City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
JULY 23, 2024
5:30 PM
CITY COUNCIL CHAMBERS
CITY HALL
200 LINCOLN AVENUE

PROCEDURES FOR HISTORIC DISTRICTS REVIEW BOARD MEETING:

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

Join on Zoom: https://santafenm-gov.zoom.us/j/81633973427

By Phone: 301 715 8592

Webinar ID: 816 3397 3427

Written Public Comment: Members of the public may submit written public comments by 5 p.m. the Monday prior to the meeting via the virtual comment "button" at https://santafe.primegov.com/public/portal.

The agenda and packet for the meeting will be posted at https://santafe.primegov.com/public/portal.

All cases under 'new business' may be visited during the field trip between noon and 2 pm on the day of the hearing.

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES:

4. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

a. 2024-008075-HDRB 913 ½ Acequia Madre (April 23, 2024)

b. 2024-007995-HDRB. 125 Duran St. (April 23, 2024)

c. 2024-008137-HDRB. 929 Canyon Rd. (April 23, 2024)

d. 2024-008234-HDRB. 106 Camino Santiago (May 14, 2024)

5. MATTERS FROM THE PUBLIC

6. STAFF COMMUNICATIONS

a. 275 E. Alameda Street

7. OLD BUSINESS

8. NEW BUSINESS

a. 2024-008478-HDRB. 636 Garcia Street units 2 and 3. Downtown & Eastside Historic District. Non- statused. Vigil Design & RPA & Associates, LLC, agents for Laurel Guy, owner, requests a historic status review with primary facade(s) designation if applicable. (Lani McCulley, ljmculley@santafenm.gov)

b. 2024-008514-HDRB. 626 Gomez Road. Don Gaspar Area Historic District. Contributing. Andrej Davidson and Masha Keady, agents/owners request primary façade designation for a residential structure. (Lani McCulley)

c. 2024-008515-HDRB. 544 Canyon Road. Contributing. Downtown and Eastside Historic District. Jon Dick, applicant, requests a status review

with primary façade designation(s) if applicable. (Paul Duran, paduran@santafenm.gov)

d. 2024-008543-HDRB. 753 Acequia Madre. Downtown & Eastside Historic District. Non-contributing. John Padilla, agent for Margot Spitz Marbut, owner, proposes to construct a carport addition to 11'-0" where the maximum allowable height is 14'-2" and reconfigure an entryway portal on a residential structure. (Lani McCulley)

e. 2024-008621-HDRB. 824 Dunlap St. Unit D. Westside-Guadalupe Historic District. Non-contributing. Watson and Associates, agent for Kary Myers, owner, proposes to construct a shed to a height of 9'-4" and yardwalls, fences, and gates with varying heights up to 7'-8" where 8'-0" is the maximum allowable height, and install window canopies on a residential structure. (Lani McCulley, LJMcCulley@santafenm.gov)

f. 2024-008322-HDRB. 5 Cerro Gordo Rd. Downtown & Eastside Historic District. Significant. Gregory Waits, agent for Randy Sadler owner, proposes to construct a 350 sq. ft. free-standing carport to a height of 9'-0. (Gary Moquino, gsmoquino@santafenm.gov)

g. 2024-008623-HDRB. 918 Acequia Madre Unit H. Downtown & Eastside Historic District. Non-contributing. Martinez Architecture Studio, agent for Cole Martelli and David Muck, owners, requests alterations to a previously approved plan by increasing sq. ft., raising parapets, window alterations, reconfiguring yardwalls and fences, adding exterior stairs and railings, and other details. (Lani McCulley)

h. 2024-008626-HDRB. 301 Hillside Ave. Downtown & Eastside Historic District. Contributing. Autotroph Architects, agent for Girls Club, owner, proposes to construct 6'-0" height fences and vehicle and pedestrian gates where the maximum allowable height is 47" on a non-residential property. An exception is requested to 14-5.2(D)(9)(c)(ii)(c) for exceeding the maximum allowable height of a fence. (Lani McCulley)

i. 2024-008628-HDRB. 216 Old Santa Fe Trail. Downtown & Eastside Historic District. Non-contributing. John Padilla, agent for Lewis West,

owner, proposes to alter the façade of a non-residential structure. Exceptions are requested to 14-5.2(E)(1)(c) for installing windowpanes larger than thirty inches,14-5.2(E)(2)(b) for exceeding forty percent of the façade with glazing, 14-5.2(E)(2)(b) for installing windows at less than three feet from the corner of the façade, and 14-8.10(H)(4) for having an awning concealing an architectural feature. (Lani McCulley) **(Postponed)**

j. 2024-008627-HDRB. 214 Old Santa Fe Trail. Downtown and Eastside. Contributing. John Padilla, agent for, Mark Suleiman, owner, requests a historic status downgrade. (Paul Duran, paduran@santafenm.gov). **(Postponed)**

9. DISCUSSION ITEMS

10. MATTERS FROM THE BOARD

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

Case # 2024-8075-HDRB
Address – 913½ Acequia Madre
Agent's Name – Richard Martinez, Martinez Architecture Studio, P.C.
Owner/Applicant's Name – Morton Phillips Trust, Jay Morton and Mike Phillips

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 23, 2024.

BACKGROUND

913½ Acequia Madre is a single-family residence designated as contributing to the Downtown and Eastside Historic District, with the north and east façades of the original 1930s core as primary. The structure was reviewed by the HDRB for status twice and the structure was given a contributing historic status both times, first on November 28, 2023, and, after the Board voted to reconsider, a second time on January 9, 2024. See Case # 2023-7525-HDRB.

The structure has had several changes and phases of construction, with additions throughout its lifetime. The original massing of the structure appears at the north and northernmost section of the east façade (behind the added 1970s-area frame porch). Those two facades demonstrate the integrity of the original structure. Additions built accretionally, all before 1978, have acquired a historic significance of their own, per Santa Fe City Code ("SFCC") Section 14-5.2(C)(1)(b). Elements of this humble home such as the adobe wall construction and recessed 3-over-1, wood-framed windows convey the historic development of simple family homes in this Historic District. The portal over the east-façade entryway is likely the first addition to the structure, occurring around the 1950s. Further additions were made on the south, with a garage added before 1973 and another room before 1978.

At this hearing, the Applicant requests Board approval of the following items:

1) Add Territorial-style brick coping at the top of all the walls and chimneys on the building, including the primary north and northeast facades.
2) Raise the height of the existing non-primary east wall to 13'6".
3) Remodel the existing 1973 non-primary frame porch in front of the primary northeast façade with a Territorial-style porch of the same dimensions, including a low stone wall.
4) Close a historic window opening on the north elevation.
5) Widen the existing front door opening on the primary east façade to 5'4" wide and 8' high, adding side lites and a transom.
6) Replace three windows on the north primary façade and two windows on the east primary facade with painted, wood windows in the same lite pattern; remove non-historic storm windows.
7) Remove the wooden overhangs and add brick coping on top of the existing walls to match the design of the balance of the remodel.
8) Place new solar panels on roof; solar panels will not be visible from the street.

9) Add five new skylights on the roof.
10) Replace existing garage door with new wood board garage door, stained dark brown.
11) Add a 290-square-foot portal on the west elevation.
12) Add a new door for the mechanical room on the south elevation.
13) Add 6'0" high coyote fencing on the north, west and south lot lines.
14) Re-stucco the house in cementitious "Buckskin" color.
15) Add new exterior light fixtures.

For this application, the Staff determined that seven exceptions to the Historic Districts code would be required, for:

- Causing a contributing structure to lose its contributing status, prohibited by SFCC Section 14-5.2(D)(1)(a): This project would remove historic materials and architectural features, such as windows, parapets and a north-elevation roof overhang, that embody its contributing status.
- Building an addition (extended roof parapet) within 10 feet of a primary facade, prohibited by SFCC Section 14-5.2(D)(1)(d): The Applicant proposes to raise the height of the roof, extend the roof parapet on an east-facing façade and add brick coping, immediately adjacent to a primary façade.
- Building an addition (east elevation porch) within 10 feet of a primary façade, prohibited by SFCC Section 14-5.2(D)(1)(d): The Applicant proposes to remove an existing framed porch attached to a primary façade and replace it with a Territorial-style porch and low stone wall.
- Replacing two historic windows on a primary façade, prohibited by SFCC Section 14-5.2(D)(5)(a)(i): The sashes on two historic windows on an east primary façade are described as restorable, but the Applicant proposes to replace them.
- Widening an existing opening and creating a new opening on a primary façade, prohibited by SFCC Section 14-5.2(D)(5)(a)(i-ii): On an east primary façade, the Applicant proposes to widen the existing front door opening to 5'4" wide and 8' high, and to create openings for side lites and transom windows where no historic documentation supports their prior existence.
- Closing an existing opening on a primary façade, prohibited by SFCC Section 14-5.2(D)(5)(a)(iii): On the north primary façade, the Applicant proposes to remove a window and close the window opening.
- Changing the roof style and adding roof features which are not existing or historical features, prohibited by SFCC Section 14-5.2(D)(6): The Applicant proposes to increase the height of the roof, and to add brick coping, which is not an existing feature anywhere on the structure.

The Applicant has requested approval for these seven exceptions.

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.

2. Historic Preservation 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 recommends a finding that the exception criteria have not been met, but upon further evidence and testimony from the Applicant, the Board may find the exception criteria have been met. Staff does not recommend approval of the application as it does not comply with SFCC Section 14-5.2 (D), General Design Standards for all Historic Districts.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(1)(a), the status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.
9. Under SFCC Section 14-5.2(D)(2)(d), additions are not permitted to the existing footprint unless the addition is set back a minimum of 10 feet from the primary façade.
10. Under SFCC Section 14-5.2(D)(5)(a)(i), historic windows shall be repaired and restored wherever possible. No opening shall be widened or narrowed.
11. Under SFCC Section 14-5.2(D)(5)(a)(ii), no new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
12. Under SFCC Section 14-5.2(D)(5)(a)(iii), no existing opening shall be closed.
13. Under SFCC Section 14-5.2(D)(6), existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the structure.
14. The Applicant proposes to replace historic windows that can be repaired or restored, remove a window and close the opening, widen an existing door opening and add new openings for a transom and side lites, remove an existing portal and build a new entry portal, and add brick coping, all on primary façades. The Applicant proposes to raise the roof height and add brick coping to a parapet immediately adjacent to a primary façade.
15. Staff determined that exceptions to SFCC Sections 14-5.2(D)(1)(a); 14-5.2(D)(2)(d); 14-5.2(D)(5)(a)(i), (ii) and (iii); and 14-5.2(D)(6) would be required for approval of the application, and the Applicant requested these exceptions.
16. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.

17. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has not conclusively demonstrated that all exception criteria have been met.
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exceptions would damage the character of the district because: The many changes sought in the application would cause the structure to lose its contributing status; the many changes would create a false sense of historical development, and would add conjectural features and architectural elements from other buildings (prohibited by SFCC Section 14-5.2(C)(1)(a));
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that none of the exceptions sought by the Applicant are required to prevent a hardship to the Applicant or an injury to the public welfare; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would not strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts: The proposed additions and modifications to the south and west non-primary façades will make the structure habitable, and help to ensure that residents can continue to reside within the historic districts; the proposed changes affecting the primary elevations, for which exceptions are required, do not fulfill this criterion.
18. The Board finds that the Applicant has failed to conclusively demonstrate that all the exception criteria have been met.
19. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
20. The information contained in the Staff Report and the exhibits, testimony and evidence submitted at the hearing, establishes that all applicable design criteria have not been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board denies the exceptions requested in the application.
3. The Board denies the application.

IT IS SO ORDERED ON THIS 23rd DAY of JULY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios, Chair Date

FILED:

_____ _____

Geralyn Cardenas Date

Interim City Clerk

APPROVED AS TO FORM:

_____ _____

Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-7995-HDRB
Address – 125 Duran St.
Agent's Name – Ezequiel Tena
Owner/Applicant's Name – Amelia Robinson

THIS MATTER came before the Historic Districts Review Board ("Board") for a hearing on April 23, 2024.

BACKGROUND

125 Duran St. is a contributing structure to the Westside-Guadalupe Historic District. It is a 945-square-foot, single-family detached bungalow. Its design is an adobe rectangle, topped with a hipped roof, with one corner cut out to serve as a porch. The house includes two bedrooms, a bath, a living room and a kitchen. The cementitious stucco and roof are recent, but the windows are older, probably dating to the original construction.

This property came before the Historic Districts Review Board for a hearing March 12, 2024, to determine status and primary facades (Case # 2024-7918-HDRB). The Board voted to maintain the property's previously designated contributing status, and identified as primary the west (street facing) façade, and the south façade, excluding the low-walled, patio addition with the shed roof attached to the east elevation.

The Applicant proposes the following exterior alterations:
1. Enclose roughly 150 square feet of a roofed portal into a heated area on the east elevation; and
2. The proposed newly enclosed area shall consist of a new bathroom, laundry, and office space.

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 finds that the application complies with SFCC Sections 14-5.2

(D), General Design Standards for all Historic Districts, and 14-5.2(I), Westside-Guadalupe Historic District. The Staff recommends a finding that exception criteria have been met, and the Staff recommends approval of the requested exceptions to SFCC Sections 14-5.2(D)(2)(d) and 14-5.2(D)(4). Staff recommends one of the historic windows on the east elevation be re-used in the new portal enclosure.

4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5) and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(2)(d), additions to contributing structures are not permitted within 10 feet of a primary façade, and under SFCC Section 14-5.2(D)(4), existing porches or portals shall not be enclosed.
9. The Applicant proposes to enclose the east-side porch, which attaches to the south, primary façade.
10. Staff determined that exceptions to SFCC Sections 14-5.2(D)(2)(d) and 14-5.2(D)(4) would be required for approval of the application, and the Applicant requested these exceptions.
11. To obtain these exceptions, the Applicant was required to conclusively demonstrate that the three exception criteria in SFCC Section 14-5.2(C)(5)(b) have been met.
12. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with the Staff's determination that the Applicant has conclusively demonstrated all exception criteria:

    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exceptions would not damage the character of the district: The porch to be enclosed is at the back of the house, not on a primary façade, within the original footprint of the house, and has minimal visibility from the public street;

    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare: Because of the existing, small space configuration, the homeowners face limitations on home-based work and essential domestic functions such as laundry and storage. This expansion of indoor living space enhances the dwelling's functionality; and

    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts: It enables habitation while adhering to the city's historic character, maintaining the historic integrity while updating the residence to meet current living standards.
13. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.

14. In finding that the SFCC Section 14-5.2(C)(5)(b) exception criteria have been met, the Board members found it persuasive that the Applicant intended to re-use a historic window from the existing east façade on the east elevation of the new enclosed porch.
15. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
16. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the exceptions requested in the application.
3. The Board approves Items # 1-2 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 23rd DAY of JULY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Geralyn Cardenas Date
Interim City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-8137-HDRB
Address – 929 Canyon Rd.
Agent's Name – Paul Mifsud, Mifsud Associates Architects, LLC
Owner/Applicant's Name – Nancy Mammel

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 23, 2024.

BACKGROUND

The Applicant requests approval for a new single-family residence on a vacant lot at 929 Canyon Rd. The site is in the Downtown and Eastside Historic District, which requires architectural design of Old Santa Fe and Recent Santa Fe styles. The proposed residence will be approximately 3,012 gross square feet, with 2,338 square feet of heated area. The property is set back from Canyon Road behind another property and is accessed by a driveway and utility easement across the adjoining property. The Applicant must engage a qualified archaeologist before construction as the site is in the Downtown Archaeological District, and the ground disturbance is greater than 2,500 square feet.

The maximum allowable height for this site has been determined to be 16'10" above the finished grade. The height of the structure will not exceed 16 feet above grade. The Applicant proposes six-foot-tall fences along the rear (north) property line and around the outdoor patio area east of the living room. These will consist of a three-foot-tall, stone-faced concrete block wall with a three-foot-high, wrought-iron fence on top. The architectural style of the new house shares elements with the Recent Santa Fe Style, but includes modern metal posts that the Staff has determined are inconsistent with Downtown and Eastside Historic District design standards.

The stucco for the home will be a Sto product, with the color proposed as "Kindling," although the Applicant would consider the color El Rey "Twig". The windows and exterior doors will be aluminum-clad wood, manufactured by Andersen with the color TW Black #061. Steel beams and columns at the entry portal and rear trellis will be finished with TW Black paint to match the garage door. The proposed windows are divided-lite casement windows, with a few fixed and awning windows as transoms. Proposed new doors are sliding-glass doors with the same cladding as the windows. The garage door will be aluminum with a microgroove texture in the color "Black Frost." The gates in the six-foot-high yardwall/fence will be wrought iron.

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: The Staff does not recommend a finding that all the exception criteria have been met, but the Board may find that they have upon further testimony. The Staff has determined that the proposed stucco colors Sto Kindling or El Rey Twig, with black accents, and the use of exposed steel structural elements are inconsistent with Downtown and Eastside Historic District design standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b) and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, the Applicant's proposed design to assure compliance with applicable design standards.
7. Under SFCC Section 14-5.2(E)(1)(a), a portal must be supported by wooden columns at the outer edge. The use of steel at the portals and the pergola does not show a similarity of materials with historic buildings, as required by SFCC Section 14-5.2(E)(2).
8. For the use of steel support columns and a steel structure at the pergola, the Staff determined that exceptions to SFCC Sections 14-5.2(E)(1)(a) and (E)(2) would be required for approval of the application, and the Applicant requested these exceptions.
9. To obtain exceptions, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
10. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has not conclusively demonstrated that all exception criteria have been met:

    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would damage the character of the district: The proposed design of the house diverges from the design standards of the Downtown and Eastside Historic District, and features non-compliant materials prominently on the north façade, which faces heavily traveled East Alameda Street;

    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare: There has been no demonstration that steel elements are necessary to prevent any hardship or injury, and no evidence that the Applicant would be harmed by using wood instead of the proposed steel elements; and

    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would not strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts: This is a proposed new construction on a vacant lot, and there has been no evidence that other design options would not also ensure that residents can continue to reside within the Historic Districts.
11. The Board finds that the Applicant has failed to conclusively demonstrate that all of the exception criteria have been met.

12. Under SFCC Section 14-5.2(C)(3)(b), the Board may approve an application for alteration or new construction on conditions that changes to the exterior appearance recommended by the Board be made in the proposed work, and no permit shall issue until new drawings or documentation, satisfactory to the Board, have been submitted.
13. 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.
14. 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, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board denies the exceptions requested in the application.
3. The Board approves the application, as recommended by Staff, with the following conditions:
   a. Wood instead of steel shall be used wherever steel is proposed for exterior elements such as the portal and the pergola;
   b. The stucco color be selected from the approved stucco color chart, and approved by the Staff, as neither "Twig" nor "Kindling" are approved colors;
   c. The accents on the window trim and garage door may not be black, and the Applicant shall select a lighter color, as approved by the Staff;
   d. The windows and doors be inset to accentuate the massiveness of the walls;
   e. The corners of all walls be shall be rounded at a radius of 2 to 2.5 inches, as indicated by the Applicant's agent in the hearing; and
   f. The exterior wood elements shall be a natural wood stain, not painted.

IT IS SO ORDERED ON THIS 23rd DAY of JULY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas, Interim City Clerk Date

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-8234-HDRB
Address – 106 Camino Santiago
Agent's Name – Ted Chagaris
Owner/Applicant's Name – Mary Tucker

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on May 14, 2024.

BACKGROUND

The residence at 106 Camino Santiago, built in the mid-1960s, was constructed as part of the independent living section of Plaza del Monte Retirement Center and is likely the third unit constructed. The Presbyterian Church, starting in the late 1950s, originally developed the Retirement Center for retired church members. The structure, which has a contributing designation to the Downtown and Eastside Historic District, is a 2,301-square-foot L-shaped residence with a portal that wraps around the north and east elevations and has an attached carport on the southeast corner. The structure is flat-roofed with a stucco chimney in the northeast corner.

The portal is constructed of vigas sitting on square girders held up by round posts with Zappos-type corbels. The bedroom wing, on the west side, features small, rectangular windows. The remaining windows vary, including large picture and grouped casements and sliding units. The house is finished with textured cementitious stucco in a light brown tone and white paint under the portal. The southwest corner of the residence features a small courtyard. The residence represents the original Clark and Register design template for the Plaza del Monte retirement homes.

The residence came before the HDRB under Case # H-19-098A for a status review and was designated contributing because the structure is a good example of mid-century modern Santa Fe style and because of its association with Plaza del Monte, a master planned community by the noted architects Clark and Register. The Board designated the north and east elevations as primary under the same case. The Applicant obtained an administrative approval to re-roof the residence in January, 2024.

The Applicant proposes the following exterior alterations:

1) Replace all windows. The proposed new windows have a slide-open function, similar to the existing, with a single center vertical mullion, in a bronze-color trim. Window fenestrations will remain the same except for two windows, one on the west and one on the south, which will be increased in size to meet egress requirements. Several existing windows are non-conforming with greater than 30" lite openings. These will be maintained in all windows except the egress windows. An exception is requested to

replace windows on a primary façade per SFCC Section 14-5.2(D)(5)(a)(i).

2) Replace the east-elevation exterior three-lite panel door and the single-pane glass sliding rear patio door on the west elevation with similar styles in bronze color.
3) Replace the 14 columns on the portal with 6" x 8' posts stained in dark brown, Coronado Gold Midnight Mahogany. An exception is requested to remove historic material per SFCC Section 14-5.2(D)(5)(b).
4) Repair the vigas of the portal using epoxy, and stain to match the existing color.
5) Stucco the residence using El Rey cementitious "Kokanee" with the areas under the portal in "Colonial White" to match the existing colors.
6) Install a 324-square-foot flagstone patio on the southwest corner of the residence in Colorado Red flagstone.
7) Construct a 5'6" (66") fence with a pedestrian gate along the south and west edges of the patio to enclose the area. The fence and gate are at the rear of the residence where the maximum allowable height is 2'6" (30").
8) Install ground-mounted HVAC condenser on the south of the residence.
9) Install a 3'0" (36") high coyote fence around the proposed HVAC condenser to conceal it from public view.

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 a finding that exception criteria have not been met for the replacement of the portal columns or for replacement of the windows, but the Board may find that the criteria have been met upon further testimony. Otherwise, staff recommends approval of the application as it complies with SFCC Sections 14-5.2(D), General Design Standards for all H Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 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.

Exception for replacement of windows:

8. Under SFCC Section 14-5.2(D)(5)(a)(i), historic windows on the primary façades of contributing structures shall be repaired or restored wherever possible. No opening shall be widened or narrowed.
9. The Applicant proposes to replace historic windows on the north and east primary facades. The Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a)(i) would be required for removal and replacement of these historic windows, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district: The new fiberglass-clad windows will look the same, match the fenestration and have the same slider function as the existing, original windows;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare: The slide tracks, insulating gaskets and locking mechanisms for the existing wood slider windows are deteriorated and replacements are unavailable; the windows, which are low-thermal-quality single-pane glass, cannot be retrofitted with double-pane glass, and new windows will make the residence more energy efficient; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts: This is the least obtrusive means for keeping the windows in the structure in-kind, helps to ensures the occupants' safety and increases the energy efficiency of the structure.

Exception for replacement of portal columns:

12. Under SFCC Section 14-5.2(D)(5)(b), for all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.
13. The Applicant proposes to replace 14 columns supporting the portal on the north and east primary façades. The Staff determined that an exception to SFCC Section 14-5.2(D)(5)(b) would be required for replacement of the columns, and the Applicant requested an exception.
14. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
15. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with the Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district: The proposed new 6"

round columns will be an in-kind replacement of the existing columns, and will match the material being replaced in composition, design and color;

b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare: Due to the deterioration of these columns, the portal has become structurally unsound; replacement of the columns will permit reconstruction of the concrete base and will prevent further deterioration of this contributing building; and

c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts: It helps to ensure the safety of the building's occupants and prevents deterioration of the residence that would make it uninhabitable.

16. The Board finds that the Applicant has conclusively demonstrated that all of the criteria have been met for both exceptions.
17. The Board finds that no exception is necessary for the enlargement of window openings on the south and west façades, as neither of those façades are primary.
18. The evidence does not support a finding that the doors on the north and east primary façades are historic.
19. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
20. 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.
21. 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, subject to the conditions imposed by the HDRB, as described below.

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 Items # 1-6 and # 8 as set forth in the application, with the following additional condition:
   a. The three-lite entry door on the east elevation shall be replaced in-kind by a door with the same fenestrations.
3. The Board grants the exceptions requested in the application, contrary to the Staff's recommendations.
4. With the Applicant's agreement, the Board postpones the decisions of the wall/fence at the south and west sides of the patio (Item # 7) and the coyote-fence screen for the

HVAC condenser (Item # 9) pending the development of other properties in the Plaza del Monte so that a consistent height and design theme can be established for walls and fences.

IT IS SO ORDERED ON THIS 23rd DAY of JULY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas Date
Interim City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-008478--HDRB

Project Description: 2023-008478-HDRB. 636 Garcia Street units 2 and 3. Downtown & Eastside Historic District. Non- statused. Vigil Design & RPA & Associates, LLC, agents for Laurel Guy, owner, requests a historic status review with primary facade(s) designation if applic

Project Location(s): 636 GARCIA ST 2
Santa Fe, NM 87505

Contacts:

Property Owner: Joan Sawyer mitch@dcmnm.com
636 GARCIA ST 2
Santa Fe, NM 87505

Applicant: RPA & ASSOCIATES, LLC

P.O. BOX 10328 rpahistoric@gmail.com
ALBUQUERQUE, NM 87184

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North:

Publicly Visible Facade-South:

Publicly Visible Facade-West:

Historic District Inventory Number:

Year of Construction: 1950s

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 23, 2024

TO: Historic Districts Review Board Members

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

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2024-008478-HDRB. 636 Garcia Street units 2 and 3. Downtown & Eastside Historic District. Non- statused. Vigil Design & RPA & Associates, LLC, agents for Laurel Guy, owner, requests a historic status review with primary facade(s) designation, if applicable, for a multi-family residential structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
____ Historic Inventory Form	__x__ Site Plan/Floor Plan
____ Zoning Review Sheet	____ Elevations
__x__ Other: façade diagram	__x__ Photographs
	__x__ Other: 2024 HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be designated as contributing and the south façade (façade 2) of Unit 2 and the south facades (façades 2 and 4) be designated as the primary facades per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The multi-family residence at 636 Garcia Street is a 3-unit compound with no historic status assigned to it. The property is located in the Downtown and Eastside Historic District. The structure was constructed in the early 1950s by adding two dwellings, an apartment and a one-

bedroom rental, to an existing 1940s garage. What was formerly the garage became unit 3. In the 1950s, the three units were associated with the main residence to the south which was split from the lot in 2021 and addressed 640 Garcia Street.

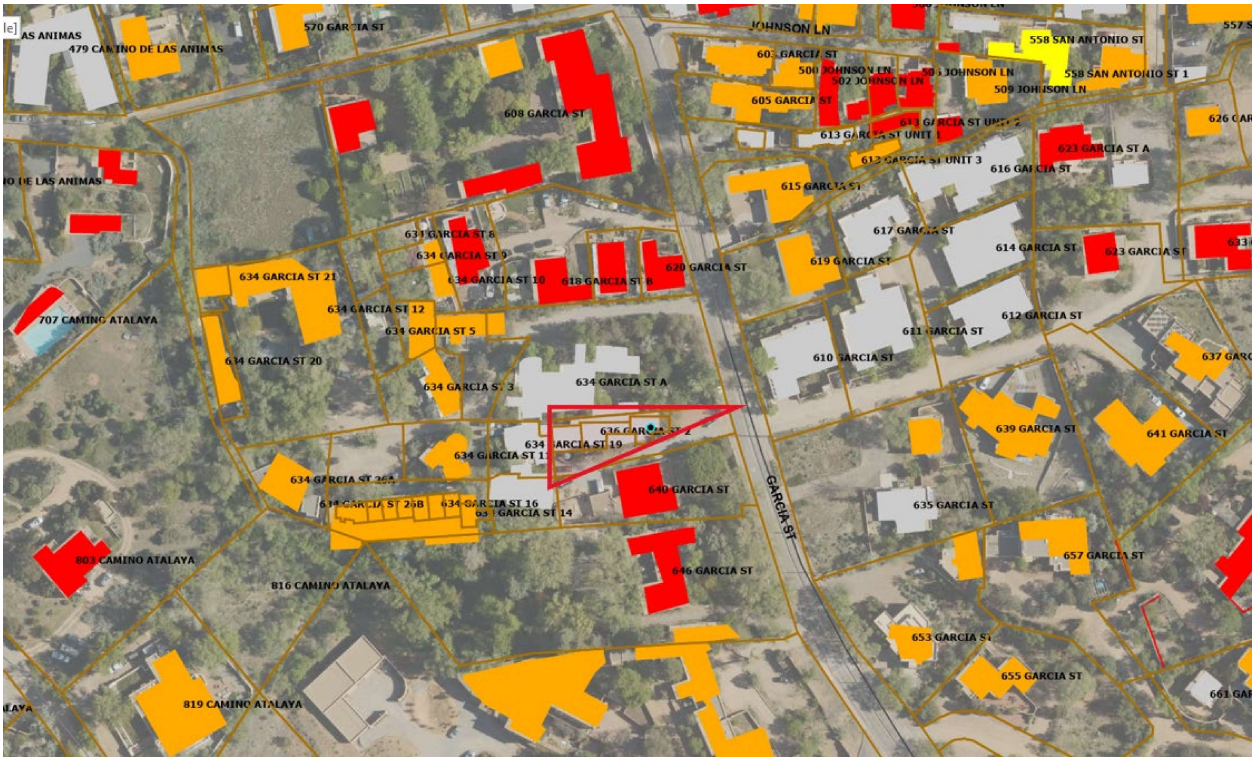


Figure 1: Property location in red.

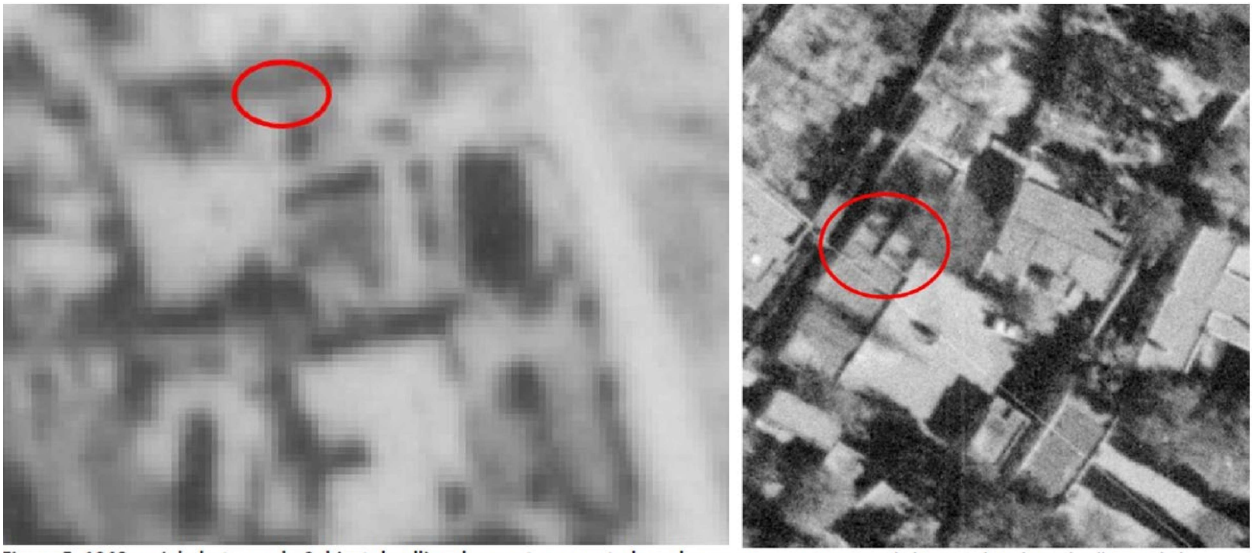


Figure 5: 1948 aerial photograph. Subject dwelling does not appear to have been constructed.

Figure 6: 1958 aerial photograph. Subject dwelling circled.

Figure 2: Aerials from 1948 and 1958

Units 2 and 3 at 636 Garcia Street are constructed of adobe in a vernacular style with stucco walls and concrete foundation and is a single level. The roof consists of a combination of flat, gabled, and shed roofs. Windows throughout the structure are wood with a combination of single-hung, casement, combination picture, sliding, and fixed windows. Doors consist of single-leaf wood and double doors with full-lite, plank half-lite, and divided glass.

Unit 2 is 1,032 sq. ft. and shares a common wall with unit 3 on the west and a common wall with unit 1 on the east. The south elevation is the front of the structure and looks into small courtyards and consists of an entry door and windows in the bedroom, kitchen and living room. Some of the windows have been replaced at an unknown date and it is unclear if the openings are original to the structure. The north elevation includes newer windows, several non-historic openings, including a long combination picture window on the more eastern portion of the unit in the living room, and single lite casements in the bathroom and divided lite casement at the bedroom further to the west.

Unit 3 is 754 sq. ft. and shares a common wall with unit 2 on the east and the neighboring property to the west (Please see figure 3 below). The south elevation looks onto a small brick courtyard. The east end is most likely part of the original small house and has a full-lite door in the living room flanked by modern casement windows. To the west was likely the earlier garage and includes a half-lite door and two windows arranged in a stepped manner. The north has gabled and flat-roof sections. The gabled area on the east has a pair of modern glass doors opening to the living room, while the flat roof portion on the west has a pair of wood sliding windows in the bedroom.



Figure 3: Units of the structure

There are no known previous cases for the condominium structure at 636 Garcia Street. However, it is apparent from the window assessment that the windows and doors are all non-historic with most replacements during 1991 and 1999.

The applicant requests:

1) Status review of the residential structure at Unit 2 and Unit 3 and;
2) Designation of primary facades, if applicable.

Though the property is no longer associated with the primary structure at 640 Garcia Street, 636 Garcia Street Units 2 and 3 have historic integrity of their own. They are constructed of adobe and are representative of how historic buildings were expanded over time. Staff believes the south elevation (façade 2) of Unit 3 is the primary façade due to the historic width of the door and the layout of the fenestrations and the various rooflines. The south side (façades 2 and 4) of Unit 2 are the primary façades due to the inset of the fenestrations and the various roofline of the structure.

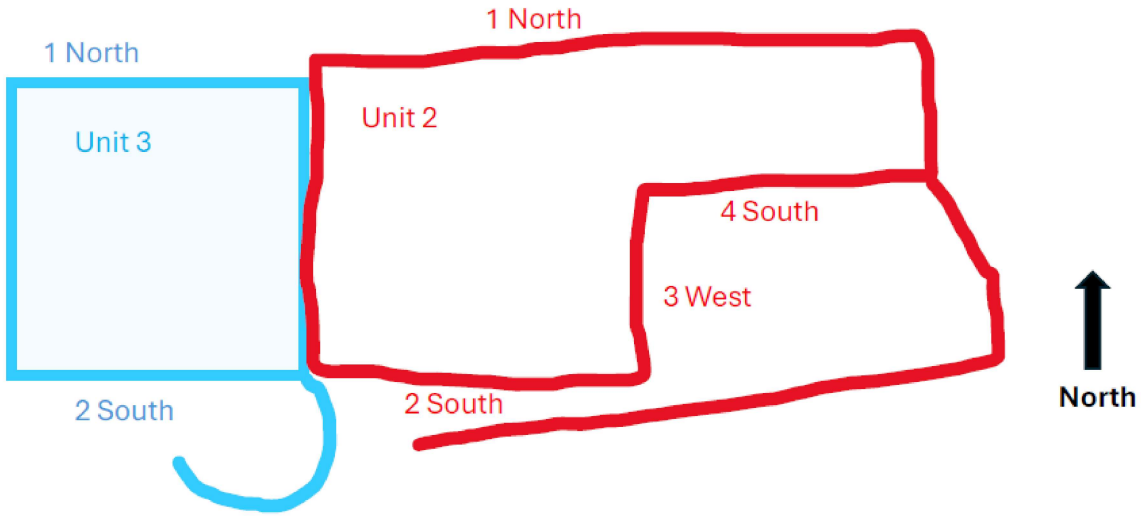


Figure 4: Façade Diagram (unit 3 in blue, unit 2 in red)

RELEVANT CODE CITATIONS:

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent
It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

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

out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

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

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

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

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

(2) Recent Santa Fe Style

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

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

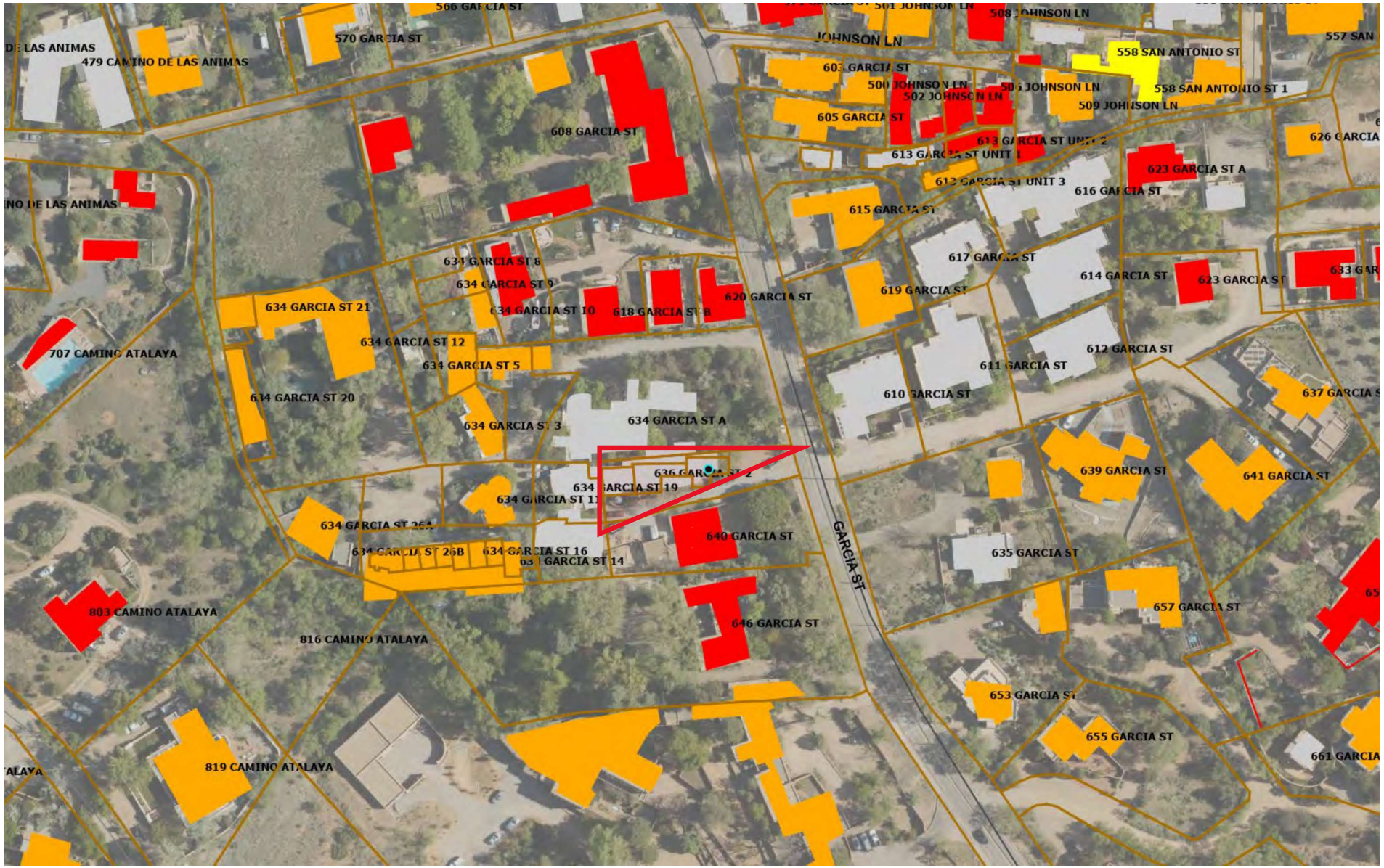
(b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

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

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

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

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


566 GARCIA ST
570 GARCIA ST
479 CAMINO DE LAS ANIMAS
JOHNSON LN
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558 SAN ANTONIO ST 1
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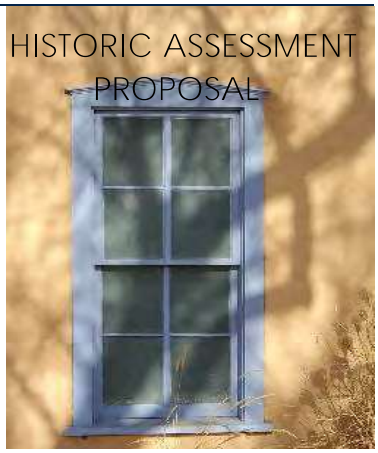
634 GARCIA ST 16
634 GARCIA ST 14
635 GARCIA ST
GARCIA ST
803 CAMINO ATALAYA
657 GARCIA ST
816 CAMINO ATALAYA
646 GARCIA ST
653 GARCIA ST
655 GARCIA ST
819 CAMINO ATALAYA

RPA & Associates, LLC

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO Historic Preservation Division
Planning and Land Use Department
P.O Box 909
Santa Fe, NM 87504



JOB	DATE
636 Garcia Street, Unit #2 (C) & #3 (D), Santa Fe, NM 87505	05/02/2024

PROPOSAL
Attention: Lani
This proposal letter is requesting the status and the primaries for the address listed above.
Attached is the Historic Assessment, with the floor plans, elevations, and the plot. Also,
attached is the HCPI form 1 and 2 for your review.
Thank you,
Ra Patterson
RPA & Associates, LLC
508 Ortega Road NW, Los Ranchos de Albuquerque, NM
87114

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: May 21, 2024

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

1. Name of property:	2. Location:	3. Local Reference Number:
636 Garcia Street Compound Condominium	636 Garcia Street, Unit 2 and Unit 3 Downtown and Eastside Historic district Santa Fe	Santa Fe ID: N/A 4. County: Santa Fe Parcel # 910009440 & 910009441

5. Property Type:
_x Buildings: 2 condo units
__ Structures:
__ Site __ Object

6. Date of Survey:
April 20, 2024/May 20, 2024

7. Previous Survey Date(s):
__Yes:
__ No: ?

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6764708,-105.9322226



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of south elevation. Unit 2, right; Unit 3, left. Camera facing north.

11. Brief Description of the Property:

Located approximately 100’ down a private drive on the west side of Garcia Street are two connected condominium units. They are part of the three-unit 636 Garcia Street Compound. The building came about in the early 1950s when its then-owners added two dwellings (an apartment and a one-bedroom rental) to an existing garage. The garage became Unit 3. At the time, the rental units were subordinate to the large home just to the south (640 Garcia), which is no longer associated with the condominium. Thus, the subject units represent a fragment of their original context.

Continued on Page 5

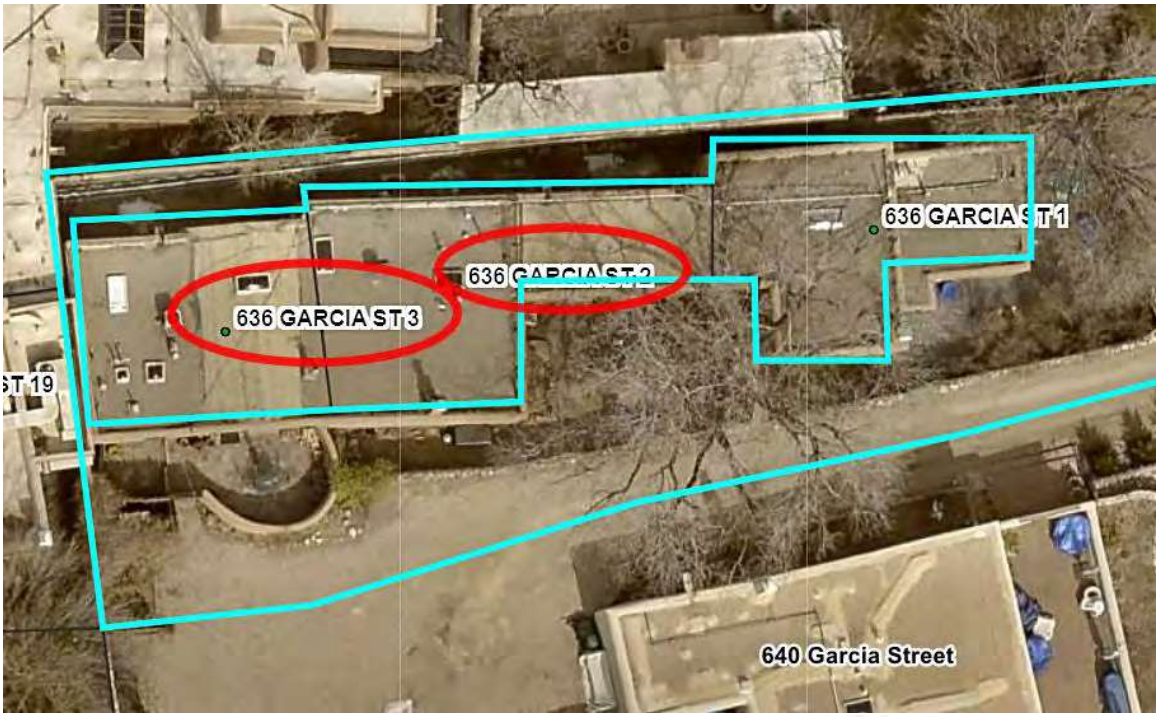
12. Who uses the property? Residence (vacation house)

13. Construction Date: early 1950s
_ _Known _x_ Estimated Source: plat and city directories

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

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



Source: Office of the Santa Fe County Assessor
parcel lines are not accurate

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

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com
w/ Giulia Caporuscio

For: owner, Joan Hathaway Sawyer 1990 Trust

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

Current owner: Joan Hathaway Sawyer 1990 Trust
N/A

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

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

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing __ Non-contributing _x_ No Status: condominium
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Downtown and Eastside Historic District

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: N/A
636 Garcia Street Compound Condominium	636 Garcia Street, Unit 2 and Unit 3 Downtown and Eastside Historic district Santa Fe	4. County: Santa Fe
		5. Date of Survey: April 20, 2024/May 20, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade __Raised:
Materials: _x_ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat _x_Gabled
__ Hipped __ Pyramidal
__x Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types * Window operation and/or material not clear
Unit 2 and Unit 3

Operation	Material	Glazing	Number
Single-Hung	Wood	2/2	3
Casement	Wood	6	2
Casement	Wood	8	1
Casement	Wood	1	6
Combination – Picture	Wood	1S-1F-1S	1
Sliding	Wood	1-1	1
Fixed	Wood	1	1
Fixed *	Wood	12	2

11. Door Types
Unit 2 and Unit 3

Type	Style	Material	Number
Single-Leaf	Plank w/ Vision Lite	Wood	1
Single-Leaf	Full-Light	Wood	1
Single-Leaf	1/2 -Light & Panel	Wood	1
Double	Divided Glass	Wood	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: _x__ __ No known modifications

#1 Date: c. Recent; change of windows and possibly openings; visual and material evidence.

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

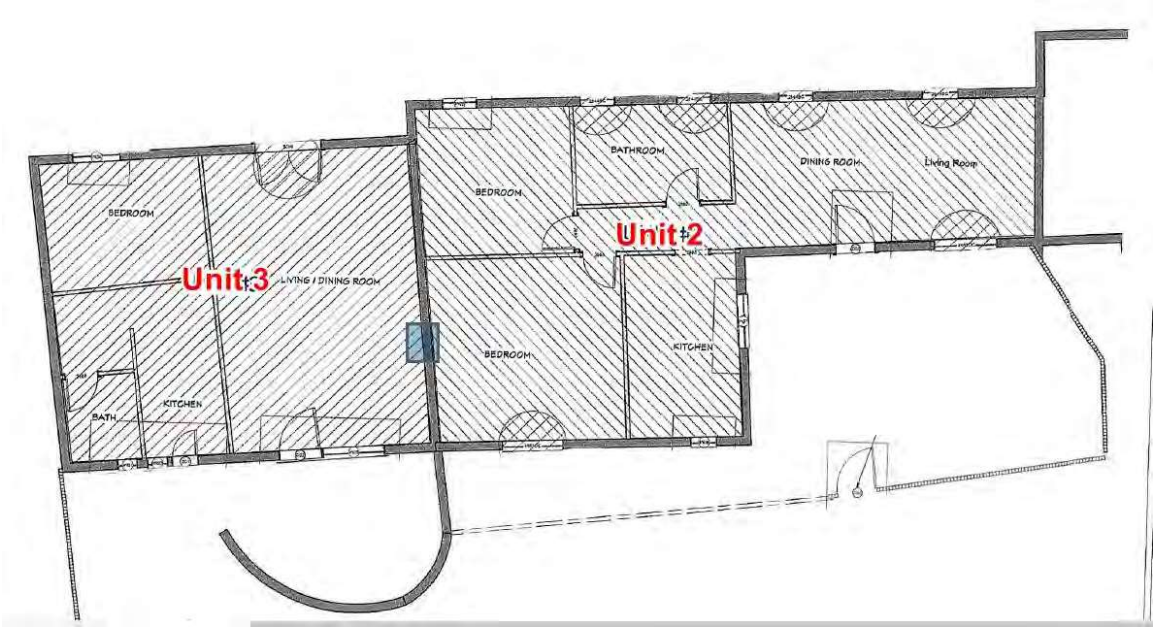
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: N/A. 2024 Footprint floor plan. Courtesy Davenport Construction LLC.



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Architectural Description Continued

The roughly 1,032 square-foot Unit 2 holds two bedrooms and two bathrooms in its L-shaped (almost like a dipper) plan. Unit 3 has one bedroom and one bath within its 754-square-foot enclosure. The two units share a party wall.

Unit 2

South Façade

The south façade, are the unit's public face, looking onto small courtyards (Photo 1).

The fenestration for Unit 2 comprises an entry door and windows in the bedroom (Photo 2), kitchen (Photo 3), and living room (Photo 2). Some of the windows have been replaced, and it is unclear if all the openings are original.

North Elevation

The north elevation of both units looks onto a tall, clay tile property wall and includes newer windows, several of which probably represent non-historic openings.

These include for Unit 2 a long combination picture window at the living room (Photo 4, single-light casements at the bathroom, and a divided light casement at the bedroom (Photo 5).

Unit 3

South Façade

The south façade looks onto a small brick courtyard and is divided into sections (Photo 6). The east section, likely representing part of the original small house, has a full-light door in the living room flanked by modern casement windows (Photo 7). The west section, located in the position of an earlier garage (Fig. 3), includes a half-light door and two windows arranged in a stepped fashion (Photo 8).

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North Elevation

The north is divided into gabled and flat-roof sections (Photo 9). The gabled area has a pair of modern glass doors opening to the living room, while the flat roof portion has a pair of wood sliding windows at the bedroom.

Historical Overview

Remodeling for Profit

In July 1926, Catherine R. Farrelly, a wealthy New Yorker, acquired two acres of land along Garcia Street — a hotly redeveloping area that the *New Mexican* dubbed "American Millionaire's Row."[1] Farrelly, who had appeared in New York social registers and could trace her ancestry to a signer of the Declaration of Independence, worked as Meem & McCormick's office manager.

Although she had been buying Hispanic-owned properties along Garcia Street and selling them at a profit, her efforts paled in the shadow of the White Sisters, who had arrived five years earlier. The King's map shows a line of Hispanic-owned homes on the west side of Garcia Street, several of which Farrelly later acquired (Fig. 1).

The transaction that led to the subject property occurred on May 19, 1926.[2] Farrelly had acquired the property from Benito and Refugio Ronquillo de Chaves. She would make it her home for a few years and worked with Katherine Otero Stinson to remodel it. The Santa Fe *New Mexican* called her home "one of the best examples of a remodeling of an old adobe."[3] This house is now addressed as 640 Garcia Street and is no longer part of the subject property.

[1] "Miss Farrelly Buys Chavez Home, Two Acres, on Garcia," *Santa Fe New Mexican,* July 24, 1926, 6.
[2] Quitclaim Deed, Benito and Refugio Ronquillo de Chavez to Catherine R. Farrelly, recorded July 23, 1926, Book 10/Page 250, Instrument # 31961, Santa Fe County, New Mexico.
[3] "Buys on Garcia Street," *Santa Fe New Mexican*, November 10, 1930, 6.

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In 1928, Farrelly sold the land to the north to Eva Byrne Brandt, a wealthy woman from Grand Rapids, Michigan, who had erected an English Manor-style house in that city (Fig. 2). The *New Mexican* reported that the transaction represented "[h]ow real estate may be bought and sold at a profit in Santa Fe, even without remodelling [sic] the house." [4] The article stated that Brandt would make "extensive improvement to the property," bringing up the value of the property to $20,000 after the houses were remodeled. Brandt bought both parcels for $100.00.[5]

Brandt purchased the subject property, which was the former home of Benito and Refugio Chavez, from Farrelly in 1930. Brandt was a seasonal visitor who appears to have lived on and off at 640 Garcia Street through the early 1940s. In 1940, she was permitted to build a garage, likely Unit 3 of the condominium complex.[6]

In 1943, Brandt sold the property to William L. Hamilton, a physician. City directories suggest that it only consisted of the main house, 640 Garcia, and the garage. (Fig. 3). Hamilton likely later constructed or added onto existing buildings along the north property line to form part of the 636 Garcia Street Compound Condominium. A 1948 aerial image does not show the contiguous line of structures that comprise the present-day condominium complex (Fig. 5).

The Piano People

Dr. Hamilton died in 1954, and his widow, Anna B. Hamilton, gained the property. She sold it two years later to married couple John and Jose Hiersoux.[7] The Hiersoux family would have the property until 2021.

Both John and Jose were of Belgian ancestry and played the piano (Fig. 4). John was born in Belgium in 1909 and grew up in Charleston, West Virginia, where his father was

[4] "Mrs. Brandt Buys Fine Property on Garcia Street; To Improve It," *Santa Fe New Mexican*, June 2, 1928, 2.
[5] Warranty Deed, Catherine R. Farrelly to Eva Brandt, recorded May 22, 1928, Book U/Page 528, Instrument # 35531, Santa Fe County, New Mexico.
[6] "Village Gossip of Old Santa Fe," *Santa Fe New Mexican*, April 11, 1940, 3.
[7] Warranty Deed, Anna B. Hamilton to John A. Hiersoux and Josephine Charlotte Hiersoux, recorded February 1, 1956, Book 113/Page 472, Instrument # 212236, Santa Fe County, New Mexico.

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a glass manufacturer. He studied piano in Europe at the Belgian Royal Conservatory under composer and pianist Arthur De Greef, a friend of Edvard Grieg. Jose Hiersoux was born Josephine Charlotte Bulens. She studied at the same conservatory under pianist Emile Bosquet. The couple married in Belgium and moved to Charleston, where they taught piano.

They first came to New Mexico in 1950, visiting a Charleston acquaintance who had moved to Albuquerque.[8] The husband-and-wife piano duo became obsessed with the Southwest, returning the following summer to perform. They moved to Albuquerque in 1952, shifting to Santa Fe in 1955. The couple used their Garcia Street home as a piano studio for private lessons. John helped form the Rio Grande Symphony in Santa Fe and served as its director for several years.[9]

John and Jose left Santa Fe in the early 1960s, relocating to Berkeley, California, where they opened the Hiersoux Studio of Music. John would go on to direct the Holy Names College Symphony Orchestra. Jose died in 1970, with John following four years later.

A Rental Property

A plat map from 1954 reveals that the north building, erected earlier by the Hamiltons, held a combination dwelling, apartment, and garage – now condominium Unit 3. (Fig. 4). Newspaper advertisements indicated that the dwelling had a large bedroom, living room, kitchen, and bath.

Adjoining it was a one-room apartment with a shower, hot plate, and refrigerator. Living in the apartment in 1958 was Robert Ewing, a teller at First National Bank; in the small house, a retired fire inspector named James Hyslop and his wife, Grace.[10] The ad hoc structure, including the garage, is visible on a 1958 aerial photograph (Fig. 6).

[8] "Duo Piano Team Visiting Here on Way Back to Eastern Home," *Albuquerque Tribune,* July 7, 1950, 10.
[9] "Hiersoux, Holy Names Conductor, Dies at 66," *Oakland Tribune*, June 20, 1964, 36.
[10] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1958 (El Paso: Hudspeth Directory Company, 1958), 550.

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The Garcia Street property remained with the Hiersoux family into the twenty-first century. Eventually, the main house was split off and became its own property. In 2003, the one-bedroom dwelling, apartment, and garage were converted into condominiums. Today, the subject property represents a fragment of this history and is separated from the more significant main house.

Evaluation of Historical Status

The dwellings, two units of the 636 Garcia Street Compound Condominium, do not possess sufficient architectural interest and/or integrity to be eligible for Contributing status. In addition, their primary historical association as a dependent structure to the home at 640 Garcia Street has been severed.

The recommendation is to designate 636 Garcia Street, Unit 2 and Unit 3, as Non-Contributing structures to the Downtown and Eastside Historic District.

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Illustrations

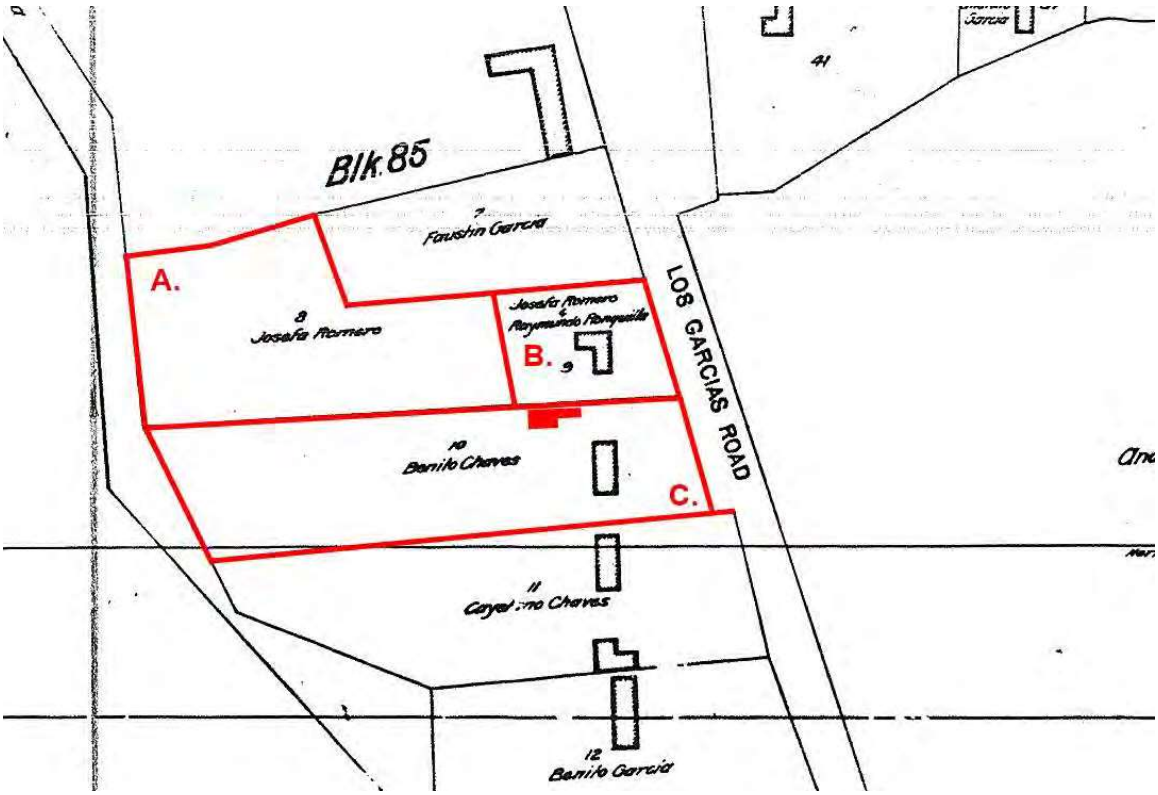

Figure 1: N. L. King, "Map of the City of Santa Fe," 1912.

A. Acquired by Catherine R. Farrelly in 1928 and sold to Eva B. Brandt the same year.
B. Acquired by Catherine R. Farrelly in 1928 and sold to Eva B. Brandt the same year.
C. Acquired by Catherine R. Farrelly in 1926 and sold to Eva B. Brandt in 1930.

Future subject dwelling outlined in red.

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Figure 2: Undated photograph of house constructed by Eva Byrne Brandt in Grand Rapids, Michigan.

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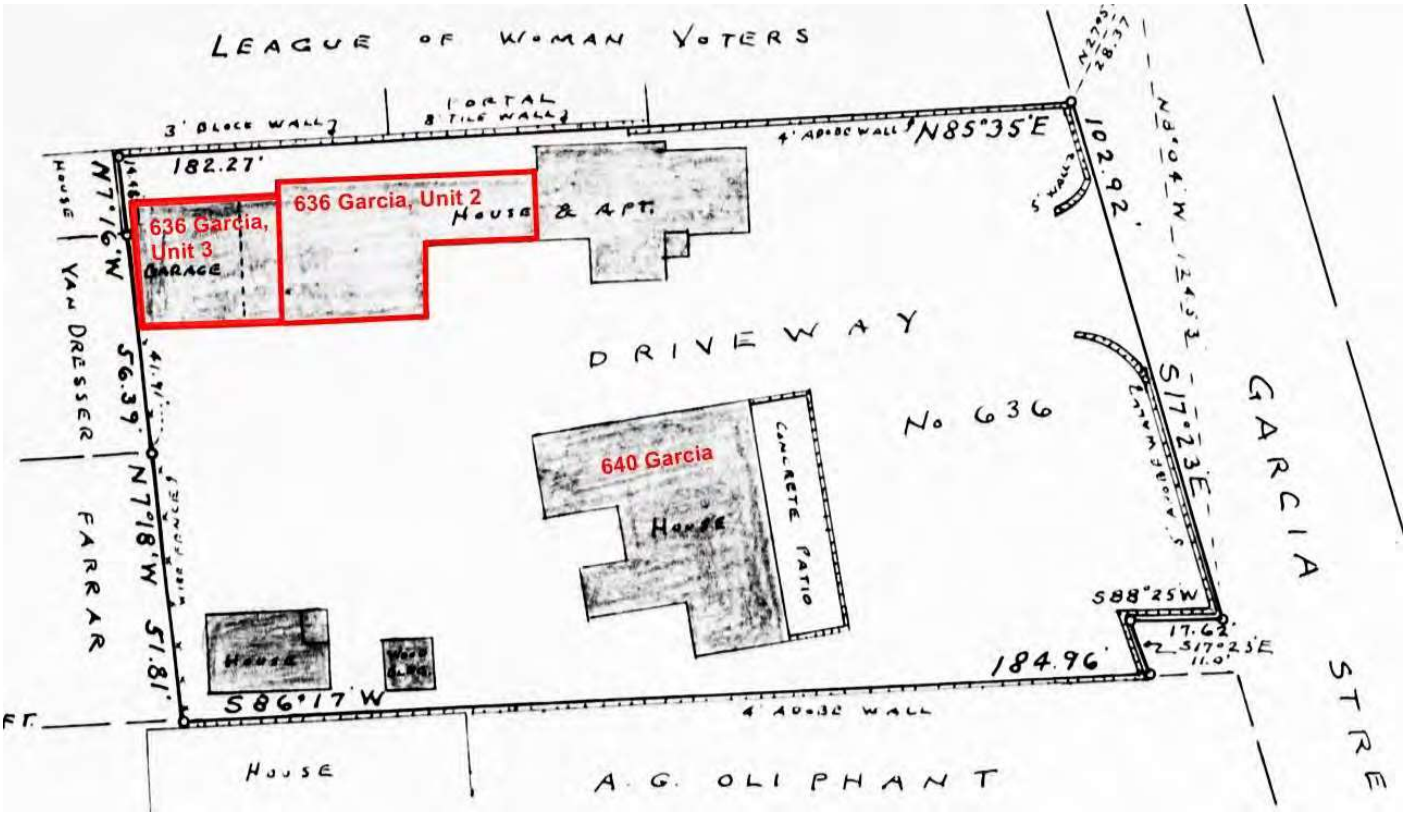

Figure 3: 1954 plat map created during Hamilton ownership of property.

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Figure 4: c.1950 photograph of Jose and John Hiersoux. Courtesy *Albuquerque Tribune*.

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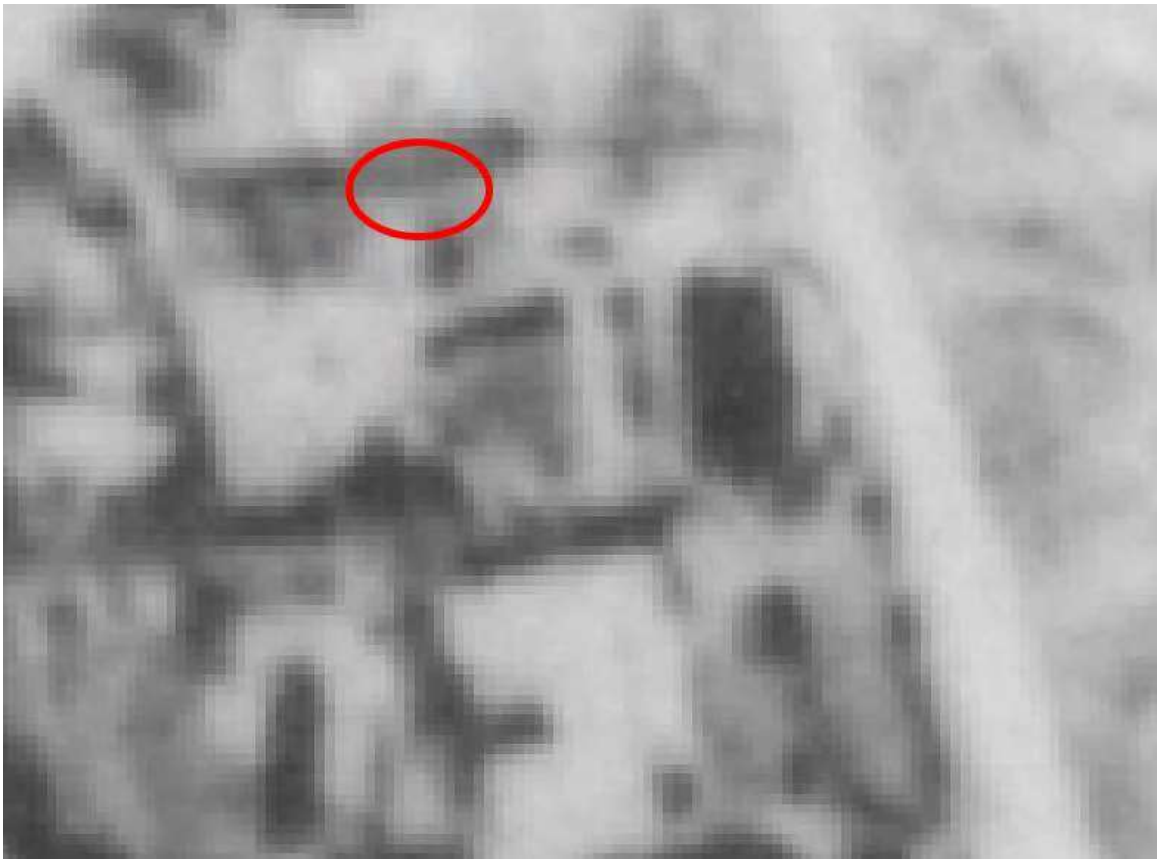

Figure 5: 1948 aerial photograph. Subject dwelling does not appear to have been constructed.

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Figure 6: 1958 aerial photograph. Subject dwelling circled.

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Survey Photographs

(All images taken by Giulia Caporuscio on April 20, 2024 or May 20, 2024, as indicated).

Unit 2



Photo 2: East and south elevation oblique. Camera facing northwest. April 20, 2024.

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

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Photo 3: South elevation. Window at bedroom. Camera facing northwest. Red line indicates end of subject of condominium and the beginning of Unit 3. April 20, 2024.

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Photo 4: South elevation. Window at kitchen. Camera facing north. April 20, 2024.

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Photo 4: North elevation, oblique. Camera facing southwest. May 20, 2024.

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Photo 5: North elevation, oblique. Camera facing east. May 20, 2024.

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Unit 3



Photo 6: South elevation, oblique. Camera facing northwest. May 20, 2024.

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

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Photo 7: South elevation, east section. Camera facing north. May 20, 2024.

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Photo 8: South elevation, west section. Camera facing northwest. May 20, 2024.

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Photo 9: North elevation, oblique. Camera facing southwest. May 20, 2024.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: April 27, 2024

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

1. Name of property:	2. Location:	3. Local Reference Number:
636 Garcia Street Compound Condominium	636 Garcia Street, Unit 2 Downtown and Eastside Historic district Santa Fe	Santa Fe ID: N/A 4. County: Santa Fe Parcel # 910009440

5. Property Type:
_x Buildings: 1 condo unit
__ Structures:
__ Site __ Object

6. Date of Survey:
April 20, 2024

7. Previous Survey Date(s):
__Yes:
__ No: ?

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6764708,-105.9322226



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of south elevation. Camera facing north. April 20, 2024.

11. Brief Description of the Property:

Located approximately 100’ down a private drive on the west side of Garcia Street is a small condominium unit. It is part of the three-unit 636 Garcia Street Compound and is bracketed on the east and west by the other two units of the development. The building came about in the early 1950s when its then-owners added two dwellings (an apartment and a one-bedroom rental) to an existing garage. The garage became Unit # 3. At the time, the rental units were subordinate to the large home just to the south (640 Garcia), which is no longer associated with the condominium. Thus, the subject property represents a fragment of its original context.

Continued on Page 5

12. Who uses the property? Residence (vacation house)

13. Construction Date: early 1950s
_ _Known _x_ Estimated Source: plat and city directories

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

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



Source: Office of the Santa Fe County Assessor
parcel lines are not accurate

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

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com
w/ Giulia Caporuscio

For: owner, Joan Hathaway Sawyer 1990 Trust

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

Current owner: Joan Hathaway Sawyer 1990 Trust
N/A

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

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

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing __ Non-contributing _x_ No Status: condominium
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Downtown and Eastside Historic District

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: N/A
636 Garcia Street Compound Condominium	636 Garcia Street, Unit 2 Downtown and Eastside Historic district Santa Fe	4. County: Santa Fe
		5. Date of Survey: April 20, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade __Raised:
Materials: _x_ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: __Flat __Gabled
__ Hipped __ Pyramidal
__x Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types * Window operation and/or material not clear

Operation	Material	Glazing	Number
Single-Hung	Wood	2/2	3
Casement	Wood	6	2
Casement	Wood	8	1
Casement	Wood	1	3
Combination – Picture	Wood	1S-1F-1S	1
Fixed *	Wood	12	2

11. Door Types

Type	Style	Material	Number
Single-Leaf	Plank w/ Vision Lite	Wood	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c. Recent; change of windows and possibly openings; visual and material evidence.

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

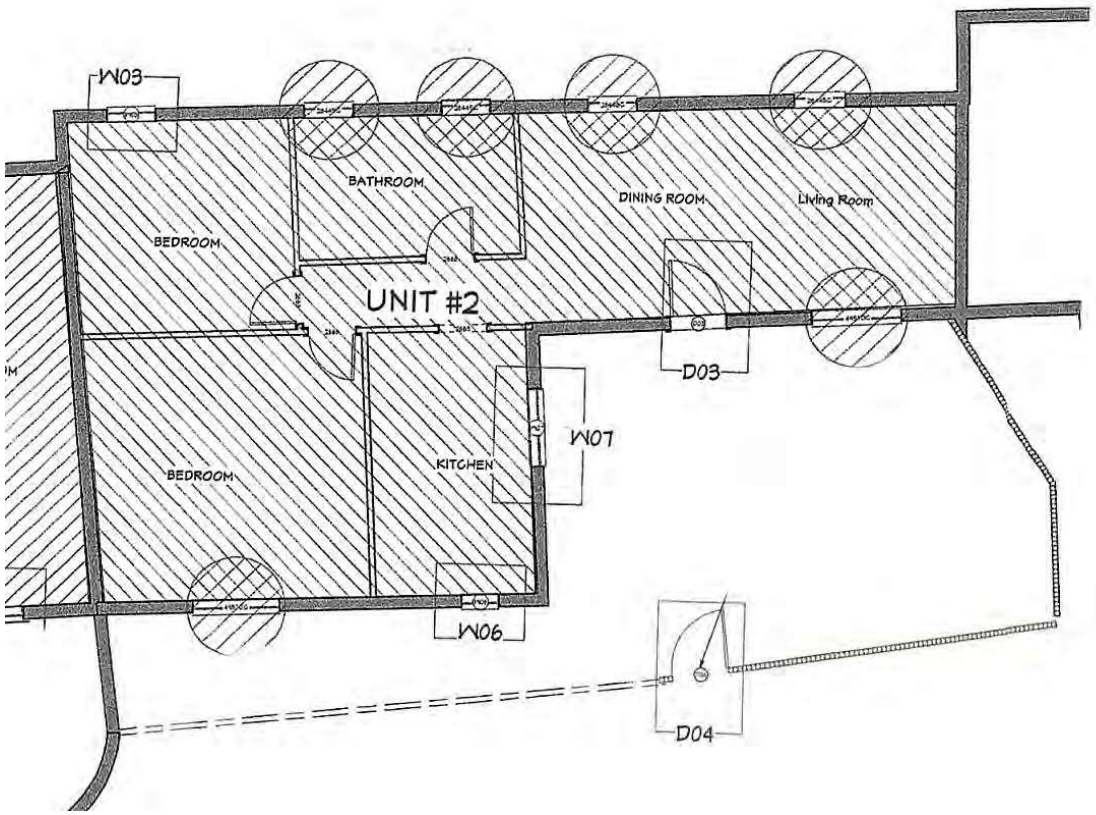
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: N/A. 2024 Footprint floor plan. Courtesy Davenport Construction LLC.



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Architectural Description Continued

The roughly 1,032 square-foot unit holds two bedrooms and two bathrooms in its L-shaped (almost like a dipper) plan. As it is sandwiched by the other units, it only has two façades.

South Façade

The south façade, its public face, looks onto a small courtyard wrapped with coyote fencing (Photo 1). This façade's limited fenestration consists of an entry door and windows in the bedroom (Photo 2), kitchen (Photo 3), and living room (Photo 1). Some of the windows have been replaced, and it is unclear if all the openings are original.

North Elevation

The north elevation looks onto a tall property wall and includes newer windows, several of which probably represent non-historic openings. These include a long combination picture window at the living room (Photo 5), single-light casements at the bathroom (Photos 7 & 8), and a divided light casement at the bedroom (Photo 9).

Historical Overview

Remodeling for Profit

In July 1926, Catherine R. Farrelly, a wealthy New Yorker, acquired two acres of land along Garcia Street — a hotly redeveloping area that the *New Mexican* dubbed "American Millionaire's Row."[1] Farrelly, who had appeared in New York social registers and could trace her ancestry to a signer of the Declaration of Independence, worked as Meem & McCormick's office manager.

Although she had been buying Hispanic-owned properties along Garcia Street and selling them at a profit, her efforts paled in the shadow of the White Sisters, who had

[1] "Miss Farrelly Buys Chavez Home, Two Acres, on Garcia," *Santa Fe New Mexican,* July 24, 1926, 6.

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arrived five years earlier. The King's map shows a line of Hispanic-owned homes on the west side of Garcia Street, several of which Farrelly later acquired (Fig. 1).

The transaction that led to the subject property occurred on May 19, 1926.[2] Farrelly had acquired the property from Benito and Refugio Ronquillo de Chaves. She would make it her home for a few years and worked with Katherine Otero Stinson to remodel it. The Santa Fe *New Mexican* called her home "one of the best examples of a remodeling of an old adobe."[3] This house is now addressed as 640 Garcia Street and is no longer part of the subject property.

In 1928, Farrelly sold the land to the north to Eva Byrne Brandt, a wealthy woman from Grand Rapids, Michigan, who had erected an English Manor-style house in that city (Fig. 2). The *New Mexican* reported that the transaction represented "[h]ow real estate may be bought and sold at a profit in Santa Fe, even without remodelling [sic] the house." [4] The article stated that Brandt would make "extensive improvement to the property," bringing up the value of the property to $20,000 after the houses were remodeled. Brandt bought both parcels for $100.00.[5]

Brandt purchased the subject property, which was the former home of Benito and Refugio Chavez, from Farrelly in 1930. Brandt was a seasonal visitor who appears to have lived on and off at 640 Garcia Street through the early 1940s. In 1940, she was permitted to build a garage, likely Unit 3 of the condominium complex.[6]

In 1943, Brandt sold the property to William L. Hamilton, a physician. City directories suggest that it only consisted of the main house, 640 Garcia, and the garage. (Fig. 3). Hamilton likely later constructed or added onto existing buildings along the north property line to form part of the 636 Garcia Street Compound Condominium. A 1948

[2] Quitclaim Deed, Benito and Refugio Ronquillo de Chavez to Catherine R. Farrelly, recorded July 23, 1926, Book 10/Page 250, Instrument # 31961, Santa Fe County, New Mexico.
[3] "Buys on Garcia Street," *Santa Fe New Mexican*, November 10, 1930, 6.
[4] "Mrs. Brandt Buys Fine Property on Garcia Street; To Improve It," *Santa Fe New Mexican*, June 2, 1928, 2.
[5] Warranty Deed, Catherine R. Farrelly to Eva Brandt, recorded May 22, 1928, Book U/Page 528, Instrument # 35531, Santa Fe County, New Mexico.
[6] "Village Gossip of Old Santa Fe," *Santa Fe New Mexican*, April 11, 1940, 3.

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aerial image does not show the contiguous line of structures that comprise the present-day condominium complex (Fig. 5).

The Piano People

Dr. Hamilton died in 1954, and his widow, Anna B. Hamilton, gained the property. She sold it two years later to married couple John and Jose Hiersoux.[7] The Hiersoux family would have the property until 2021.

Both John and Jose were of Belgian ancestry and played the piano (Fig. 4). John was born in Belgium in 1909 and grew up in Charleston, West Virginia, where his father was a glass manufacturer. He studied piano in Europe at the Belgian Royal Conservatory under composer and pianist Arthur De Greef, a friend of Edvard Grieg. Jose Hiersoux was born Josephine Charlotte Bulens. She studied at the same conservatory under pianist Emile Bosquet. The couple married in Belgium and moved to Charleston, where they taught piano.

They first came to New Mexico in 1950, visiting a Charleston acquaintance who had moved to Albuquerque.[8] The husband-and-wife piano duo became obsessed with the Southwest, returning the following summer to perform. They moved to Albuquerque in 1952, shifting to Santa Fe in 1955. The couple used their Garcia Street home as a piano studio for private lessons. John helped form the Rio Grande Symphony in Santa Fe and served as its director for several years.[9]

John and Jose left Santa Fe in the early 1960s, relocating to Berkeley, California, where they opened the Hiersoux Studio of Music. John would go on to direct the Holy Names College Symphony Orchestra. Jose died in 1970, with John following four years later.

[7] Warranty Deed, Anna B. Hamilton to John A. Hiersoux and Josephine Charlotte Hiersoux, recorded February 1, 1956, Book 113/Page 472, Instrument # 212236, Santa Fe County, New Mexico.
[8] "Duo Piano Team Visiting Here on Way Back to Eastern Home," *Albuquerque Tribune,* July 7, 1950, 10.
[9] "Hiersoux, Holy Names Conductor, Dies at 66," *Oakland Tribune*, June 20, 1964, 36.

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A Rental Property

A plat map from 1954 reveals that the north building, erected earlier by the Hamiltons, held a combination dwelling, apartment, and garage (Fig. 4). Newspaper advertisements indicated that the dwelling had a large bedroom, living room, kitchen, and bath.

Adjoining it was a one-room apartment with a shower, hot plate, and refrigerator. Living in the apartment in 1958 was Robert Ewing, a teller at First National Bank; in the small house, a retired fire inspector named James Hyslop and his wife, Grace.[10] The ad hoc structure, including the garage, is visible on a 1958 aerial photograph (Fig. 6).

The Garcia Street property remained with the Hiersoux family into the twenty-first century. Eventually, the main house was split off and became its own property. In 2003, the one-bedroom dwelling and apartment were converted into condominiums. Today, the subject property represents a fragment of this history and is separated from the more significant main house.

Evaluation of Historical Status

The dwelling, as an individual condominium unit, does not possess sufficient architectural interest and or integrity to be eligible for Contributing status. Its primary historical association as a dependent structure to the home at 640 Garcia Street has been severed.

The recommendation is to designate 636 Garcia Street, Unit 2, a Non-Contributing structure to the Downtown and Eastside Historic District.

[10] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1958 (El Paso: Hudspeth Directory Company, 1958), 550.

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Illustrations

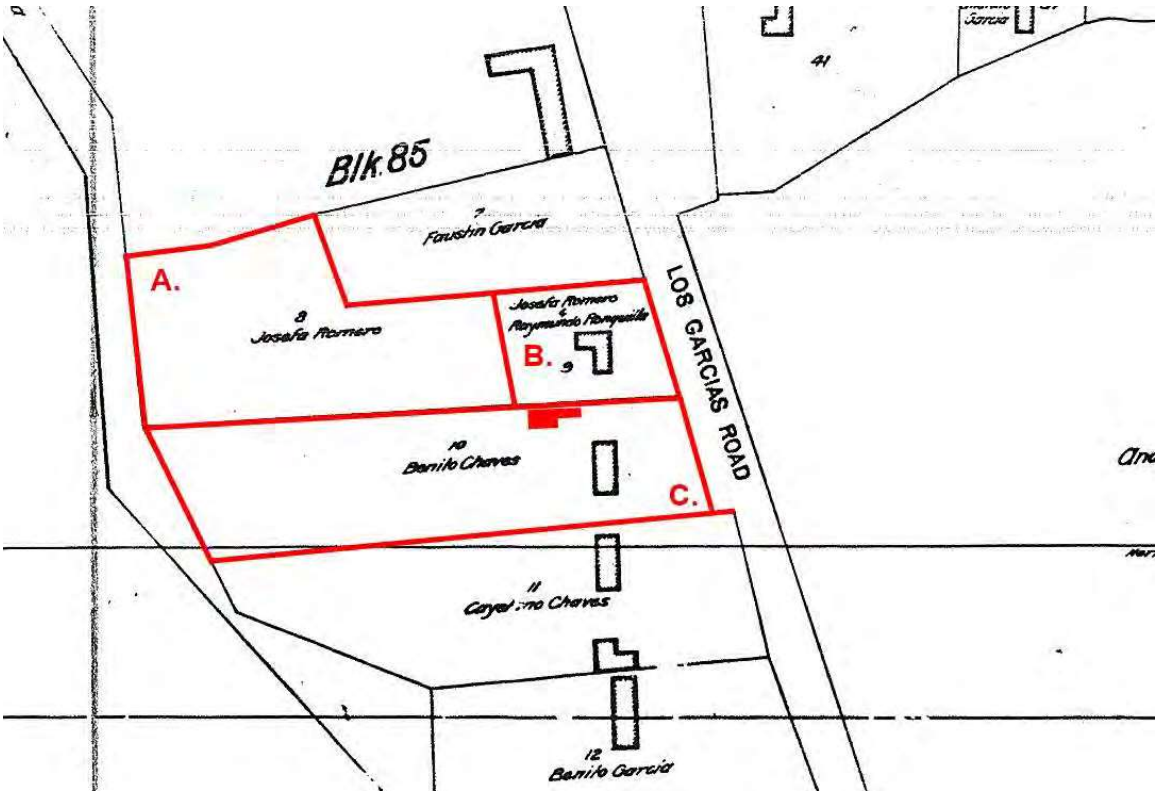

Figure 1: N. L. King, "Map of the City of Santa Fe," 1912.

A. Acquired by Catherine R. Farrelly in 1928 and sold to Eva B. Brandt the same year.
B. Acquired by Catherine R. Farrelly in 1928 and sold to Eva B. Brandt the same year.
C. Acquired by Catherine R. Farrelly in 1926 and sold to Eva B. Brandt in 1930.

Future subject dwelling outlined in red.

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Figure 2: Undated photograph of house constructed by Eva Byrne Brandt in Grand Rapids, Michigan.

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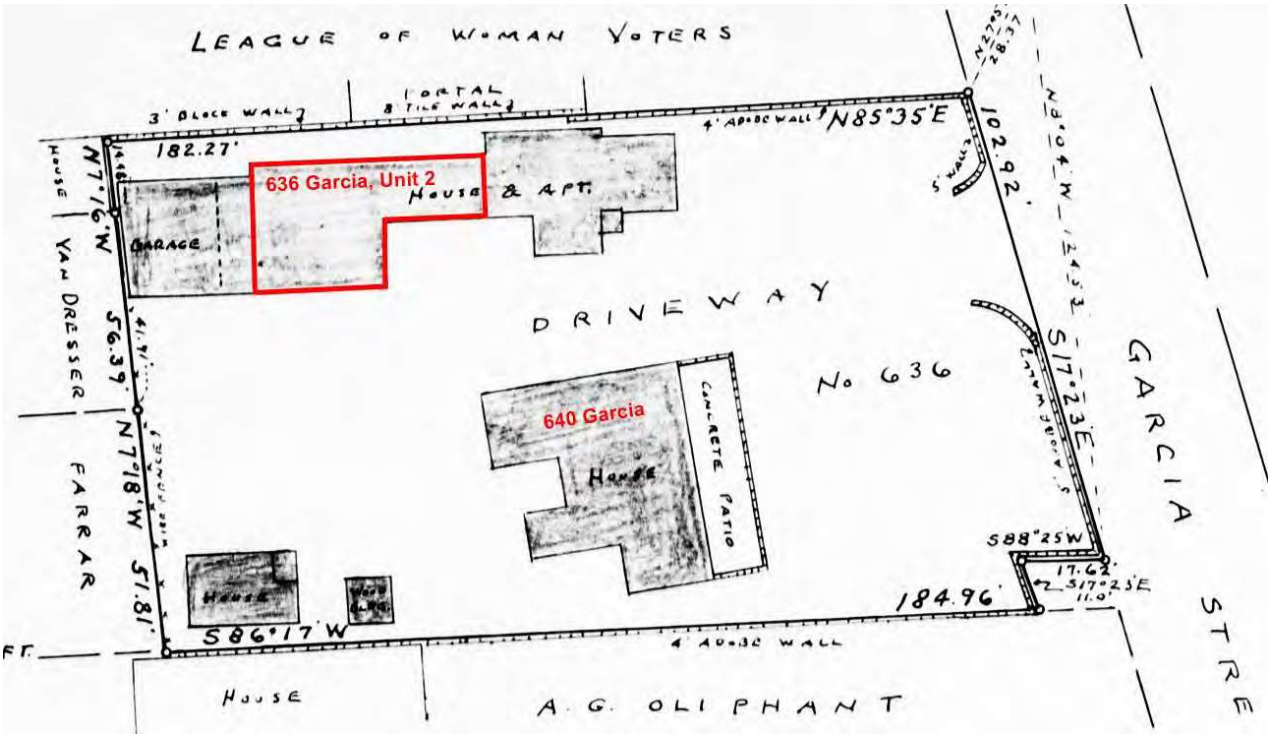

Figure 3: 1954 plat map created during Hamilton ownership of property.

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Figure 4: c.1950 photograph of Jose and John Hiersoux. Courtesy *Albuquerque Tribune*.

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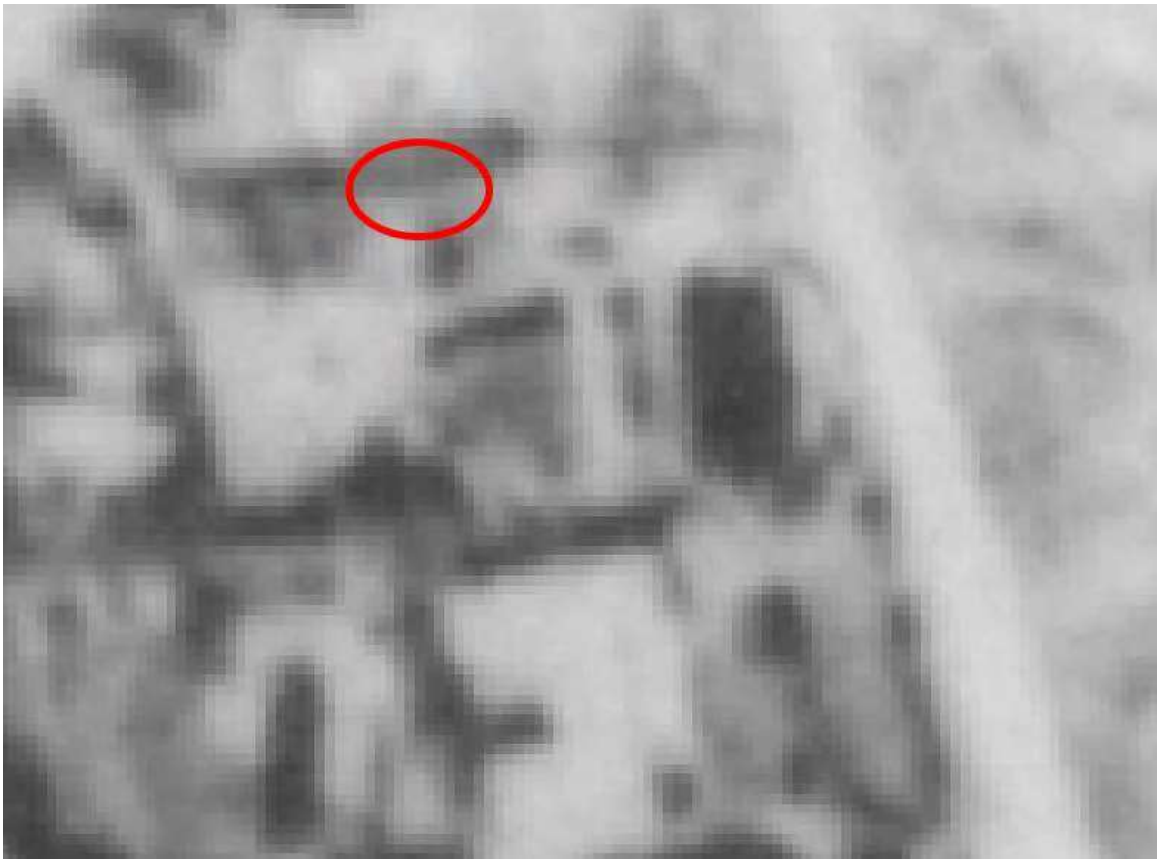

Figure 5: 1948 aerial photograph. Subject dwelling does not appear to have been constructed.

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Figure 6: 1958 aerial photograph. Subject dwelling circled.

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Survey Photographs

(All images taken by Giulia Caporuscio on April 20, 2024, unless otherwise noted)



Photo 2: East and south elevation oblique. Camera facing northwest.

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Photo 3: South elevation. Window at bedroom. Camera facing northwest. Red line indicates end of subject of condominium.

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Photo 4: South elevation. Window at kitchen. Camera facing north.

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Photo 5: North elevation. Window at living room. Camera facing southeast. Ra Patterson, January 29, 2024.

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Photo 6: North elevation. Window at dining room. Camera facing southeast. Ra Patterson, January 29, 2024.

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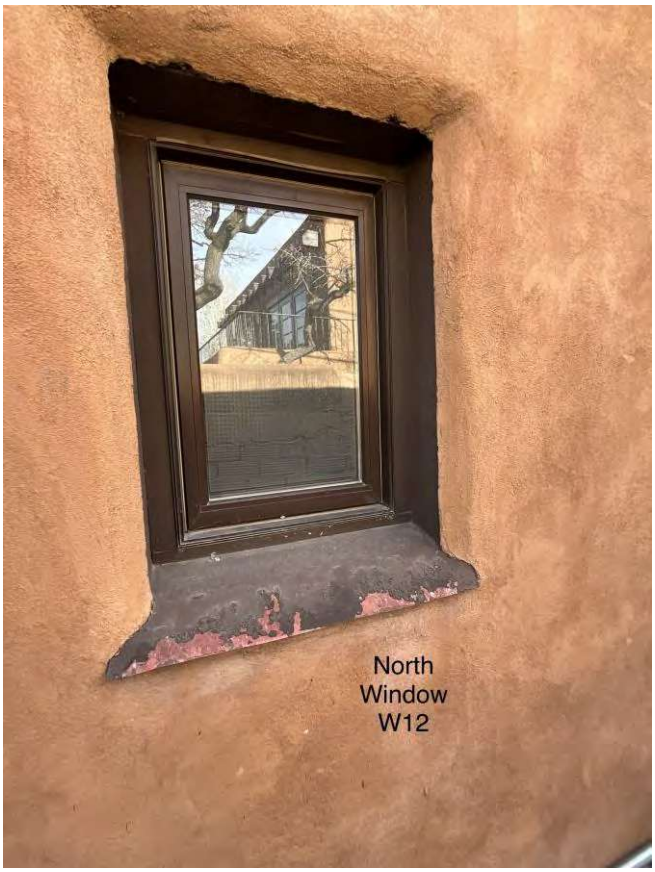

Photo 7: North elevation. Window at bathroom. Camera facing southeast. Ra Patterson, January 29, 2024.

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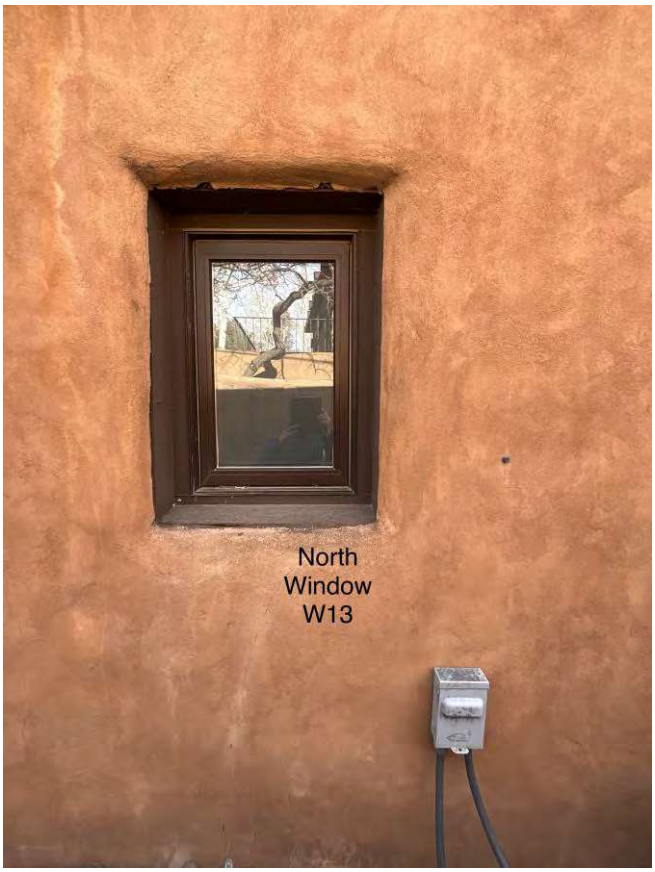

Photo 8: North elevation. Window at bathroom. Camera facing south. Ra Patterson, January 29, 2024.

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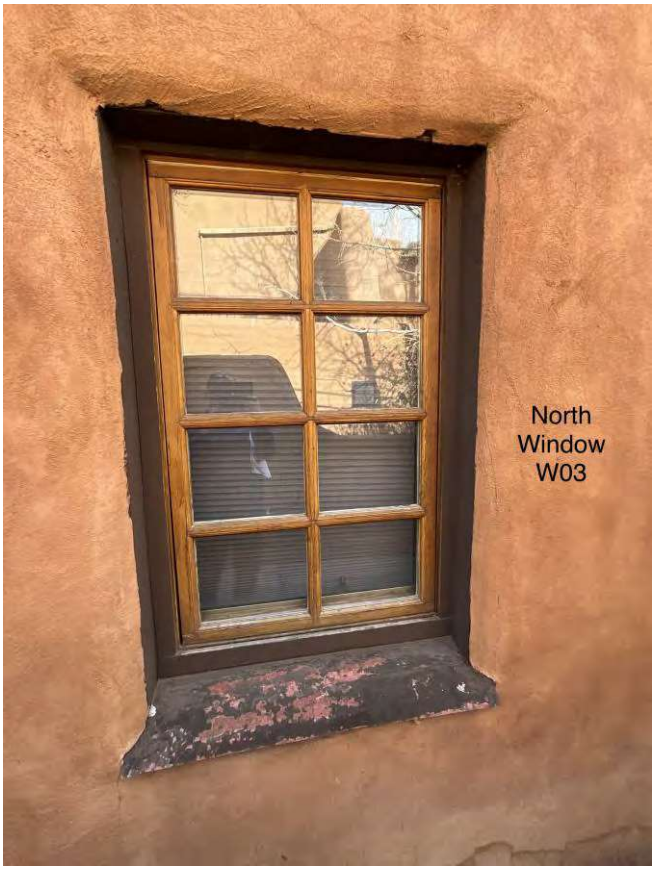
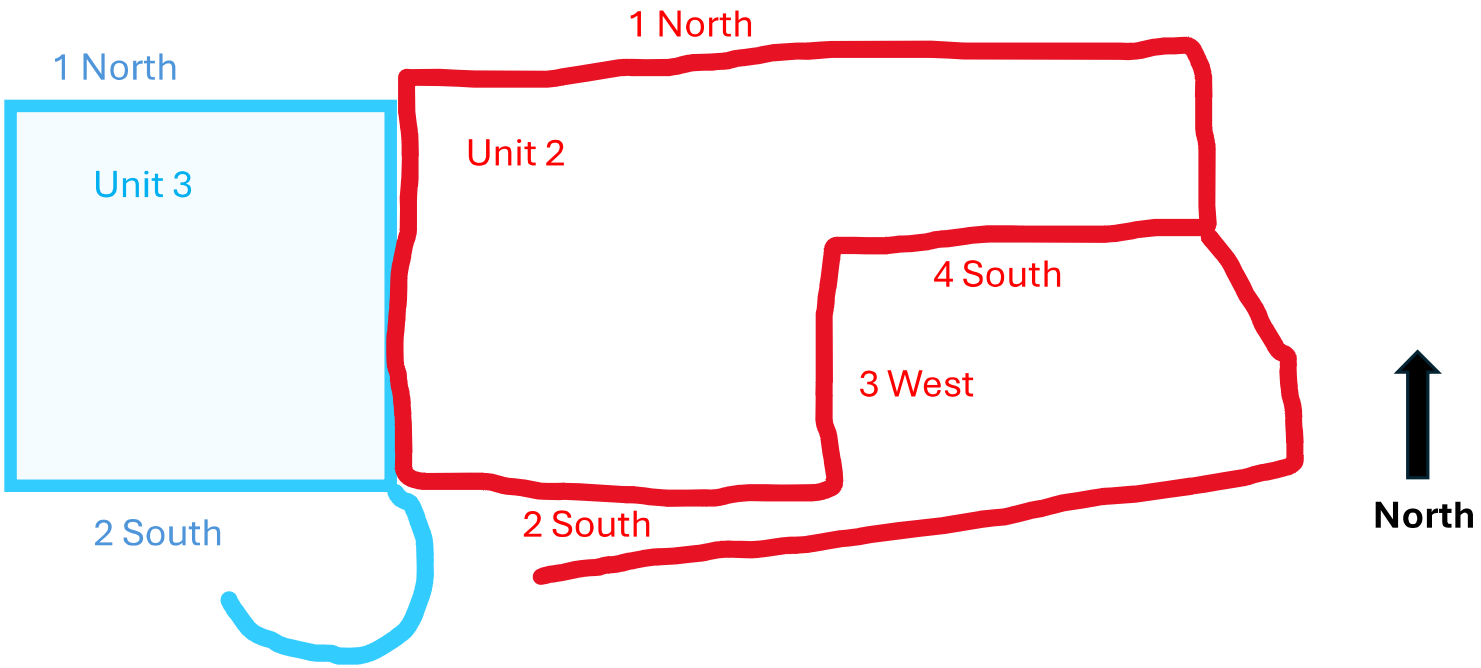


Photo 9: South elevation. Window at bedroom. Camera facing southeast. Ra Patterson, January 29, 2024.



Facade Diagram Unit 3 and Unit 2

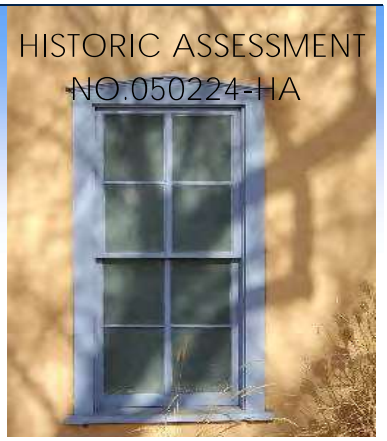
RPA & Associates, LLC

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO Davenport Construction Management, LLC
141 Camino De Las Crucitas
Santa Fe, NM 87501
mitch@dcmnm.com

HISTORIC ASSESSMENT
NO.050224-HA



JOB	DATE
636 GARCIA STREET UNIT C & D	02/05/2024

LOCATION	DESCRIPTION
W01	18 x 16 FIXED STOP GLASS 1-LT
W02	18 x 45 R CASEMENT 1-LT
W03	34 x 54 R CASEMENT 2W4H
W04	46 x 21 HORIZONTAL SLIDER 1-LT
W05	57 x 61 LR 1-LT CASEMENT
W06	26 x 34 DH 2W1H/2W1H
W07	52 x 42 DH TWIN 2W1H/2W1H
W08	70 x 54 LR 3W4H CASEMENT
W09	40 x 46 LR 2W3H CASEMENT
W10	96 x 38 PICTURE SLIDER 1-LT
W11	38 x 24 AWNING 1-LT
W12	24 x 38 L CASEMENT 1-LT
W13	24 x 38 R CASEMENT 1-LT
D01	25 x 80 RH INSWING ½ FIBER GLASS 2-PANEL DOOR
D02	25 x 80 LH INSWING DOOR 1-LT
D03	33 x 81 LH INSWING PLANKED DOOR WITH A VIEW LITE
D04	43 x 67 COYOTE FENCE GATE
D05	60 x 80 FRENCH DOOR INSWING LH 1-LT

In closing, my professional opinion is as follows:

All windows and doors on these two units (Unit C & D) are non-historic.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: **Ra N. Patterson**

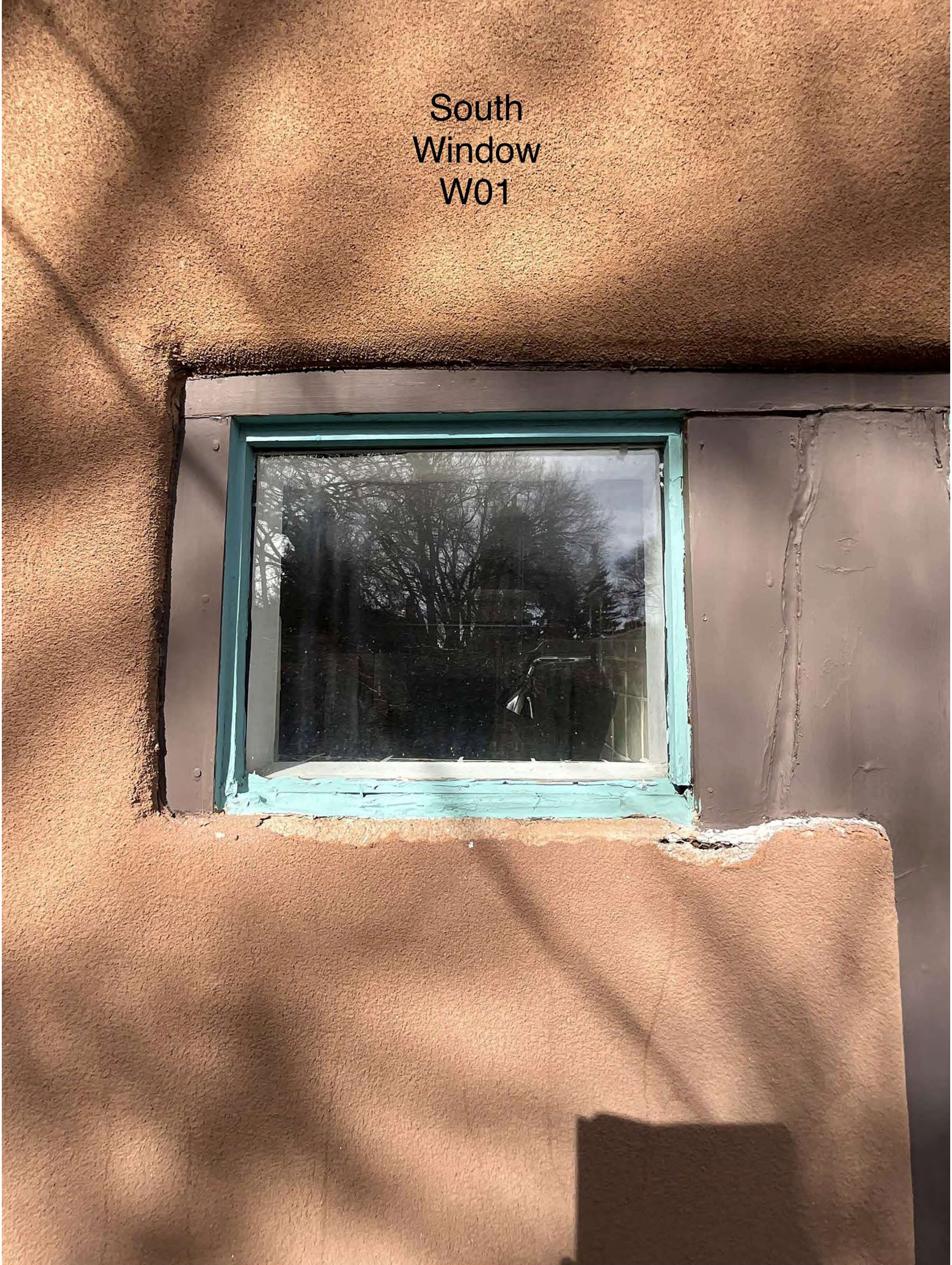
RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

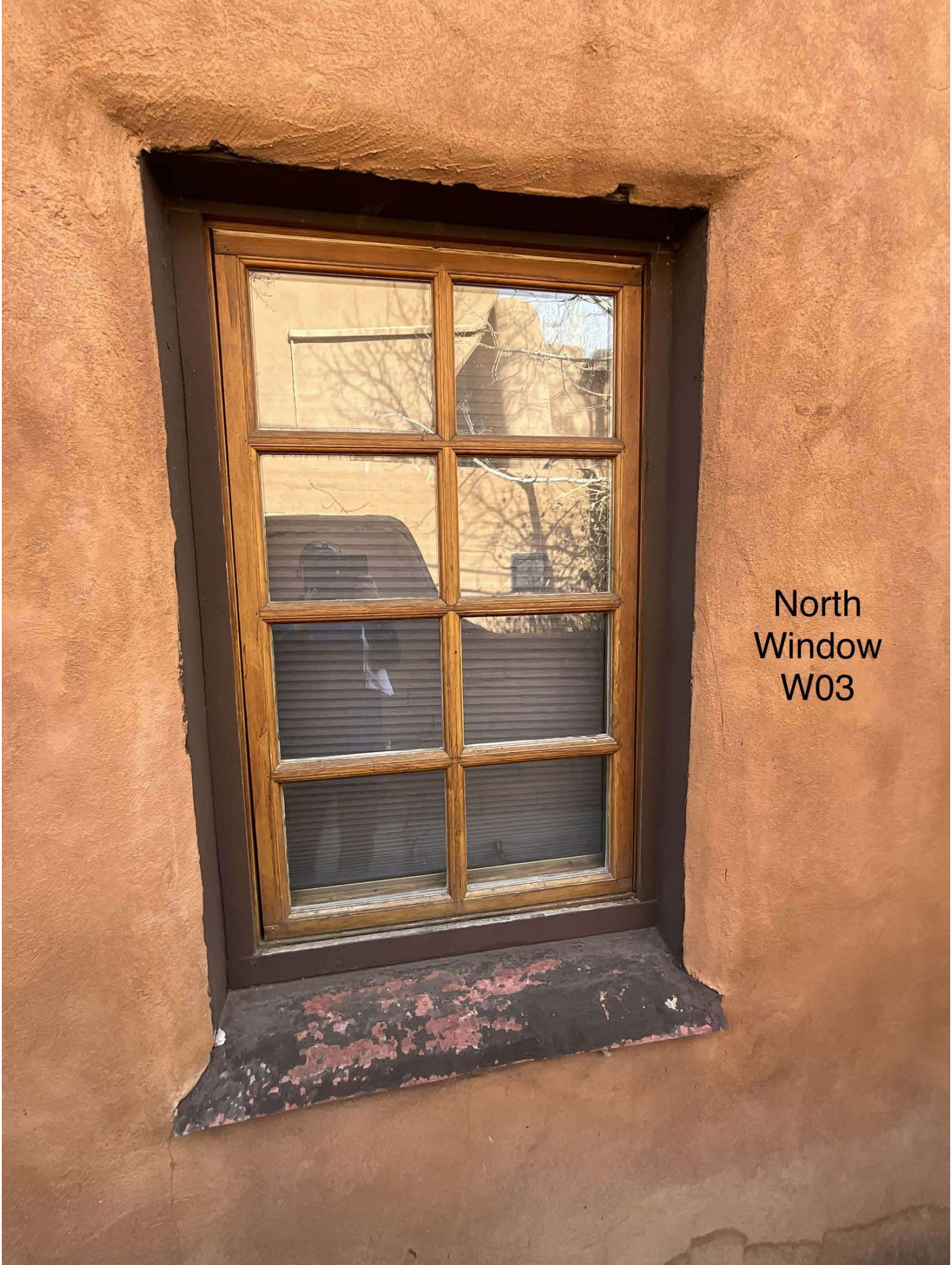
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
W01	18 x 16 FIXED STOPPED GLASS 1-LT	U	NON-HISTORIC – 1991
W02	18 x 45 R CASEMENT ALL WOOD 1-LT	S	NON-HISTORIC – 1991
W03	34 x 54 R CASEMENT ALL WOOD 1-LT	S	NON-HISTORIC – 1991
W04	46 x 21 HORIZONTAL SLIDER ALL WOOD 2W4H SDL	S	NON-HISTORIC – 1991
W05	57 x 61 LR CASEMENT 1-LT	S	NON-HISTORIC – 1991
W06	26 x 34 DH 2W1H/2W1H BRZ/CLAD WOOD SDC	P	NON-HISTORIC – 1999 JELD-WEN
W07	52 x 42 (2-26) DH 2W1H/2W1H BRZ/CLAD WOOD SDL	P	NON-HISTORIC – 1999 JELD-WEN
W08	70 x 54 (2-35) CASEMENT LR 3W4H BRZ/CLAD WOOD SDL	P	NON-HISTORIC – 1999 JELD-WEN
W09	40 x 46 (2-20) CASEMENT LR 2W3H BRZ/CLAD WOOD SDL	P	NON-HISTORIC – 1999 JELD-WEN
W10	96 x 38 PICTURE SLIDER BRZ/CLAD WOOD 1-LT	P	NON-HISTORIC – 1999 JELD-WEN
W11	38 x 24 AWNING BRZ/CLAD WOOD 1-LT	P	NON-HISTORIC – 1999 JELD-WEN
W12	24 x 38 L CASEMENT BRZ/CLAD WOOD 1-LT	P	NON-HISTORIC – 1999 JELD-WEN
W13	34 x 38 L CASEMENT BRZ/CLAD WOOD 1-LT	P	NON-HISTORIC – 1999 JELD-WEN
D01	25 x 80 RH INSWING DOOR ½ GLASS/2-PANEL BOTTOM	S	NON-HISTORIC – 1991 THERMATRU
D02	38 x 80 LH INSWING FULL LITE FIBER GLASS DOOR	S	NON-HISTORIC – 1991 SIMPSON DOOR
D03	33 x 81 LH INSWING PLANKED DOOR 1-LT	S	NON-HISTORIC – 1984 MANUFACTURED PNEUMATIC NAILED GLAZING STOP
D04	43 x 67 GATE COYOTE FENCE STEEL WELDED FRAME	S	NON-HISTORIC – 1999
D05	60 x 80 FRENCH DOOR W/WOOD FRAME SCREEN ALL WOOD	S	NON-HISTORIC – 1991 SIMPSON DOOR

NOTES:


South
Window
W01


South
Window
W02


North
Window
W03


North
Window
W04

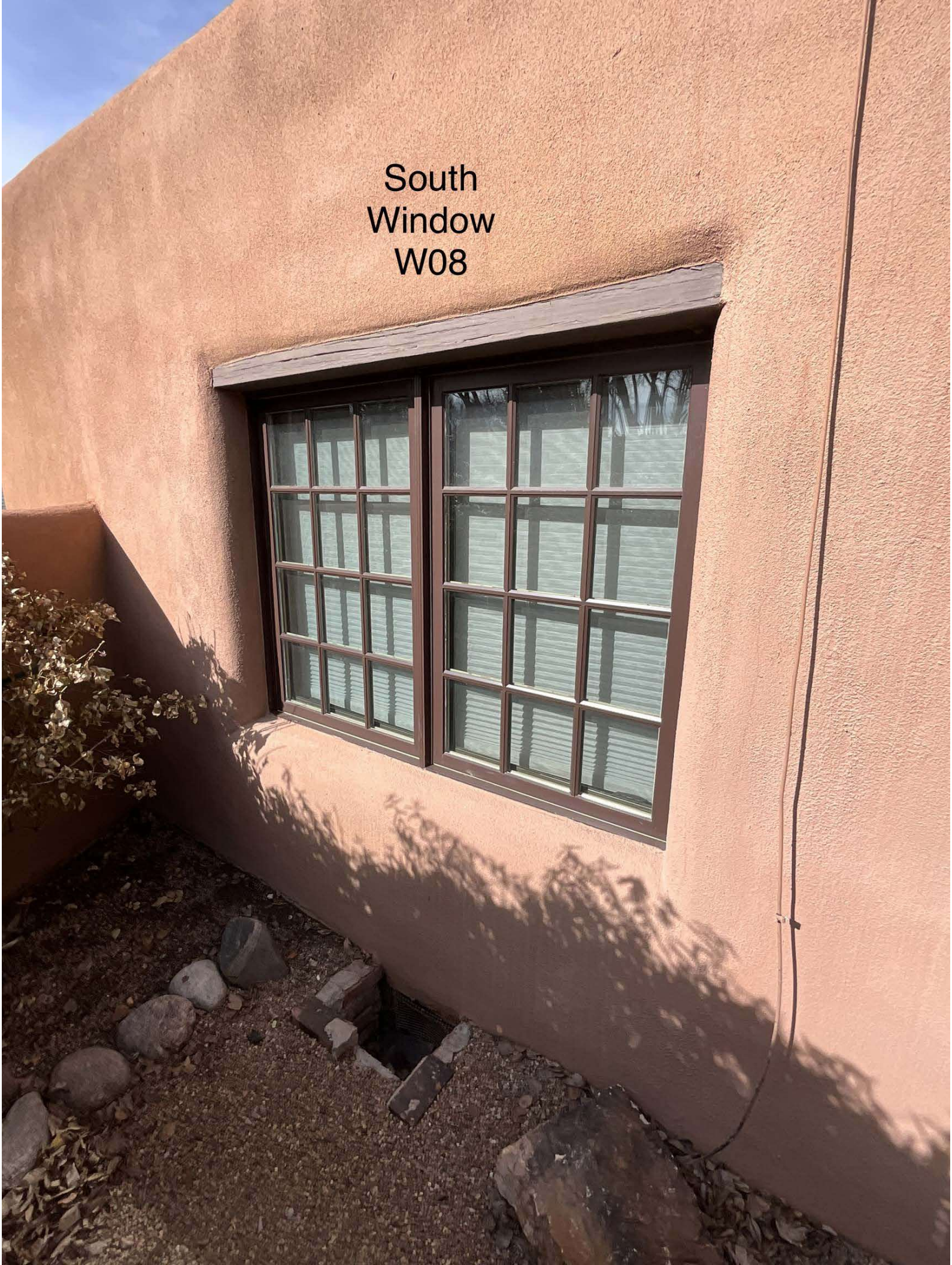

South
Window
W05



South
Window
W06



East
Window
W07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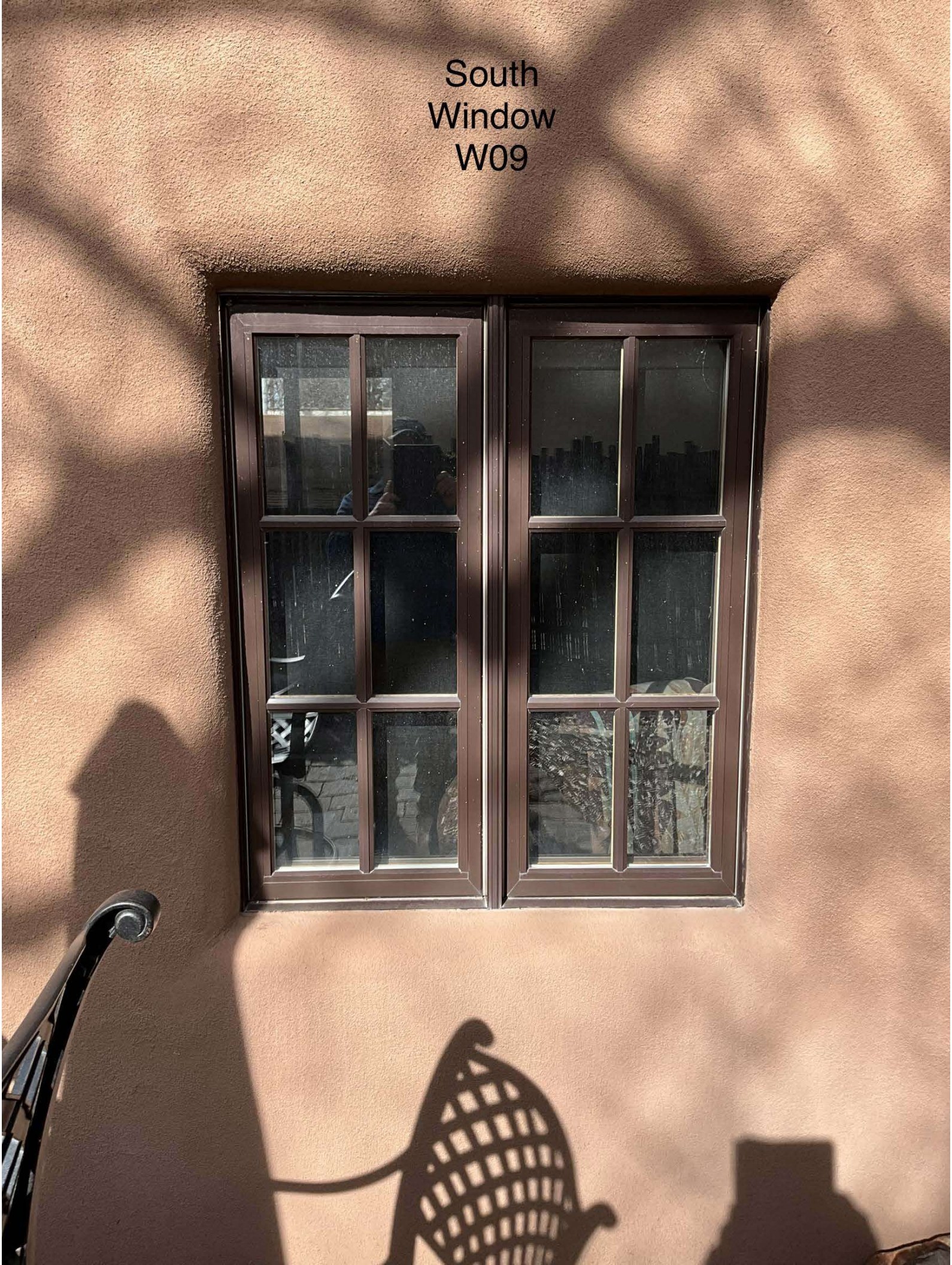
W08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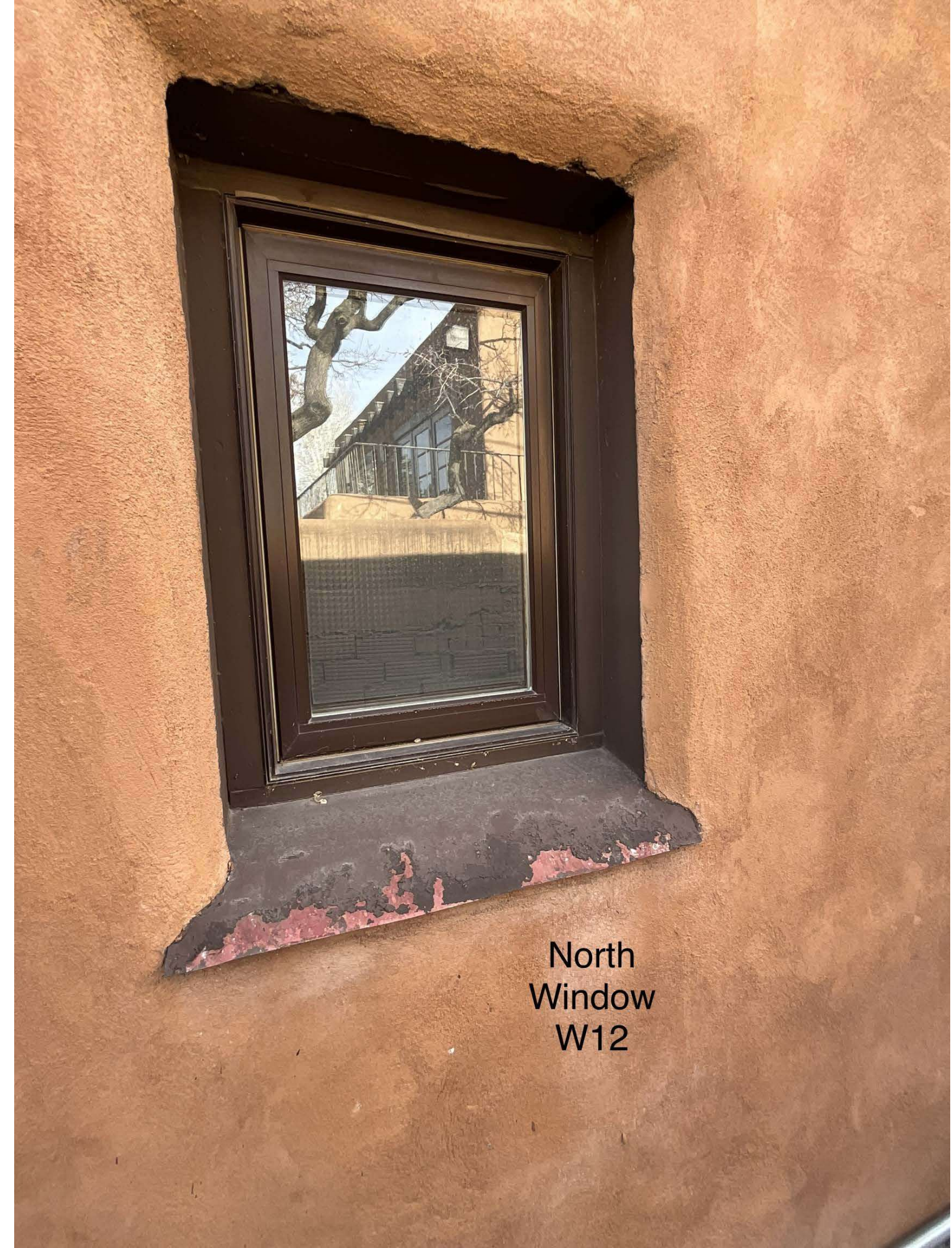
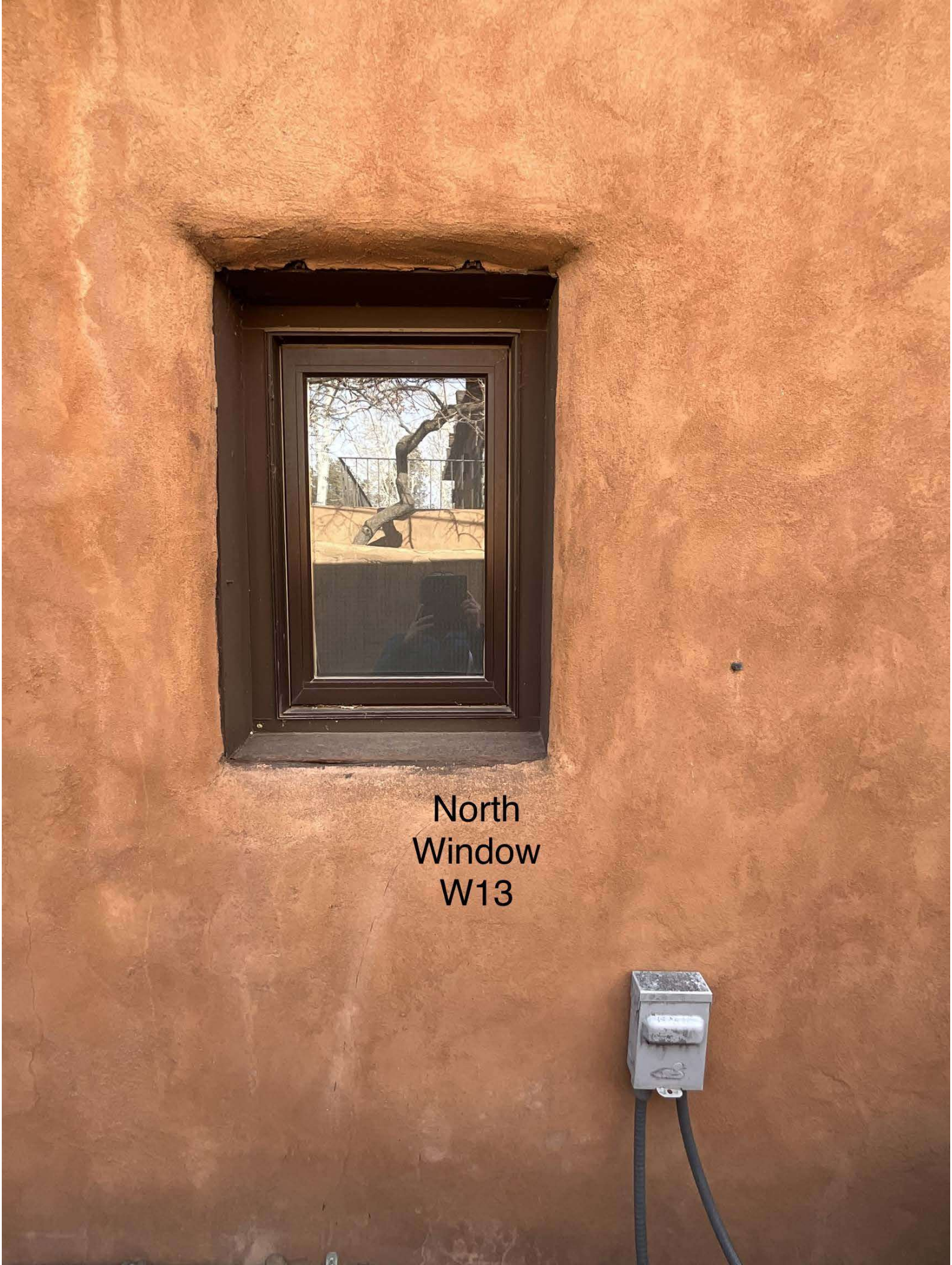
Window
W09


North
Window
W10


North
Window
W11


North
Window
W12


North
Window
W13


South
Door
D01


South
Door
D02


South
Door
D03


South
Gate
D-04


North
Door
D05


South Elevation


South East
Elevation


South East
Elevation


South West
Elevation


South West
Elevation

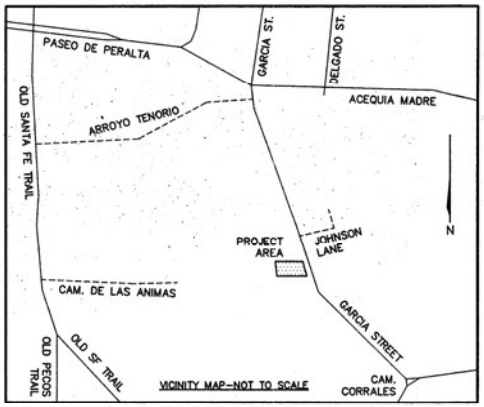

South West
Elevation

SFC CLERK PLAT BK./PG. NO.

First Amendment to Plat of Survey Prepared for The Hiersoux Living Trust and 636 Garcia Street Compound

1450620

RESURVEY OF TRACT B, AS LAST DESCRIBED ON PLAT FILED IN SANTA FE COUNTY CLERK PLAT BOOK 631, PAGE 039, AS DOCUMENT NO. 1445,438 BEING A PORTION OF LOT 10, BLOCK 85, 1924 OFFICIAL MAP–BLOCK 85 KING'S MAP LYING WITHIN THE SANTA FE GRANT–PROJECTED S25, T17N, R9E, NMPM LOCATED AT 636–B GARCIA STREET, 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:

1. 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: DIRT DRIVEWAY CROSSES SOUTHERLY PORTION OF TRACT B WITHIN DRIVEWAY EASEMENT. (SEE SHEET 2).
2. SPRINGS, STREAMS, RIVERS, PONDS OR LAKES LOCATED, BORDERING ON OR THROUGH SUBJECT PREMISES: NONE VISIBLE.
3. EVIDENCE OF CEMETERIES OR FAMILY BURIAL GROUNDS LOCATED ON SUBJECT PREMISES: NONE VISIBLE.
4. OVERHEAD UTILITY POLES, ANCHORS, PEDESTALS, WIRES OR LINES OVERHANGING OR CROSSING SUBJECT PREMISES AND SERVING OTHER PROPERTIES: OVERHEAD UTILITY LINES AND POLE LOCATED ON AND CROSSING TRACT B. ELECTRIC METERS, GAS METERS & WATER METER SERVE SUBJECT RESIDENCES. (SEE SHEET NO. 2).
5. JOINT DRIVEWAYS OR WALKWAYS, JOINT GARAGES, PARTY WALLS OR RIGHTS OF SUPPORT, STEPS OR ROOFS IN COMMON OR JOINTS GARAGES: SUBJECT RESIDENCES HAVE WALLS IN COMMON. JOINT USE DRIVEWAY SERVES TRACT A AND B. (SEE SHEET 2).
6. APPARENT ENCROACHMENTS OF BUILDINGS, PROJECTIONS, CORNICES OR SIGNS AFFIXED THERETO, FENCES OR OTHERS INDICATIONS OF OCCUPANCY APPEAR TO ENCROACH UPON OR OVERHANG SUBJECT PROPERTY: NONE VISIBLE.
7. SPECIFIC PHYSICAL EVIDENCE OF BOUNDARY LINES ON ALL SIDES: PROPERTY CORNER MONUMENTS FOUND AS NOTED ON ATTACHED SHEET NO. 2.
8. IS THE PROPERTY IMPROVED ? IF STRUCTURE APPEARS TO ENCROACH OR APPEARS TO VIOLATE SETBACK LINES: PROPERTY IS IMPROVED; DOES NOT VIOLATE SETBACKS.
9. INDICATIONS OF RECENT BUILDING CONSTRUCTION, ALTERATIONS OR REPAIRS: NONE VISIBLE.
10. APPROXIMATE DISTANCES OF STRUCTURES FROM AT LEAST TWO LOT LINES MUST BE SHOWN: PLEASE SEE ATTACHED SHEET NO. 2.

SURVEYORS CERTIFICATION

I, PAUL A. ARMIJO, 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 SEPTEMBER 2006 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 AND CONTAINS ALL INFORMATION REQUIRED BY SECTION 47–7B–9 OF THE NEW MEXICO CONDOMINIUM ACT.

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.

REGISTERED PROFESSIONAL SURVEYOR NEW MEXICO 13604 PAUL A. ARMIJO

Paul A. Armijo SEPT. 13, 2006

PAUL A. ARMIJO, N.M.P.S. NO. 13604

DOCUMENTS OF REFERENCE

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

1. SURVEY ENTITLED "PLAT SHOWING SURVEY OF PROPERTY AND LOCATION OF IMPROVEMENTS THEREON FOR ANNA B. HAMILTON PORTION LOT 10, BLOCK 85, KING'S MAP, SANTA FE, NEW MEXICO" BY SAMUEL DAVALOS, DATED JANUARY 9, 1956, FILED ON JANUARY 26, 1956, AS DOCUMENT NO. 212,030.
2. WARRANTY DEED: G.R. HIERSOUX AND M.L. HIERSOUX TO THE HIERSOUX LIVING TRUST, FILED ON DECEMBER 4, 2002, IN MISC. BOOK 2280, PAGE 221, AS DOCUMENT NO. 1237,020
3. SURVEY ENTITLED "LAND DIVISION SURVEY PLAT PREPARED FOR THE HIERSOUX LIVING TRUST...636 GARCIA STREET...", BY PAUL A. ARMIJO NMPS NO. 13604 AND ARMIJO SURVEYS, INC., DATED AUGUST 2006, AS SURVEY NO. 2604171, FILED ON AUGUST 7, 2006, IN PLAT BOOK 631, PAGE 276.
4. SURVEY ENTITLED "PLAT OF SURVEY PREPARED FOR THE HIERSOUX LIVING TRUST AND 636 GARCIA STREET COMPOUND", BY PAUL A. ARMIJO NMPS NO. 13604 AND ARMIJO SURVEYS, INC., DATED DECEMBER 18, 2003, AS SURVEY NO. 2308485, FILED ON DECEMBER 18, 2003, AS INSTRUMENT NO. 1306,214.
5. DECLARATION OF CONDOMINIUM AND OF RESTRICTIONS AND COVENANTS FOR 636 GARCIA STREET COMPOUND, A CONDOMINIUM, AS FILED ON DECEMBER 22, 2003, AS DOCUMENT NO. 1306,535.

NOTES–SHEET 1

1. THIS AMENDMENT REMOVES UNIT A AND ALL LIMITED COMMON ELEMENTS APPURTENANT TO UNIT A; REDESIGNATES UNITS B, C AND D AS UNITS 1, 2 AND 3; REMOVES A PORTION OF THE COMMON ELEMENT DRIVEWAY; REMOVES A PARKING SPACE FOR UNIT 2 (FORMERLY UNIT C) ON THE WEST SIDE OF THE CONDOMINIUM; AND REDESIGNATES A PORTION OF THE COMMON ELEMENT (GUEST PARKING) NEAR THE NORTHEAST CORNER OF THE CONDOMINIUM AS PARKING FOR UNIT 2.
2. SEE SHEET NO. 2 FOR PLAT MAP.
3. SFC ASSESSOR UPC NO. FOR THIS PROPERTY: 1–054–098–455–321.
4. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR OWNERSHIP TITLE HISTORY, EASEMENTS, RESTRICTIONS ENCUMBRANCES OR RESERVATIONS OR OTHER DOCUMENTS THAT MAY IMPACT THIS PROPERTY.
5. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF ADJOINING PROPERTIES.
6. 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 0006 B, DATED JULY 2, 1980.
7. DATE OF FIELD SURVEY: SEPTEMBER 5, 2006.
8. ELEVATION DATUM SCALED FROM U.S.G.S. 7.5 MINUTE QUADRANGLE MAP ENTITLED "SANTA FE, N. MEX", DATED 1953, REVISED 1993.

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: THE HIERSOUX LIVING TRUST DEED–MISC. BOOK 2280, PAGE 221
LOCATION: PORTION OF LOT 10, BLOCK 85 1924 OFFICIAL MAP–BLOCK 85 KING'S MAP SF GRANT–PROJECTED S25, T17N, R9E 636 GARCIA STREET, CITY OF SANTA FE SANTA FE COUNTY, NEW MEXICO, U.S.A.

Document No. 1450614

COUNTY CLERKS INSTRUMENT BLOCK
COUNTY OF SANTA FE, STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 14 day of Sept A.D. 2006 at 9:33 o'clock A m, and was duly recorded in Book 635, Page 021 of the Records of 014-020 Santa Fe County
Witness my Hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, New Mexico
Deputy

COUNTY CLERK SEAL
COUNTY CLERK VALERIE ESPINOZA SANTA FE COUNTY NEW MEXICO

SHEET 1 OF 3

ARMIJO SURVEYS INC
PAUL A. ARMIJO 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

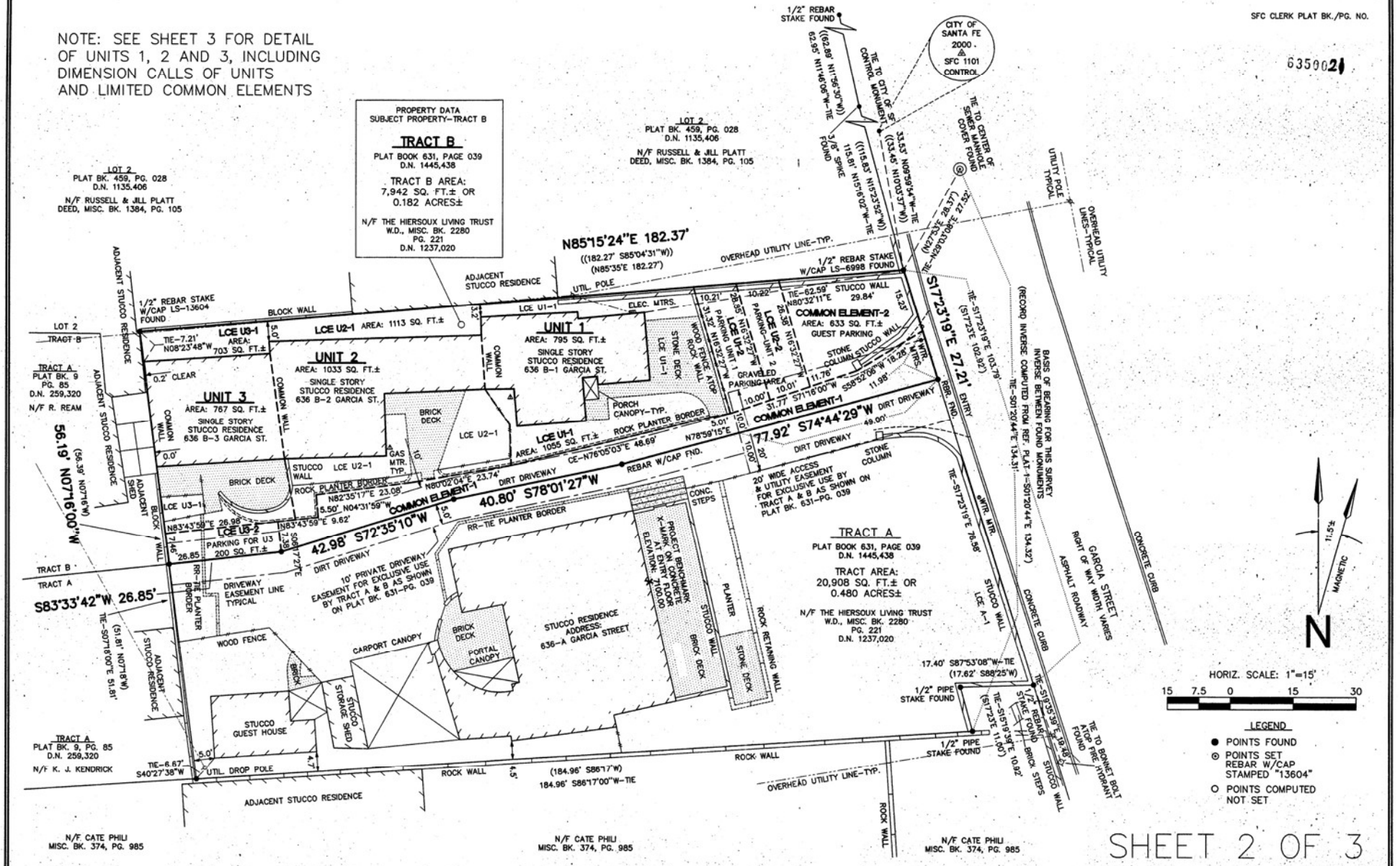
FIRST AMENDMENT TO PLAT OF SURVEY PREPARED FOR THE HIERSOUX LIVING TRUST AND 636 GARCIA STREET COMPOUND

DRAWN BY P.A.A. DATE SEPT. 2006
JOB No. 2609360 SHEET No. 1 OF 3

NOTE: SEE SHEET 3 FOR DETAIL OF UNITS 1, 2 AND 3, INCLUDING DIMENSION CALLS OF UNITS AND LIMITED COMMON ELEMENTS

SFC CLERK PLAT BK./PG. NO.

635902



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.

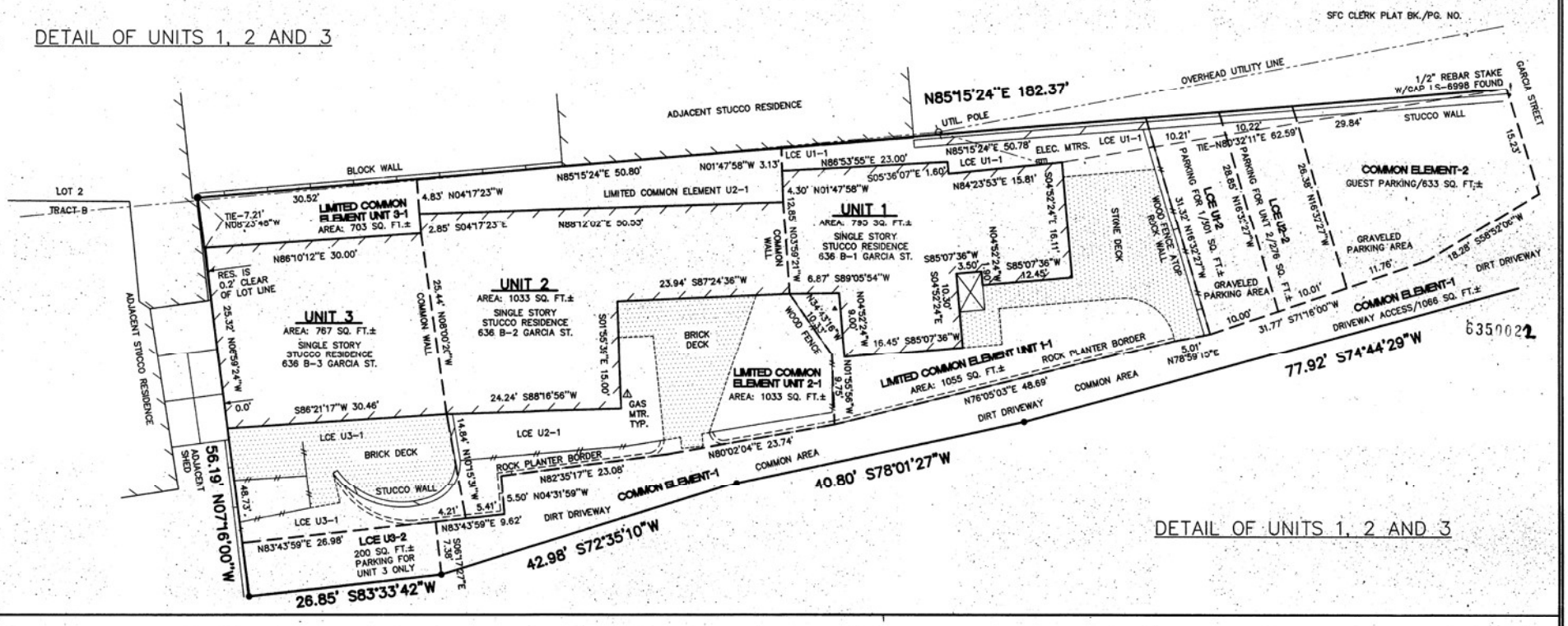
SHEET 2 OF 3

ARMIJO SURVEYS INC.
PAUL A. ARMIJO 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

FIRST AMENDMENT TO PLAT OF SURVEY PREPARED FOR THE HIERSOUX LIVING TRUST AND 636 GARCIA STREET COMPOUND

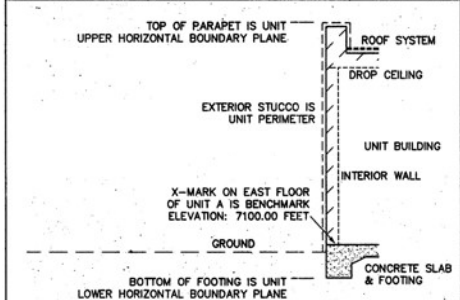
DRAWN BY P.A.A. DATE SEPT. 2006
JOB No. 2609360 SHEET No. 2 OF 3

DETAIL OF UNITS 1, 2 AND 3



DETAIL OF UNITS 1, 2 AND 3

TABLE OF ELEVATIONS OF HORIZONTAL BOUNDARY PLANES
BUILDING COMMON ELEMENT LOWER HORIZONTAL BOUNDARY PLANE: 7097.00
UNIT 1, LOWER HORIZONTAL BOUNDARY PLANE: 7097.60 UNIT 2, LOWER HORIZONTAL BOUNDARY PLANE: 7098.00 UNIT 2, LOWER HORIZONTAL BOUNDARY PLANE: 7098.40
UNIT 1, UPPER HORIZONTAL BOUNDARY PLANE: 7111.10 UNIT 2, UPPER HORIZONTAL BOUNDARY PLANE: 7110.90 UNIT 3, UPPER HORIZONTAL BOUNDARY PLANE: 7110.90
BUILDING COMMON ELEMENT UPPER HORIZONTAL BOUNDARY PLANE: 7113.00



DETAIL NOT TO SCALE

TABLE OF AREAS
TOTAL AREA OF CONDOMINIUM: 7,942 SQ. FT.±
UNIT 1: 795 SQ. FT.± LIMITED COMMON ELEMENT UNIT 1-1: 1055 SQ. FT.± LIMITED COMMON ELEMENT UNIT 1-2 / PARKING: 301 SQ. FT.±
UNIT 2: 1033 SQ. FT.± LIMITED COMMON ELEMENT UNIT 2-1: 1113 SQ. FT.± LIMITED COMMON ELEMENT UNIT 2-2 / PARKING: 276 SQ. FT.±
UNIT 3: 767 SQ. FT.± LIMITED COMMON ELEMENT UNIT 3-1: 703 SQ. FT.± LIMITED COMMON ELEMENT UNIT 3-2 / PARKING: 200 SQ. FT.±
COMMON ELEMENT-1 / DRIVEWAY: 1066 SQ. FT.± COMMON ELEMENT-2 / GUEST PARKING: 633 SQ. FT.±
TRACT B AREA: 7,942 SQ. FT.± OR 0.182 ACRES±



HORIZ. SCALE: 1"=10'

10 5 0 10 20

SHEET 3 OF 3

ARMIJO SURVEYS INC.
PAUL A. ARMIJO 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

FIRST AMENDEMENT TO PLAT OF SURVEY PREPARED FOR THE HIERSOUX LIVING TRUST
AND
636 GARCIA STREET COMPOUND

DRAWN BY P.A.A. DATE SEPT. 2006
JOB No. 2609360 SHEET No. 3 OF 3

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-008514--HDRB

Project Description: 2024-008514-HDRB. 626 Gomez Road. Don Gaspar Area Historic District. Contributing. Andrej Davidson and Masha Keady, agents/owners request primary façade designation for a residential structure.

Project Location(s): 626 GOMEZ RD
Santa Fe, NM 87505

Contacts:

Property Owner: Andrej Davidson

Applicant: Andrej Davidson

Historic District: HD: Don Gaspar Area

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number: 1995

Year of Construction: by 1942

Project Type: Primary Elevation Designation

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 23, 2024

TO: Historic Districts Review Board Members

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

---

2024-008514-HDRB. 626 Gomez Road. Don Gaspar Area Historic District. Contributing. Andrej Davidson and Masha Keady, agents/owners request primary façade designation for a residential structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

____ Zoning Review Sheet

__x__ Other: Letter from previous case

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

____ Elevations

__x__ Photographs

__x__ Other: letter from previous resident

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing with the original east (façade 2) elevation as the primary façade excluding the non-historic porch, the yardwall be designated non-contributing and the historic status of the shed be designated as non-contributing, per SFCC Section 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The single-family Pueblo Revival style residence at 626 Gomez is listed as contributing to the Downtown and Eastside Historic District though primary facades have not yet been designated.



Figure 1: Location of 626 Gomez Road

Two historical surveys exist for the property, one completed in 1982, and another in 1995. Both list the property as contributing to the district.

The original construction date is listed as 1935 in the 1982 historic survey and as “by 1942”, in the 1995 historic survey. Evident in the historic survey site plans, an addition was constructed on the west elevation between 1982 and 1995. The 1995 historic survey states that the addition at the rear has little effect on the historic character of the original building since it is not noticeable from the street and is clearly different from the original portion of the structure.

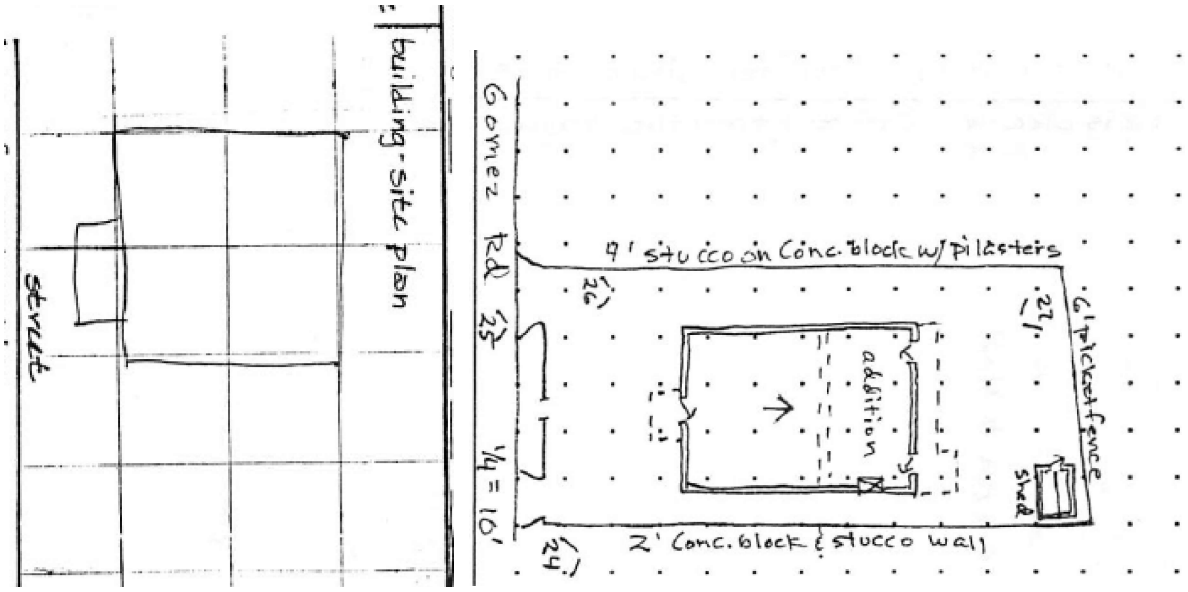


Figure 2: Site Plans from 1982 and the 1995 Historic Surveys.

In 1998, the 2' yard wall was removed and replaced with a stucco finished block yard wall with a height that varies from 6'-0" to 7'-6" high. Additionally in 1998, a glass block replaced a window but the opening and dimensions of the opening remain the same.

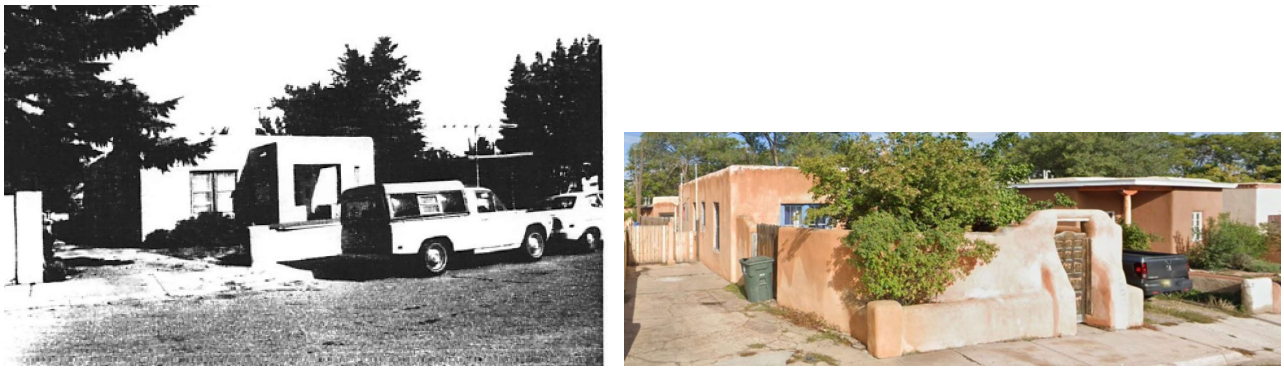


Figure 3: The 2' yardwall in 1982 and the existing yardwall as constructed in 1998.

The windows are not the original windows as they were replaced in the 1980's and 2000s. The aluminum clad windows on the north elevation of the western addition were replaced in the 1980s and the rest of windows were replaced in the early 2000's with metal clad wood windows on the north and south elevations. Around the same time, the original porch was removed and a roof awning that ran the entire west elevation of the addition was replaced with a modern galvanized metal drip edge.

The west façade was altered with additions without a permit in 2023.The work was in progress when a stop work order was issued by City HPD.

In addition to the residence, there is a shed located on the property. The shed is mentioned in the 1982 historic inventory and may well be eligible for status though the exact date of installation is not known. The shed is a simple pitched roof frame structure with wood shingles and stucco. The door is wood with a single diamond shaped lite.



Figure 4: The shed structure.

The homeowners applied for a downgrade to the status of the residence in 2022, but the case was never heard. No other cases were located in the Historic Preservation office files.

Today, the applicant requests status confirmation and primary façade designation of the residential building, yardwall, and status designation of the rear shed structure.

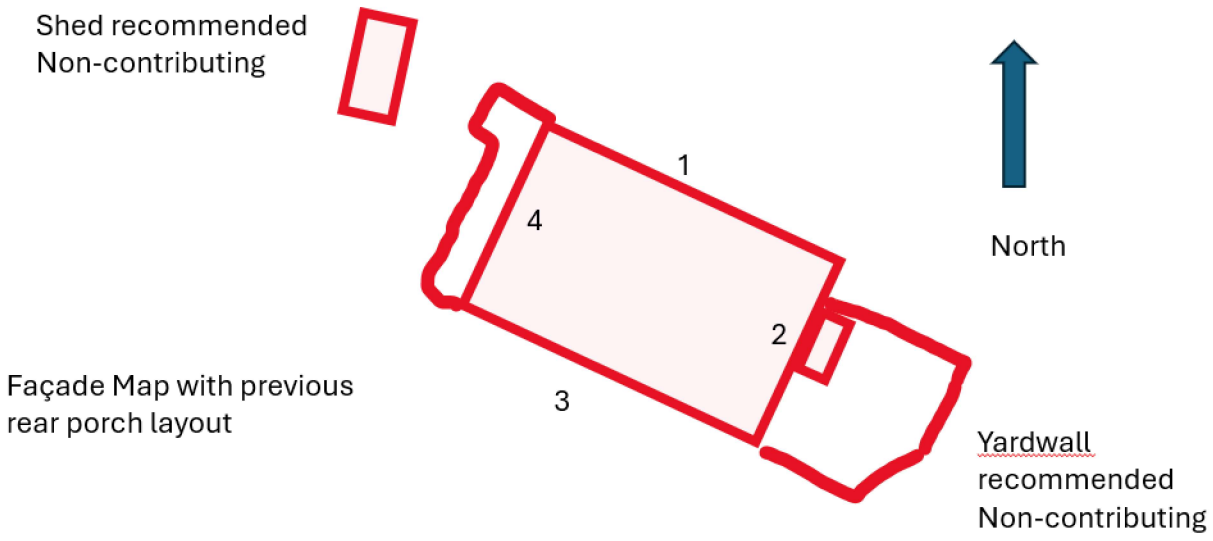


Figure 5: Façade Map

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or
(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-5.2(H) Don Gaspar Area Historic District
(1) District Standards
Compliance with the following structural standards shall occur wherever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

(a) Slump block, stucco, brick, stone, or wood shall be used as exterior wall materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials. The painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns, or using building as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.
(b) Roof forms including but not limited to flat, gabled, shed, and hipped roofs are allowed. Folded plate or hyperbolic roofs are not allowed.
(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, greenhouses, garden rooms, direct gain, or other energy collecting purposes

is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened by the following methods:

(i) raising the parapet;
(ii) setting back from the edge of the roof;
(iii) framing the collector with wood;
(iv) in the case of pitched roofs, by integrating the collector into the pitch;
(v) in case of ground solar collectors by a wall or vegetation;
(vi) in the case of wall collectors by enclosing by end or other walls;
(vii) other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

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

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

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

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

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

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

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or destruction of walls, fences, and solar collectors and required submittals shall be reviewed by the land use department. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 626 Gomez

ID NUMBER: 0516 00556

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 2198.0

TNSP 17 (N) S RANGE 9 (E) W SEC 25 NW1/4 NW 1/4

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

DATE OF CONSTRUCTION:

____ ESTIMATE by 1942 ACTUAL

SOURCE(S) City Directory

BUILDING DATA

ARCHITECTURAL STYLE: Vernacular

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? shed

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

____ MINOR X MODERATE

____ MAJOR

EXPLAIN: addition across rear w/alum sliding windows

OVERALL CONDITION:

____ EXCELLENT X GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

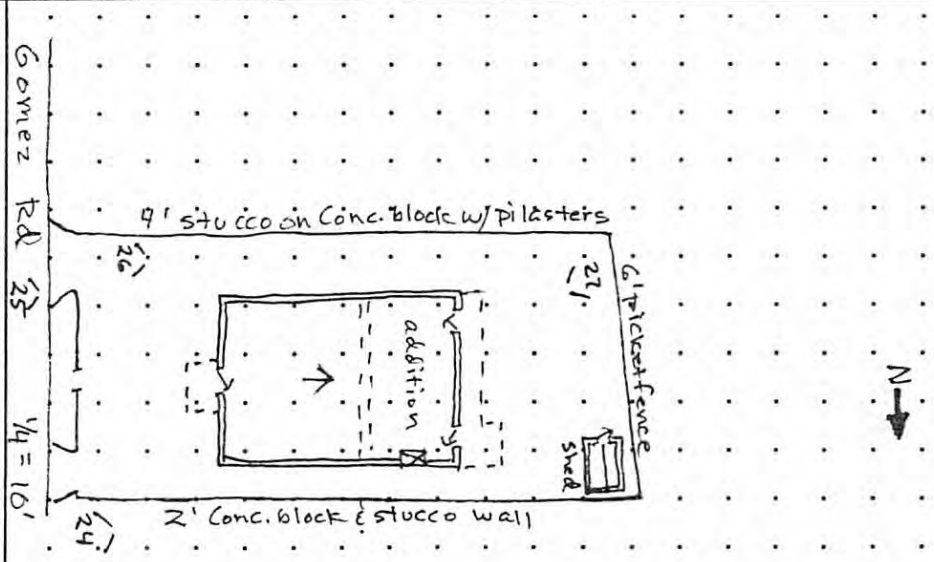
____ YES X NO

PHOTO



#25 East Elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES X NO ____ ELIGIBLE * Now more than 50 years old, maintains integrity

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES ____ NO X ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 6/95 BY MJH

NEGATIVES WITH NMHPD ROLL # MJH2 NEG # 24 TO 27

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Shed w/parapet drains at rear, metal canal on front porch, alum. gutters & spouts
BUILDING WALLS	orange stucco
FOUNDATIONS	
DOORS	wood  wood  Colonial style wood screen doors
WINDOWS	 wood d.h.w. paired & single Original wood screens Fixed wood frame picture window Addition: Aluminum sliding units
PORCHES OR PORTALES	Front: stuccoed 3' wall & pilasters w/parapet Across rear: 4x4 posts, 2x6 beams, 2x4 rafters, corrugated fiberglass roof
BALCONIES	
COURTYARDS	
FENCES/WALLS	N. side: stucco over conc. block E & S side: stucco over conc. block with pilasters. W. side: 6' cedar picket fence
ARCH. DETAILS	recessed windows painted med. blue
OTHER	Basement under old & new parts of house

COMMENTS This area is not on Sanborn maps. The addition at rear has little effect on the historic character since it is hardly noticeable from the street & is clearly different from the original portion

ADDITIONAL PHOTOGRAPHS



#26 South Elevation

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

ADDRESS

626 Gomez

ID NUMBER: 0516 0556

SANTA FE ID NUMBER: H 2198.0

SURVEYED/RESEARCHED

DATE 6/95 BY MJH



#22 West Elevation



#24 North Elevation

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H2198

building threatened? yes	surveyed date 5-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 556	UTM reference zone 12 (13)	easting	northing

location description: 624 Don Gaspar

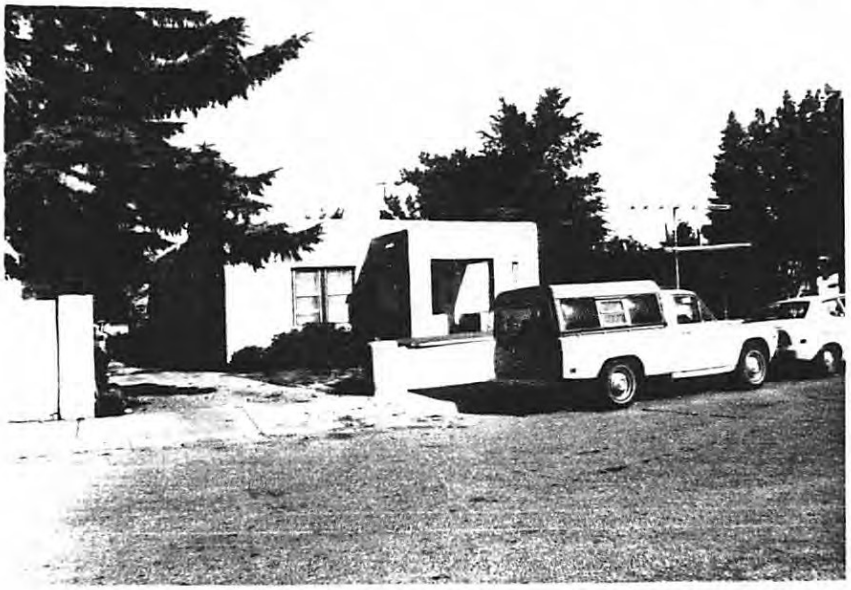
city/town: Santa Fe

land grant/reservation:

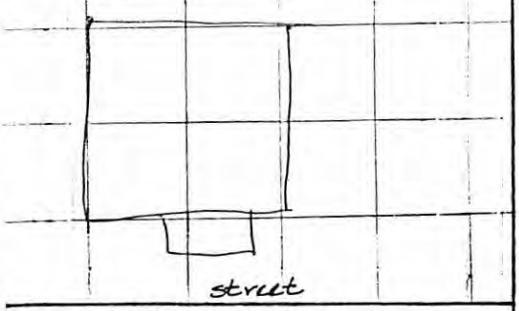
building name:

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

film roll by E.T. no. 18 | negative nos. 15 16 | loc. of neg. City of Santa Fe



building-site plan



date of construction: 1935 estimate ___ actual

source:

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style: Pueblo Revival

foundation material: N/V

wall material/surface: stucco

architectural features: parapet, porch, canales, rodd/h 3-1

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

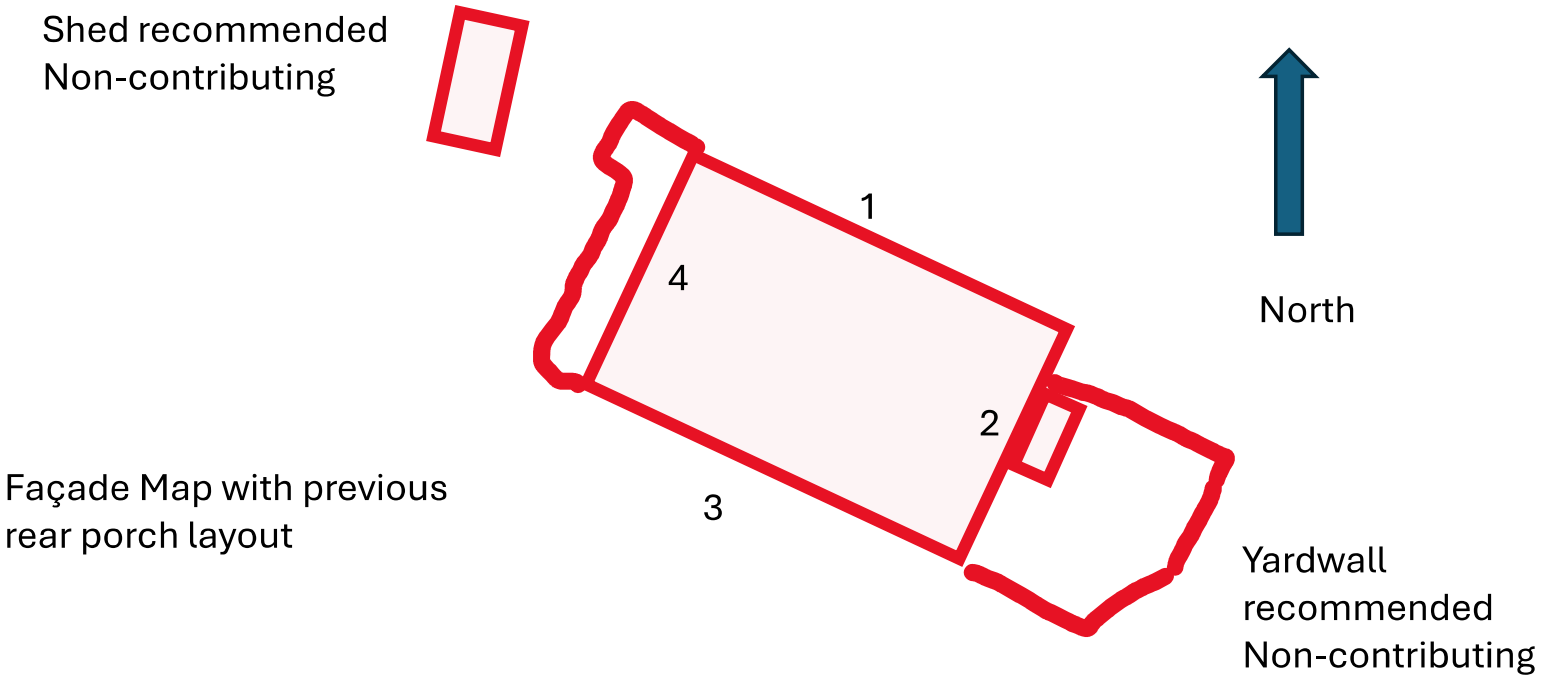
significance
___ significant ___ contributing
X supporting ___ intrusive
date?

comments: 3' stucco wall

associated buildings? X yes
what type? shed

if inventoried, list ID nos.

see back? ___ yes



Façade Map with previous rear porch layout

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case
WITHDRAWN
2022-004716-HDRB
Status Review

Lloyd & Associates
ARCHITECTS

January 10, 2022

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

Re: **Requested Status Review of 626 Gomez Road, Santa Fe NM**

Dear Historic Board Staff,

On behalf of the owners, we are requesting a status review of the existing residence at 626 Gomez Steet. The residence is currently listed as contributing to the district. The owners feel that the property could warrant being downgraded to non-contributing because of a number of changes that have been permitted by the city over the last 40 years.

Two historic surveys exist for the property, one completed in 1982, and another in 1995. Both list the property as contributing to the district. Sometime between the two surveys an addition was constructed on the west side of the property.

We have found no information to contradict the original construction date of 1935, as stated in the 1982 historic survey or "by 1942", as stated in the 1995 historic survey.

The property had a permitted addition that was construction sometime between 1982, and 1995. Although the permit documentation have not been located for this work a timeframe can be established because the addition was not seen in the 1982 historic survey and was seen in the 1995 historic survey.

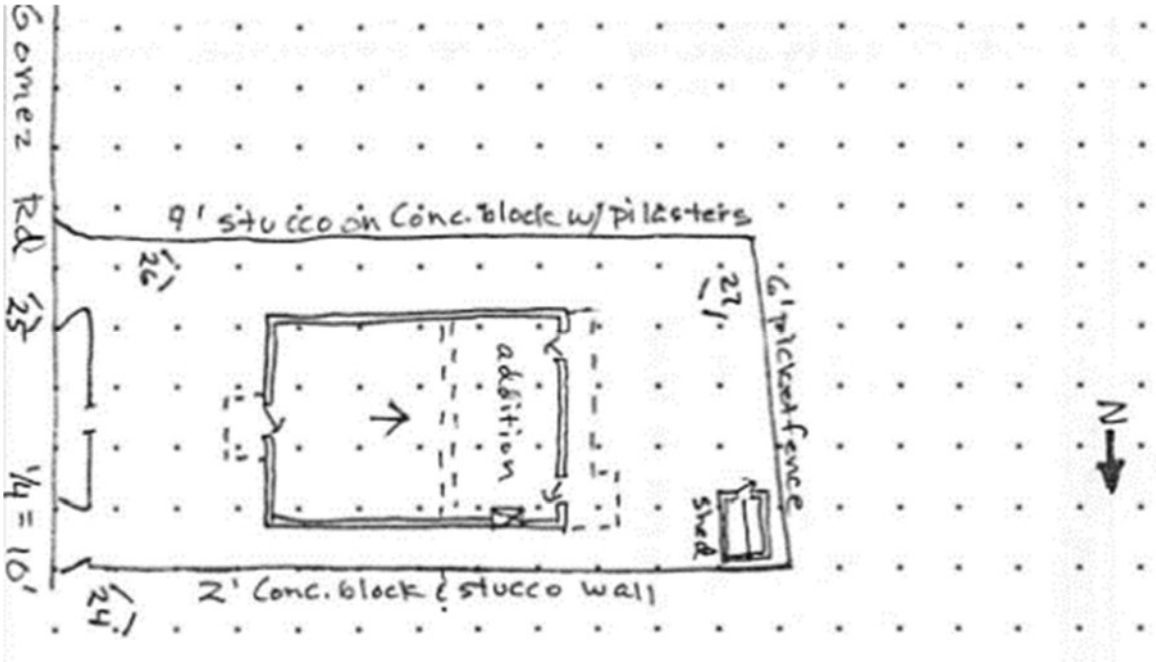


Image 1- Site plan above taken from 1995 Historic Survey.

Permitted changes occurred in 1998 when the existing 2' yard-wall was removed and replaced with a stucco finished block yard-wall with a height that varies from 6'-0" to 7'-6" high. In this same permitted work, a glass block opening was added to the east elevation which faces Gomez Road. The glass block opening is 32" wide and 3'-11" high and is located 32" from the north-east corner of the residence. See original smaller yard0wall in photo below.



Image 2- Property scene from Gomez Road, taken from 1982 Historic Survey

Some of the original metal windows seem to have been replaced with wood metal clad openings, the owners no longer have the permit documents for this work but believe it happened in the early 2000's. In the same time period a porch original to the edition was removed and a roof awning that ran the entire west elevation of the addition was replaced with a modern galvanized metal drip edge.

Chronology of Changes:

1935 - 1942 – Original Construction.
1982 – 1995- Stucco finished addition in rear yard of property
1998 – Historic 2' high front yard-wall demolished and changed to 6' – 7'-6" height. Glass block opening added, 32" from north-east corner of building.
2000s - Aluminum Clad openings replace circa 1980's metal openings at north elevation of addition.
2000s - West elevation of addition was changed to remove porch and awning changed to have drip edge.

Our application consists of the following items:

- This letter
- Existing photographs

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

Best Regards,

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

City of Santa Fe, New Mexico

Historic Districts Review Board

July 9, 2024

2024-008514-HDRB

Applicant Submittal Status Review

To Whom It May Concern,

I am requesting the primary facades of the structure at 626 Gomez Road, Santa Fe, NM be assigned.

Andrej Davidson (owner)

Andrej Davidson 5-13-2024

SCALE 1"=20'

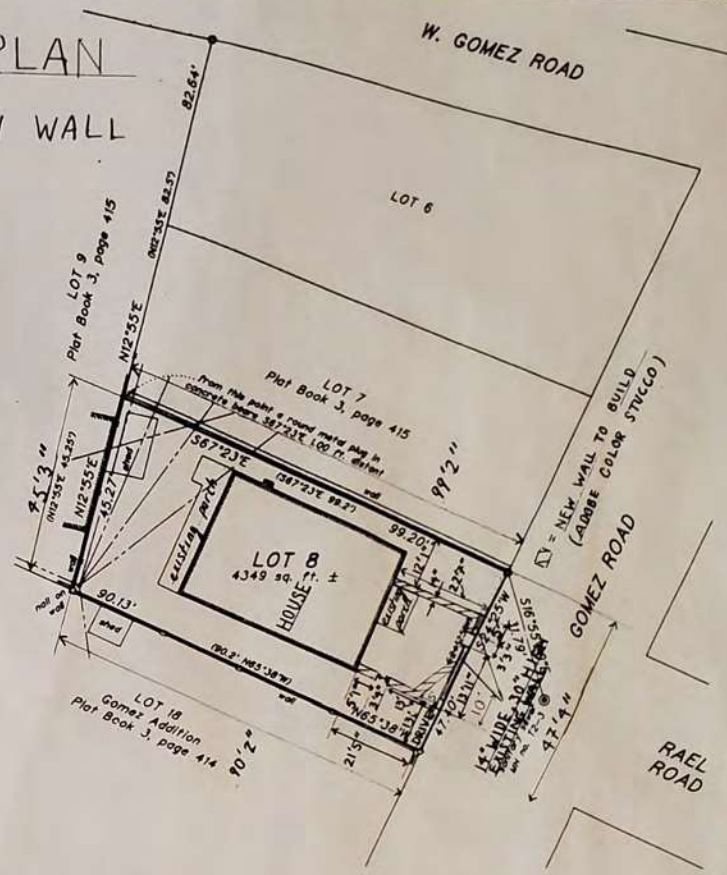
0 10 25 50 100

- ● indicates rebar found in place
- ○ indicates corner set this survey (round metal plug in concrete unless noted)
- ◦ indicates corner not set (inaccessible)
- ——x—— indicates fence
- ——--—o—— indicates overhead utility lines and utility pole

Meridian is referred to corners found in J.E. Gomez Subdivision.

SITE PLAN

FOR NEW WALL



PLAT REFERENCES

"PLAT OF GOMEZ ADDITION" (filed in Plat Book 3 on page 414 in the Santa Fe County Clerk's Office.

"PLAT OF J.E. GOMEZ SUBDIVISION" (filed in Plat Book 3 on page 415 in the Santa Fe County Clerk's Office). Data in parenthesis is from said plat.

DESCRIPTION

Tract shown is Lot 8 of "PLAT OF J.E. GOMEZ SUBDIVISION" (filed in Plat Book 3 on page 415 in the Santa Fe County Clerk's Office) and is more particularly described as follows, to wit:

Begin at a rebar on the west line of Gomez Road, from which the center of the cover for sanitary sewer manhole no. T2-3 bears S16°55'20"E 37.19 ft. distant; thence S24°25'W, along said west line, 47.40 ft. to a round metal plug in concrete; thence N65°38'W 90.13 ft. to a nail on top of a wall; thence N12°55'E 45.27 ft. to a point, from which a round metal plug in concrete bears S67°23'E 1.00 ft. distant; thence S67°23'E 99.20 ft. to the point and place of beginning, all as shown hereon.

The above described tract is subject to all easements, restrictions and reservations of record which pertain.

REVISIONS 4-24-96

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 SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that this plat is an accurate delineation of field surveys completed under my direction on 28 July 1993 and that it meets the minimum standards for surveys in New Mexico as clarified by public acknowledgment of the Board of Registration for Professional Engineers and Surveyors on 31 Jan. 1992.

Guy D. Hayden
NMPS # 4070
PO BOX 5801
SANTA FE, NM

REGISTERED PROFESSIONAL SURVEYOR NEW MEXICO 4070 GUY D. HAYDEN

COUNTY OF SANTA FE ss
STATE OF NEW MEXICO

823 962

I hereby certify that this instrument was filed for record on the 30 day of July A.D. 19 93 at 11:32 o'clock A M. and was duly recorded in Book 251, page 026 of the records of Santa Fe County.
Witness my hand and Seal of Office
JONA G. ARMIJO
County Clerk, Santa Fe County, N.M.

Christina Sheia
Deputy

LANDS SURVEYED AT
626 GOMEZ ROAD
SANTA FE N.M.

95/93


MAVERICK
581 XCJ






060719T

PULL









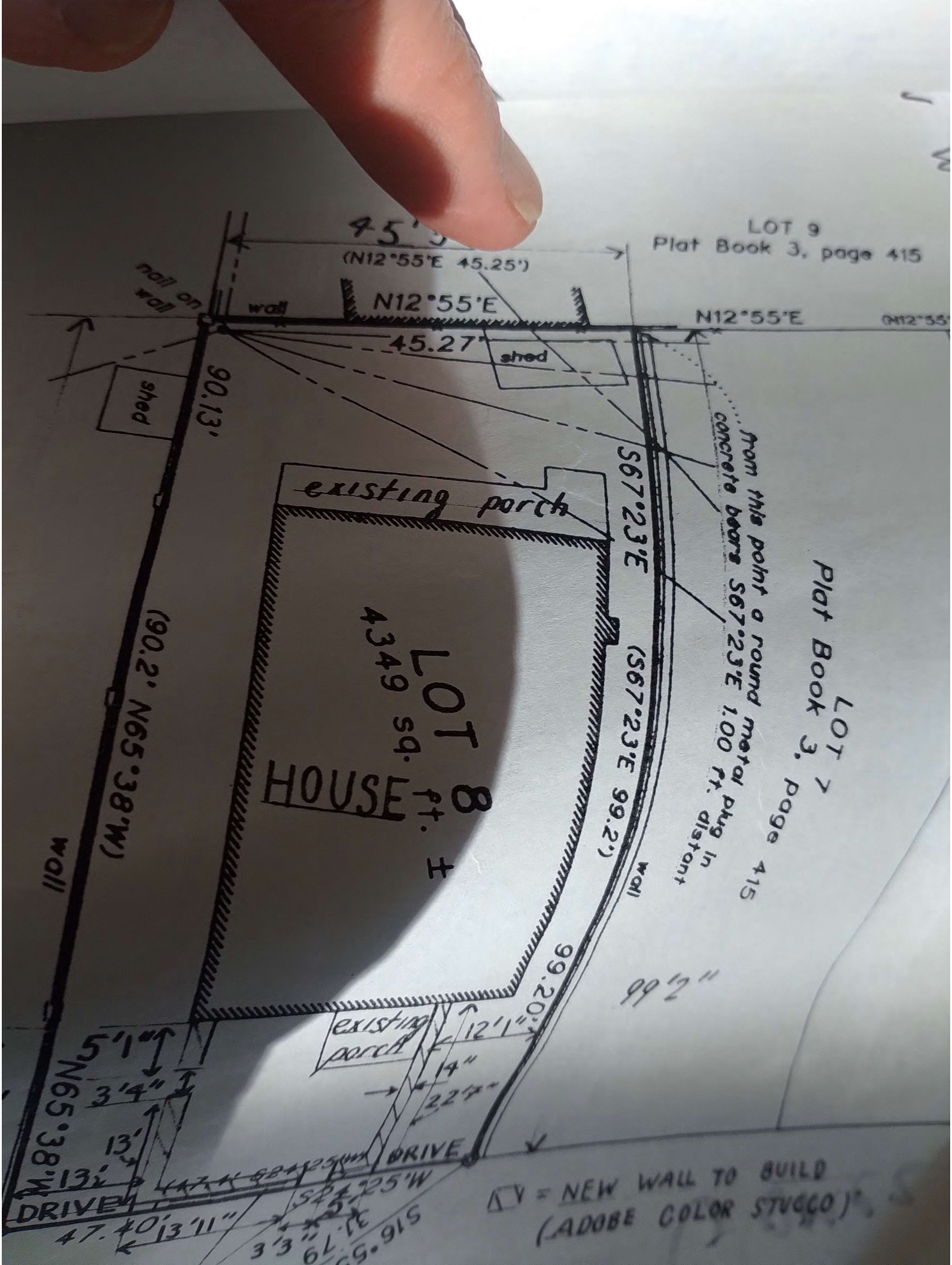








969



LOT 9
Plat Book 3, page 415
45'
(N12°55'E 45.25')
nail on wall
wall
N12°55'E
N12°55'E
45.27'
shed
shed
90.13'
from this point a round metal plug in concrete bears S67°23'E 1.00 ft. distant
S67°23'E
existing porch
LOT 8
4349 sq. ft. ±
HOUSE
(90.2' N65°38'W)
(S67°23'E 99.2')
wall
wall
LOT 7
Plat Book 3, page 415
99.20'
99'2"
existing porch
12'1"
14"
22'7"
5'1"
3'4"
13'
13'
N65°38'W
DRIVE
DRIVE
47.40'
13'11"
3'3"
S24°25'W
S16°55'
= NEW WALL TO BUILD
(ADOBE COLOR STUCCO)

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 SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

TECHNICAL REVIEW LOT-OF-RECORD CREATED

OFFICIAL ADDRESS 626 Gomez Rd

☐ ESCARPMENT OVERLAY DISTRICT ☐ FOOTHILL ☐ RIDGETOP

☐ PRE-APPLICATION MEETING IS REQUIRED BY THE URBAN

☐ SPECIALIST N/A

☐ MANAGEMENT REQUIRED N/A

☐ IMPACT FEES REQUIRED N/A

☐ FLOOD PLAIN VERIFICATION Zone C

☐ OTHER

Lgc 4.5.94

NAME DATE ESCARPMENT PRE-APPLICATION APPROVED

LANDS SURVEYED AT
626 GOMEZ ROAD
SANTA FE N.M.

95/9

City of Santa Fe, New Mexico

memo

DATE: July 23, 2024

TO: Historic Districts Review Board Members

FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

---

2024-008515-HDRB. 544 Canyon Road. Contributing. Downtown and Eastside Historic District. Jon Dick, applicant, requests a status review with primary façade designation(s) if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	___ Proposal Letter
_x_ Historic Inventory Form	___ Site Plan/Floor Plan
___ Zoning Review Sheet	___ Elevations
_x_ Other: Façade Diagram and Previous HDRB Case Documents	___ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the main residential structure be maintained as contributing and the guest house, garage, and yardwall as non-contributing, per SFCC Section 14-5.2(C) Designation of Significant and Contributing Structures and recommends the designation of the north and south facades as primary as indicated in the façade diagram numbers one, three, and nine.

BACKGROUND & SUMMARY:

544 Canyon Road is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The property is located on a 0.5-acre lot and comprises of the main residence, garage, and guest house. The main residence was originally constructed in the mid-1930s in an L-shape Spanish Pueblo Revival architectural design style as seen by the flat roof, rounded parapets, adobe block and wooden viga construction material, and the recessed divided

lite doors and windows. The main residence has undergone minor alterations throughout time but still maintains the original core construction footprint.

Previous Historic Districts Review Board (HDRB) cases include:

Case No. H-93-007. Remodel of existing detached garage for use as a guesthouse, add partial second story. The case was heard on March 8, 1993, and the Historic Design Review Board rejected the proposed remodel of the existing garage for use as a guest house including the addition of a partial second story. The case was appealed on March 12, 1993. The case was tabled by City Council on April 14, 1993. On May 12, 1993, the City Council moved to approve the project and overturn the HDRB's decision with a 4-3 vote.

Case No. H-11-000138. Proposed remodel to a contributing residence by constructing approximately 4,550 sq. ft. of additions that are lower than the existing height, constructing a garden shed/studio, and making other exterior alterations. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)). The case was heard on December 13, 2011, and the decision of the Board to designate the north and south elevations as primary and to deny the request to remodel the property.

Case No. H-12-0031A. Request historic status review for this contributing residential structure. The case was heard on April 24, 2012, and the decision of the Board was to downgrade the historic status of the guest house from contributing to non-contributing.

Case No. H-12-0031B. Proposed remodel to a non-contributing guest house including the construction of a 108 sq. ft. addition to a height of 11'6" and to replace windows and doors. This case was heard on May 8, 2012, and the decision of the Board was to approve the request with the amended west window design as submitted.

Case No. H-12-031. Proposed to replace historic materials on a contributing residential structure, replace a vehicle gate, and construct a 4' high yard wall. An exception was requested to replace historic material, Section 14.5-2©(1)(c)) and Section 14-5.2(D)(1)(a)). This case was heard on March 26, 2013, and the decision of the Board was to approve the exception request to remove historic material with the conditions that there shall be no publicly visible rooftop appurtenances, that the vehicle gate is approved as redesigned with fenestration, and that the pilaster light fixtures shall be approved by staff before construction permit application is submitted.

Case No. H-18-002. Proposed to construct a 202 sq. ft. addition on a contributing residential structure and a 708 sq. ft. addition on a non-historic garage. An exception is requested to place an addition less than 10' from a primary façade per Section (14-5.2(D)(2)(d)). This case was heard on January 9, 2018, and the decision of the Board was to approve the application with finding the exception criteria for a setback less than 10' are met and with a condition that the two windows on the north elevation be proportioned with the vertical orientation and new drawings as resized for that change should be submitted to staff before obtaining a building permit. Chair Rios added a condition that no rooftop appurtenances be allowed. Member Biedscheid accepted the amendment as friendly and the motion passed by unanimous vote.

RELEVANT CODE CITATIONS:

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

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

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

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

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be

concealed by the firewall from the view of anyone standing in the street on which the building fronts;

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

DEFINITIONS

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.



544 Canyon Road: Façade Diagram

H1020

building threatened? yes	surveyed date 29-10-84 by mb	county Santa Fe	ID no. 051611283
field map number SFHD-6-1283		UTM reference zone 12 13 easting	northing

location description: 544 Canyon

city/town: SANTA FE

land grant/reservation:

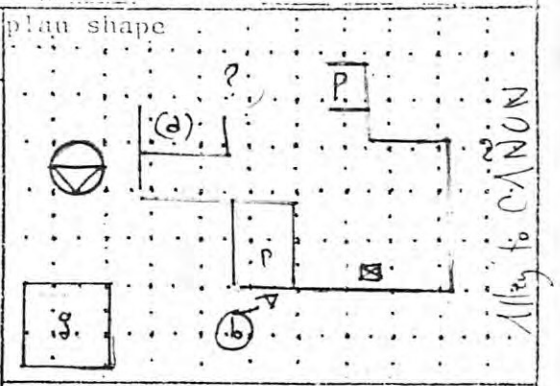
building name:

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

film roll by mb no. 11 | negative nos. 25 | loc. of neg. HPB



plan shape



date of construction: 1935-45 estimate _____ actual

source: Bus. Directory

use
present: residential
other: _____
historic: residential
other: _____

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible X of interest ___ none
if eligible, why? Contrib. marginal date

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

see back? ___ yes

type: Pueblo Revival

NV

wall material/surface: Adobe? Stucco

architectural features
Roof - Flat w 2nd story at (a), 1 chimney vis, 1 mtl lined wd canal has arched opening in parapet
Windows - 6/6, 4/4 w spindle grill, 6/6 has wd sill, 4/4 have bullnosed sill & small, recessed lintel
Door - NV
Portal (b) has heavy round posts tapered at top, ball zapatas, parapet over lintel

comments
Garage has (2) folding 3 leaf Tag doors
Center panel has 4 lites.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: April 27, 2024

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

1. Name of property: Col. Thomas B. Catron Residence	2. Location: 544 Canyon Road Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-1020 4. County: Santa Fe Parcel # 99304941

5. Property Type:
_x Buildings: Three
__ Structures:
__ Site __ Object

6. Date of Survey:
April 20, 2024

7. Previous Survey Date(s):
_x_Yes: October 29, 1984, Michael Belshaw – house only
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6813342,-105.9324257



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: South elevation. Original core of house. Camera facing north.

11. Brief Description of the Property:

Erected in 1936 as an estate home for Colonel Thomas Benton Catron, the building's core consists of a one-story L-plan with a second-story bedroom wing. The attached additions have expanded the house's footprint (Fig. 1). The property includes a one-bedroom guesthouse, a new combination garage, and a studio. The house has recently been updated. Its window frames resemble white wedding cake icing, and its shutters glisten like fine chocolate.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
1936, main house, with additions in 2013 and 2018; guesthouse, formally a garage with a second story added in 1994, with addition made in 20212; garage/studio, 2012 and 2018
_x nown __ Estimated Source: newspaper accounts, aerial photographs, and HDRB cases and associated drawings

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

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



Source: Office of the Santa Fe County Assessor
parcel lines are not accurate

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

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com
w/ Giulia Caporuscio

For: Jeffrey R. Serra and Kirsten Tollefson, via Jon Dick, Archaeo Architects

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

Current owner: Jeffrey R. Serra and Kirsten Tollefson
N/A

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

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

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing: house and guesthouse* __ Non-contributing _x_ No Status: garage
Per City of Santa Fe official designation map *per 2012 HDRB ruling, garage should be Non Contributing (H-12-031A)

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Downtown and Eastside Historic District

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-1020
Col. Thomas B. Catron Residence	544 Canyon Road Downtown and Eastside Historic District Santa Fe	4. County: Santa Fe
		5. Date of Survey: April 20, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 x__ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade _x_Raised:
Materials: _x_ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types - Main House

Operation	Material	Glazing	Number
Single-Hung*	Wood	4/4	1
Single-Hung*	Wood	6/6	13
Single-Hung*	Wood	8/8	3
Casement	Wood	4 (old)	2
Casement	Wood	4 (new)	4
Fixed	Wood	4	1
Fixed	Wood	24	1
Fixed	Wood	30	1
* assumed operation			

11. Door Types - Main House

Type	Style	Material	Number
Single-Leaf	4-light	Wood	1
Single-Leaf	6-light	Wood	1
Double	6-light	Wood	1
Double	French w/sidelights	Wood	1

12. Chimneys _x_ N/A

13. Porches _x_ N/A
Type: __ Entry _x_Partial-Width: 2, portales __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: _x_ __ No known modifications
Multiple (see Table 1)
#1 Date: 1994; conversion of one-story garage to two-story guesthouse; additional changes made in 2012
#2 Date: 2012-2018; two additions made to house, and change of fenestration including removal and replacement of doors and windows
#3 Date: 2012-201; construction of new garage/studio
HDRB records and associated drawings and aerial photographs

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: __ Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

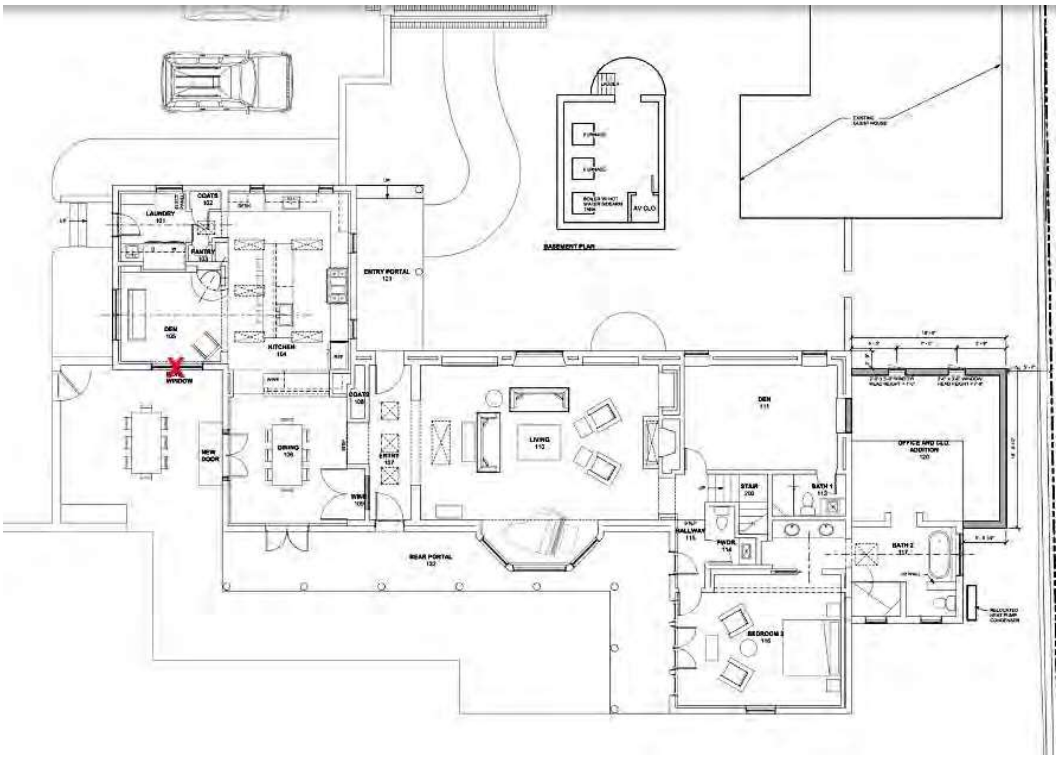
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: N/A. 2018 ground floor plan. Courtesy Lorn Tryk Architects



For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Col. Thomas B. Catron Residence	2. Location: 544 Canyon Road Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-1020
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		5. Date of Survey: April 20, 2024

Architectural Description Continued

The buildings are located about 230' south of Canyon Road at the end of a private lane (Photo 2). The house is not visible from the public street. The 0.5-acre lot is landscaped with lawns and recent hardscaping, including brick paver paths, patios, and a pool area.

North Façade

The north elevation, holding the main entry, is approached by a curving paver path (Photo 3). The principal organization of the building is evident in the approach. It compromises an east-west one-story wing. The living area is attached to a two-story, bulky bedroom suite, and takes up the southeast corner. The front entry is protected by a short portal, showing typical construction of its period with stout posts, squared beams, and intersecting vigas (Photo 4).

Two windows along the *portal* represent the operation and appearance of other windows of the house. They are 4/4 single-hung wood units painted white (Photo 5) and, along with most of the windows, do not appear historic. Windows of this type, in solo or grouped arrangement and 4/4/, 6/6, and 8/8 light patterns, are found throughout the home. They are bracketed by rustic plank shutters, some of which have been replaced. The house is entered through a non-historic door (Photo 6).

South of the entry, the living area wing carries as an unbroken façade for about 75". It includes an office addition created after 2018. A large, 30-light window flanked by huge shutters stands near its west end (Photo 7). The window is an in-kind replacement. At ceiling height, there is a stitching of short viga ends. A den with conventional 6/6 sash windows sits east of the living room (Photo 7). The second story of the bedroom suite rises behind the den and is fenestrated with small casement windows. The addition, with its tiny square casement windows, completes the ground level of the north façade (Photo 8). The HDRB-approved addition involved removing a window on the east elevation.

South Façade

The south façade looks over a lawn and was designed for outdoor living (Photo 1). The façade begins modestly with a small, offset volume holding a den and laundry (Photo 9).

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The former is a blank wall that, up until 2018, had a door and, before that, a window. A long portal traces the living area of the house (Photo 10). Of interest is a bay window in the living room (Photo 11). The three-angle projection holds a center fixed 20-light panel bookended by an 8/8 sash.

The portal turns south to reach the bedroom suite. French doors with sidelights open to the portal from the downstairs bedroom. The doors are not original.

The façade continues eastward with the bedroom suite (Photo 12). The first floor has a single, 6/6 window with shutters; the upper floor has smaller grouped windows of the same light configuration but without shutters. The façade ends with two additions: a bathroom and 5' of the blank wall of the office addition (Photo 14).

Secondary Elevations

Both the east and west elevations have experienced alterations. Following HDRB approval, the door and window of the laundry/den area on the west elevation were replaced (Photo 13). The window opening was enlarged to hold two units. Decorative vigas on the west elevation along the living area and the second floor of the bedroom suite have been removed. The east elevation has received two additions since 2012, altering 3/4ths of its original design (Photo 14).

Guesthouse

Standing north of the main house is a two-story guest quarter (Photo 15). The origin of the building is unknown, but its original one-story, square footprint appears in mid-twentieth-century aerial photographs (Fig. 3). Historically a garage, the HDRB approved a second-story addition to the building in 1993. This building was again altered with an addition and a change of windows and doors in 2012.

Garage/Studio

The garage was constructed in 2012, following a Board approval. An addition was added to it in 2018 (Photo 16).

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Historical Overview

Starting as Thomas Benton Catron II's retirement home, the estate-sized house has evolved over the years, growing with additions and amenities such as a pool, spa, and fire pit. Each addition and renovation has goosed up the old house — made it prettier but not more authentic.

The Colonel: 1936-1943

In late December 1935, Lieutenant Colonel Thomas B. Catron arrived with his family from Hawaii to visit his brother, attorney Fletcher Arthur Catron, at his home on Canyon Road.[1] Both men were the sons of the notorious Confederate attorney and land grabber, Senator Thomas Benton Catron.

While born in New Mexico, Thomas Catron II spent much of his career in the military, in the educational wing of the army. At various times, he lived in Fort Leavenworth, Kansas; West Point, New York, and Washington, D.C., where his household included a Black servant.[2] He was last attached to the Army's G-3 Operations, Hawaiian Division, in Honolulu. He expected to retire from the military the following March and return to Santa Fe to build a house next to his brother, who had recently completed his own home (540 Canyon Road).

The colonel's $20,000 home was completed in June 1936 and immediately became the center of social life. Thomas and his wife, Marjorie, were avid equestrians and used the completion of the house to host a horse ride.[3]

News accounts show the house as the starting point of rides and organizational meetings for horse shows, of which the colonel served as ringmaster. Lectures and teas were advertised, and at one point, Jens Jensen, the now famous landscape architect, gave a lecture.

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[1] "Lieut. Colonel and Mrs. T. B. Catron," *Santa Fe New Mexican*, December 1935, 2.
[2] U.S. Census Bureau, Year: 1930; Census Place: Washington, District of Columbia; Page: 7B; Enumeration District: 0381; FHL microfilm: 2340039.
[3] "Twilight Ride and Steak Fry Enjoyed by 25 Equestrians," *Santa Fe New Mexican*, June 15, 1936, 3; "Riders Assemble at Catrons, 3:15," *Santa Fe New Mexican*, June 19, 1936, 2.

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The 1940 federal census documented the home and all its occupants. Thomas, 51, who was now involved in industry and local civic affairs, headed the household, along with Marjorie, 49, who managed home affairs. The household included daughters D.K., 19, Marjorie F., 17, and son Thomas Benton Catron IV.[4] There were no servants or live-in help.

Colonel T.B. Catron didn't retire for long. The war brought him back on duty, sending him and the family to Washington, D.C., where he served as an adviser to Oveta Culp Hobby, the first director of the Women's Auxiliary Army Corps.

Catron would not return to the Canyon Road house. He sold a portion of the land in 1944 and began renting out the home to Mary T. Whitmer, to whom he would later sell it.[5] Colonel T.B. Catron eventually relocated to Amherst County, Viriginia, where he died in 1973.

The Sad Widow: 1946-1950

On the night of August 1, 1950, Mary T. Whitmer, a 64-year-old widow, took a garden hose and affixed it to the exhaust pipe of her car, parked in the garage of the former Catron estate. She ran the hose through a back window and sealed the gap with newspaper and tape. She took upholstery fabric, spread it across the backseat, weighed it down with bricks, and created a cocoon. She took off her house slippers, got in the back of the car, and was found dead the following day.[6]

Based on social notices before her death, Mary appeared to be living a charmed life. She moved into the Catron house around 1946 and soon hosted events for the Santa Fe Garden Club and the Guild of the Church of the Holy Faith. Every year, she appeared to host a tea or garden party — and only two months before she had a group of college girls stay over. But the census shows she lived alone.

Mary came to New Mexico in the early 1920s, following her husband, a lumber operator from Cleveland. They moved to Albuquerque so that he could establish a sash and door

[4] Thomas Benton Catron III was the son of Fletcher Arthur Catron.
[5] Quitclaim Deed, Marjorie K. and T. B. Catron to Mary T. Whitmer, recorded July 18, 1950, Book 50/Page 238, Instrument # 99214, Santa Fe County, New Mexico.
[6] "Inquest Set in Death of Mary Whitmer," *Santa Fe New Mexican*, August 20, 1950, 2.

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factory for his Ohio and New York-based Whitmer-Jackson Company. In Albuquerque, Mary got involved with the League of Women Voters, organizing voting events; they lived in a Pueblo Revival home on Luna Boulevard. In 1930, she lost her husband and, eight years later, her only son, who died during a hiking trip in the Sandia Mountains while she was vacationing in Europe.

An inquest ruled that her death was "self-inflicted." She had left notes and letters around the house, specifying funeral arrangements and care of the home. The property would only stay under her name for six months before it was deeded to a woman who had gone gung-ho on Santa Fe architecture.

She Had it Her Way: 1951-1958

In 1935, Philena W. Hubbard — one of the wealthiest women of Redlands, California — brought a New Mexico builder to her Riverside County orange grove to erect an authentic adobe, Santa Fe-style house.[7] The builder, Ignacio Ronquillo, had helped her restore and improve an old adobe home in Tesuque, where she and her husband bought a ranch in the late 1920s.

They had discovered New Mexico, much like Georgia O'Keeffe, through a camping trip at Ghost Ranch. Smitten with the New Mexico, they acquired the ranch in 1929 and worked with Kenneth Chapman to redesign its house.

The house built in the orange grove in California — still standing — was made of adobe and conformed to the plan of a portal-fronted residence, with rounded parapets, battered walls, and vigas, made not with traditional ponderosa but with telephone poles. The interior included exposed lintels and a beehive fireplace. It was furnished with Spanish folk furniture and had ristras made by Santa Fe resident Timoteo Griego.

Phileena could have it her way. She was born in 1895 in Oakland, California, to parents Clarence Jesse Wetmore and Mary Electra Camden, both children of the 49er Gold

[7] "How Santa Fe Was Transplanted to a California Orange Grove," *Santa Fe New Mexican*, July 6, 1935, 4.

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Rush. Her father had the distinction of being the first student to enroll at the University of California, Berkeley, and was a founder of Cresta Blanca Winery in Livermore.[8] Her husband, Herbert Lincoln Hubbard, a Stanford graduate also of California pioneer stock, had hundreds of acres of orange groves. In addition to Tesuque, the couple had a real ranch in La Veta, Colorado, where they eventually settled and raised cattle. But Philena's life would change in 1947 when Herbert died at 57.

Philena acquired the former Colonel T. B. Catron residence on Canyon Road from the estate of Mary Whitmer in early 1951.[9] She moved into the house soon after, and it is assumed that — given her penchant for authenticity — she made changes. She doesn't appear in newspaper accounts, but artist friends, including Alice Dickinson who lived at the house for a time, do.

Philena sold the home in 1958 and moved to Northern California.

In a letter to the *Santa Fe New Mexican* a year later, she explained the reason for her move: "I sold my home on Canyon Road principally because I felt it was no longer safe for me to live there alone [. . . .] I intended to make it my permanent residence, but was unable to do so, due to the so-called 'juvenile delinquents,'" referencing a wave of youth crime that swept across Santa Fe — and the entire nation — in the 1950s.[10]

Philena Wetmore Hubbard died in 1984. Her house in Northern California later burned to the ground in the 2018 Camp Fire.

Other Owners: 1959-2024

Subsequent owners, starting with John G. Coughlin, a real estate man who was part-owner in such developments as the Kaune's shopping center on Old Santa Fe Trail, made most of the changes that are visible today. These intensified in the 2010s, with several

[8] "Clarence Wetmore," Oakland [California] Wiki Page, https://en.wikipedia.org/wiki/Cresta_Blanca_Winery, accessed April 24, 2024.
[9] Deed Without Warranty, Arthur Hannett, executor, Mary Whitmer Dickson, executrix, Mary T. Whitmer, deceased estate, to Philena W. Hubbard, recorded March 16, 1951, Book 57/Page 317, Instrument # 102662, Santa Fe County, New Mexico.
[10] "Ex-Resident Glad She Left the City," *Santa Fe New Mexican*, March 10, 1959, 11.

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Board-approved additions and alterations, including changes in fenestration (see Table 1).

Evaluation of Historical Status

The house is lovely and at an estate level of quality, but it is hardly original.

The main house has undergone several renovations, some quite significant regarding interior spaces. The exterior has experienced less alteration, but several additions have affected its overall massing and footprint. The most impactful are the two recent additions appended to the east elevation. This side of the house has lost all historic integrity.

Other alterations have involved removing and/or adding new windows and doors. These interventions are concentrated on the west and east elevations.

In a 2011 review, staff indicated the north elevation "may be considered as primary." However, the HDRB, in their motion, designated both the north and south elevations as the primary façades without any discussion of what that included. After reviewing past projects and existing conditions, these designations seem too broad.

Following the current survey, the recommendation is to designate primary the north elevation, starting at the west corner, and including the east wall of the entry portal, to the east end of the living area before the 2018 office addition begins (Figs. 4 & 5). It would include the second story of the bedroom suite. The primary designation for the south elevation would start at the west end of the portal and continue eastward until it reaches the bedroom suite (Fig. 6). The south elevation of the bedroom wing at both levels would be included.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Table 1: Summary of HDRB Reviews

Case #	Hearing Date	Project	Board Action
93-007	01/20/1993	Add second story to free-standing garage (created guesthouse)	Approved
11-138	12/12/2011	Remodel and multiple additions	Denied
12-031A	04/24/2012	Review status of guesthouse	Downgrade to Noncontributing
12-031B	05/08/2012	Create 104 SF addition to guesthouse and change windows and doors	Approved with revisions
12-031	08/14/2012	Change window to doors, reconstruct window, replace windows, install three new windows, etc. Create 275 SF bathroom addition and 342 SF garage	Approved
12-031B	03/26/2013	Replace vehicular gate and construct 4’ yard wall	Approved
11-138	01/09/2018	Create 202 SF office addition and 708 SF studio addition to garage	Approved

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

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Illustrations



Figure 1: Additions and massing changes, 1994-2018.

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Figure 2: N. L. King, "Map of the City of Santa Fe," 1912. Approximate location of future subject property.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Col. Thomas B. Catron Residence	2. Location: 544 Canyon Road Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-1020
		4. County: Santa Fe
		5. Date of Survey: April 20, 2024



Figure 3: 1966 aerial photograph aerial photograph.
Hatched areas represent the sites of future additions.
Note flat roof and parapets.

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		4. County: Santa Fe
		5. Date of Survey: April 20, 2024

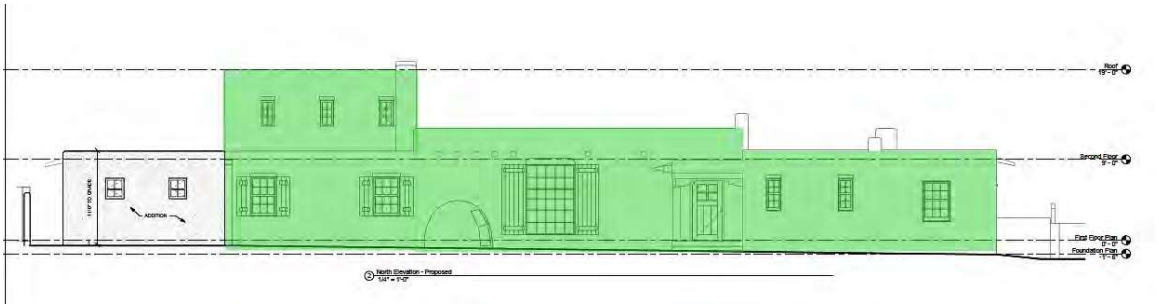

Figure 4: Recommended primary façade, north elevation.

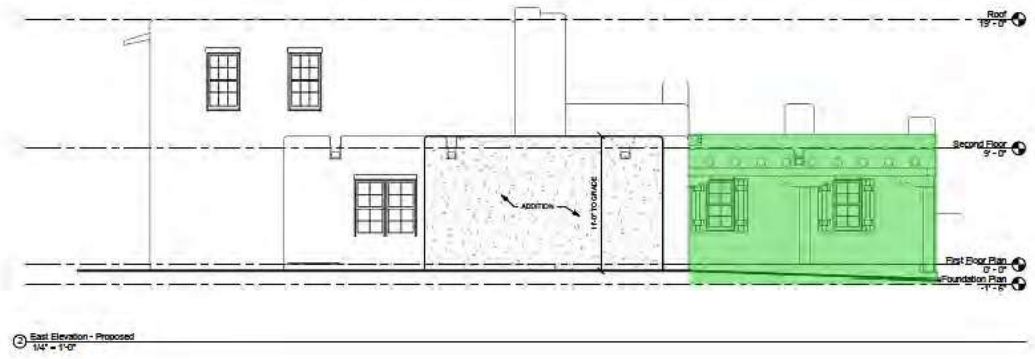

Figure 5: Recommended primary façade, east elevation.

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		4. County: Santa Fe
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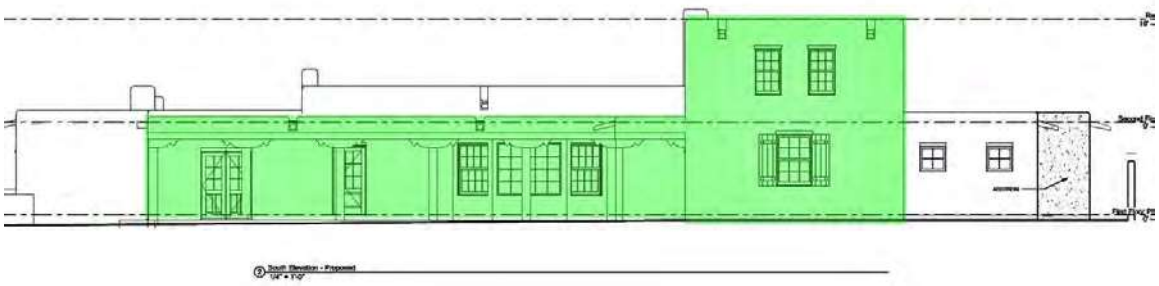

Figure 6: Recommended primary façade, south elevation.

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Survey Photographs

(All images taken by Giulia Caporuscio on April 20, 2024)



Photo 2: Entry. Camera facing southeast.

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Photo 3: Guesthouse, left; main house, right. Camera facing southeast.

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		4. County: Santa Fe
		5. Date of Survey: April 20, 2024

Main House

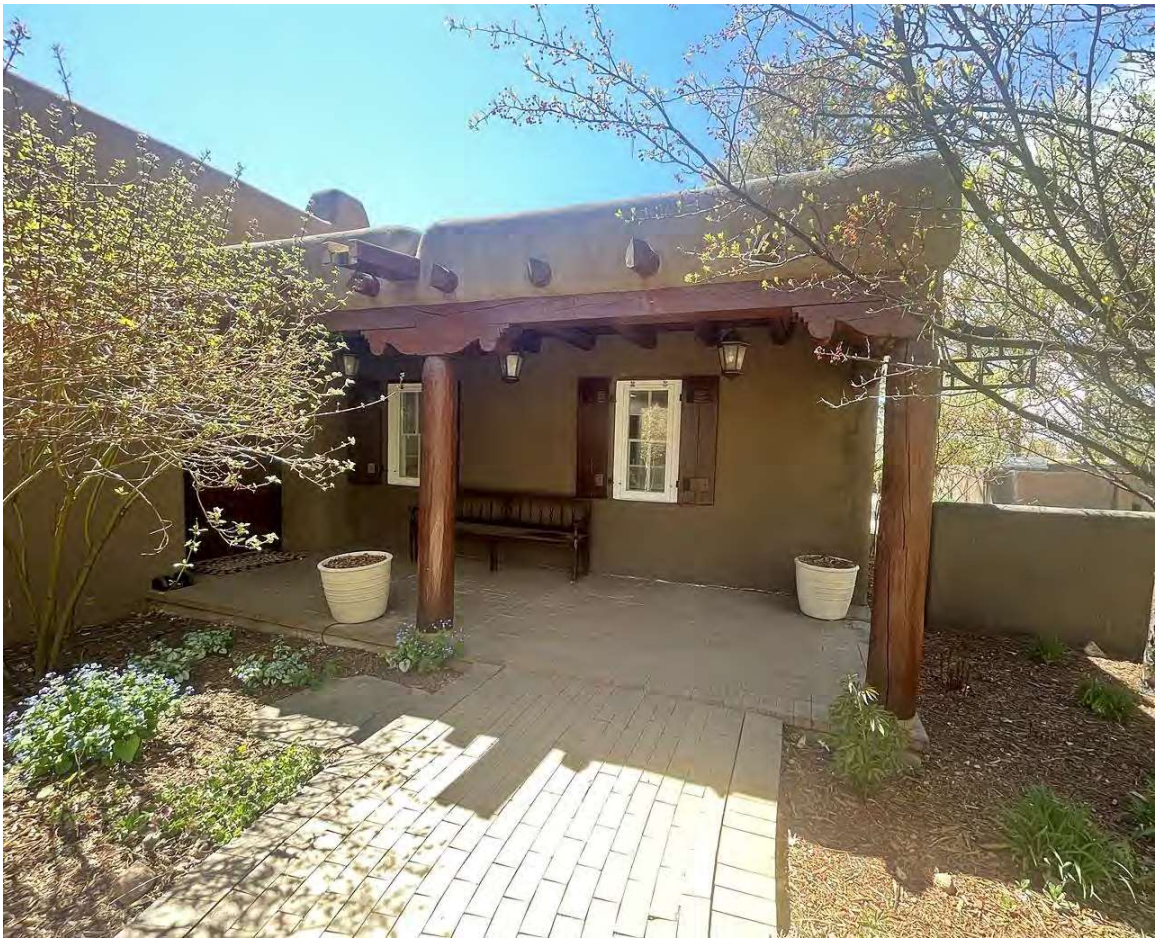

Photo 4: East elevation – entry portal. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 5: East elevation – window at portal. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 6: North elevation – entry door. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 7: North elevation – 30-light window at living room. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 8: North elevation – 2018 office addition. Camera facing south.

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

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Photo 9: South elevation. Circled area indicates removal of fenestration. Camera facing northeast.

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

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Photo 10: South elevation – portal. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 11: South elevation – bay window. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 12: South elevation – bedroom suite. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 13: West elevation – enlarged window opening. Camera facing east.

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

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Photo 14: South elevation – 2012 bathroom addition. Camera facing northwest.

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Guesthouse



Photo 15: West elevation. Camera facing east.

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Garage/Studio



Photo 16: East elevation. Camera facing west.



544 Canyon Road: Façade Diagram

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

NOTICE OF PUBLIC HEARING

(For Official Use Only)

Case # AH 1993-7

Notice is hereby given that the City Council of the City of Santa Fe, New Mexico will hold a public hearing in the City Hall Council Chambers, 200 Lincoln Avenue on April 14, 1993, at 7:30 p.m. for the purpose of acting on an appeal filed by Bert L. Coughlin, Milton Sanchez, agent.

regarding the Historic Design Review Board's decision at their meeting of March 8, 1993 on Case No. H 1993-7

Remodel of an existing garage for use as a guesthouse, including the addition of a partial second story.

in the Downtown and Eastside Historic District.

This request is as set forth in the Santa Fe City Code 1987 Historic District Ordinance for the City of Santa Fe, New Mexico, as they apply for the following described location in the City of Santa Fe, New Mexico, to wit:

544 Canyon Road.

DATED AT SANTA FE, NEW MEXICO, THIS 22 DAY OF March, 1993.

Frances C Ramos
CITY CLERK

NOTE: New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to cross-examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

Since room location may be subject to change, it is recommended that interested parties contact the Planning Division prior to public hearing date at 984-6657.

DATE TO BE PUBLISHED: March 30, 1993.

NEW MEXICAN TO MAIL AFFIDAVIT OF PUBLICATION TO CITY PLANNING DIVISION, P.O. BOX 909, SANTA FE, NEW MEXICO 87504 - PRIOR TO MEETING DATE.

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:36:17

1.

```
Location ID . . . . . :   10535808
Location address  . . . . :  544 CANYON RD
  City, state, zip  . . . :  SANTA FE              NM 875011474
  Carrier route   . . . . :

Location type . . . . . :  PARCEL
Owner name  . . . . . :  COUGHLIN, BERT MRS
Owner address . . . . . :  P O BOX 1474
                           SANTA FE              NM 875011474

Owner carrier route . . . :
Phone number  . . . . . :
Owner type  . . . . . :  PERSON
Alternate Location ID . . :  LOT  37
Parcel Code (Map Code)  . :  1-054-098-512-50031-23-063
```

owner

Press Enter to continue.

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:37:36

2.

```
Location ID . . . . . :   13032576
Location address  . . . . :  520 CALLE CORVO
  City, state, zip  . . . :  SANTA FE              NM 87501
  Carrier route   . . . . :

Location type . . . . . :  PARCEL
Owner name  . . . . . :  WILSON, G RUSSELL & ELIZABETH
Owner address . . . . . :  520 CALLE CORVO
                           SANTA FE              NM 87501

Owner carrier route . . . :
Phone number  . . . . . :
Owner type  . . . . . :  PERSON
Alternate Location ID . . :  LOT  12
Parcel Code (Map Code)  . :  1-054-098-486-51231-22-093
```

Press Enter to continue.

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:37:51

3.

```
Location ID . . . . . :   10237568
Location address  . . . . :  524 CALLE CORVO
  City, state, zip  . . . :  SANTA FE              NM 87501
  Carrier route   . . . . :
```

Location type . . . . . : PARCEL
Owner name . . . . . : BELLO, GEORGE J & MARY OR
Owner address . . . . . : GEORGE JOSEPH BELLO
524 CALLE CORVO
SANTA FE NM 87501
Owner carrier route . . . :
Phone number . . . . . :
Owner type . . . . . : PERSON
Alternate Location ID . . : LOT 14
Parcel Code (Map Code) . : 1-054-098-492-49131-22-073

Press Enter to continue.

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:38:08

4

Location ID . . . . . : 11106944
Location address . . . . : 522 CALLE CORVO
City, state, zip . . . : SANTA FE NM 87501
Carrier route . . . . :

Location type . . . . . : PARCEL
Owner name . . . . . : ROTH, ROBERT S & CHRISTINE C
Owner address . . . . . : 522 CALLE CORVO
SANTA FE NM 87505

Owner carrier route . . . :
Phone number . . . . . :
Owner type . . . . . : PERSON
Alternate Location ID . . : LOT 13
Parcel Code (Map Code) . : 1-054-098-492-50831-22-083

Press Enter to continue.

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:39:33

5

Location ID . . . . . : 10974080
Location address . . . . : 526 CALLE CORVO
City, state, zip . . . : SANTA FE NM 87501
Carrier route . . . . :

Location type . . . . . : PARCEL
Owner name . . . . . : GONZALES, OTILA E
Owner address . . . . . : 526 CALLE CORVO
SANTA FE NM 87501

Owner carrier route . . . :
Phone number . . . . . :
Owner type . . . . . : PERSON
Alternate Location ID . . : LOT 15 HUGHES 2ND ADDN
Parcel Code (Map Code) . : 1-054-098-485-49531-22-063

Press Enter to continue.

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:45:33

6

Location ID . . . . . : 13018752
Location address . . . . : 521 CALLE CORVO
City, state, zip . . . : SANTA FE NM 87501
Carrier route . . . . :

Location type . . . . . : PARCEL
Owner name . . . . . : WICKS, VIRGINIA MAINZ
Owner address . . . . . : 521 CALLE CORVO
SANTA FE NM 87501

Owner carrier route . . . :
Phone number . . . . . :
Owner type . . . . . : PERSON
Alternate Location ID . . : LOT 5 HUGHES 2ND S/D
Parcel Code (Map Code) . : 1-054-098-499-52131-23-023

Press Enter to continue.

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:45:46

7

Location ID . . . . . : 11605888
Location address . . . . : *UNASSIGNED*
City, state, zip . . . : SANTA FE NM 87501
Carrier route . . . . :

Location type . . . . . : PARCEL
Owner name . . . . . : MARTINEZ, VICTOR M
Owner address . . . . . : 523 CALLE CORVO
SANTA FE NM 87501

Owner carrier route . . . :
Phone number . . . . . :
Owner type . . . . . : PERSON
Alternate Location ID . . : LOT 21 BLK 8
Parcel Code (Map Code) . : 1-054-098-505-49131-23-093

Press Enter to continue.

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:45:58

8

Location ID . . . . . : 12594816
Location address . . . . : 540 CANYON RD

City, state, zip . . . . : SANTA FE NM 87501
Carrier route . . . . . :

Location type . . . . . : PARCEL
Owner name . . . . . : BURDINE, RODDEY B
Owner address . . . . . : 540 CANYON RD
SANTA FE NM 87501

Owner carrier route . . . :
Phone number . . . . . :
Owner type . . . . . : PERSON
Alternate Location ID . . : BLK 5
Parcel Code (Map Code) . : 1-054-098-508-51731-23-033

Press Enter to continue.

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:46:10

9

Location ID . . . . . : 12199160
Location address . . . . : 546 CANYON RD
City, state, zip . . . : SANTA FE NM 87501
Carrier route . . . . :

Location type . . . . . : PARCEL
Owner name . . . . . : SMITH, EUGENE & BONNIE K.
Owner address . . . . . : 5721 POTOMAC AVE NW
WASHINGTON DC 20016

Owner carrier route . . . :
Phone number . . . . . :
Owner type . . . . . : PERSON
Alternate Location ID . . : LOT 39A BLK 8
Parcel Code (Map Code) . : 1-054-098-518-50831-23-053

Press Enter to continue.

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:46:29

10

Location ID . . . . . : 12199164
Location address . . . . : 552 CANYON RD
City, state, zip . . . : SANTA FE NM 87501
Carrier route . . . . :

Location type . . . . . : PARCEL
Owner name . . . . . : SMITH, EUGENE A & LOUISE B
Owner address . . . . . : 5721 POTOMAC AVE NW
WASHINGTON DC 20016

Owner carrier route . . . :
Phone number . . . . . :
Owner type . . . . . : PERSON
Alternate Location ID . . : LOT 39 BLK 8
Parcel Code (Map Code) . : 1-054-098-521-51731-23-043

Press Enter to continue.

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:46:40

11.

Location ID . . . . . : 12584320
Location address . . . . : 600 CANYON RD
City, state, zip . . . : SANTA FE NM 87501
Carrier route . . . . :

Location type . . . . . : PARCEL
Owner name . . . . . : ATWILL, DOUGLAS E.
Owner address . . . . . : 602 CANYON RD
SANTA FE NM 87501

Owner carrier route . . . :
Phone number . . . . . :
Owner type . . . . . : PERSON
Alternate Location ID . . : LOT 35
Parcel Code (Map Code) . : 1-054-098-528-49631-23-073

Press Enter to continue.

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:49:00

12

Location ID . . . . . : 12584620
Location address . . . . : 558 CANYON RD
City, state, zip . . . : SANTA FE NM 87501
Carrier route . . . . :

Location type . . . . . : PARCEL
Owner name . . . . . : CLAIBORNE, OMER V & JEANETTE L
Owner address . . . . . : 558 CANYON RD
SANTA FE NM 87501

Owner carrier route . . . :
Phone number . . . . . :
Owner type . . . . . : PERSON
Alternate Location ID . . : T17N R10E S30 NW4
Parcel Code (Map Code) . : 1-055-098-001-51132-08-353

Press Enter to continue.

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
13 Location Master File Inquiry 8:49:11

```
Location ID . . . . . . . . :   11081600
Location address  . . . . . :  602 CANYON RD & 602 1/2
  City, state, zip  . . . . :  SANTA FE              NM 87501
  Carrier route   . . . . . :

Location type . . . . . . . :  PARCEL
Owner name  . . . . . . . . :  ATWILL, DOUGLAS E.
Owner address . . . . . . . :  602 CANYON RD
                               SANTA FE              NM 87501

Owner carrier route . . . . :
Phone number  . . . . . . . :
Owner type  . . . . . . . . :  PERSON
Alternate Location ID . . . :  T17N R10E S30      NW4
Parcel Code (Map Code)  . . :  1-055-098-015-50132-08-333

Press Enter to continue.

F3=Exit   F5=Property desc. inquiry   F6=Valuations inquiry
F7=Misc. information inquiry          F12=Cancel                  F24=More keys

      01-01     SA        MW        KS        IM        II     S1    KB
```

```
LM102I01                          SANTA FE COUNTY                          3/18/93
                            Location Master File Inquiry                   8:55:50
```

14

```
Location ID . . . . . . . . :   18402750
Location address  . . . . . :  PLAZA BALENTINE COMMON AR
  City, state, zip  . . . . :  SANTA FE              NM 875040908
  Carrier route   . . . . . :

Location type . . . . . . . :  PARCEL
Owner name  . . . . . . . . :  PLAZA BALENTINE HOMEOWNERS
Owner address . . . . . . . :  PO BOX 908
                               SANTA FE              NM 875040908

Owner carrier route . . . . :
Phone number  . . . . . . . :
Owner type  . . . . . . . . :  PERSON
Alternate Location ID . . . :  COMMON AREA
Parcel Code (Map Code)  . . :  1-054-098-482-49730-00-003

Press Enter to continue.

F3=Exit   F5=Property desc. inquiry   F6=Valuations inquiry
F7=Misc. information inquiry          F12=Cancel                  F24=More keys

      01-01     SA        MW        KS        IM        II     S1    KB
```

March 29, 1993

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Santa Fe, New Mexico will hold a public hearing in the City Hall Council Chambers, 200 Lincoln Avenue, on April 14, 1993 at 7:30 p.m. for the purpose of acting on an appeal filed by Bert L. Coughlin, Milton Sanchez, agent regarding the Historic Design Review Board's decision at their meeting of March 8, 1993 on Case #H 1993-7, remodel of an existing garage for use as a guesthouse, including the addition of a partial second story in the Downtown and Eastside Historic District.

This request is as set forth in the Santa Fe City Code 1987 Historic District Ordinance for the City of Santa Fe, New Mexico, as they apply for the following described location in the City of Santa Fe, New Mexico, to wit: 544 Canyon Road.

LEGALS

DATED AT SANTA FE, NEW MEXICO THIS 22ND DAY OF MARCH, 1993.

Frances C. Romero,
CITY CLERK

NOTE:
New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to cross-examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

Since room location may be subject to change, it is recommended that interested parties contact the Planning Division prior to public hearing date at 984-6657.

Legal #52859
Pub. March 29, 1993

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

PROCEDURE FOR APPEALING HISTORIC BOARD DECISIONS

FOR CITY COUNCIL PUBLIC HEARING

Case # AH 93-7

Once an H-Board decision has been rendered, the appellant must complete the following:

1. Publish notice one time in legal advertisements (Section 14-5.4 (B) (2). SFCC 1987). Publication date at least 15 days prior to City Council hearing on March 30, 1993.
   * legal ad to New Mexican by March 23.
2. Post notice on property, visible from street (Section 14-5.4 (B) (2), SFCC 1987. Date at least 15 days prior to City Council hearing on March 30, 1993.
3. Mail notice certified mail/return receipt requested to property owners within 100 feet radius, streets excluded (14-5.4 (B) (2), SFCC 1987). Date at least 15 days prior to City Council hearing on March 30, 1993.
4. Return mailing receipts and affidavit of mailing and posting to city staff prior to City Council hearing (Section 14-5.4 (B) (2), SFCC 1987). Return receipts to staff by April 13.
5. Attend City Council hearing on April 14, 1993.

I hereby certify that the above instructions have been explained to me and I understand the requirements. Failure to complete the above requirements will result in the renotification and rescheduling of the public hearing.

Melissa Lawlor 3/9/93
APPLICANT'S SIGNATURE / DATE

Mary Lyckowski 3/9/93
STAFF'S SIGNATURE / DATE

Change to:

> "annual rate [~~of six percent (6%) per year~~] as specified in the Sanitary Sewer Rate, Fee and Penalty Schedule, hereby adopted by reference and incorporated as part of this ordinance as Exhibit A, from completion of the work until paid."

There were no persons wishing to address the council from the floor.

Councilor Jaramillo moved approval of the ordinance. The motion was seconded by Councilor Griego and carried on the following Roll Call vote:

For: Councilor Farber; Councilor Griego; Councilor Jaramillo; Councilor Sanchez; Councilor Chavez; Councilor Delgado.

Against: None.

Abstaining: Councilor Montaño.

[A ten-minute break was taken.]

Case #AH 1993-7. 544 Canyon Road. An Appeal Filed by Milton Sanchez, Agent for Bert L. Coughlin, Regarding the March 8, 1993 Decision of the Historic Design Review Board to Reject a Proposal to Remodel an Existing Garage for Use as a Guesthouse, Including the Addition of a Partial Second Story

[Note: Mr. Sanchez's first name is Milner, not Milton.]

Councilor Sanchez moved to take this item off the table. The motion was seconded by Councilor Griego and carried by a 6-0 voice vote (Councilor Chavez was not present).

Urban Design Review Specialist Mary Grzeskowiak presented the following report, which was in the packet with the referenced exhibits:

> Background & Summary: Accessed by an approximately 200-foot-long easement which runs south off Canyon Road, the subject property is located in the Downtown Eastside Historic District (Exhibit A). Situated on the property is a partial two-story residence and a 550 square foot former two-car garage structure. For purposes of the Historic Districts Ordinance, the garage, which is the focus of this appeal, is considered to be "non contributing" (Exhibit B). The property backs up to the rear yards of

following conditions:

1) A note be placed on the plat, "No further subdivision of these lots is permitted."

2) A note be placed on the plat, "Development is restricted to one dwelling unit per lot and permitted accessory uses."

These conditions are included in the bill.

Recommendation: Staff recommends the council conduct the public hearing and consider the bill.

There were no speakers from the floor.

The motion then carried on the following Roll Call vote:

For: Councilor Delgado; Councilor Farber; Councilor Griego; Councilor MacGregor; Councilor Montaño; Councilor Sanchez; Councilor Chavez.

Against: Councilor Jaramillo.

[Councilor MacGregor left the meeting.]

CONSIDERATION OF BILL NO. 1993-5: ADOPTION OF ORDINANCE NO. 1993-9.
An Ordinance Amending Sections 22-1 through 22-5 SFCC 1987, Repealing and Adding Section 22-7 SFCC 1987 Relating to Industrial Pretreatment, and Adding New Section 22-8 SFCC 1987 Relating to the Establishment of Administrative Policies Pertaining to the Implementation of a "Surcharge Program" and 22-9 SFCC 1987 Pertaining to Grease Traps, and Adopting the Sanitary Sewer Rate, Fee and Penalty Schedule, as Shown in Exhibit "A."

Water Quality Control Director Patricio Guerrerortiz stated that two amendments proposed would clarify the issues raised at the last meeting:

On page 4, lines 1, 2 and 3:

Change from:

"annual rate [~~of six percent (6%) per year~~] as specified in the Sanitary Sewer Rate, Fee and Penalty Schedule from completion of the work until paid."

one-story residences on Calle Corvo. With the exception of the main residence on the property and a large two-story building on the adjacent property to the northwest of this site, the area is largely composed of one-story residential buildings (Exhibit C).

As illustrated in the submitted architectural drawings, the proposed treatment of the former garage (currently utilized as a studio) included its conversion to a guesthouse through the insertion of a full kitchen and a second floor bedroom loft (Exhibit D). While essentially utilitarian in style, the proposed structure includes Spanish Pueblo Revival details including rounded parapets and *canales.* The partial second floor placement occurred at the building's southwest corner. Finishes, as indicated in the applicant's proposal letter, were proposed to match the existing main residence on the site and included adobe colored stucco and white painted windows. The design met the architectural standards for the Downtown and Eastside Historic District (Exhibit E).

The Historic Design Review Board's (HDRB) initial opportunity to review the proposal occurred 1/20/93. As the proposal was not represented at that evening's meeting, it was tabled. (Exhibit F.)

At the HDRB's 2/8/93 meeting, the owner's contractor was present to represent the project. As the minutes from that meeting reflect, the discussion of the work focused on the size of the subject property and the potential for adding the needed space in the form of a one-story addition (Exhibit G). The owner's representative agreed to be tabled in order that the possibility of this type of addition be investigated. There were no speakers from the floor.

The project was not again represented until the 3/8/93 HDRB meeting (Exhibit H). There were no revisions provided. The project representative expressed to the HDRB the owner's desire to construct the building as previously proposed. The HDRB again voiced concern for the proposed second story in the context of the amount of available open space on the property. In addition, while noting the proposed stair and open loft space, the HDRB suggested that the proposed occupiable second floor space could be accommodated on the existing first floor. There were no speakers from the floor. In a unanimous decision, the HDRB rejected the proposal at this meeting. As a basis for their action,

the HDRB cited SFCC 14-70.20 (Exhibit I).

An appeal has been filed on this HDRB decision (Exhibit J). The appeal paperwork, which suggests that the HDRB's decision did not include an assessment of the existing two-story buildings in the neighborhood as a basis for approval, is in order.

Recommendation: Staff recommends the governing body hold a public hearing to determine whether or not to uphold the decision of the HDRB.

Present and sworn was Milner Sanchez of Mora, New Mexico, representing the appellant, Bert Coughlin.

Mr. Sanchez pointed out that, contrary to what was stated in staff's report, "it's going to be an office, not a guesthouse."

Mr. Milner stated that he is employed by Betty Stewart.

Councilor Griego stated that he has known Bert Coughlin nearly his entire life, "and she is one of the oldest local natives living in that area of Canyon Road." He said that Mrs. Coughlin is attempting to refurbish her husband's old office, which already exists, and then construct a loft for herself above that.

Councilor Farber observed that the concern of the Historic Design Review Board was that there was a lot of land around the property which could easily accommodate space for an addition, so there was no hardship in that respect. Mr. Sanchez concurred, but pointed out that Mrs. Coughlin has a beautifully-landscaped yard that she does not wish to destroy in order to accommodate any addition.

Councilor Farber observed that Calle Corvo, the street this house backs up to, has predominantly one story structures, which was another reason why the H-Board voted as it did. Mr. Sanchez said that was correct.

Councilor Farber moved to uphold the decision of the Historic Design Review Board. The motion was seconded by Councilor Delgado.

Councilor Griego pointed out that there are two story houses "all around Mrs. Coughlin's house." Mr. Sanchez concurred, adding that Mrs. Coughlin's main residence has a second story.

Ms. Grzeskowiak said the council should understand that the project, as it was reviewed by the Board, was proposed as a guesthouse and the loft was labeled "bedroom loft" and also included a full kitchen. She said she was not sure whether an office would be allowed at this location with the existing zoning, adding, "and I've got concern for time being spent on this project here if,

in fact, the use has changed." Mayor Pick said this would have to be a concern of zoning staff.

Mayor Pick asked why this project was denied. Responding was H-Board member Bernabe Romero: "Our denial speaks not against the construction itself—we realize that people need in some cases to expand their properties—but it is basically to the proliferation of two stories in the Core District area. Within a short distance of that particular property, there are several—I would say eight of the twelve contributing—historic buildings."

Mr. Romero continued, "The addition in question I believe was 280 square feet. Now, when you add a second story, about 100 square feet of that can be attributed to the stair itself. And that's where we said that anywhere between 160 and 180 square feet is given to occupiable space. The property itself is approximately 80,000 square feet. The building footprint, along with the garage, is about 4,000 square feet and represents about 5% of the total area of the property. The addition itself...is only 2/10ths of a percent addition, and the impact of that to the lay of the land is very minimal. But the impact to the verticality is quite heavy."

Mr. Romero said the stance of the H-Board was that "we don't want to continue the erosion of the neighborhood, and I think this is a statement that the Board has been making." He noted that the City Council has supported the H-Board's decisions, particularly when it adopted the two-story ordinance.

Mr. Romero noted that Section 14-70.20 (to which the Board referred when it denied this request) states that the shape and size of the lot on which the proposed structure is to be located, as well as the location of the proposed structure within the boundary line, are both considerations in the Board's deliberations of second story requests.

Councilor Sanchez pointed out that the residence already has a second story. Mr. Romero explained that the Board does not judge on the merits of what is in and around a proposed structure on a piece of property, but rather on the merits of the proposed structure. He asked the council to project into the future should the second story addition be permitted: "There's a good piece of property there....that could be given over to another second story building....If we're going to say that the domino effect is going to take place, and we're going to accept it, then the issue of a second story is no longer an issue."

Mr. Romero additionally clarified for Councilor Sanchez that the proposal was for an addition to a garage, which is a separate building.

Addressing the council and duly sworn was an unidentified individual who stated, "The bottom line is that Mrs. Coughlin is requesting just to add a simple loft on top of an existing building...where there are already two story buildings. Her desire is not to expand to the sides on her property."

Addressing the council and duly sworn was Scott Hall, president of the Canyon Association. He stated that the Canyon Association was in support of the H-Board's decision.

Councilor Griego stated, "We...know that if there was an erosion or an adverse effect on the neighborhood, especially on Canyon Road, the neighborhood would have turned out in droves. And there is no one, not one neighbor, that is here to oppose this project."

Councilor Farber pointed out that the Historic Design Review Board "has been given a charge by this council to follow and faithfully enforce ordinances of this community," and has allowed second stories where they have felt it appropriate. He reminded his fellow councilors, "The fact that there is no neighbor here does not mean that we should not give credit to the collective decision of the Historic Design Review Board, which was unanimous."

The motion to uphold the H-Board decision was then defeated on the following Roll Call vote:

For: Councilor Montaño; Councilor Delgado; Councilor Jaramillo; Councilor Farber.

Against: Councilor Griego; Councilor Jaramillo; Councilor Sanchez; Councilor Chavez.

In voting, Councilor Chavez stated that he had read Section 14-70.20, but did not feel that this project "would affect that particular area." He agreed that, while the H-Board "does do a very good job...it's just this time I feel that it doesn't reach that level that the rules and regulations were meant to reach."

Councilor Griego moved approval of this project and to overturn the H-Board's decision. The motion was seconded by Councilor Chavez and carried on the following Roll Call vote:

For: Councilor Jaramillo; Councilor Sanchez; Councilor Chavez; Councilor Griego.

Against: Councilor Montaño; Councilor Delgado; Councilor Farber.

Mary

City of Santa Fe, New Mexico

memo

DATE: 27 April 1993 for 12 May 1993 City Council Hearing

TO: Mayor Pick and Members of City Council

VIA: Diana Lucero, Planning & Land Use Director DL
Dennis Thompson, Planning Director DT

FROM: Mary Grzeskowiak, Urban Design Review Specialist MG

ITEM & ISSUE

Case #AH 1993-7. 544 Canyon Road. An Appeal Filed By ~~Milton~~ Milner Sanchez, Agent For Bert L. Coughlin, Regarding The 8 March 1993 Decision Of The Historic Design Review Board To Reject A Proposal To Remodel An Existing Garage For Use As A Guesthouse, Including The Addition Of A Partial Second Story. **(Tabled by City Council at Applicant's Request, 4/14/93.)**

BACKGROUND & SUMMARY

Accessed by an approximately 200 ft. long easement which runs south off Canyon Road, the subject property is located in the Downtown Eastside Historic District (Exhibit A). Situated on the property is a partial two story residence and a 550 sq. ft. former two-car garage structure. For purposes of the Historic Districts Ordinance, the garage, which is the focus of this appeal, is considered to be "non-contributing" (Exhibit B). The property backs up to the rear yards of one-story residences on Calle Corvo. With the exception of the main residence on the property and a large two story building on the adjacent property to the northwest of this site, the area is largely composed of one story residential buildings (Exhibit C).

As illustrated in the submitted architectural drawings, the proposed treatment of the former garage (currently utilized as a studio) included its conversion to a guesthouse through the insertion of a full kitchen and a second floor bedroom loft (Exhibit D). While essentially utilitarian in style, the proposed structure includes Spanish-Pueblo Revival details including rounded parapets and canales. The partial second floor placement occurred at the building's southwest corner. Finishes, as indicated in the applicant's proposal letter, were proposed to match the existing main residence on the site and included adobe colored stucco and

white painted windows. The design met the architectural standards for the Downtown and Eastside Historic District (Exhibit E).

The Historic Design Review Board's (HDRB) initial opportunity to review the proposal occurred 1/20/93. As the proposal was not represented at that evening's meeting, it was tabled (Exhibit F).

At the HDRB's 2/8/93 meeting, the owner's contractor was present to represent the project. As the minutes from that meeting reflect, the discussion of the work focused on the size of the subject property and the potential for adding the needed space in the form of a one story addition (Exhibit G). The owner's representative agreed to be tabled in order that the possibility of this type of addition be investigated. There were no speakers from the floor.

The project was not again represented until the 3/8/93 HDRB meeting (Exhibit H). There were no revisions provided. The project representative expressed to the HDRB the owner's desire to construct the building as previously proposed. The HDRB again voiced concern for the proposed second story in the context of the amount of available open space on the property. In addition, while noting the proposed stair and open loft space, the HDRB suggested that the proposed occupiable second-floor space could be accommodated on the existing first floor. There were no speakers from the floor. In a unanimous decision, the HDRB rejected the proposal at this meeting. As a basis for their action, the HDRB cited SFCC 14-70.20 (Exhibit I).

An appeal has been filed on this HDRB decision (Exhibit J). The appeal paperwork, which suggests that the HDRB's decision did not include an assessment of the existing two-story buildings in the neighborhood as a basis for approval, is in order.

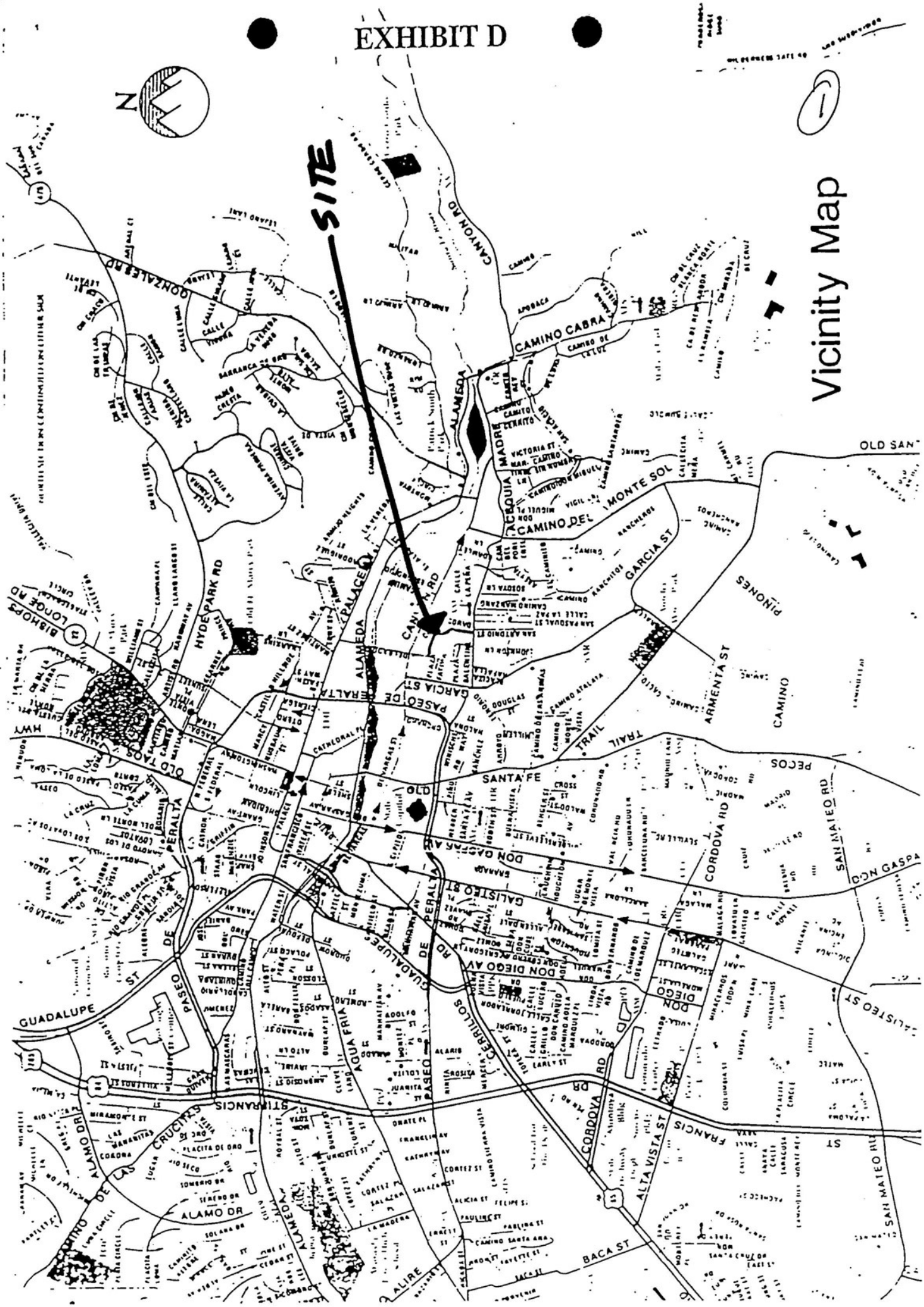
RECOMMENDATION

Staff recommends the Governing Body hold a public hearing to determine whether or not to uphold the decision of the HDRB.

Attachments

Exhibit A: p. 1	Vicinity Map
Exhibit B: p. 2	NM Historic Building Inventory Form
Exhibit C: p. 3	Site Plan
Exhibit D: p. 4-7	Proposed Design
Exhibit E: pp 8	SFCC 14-70.9
Exhibit F: p. 9	1/20/93 HDRB minutes
Exhibit G: p. 10	2/8/93 HDRB minutes
Exhibit H: p. 11	3/8/93 HDRB minutes
Exhibit I: pp 12-13	SFCC 14-70.20
Exhibit J: pp 14-15	Applicant Appeal Paperwork

EXHIBIT D



SITE
Vicinity Map
N
CAMINO CABRA
CAMINO DEL MONTE SOL
GARCIA ST
PINONES
ARMENTA ST
CAMINO
TRAIL
PECOS
SANTA FE
OLD
DON GASPAR AV
GALISTEO ST
DON DIEGO AV
CORDOVA RD
SAN MATEO RD
DON GASPA
GUADALUPE ST
PASEO DE PERALTA
ALAMEDA
CANYON RD
HYDE PARK RD
LODGE RD
BISHOPS
OLD TAOS
GONZALES RD
ALAMO DR
ALTA VISTA ST
FRANCIS ST
BACA ST
ALIRE
AQUA FRIA
CERRILLOS RD
PASEO DE PERALTA
GUADALUPE
ST FRANCIS

ding threatened? yes	survey date 4-10-84 by mb	county Santa Fe	ID no. 051611283 (2)
field map number SFHD-6-1283		UTM reference zone 12 13	easting northing

location description: 544 Canyon (main house)

city/town: SANTA FE

land grant/reservation:

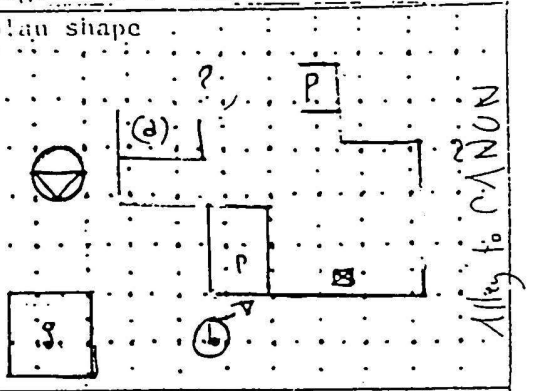
building name:

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

film roll: by mb no. 11 | negative nos. 25 | loc. of neg. HPB



plan shape



date of construction: 1935-45 estimate ___ actual

source: Bus. Directory

use: present residential; other ___; historic residential; other ___

condition: ___excellent X good ___fair ___deteriorating

degree of remodeling: ✓ minor ___moderate ___major

describe:

Pueblo Revival

NV

wall material/surface: Adobe? Stucco

architectural features

Roof - Flat w 2nd story at (a), 1 chimney vis, 1 mtl lined wd canal has arched opening in parapet

Windows - 6/6, 4/4 w spindle grill, 6/6 has wd sill, 4/4 have bullnosed sill & small, recessed lintel

Door - NV

Portal (b) has heavy round posts topped at top, ball zapatas, parapet over lintel

comments: Garage has (2) folding 3 leaf Tag doors

Center panel has 4 lites.

surroundings: Res

relationship to surroundings: X similar ___not similar

district potential: ___yes ___no

significance: ___eligible ✓ of interest ___none

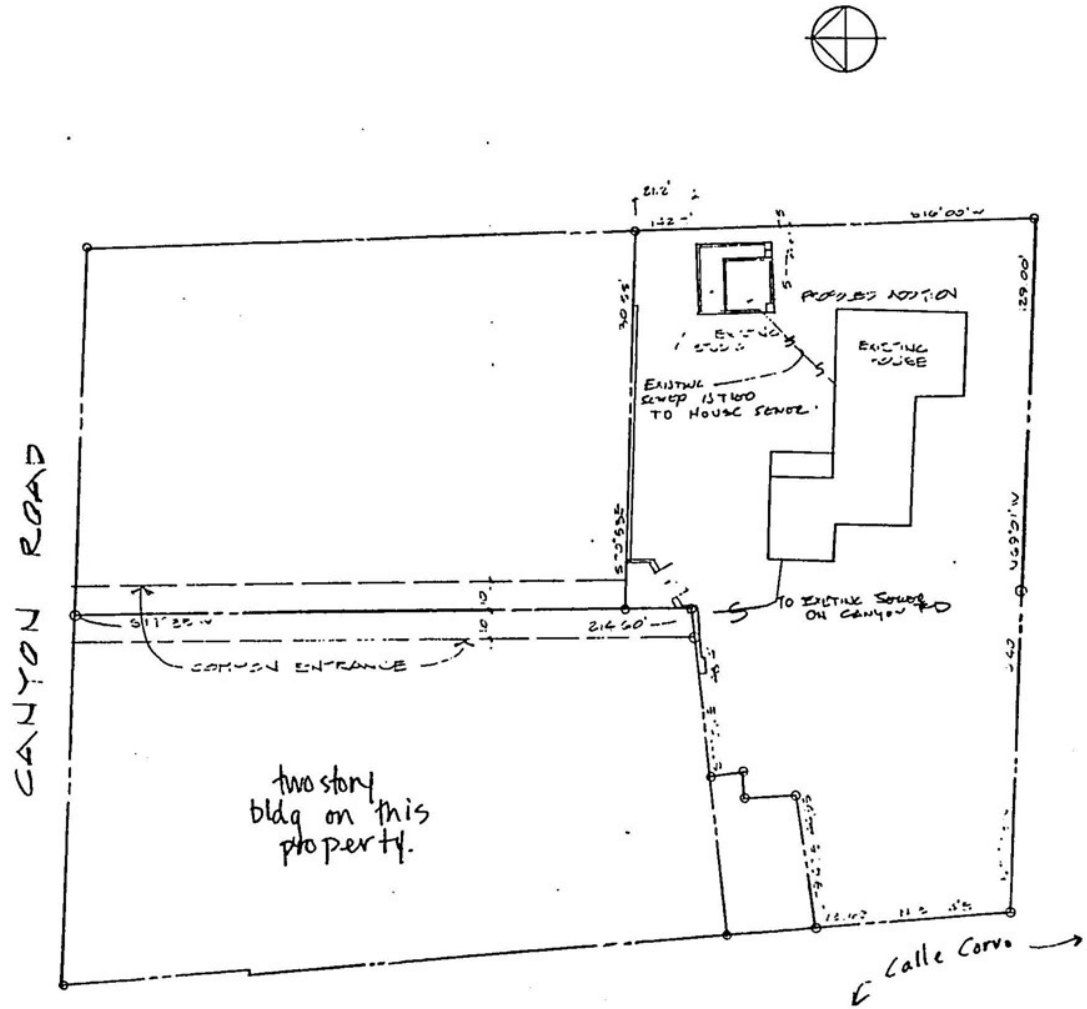
if eligible, why?

associated buildings? X yes

what type? Garage

if inventoried, list ID nos. non-contrib-alter.

see back? ___yes



SURVEY INFORMATION
TAKEN FROM A PLAT APPROVED BY THE CITY PLANNING COMM AND FILED BY THE COUNTY CLERK DEC 2, 1930
ORIGINAL SURVEY BY W.G TURLEY DEC. 2, 1936
DURING SURVEY OF LOT 14 BLOCK 53 KINGSLAND 1924 OFFICIAL MAPS

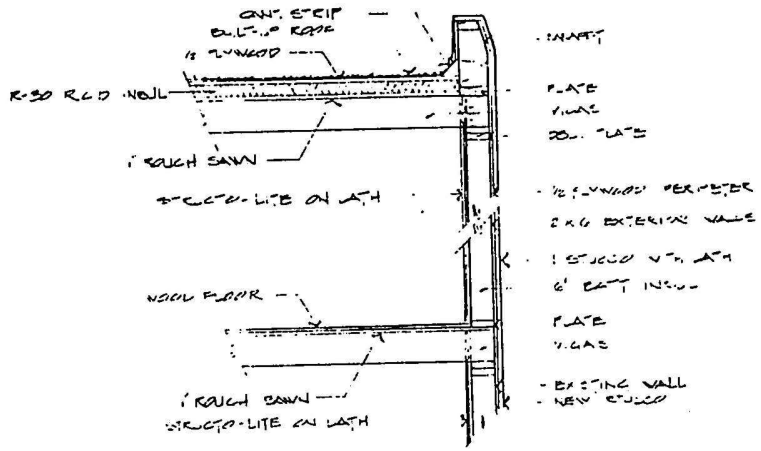
SITE PLAN
1" = 30' SCALE

STEWART CONST.

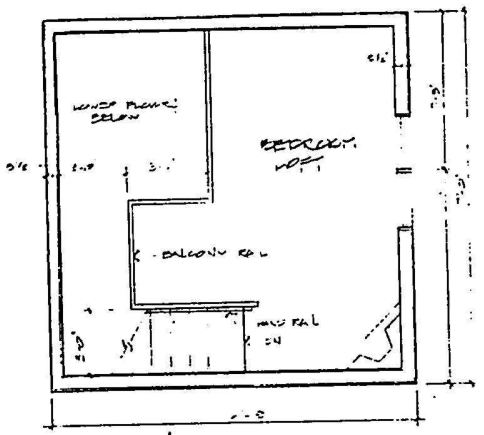
3

FOR: BERT COUGHLIN

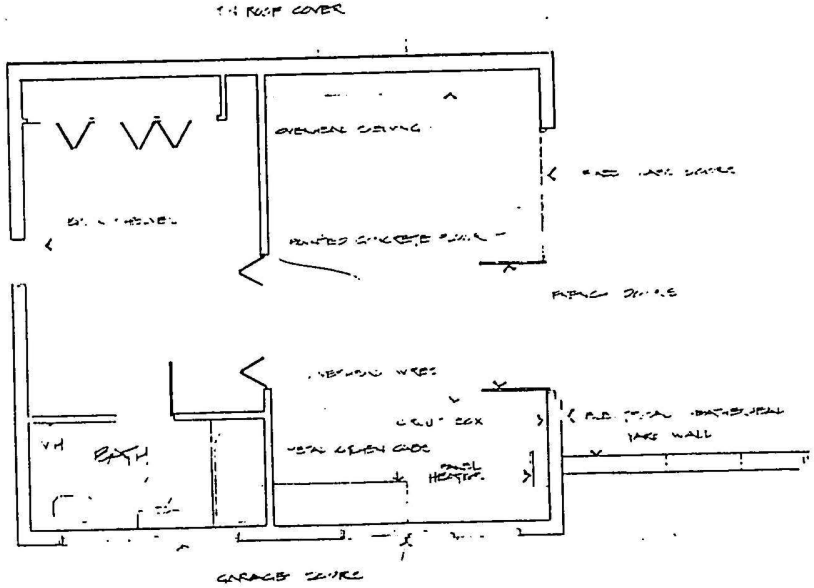
SHEET



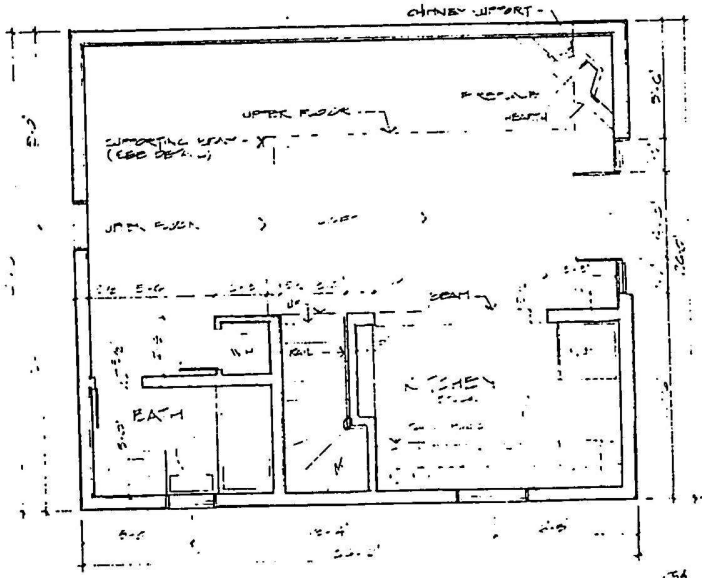
DETAIL
NO SCALE



Proposed
FLOOR PLAN SECOND FLOOR
1/4"-1'-0" SCALE



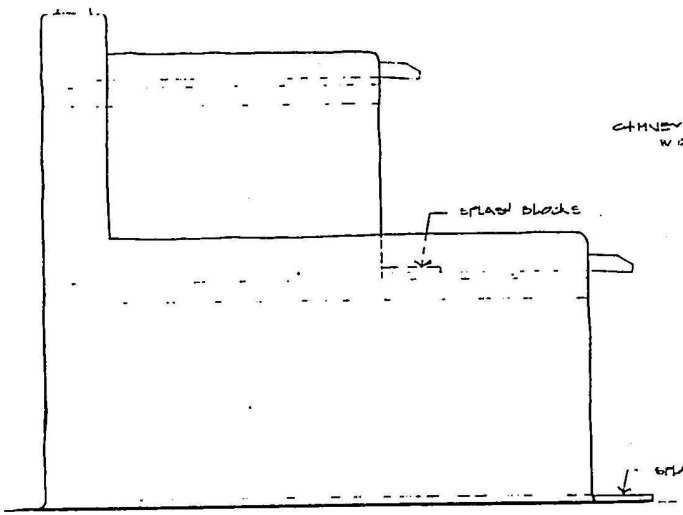
FLOOR PLAN EXISTING
1/4"-1'-0" SCALE



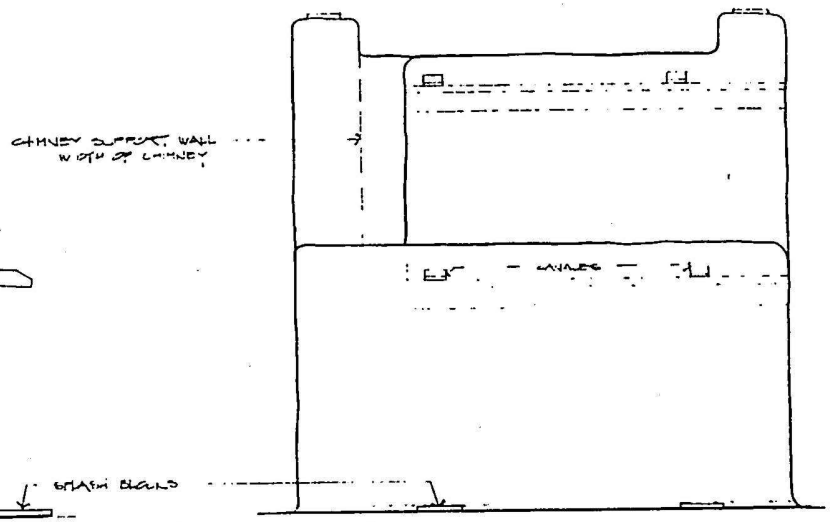
Proposed
FLOOR PLAN FIRST FLOOR
1/4"-1'-0" SCALE

STEWART CONST.

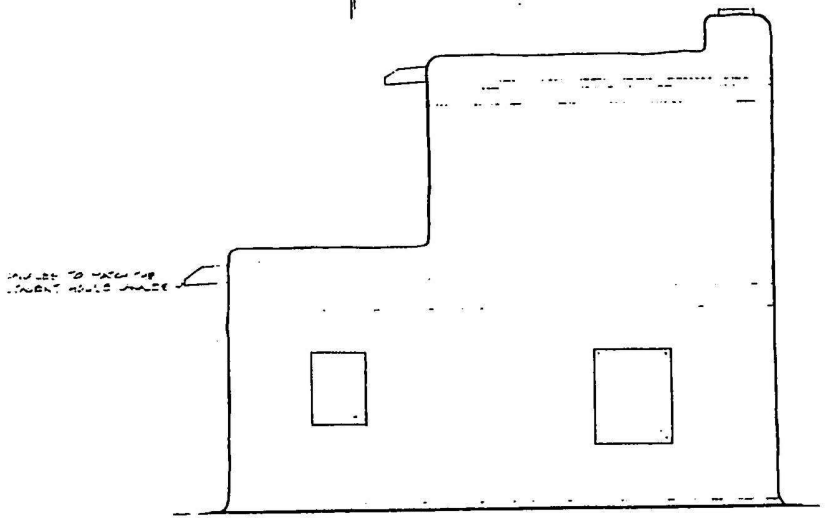
FOR: BERT COUGHLIN
SHEET 2 OF 5



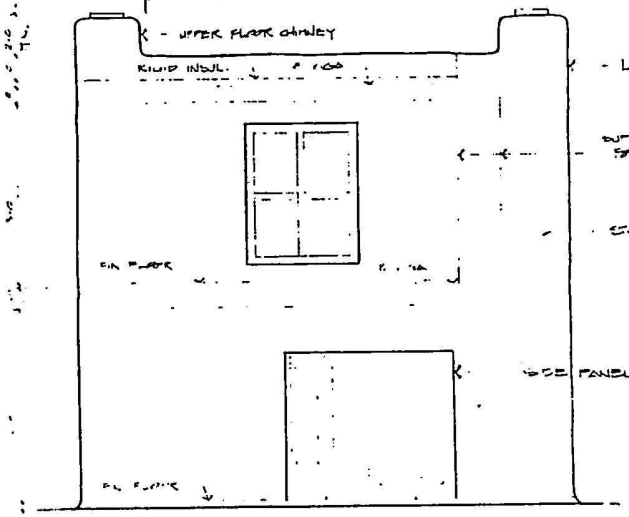
EAST ELEVATION
1/4"=1'-0" SCALE



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



WEST ELEVATION
1/4"=1'-0" SCALE



SOUTH ELEVATION
1/4"=1'-0" SCALE

STEWART CONST.

5

FOR: BERT COUGHLIN
544 CANYON ROAD

SHEET 3 OF 5

- - - -

1993

(7)

November 18, 1992

City of Santa Fe
P.O. Box 909
200 Lincoln Avenue
Santa Fe, New Mexico
87505-0909

Historic Design Review

The project is a remodel of an existing Studio which is in poor condition and needs attention.

Mrs. Coughlin is willing to renovate keeping in mind Santa Fe and the area other than risk further deterioration creating an eye sore.

All stucco and paint colors are to match existing residence which is adobe/stucco with white painted windows.

Thank you for your consideration.

John P. Glenzinski

(JP Contruction)

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)

(9)

There were no further speakers on this request.

Mr. Romero moved approval of **Case #H-93-5**, with the conditions that:

1) the west facade be stepped back by at least 4'; and

2) the applicant is to study the issue of the stairs and return to the Board.

The motion died for lack of a second.

Mr. Drew then moved to table **Case #H-93-5.** The motion was seconded by Mr. Bennett and passed by unanimous voice vote.

Chair Woods reminded the applicant that he needs to submit a lighting plan. She appointed a subcommittee to work with the applicant, consisting of herself and Mr. Cohen.

Case #H-93-7. 544 Canyon Road. Core Historic District. J. P. Construction, agents for Bert Coughlin, proposes remodel of existing detached garage for use as a guesthouse, add partial second story.

It was noted that the applicant for this request was not present.

Mr. Cohen moved to table **Case #H-93-7.** The motion was seconded by Mr. Drew and passed by unanimous voice vote.

COMMUNICATIONS:

Ms. Grzeskowiak called the Board's attention to a letter from the company developing the El Paseo Theater (see attached as Exhibit "P"). She stated that one of the specific conditions for approval was that the gooseneck lamps proposed on the front of the building be reconsidered and an alternative solution be developed. Ms. Grzeskowiak said that the applicant is now requesting reconsideration and have presented documentation indicating the use of the fixtures on other historic buildings. She requested direction from the Board on this matter.

Chair Woods stated that she thought the Board had made its decision. The balance of the Board declined to reconsider its decision.

Ms. Grzeskowiak then called the Board's attention to a policy for its consideration on approval of awnings within the district (see attached as Exhibit "Q"). She recommended adoption by the Board. Ms. Grzeskowiak stated that there is a project at the corner of Old Santa Fe Trail and Alameda, which she and Gilbert Catanach are working on to bring into conformance with the code.

Ms. Grzeskowiak said that she had been informed that there was a policy on the review of awnings, but there is no existing documentation, so she would request that the Board adopt such policy.

(10)

Case #H-93-4. 352 E. DeVargas Street (at Paseo de Peralta). Core Historic District. Steven Robinson, architect, agent for The Peters Corp., proposes exterior finish rehabilitation (existing building) and gallery addition attached to the south elevation. (Will remain tabled for 2/8/93 meeting).

This case remains on the table.

★ Case #H-93-7. 544 Canyon Road. Core Historic District. J. P. Construction, agents for Bert Coghlin, proposes remodel of existing detached garage for use as a guesthouse, add partial second story. (Tabled by HDRB 1/20/93).

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

Ms. Grzeskowiak presented the staff report (see attached as Exhibit "A").

Present for the applicant and sworn was Mr. John Glenzinski, who presented elevations for the Board's review.

Mr. Martinez asked what the size of the lot was and Mr. Glenzinski stated that, while the entrance was 218' back from Canyon Road, he was not sure of the size. Mr. Martinez then inquired if the neighbors to the east would be obstructed and Mr. Glenzinski responded that he did not know.

Chair Woods asked if the applicants would still be using the garage and Mr. Glenzins replied in the affirmative. The Chair then asked if it would be possible to place the addition on the side and Mr. Glenzinski said that this would involve moving the electric service.

Mr. Martinez asked if Mr. Glenzinski would be willing to work with a subcommittee of the Board and Mr. Glenzinski replied in the affirmative.

There were no speakers from the floor on this item.

Mr. Martinez moved to table Case #H-93-7, for appointment of a subcommittee to work with the applicant. The motion was seconded by Mr. Bennett and passed by unanimous voice vote.

Chair Woods requested that Mr. Glenzinski see if the owners were willing to have a single story addition and then call her and she would then appoint a subcommittee.

Case #H-93-3. 147 Gonzales Road - Unit 12. Core Historic District. William Ware proposes revisions to a partial two story, single-family residence (Tabled by HDRB 1/20/93.)

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

Case #H-93-7. 544 Canyon Road. Core Historic District. J. P. Construction, agents for Bert Coughlin, proposes remodel of existing detached garage for use as a guesthouse, add partial second story (tabled by HDRB 2/8/93).

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

Ms. Grzeskowiak presented the staff report (see attached as Exhibit "C").

Present for the applicant was Mr. Milner Sanchez, Mora.

Chair Woods asked what the square footage was of this lot. Mr. Sanchez said that he did not know.

Mr. Drew inquired if there was an absolute necessity to place a second story, when it appears that there is a lot of land available to put on an addition. Mr. Sanchez said that the applicant wishes to remodel the old garage and noted that the second story would be only a loft. He added that the house already has a partial second story. Mr. Drew said that the second story was of concern to the Board and asked if there was a way to remodel on the first floor, without the second story. Mr. Sanchez said that this was what the applicant wants.

Regarding the plans, Mr. Romero observed that 2/3 of the entire second story was given to occupiable space and the rest was unoccupiable, such as for a staircase. He asked what the dimensions were of the upper portion. Mr. Sanchez said that it was 16' x 16'. Mr. Romero noted that this means that only 10' x 16' was occupiable space and he thought this could easily take place on the first floor.

There were no speakers from the floor on this request.

Mr. Romero moved denial of **Case #H-93-7**, based on Section 14-70.20. The motion was seconded by Mr. Cohen and passed by unanimous voice vote.

Chair Woods informed Mr. Sanchez that the applicant has the right to appeal the Board's decision to the city council.

Case #H-93-14. 950 Santander Lane. Core Historic District. Courtenay Mathey, agent for David and Diana Curtiss, proposes partial demolition of existing residence, remodel remainder for use as a guesthouse; construct detached partial two-story main residence (tabled by HDRB 3/8/93).

This request remains on the table.

Case #H-93-21. 617 Acequia Madre and 349 Plaza Ballentine. Core Historic District. Valerie and Allen McNown, propose revisions to initial proposal which was to replace flat roofs with sloped roofs; raise parapet to conceal slope (tabled by HDRB 2/22/93).

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

14-70.20 Zoning District Regulations. The property in an H district shall be subject to the requirements, uses, height and other regulations of the zoning district of which the property is a part, except as specified in this section. The board may limit the height of any structure to a lesser height than that allowed by the underlying zoning, and may require that different floor levels be set back, to carry out the intent of this subsection; provided that the board in making such determinations shall take into account whether the height of the proposed structure, or proposed setback of different floor levels, are in harmony with applicable streetscape and the preservation of the historical or characteristic visual qualities of the streetscape. The board may also require that the publicly visible facade of the structure be in conformance with subsections 14-70.9, 14-72.6, 14-73.3, and 14-74.3 of this section, and in meeting those requirements, may require that different floor levels be set back.

A. Applicability. The authority to limit the height of any building to a lesser height than that allowed by the underlying zoning and to require that different floor levels be set back, as provided in this section, shall not apply within the Historic Review District. This limitation of applicability shall not affect the authority of the board with respect to significant or contributing structures as provided in subsections 14-70.71, 14-70.72 and 14-70.73 of this section.

B. General Standards.

(1) In exercising its authority under this section, the board may consider the height of other structures within the streetscape in which the proposed structure fronts. For the purpose of this subsection, the streetscape includes structures on both sides of the street on which the proposed structure is located, up to a distance of three hundred (300') feet from the proposed structure, measured from the center of the front lot line in both directions parallel to the street centerline. If a lot has more than one (1) lot line with street frontage, the streetscape on each street frontage may be considered. The streetscape area described above shall be the minimum area to be included for consideration. The board may designate additional area to be included. In exercising its authority under this section, the board may consider structures within the entire streetscape or, if the difference in proportions of structure heights between the two (2) sides of the streetscape is significant, only structures on the same side of the streetscape as the proposed structure.

(2) In addition to the height of buildings within the streetscape, the board may consider other relevant factors, including but not limited to:

(a) Changes in the number of structures by height and type of roof pitch as a proportion of all structures within the streetscape since the adoption of this subsection,

(b) The similarity of the pitch of the roof of the proposed structure to the roof pitch of the majority of other two (2) story structures within the streetscape,

(c) The footprint of a proposed second story addition as a percentage of the footprint of the existing structure and its setback in relation to the existing structure,

(d) The total height and width of any plane on a facade, and depth of setbacks on a facade of the proposed structure,

(e) The size and shape of the lot on which the proposed structure is located, and the location of the proposed structure within the lot boundaries,

(f) The slope of the lot on which the proposed structure is located in relation to street level and the level of adjacent lots, the location of the proposed structure on the lot, and the height of the proposed structure in relation to street level and adjacent structures,

(g) The historical status, height and setback of the buildings on adjacent lots, and the height of all historically significant and contributing structures in the streetscape.

(Ord. #1957-18, §9; Ord. #1959-17; Code 1973, §36-319; Ord. #1982-63, §21; SFCC 1981, §3-29-8; Ord. #51-1992, §1)

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

(14)

HISTORIC DESIGN REVIEW

APPEAL APPLICATION

Date 3-16-93 Case AH 1993-7

Appellant's Name Bert T. Coughlin Phone 982-1045

Address 544 Canyon Rd

Agent's Name _____

Subject Property Address 544 Canyon Rd

Appeal Summary (use additional paper if necessary)

Appeal is set forth because said building in H district is being remodeled with addition of a loft only for sentimental reasons. Other dwellings in the district are of complete 2 story heights. We feel our structure will not disrupt any of the characteristic values of the area.

SUBMITTAL CERTIFICATION

I hereby certify that the documentation submitted for review and consideration by the City Council has been prepared in accordance with the attached verified appeal. I understand that failure to complete the minimum submittals may delay in the scheduling of my application.

Bert T. Coughlin 3-16-93 Milne Danks 3-16-93
Appellant's Signature / Date Agent's Signature / Date

FOR OFFICIAL USE ONLY

Date Received 3.16.93 ~~Zone~~ H- District Core Historic

Comments HDRB rejection based on 14-70.20 (as amended)

Date of Public Hearing April 14, 1993

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

(15)

VERIFIED PETITION

I/we, Bert Coughlin, the undersigned first being sworn on our oath depose and hereby submit to the governing body this petition duly verified pursuant to Section 14-70.26, Santa Fe City Code 1987 setting forth the following:

1. How such petition constitutes an appeal.

The reason being that other residential and business dwellings in said H district are made up of 2 story structures.

2. How such decision is illegal in whole or in part.

We feel decision is illegal in part due to the fact that we were denied building permit in a district that already consists of 2 story dwellings

3. The specific grounds of the illegality.

Because building will be remodeled and part that will constitute a second story will only be a loft. Said building will not house anyone, it is being remodeled on for sentimental value

(Please use additional paper if necessary).

VERIFICATION

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

I, we Bert Coughlin / Milnes Dalton being duly sworn, deposes and says: That he or she has read the foregoing appeal and knows the contents thereof, and that the same are true of his/her own knowledge.

Alfredo Milnes Dalton
PETITIONER

Subscribed and sworn to me before this 16 day of March, 1993.

Arruda Vella
NOTARY PUBLIC

My Commission Expires: 9-16-96

THE SANTA FE NEW MEXICAN

LEGAL NO.: "PUB.NOT." ACCOUNT : 387-5210

AD NUMBER: 126395

P.O. NO.:

77 LINES once at $ 261.80

Affidavits: 5.00

TAX: 16.34

TOTAL: $ 283.14

City of Santa Fe
Planning Division
P.O. Box 909
Santa Fe, NM 87504-0909

220-PUBLIC NOTICES

NOTICE OF PUBLIC HEARING

Case #AH 1993-7

Notice is hereby given that the City Council of the City of Santa Fe, New Mexico will hold a public hearing in the City Hall Council Chambers, 200 Lincoln Avenue, on May 12, 1993 at 7:30 p.m. for the purpose of acting on an appeal filed by Bert L. Coughlin; Milner Sanchez, agent, regarding the Historic Design Review Board's decision at their meeting of March 8, 1993 on Case No. H 1993-7, remodel of and existing garage for use as a guesthouse, including the addition of a partial second story (tabled by City Council on 4/14/93) in the Downtown and Eastside Historic District. This request is as set forth in the Santa Fe City Code 1987 Historic District Ordinance for the City of Santa Fe, New Mexico, as they apply for the following described location in the City of Santa Fe, New Mexico, to wit: 544 Canyon Road. DATED AT SANTA FE, NEW MEXICO THIS 16TH DAY OF APRIL, 1993.

NOTE: New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to cross-examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings. Since room location may be subject to change, it is recommended that interested parties contact the Planning Division prior to public hearing date at 984-6657.

AFFIDAVIT OF PUBLICATION

State of New Mexico
County of Santa Fe

I, Michael James Kott being first duly sworn, declare and say that I am Legal Advertising Representative of THE NEW MEXICAN, a daily newspaper published in the English Language, and having a general circulation in the Counties of Santa Fe and Los Alamos, State of New Mexico, and being a newspaper duly qualified to publish legal notices, and advertisements under the provisions of Chapter 167 on the Session Laws of 1937; that the publication #"PUB.NOT." a copy of which is hereto attached was published in said newspaper once each week for one (consecutive) week(s) and that the notice was published in the newspaper proper and not in any supplement; the first publication on the 27th day of April 1993; and that the undersigned has personal knowledge of the matters and things set forth in this affidavit.

/S/.....
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 28th day of April A.D., 1993.

OFFICIAL SEAL
LAURA E. HARDING
NOTARY PUBLIC -- STATE OF NEW MEXICO
MY COMMISSION EXPIRES Laura E. Harding 11/23/95

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

PROCEDURE FOR APPEALING HISTORIC BOARD DECISIONS

FOR CITY COUNCIL PUBLIC HEARING

Case # AH-93-7

Once an H-Board decision has been rendered, the appellant must complete the following:

1. Publish notice one time in legal advertisements (Section 14-5.4 (B) (2). SFCC 1987). Publication date at least 15 days prior to City Council hearing on April 27, 19 93.
   * due to New Mexican by April 20, 1993.
2. Post notice on property, visible from street (Section 14-5.4 (B) (2), SFCC 1987. Date at least 15 days prior to City Council hearing on April 27, 19 93.
3. Mail notice certified mail/return receipt requested to property owners within 100 feet radius, streets excluded (14-5.4 (B) (2), SFCC 1987). Date at least 15 days prior to City Council hearing on April 27, 19 93.
4. Return mailing receipts and affidavit of mailing and posting to city staff prior to City Council hearing (Section 14-5.4 (B) (2), SFCC 1987).
5. Attend City Council hearing on MAY 12, 19 93.

I hereby certify that the above instructions have been explained to me and I understand the requirements. Failure to complete the above requirements will result in the renotification and rescheduling of the public hearing.

Melissa Sanchez 4/16/93
APPLICANT'S SIGNATURE / DATE

Mary Gerhardt 4/16/93
STAFF'S SIGNATURE / DATE

City of Santa Fe, New Mexico
P.O. Box 909, 200 Lincoln Ave., [illegible]4-0909

NOTICE OF PUBLIC HEARING

(For Official Use Only)

Case # AH 1993-7

Notice is hereby given that the City Council of the City of Santa Fe, New Mexico will hold a public hearing in the City Hall Council Chambers, 200 Lincoln Avenue on May 12, 19 93, at 7:30 p.m. for the purpose of acting on an appeal filed by Bert L. Coughlin, Milner Sanchez, agent.

regarding the Historic Design Review Board's decision at their meeting of March 8, 19 93 on Case No. H 1993-7

Remodel of an existing garage for use as a guesthouse, including the addition of a partial second story. (TABLED BY CITY COUNCIL 4/14/93.)

in the Downtown and Eastside Historic District.

This request is as set forth in the Santa Fe City Code 1987 Historic District Ordinance for the City of Santa Fe, New Mexico, as they apply for the following described location in the City of Santa Fe, New Mexico, to wit:

544 Canyon Road.

DATED AT SANTA FE, NEW MEXICO, THIS 16th **DAY OF** April, **19**93.

Asst. **CITY CLERK** Yolanda Y. Vigil

NOTE: New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to cross-examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

Since room location may be subject to change, it is recommended that interested parties contact the Planning Division prior to public hearing date at 984-6657.

DATE TO BE PUBLISHED: April 27, 19 93.

NEW MEXICAN TO MAIL AFFIDAVIT OF PUBLICATION TO CITY PLANNING DIVISION, P.O. BOX 909, SANTA FE, NEW MEXICO 87504 - PRIOR TO MEETING DATE.

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

Case # AH 1993-7

DEAR INTERESTED PARTY:

Notice is hereby given that the Governing Body of the City of Santa Fe will hold a public hearing in the City Council Chambers, City Hall, 200 Lincoln Avenue, on May 12, 19 93, at 7:30 PM to act on an appeal from Bert L. Coughlin, Milner Sanchez, agent.

regarding Remodel of an existing garage for use as a guesthouse, including the addition of a partial second story. This proposed remodel was rejected by the Historic Design Review Board at their meeting of March 8, 1993.

The subject property is located within the Downtown and Eastside Historic District.

Property located at 544 Canyon Road.

APPLICANT'S SIGNATURE _____ DATE _____

♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦

Questions may be directed to the Santa Fe Planning Division at 984-6657. Any and all interested parties are invited to attend the public hearing and will be heard prior to the Governing Body taking action. Formal objections may be submitted in writing to the Planning Division, City Hall.

NOTE: New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to cross-examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

City of Santa Fe, New Mexico

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

Sam Pick, Mayor
Isaac J. Pino, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Steven G. Farber, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

Case #H 93-7 Meeting Date March 8, 1993

Project Address 544 Canyon Road District Core

Agent JP Construction Address POB 5772-SFe 87502 Phone 982-6328

Owner Bert Coughlin Address 1544 Canyon Road Phone 982-1045

PUBLICLY VISIBLE FACADES: ( ) NORTH ( ) SOUTH ( ) EAST (X) WEST

HISTORICAL SIGNIFICANCE: MAIN HOUSE NUMBER 1283 AREA NO. 6 AGE c.1940

( ) SIGNIFICANT (X) CONTRIBUTING ( ) NON-CONTRIBUTING

(X) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

APPROVAL REQUIREMENTS: ( ) NEW CONSTRUCTION (X) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE

PROPOSAL: Remodel existing detached garage for use as a guesthouse, add partial second story. (Tabled by HDRB at 1/20/93 meeting.)

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on _____, acted on the above referenced case. The decision of the Board was to ( ) approve, ( ) conditionally approve, ( ) table, ( ) deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows:

For further information please call 984-6657.

Sincerely,

Mary Grzeskowiak
Urban Design Review Specialist

NOTE: BUILDING PERMITS FOR HDRB APROVALS 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 DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST. (SFCC 1987, SECTION 7-1.6)

City of Santa Fe, New Mexico

memo

DATE: March 8, 1993

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist

CASE #H- 93-7 ADDRESS 544 CANYON ROAD

REFERENCE ATTACHMENTS (Chronologically):

CITY SUBMITTALS	APPLICANT SUBMITTALS
X Case Synopsis	X Proposal Letter
X District Guidelines	X Vicinity Map
X State Historical Survey Sheet	X Site Plan/Floor Plan
X Minutes of 2/8/93 HDRB	X Photographs
____ Other _____	X Elevations
	____ Other _____
	_____

STAFF RECOMMENDATIONS:

The applicant has submitted illustrations depicting the placement of a partial second story on an existing garage in an effort to convert the building into a guesthouse.

Earthtone stucco and multi-lite windows and doors are proposed to detail the facades.

The design standards in the SFCC appear to have been met.

City of Santa Fe, New Mexico

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

CORE HISTORIC DISTRICT
(RECENT SANTA FE STYLE)

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

CASE SYNOPSIS

CASE NO. 93-7 PROJECT LOCATION 544 Canyon Rd.

PUBLICLY VISIBLE: N ( ) S ( ) E ( ) W (✓ from end of driveway easement.

1. MASSING: Applicable ( ) Not Applicable ( )

   a. Building Height 21'

   b. Roof Type slope behind parapet

   c. Facade Features canales, multi lite windows, rounded parapets

Complies (✓) Does Not Comply ( )

Staff Comments: _____

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

   a. Percentage of Opening per Facade ow (N) ow (S) ow (E) ow (W)

   b. May Exceed 40%-Under Portal —

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

   d. 3 ft. Minimum Distance from Corners —

Complies (✓) Does Not Comply ( )

Staff Comments: _____

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

   a. Cantilevered Elements _____

   b. 30" Maximum Roof Overhang _____

Complies ( ) Does Not Comply ( )

Staff Comments: _____

4. MATERIALS: Applicable ( ) Not Applicable ( )

a. Primary Exterior Finish stucco

b. Secondary Exterior Finish ~~redwood~~

Complies ( ) Does Not Comply ( )

Staff Comments: _____

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

a. Exterior adobe

b. Accents white windows

c. Maximum Glass Area _____

Complies (✓) Does Not Comply ( )

Staff Comments: _____

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

a. Roof Type and Slope slope behind parapet

b. 30 Maximum Roof Overhang —

c. Parapets Concealed Equipment —

Complies (✓) Does Not Comply ( )

Staff Comments: _____

****

HISTORIC DESIGN REVIEW BOARD ACTION

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

CONDITIONS:

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)

building threatened? yes	survey date 11-10-84 by mb	county Santa Fe	ID no. 051611283
field map number SFHD-6-1283		UTM reference zone 12 13 easting	northing

location description: 544 Canyon

city/town: SANTA FE

land grant/reservation:

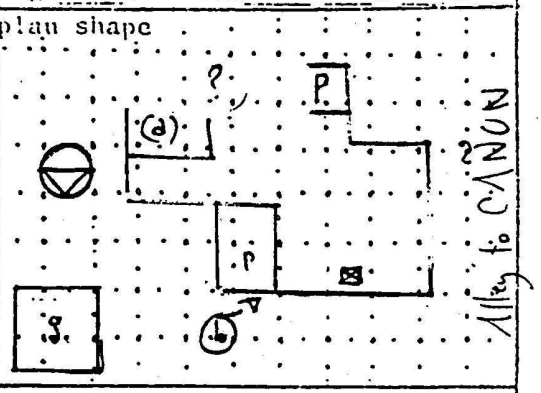
building name:

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

film roll by mb no. 11	negative nos. 25	loc. of neg. HPB



plan shape



date of construction: 1935-45 estimate ___ actual

source: Bus. Directory

use: present residential; other ___; historic residential; other ___

condition: ___ excellent X good ___ fair ___ deteriorating

degree of remodeling: X minor ___ moderate ___ major

describe:

surroundings: Res

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible X of interest ___ none

if eligible, why? Contrib. mapped date

associated buildings? X yes

what type? Garage

if inventoried, list ID nos.

see back? ___ yes

Pueblo Revival

NV

wall material/surface: Adobe? Stucco

architectural features

Roof - Flat w 2nd story at ⓑ, 1 chimney vis, 1 mtl lined wd canal has arched opening in parapet

Windows - 6/6, 4/4 w spindle grill, 6/6 has wd sill, 4/4 has ballnosed sill & small, recessed lintel

Door - NV

Portal (b) has heavy round posts tapered at top, ball zapatas, parapet over lintel

comments: Garage has (2) folding 3 leaf Tag doors

Center panel has 4 lites.

Case #H-93-4. 352 E. DeVargas Street (at Paseo de Peralta). Core Historic District. Steven Robinson, architect, agent for The Peters Corp., proposes exterior finish rehabilitation (existing building) and gallery addition attached to the south elevation. (Will remain tabled for 2/8/93 meeting).

This case remains on the table.

Case #H-93-7. 544 Canyon Road. Core Historic District. J. P. Construction, agents for Bert Coghlin, proposes remodel of existing detached garage for use as a guesthouse, add partial second story. (Tabled by HDRB 1/20/93).

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

Ms. Grzeskowiak presented the staff report (see attached as Exhibit "A").

Present for the applicant and sworn was Mr. John Glenzinski, who presented elevations for the Board's review.

Mr. Martinez asked what the size of the lot was and Mr. Glenzinski stated that, while the entrance was 218' back from Canyon Road, he was not sure of the size. Mr. Martinez then inquired if the neighbors to the east would be obstructed and Mr. Glenzinski responded that he did not know.

Chair Woods asked if the applicants would still be using the garage and Mr. Glenzins replied in the affirmative. The Chair then asked if it would be possible to place the addition on the side and Mr. Glenzinski said that this would involve moving the electric service.

Mr. Martinez asked if Mr. Glenzinski would be willing to work with a subcommittee of the Board and Mr. Glenzinski replied in the affirmative.

There were no speakers from the floor on this item.

Mr. Martinez moved to table **Case #H-93-7**, for appointment of a subcommittee to work with the applicant. The motion was seconded by Mr. Bennett and passed by unanimous voice vote.

Chair Woods requested that Mr. Glenzinski see if the owners were willing to have a single story addition and then call her and she would then appoint a subcommittee.

Case #H-93-3. 147 Gonzales Road - Unit 12. Core Historic District. William Ware proposes revisions to a partial two story, single-family residence (Tabled by HDRB 1/20/93.)

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

November 18, 1992

City of Santa Fe
P.O. Box 909
200 Lincoln Avenue
Santa Fe, New Mexico
87505-0909

Historic Design Review

The project is a remodel of an existing Studio which is in poor condition and needs attention.

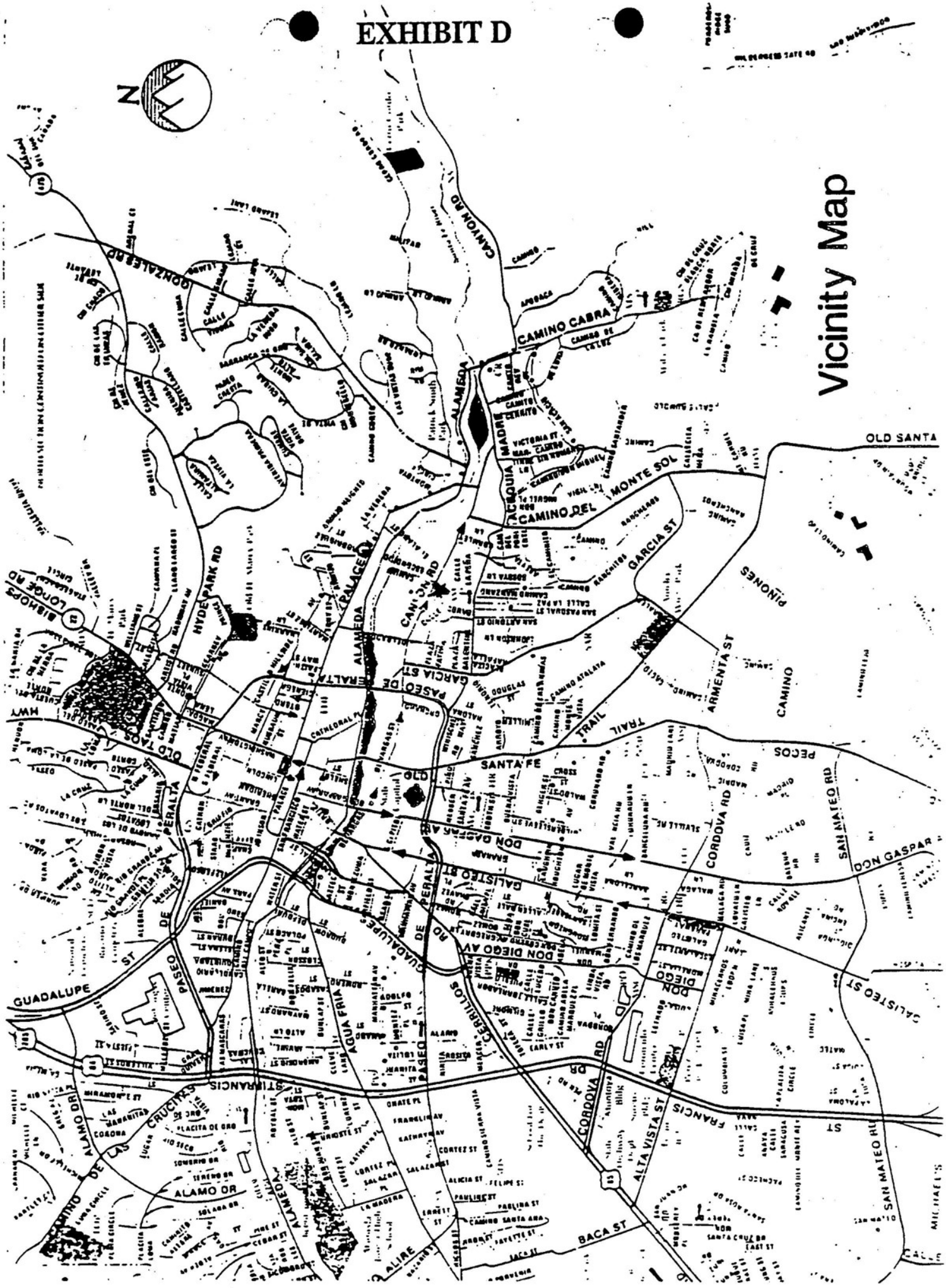
Mrs. Coughlin is willing to renovate keeping in mind Santa Fe and the area other than risk further deterioration creating an eye sore.

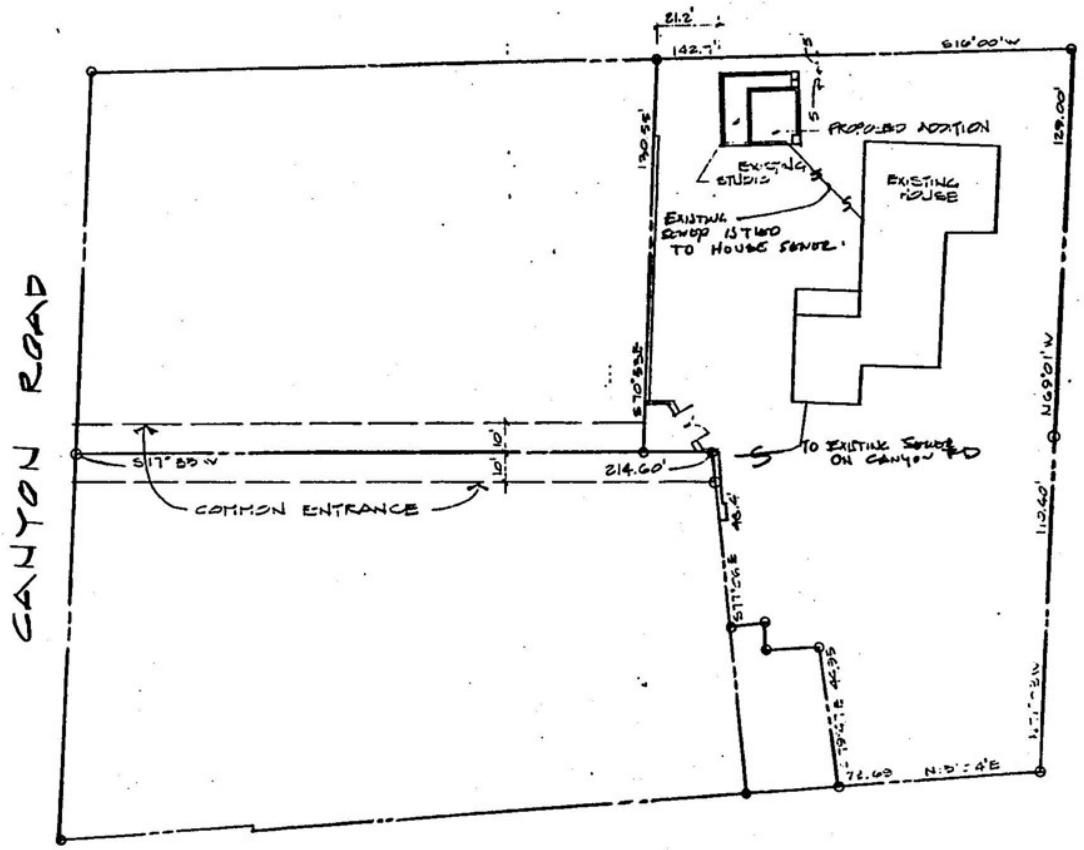
All stucco and paint colors are to match existing residence which is adobe/stucco with white painted windows.

Thank you for your consideration.

John P. Glenzinski

EXHIBIT D


Vicinity Map
N
CAMINO CABRA
CANYON RD
ALAMEDA
ACEQUIA MADRE
CAMINO DEL MONTE SOL
OLD SANTA
GARCIA ST
PINONES
ARMENTA ST
CAMINO
TRAIL
PECOS
SAN MATEO RD
CORDOVA RD
DON GASPAR
GALISTEO ST
DON DIEGO AV
DON DIEGO
CERRILLOS RD
PASEO DE PERALTA
GUADALUPE ST
GUADALUPE
PASEO DE PERALTA
HYDE PARK RD
BISHOPS LODGE RD
OLD TAOS HWY
PALACE
CANYON RD
ALAMEDA
GARCIA ST
OLD SANTA FE
DON GASPAR AV
GALISTEO ST
DON DIEGO AV
CORDOVA RD
ALTA VISTA ST
FRANCIS ST
SAN MATEO RD
BACA ST
ALAMO DR
ALAMEDA
CAMINO DE LAS CRUCITAS
ST FRANCIS
AGUA FRIA
PASEO DE PERALTA
CORDOVA RD
ALAMO DR
ALIRE



SITE PLAN

1" - 30' SCALE

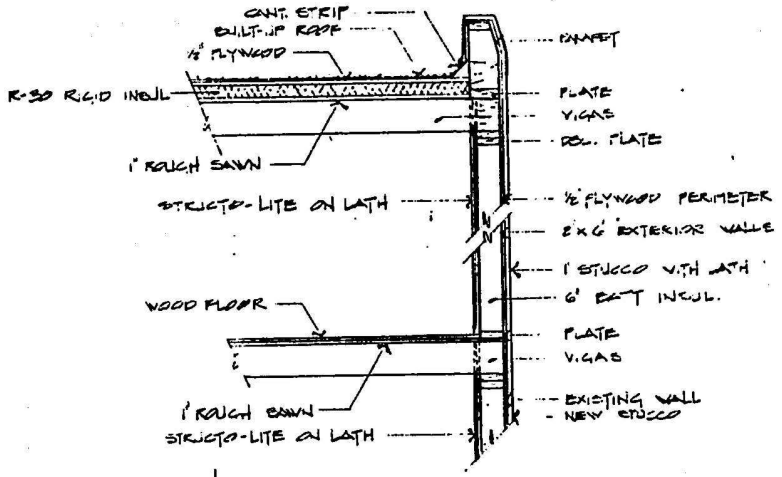
SURVEY INFORMATION

TAKEN FROM A PLAT APPROVED BY THE CITY PLANNING COMM. AND FILED BY THE COUNTY CLERK DEC. 2, 1930 ORIGINAL SURVEY BY W.G TURLEY DEC. 12, 1926 DURING SURVEY OF LOT 14 BLOCK 53 KINGSLAND 1924 OFFICIAL MAPS.

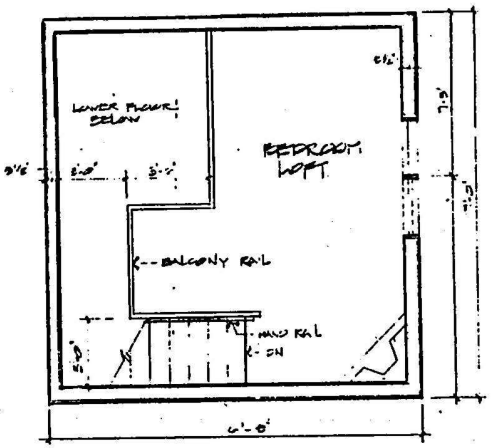
STEWART CONST.

FOR: BERT COUGHLIN
844 CANYON ROAD

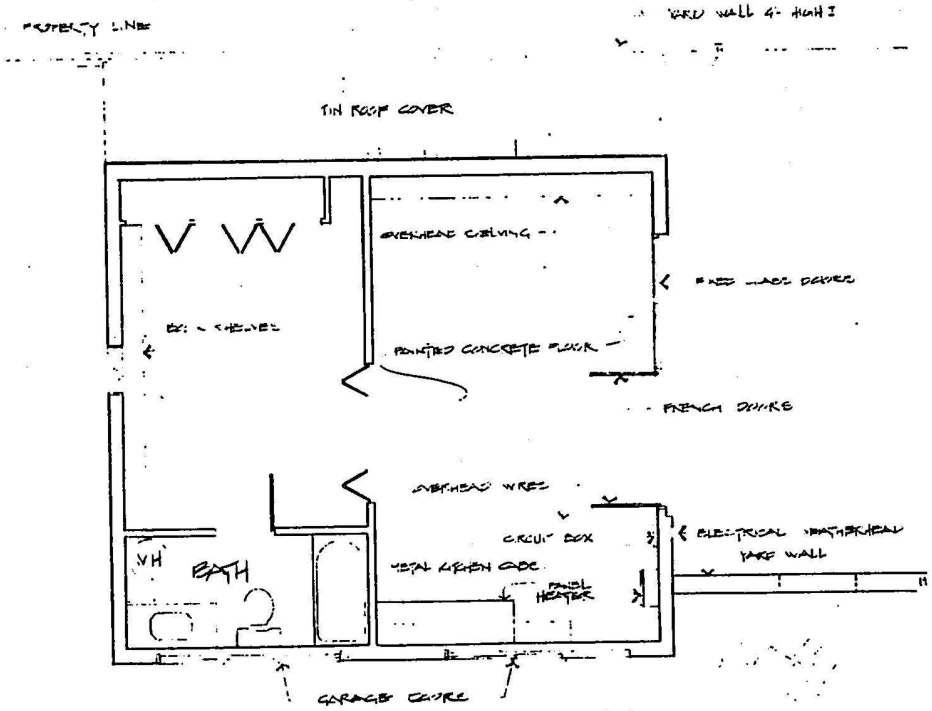
SHEET 1 OF 5



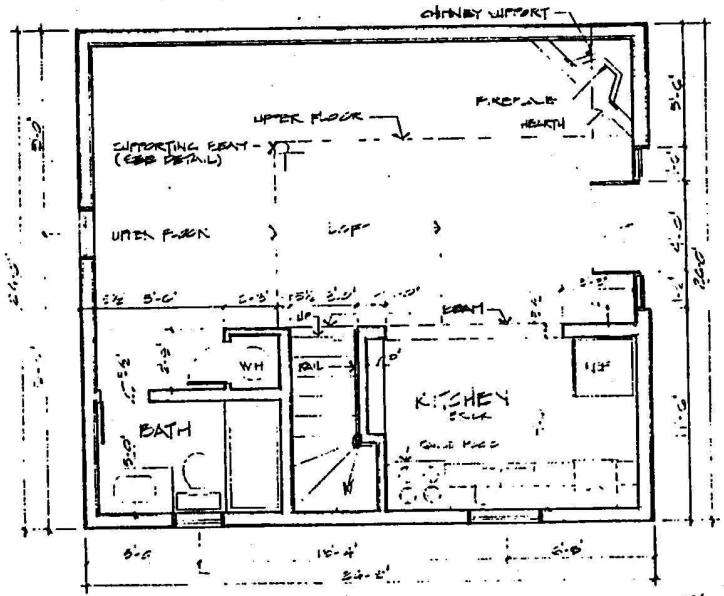
DETAIL
NO SCALE



FLOOR PLAN SECOND FLOOR
¼" = 1'-0" SCALE



FLOOR PLAN EXISTING
¼" = 1'-0" SCALE



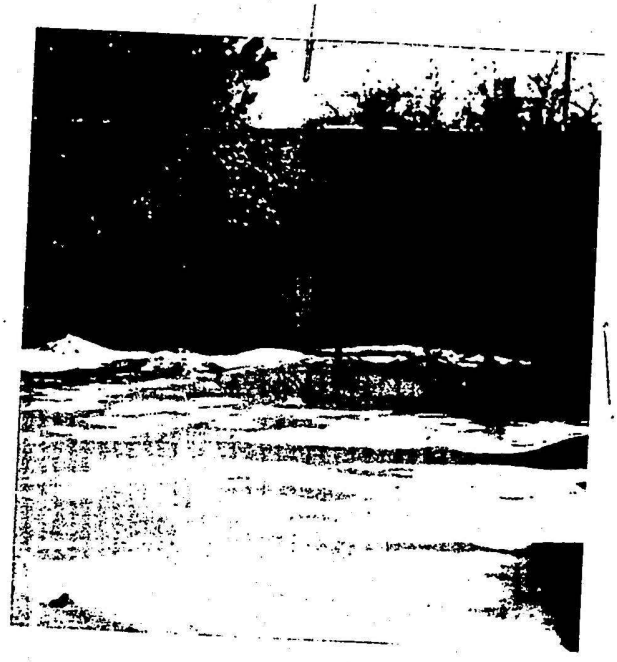
FLOOR PLAN FIRST FLOOR
¼" = 1'-0" SCALE

STEWART CONST.

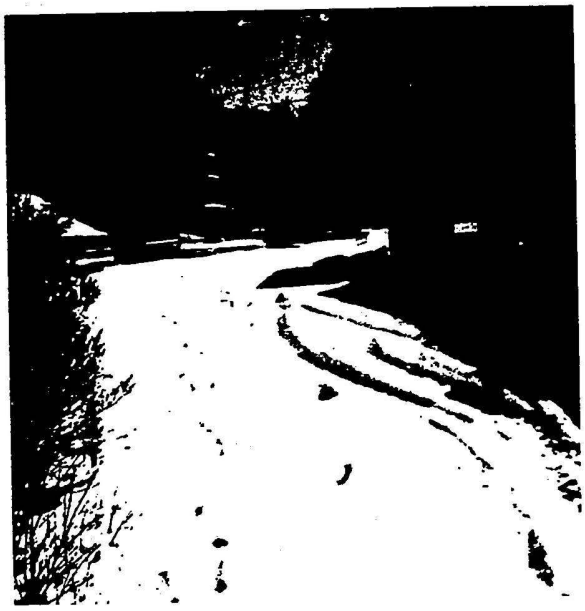
FOR: BERT COUGHLIN
844 CANYON ROAD.

SHEET 2 OF 5

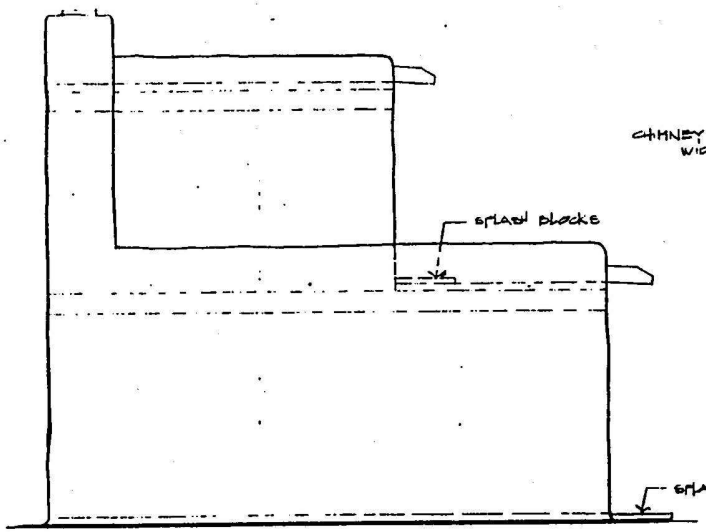
West Elevation 2



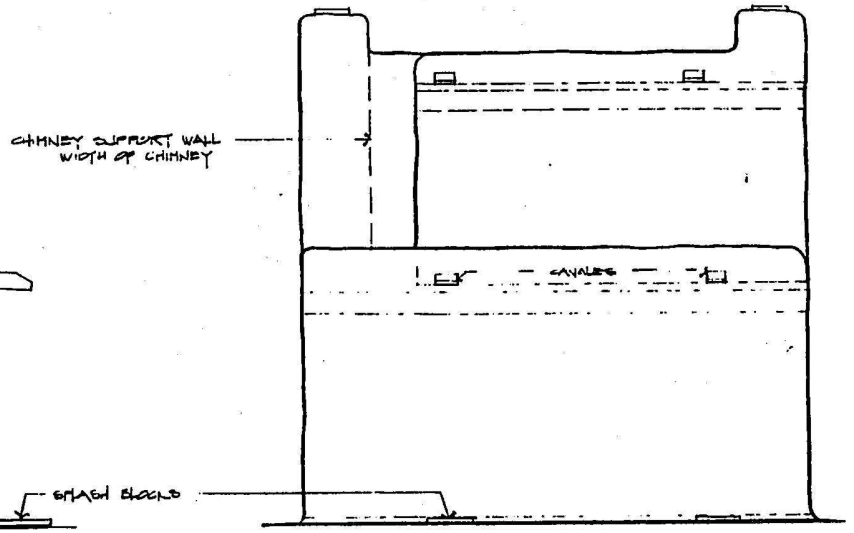




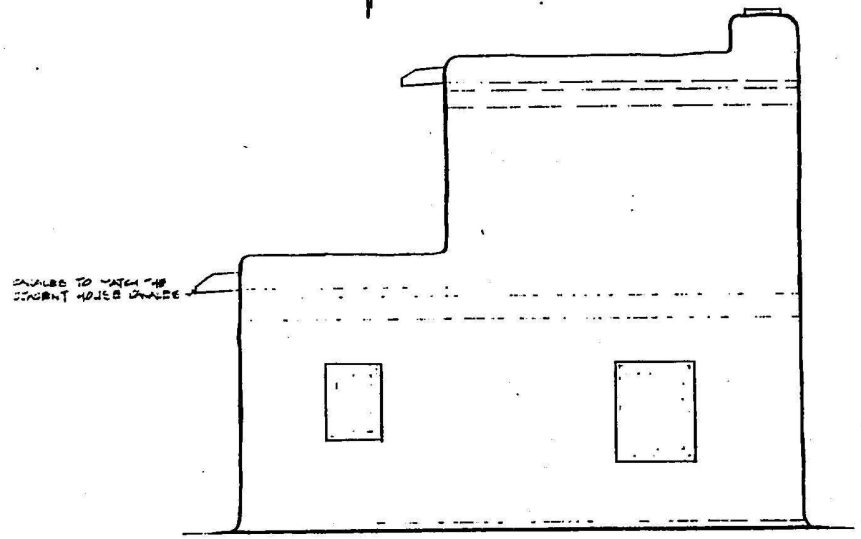
South



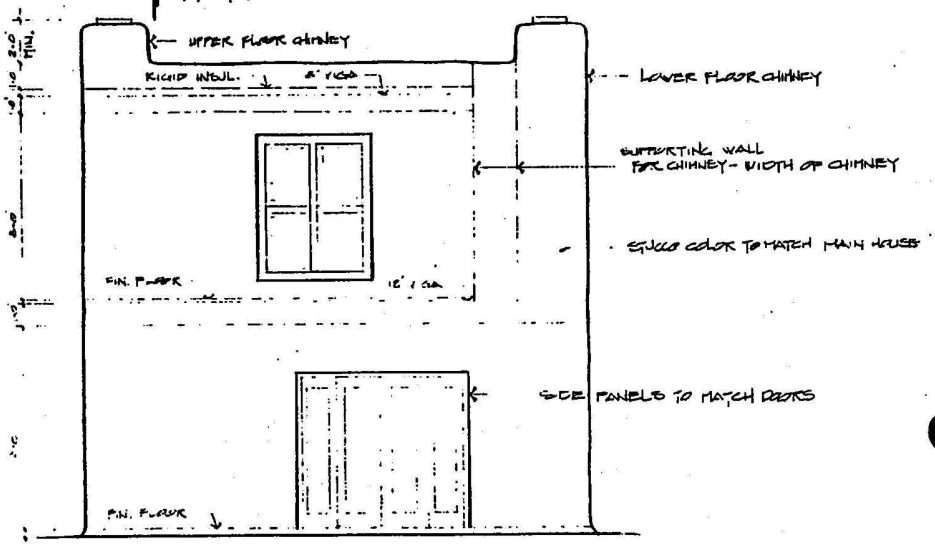
EAST ELEVATION
1/4" = 1'-0" SCALE



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



WEST ELEVATION
1/4" = 1'-0" SCALE



SOUTH ELEVATION
1/4" = 1'-0" SCALE

STEWART CONST.

FOR: BERT COUGHLIN
544 CANYON ROAD

SHEET 3 OF 5

West Elevation 2





South



Looking East from entry

City of Santa Fe, New Mexico

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

Sam Pick, Mayor
Isaac J. Pino, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Steven G. Farber, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

Case #H 93-7 Meeting Date February 8, 1993

Project Address 544 Canyon Road District Core

Agent JP Construction Address POB 5772-SFe 87502 Phone 982-6328

Owner Bert Coughlin Address 1544 Canyon Road Phone 982-1045

PUBLICLY VISIBLE FACADES: ( ) NORTH ( ) SOUTH ( ) EAST (X) WEST

HISTORICAL SIGNIFICANCE: MAIN HOUSE NUMBER 1283 AREA NO. 6 AGE c.1940

( ) SIGNIFICANT (X) CONTRIBUTING ( ) NON-CONTRIBUTING

(X) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

APPROVAL REQUIREMENTS: ( ) NEW CONSTRUCTION (X) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE

PROPOSAL: Remodel existing detached garage for use as a guesthouse, add partial second story. (Tabled by HDRB at 1/20/93 meeting.)

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on _____, acted on the above referenced case. The decision of the Board was to ( ) approve, ( ) conditionally approve, ( ) table, ( ) deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows:

For further information please call 984-6657.

Sincerely,

Mary Grzeskowiak
Urban Design Review Specialist

NOTE: BUILDING PERMITS FOR HDRB APROVALS 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 DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST. (SFCC 1987, SECTION 7-1.6)

City of Santa Fe, New Mexico

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

Sam Pick, Mayor
Isaac J. Pino, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Steven G. Farber, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

Case #H 93-7 Meeting Date March 8, 1993

Project Address 544 Canyon Road District Core

Agent JP Construction Address POB 5772-SFe 87502 Phone 982-6328

Owner Bert Coughlin Address 1544 Canyon Road Phone 982-1045

PUBLICLY VISIBLE FACADES: ( ) NORTH ( ) SOUTH ( ) EAST (X) WEST

HISTORICAL SIGNIFICANCE: MAIN HOUSE NUMBER 1283 AREA NO. 6 AGE c.1940

( ) SIGNIFICANT (X) CONTRIBUTING ( ) NON-CONTRIBUTING

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( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE

PROPOSAL: Remodel existing detached garage for use as a guesthouse, add partial second story. (Tabled by HDRB at 1/20/93 meeting.)

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on March 8, 1993, acted on the above referenced case. The decision of the Board was to ( ) approve, ( ) conditionally approve, ( ) table, (✓) deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows: This decision was based on 14-70.20.

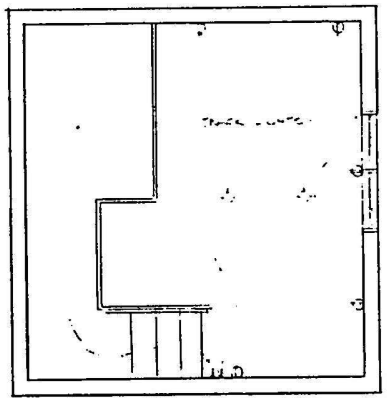
For further information please call 984-6657.

Sincerely,

Mary Grzeskowiak

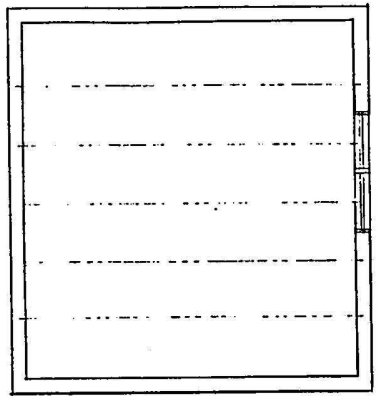
Mary Grzeskowiak
Urban Design Review Specialist

NOTE: BUILDING PERMITS FOR HDRB APROVALS 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 DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST. (SFCC 1987, SECTION 7-1.6)



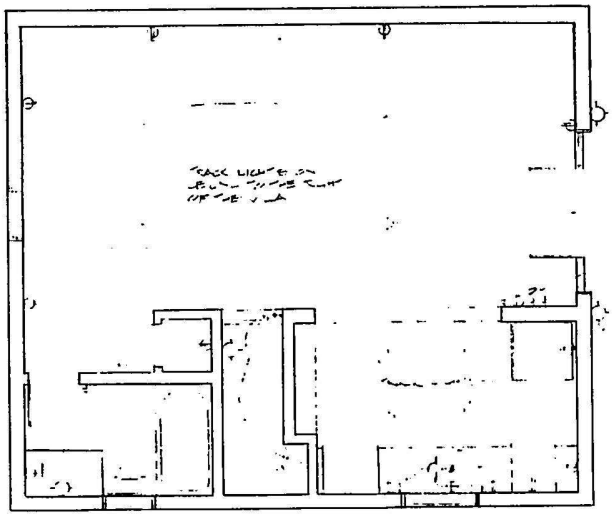
ELECTRICAL PLAN SECOND FLOOR

1/4" = 1'-0" SCALE



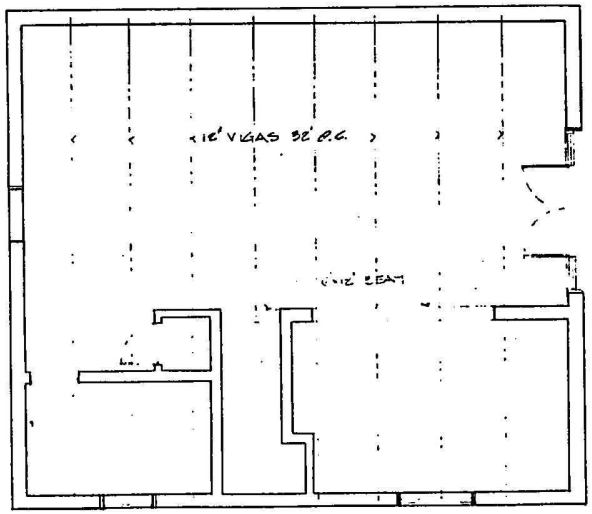
ROOF PLAN SECOND FLOOR

1/4" = 1'-0" SCALE



ELECTRICAL PLAN FIRST FLOOR

1/4" = 1'-0" SCALE

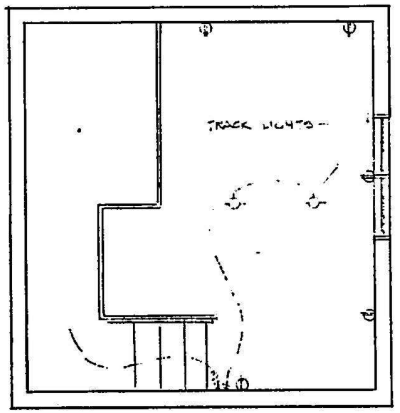


ROOF PLAN FIRST FLOOR

1/4" = 1'-0" SCALE

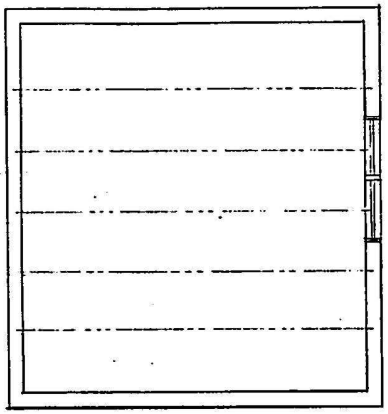
STEWART CONST.

FOR: BERT LOUGHLIN SHEET



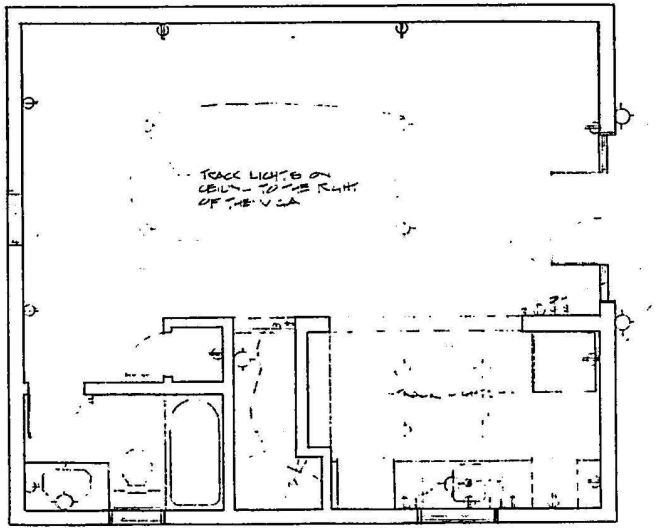
ELECTRICAL PLAN SECOND FLOOR

1/4" = 1'-0" SCALE



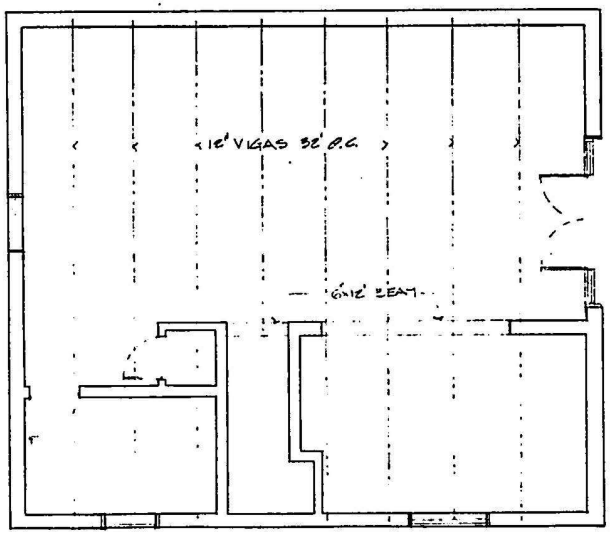
ROOF PLAN SECOND FLOOR

1/4"-1'-0" SCALE



ELECTRICAL PLAN FIRST FLOOR

1/4" = 1'-0" SCALE



ROOF PLAN FIRST FLOOR

1/4" = 1'-0" SCALE

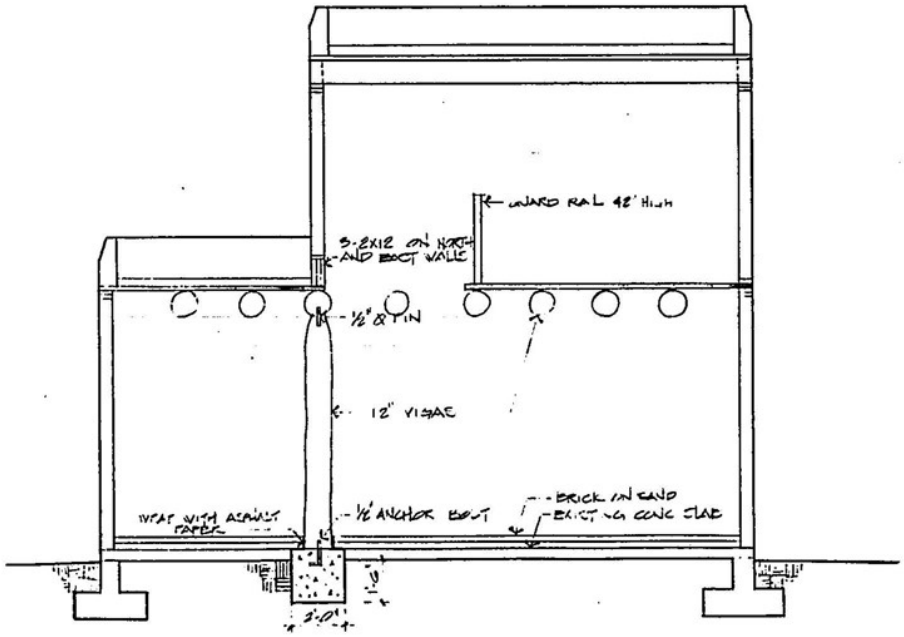
STEWART CONST.

FOR: BERT COUGHLIN
544 CANYON ROAD

SHEET 4 OF 5

...NG ROOF TO BE REMOVED COMPLETELY.
...ING WALLS TO EXTEND TO ACCOMODATE NEW HEIGHT.
...TRICAL SERVICE TO BE RELOCATED TO THE NORTH OF THE FIRST FLOOR.
...OVE EXISTING GARAGE DOORS, RE-LATH EXISTING LOWER LEVEL AND STUCCO COMPLETE UNIT.
...OVE EXISTING DOORS AND WINDOWS AND FRAME TO PROVIDE NEW DOORS AND WINDOWS AS SHOWN.
...X12 WEST COAST FIR TO BE PROVIDED BELOW THE SECOND FLOOR WALLS FOR STABILIZING.
...AND SIZE OF DOORS AND WINDOWS TO BE DETERMINED BY OWNER AND CONTRACTOR.
...ING ELECTRICAL TO BE REMOVED AND REPLACED AS SHOWN.
...ING TO BE ROUTED AS NECESSARY AND PATCH CONCRETE FLOOR AS NEEDED.

NORTH



SECTION DETAIL
1/4" = 1'-0" SCALE

STEWART CONST.

FOR: BERT COUGHLIN
544 CANYON ROAD

SHEET 5 OF 5

Milner Sanchez
387 52 10

Betty Stuart, Gen Contractor
983-2354 *
988-1543

EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ( )
544 Canyon Road

Project Location:
Bert Coughlin 544 Canyon Road 9821045

Owner: J.P. Construction Address: P.O. Box 5772 Santa Fe, N.M. 87502 Phone: 982-6328

Applicant: Address: Phone:
Remodel Existing Garage to a Studio

Project Proposal:
Studio Remodel

Public Visibility: North ( ) South ( ) East ( ) West ( )
None

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

Other Construction: Demolition ( ) Remodel (X) Addition ( ) Restucco (X) 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] 11/14/92
Signature of Applicant or Owner Date

FOR OFFICIAL USE ONLY

Date Received: 12/15/92 Case Number: H-92-194 Meeting Date 1/11/92

Historic District: Survey Number: Survey Area:

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

Ordinance Compliance Checklist:

SECTION	DESCRIPTION	COMPLIES YES	COMPLIES 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:

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:

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

Project description: Proposes to remodel a contributing residence by constructing approximately 4,550 sq. ft. of additions that are lower than the existing height, constructing a garden shed/studio, and making other exterior alterations. An exception is requested to place an addition on a primary elevation (Section 14-5.2 (D)(2)(c)).

Project number: 11-101000138
Case number: H-11-000138
Project type: HDRB

PROJECT LOCATION (S): 544 Canyon Road

PROJECT NAMES:

OW – Christopher Purvis
Santa Fe, NM 87501

200 W. Marcy #147
505-982-5461

AP –

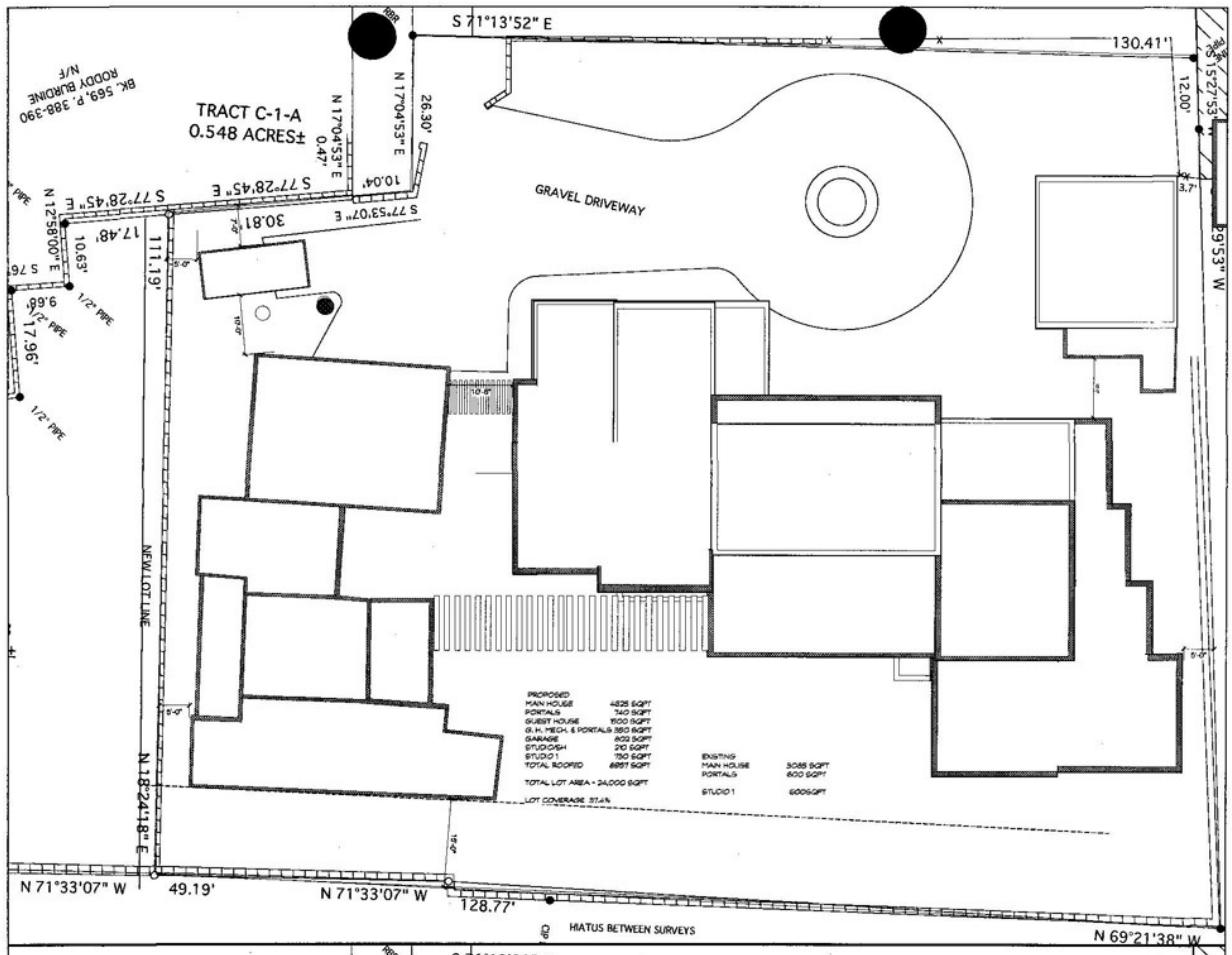
BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their hearing on, December 13, 2011, acted on the above referenced case. The decision of the board was to designate the north and south elevations as primary and to deny your request to remodel the property. For further information please call 955-6605.

Sincerely,

David A. Rasch
Planning Supervisor Historic Preservation Division

NOTE: Applicant can use this action letter to apply for building 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 Clerks 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 building permit..**



PROPOSED

EXISTING

SITE PLANS

SCALE 1/8"=1'-0"

JOB NO. 3112

A-1

11/15/11
11/2/11

REMODEL AND ADDITIONS

544 CANYON ROAD

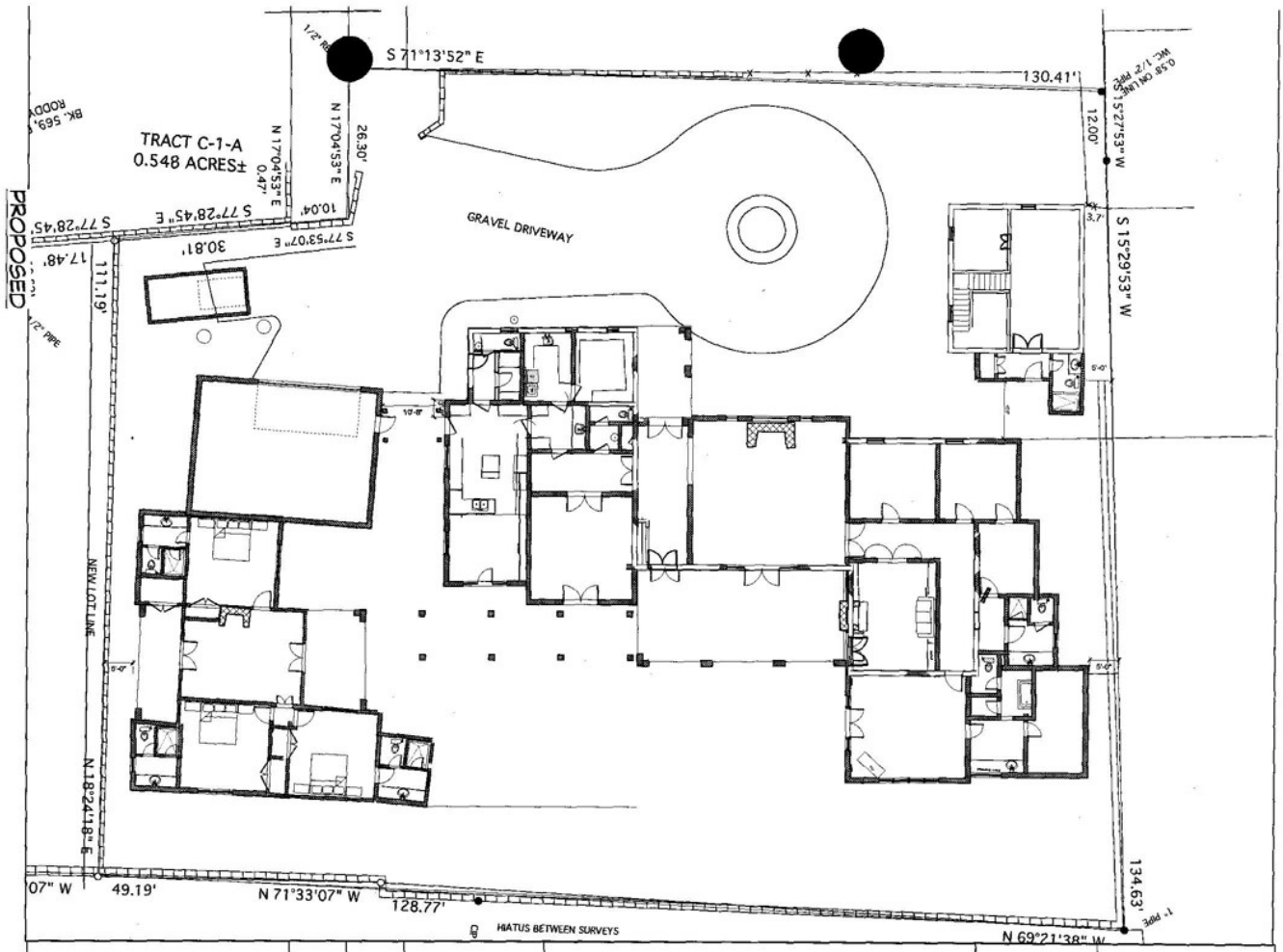
SANTA FE, NEW MEXICO

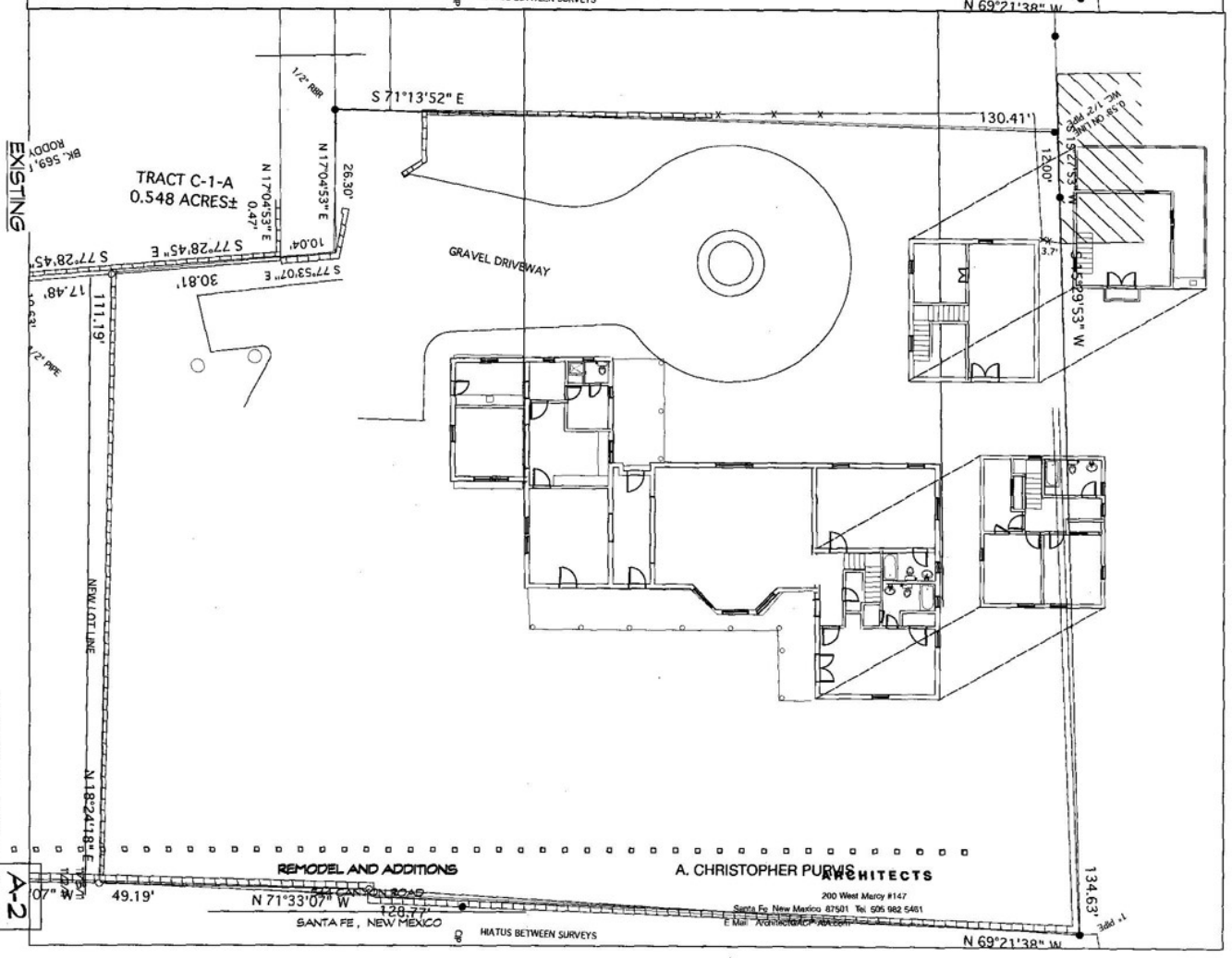
A. CHRISTOPHER PURVIS ARCHITECTS

200 West Marcy #147

Santa Fe New Mexico 87501 Tel 505 982 5461

E Mail Architect@ACP-AIA.com





FLOOR PLANS

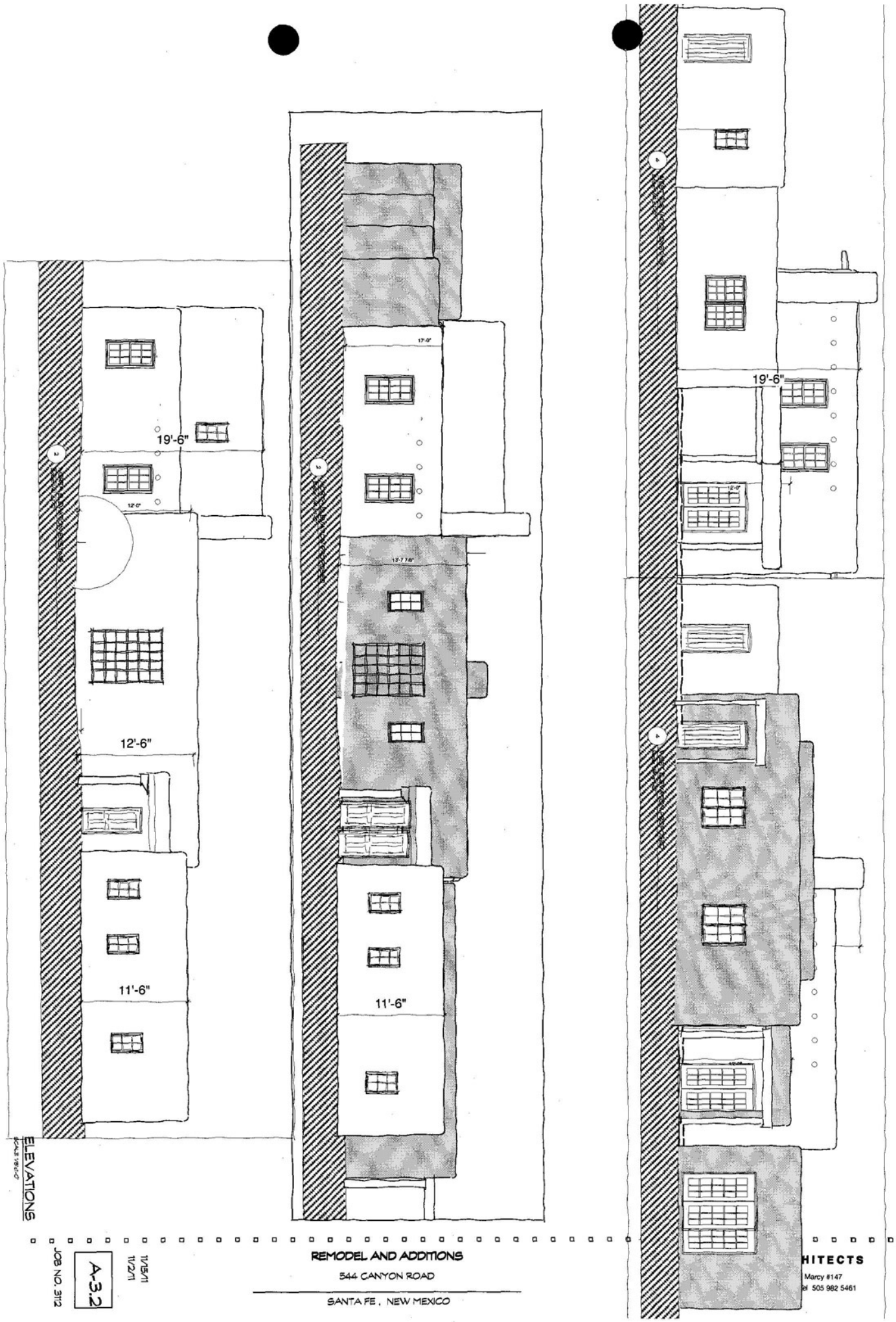
A-2

JOB NO. 3112

REMODEL AND ADDITIONS

SANTA FE, NEW MEXICO

A. CHRISTOPHER PURVIS ARCHITECTS
200 West Mercy #147
Santa Fe, New Mexico 87501 Tel: 505 982 5461
E Mail: Architecture@CPurvis.com



ELEVATIONS

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

JOB NO. 3112

A-3.2

11/15/11
11/2/11

REMODEL AND ADDITIONS

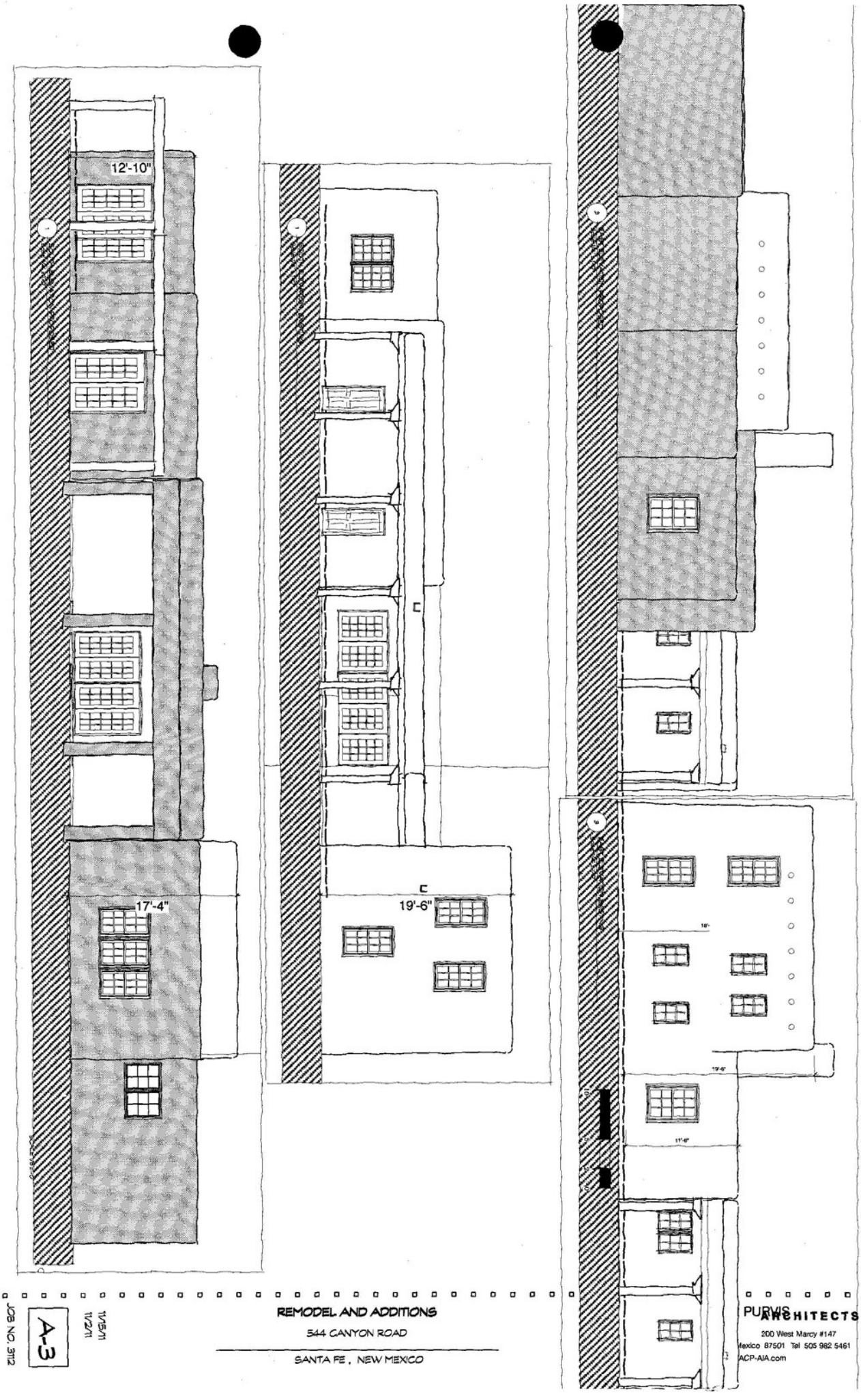
544 CANYON ROAD

SANTA FE, NEW MEXICO

HITECTS

Marcy #147

el 505 982 5461



JOB NO. 3112

A-3

11/15/11
11/2/11

REMODEL AND ADDITIONS

544 CANYON ROAD

SANTA FE, NEW MEXICO

PURVIS ARCHITECTS
200 West Marcy #147
Mexico 87501 Tel 505 982 5461
ACP-AIA.com

A. CHRISTOPHER PURVIS
ARCHITECTS
200 West Marcy #147
Santa Fe New Mexico 87501 Tel 505 982 5461
E Mail Architect@ACP-AIA.com

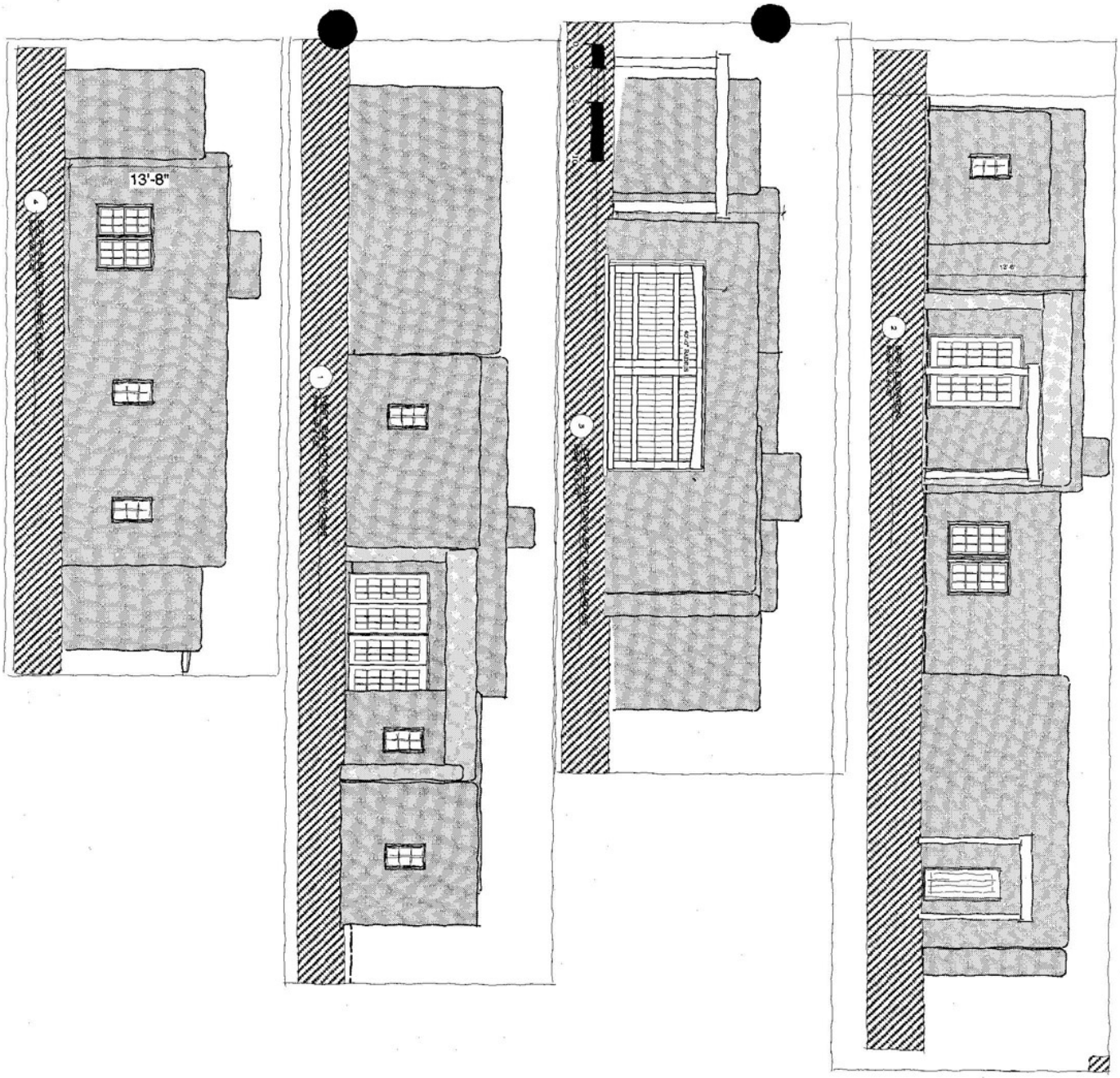
REMODEL AND ADDITIONS
544 CANYON ROAD
SANTA FE, NEW MEXICO

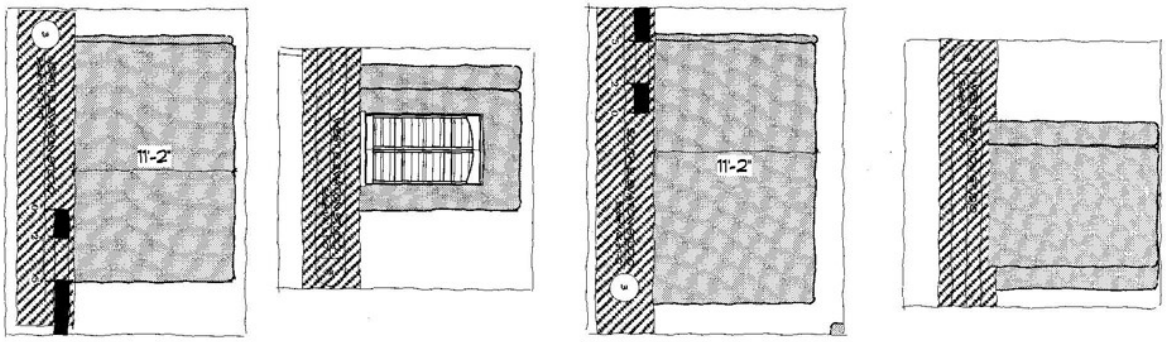
11/15/11
11/2/11

A-3.4

JOB NO. 3112

STUDIO ELEVATIONS
SCALE 1/4"=1'-0"





GUEST HOUSE ELEVATIONS

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

JOB NO. 3112

A-3.5

11/15/11
11/2/11

REMODEL AND ADDITIONS

544 CANYON ROAD

SANTA FE, NEW MEXICO

A. CHRISTOPHER PURVIS ARCHITECTS

200 West Marcy #147

Santa Fe New Mexico 87501 Tel 505 982 5461

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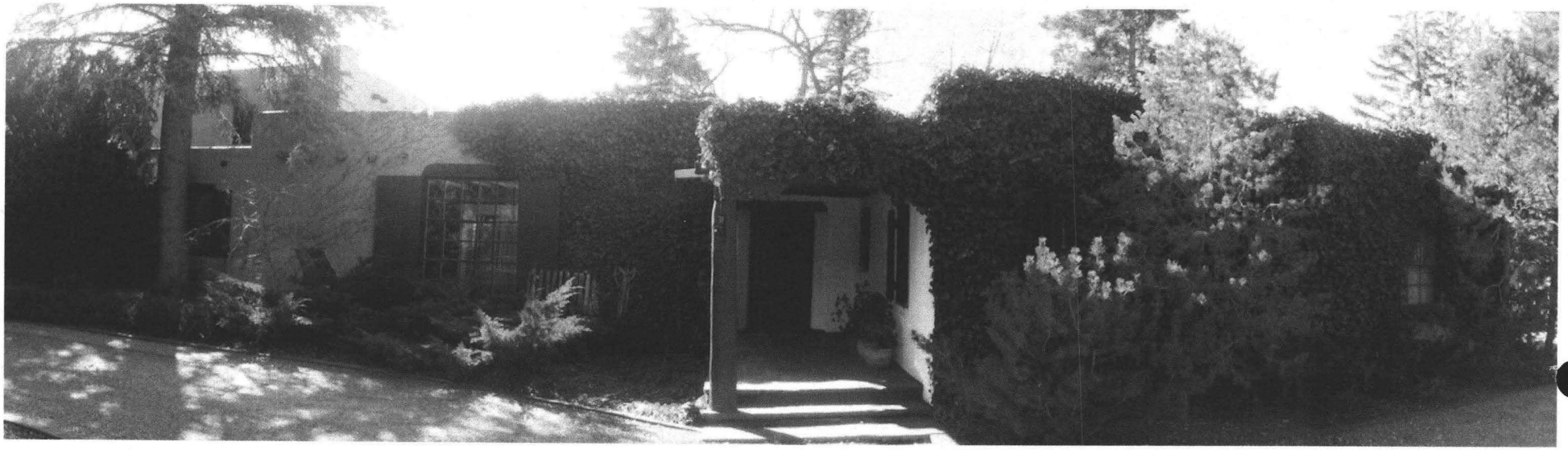
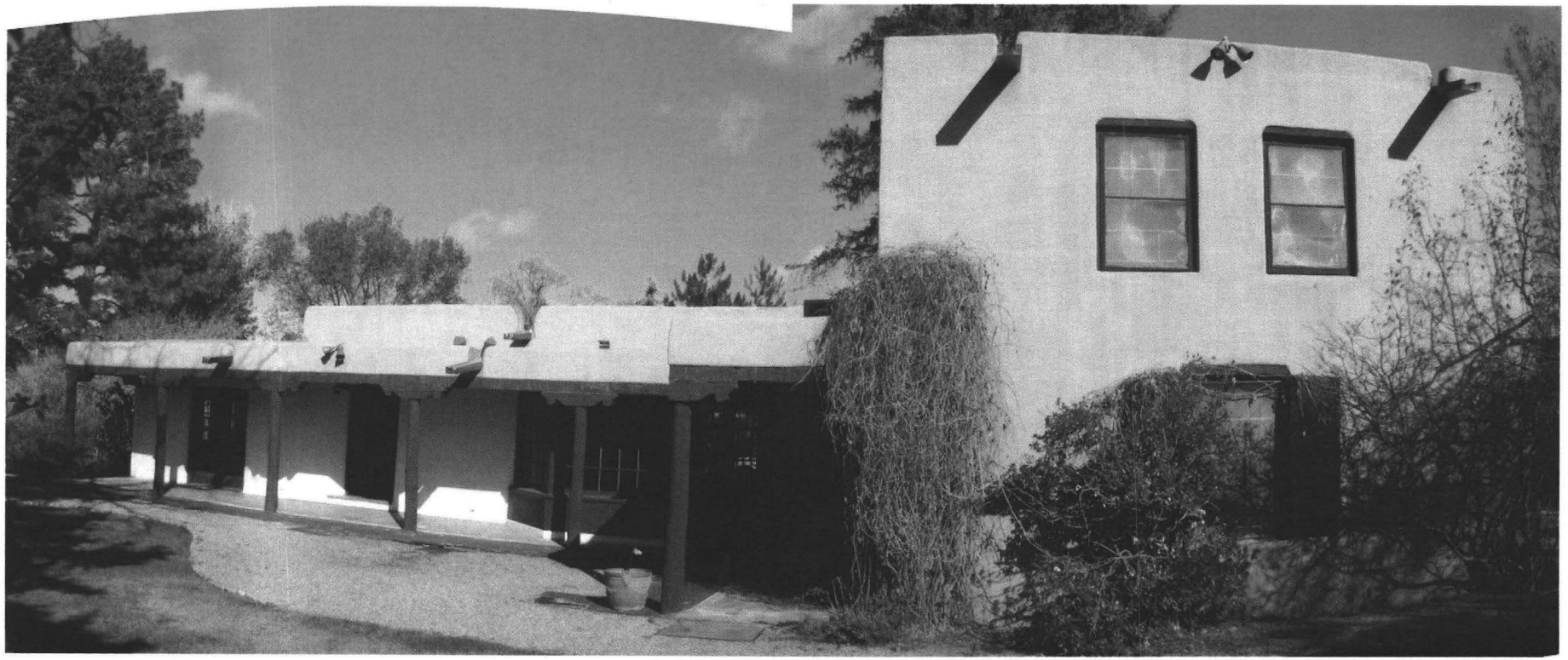
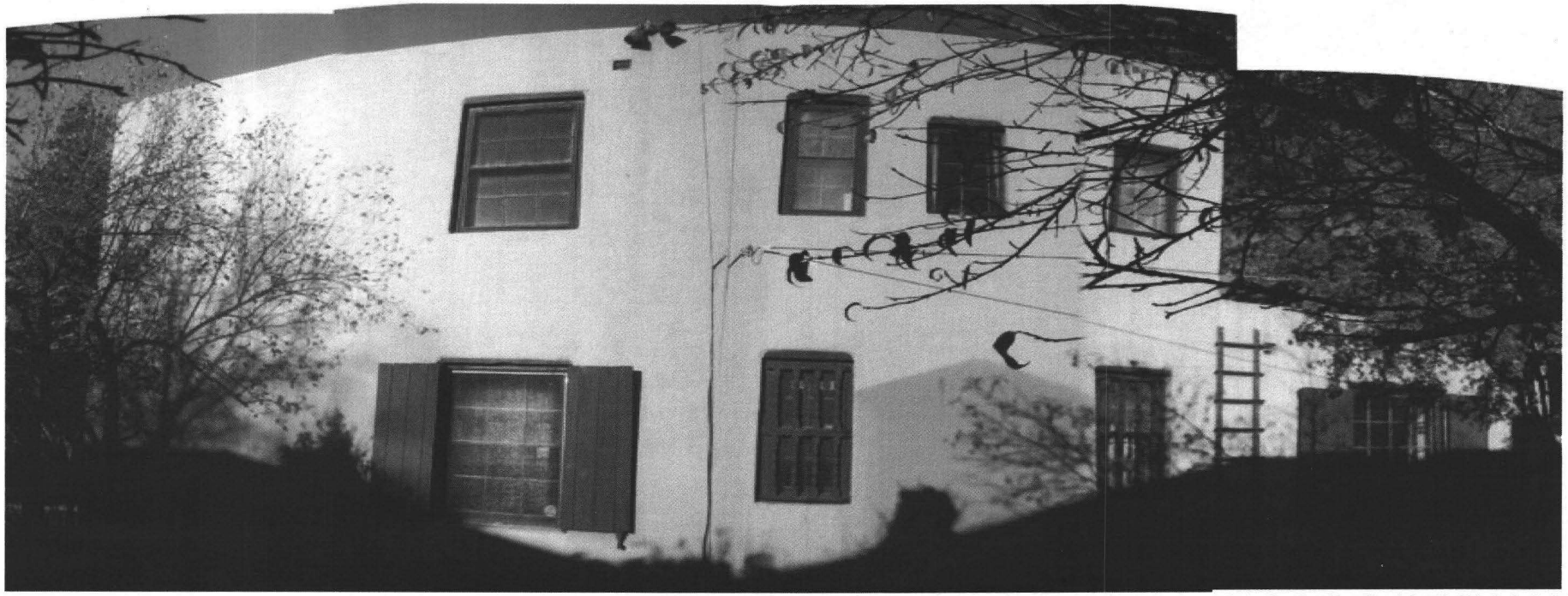


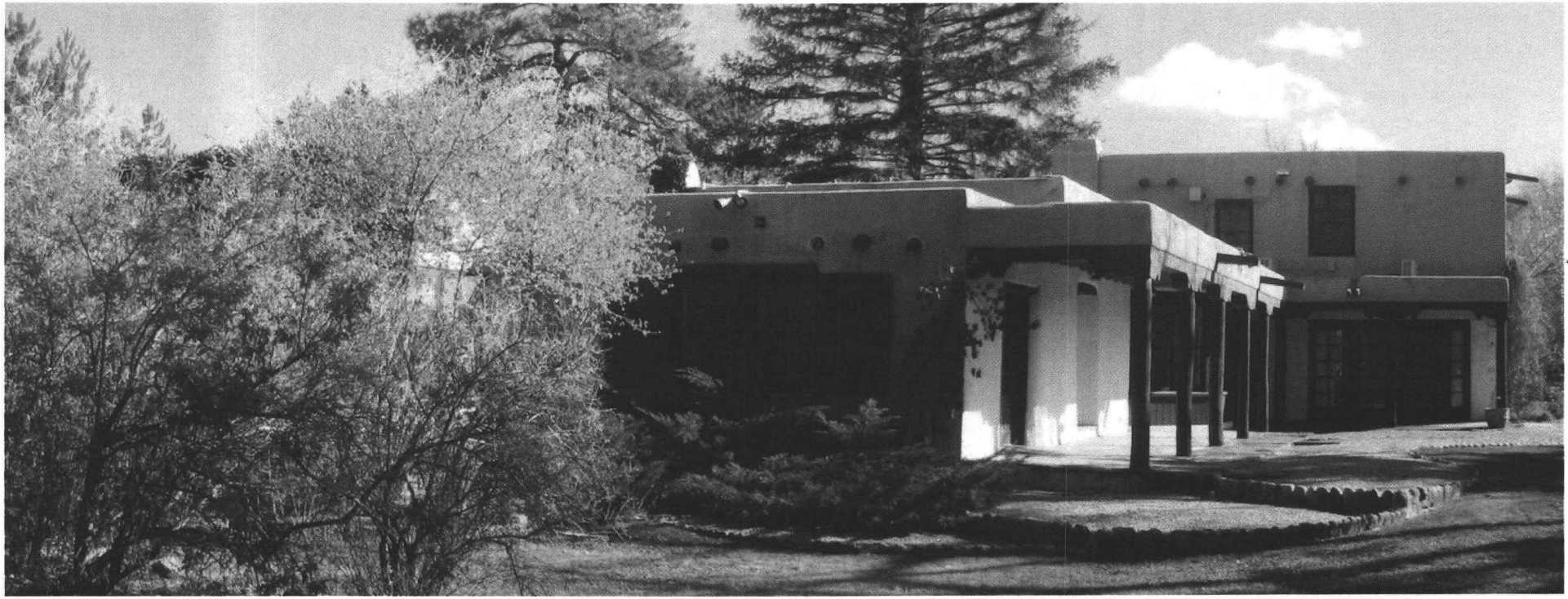
NORTH ELEVATION MAIN



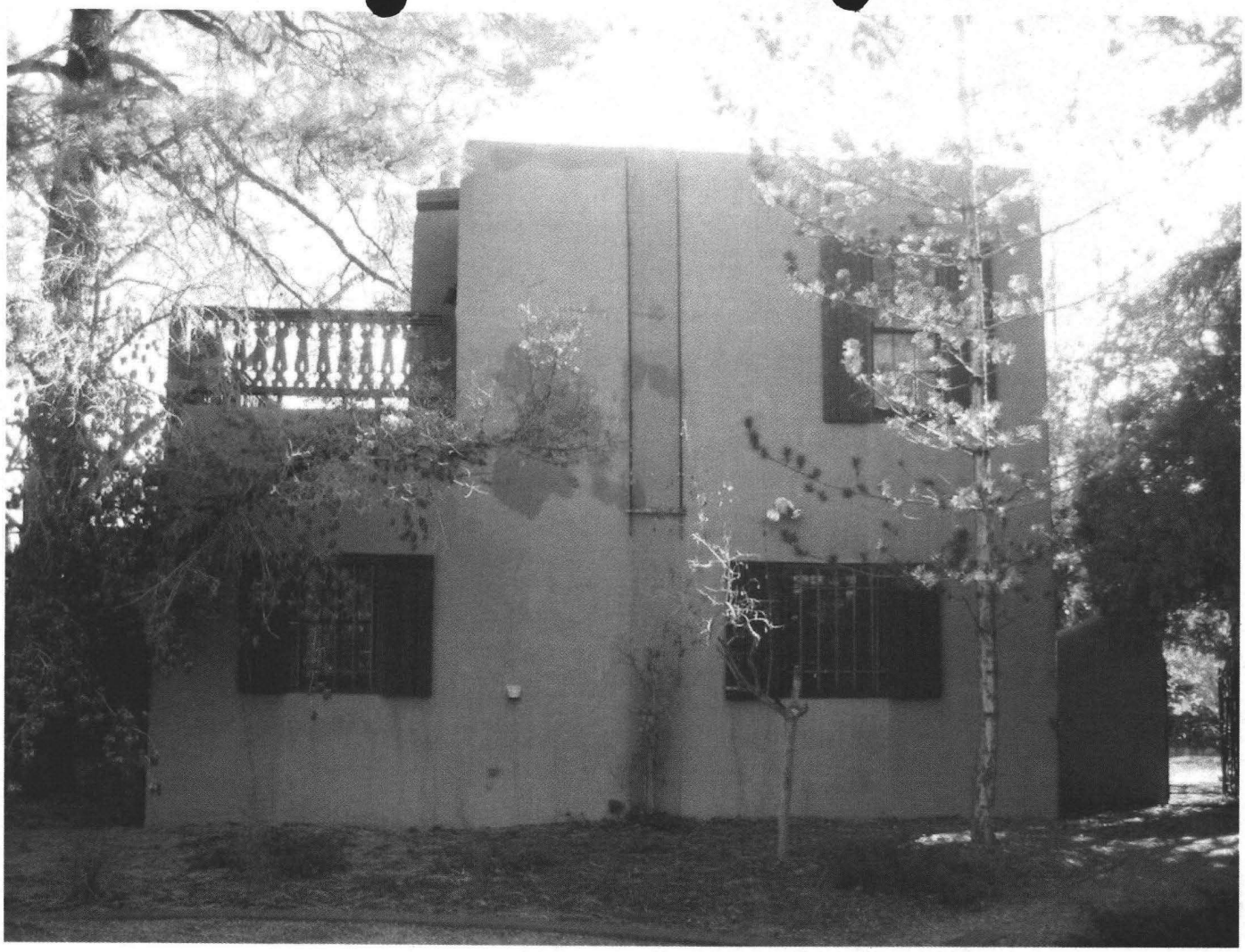
SOUTH ELEVATION MAIN



EAST ELEVATION MAIN



WEST ELEVATION MAIN



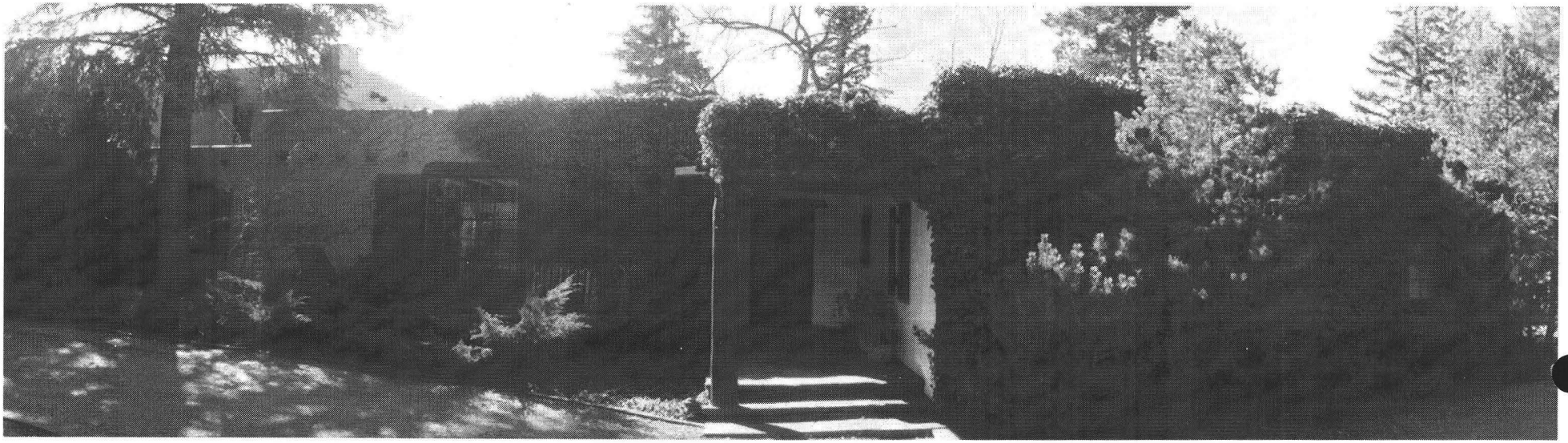
WEST ELEVATION GUEST



NORTH ELEVATION GUEST



SOUTH ELEVATION GUEST



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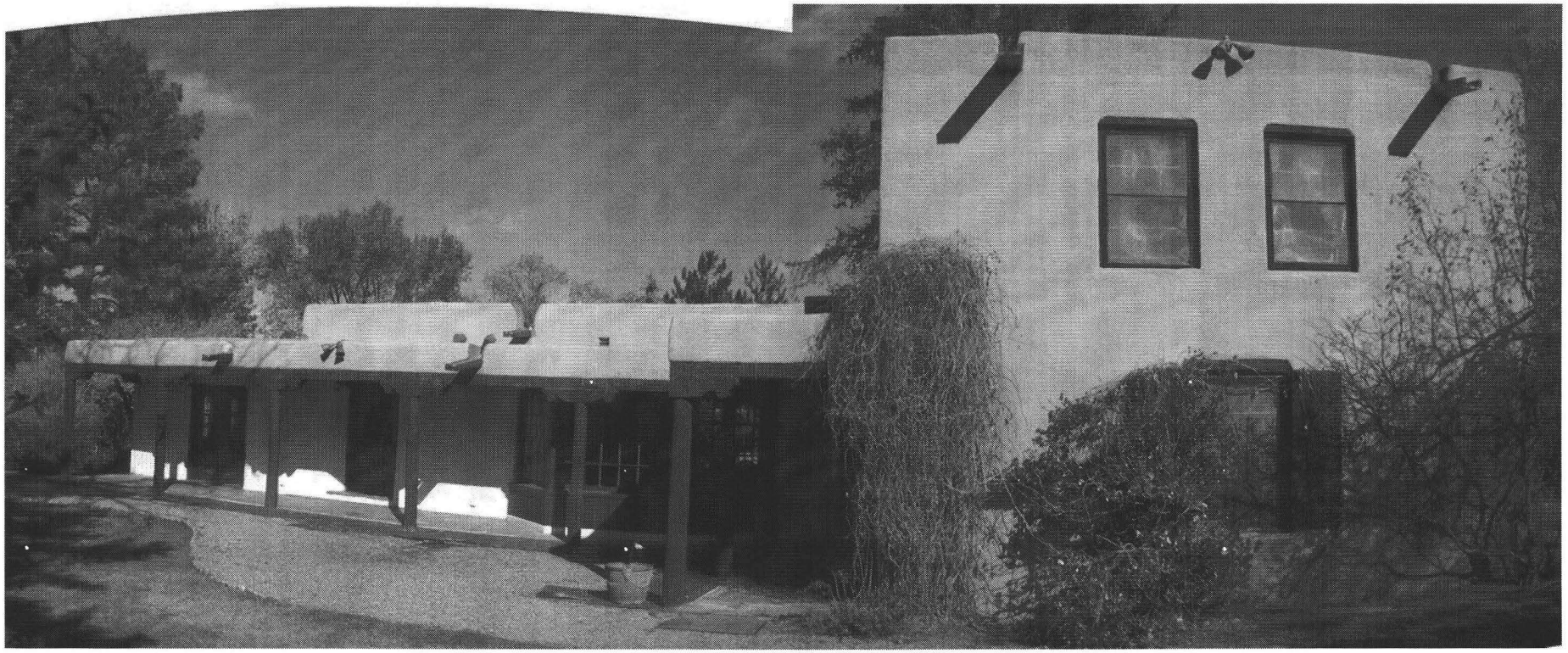

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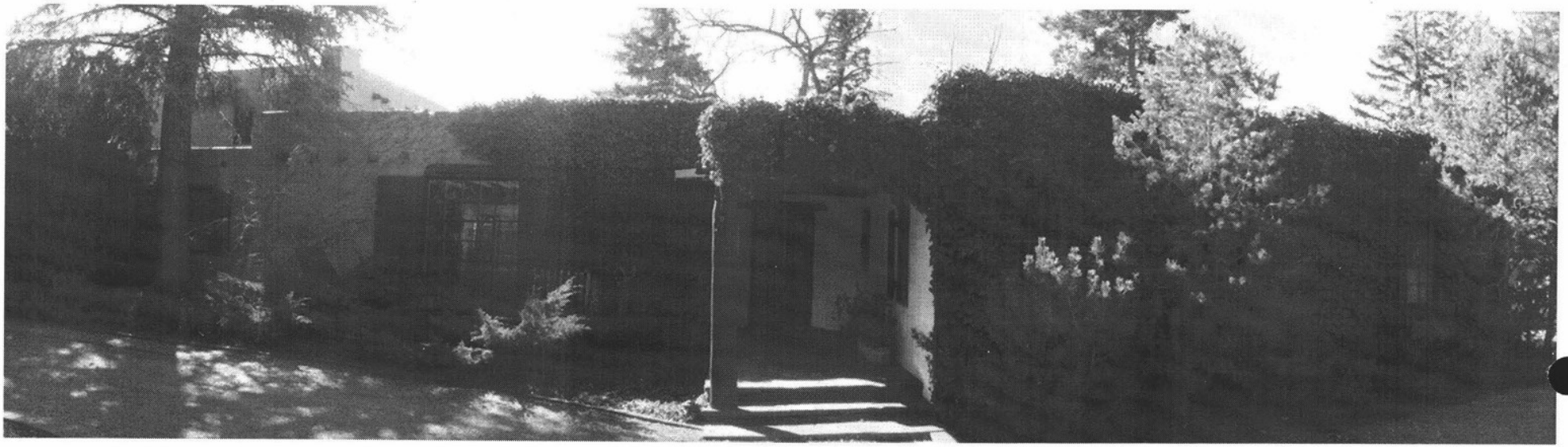

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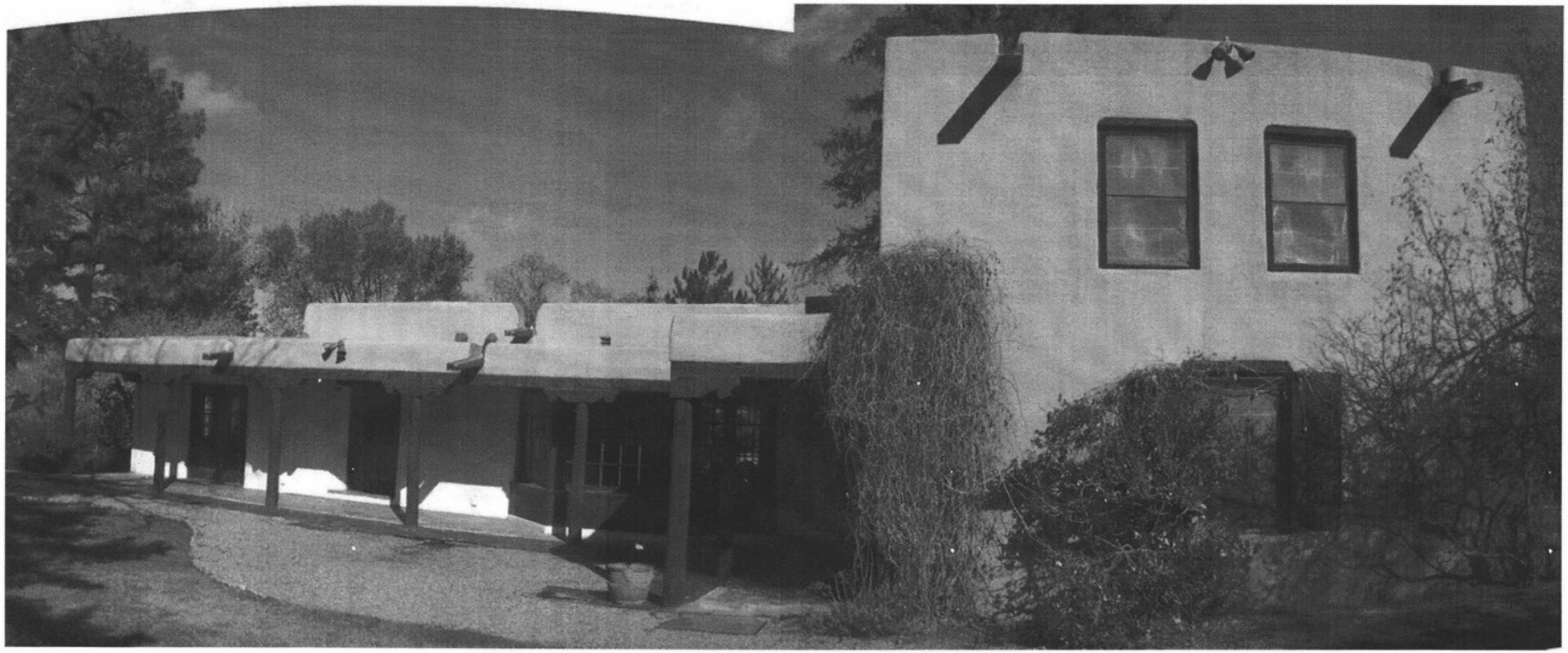

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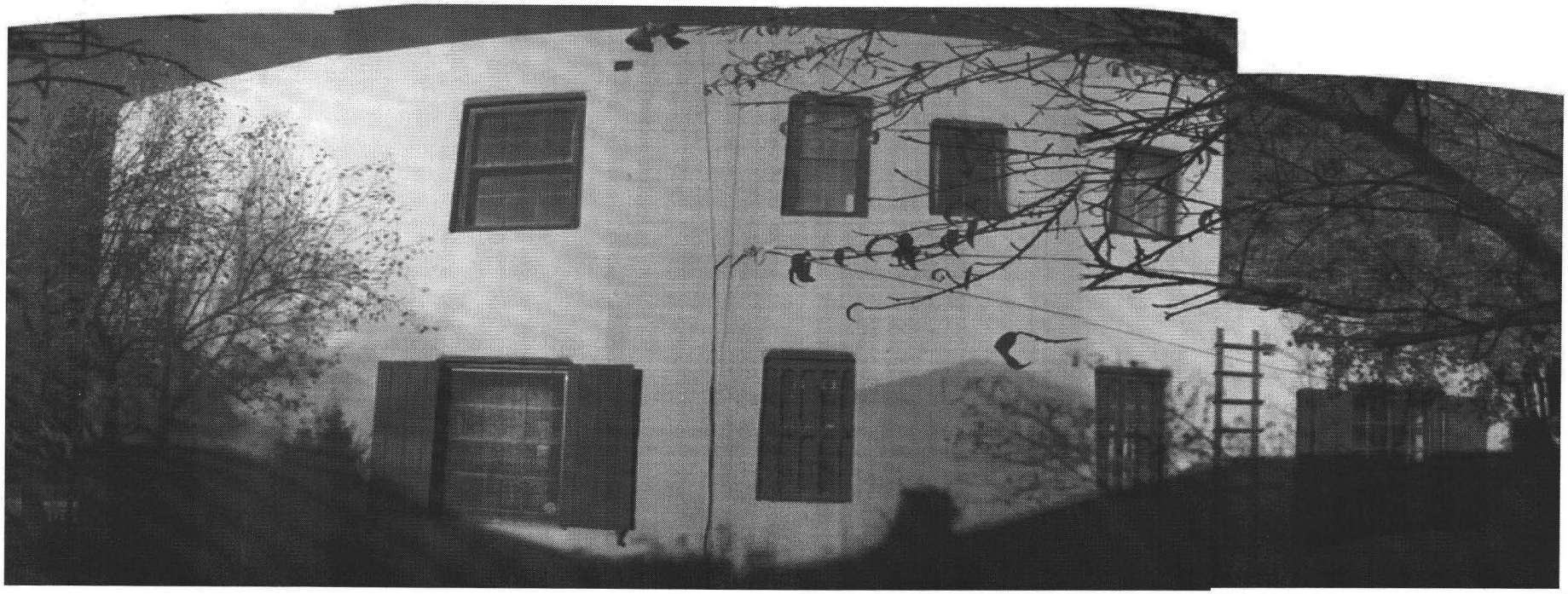
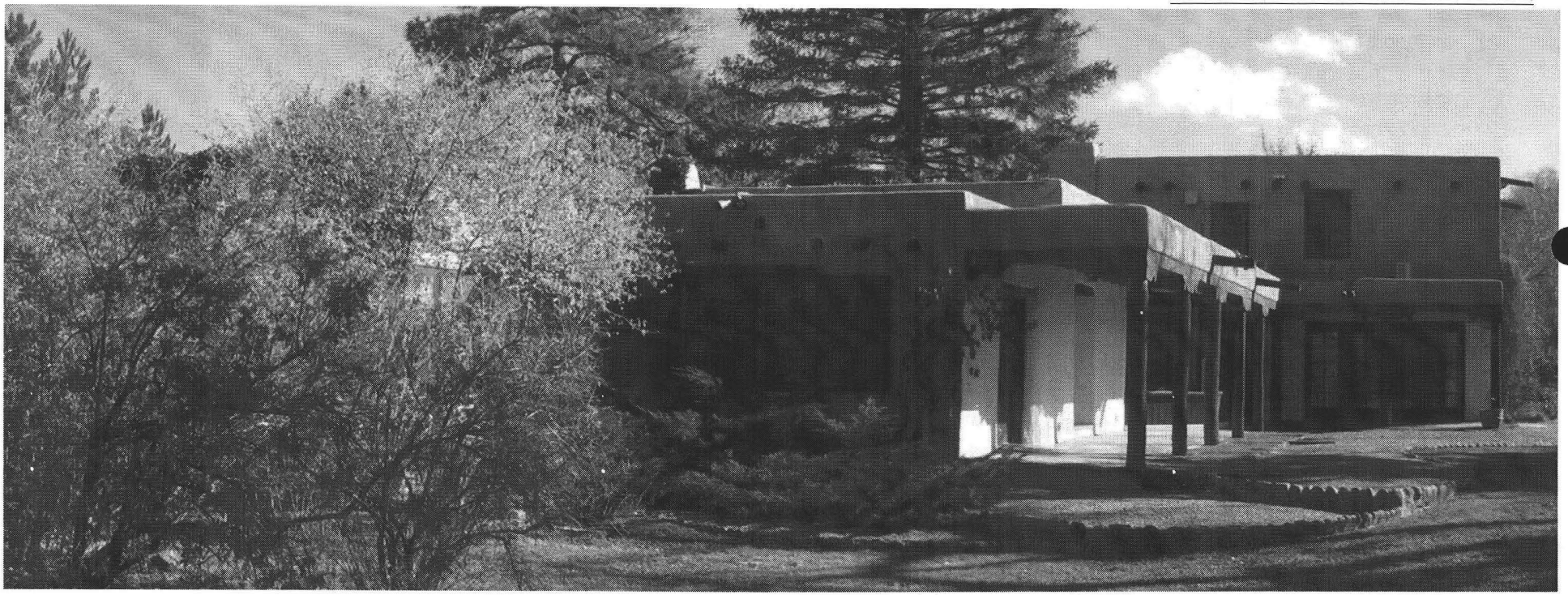


EAST ELEVATION MAIN



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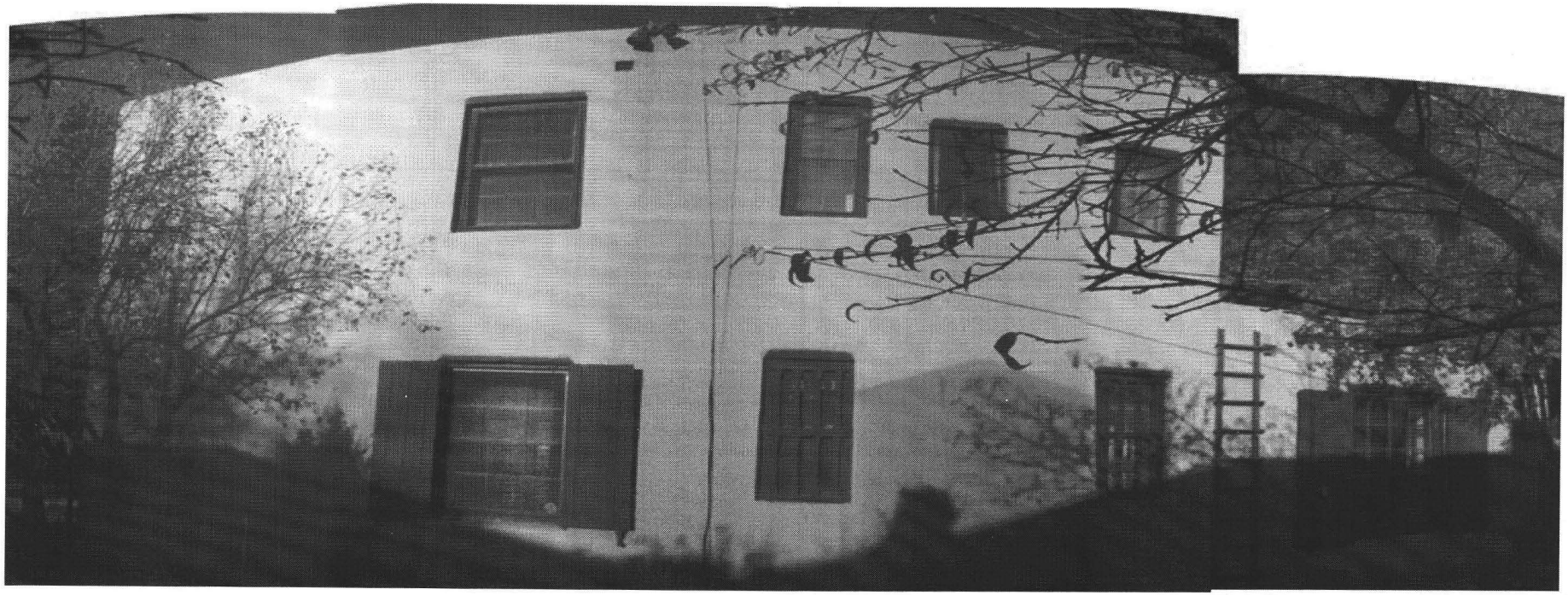

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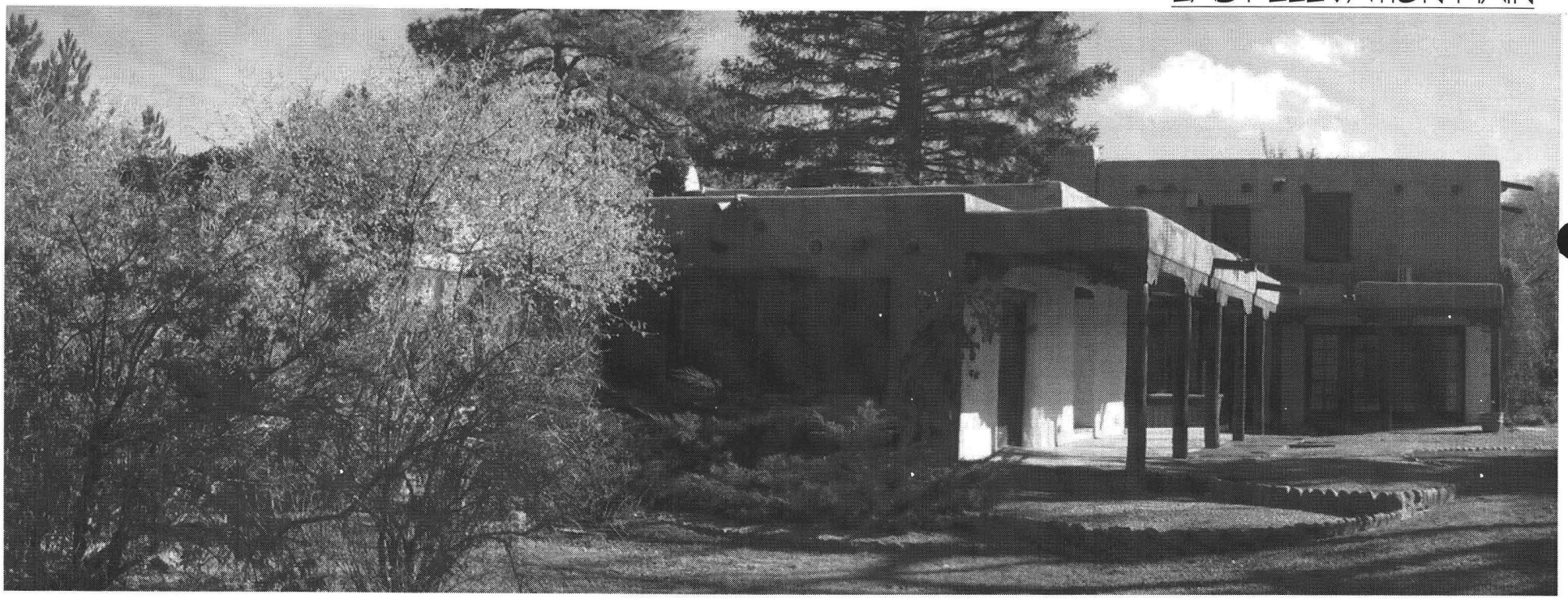

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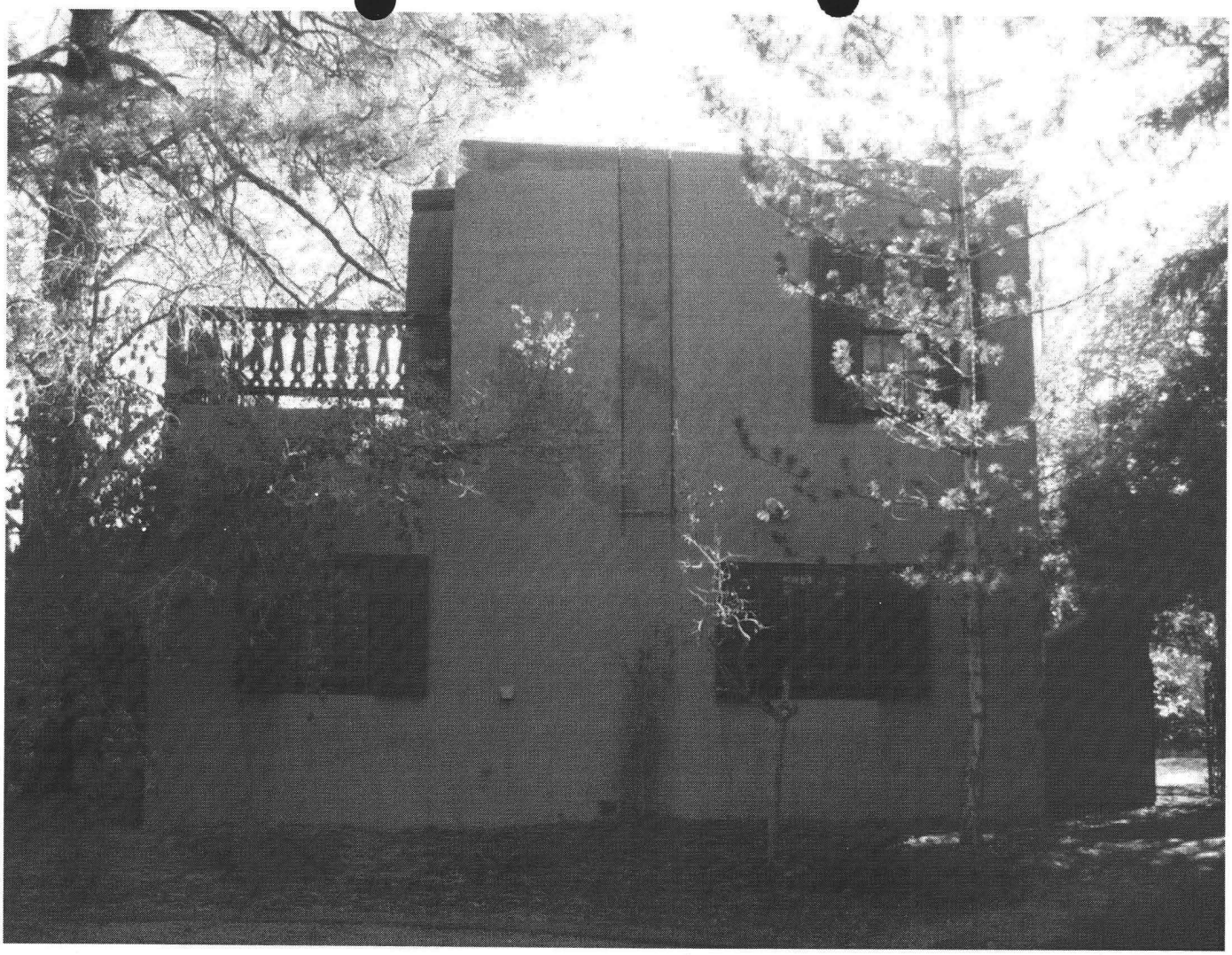
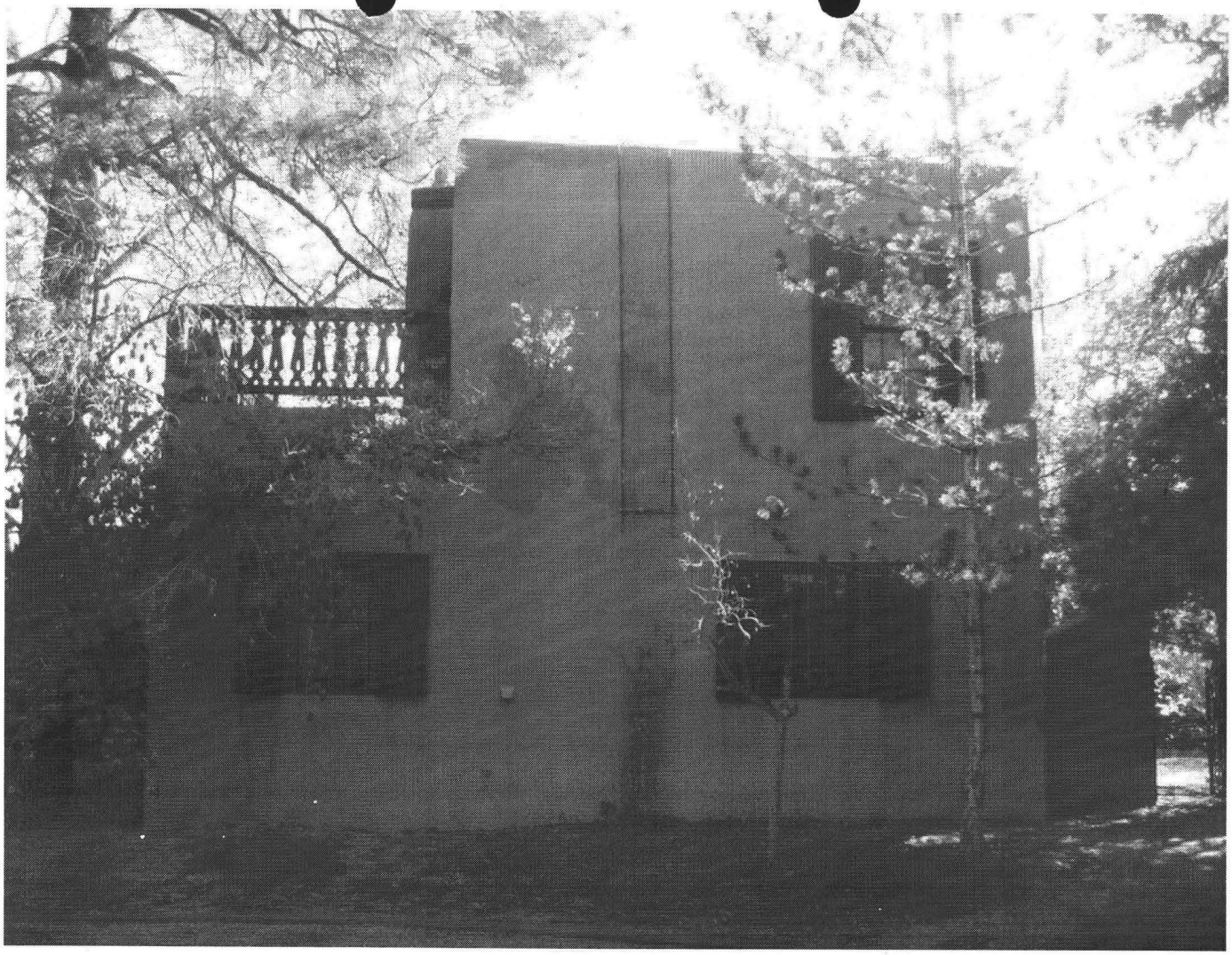


WEST ELEVATION GUEST



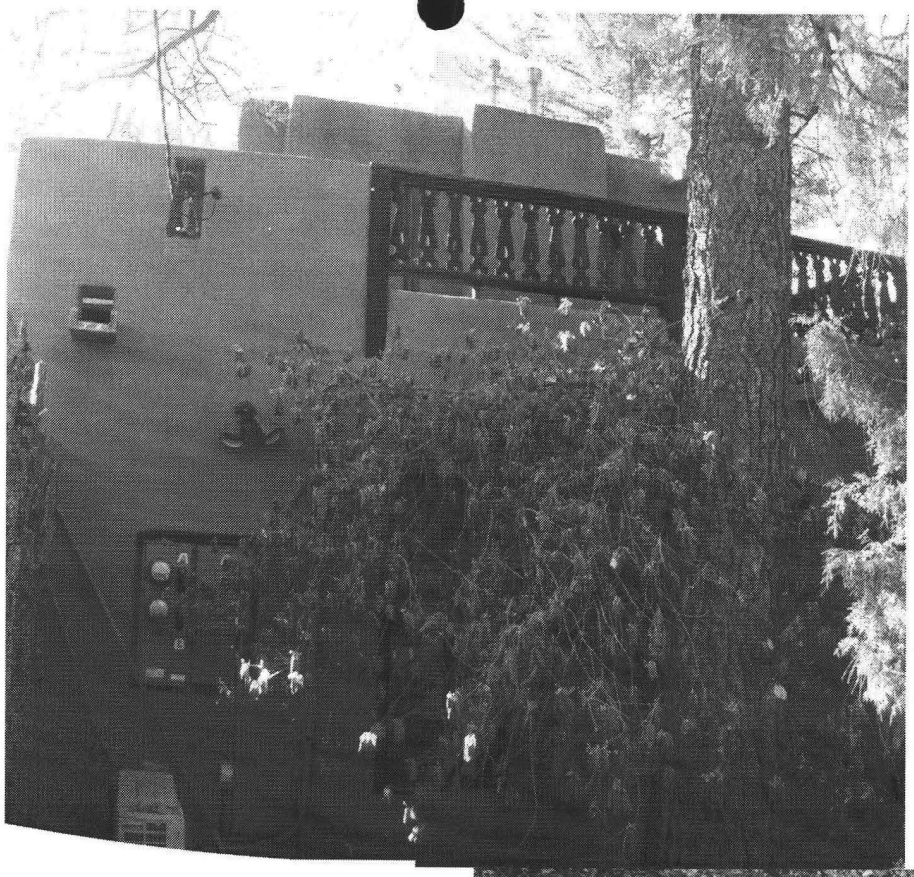
WEST ELEVATION GUEST



NORTH ELEVATION GUEST



SOUTH ELEVATION GUEST



NORTH ELEVATION GUEST



SOUTH ELEVATION GUEST

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department- Building Permit Division

To Be Completed By Applicant:

Date Submitted:	**Site Address:** 544 Canyon Rd
Property Owner of Record:	**Proposed Construction Description:** Remodel, Guest addition, Studio Addition -
Applicant/Agent Name:	
Contact Person Phone Number: ( ) -	**TOTAL ROOF AREA:** 8957 ±

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City Staff with questions related to Terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting.

BASED ON INFORMATION PRESENTED ON APPLICATION DATE, THIS REVIEW DOES NOT GRANT ZONING APPROVAL AT THE TIME OF BUILDING PERMIT. FINAL ZONING APPROVAL WILL BE GRANTED ONCE ALL COMPLIANCE WITH ZONING HAS BEEN MET.

□OWNER □APPLICANT □AGENT DATE / /

PLEASE PROVIDE A COPY OF PROPOSED SITE PLAN INCLUDING ALL EASMENTS AND STRUCTURES THAT ARE LOCATED ON THE PROPERTY

To Be Completed By City Staff: ☒ Historic PZR ☐ ~~Building Permit PZR~~

Zoning District: R(8AC Downtown & East

Overlay: ☒ Historic
- ☐ ~~Escarpment*~~
- ☐ ~~Flood Zone*~~
- ☐ ~~Business Capitol District~~
- ☐ ~~Cerrillos Road Corridor~~

Archaeological
- ☒ Historic Downtown- (2,500 sq ft of ground disturbance)
- ☐ River and Trails-(2 acres)
- ☐ Suburban-(10 acres)

Zoning Submittal Requirements:
- ☒ Legal Lot of Record ☐ ~~Development Plan~~ ☐ Easements
- ☒ Existing Site Plan ☒ Proposed Site Plan

Supplemental Zoning Submittals:
- ☒ Accessory Structure Affidavit
- ☐ Approval Letters (☐Tech Review, ☐Historic, ☐Other_____)
- ☐ ~~Zero Lot Line Affidavit~~

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

Lot Coverage : ~~34~~ 37.4% OK ☒
- ☐ ~~Open Space Required:~~ _____

Setbacks:
Proposed Front: N/A Minimum: 7
~~2nd Front?~~ _____
Proposed Rear: 15 Minimum: 5 for Accessory
Proposed Sides: L 5 R 5 Minimum: 5
~~10~~ 10 ft Building Separation

Height: Proposed See Below
Maximum Height: 24 in R1 or
☒ ~~Regulated by Historic Division~~
☐ ~~Regulated by Escarpment District~~

Parking Spaces:
Proposed 5 Accessible** 0
Minimum: 3

Bicycle Parking:**
Proposed: ~~—~~ Minimum: _____
** Commercial Requirement

* Requires an additional review conducted by Technical Review Division to ensure compliance.

Additional Agency Review if Applicable:

☐ Escarpment Approval by N/A Date: / /

☐ Flood Plain Approval by N/A Date: / /

Notes: _____

Zoning Approval:

☐ **Preliminary Approval** ☒ **with conditions** ☐ **Rejected**

Driveway Reviews: ☒ Driveway Access ☐ Driveway Visibility

Comments/Conditions: Meets minimum zoning requirements, New Lot Split plat required at BP. Submittal, Accessory Affidavit required to be submitted

REVIEWER: _____ **DATE:** 11/14/11

Rev 10.11

City of Santa Fe, New Mexico

memo

DATE: December 13, 2011

TO: Historic Design Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-11-138

ADDRESS: 544 Canyon Road
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ **Case Synopsis**

___ **District Standards & Yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__X__ **Other:** ht. calculation

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

____ **Vicinity Map**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:**
exception criteria responses

STAFF RECOMMENDATION:

Staff recommends denial of the two exception requests to construct an addition on a primary elevation and to remove historic massing because the fourth criteria have not been met with the condition that the southeast addition shall be set back 10' from the primary north elevation or an exception is requested. Otherwise, this application complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

544 Canyon Road was a single-family residence and free-standing garage that was constructed between 1935 and 1945 in the Spanish-Pueblo Revival style. At an unknown non-historic date the garage was converted into a two-story studio. The buildings are listed as contributing to the Downtown & Eastside Historic District and the north elevation of the residence may be considered as primary. The significant non-historic alterations to the garage may indicate eligibility for an historic status downgrade, but for the time being, the west elevation may be considered as primary.

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

1. A 140 square foot addition will be constructed on the north elevation of the primary residence. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)) and the required criteria responses are at the end of this report.

2. The historic second story massing of the primary residence will be removed but a parapet will retain the visual character of taller massing is this area. An exception is requested to remove historic massing (Section 14-5.2(D)(1)(a)) and the required criteria responses are at the end of this report.

3. A 1,500 square foot addition will be constructed on the south and east elevations of the primary residence. An exception has not been requested to place an addition at less than 10' back from a primary elevation.

4. The non-historic second story massing on the existing studio will be removed.

5. A 131 square foot addition will be constructed on the south elevation of the studio. The addition will be 4' 6" back from the west elevation which may be considered as primary although the studio should probably be downgraded to non-contributing.

6. A 1,500 square foot guest house with an 800 square foot garage will be constructed on the west side of the primary residence. This structure will be connected to the primary residence without a solid roof so a 50% footprint rule is not applicable. The structure will be 14' 6" high where the maximum allowable height is 15' 8".

7. A 198 square foot accessory building will be constructed at the northwest corner of the property to a height of 11' 2".

8. Other minor alterations to non-primary elevations and all finishes will match existing finishes.

EXCEPTION TO CONSTRUCT ADDITION ON PRIMARY ELEVATION:

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

This proposed Addition does not damage the streetscape because it is set back from the street down a lane and is not visible from the street.

Staff response: Staff is in agreement with this statement.

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

The proposed Addition allows the owner to have a more clearly defined entryway.

Staff response: Staff is in agreement with this statement.

(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;*

The proposed Addition is part of the full range of design options that should be available for residents to continue to live in aging buildings while improving their ability modify them to meet their needs.

Staff response: Staff is in agreement with this statement.

(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;*

This proposed addition is proposed because that portion of the building is not visible from a public way and therefore is not part of Santa Fe's streetscape.

Staff response: Staff is not in agreement with this statement. The related streetscape is a 300 foot radius and the applicant has not demonstrated how this structure has special conditions that other structures in the streetscape do not have.

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

This proposed Addition is proposed to solve a problem created by a previous design and is not a result of actions of the applicant.

Staff response: Staff is in agreement with this statement.

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

This proposed 4 foot addition preserves the look of the building including the historic window while not significantly changing the massing.

Staff response: Staff is in agreement with this statement.

EXCEPTION TO REMOVE HISTORIC MASSING:

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

This proposed extra 30" inches less of height does not damage the streetscape because it is well set back from the street and only minimally decreases the height.

Staff response: Staff is in agreement with this statement.

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

The subtraction of the 30 inches of height allows the owner to have a building that is on one level facilitating their movements as they age.

Staff response: Staff is in agreement with this statement.

(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;*

The proposed reduction in height is part of the full range of design options that should be available for residents to continue to live in aging buildings while improving their ability to manage their space.

Staff response: Staff is in agreement with this statement.

(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;*

This proposed Subtraction is proposed in order to allow the existing building to become one level. This building is set so far back there is no existing streetscape that is affected.

Staff response: Staff is not in agreement with this statement. The related streetscape is a 300 foot radius and the applicant has not demonstrated how this structure has special conditions that other structures in the streetscape do not have.

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

This proposed subtraction is proposed to solve a problem created by the fact that the applicant wishes to be able to grow older in this structure is not a result of actions of the applicant.

Staff response: Staff is in agreement with this statement.

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

This proposed subtraction is mitigated by the parapet that restores all but 30" of the original height in order that the building will keep its current overall feeling of height.

Staff response: Staff is in agreement with this statement.

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Design Review Board
City of Santa Fe
City Hall
Santa Fe NM 87501

Wednesday, November 16, 2011

RE: 544 Canyon Road
Enclosed (1) 24"x36" and (2) 8.5"x11" copies

A-1 Site Plans Existing and Proposed	11/15/11,
A-2 Floor Plans Existing and Proposed	11/15/11
A-3 Elevation Main Existing and Proposed	11/15/11
A-3.2 Elevation Main Existing and Proposed	11/15/11
A-3.4 Elevations Studio Existing and Proposed	11/15/11
A-3.5 Elevations Guest/GarExisting and Proposed	11/15/11

In addition the following supporting materials
Application
Site Vicinity map
Zoning worksheet
signed zoning site plan, floor plan, elevations
Photographs, North and South Main House,East and West Main House, Guest (Studio) House South and North , Guest (Studio) House West
Note: Re Exception 1,2
Affidavit Restricting Accessory Structure Use

Dear David Rasch and
Members of the Historic Design Review Board

We hereby request your review and approval of the Renovation and Additions proposed at 544 Canyon Road.

The existing buildings on this lot was built in the 1930's For Colonel T.B. Catron. It was then added on to and changed The last addition on the house was 1951 . However at a later date maybe the 1980's some glass panels were added to glaze in the rear portal. They were removed last year . The Guest Studio was remodeled in the early 90's adding a second story and converting it from a garage

The existing house consists of a 3085 square foot footprint main house with a 770 square foot second floor and 600 square feet of portals and a 600 square foot footprint Guest House/Studio 1 with a 300 square foot second floor . We propose to add a 1540 square foot addition on the main floor for a Master bedroom closets, Kitchen and Dining room and a 140 square foot addition to the front of the main house to expand the

200 West Marcy #147 Santa Fe New Mexico 87501 Tel 505-982-5461 E Mail Architect@ACP-AIA.com

living room. Moving out that wall with the window feature . We propose to eliminate the second level preserving the essential massing in a parapet.

The Guest house has changed function over time so that it no longer is a garage. We propose to add a bathroom to the side of the existing building for a total of 730 sqft. This building is currently shown as contributing and we believe since a second floor was added in the 90's (according to discussions with the neighbor) that removing this second story is acceptable. We have added a Ramadas to connect the two buildings. We also propose to Add a 1500 square foot Guaest House with and attached 800 square foot garage to the west of the main house. Finally We propose to add a garden shed /studio to the north of that guest house.

The exterior stucco shall be cementitious to match existing as manufactured by El Rey. The windows are wood and have failing Wooden grills Bars added . We propose to remove the bars and replace them with TDL push out aluminum clad wood casement and double hung windows, The Stain on the exposed woodwork shall be a medium brown, and the exterior doors shall match this stain.

The overall height shall only be decreased by 24" on the upper level . The current height of the building is 19'6" high..

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

Sincerely,

Christopher Purvis.

200 West Marcy #147 Santa Fe New Mexico 87501 Tel 505-982-5461 E Mail Architect@ACP-AIA.com

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Design Review Board
City of Santa Fe
City Hall
Santa Fe NM 87501

Wednesday, November 16, 2011

RE: 544 canyon Road

Dear David Rasch and
Members of the Historic Design Review Board

The existing Contributing structure is 3085 sq.ft. The current proposal is for a 140 sq.ft. Addition on the front of the structure to reinforce the entry nature of the portal and allow additional space within the living room and entry.

I provide the following responses to the criteria for exception for the proposed portal addition

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

This proposed Addition does not damage the streetscape because it is set back from the street down a lane and is not visible from the street.

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

The proposed Addition allows the owner to have a more clearly defined entryway

(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;*

The proposed Addition is part of the full range of design options that should be available for residents to continue to live in aging buildings while improving their ability modify them to meet their needs.

(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;*

200 West Marcy #147 Santa Fe New Mexico
87501 Tel 505-982-5461 E Mail Architect@ACP-AIA.com

This proposed addition is proposed because that portion the building is not visible from a public way and therefore not part of Santa fe's streetscape

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

This proposed Addition is proposed to solve a problem created by a previous design and is not a result of actions of the applicant

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

This proposed 4 foot addition preserves the look of the building including the historic window while not significantly changing the massing

Sincerely

Christopher Purvis

200 West Marcy #147 Santa Fe New Mexico
87501 Tel 505-982-5461 E Mail Architect@ACP-AIA.com

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Design Review Board
City of Santa Fe
City Hall
Santa Fe NM 87501

Wednesday, November 16, 2011

RE: 544 Canyon Road

Dear David Rasch and
Members of the Historic Design Review Board

The existing contributing structure which is 19' 6" feet high. The current proposal is To remove the second floor and replace with a taller parapet to 17' 4" height to accommodate roof top equipment.

I provide the following responses to the criteria for exception for the proposed change in massing

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

This proposed extra 30" inches less of height does not damage the streetscape because it is well set back from the street and only minimally Decreases the height.

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

The subtraction of the 30 inches of height allows the owner to have a building that Is on one level facilitating their movements as they age.

(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;*

The proposed reduction in height is part of the full range of design options that should be available for residents to continue to live in aging buildings while improving their ability to manage their space.

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

200 West Marcy #147 Santa Fe New Mexico
87501 Tel 505-982-5461 E Mail Architect@ACP-AIA.com

This proposed Subtraction is proposed in order to allow the existing building to become one level. This building is set so far back there is no existing streetscape that is effected

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

This proposed subtraction is proposed to solve a problem created by the fact that the applicant is wishes to be able to grow older in this structure is not a result of actions of the applicant

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

This proposed subtraction Is mitigated by the parapet that restores all but 30" of the original height in order that the building will keep its current overall feeling of height

Sincerely

Christopher Purvis

200 West Marcy #147 Santa Fe New Mexico
87501 Tel 505-982-5461 E Mail Architect@ACP-AIA.com

FORM I

AFFIDAVIT

RESTRICTING USE ON A PROPOSED ACCESSORY STRUCTURE

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE

I/We ANNE B. WINDFOHR, and _____ own
Type or print name Type or print name

property located at 544 CANYON ROAD, Santa Fe, New Mexico and am/are making application for construction of an accessory structure (labeled on the attached site plan as the "proposed accessory structure") pursuant to Section 14-6.3 Accessory Uses or Structures, SFCC 2003. I/We understand the proposed accessory structure falls partially within the parameters of the City definition of Accessory Dwelling Units (ADUs), and the City requires this recorded affidavit and site plan to review the proposal as a non-dwelling accessory structure.

I/We, hereby state under oath that I/we have read and understand the criteria of Section 14-6.3, including subsection (C)(1) regarding accessory dwelling units, and I/we state that the proposed accessory structure shall not be used as a dwelling unit without obtaining prior City approval for a conversion to a dwelling unit.

It is the responsibility of the property owner to inform future landowners of the limitations on use of the accessory structure.

Anne B. Windfohr
PROPERTY OWNER'S SIGNATURE DATE PROPERTY OWNER'S SIGNATURE DATE

Subscribed and sworn to before me this 15th day of November 2011

Dawn Bowen
NOTARY PUBLIC

My commission expires: 12-10-2013

DAWN BOWEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 12/10/2013

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 544 Canyon Road

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

PROJECT PROPOSAL: Additions, Remodel Non Guest House + Studio Garage

CONSTRUCTION COST: $ $50,000 FEE: $ _____ + $25 Poster Cost = $ _____

OWNER: _____ **PHONE#:** _____

OWNER ADDRESS: _____

CITY, STATE, ZIP CODE: _____

APPLICANT: Christopher Purvis **PHONE #:** 982 5461

ADDRESS: 200 West Marcy # 147

CITY, STATE, ZIP CODE: Santa Fe NM 87501

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

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

PREAPPLICATION MEETING: Date: 10.3.11 Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date: 11/13/11 Planner: _____

(You must schedule a meeting with Zoning Planner 955-6585 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

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

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)
I am,/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize _____ to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

I agree to post notice of the proposed project on the site fourteen (14) days prior to the Historic Design Review Board meeting.
I am aware that a decision of the HDRB may be appealed by any aggrieved party within thirty (30) days of the adoption of Findings and Conclusions.

_____ 11/16/11
Signature of Applicant/Owner Date

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 544 Canyon Road

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

PROJECT PROPOSAL: Additions, Remodel New Guest House + Studio Garage

CONSTRUCTION COST: $ $50,000.00 FEE: $ _____ + $25 Poster Cost = $ _____

OWNER: SANTA FE ANIMAL SHELTER PHONE#: 9840043

OWNER ADDRESS: 100 Caja del Rio Rd - SF

CITY, STATE, ZIP CODE: Santa Fe NM

APPLICANT: Christopher Purvis PHONE #: 982 5461

ADDRESS: 200 West Marcy #147

CITY, STATE, ZIP CODE: Santa Fe NM 87501

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

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

PREAPPLICATION MEETING: Date: 11.3.11 Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date: 11/13/11 Planner: [signature]

(You must schedule a meeting with Zoning Planner 955-6585 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

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

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)
I am,/We are the owner(s) and record title holder(s) of the property located at: 544 Canyon Rd.

I/We authorize ~~[illegible]~~ Christopher Purvis to act as my/our agent to execute this application.

Signed: [signature] for SFAS Date: 11-15-11

Signed: _____ Date: _____

I agree to post notice of the proposed project on the site fourteen (14) days prior to the Historic Design Review Board meeting. I am aware that a decision of the HDRB may be appealed by any aggrieved party within thirty (30) days of the adoption of Findings and Conclusions.

[signature] 11/16/11

Signature of Applicant/Owner Date

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

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

Project description: Request historic status review for this contributing residential structure.

Project number: 12-1200031A
Case number: H-12-0031A
Project type: HDRB

PROJECT LOCATION (S): 544 Canyon Road

PROJECT NAMES:

OW – Andrew Hopwood
Santa Fe, NM 87501

544 Canyon Road

AP – Lorn Tryk
Santa Fe, NM 87501

206 McKenzie St., F2
505-982-5340

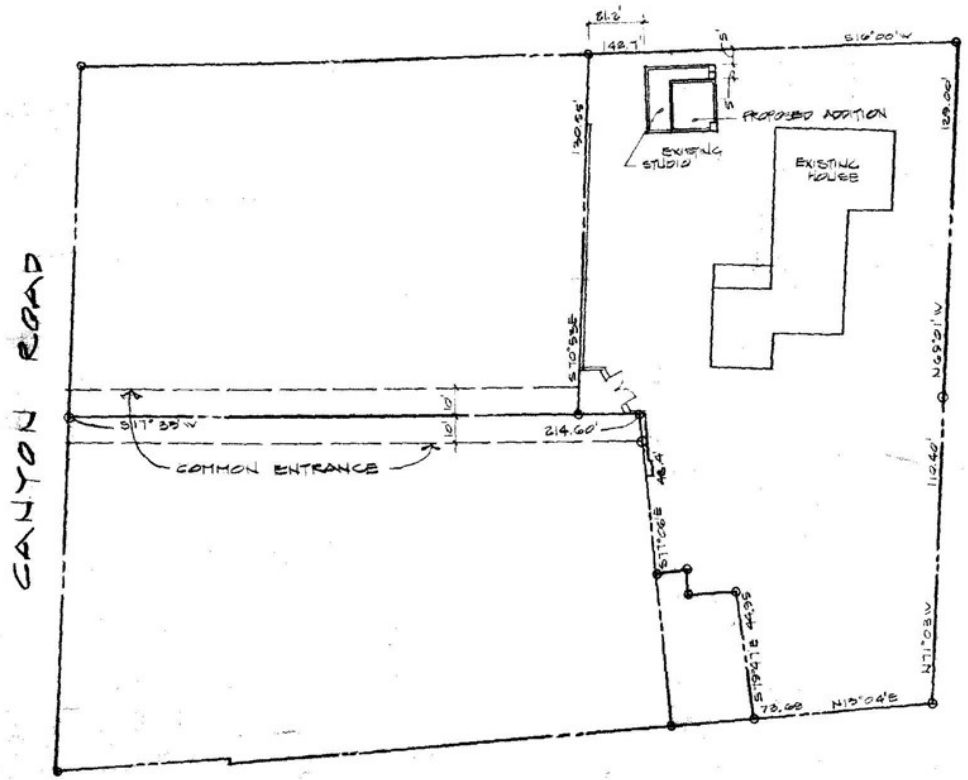
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on April 24, 2012, acted on the above referenced case. The decision of the board was to downgrade the historic status of the guest house from contributing to non-contributing. For further information please call 955-6605.

Sincerely,

David Rasch
Planner Supervisor Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerks 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 permit.**



SITE PLAN

1" - 30' SCALE

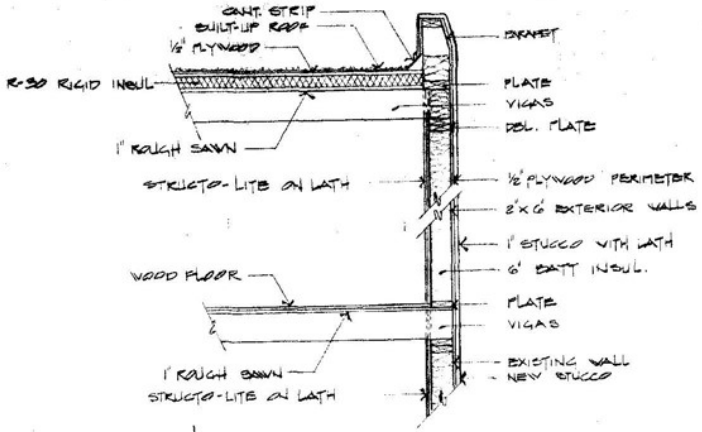
SURVEY INFORMATION

TAKEN FROM A PLAT APPROVED BY THE CITY PLANNING COMM. AND FILED BY THE COUNTY CLERK DEC. 2, 1950
ORIGINAL SURVEY BY W.G TURLEY DEC. 12, 1936
DURING SURVEY OF LOT 14 BLOCK 83 KINGSLAND 1924 OFFICAL MAPS.

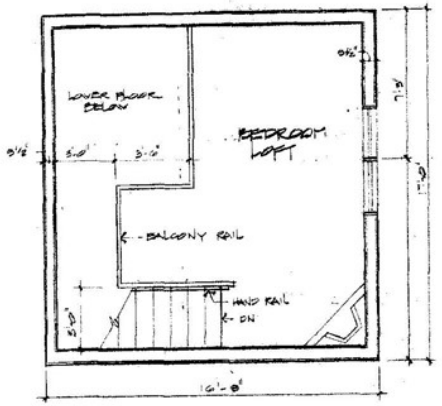
STEWART CONST.

PDR: BERT COUGHLIN
344 CANYON ROAD

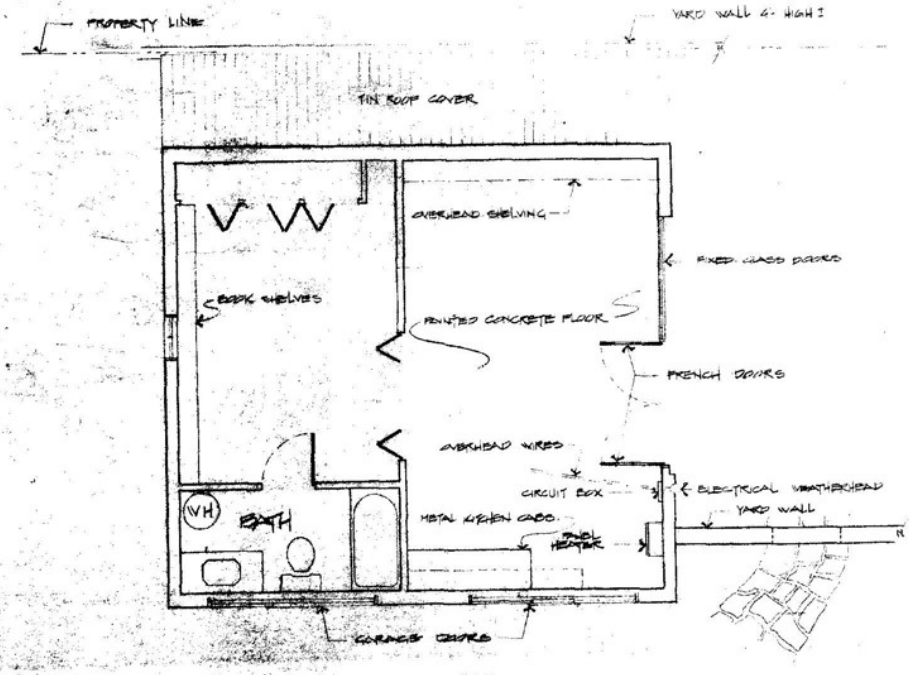
SHEET 1 OF 5



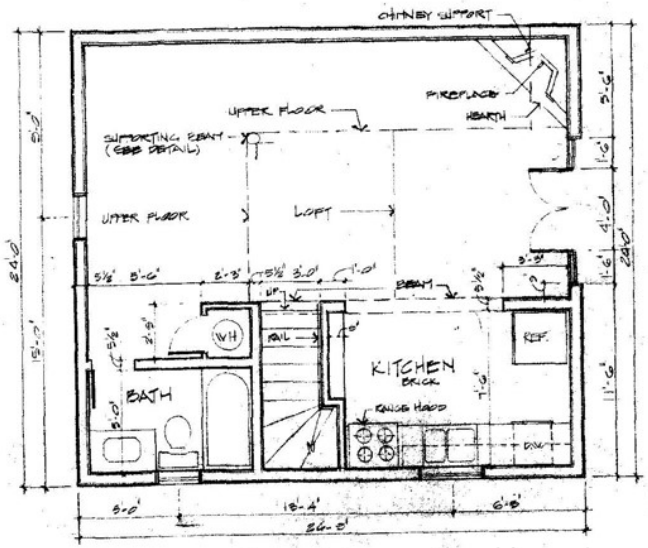
DETAIL
NO SCALE



FLOOR PLAN SECOND FLOOR
¼"=1'-0" SCALE



FLOOR PLAN EXISTING
¼"=1'-0" SCALE

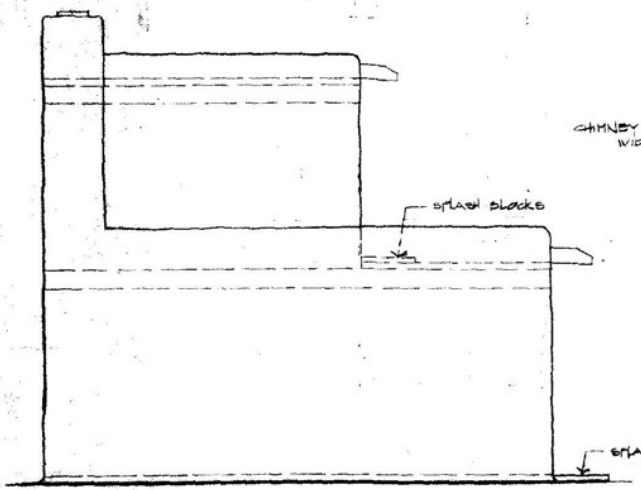


FLOOR PLAN FIRST FLOOR
¼"=1'-0" SCALE

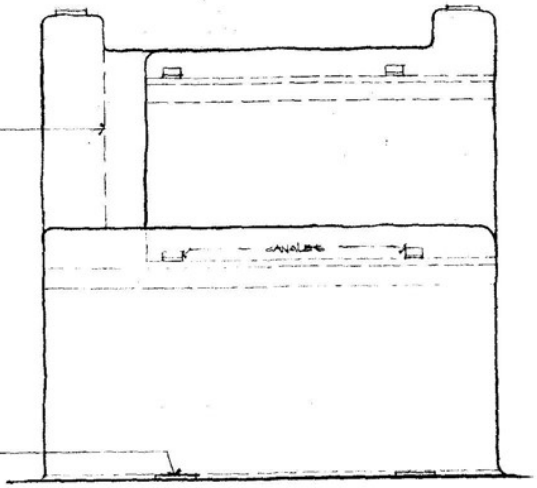
STEWART CONST.

BY: BERT COUGHLIN
844 CANYON ROAD

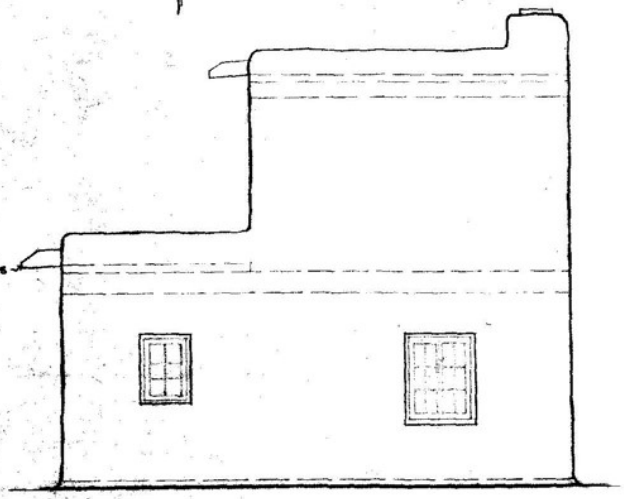
SHEET 2 OF 5



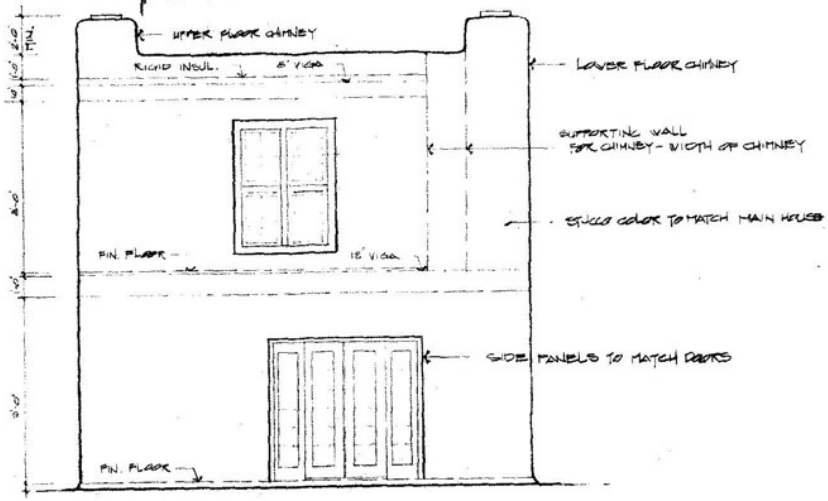
EAST ELEVATION
1/4" = 1'-0" SCALE



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



WEST ELEVATION
1/4" = 1'-0" SCALE

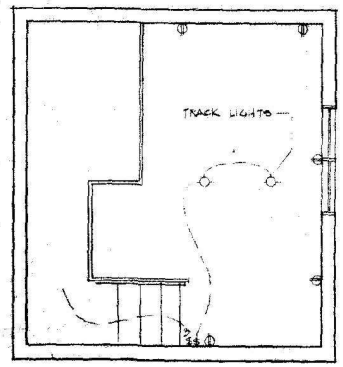


SOUTH ELEVATION
1/4" = 1'-0" SCALE

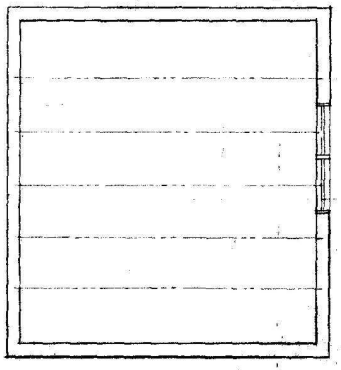
STEWART CONST.

FOR: BERT COUGHLIN
844 CANYON ROAD

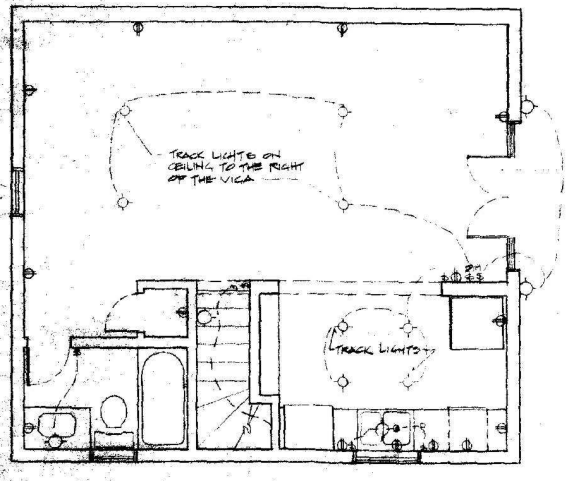
SHEET
3 OF 5



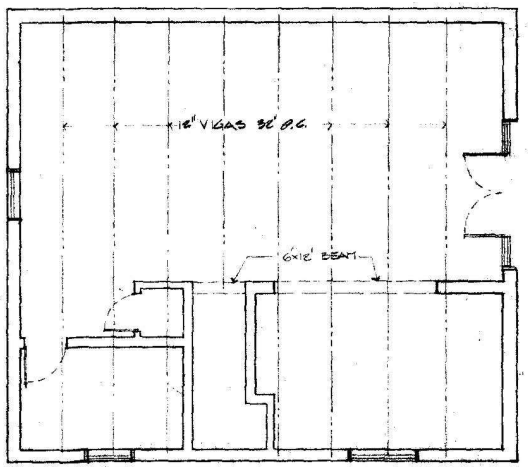
ELECTRICAL PLAN SECOND FLOOR
1/4" = 1'-0" SCALE



ROOF PLAN SECOND FLOOR
1/4" = 1'-0" SCALE



ELECTRICAL PLAN FIRST FLOOR
1/4" = 1'-0" SCALE



ROOF PLAN FIRST FLOOR
1/4" = 1'-0" SCALE

STEWART CONST.

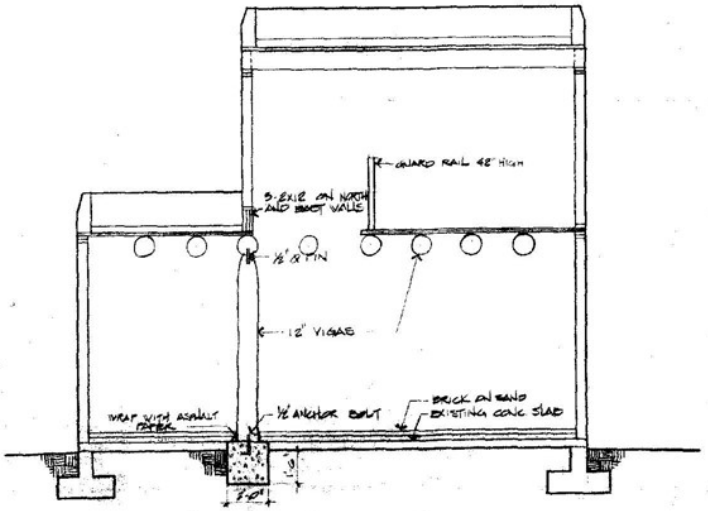
FOR: BERT LOUGHLIN
544 CANYON ROAD

SHEET 4 OF 5

NOTE:

- EXISTING ROOF TO BE REMOVED COMPLETELY.
- EXISTING WALLS TO EXTEND TO ACCOMODATE NEW HEIGHT.
- ELECTRICAL SERVICE TO BE RELOCATED TO THE NORTH OF THE FIRST FLOOR.
- REMOVE EXISTING GARAGE DOORS, RE-LATH EXISTING LOWER LEVEL AND STUCCO COMPLETE UNIT.
- REMOVE EXISTING DOORS AND WINDOWS AND FRAME TO PROVIDE NEW DOORS AND WINDOWS AS SHOWN.
- 8-2x12 WEST COAST FIR TO BE PROVIDED BELOW THE SECOND FLOOR WALLS FOR STABILIZING.
- TYPE AND SIZE OF DOORS AND WINDOWS TO BE DETERMINED BY OWNER AND CONTRACTOR.
- EXISTING ELECTRICAL TO BE REMOVED AND REPLACED AS SHOWN.
- PLUMBING TO BE ROUTED AS NECESSARY AND PATCH CONCRETE FLOOR AS NEEDED.

NORTH



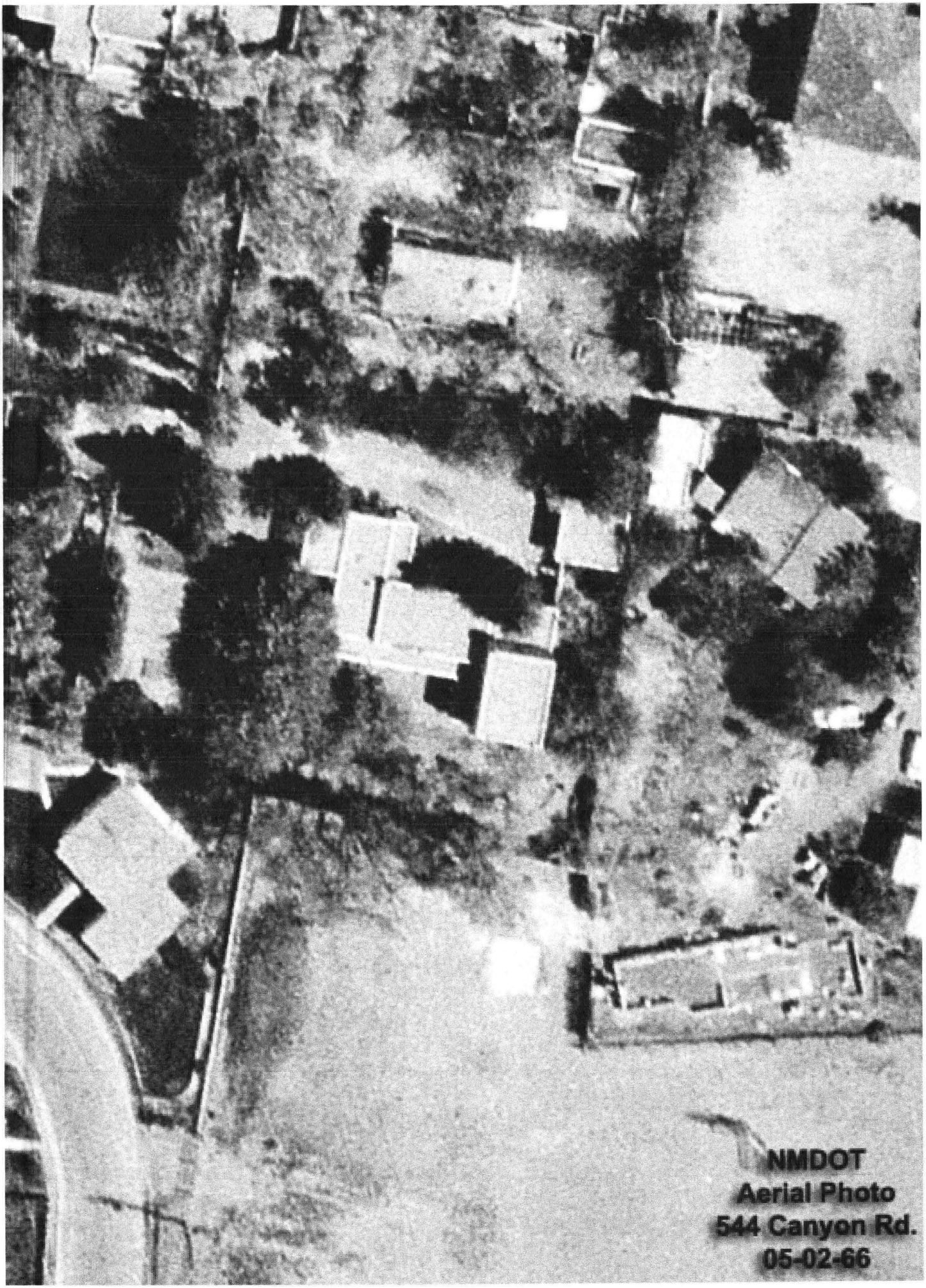
SECTION DETAIL
1/4" = 1'-0" SCALE

STEWART CONST.

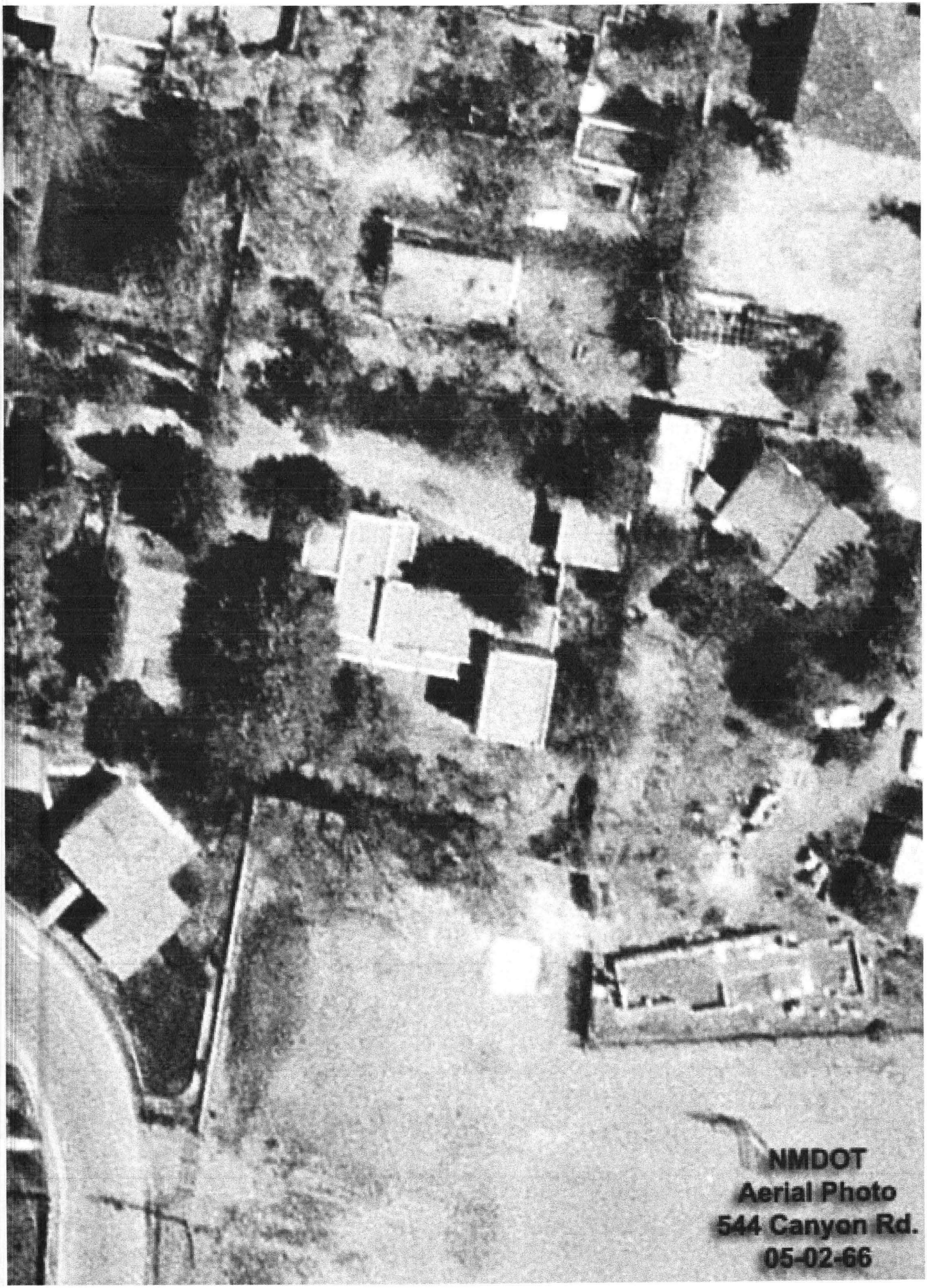
FOR: BERT COUGHLIN
644 CANYON ROAD

SHEET 5 OF 5


NMDOT
Aerial Photo
544 Canyon Rd.
11-10-58


NMDOT
Aerial Photo
544 Canyon Rd.
05-02-66


NMDOT
Aerial Photo
544 Canyon Rd.
11-10-58


NMDOT
Aerial Photo
544 Canyon Rd.
05-02-66

City of Santa Fe, New Mexico

memo

DATE: April 24, 2012

TO: Historic Design Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-12-031A

ADDRESS: 544 Canyon Road
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
____ Zoning Review Sheet	_x_ Elevations
____ Other:	_x_ Photographs
	_x_ Other: aerial photographs

STAFF RECOMMENDATION:

Staff recommends that the historic status of the guest house shall be downgraded from contributing to non-contributing dues to substantial non-historic alterations in compliance with Section 14-5.2(C) Regulation of Contributing Structures.

BACKGROUND & SUMMARY:

544 Canyon Road is a single-family residence that was constructed in the Spanish-Pueblo Revival style sometime in the 1930s to 1940s. A free-standing garage is associated with the residence. Both structures are listed as contributing to the Downtown & Eastside Historic District.

In the 1980s the garage was converted to a studio. In the 1990s the studio was converted to a guest house. At that time, the doors and windows were replaced and a second story was added.

LORN TRYK ARCHITECTS, P.C.

Mr. David Rasch
Historic Preservation Division
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87505

March 27, 2012

Re: 544 Canyon Road
Request for Change in Status to Guest House

Dear David,

We are submitting application for a change in status of the guest house at 544 Canyon Road from Contributing to Non-Contributing.

Here is a brief chronology of the structure:

- The guest house was originally constructed as a garage for the main house in the mid 1940's.
- In the late 1980's the garage was converted to studio.
- In the early 1990's the studio was turned into a guest house and expanded with a second story. At this time all doors and windows were replaced and the building was restuccoed with synthetic stucco

As it stands today, it has little of its original historic character-defining massing, features or materials.

We have enclosed for reference, the following documents:

1. HDRB application form
2. HCPI form, dated October 29 1984, listing the structure as a garage.
3. Aerial photo from NM DOT, dated 11-10-58, showing the structure to be a one story garage.

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

4. Aerial photo from NM DOT, dated 5-2-66, showing the structure to be a one story garage.

5. Drawings from Stewart Construction showing the conversion from a one story studio to a two story guest house.

Thank you for your consideration.

Sincerely,

Lorn C. Tryk, Architect

Cc: Andrew Hopwood
Melissa Hopwood
Sharon Woods

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 544 Canyon

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

PROJECT PROPOSAL: STATUS CHANGE ON GUEST HOUSE

CONSTRUCTION COST: $ _____ FEE: $ _____ + $25 Poster Cost = $ _____

OWNER: ANDREW HOPWOOD **PHONE#:** _____

OWNER ADDRESS: 544 CANYON RD

CITY, STATE, ZIP CODE: SANTA FE NM 87501

APPLICANT: LORN TRYK **PHONE #:** 505 982 5340

ADDRESS: 206 McKENZIE ST, F2

CITY, STATE, ZIP CODE: SANTA FE NM 87501

NEW CONSTRUCTION:
Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [ ] X Status change on guest house, going from non-conf. Study to non-conforming

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

PREAPPLICATION MEETING: Date: 03/26/12 Case Planner: _____

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

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

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)
I am,/We are the owner(s) and record title holder(s) of the property located at: 544 Canyon Road

I/We authorize LORN TRYK to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

I agree to post notice of the proposed project on the site fourteen (14) days prior to the Historic Design Review Board meeting.
I am aware that a decision of the HDRB may be appealed by any aggrieved party within thirty (30) days of the adoption of Findings and Conclusions.

_____ 3/26/12
Signature of Applicant/Owner Date

ITEM # 12-0361

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

Case #H-12-031B
Address – 544 Canyon Road
Owner/Applicant's Name – Andrew Hopwood
Agent's Name – Lorn Tryk

THIS MATTER came before the Historic Districts Review Board (Board) for hearing on May 8, 2012 upon the application (Application) of Lorn Tryk, as agent for Andrew Hopwood, owner.

544 Canyon Road is a single-family residence that was constructed in the Spanish-Pueblo Revival style sometime in the 1930s to 1940s. A free-standing garage is associated with the residence. In the 1980s the garage was converted to a studio. In the 1990s the studio was converted to a guest house. At that time, the doors and windows were replaced and a second story was added. The residence is listed as contributing and the free-standing guest house is listed as non-contributing to the Downtown & Eastside Historic District.

The Applicant requested a remodeling project (Project) that includes constructing a 104 square foot addition on the west elevation to a height of 12' where the adjacent parapet height is 20' 6", replacing all doors and windows with aluminum clad units, adding windows to the west and south elevations, removing the iron security grille and stone chimney cap, relocating a canale from the south elevation to the west elevation, replacing the wooden railing on the south elevation, painting the railings white, and restuccoing the building with elastomeric stucco to match existing conditions..

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

FINDINGS OF FACT

1. The Board heard testimony from staff, the Applicant, and other people interested in the Application.
2. Zoning staff has determined that the Application meets underlying zoning standards; and
3. Board staff recommended that the Board approve the Application as complying with Section 14-5.2(D)(9) and Section 14-5.2(E).
4. The Property is located in the Downtown & Eastside Historic District and is subject to the requirements of the following sections of the Santa Fe Land Development Code:
   Section 14-5.2(D)(9), General Design Standards, Height Pitch Scale and Massing;
   Section 14-5.2(E), Downtown & Eastside Historic District.
5. Under Sections 14-5.2(A)(1)(b) and (c), 14-2.7(A)(1), and 14-2.7(A)(3), the Board has the authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
7. The Board finds that the proposed remodel is harmonious to the streetscape.

CONCLUSIONS OF LAW

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

The Board concludes that the Project is in compliance with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and Section 14-5.2(E) Downtown & Eastside Historic District as submitted with the amended west elevation window design that was presented to the Board at the hearing.

IT IS SO ORDERED ON THIS 22 DAY OF MAY 2012 THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Sharon Woods
Chair

Date: 5/22/12

FILED

Yolanda Y. Vigil
City Clerk sme

Date: 5/23/12

APPROVED AS TO FORM

Kelley Brennan
Assistant City Attorney

Date: 5/22/12

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

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

Project description: Proposes to remodel a non-contributing guest house including the construction of a 108 sq. ft. addition to a height of 11'6" and to replace windows and doors.

Project number: 12-1200031B
Case number: H-12-0031B
Project type: HDRB

PROJECT LOCATION (S): 544 Canyon Road

PROJECT NAMES:

OW – Andrew Hopwood
Santa Fe, NM 87501

544 Canyon road

AP – Lorn Tryk
Santa Fe, NM 87501

206 McKenzie St., F2
505-982-5340

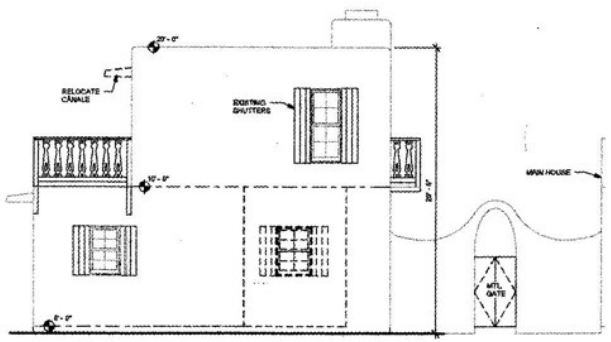
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on May 8, 2012, acted on the above referenced case. The decision of the board was to approve your request with the amended west window design as submitted at the hearing. For further information please call 955-6605.

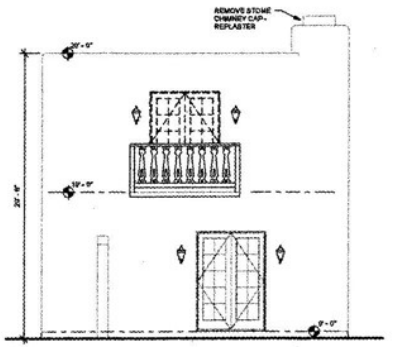
Sincerely,

David Rasch
Planner Supervisor Historic Preservation Division

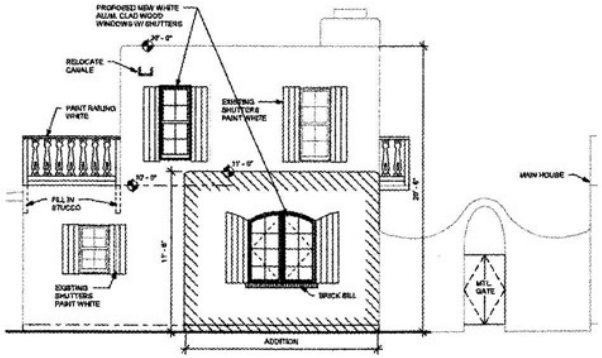
NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). Your permit will be denied if any changes 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 permit.**



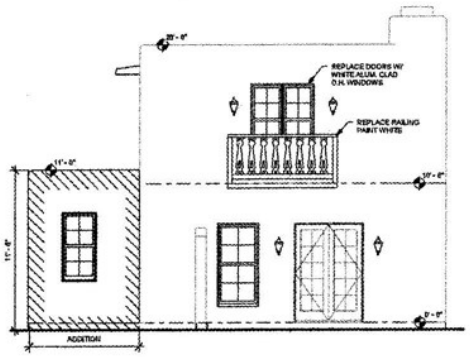
2 Existing Guest West
1/4" = 1'-0"



1 Existing Guest South
1/4" = 1'-0"



4 Proposed Guest West
1/4" = 1'-0"



3 Proposed Guest South
1/4" = 1'-0"

Z:\Hopwood\Hopwood Guest.rvt

Revision Schedule

Num	Desc	Date

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence
544 Canyon Road
Santa Fe, NM

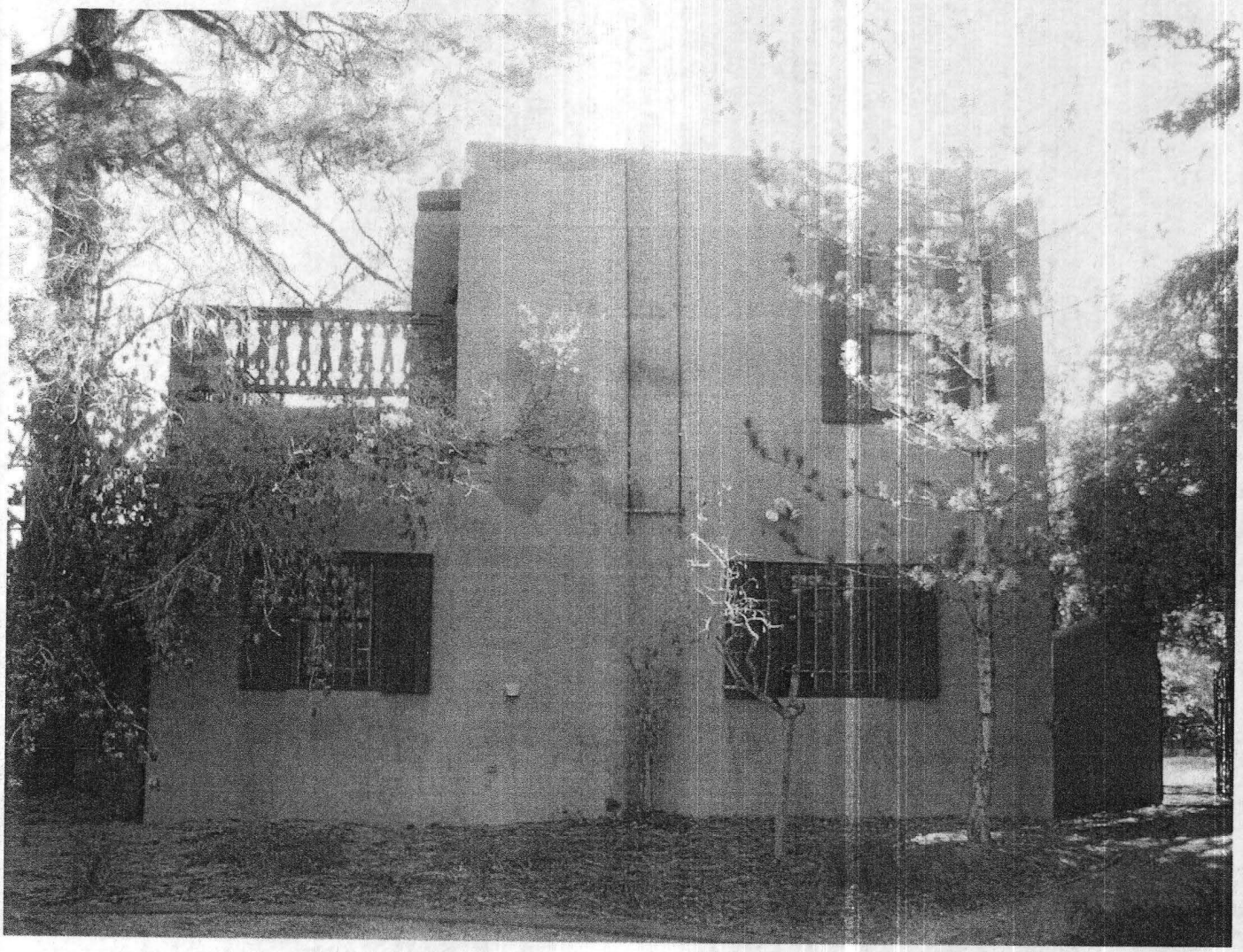
Date Issue Date
Project Number Project Number

Guest Elevations

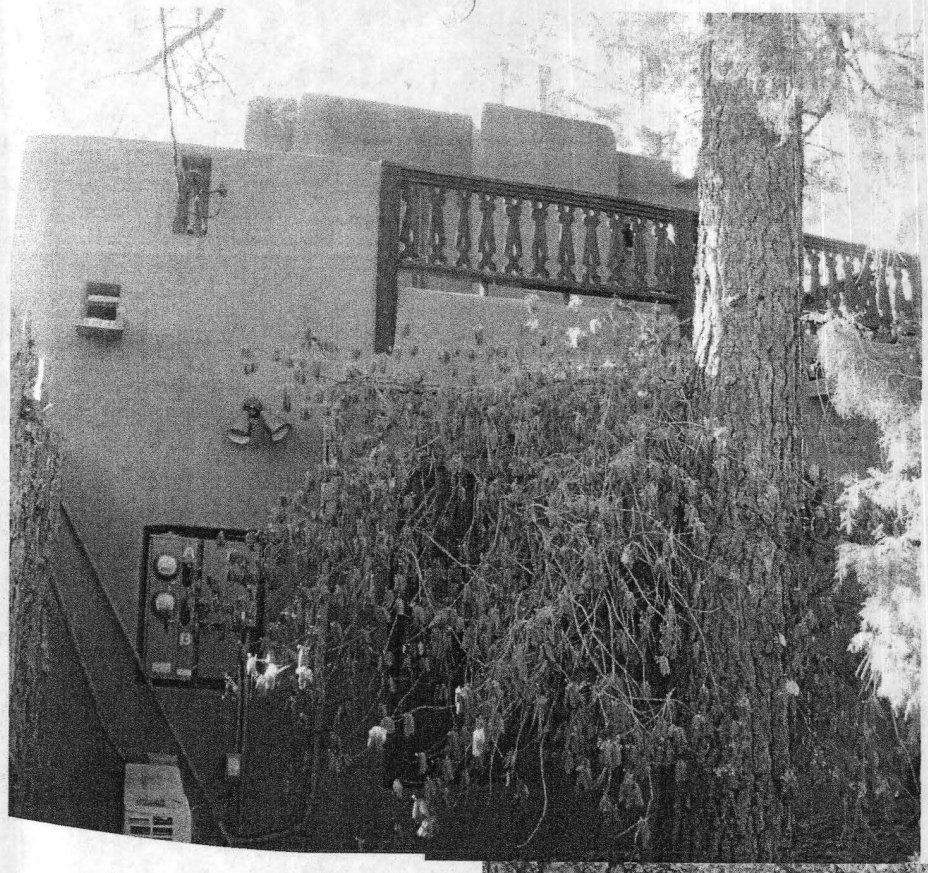
Scale 1/4" = 1'-0"

A3

- PLANNING & LAND USE -
Planning Design Review
Preliminary Review
Conditional Approval
Reject
Name Shelton Woods
Date 5.8.12
Reference: see action letter



WEST ELEVATION GUEST



NORTH ELEVATION GUEST



SOUTH ELEVATION GUEST

PRELIMINARY ZONING REVIEW

Staff Reviewer: Dominic
Date: 4/9/12

To Be Completed by Applicant:

Your Name: LORN TRYK ARCHITECTS - ANDY Phone Number: 982-5340

Property Address: 544 CANYON ROAD

Property Owner Name, if different: ANDREW HOPWOOD

Proposed Construction (describe): ADDITION - Guesthouse (total = 689 ft²)

Documents Reviewed:

☒ Legal Lot of Record ☒ Site Plan ☒ Building Elevations

☒ Other: FLOOR PLANS

Project Data:		Existing	Proposed	
Setbacks:	Front:	7	NO CHANGE	ok
	Side:	5	NO CHANGE	ok
	Rear:	15	NO CHANGE	ok
	Other:	—	NO CHANGE	—
Lot Coverage:		16.09	16.54	ok - 50% max Regulated by Hist.
Building Height:		20-0	20-0	
Number of Parking Spaces:		4	4	

Signature

NOTE: *Preliminary Zoning Reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to review applicable zoning ordinances (including historic preservation ordinances) to determine whether the permitting process may be affected. Additionally, applicants are advised to contact appropriate City staff with questions related to terrain management, building, fire, water, wastewater, and other development codes which may affect permitting. This review does not constitute approval of a building permit.*

Signature: Andy T Date: 4-10-12

To Be Completed by Staff:

Zoning District: RAC8 - Overlay(s): Historic DT + DT East

Preliminary Zoning Approval: ☒ Approved ☐ Denied

Staff Comments: Meets minimal zoning requirements

Staff Signature

Additional Agency Review Recommended:

☒ Escarpment ☐ Floodplain ☐ Other:

City of Santa Fe, New Mexico

memo

DATE: May 8, 2012

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-12-031B

ADDRESS: 544 Canyon Road
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
____ Other:	_x_ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

544 Canyon Road is a single-family residence that was constructed in the Spanish-Pueblo Revival style sometime in the 1930s to 1940s. A free-standing garage is associated with the residence. In the 1980s the garage was converted to a studio. In the 1990s the studio was converted to a guest house. At that time, the doors and windows were replaced and a second story was added. The residence is listed as contributing and the free-standing guest house is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the building with the following seven items.

1. A 104 square foot addition will be constructed o the west elevation to a height of 12' where the adjacent parapet height is 20' 6". The addition will feature one 4-over-4 aluminum clad window on each elevation. The front, west elevation will also have wooden shutters that will match other shutters on the building.

2. All doors and windows will be removed and replaced with aluminum clad units. Windows will be added to the west and south elevations.

3. The iron security grille and stone chimney cap will be removed.

4. A canale will be relocated from the south elevation to the west elevation.

5. The wooden railing on the south elevation will be replaced.

6. The railings will be painted white.

7. The building will be restuccoed with elastomeric stucco to match existing conditions.

LORN TRYK ARCHITECTS, P.C.

H-12-0318

Mr. David Rasch
Historic Preservation Division
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87505

April 10, 2012

Re: 544 Canyon Road
Request for Approval of Renovations and Addition to Guest House

Dear David,

We are submitting application for renovations and an addition to the existing guest house at 544 Canyon Road.

We are proposing the following:

1. A 108 sf addition to the west façade of the first story of the structure
2. Replacement of the existing doors and windows to new white aluminum clad wood windows and doors.
3. Repainting of exterior railings, proposed to be white in color
4. Restuccoing of exterior façade with synthetic stucco, color to match the existing synthetic stucco
5. Replace deteriorated railing on the south façade second story
6. Relocate an existing canale from the north façade to the west façade
7. Removal of existing iron security grille on north window
8. Removal of deteriorated stone chimney cap, replacement with stucco
9. Covering of railing post extensions on second story

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

Thank you for your consideration.

Sincerely,



Lorn C. Tryk, Architect

Cc: Andrew Hopwood
Melissa Hopwood
Sharon Woods

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 544 Canyon

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

PROJECT PROPOSAL: STATUS CHANGE ON GUEST HOUSE

CONSTRUCTION COST: $ _____ FEE: $ _____ + $25 Poster Cost = $ _____

OWNER: ANDREW HOPWOOD **PHONE#:** _____

OWNER ADDRESS: 544 CANYON RD

CITY, STATE, ZIP CODE: SANTA FE NM 87501

APPLICANT: LORN TRYK **PHONE #:** 505 982 5340

ADDRESS: 206 McKENZIE ST, F2

CITY, STATE, ZIP CODE: SANTA FE NM 87501

NEW CONSTRUCTION:
Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [ ] X Status change on guest house, going from contributing to non-contributing

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

PREAPPLICATION MEETING: Date: 3/26/12 Case Planner: [signature]

PRELIMINARY ZONING REVIEW: Date: N/A Planner: _____

(You must schedule a meeting with Zoning Planner 955-6585 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

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

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)
I am,/We are the owner(s) and record title holder(s) of the property located at: 544 Canyon Road

I/We authorize LORN TRYK to act as my/our agent to execute this application.

Signed: [signature] Date: 3/27/12

Signed: [signature] Date: 3/27/12

I agree to post notice of the proposed project on the site fourteen (14) days prior to the Historic Design Review Board meeting.
I am aware that a decision of the HDRB may be appealed by any aggrieved party within thirty (30) days of the adoption of Findings and Conclusions.

[signature] 3/26/12

Signature of Applicant/Owner Date

ITEM # 13-0265

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

Case #H-12-031B
Address – 544 Canyon Road
Owner/Applicant's Name – Andrew Hopwood
Agent's Name – Lorn Tryk

THIS MATTER came before the Historic Districts Review Board (Board) for hearing on March 26, 2013 upon the application (Application) of Lorn Tryk, as agent for Andrew Hopwood, owner.

544 Canyon Road is a single-family residence that was constructed in the Spanish-Pueblo Revival style sometime in the 1930s to 1940s. The residence is listed as contributing to the Downtown & Eastside Historic District with the north and south elevations designated as primary. On August 14, 2012, the Board granted approval to remodel the main residence.

The Applicant requested an amendment to a remodeling project (Project) including replacement in-kind of the north and south elevation historic portals, replacement of the front vehicle gate and alteration of the pilasters, and construction of a 4' high yardwall between the garage and residence to separate the driveway from the rear yard with an arched wooden pedestrian gate that mimics the design of the vehicle gate. An exception is requested to remove historic material that is not beyond repair (Section 14-5.2(C)(1)(c), (D)(1)(a), and (D)(5)(b)).

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

FINDINGS OF FACT

1. The Board heard testimony from staff, the Applicant, and other people interested in the Application.
2. Zoning staff has determined that the Application meets underlying zoning standards.
3. Board staff recommended that the Board approve the Application as having met the exception criteria to remove historic materials (Section 14-5.2(C)(1)(c) , Section14-5.2(D)(1)(a), and Section 14-5.2(D)(5)(b)) and that otherwise, the Application complies with Section 14-5.2(C), Section 14-5.2(D), and Section 14-5.2(E) with the conditions that the vehicle gates shall have some form of visual access to the contributing resources beyond and that the sconce design shall be approved by staff before a construction permit application is submitted.
4. The Property is located in the Downtown & Eastside Historic District and the Project is subject to the requirements of the following sections of the Santa Fe Land Development Code:
   Section 14-5.2(C); Regulation of Contributing Structures;
   Section 14-5.2(D), General Design Standards;
   Section 14-5.2(E), Downtown & Eastside Historic District.
5. Under Sections 14-5.2(A)(1)(b) and (c), 14-2.7(A)(1), and 14-2.7(A)(3), the Board has the authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
7. The Board concurs with the Board staff recommended condition so that the Project will comply with all applicable design standards.

CONCLUSIONS OF LAW

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

The Board concludes that the Project has met the exception criteria as submitted to remove historic materials that are not beyond repair. The Project is approved with the conditions that the vehicular gate shall be fenestrated above four feet from the ground and stained to match the front and back doors of the main residence, that there shall be no publicly-visible rooftop appurtenances, and that staff shall approve the sconce design before a construction permit application is submitted.

IT IS SO ORDERED ON THIS 23rd DAY OF APRIL 2013 THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Sharon Woods
Chair

4.23.13
Date:

FILED

Yolanda Y. Vigil
Yolanda Y. Vigil
City Clerk

4-25-13
Date:

APPROVED AS TO FORM

Kelley A. Brennan
Kelley Brennan
Assistant City Attorney

4/23/13
Date:

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Peter N. Ives, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Proposes to replace historic materials on a contributing residential structure, replace a vehicle gate, and construct a 4' high yardwall. An exception requested to replace historic material, Section 154-5.2(C)(1)(c)) and Section 14-5.2(D)(1)(a)).

Project Number: 12-120031
Case number: H-12-031
Project Type: HDRB

PROJECT LOCATION (S): **544 Canyon Road**

PROJECT NAMES:

OW – Andrew Hopwood
Santa Fe, NM 87501

544 Canyon Road

AP – Lorn Tryk
Santa Fe, NM 87501

206 McKenzie St., F2
505-982-5340

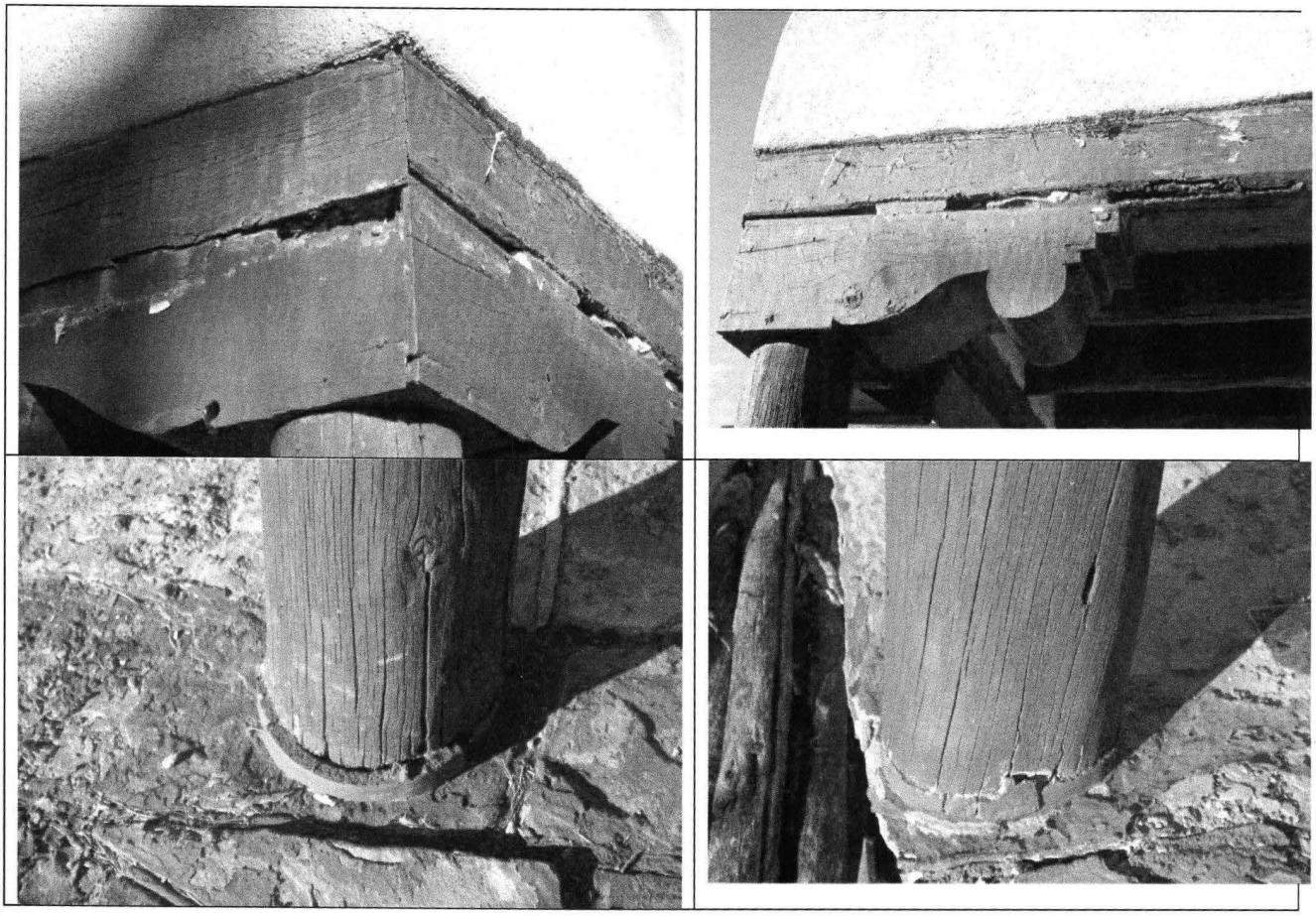
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on March 26, 2013, acted on the above referenced case. The decision of the Board was approve your exception request to remove historic material with the conditions that there shall be no publicly-visible rooftop appurtenances, that the vehicle gate is approved as redesigned with fenestration, and that the pilaster light fixtures shall be approved by staff before a construction permit application is submitted. For further information please call 955-6605.

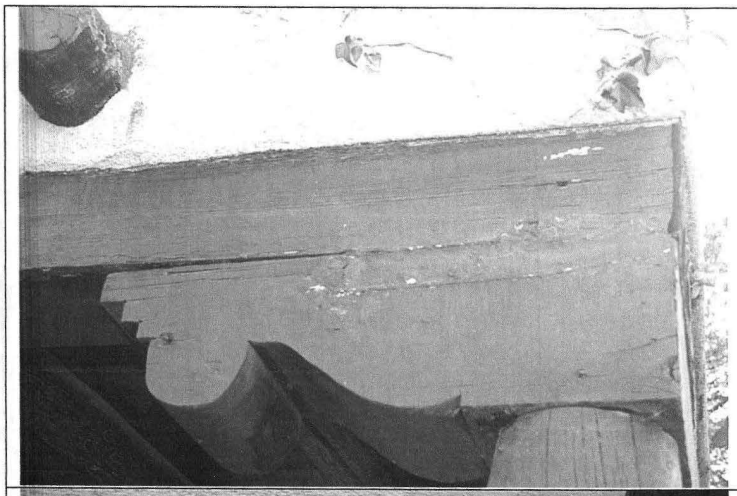
Sincerely,

David Rasch
Planner Supervisor, Preservation Division

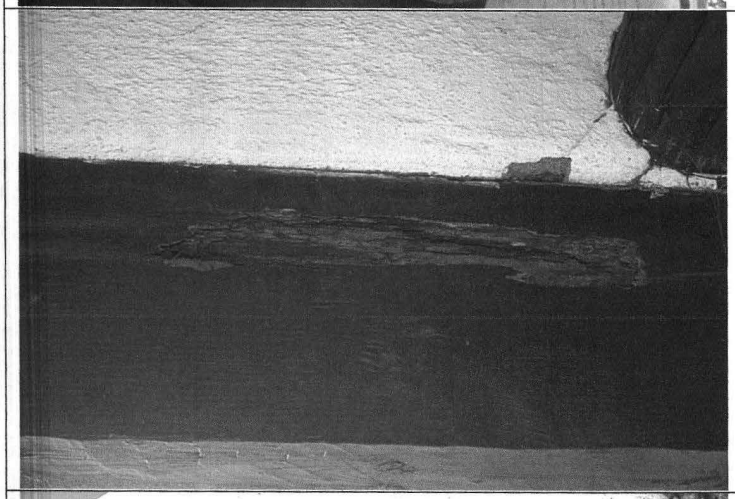
NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). Your permit will be denied if any changes 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 permit.**



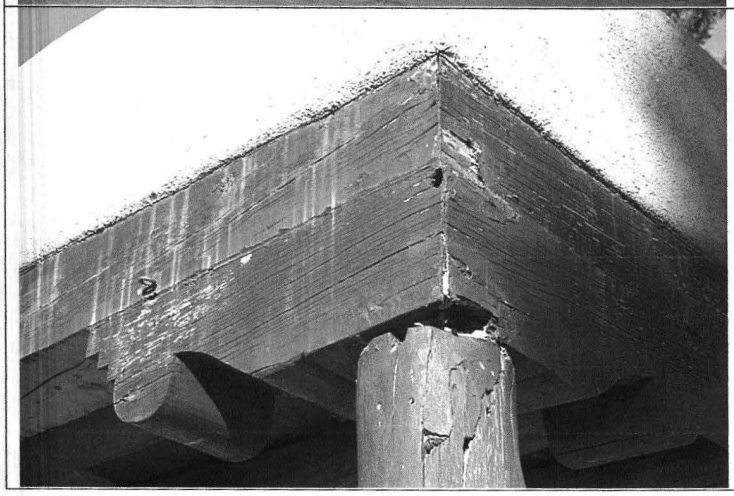
PHOTOS SHOWING ROTTING OF POSTS, BEAMS AND CORBELS

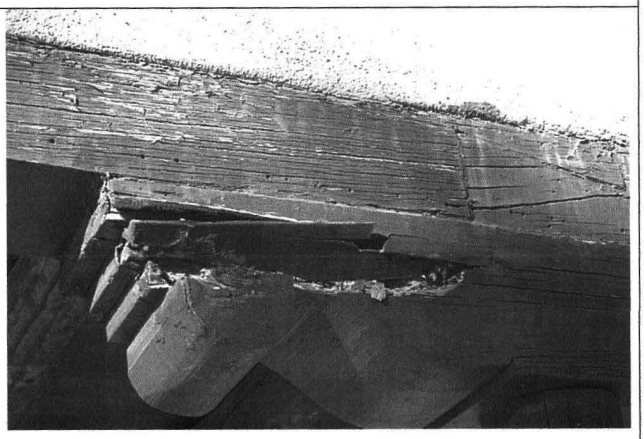


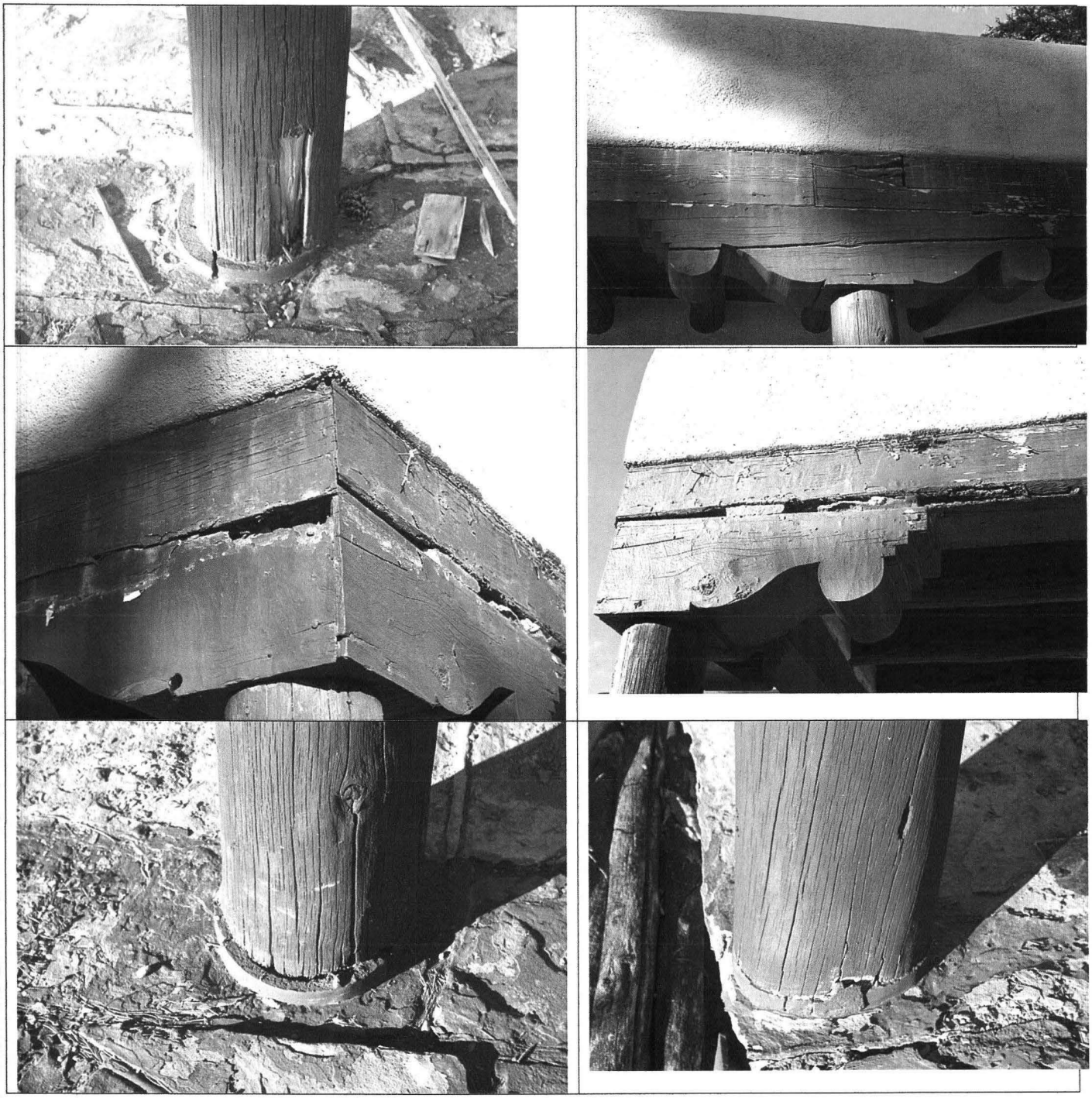












PHOTOS SHOWING ROTTING OF POSTS, BEAMS AND CORBELS

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 7-18-12	**Site Address:** 544 CANYON RD
Property Owner of Record: HOPWOOD	**Proposed Construction Description:** BATH ADDITION-DOORS/WINDOW NEW DETATCHED GARAGE
Applicant/Agent Name: LORN TRYK ARCHITECTS	
Contact Person Phone Number: (505) 982-5340	**TOTAL ROOF AREA:** 4566

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and to research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City Staff with questions related to Terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting.

[redacted]ESENTED ON APPLICATION DATE, THIS REVIEW DOES NOT GRANT ZONING APPROVAL AT THE TIME OF ONING APPROVAL WILL BE GRANTED ONCE ALL COMPLIANCE WITH ZONING HAS BEEN MET.

Arch T Lm — 7/18/12

☐OWNER ☐APPLICANT ☑AGENT — DATE

Zoning District: RC-8

Overlay: ☑ Historic Downtown & Eastside
- ☐ Arts and Crafts
- ☐ Escarpment*
- ☐ Flood Zone*
- ☐ Cerrillos Road Corridor
- ☐ Other: _____

Zoning Submittal Requirements:
- ☑ Legal Lot of Record ☑ Development Plan ☑ Building Plans
- ☐ Existing Site Plan ☐ Proposed Site Plan ☑ Elevations

Supplemental Zoning Submittals:
- ☐ Zero Lot Line Affidavit N/A

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

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

Terrain: ☐ 30% slopes N/A

Lot Coverage : 40 % OR
☐ Open Space Required: _____

Setbacks:
Proposed Front: _____ Minimum: None
2nd Front? N/A
Proposed Rear: 39 Minimum: 5
Proposed Sides: L 5 R 10 Minimum: 5

Height: Proposed _____
Maximum Height: 24 or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2+ Accessible** _____
Minimum: 2

Bicycle Parking:** N/A
Proposed: _____ Minimum: _____

* Requires an additional review conducted by Technical Review or Traffic Engineering Division to ensure compliance.

** Commercial Requirement

To Be Completed By City Staff:

Additional Agency Review if Applicable:

☐ Escarpment Approval by N/A Date: __/__/__
☐ Flood Plain Approval by N/A Date: __/__/__
☐ Traffic Engineering Approval by N/A Date: __/__/__
Notes: _____

Zoning Approval:

☑ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**

Comments/Conditions: _____

REVIEWER: _____ **DATE:** 7/18/12

Rev. 4-12

Note: If approved, please stamp and initial each page of plan set.

City of Santa Fe, New Mexico

memo

DATE: March 26, 2013

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-12-031B

ADDRESS: 544 Canyon Road
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
_x_ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
____ Other:	_x_ Photographs
	_x_ Other: exception criteria

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to remove historic material and otherwise recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District with the condition that the vehicle gates shall have some form of visual access to the contributing resources beyond and that the sconce design shall be approved by staff before a construction permit application is submitted.

BACKGROUND & SUMMARY:

544 Canyon Road is a single-family residence that was constructed in the Spanish-Pueblo Revival style sometime in the 1930s to 1940s. A free-standing garage is associated with the original residence. In the 1980s, the garage was converted to a studio. In the 1990s, the studio was converted to a guest house. At that time, the doors and windows were replaced and a second story was added. The residence is listed as contributing and the free-standing guest house is listed as non-contributing to the Downtown & Eastside Historic District. The north and south elevations of the main residence are designated as primary.

On May 8, the HDRB granted approval to remodel the guest house of this property and on August 14, 2012, the HDRB granted approval to remodel the main residence. Now, the applicant proposes to amend the previous approval with the following three items.

1. The portals on both the north and south primary elevations have rotted wood elements, but some elements are not up to 30% deterioration of each element to require repair rather than replacement in-kind. An exception is requested to remove historic material that is not beyond repair (Section 14-5.2(C)(1)(c) and (D)(1)(a)) and the required exception responses are at the end of this report.

2. The non-historic yardwall pilasters and bileaf wooden vehicle gate will be altered to widen the opening to 14' while maintaining the existing wall height. The stained wooden frame and board gates will be arched without providing any visual access to the contributing resources beyond the wall and gate. Sconces are indicated at the flanking pilasters, but a design or description was not provided.

3. A 4' high yardwall will be constructed between the garage and residence to separate the driveway from the rear yard. An arched wooden pedestrian gate that mimics the design of the vehicle gates will be installed.

(C)(1)(c) Regulation of Contributing Structures in the Historic Districts

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure shall be preserved.

(D)(1)(a) General Design Standards for All H Districts, General

The status of a contributing structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its contributing status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(D)(5)(b) General Design Standards for All H Districts, Other Architectural Features

For all façades of contributing structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is

necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities.

EXCEPTION TO REMOVE HISTORIC MATERIAL

i. Do not damage the character of the district.

The proposed replacement of the portal beams, posts, and corbels will not damage the character of the district. The replacement material will be visually identical to the original material. Moreover, this replacement will give us the opportunity to have transparent stained wood members as they originally were rather than brown-painted members that are concealing wood putty, rotten wood, and cement filler.

Staff response: Staff is in agreement with this response.

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

The proposed replacement is required to prevent a hardship to the applicant. It will be impossible to repair beams and posts and still maintain adequate structural strength. The condition of the members in question was a result of failed attempts at maintenance by the former owner(s), not the present owner, who only recently purchased the property with latent defects.

Staff response: Staff is in agreement with this response, although there are proven preservation techniques that can be used to retain some of the sound historic material.

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.

The proposed replacement will strengthen the unique heterogeneous character of the City. The replacement is a feasible way to return the portals to their original look and eliminate structural deterioration.

Staff response: Staff is in agreement with this response.

Mr. David Rasch
Historic Preservation Division
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87505

February 27, 2013

Re: 544 Canyon Road
Request for Approval of Replacement of Portal Beams, Posts and Corbels
Request for Approval of New Gate and Yard Wall

Dear David,

We received final approval for renovations to 544 Canyon Road in August 2012, and are in the midst of construction of these improvements. We would like the Board to consider several changes as follows.

A. Replacement of Portal Beams, Posts and Corbels

When we appeared before the Board for approval of renovations to the main house at 544 Canyon Road, we proposed to strip the portal beams, posts and corbels of the dark brown paint and stain them with a transparent stain.

After beginning renovation work and exploring the condition of these features of the house more deeply, we have discovered extensive rotting and deterioration. In numerous places, rotten areas were filled either with wood putty or cement mortar, and the members painted with opaque brown paint to hide the patches. Additional rotting has occurred in the heart of these members, further compromising their structural adequacy. Despite the maintenance efforts of the previous property owner, deterioration has progressed significantly.

Repair of the beams, posts and corbels is infeasible. The beams are a series of simple spans from column to column; therefore, grafting sound material to the non-rotted portion of a given beam greatly compromises its structural properties. By the same token, grafting sound material to the non-rotted portion of posts compromises their load carrying capacity and would be highly visible. In most cases the corbels are rotten for more than 50% of their length. We are therefore proposing to replace these members. The new material being proposed will match the original in species, finish, color and texture.

An exception to paragraphs 14-5.2 (C) (1) (c) as well as 14-5.2 (D) (1) (a) is required in order to replace the portal beams posts and corbels, since distinctive features of the building were not preserved by the former owner. The requirements of 14-5.2 (C) (5) (b) must be met in order for an exception to be granted. The applicant for such exceptions must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

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

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

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

Here are our responses to the three criteria:

(i) The proposed replacement of the portal beams, posts and corbels will not damage the character of the district. The replacement material will be visually identical to the original material. Moreover, this replacement will give us the opportunity to have transparent stained wood members as they originally were rather than brown-painted members that are concealing wood putty, rotten wood and cement filler.

(ii) The proposed replacement is required to prevent a hardship to the applicant. It will be impossible to repair the beams and posts and still maintain adequate structural strength. The condition of the members in question was as a result of failed attempts at maintenance by the former owner(s), not the present owner, who only recently purchased the property with latent defects.

(iii) The proposed replacement will strengthen the unique heterogeneous character of the City. The replacement is a feasible way to return the portals to their original look and eliminate structural deterioration.

We have included a series of photos documenting the deterioration that we have found so far.

We are asking the Board to approve replacement of the portal perimeter beams, corbels and posts, with the new members to be stained to match the original transparent stain, which is still visible on the existing front and rear door as well as on interior exposed beams.

B. Request for approval of new gate and yard wall.

The existing auto gate at the termination of the private shared driveway is at an acute angle and therefore difficult to pass through when driving. Both the yard wall and the gate are non-historic. We are requesting approval to replace the existing gate with a wider double gate. The As part of the proposed replacement we will rebuild the pilasters that flank the gate opening. The new gate will be of wood rail and panel construction, stained to match the existing house front and rear doors.

In addition, we are requesting approval to construct a 4 foot high stuccoed masonry wall between the driveway area and the back yard. The wall will be stuccoed to match the main house. In the wall we are proposing a garden gate of similar style and finish to the auto gate; that is, a frame and panel wood gate stained to match the front and rear doors of the main house.

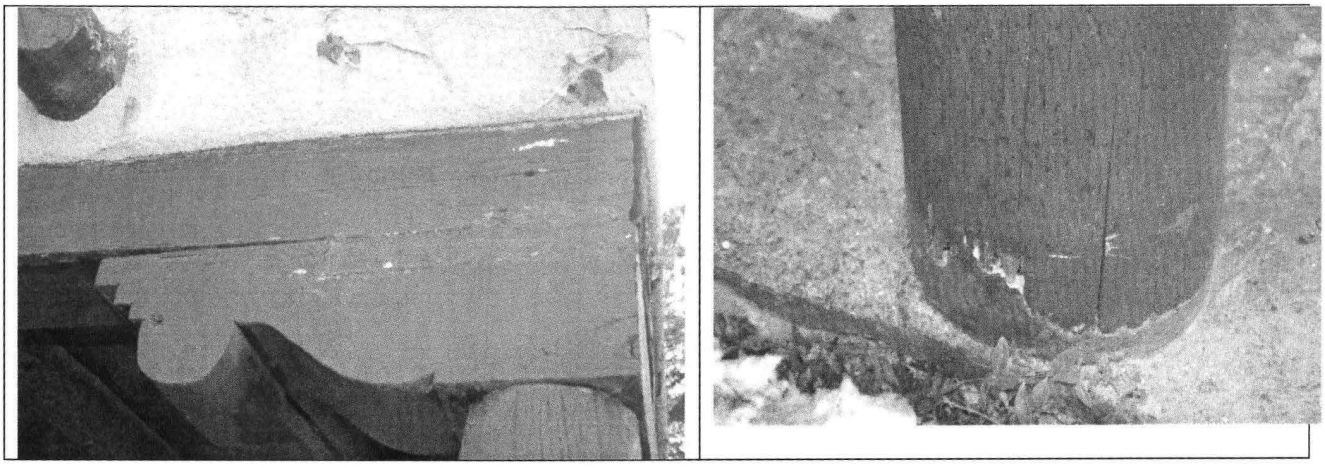
Thank you for your consideration.

Sincerely,

Lorn C. Tryk, Architect

Cc: Andrew and Melissa Hopwood

Sharon Woods



ITEM # 12-0788

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

Case #H-12-031
Address – 544 Canyon Road
Owner/Applicant's Name – Andrew Hopwood
Agent's Name – Lorn Tryk

THIS MATTER came before the Historic Districts Review Board (Board) for hearing on August 14, 2012 upon the application (Application) of Lorn Tryk, as agent for Andrew Hopwood, owner.

544 Canyon Road is a single-family residence that was constructed in the Spanish-Pueblo Revival style sometime in the 1930s to 1940s. A free-standing garage is associated with the original residence. In the 1980s, the garage was converted to a studio. In the 1990s, the studio was converted to a guest house. At that time, the doors and windows were replaced and a second story was added. The residence is listed as contributing and the free-standing guest house is listed as non-contributing to the Downtown & Eastside Historic District. The north and south elevations of the main residence are designated as primary. On May 8, the Board granted approval to remodel the guest house of this property.

The Applicant requested a remodeling project (Project) including the construction of a 275 square foot addition on the non-primary east elevation, removal of two historic windows on the primary south elevation and replacement with French doors in the existing opening height and width, removal of projecting viga tails on non-primary west elevations, other repairs and maintenance as submitted, and construction of a 342 square foot free-standing garage to a height of 12' where the maximum allowable height is 15' 8". An exception is requested to remove historic windows.

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

FINDINGS OF FACT

1. The Board heard testimony from staff, the Applicant, and other people interested in the Application.
2. Zoning staff has determined that the Application meets underlying zoning standards.
3. Board staff (Staff) recommended that the Board approve the Application as having met the exception criteria to remove historic windows (Section 14-5.2(D)(5)(a)(i)) with the condition that the historic windows shall be reused, if possible.
4. The Property is located in the Downtown & Eastside Historic District and the Project is subject to the requirements of the following sections of the Santa Fe Land Development Code:
   (a) Section 14-5.2(C); Regulation of Contributing Structures;
   (b) Section 14-5.2(D), General Design Standards for All H Districts;
   (c) Section 14-5.2(E), Downtown & Eastside Historic District.
5. Under Sections 14-5.2(A)(1)(b) and (c), 14-2.7(A)(1), and 14-2.7(A)(3), the Board has the authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
7. The Board finds that the proposed garage at 12' high is within the maximum allowable height of 15' 8".
8. The Board concurs with Staff that the exception criteria was met to remove historic windows and that the Application complies will all applicable design standards.

CONCLUSIONS OF LAW

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

The Board concludes that the Project has met the exception criteria as submitted to remove historic windows (Section 14-5.2(D)(5)(a)(i)). The Project is approved with the conditions that the historic windows shall be reused where possible and that the woodwork shall be stained with Minwax "Provincial Brown."

IT IS SO ORDERED ON THIS 28th DAY OF AUGUST 2012 THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Sharon Woods
Chair

8.28.12
Date:

FILED

Yolanda Y. Vigil
City Clerk

8.30.12
Date:

APPROVED AS TO FORM

Kelley Brennan
Assistant City Attorney

8/28/12
Date:

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

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

Project description: Proposes to construct a 275 sq. ft. addition, remove historic windows and replace them with French doors, reconstruct a window and a shutter, remove false viga tails, replace a window and add three windows, change exterior colors on a contributing residence, and to construct a 342 sq. ft. garage to a height of 12' where the maximum allowable height is 15'18". An exception is requested to remove historic material (Section 14-5.2(D)(5)(a)(i)).

Project number: 12-120031
Case number: H-12-031
Project type: HDRB

PROJECT LOCATION (S): 544 Canyon Road

PROJECT NAMES:

OW – Andrew Hopwood
Santa Fe, NM 87501

544 Canyon Road

AP – Lorn Tryk
Santa Fe, NM 87501

206 McKenzie St., F2
505-982-5340

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on August 14, 2012, acted on the above referenced case. The decision of the Board was to approve your exception request to remove historic windows with the conditions that two of the windows will be reused and that the brown painted woodwork will be stripped and stained. For further information please call 955-6605.

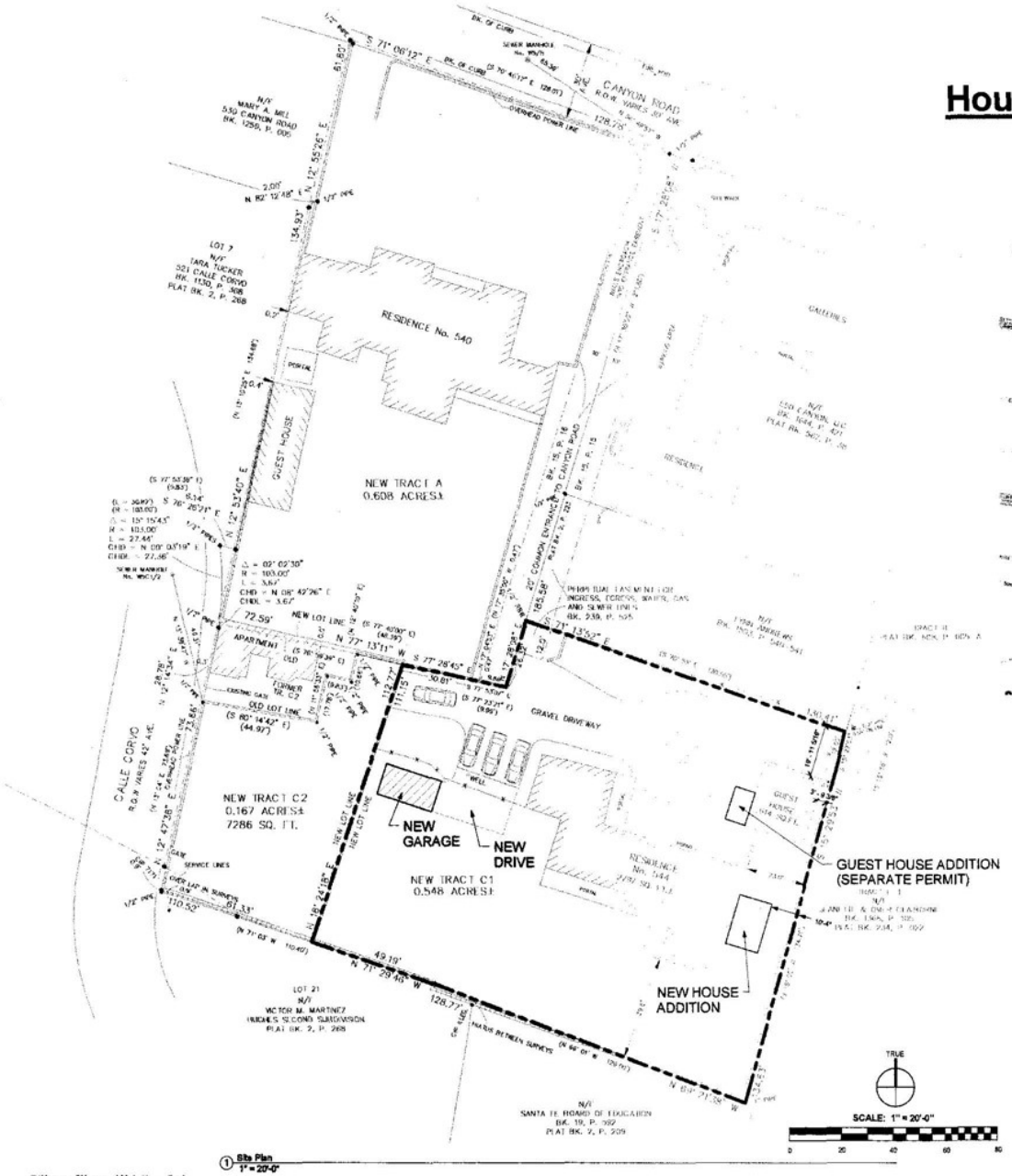
Sincerely,

David Rasch
Planner Supervisor, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerks 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 permit.**

Hopwood Residence
House Renovation and Garage

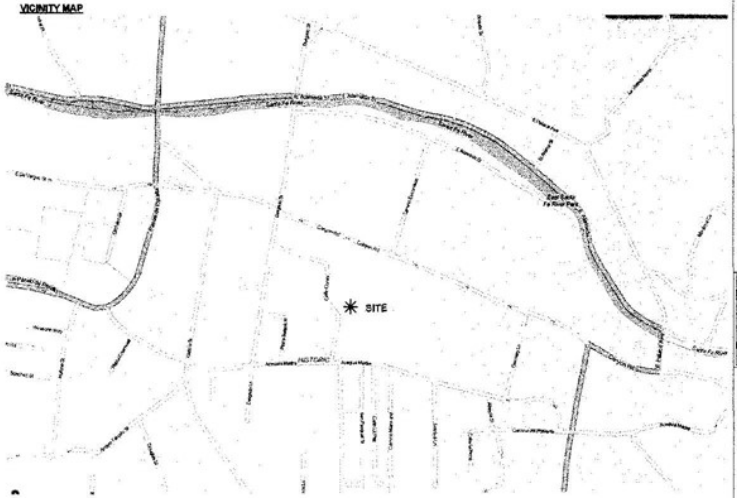
544 Canyon Road
Santa Fe, NM



1 Site Plan
1" = 20'-0"

Z:\Hopwood\Hopwood Main House3.rvt

VICINITY MAP



CODE INFORMATION:

ZONE: RAC8

ROOFED AREAS:	EXISTING:	PROPOSED:
MAIN HOUSE:	3260 s.f.	
HOUSE ADDITION:		275 s.f.
GUEST HOUSE:	581 s.f.	
GUEST ADDITION: (SEPARATE PERMIT)	108 s.f.	
GARAGE:		342 s.f.
TOTAL ROOFED AREA:	3949 s.f.	4566 s.f.

LOT COVERAGE:

LOT AREA:	23,670 s.f. (0.548 ac.)
MAX. COVERAGE:	50% (11,835 s.f.)
TOTAL ROOFED:	4,566 s.f. 19.13% (PROPOSED)

PARKING:

EXISTING:	4 SPACES
PROPOSED:	4 SPACES

REQ'D SETBACKS:

FRONT:	7 FT.
SIDE:	5 FT.
REAR:	15 FT.

Sheet List	
Sheet Number	Sheet Name
A0	Cover / Site Plan
C-1	Site / Roof Plan
A1	Existing and Proposed 1st Floor Plans
A2	1st Floor House Existing/ Demolition Plan
A3	1st Floor Proposed House Plan
A4	Existing and Proposed 2nd Floor Plans
A5	2nd Floor House Existing/ Demolition Plan
A6	2nd Floor Proposed House Plan
A7	House Elevations
A8	House Elevations
A9	House Elevations
A10	House Elevations
A20	Garage Plans

Revision Schedule		
Num	Desc	Date

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence
544 Canyon Road
Santa Fe, NM

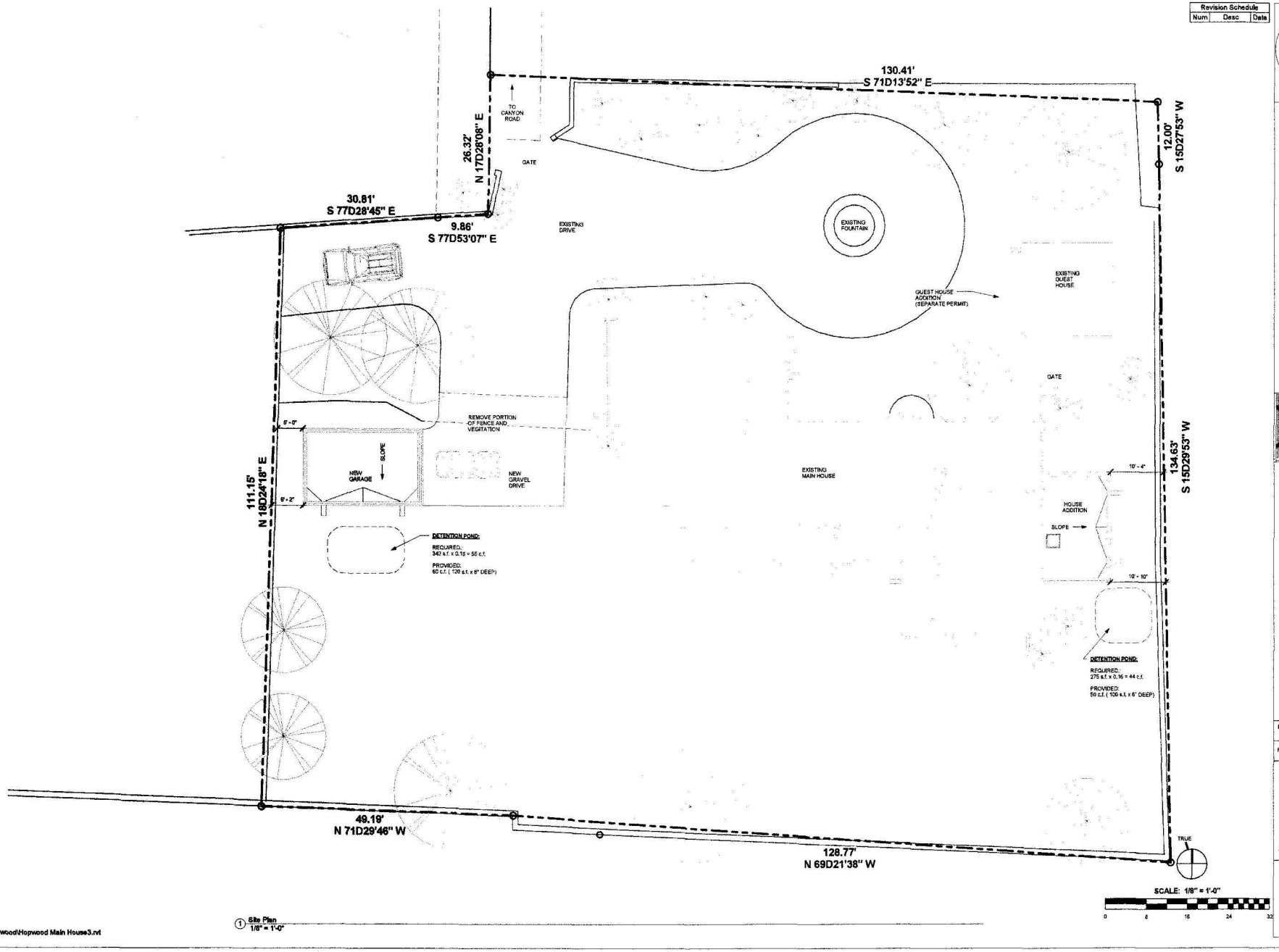
Date 7/18/2012 9:48:37 AM

Project number -

Cover / Site Plan

Scale 1" = 20'-0"

A0



1 Site Plan
1/8" = 1'-0"

Z:\Hopwood\Hopwood Main House3.rvt

Revision Schedule		
Num	Desc	Date

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence

544 Canyon Road
Santa Fe, NM

Date 7/18/2012 9:49:02 AM

Project number -

Site / Roof Plan

Scale 1/8" = 1'-0"

C-1

Revision Schedule		
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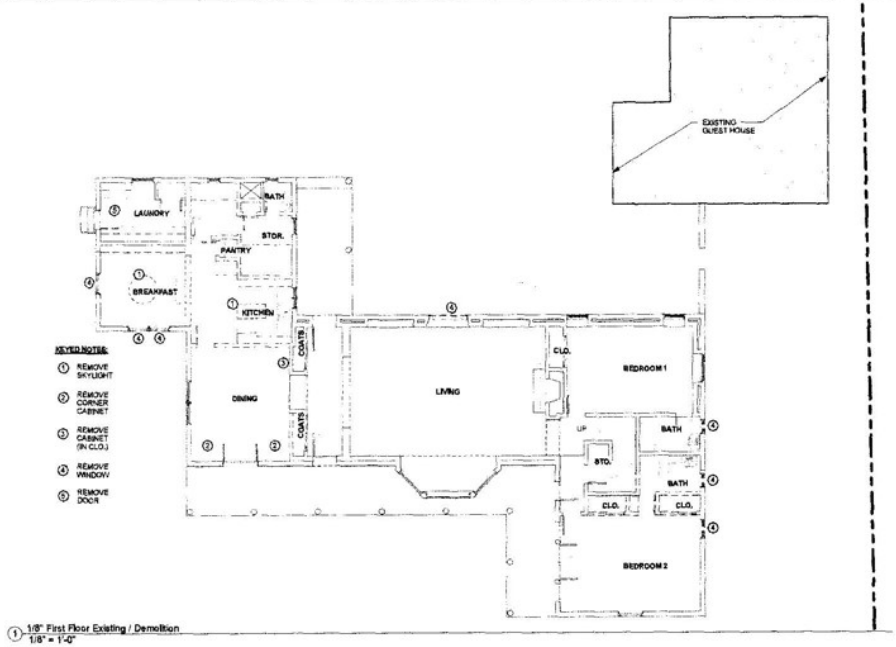
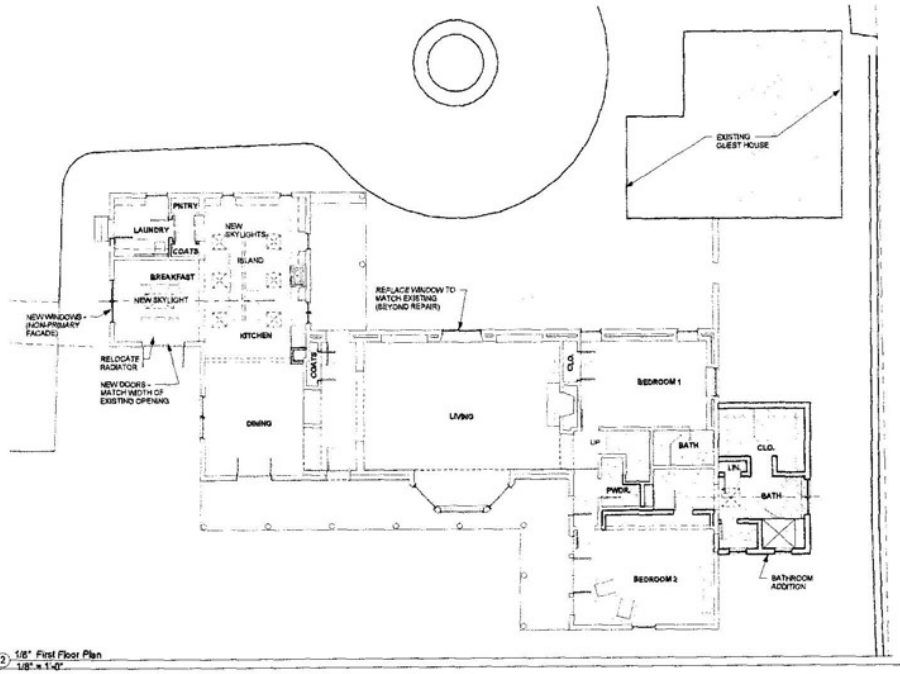


1 1/8" First Floor Existing / Demolition
1/8" = 1'-0"



2 1/8" First Floor Plan
1/8" = 1'-0"

Z:\Hopwood\Hopwood Main House3.rvt

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-989-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence
544 Canyon Road
Santa Fe, NM

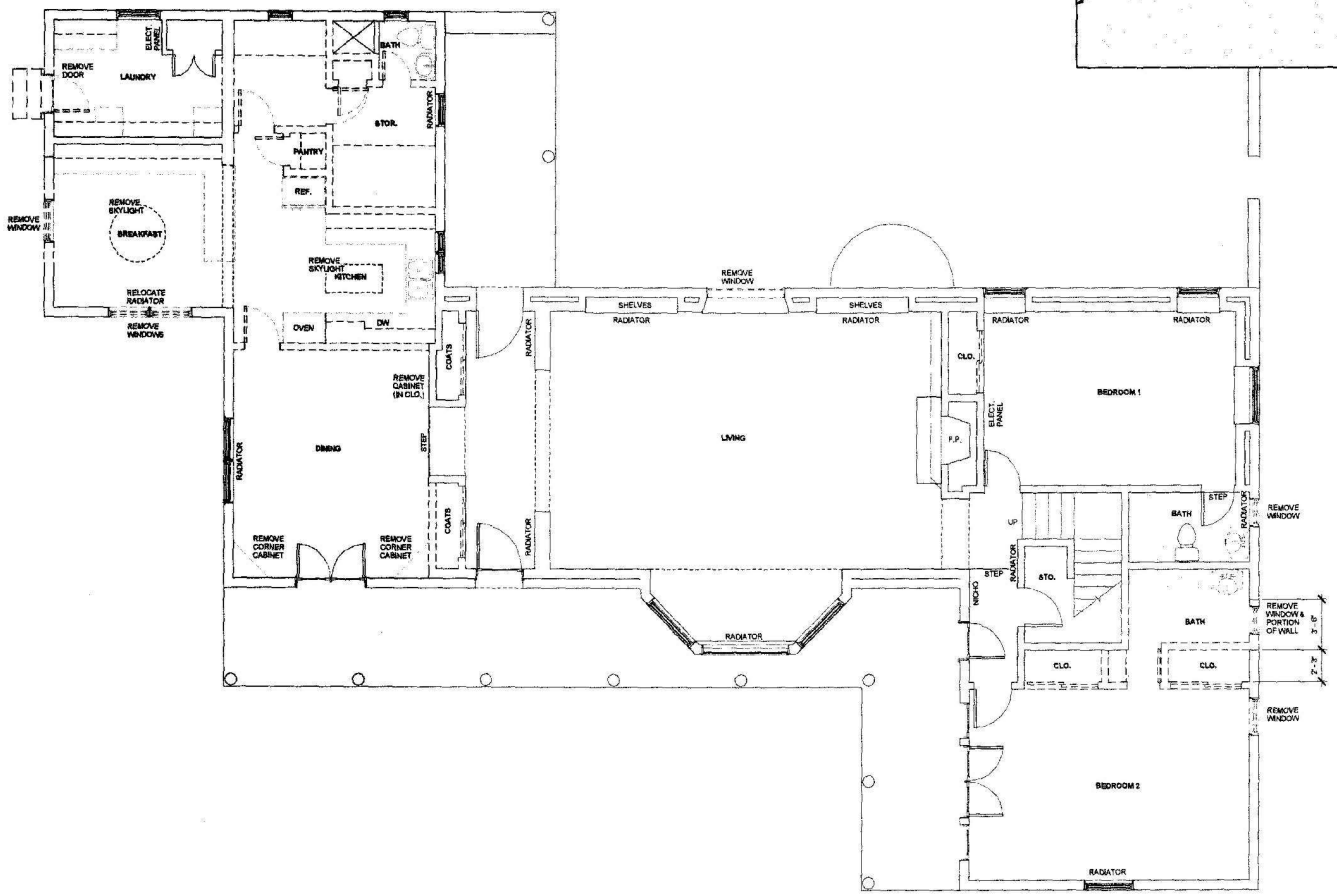
Date 7/18/2012 9:48:39 AM

Project number -

Existing and Proposed 1st Floor Plans

Scale 1/8" = 1'-0"

A1



1 First Floor Existing / Demolition
1/4" = 1'-0"

Z:\Hopwood\Hopwood Main House3.rvt

Revision Schedule		
Num	Desc	Date

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence

544 Canyon Road
Santa Fe, NM

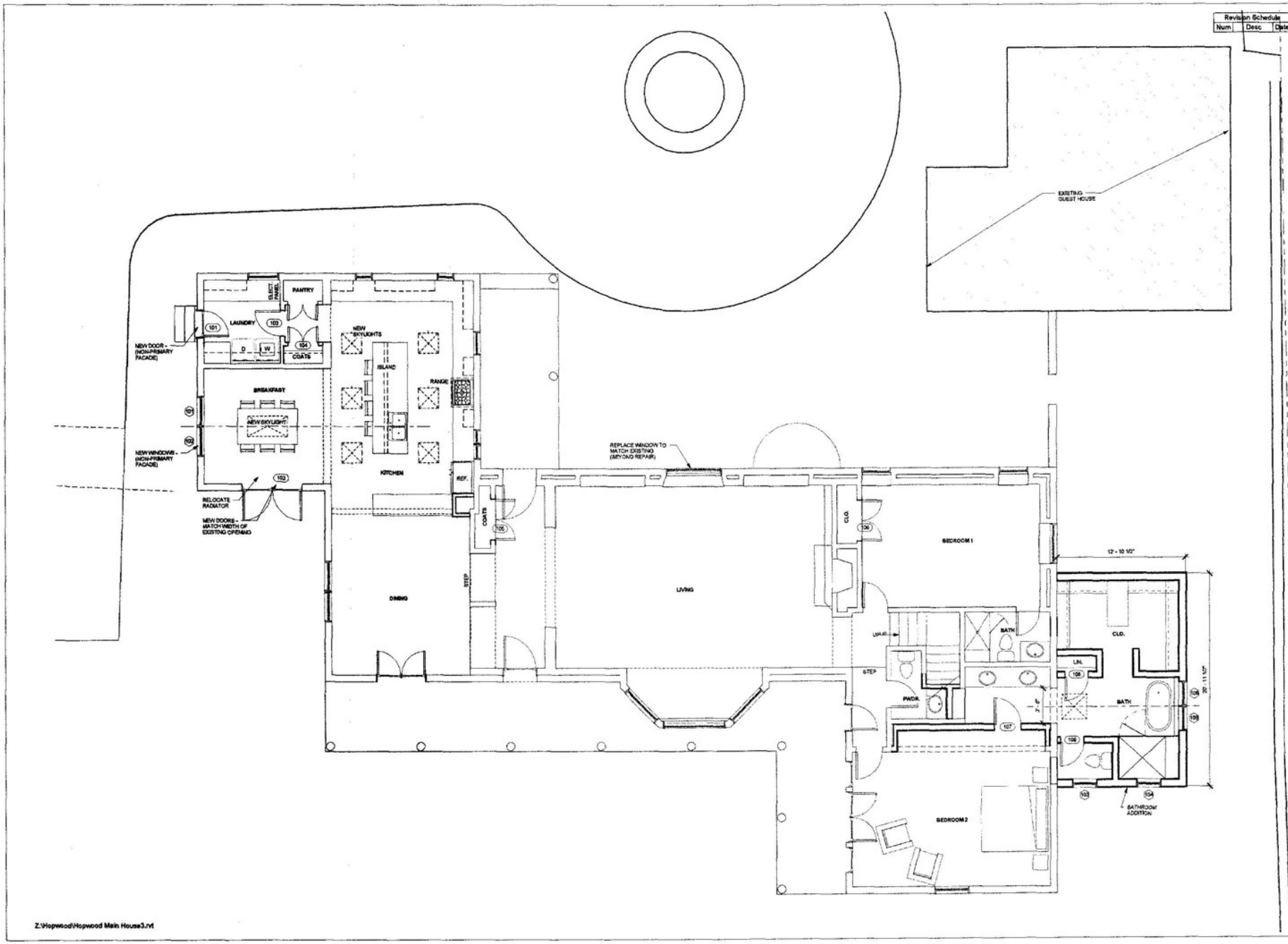
Date 7/18/2012 9:46:42 AM

Project number -

1st Floor House Existing/ Demolition Plan

Scale 1/4" = 1'-0"

A2



Revision Schedule		
Num	Desc	Date

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence
544 Canyon Road
Santa Fe, NM

Date 7/18/2012 9:48:44 AM

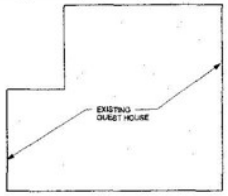
Project number -

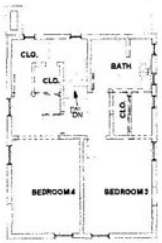
1st Floor Proposed House Plan

Scale 1/4" = 1'-0"

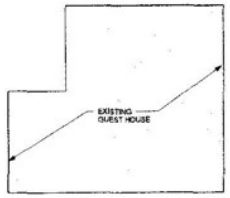
A3

Revision Schedule		
Num	Desc	Date





1 1/8" Second Floor Existing / Demolition
1/8" = 1'-0"





2 1/8" Second Floor Plan
1/8" = 1'-0"

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WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence

544 Canyon Road
Santa Fe, NM

Date 7/16/2012 9:48:46 AM

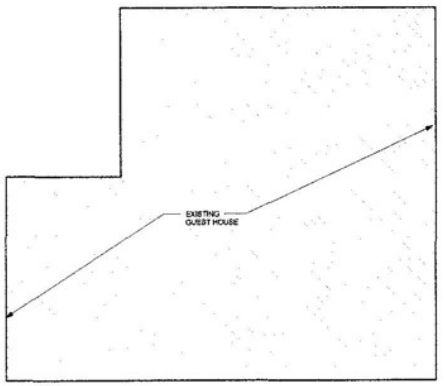
Project number -

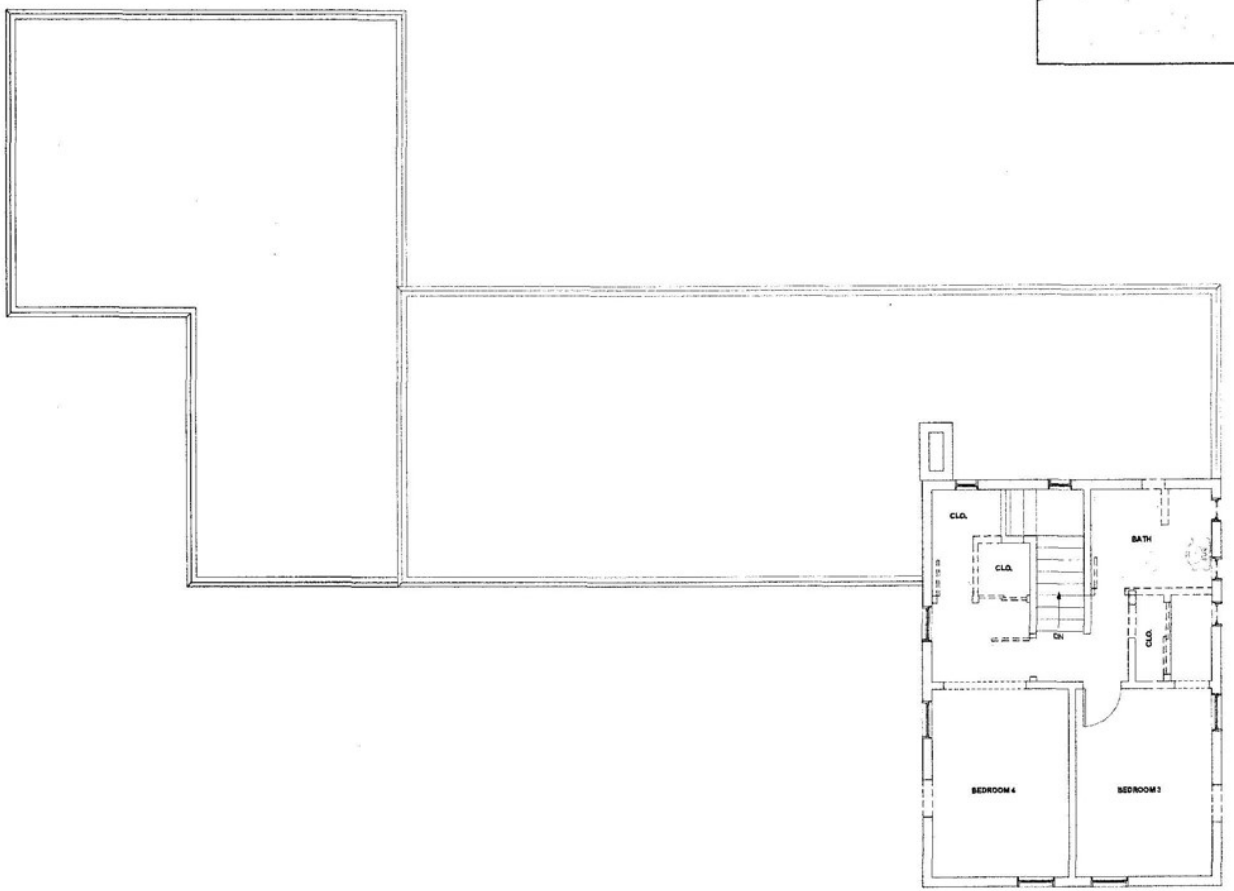
Existing and Proposed 2nd Floor Plans

Scale 1/8" = 1'-0"

A4

Revision Schedule		
Num	Desc	Date





1 Second Floor Existing / Demolition
1/4" = 1'-0"

Z:\Hopwood\Hopwood Main House3.rvt

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence
544 Canyon Road
Santa Fe, NM

Date 7/18/2012
9:48:46 AM

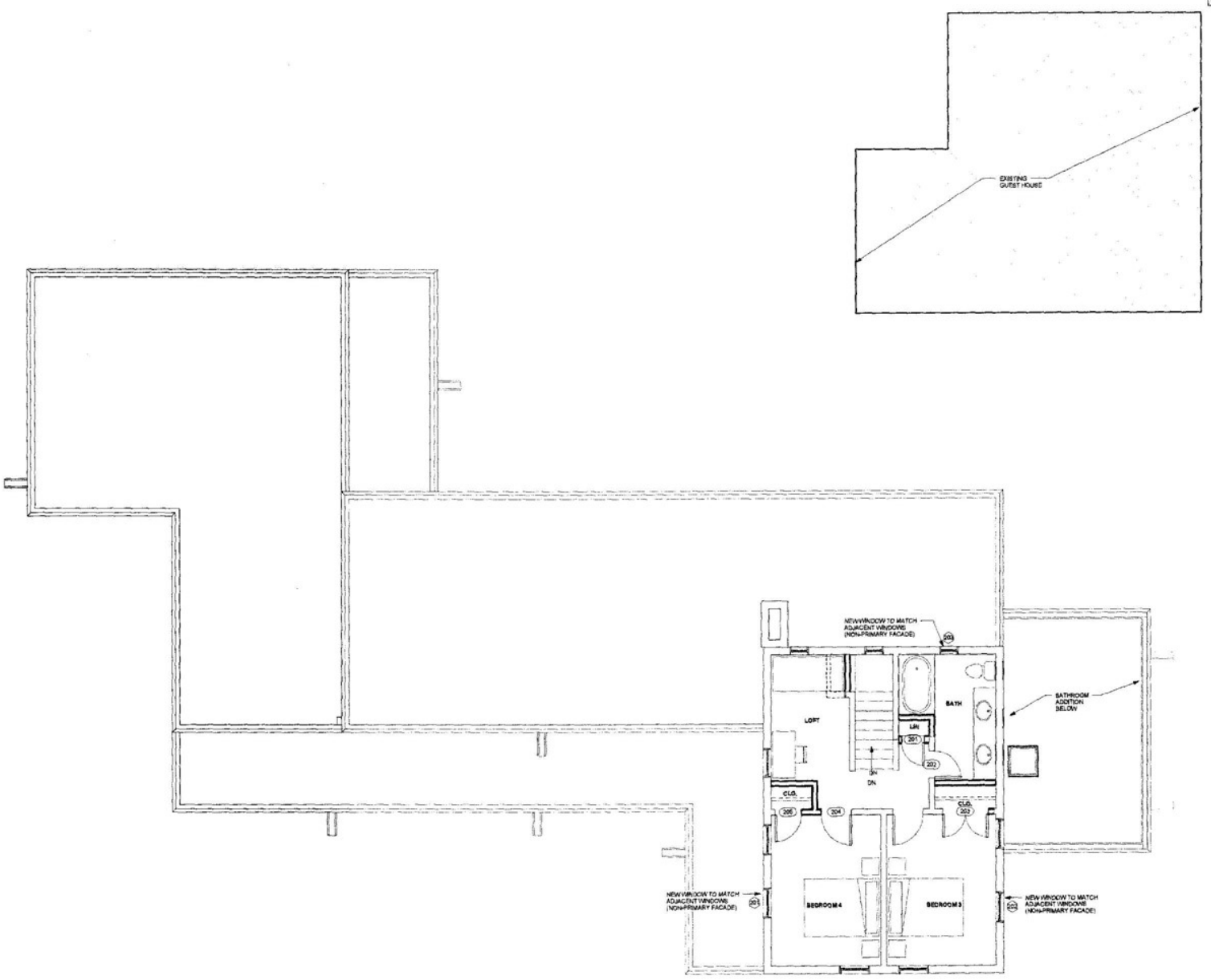
Project number -

2nd Floor House Existing/ Demolition Plan

Scale 1/4" = 1'-0"

A5

Revision Schedule		
Num	Desc	Date



1 Second Floor Plan
1/4" = 1'-0"

Z:\Hopwood\Hopwood Main House3.rvt

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence

544 Canyon Road
Santa Fe, NM

Date 7/18/2012 9:48:50 AM

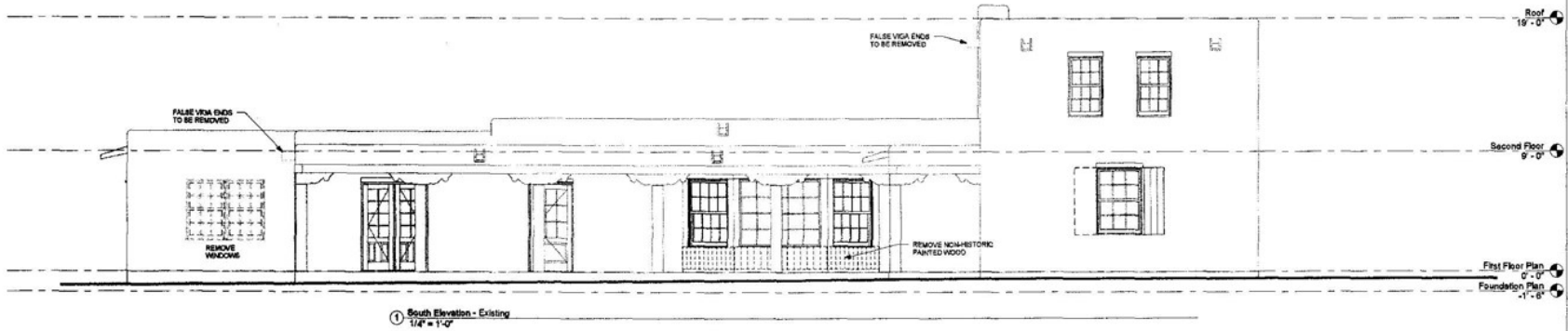
Project number -

2nd Floor Proposed House Plan

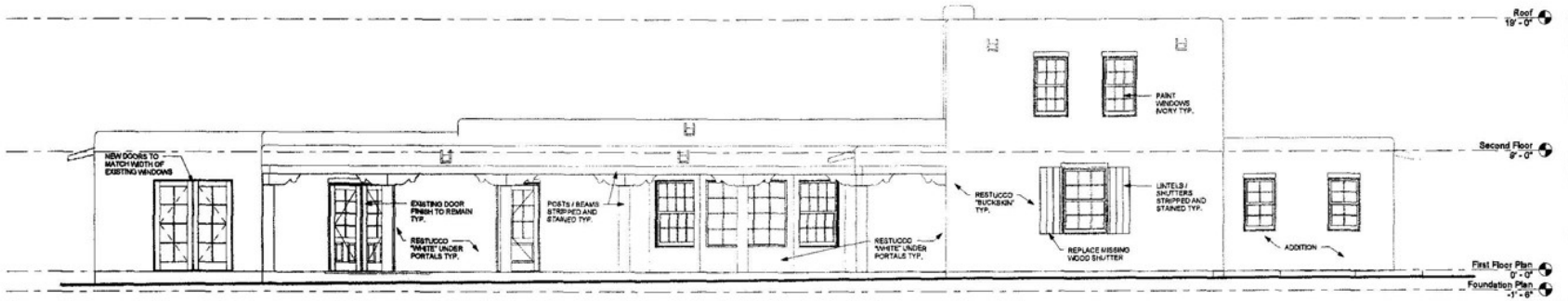
Scale 1/4" = 1'-0"

A6

Revision Schedule		
Num	Desc	Date



1 South Elevation - Existing
1/4" = 1'-0"



2 South Elevation - Proposed
1/4" = 1'-0"

Z:\Hopwood\Hopwood Main House3.rvt

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence
544 Canyon Road
Santa Fe, NM

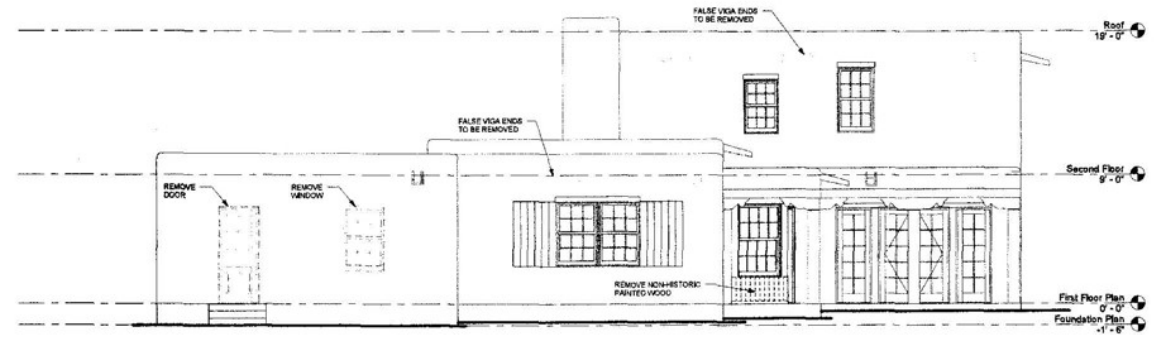
Date 7/18/2012 8:48:52 AM
Project number -

House Elevations

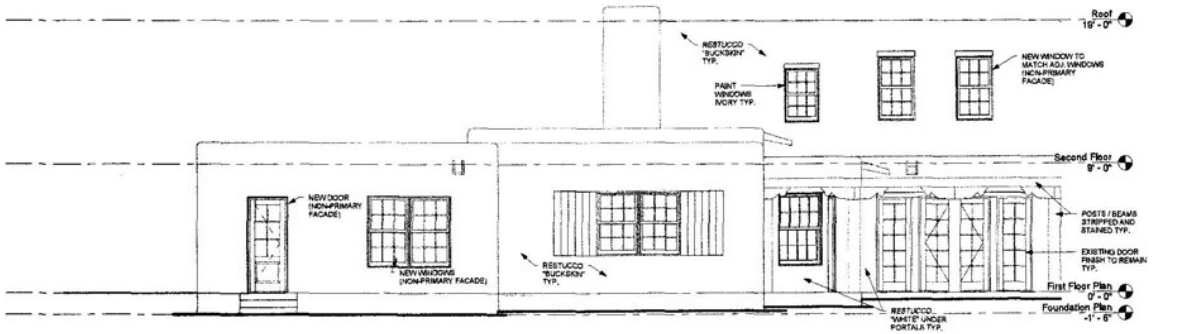
Scale 1/4" = 1'-0"

A7

Revision Schedule		
Num	Desc	Date



1 West Elevation - Existing
1/4" = 1'-0"



2 West Elevation - Proposed
1/4" = 1'-0"

Z:\Hopwood\Hopwood Main House3.rvt

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-986-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence

544 Canyon Road
Santa Fe, NM

Date 7/18/2012 9:48:54 AM

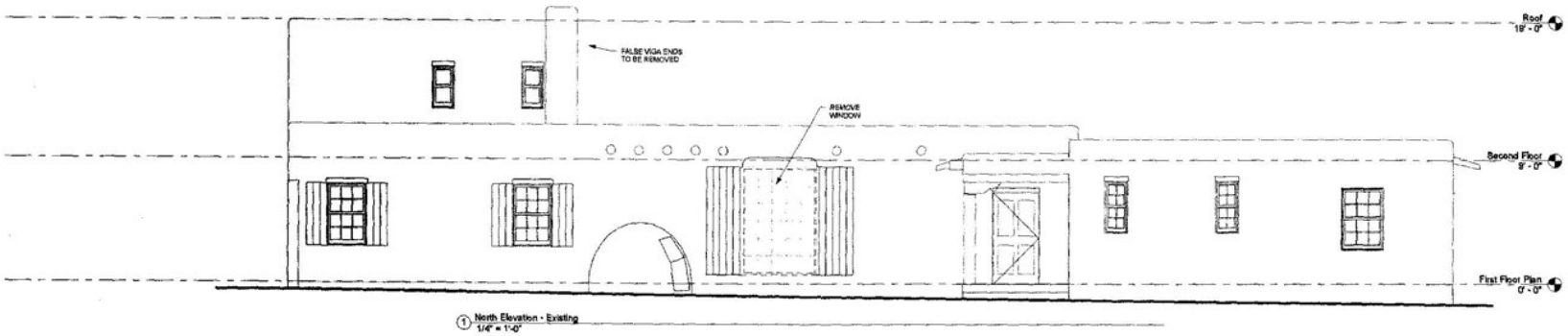
Project number -

House Elevations

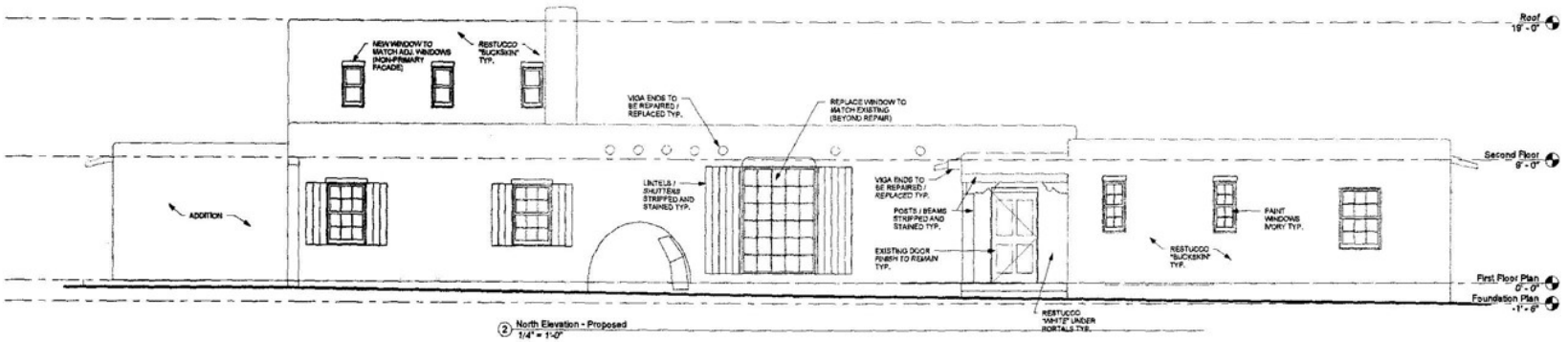
Scale 1/4" = 1'-0"

A8

Revision Schedule		
Num	Desc	Date



1 North Elevation - Existing
1/4" = 1'-0"



2 North Elevation - Proposed
1/4" = 1'-0"

Z:\Hopwood\Hopwood Main House3.rvt

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence

544 Canyon Road
Santa Fe, NM

Date 7/16/2012 9:48:56 AM

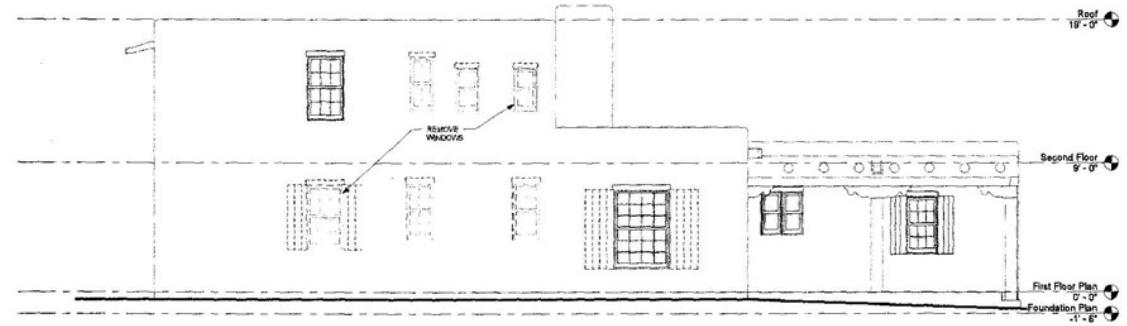
Project number -

House Elevations

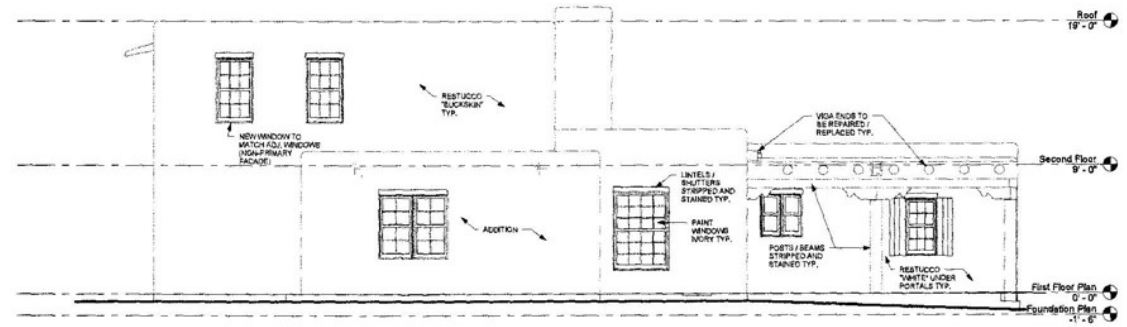
Scale 1/4" = 1'-0"

A9

Revision Schedule		
Num	Desc	Date



① East Elevation - Existing
1/4" = 1'-0"



② East Elevation - Proposed
1/4" = 1'-0"

Z:\Hopwood\Hopwood Main House3.rvt

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-995-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence
544 Canyon Road
Santa Fe, NM

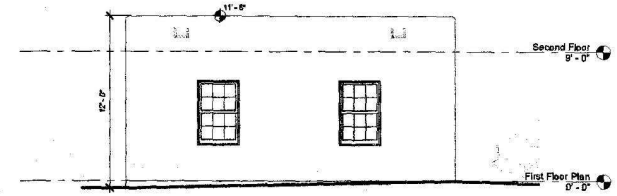
Date 7/16/2012 9:48:58 AM

Project number -

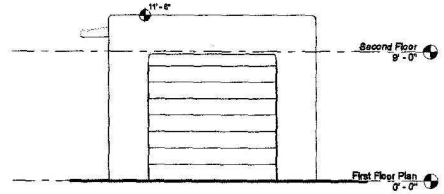
House Elevations

Scale 1/4" = 1'-0"

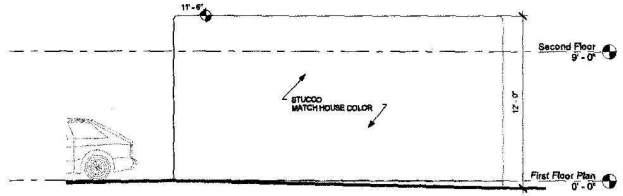
A10



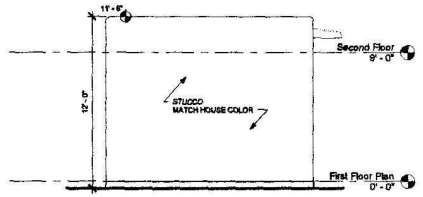
② Garage South Elevation
1/4" = 1'-0"



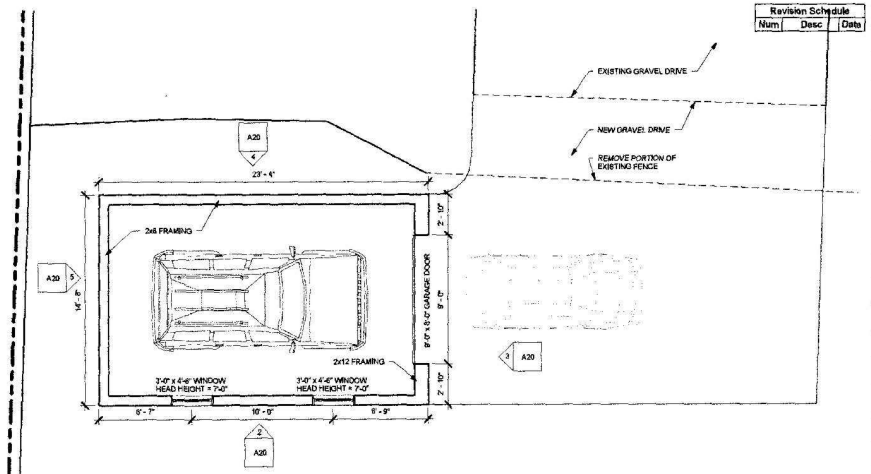
③ Garage East Elevation
1/4" = 1'-0"



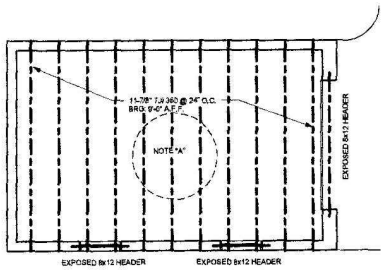
④ Garage North Elevation
1/4" = 1'-0"



⑤ Garage West Elevation
1/4" = 1'-0"



① Garage Floor Plan
1/4" = 1'-0"

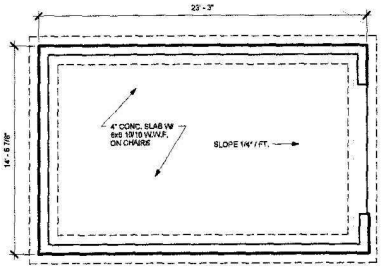


HEADERS U.N.O.:
2-2x6 ON 3 FOOT OPENINGS
2-2x8 (OR 2-2x10) ON 5 FOOT OPENINGS
2-2x12 DOUG FIR ON 8 FOOT OPENINGS

NOTE "A"
PROVIDE 5/8" CDX PLYWOOD,
ATTACH W/ 8c NAILS @ 6" O.C. ALONG EDGES
& 12" O.C. ALONG INTERMEDIATE SUPPORTS
PROVIDE FLYCLIPS @ ALL UNSUPPORTED EDGES

DESIGN LOADS:
ROOF LIVE LOAD: 30 PSF
WIND LOAD: 95 MPH

⑦ Garage Framing Plan
1/4" = 1'-0"



⑥ Garage Foundation Plan
1/4" = 1'-0"

Revision Schedule		
Num	Desc	Date

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence

544 Canyon Road
Santa Fe, NM

Date 7/16/2012 9:48:00 AM

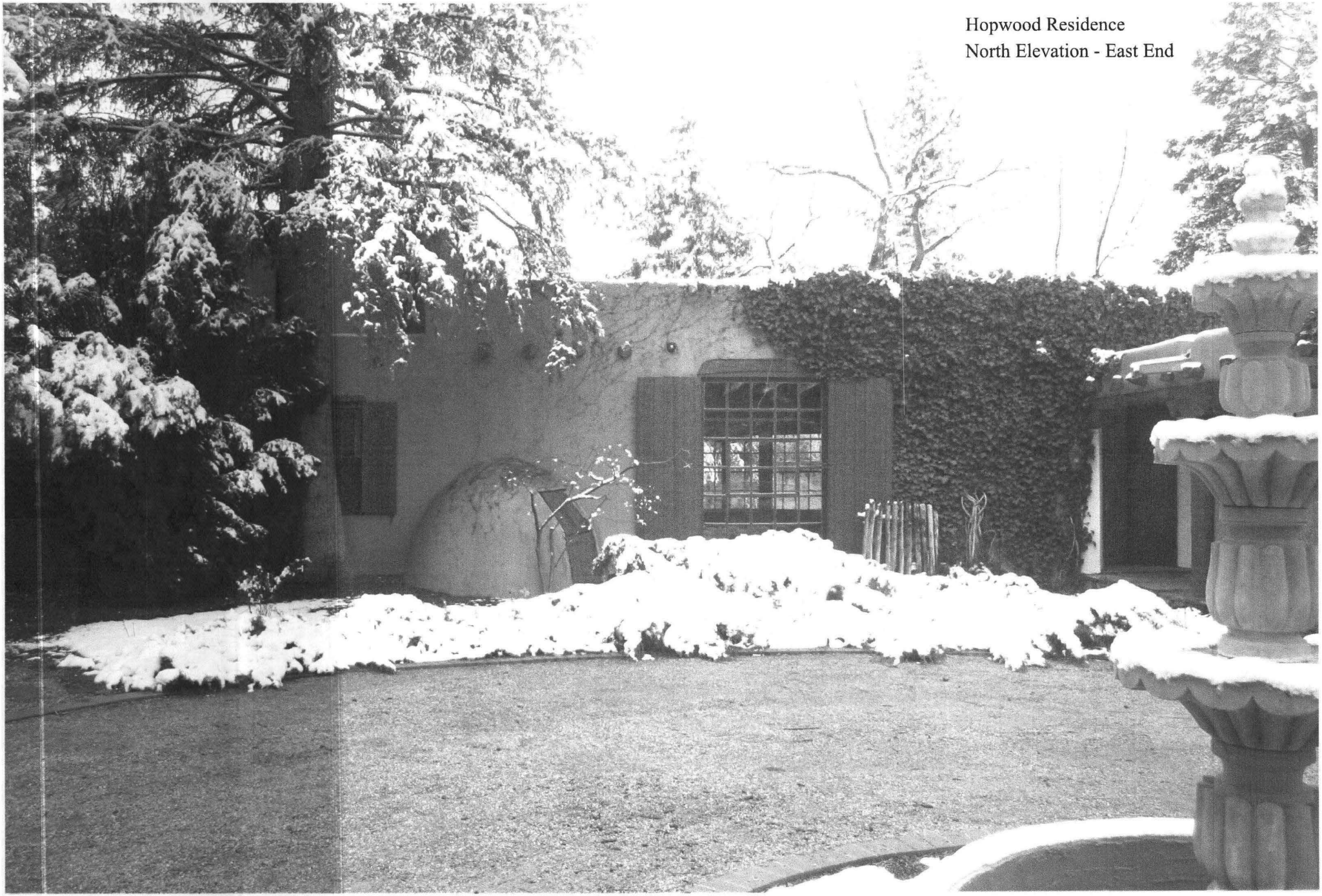
Project number -

Garage Plans

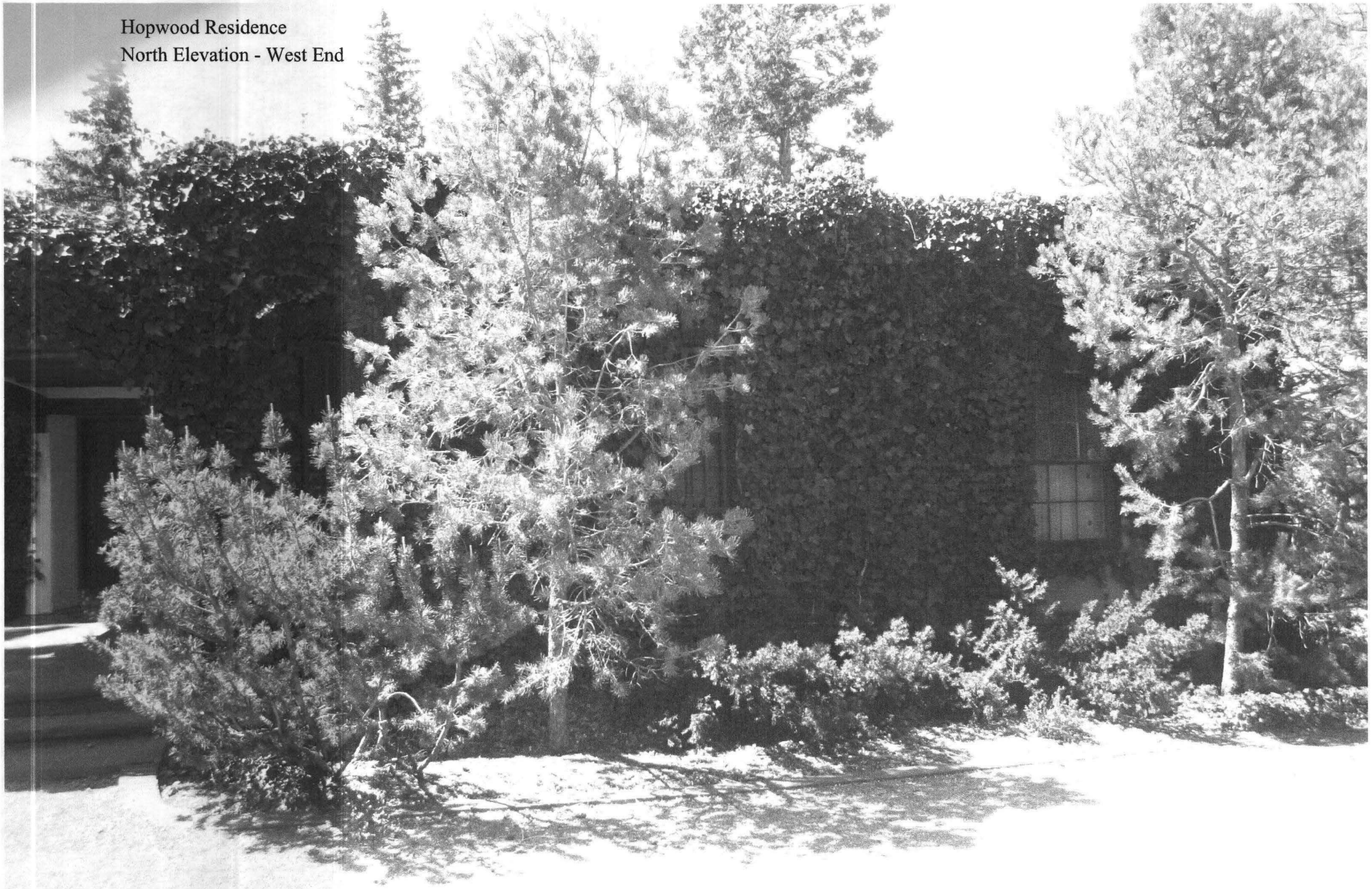
Scale 1/4" = 1'-0"

A20

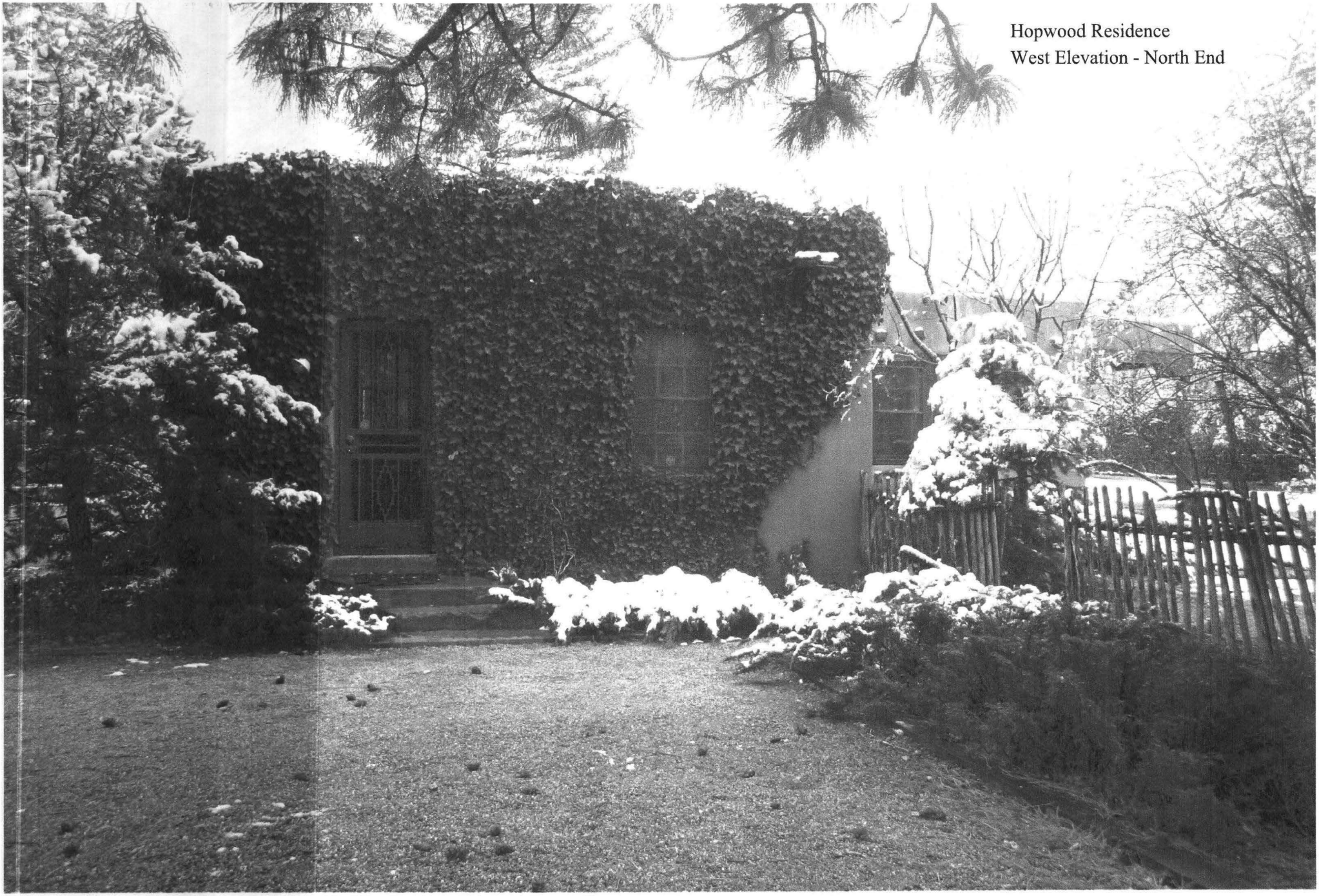
Z:\Hopwood\Hopwood Main House3.rvt



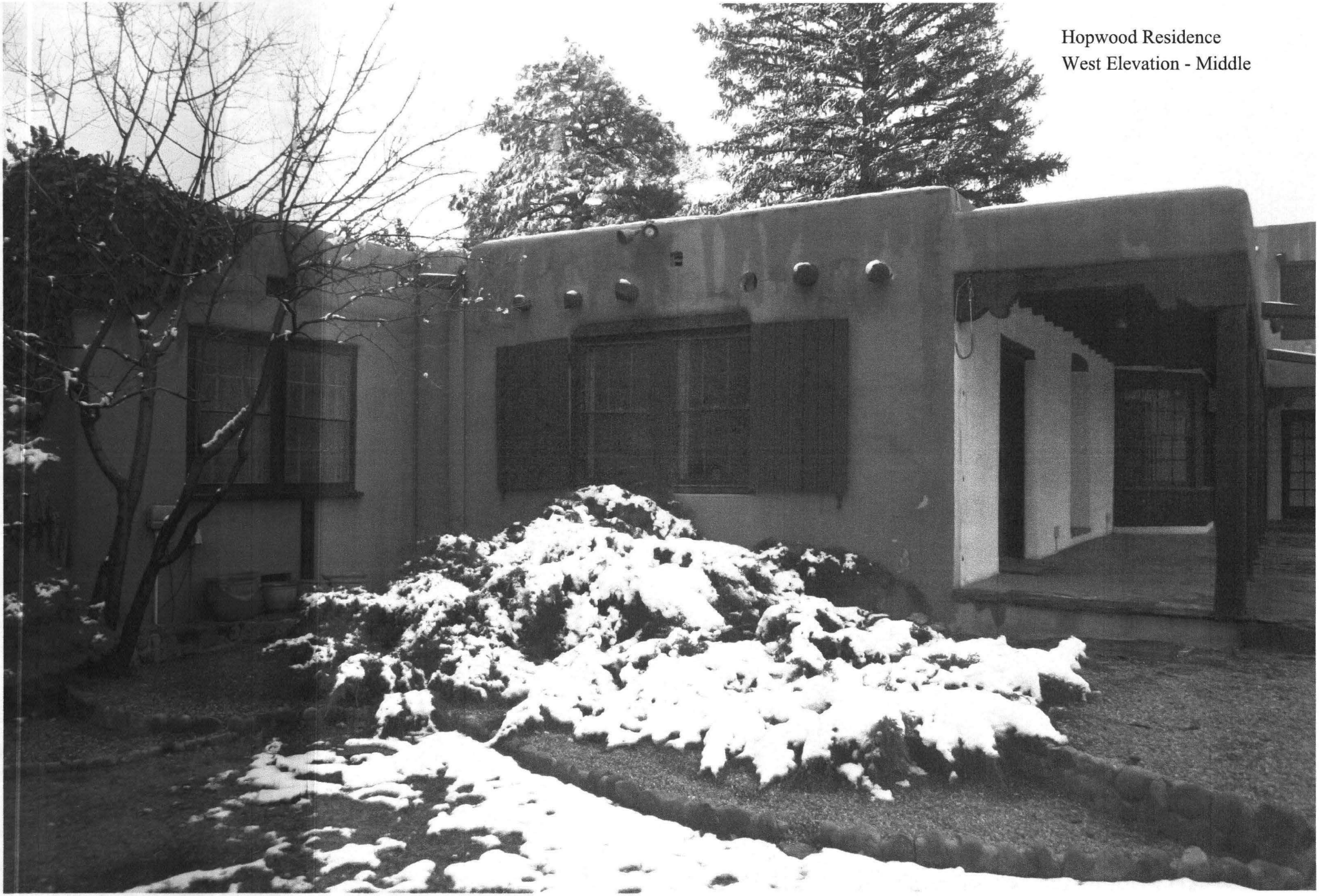
Hopwood Residence
North Elevation - East End



Hopwood Residence
North Elevation - West End



Hopwood Residence
West Elevation - North End



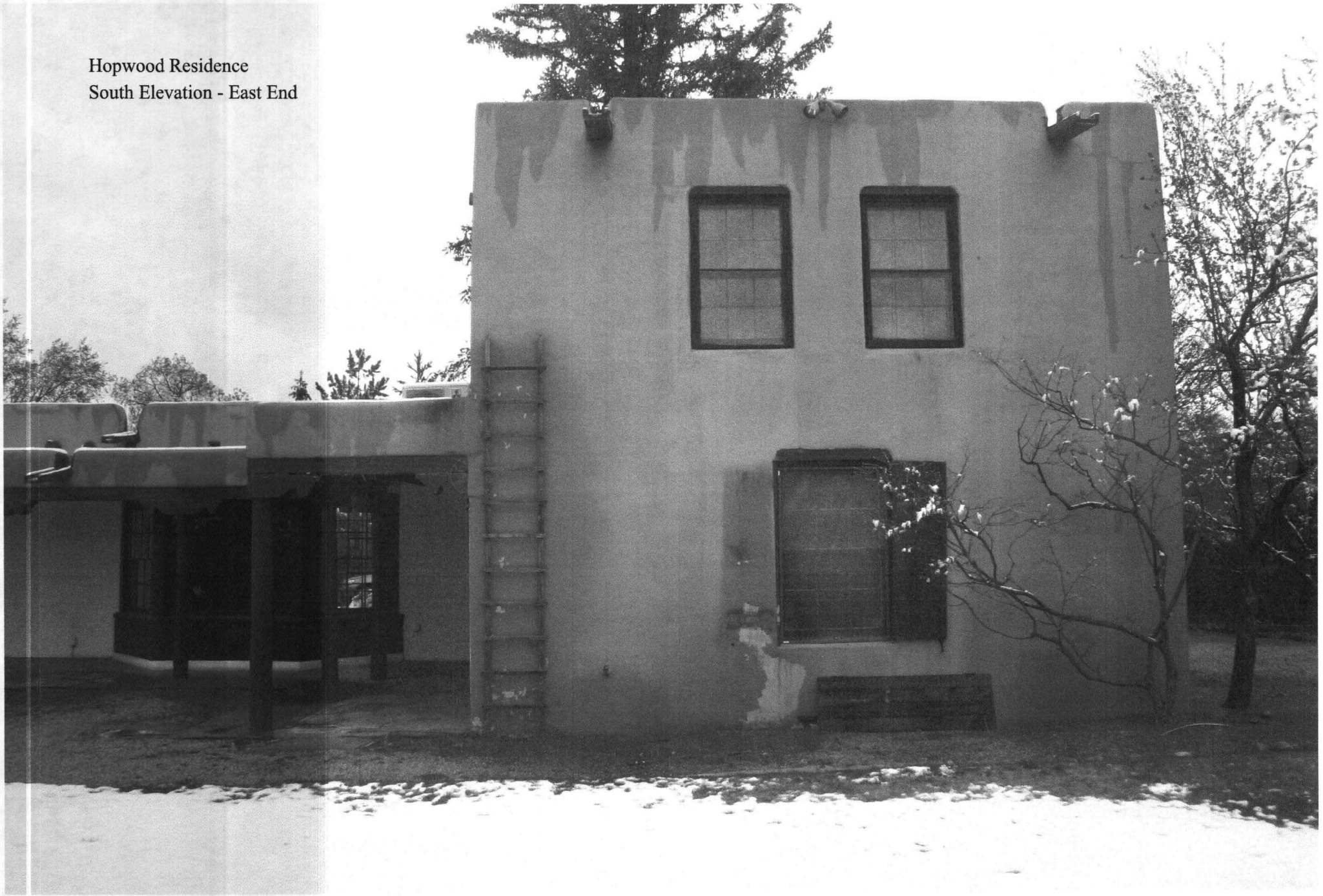
Hopwood Residence
West Elevation - Middle



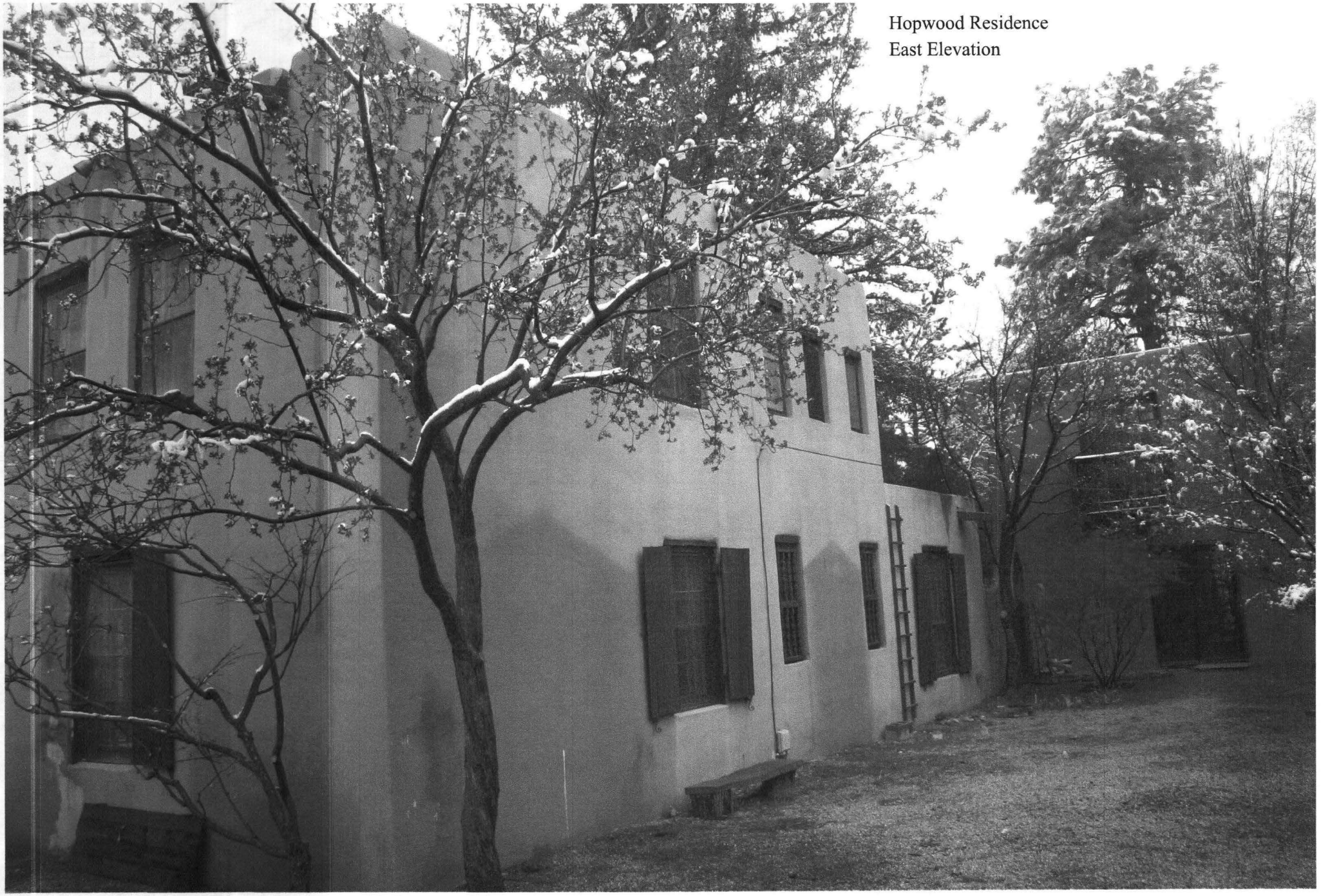
Hopwood Residence
West Elevation - South End

Hopwood Residence
South Elevation - West End





Hopwood Residence
South Elevation - East End



Hopwood Residence
East Elevation

City of Santa Fe, New Mexico

memo

DATE: August 14, 2012

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-12-031B

ADDRESS: 544 Canyon Road
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
___ District Standards & Yard wall & fence standards.	___ Vicinity Map
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: height calculation	_x_ Photographs
	_x_ Other: exception criteria

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District, with the condition that historic windows which will be removed shall be reused where new windows are proposed.

BACKGROUND & SUMMARY:

544 Canyon Road is a single-family residence that was constructed in the Spanish-Pueblo Revival style sometime in the 1930s to 1940s. A free-standing garage is associated with the original residence. In the 1980s, the garage was converted to a studio. In the 1990s, the studio was converted to a guest house. At that time, the doors and windows were replaced and a second story was added. The residence is listed as contributing and the free-standing guest house is listed as non-contributing to the Downtown & Eastside Historic District. The north and south elevations of the main residence are designated as primary.

On May 8, the HDRB granted approval to remodel the guest house of this property. Now, the applicant proposes to remodel the main residence with the following seven items.

1. A 275 square foot addition will be constructed on the east elevation. This one-story addition will provide relief to the two-story mass at this location. The windows and finishes will match existing character.

2. Two historic windows will be removed from the south primary elevation and replaced with French doors in the existing opening width and height. An exception is requested to remove historic material and the exception criteria responses are at the end of this report.

3. A window on the north elevation and a shutter on the south elevation will be reconstructed in-kind. These materials are beyond repair.

4. Projecting viga tails on two west elevations will be removed and stuccoed over.

5. Non-primary elevation windows will be replaced, exterior woodwork will be repaired or replaced in-kind where beyond repair, and three windows will be added to the second story north elevation.

6. Exterior finish colors will be changed. The brown painted wood details and all trim will be "Windsor Cream" and the cementitious stucco will be "Buckskin" with "White" under portals.

7. A 342 square foot free-standing garage will be constructed to a height of 12' where the maximum allowable height is 15' 8". The garage will have two windows and one vehicle door. All finishes will match the residence.

EXCEPTION TO REMOVE HISTORIC MATERIAL

i. Do not damage the character of the district.

The substitution of a pair of windows with a pair of doors is in keeping with the character of the District.

Staff response: Staff is in agreement with this response.

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

The doors are needed in order to access the south garden area.

Staff response: Staff is in agreement with this response.

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

The doors improve the openness and balance of the south façade.

Staff response: Staff is in agreement with this response.

LORN TRYK ARCHITECTS, P.C.

Mr. David Rasch
Historic Preservation Division
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87505

July 18, 2012

Re: 544 Canyon Road
Request for Approval of Renovations and Addition to Main House

Dear David,

We are submitting application for renovations and an addition to the existing main house at 544 Canyon Road. The Board previously reviewed and approved a downgrade in status as well as renovations and additions to the guest house.

The main house is a contributing structure that was constructed in the mid 1940's. A laundry and breakfast room addition (not shown on the original house plans) on the west façade as well as a bay window on the south façade was constructed before 1958, according to DOT aerial photos. The Board has previously determined that the north and south facades of the main house are primary.

We are proposing the following to the main house

1. A 275 sf one story addition to the east (non-primary) façade of the first story of the structure
2. A new detached garage of 342 sf, single story, 12'-0" in height. Stucco will be cementitious El Rey Buckskin. Windows will be painted wood double hung, true divided lite to match the main house. Color will match the main house (see item 7 below.)

3. Replacement of the existing north living room window with a wood divided lite window to match in configuration and construction, since this window is beyond repair. The new window would have insulating glass.

4. Stripping of the dark brown paint from the existing posts, beams, vigas, shutters and canales, and staining of them with Minwax Provincial transparent stain. The decking in the portals will be repainted cream colored, with paint color to match the color of the windows. (See item 7 below.)

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

5. Restuccoing of exterior façade with cementitious stucco, El Rey Buckskin color, El Rey White under portals where stucco is currently painted white.

6. Adding three windows to the second story. One window will be added to the north façade, the west façade and the east façade. In each case the new window will match the size, construction and configuration of the adjacent existing windows. (All facades are non-primary.)

7. Replace an existing pair of windows on the south façade with a pair of French doors of the same width. Since this is a primary façade, this change requires an exception be granted. The proposed doors would be true divided lite stained wood with insulating glass. Stain color will be Minwax Provincial.

8. Paint the windows cream colored. The color will match the Windsor cream color already approved by the Board for the guest house windows. (Staff has physical sample.)

9. Replacement of the existing breakfast room window on the west façade with a pair of double hung windows.

10. Replacement of existing non-historic painted wood under bay window on south façade with cementitious stucco, El Rey White to match stucco under portals.

11. Removal of false viga ends on west façade of first and second floor. These are non-primary façades. The viga ends are variously rotted, fiberglass-covered or missing.

12. Replacement of the deteriorated window shutter on the south façade with a shutter to match the existing shutter.

Thank you for your consideration.

Sincerely,



Lorn C. Tryk, Architect

Cc: Andrew Hopwood
Melissa Hopwood
Sharon Woods

LORN TRYK ARCHITECTS, P.C.

Mr. David Rasch
Historic Preservation Division
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87505

July 18, 2012

Re: 544 Canyon Road
Request for Approval of Exception for Door to replace Window

Dear David,

In our letter requesting approval for an addition and renovations, we included a request to replace an existing pair of windows on the south façade with a pair of French doors of the same width. Since this is a primary façade, this change requires an exception be granted.

The request for an exception requires that we respond to three criteria used to evaluate the merits of the exception:

1. *That the change does not damage the character of the District.* The substitution of a pair of windows with a pair of doors is in keeping with the character of the District.

2. *That the granting of the exception is required to prevent a hardship.* The doors are needed in order to access the south garden area.

3. *That the exception will strengthen the unique heterogenous character of the the District by providing a full range of design options.* The doors improve the openness and balance of the south façade.

Note that we have taken care to ensure that the doors are the same width and height as the existing windows to minimize the change to the existing façade while opening it up to and providing access to the south garden.

Thank you for your consideration.

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

Sincerely,



Lorn C. Tryk, Architect

Cc: Andrew Hopwood
Melissa Hopwood
Sharon Woods

HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 544 Canyon Rd.

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

PROJECT PROPOSAL: Renovations, 275 SF addition, 342 SF garage

CONSTRUCTION COST: $ 155,000 **FEE:** $ _____ + **$25 Poster Cost** = $ _____

OWNER: ANDREW HOPWOOD **PHONE #:** 9825340 ext 1#

OWNER ADDRESS: 544 CANYON RD

CITY, STATE, ZIP CODE: SANTA FE NM 87501

APPLICANT: LORN TRYK **PHONE #:** 982 5340

ADDRESS: 206 McKENZIE

CITY, STATE, ZIP CODE: SANTA FE NM 87501

NEW CONSTRUCTION:

Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [ ]

OTHER CONSTRUCTION:

Demolition [ ] Remodel [✓] Addition [✓] Residential [ ] Signs [ ]
Wall/Fence [ ] Antenna [ ]

PREAPPLICATION MEETING: Date: 7.6.12 Case Planner: David Rasch

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

HEIGHT CALCULATION

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

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)

I am,/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize LORN TRYK to act as my/our agent to execute this application.

Signed: A Hopwood Date: 7/18/12

Signed: Helene Mogenet Date: 7/18/12

I agree to post notice of the proposed project on the site fourteen (15) days prior to the Historic Districts Review Board hearing. I am aware that a decision of the HDRB may be appealed by any aggrieved party within fifteen (15) days of the adoption of Findings and Conclusions.

_____ 7/18/12

Signature of Applicant/Owner Date

them.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Chair Rios felt this project is moving in the right direction. She liked the fact that the Applicant is a preservationist and that makes the Board's job easier.

Member Powell moved in Case #H-17-091B at 604 Alto Street, to approve the application as submitted and for the Applicant to submit the window design to Staff for review and approval. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

5. **Case #H-17-103. 984 Acequia Madre Unit B. Downtown & Eastside Historic District. Deborah Auten, agent for Holly Hart, owner, proposes to construct a 576-sq. ft. free-standing garage to 10 ft. high at a contributing residential property. (Nicole Ramirez Thomas)**

The applicant for this case was not present.

Member Biedscheid moved in Case #H-17-103 at 984 Acequia Madre, Unit B, to postpone it to February 13, 2018. Member Bayer seconded the motion and it passed by unanimous voice vote.

6. **Case #H-18-002. 544 Canyon Road. Downtown & Eastside Historic District. Lorn Tryk, agent for May and Charlie Wilson, owners, proposes to construct a 202-sq. ft. addition on a contributing residential structure and a 708-sq. ft. addition on a non-historic garage. An exception is requested to place an addition less than 10' from a primary façade Section (14-5.2(D)(2)(d)). (David Rasch)**

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

544 Canyon Road was a single-family residence and free-standing garage that were constructed between 1935 and 1945 in the Spanish-Pueblo Revival style. In 2012, the HDRB granted approval for a 275-square foot addition on the east elevation. The principal residence is contributing to the Downtown & Eastside Historic District and the north and south elevations of the residence are designated as primary.

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

1. A 202-square foot addition will be constructed to 11' high on the east elevation at 2' back from the north primary elevation. An exception is requested to place an addition at less than 10' back from a primary elevation (14-5.2(D)(2)(d)) and the required exception criteria responses are at the end of this report. The addition will feature two 4-lite windows on the north elevation

2. A recent installation of a pair of doors on the primary south elevation, approved by exception, will be reversed and windows will be reinstalled in the existing opening.

3. A pair of windows on the non-primary west elevation will be removed and replaced with a pair of windows.

4. Two additions totaling 708 square feet will be constructed on the north and south elevations of the non-historic free-standing garage. The south addition will be 11' 6" high and features 8-lite paired French doors on the south elevation and paired 4-over-4 windows on both the east and west elevations. The north addition will match height at 12' 6" and features a second parking bay with a single pedestrian door on the north elevation and paired pedestrian doors in a small mechanical room.

RELEVANT CODE CITATIONS

14-5.2(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to structures that have been declared significant or contributing in any historic district or a landmark in any part of the city, the following standards shall be met:

(2) Additions

(c) Additions are not permitted to primary façades.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary façade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

EXCEPTION FOR ADDITION LESS THAN 10' FROM A PRIMARY ELEVATION

(I) *Do not damage the character of the streetscape;*

The proposed addition is in no way visible from the streetscape. The setting back of the addition from the north primary façade by 2 feet satisfies the intent of the standard by distinguishing and differentiating the addition from the primary façade.

Staff response: Staff agrees with this statement.

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

There is very little space available to expand the master bedroom suite. Potential expansion space is constrained on all sides by the existing house, the side yard setback and the designation of primary façades on both the front and back of the house.

Staff response: Staff agrees with this statement.

(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;*

The owners very much want to continue to reside in the house. They are a working couple raising a young family. They need additional office and storage space in order to work at home. They are working within the restrictions of an urban lot in the Historic District.

Staff response: Staff finds that the applicant did not address this criterion.

(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;*

The combination of constraints of side yard setback and both front and rear façades in their entirety being designated as primary presents a unique problem in that there is little space for expansion at the bedroom end of the house.

Staff response: Staff finds that the applicant did not address this criterion.

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

The constraints of side yard setback and dual primary façades as well as the existing configuration of the house are not as a result of any actions of the present owners and applicants.

Staff response: Staff agrees with this statement.

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

The proposed location of the addition is not on one of the primary façades. Setting the addition back from the north primary façade by 2 feet preserves the intent of the standard to distinguish the primary façades from any additions.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff finds that the exception criteria have not been met to place an addition at less than 10' back from a primary elevation and otherwise recommends approval of the application which complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Lorn Tryk was sworn, and clarified on the summary at item 3 that it is a pair of windows and being replaced with a pair of doors.

Regarding the exception, Mr. Rasch gave the code citation and he followed it. It is attached to a non-contributing façade. The area of the addition is where the existing closet is being demolished for a home office and is the only portion that is non-contributing, so it complies with the spirit to attach at the only possible place. At the west end is a driveway. So this is the only practical place.

Mr. Tryk said he had trouble responding to the exception criteria in the past and spends more time wordsmithing to find justification. To the two not accepted, E3 is options. This expansion is important because the mom works at home. And for #4, he just showed that there is no other place to expand. Although they could expand on the second floor but then it would be highly visible. This is small and set back enough to distinguish it from primary and is hidden from the primary façade. It completely hides the proposed addition. That was his perspective.

Questions to the Applicant

Member Biedscheid thought the two windows on the addition seemed very square and the rest are vertically oriented.

Mr. Tryk asked if she was saying they would be more appropriate with vertical orientation.

Member Powell thought so.

Mr. Tryk said he had no problem changing the proportion.

Member Powell asked if he could not do a 10' set back.

Mr. Tryk said the existing plan is ten feet back and there is no place to put the addition.

Member Powell said the office would have to take place at the bathroom or it would have to go back.

Mr. Tryk said it would not be much since it is very tight. You can't see the house from the street at all. It is at the end of a long private drive. And in the courtyard, the house is separated from the guest house.

Mr. Rasch said you can see the vehicle gate from the street.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Member Biedscheid moved in Case #H-18-002 at 544 Canyon Road, to approve the application with finding the exception criteria for a setback less than 10' are met and with a condition that the two windows on the north elevation be proportioned with vertical orientation and new drawings as resized for that change should be submitted to Staff before obtaining a building permit.

Ms. Gheen asked how they Board disagreed.

Member Biedscheid said the added testimony was provided by the Applicant by showing how no other place could accept the addition and that different design options such as second story or compromising a primary façade were considered. Member Bayer seconded the motion.

Chair Rios added a condition that no rooftop appurtenance be allowed. Member Biedscheid accepted the amendment as friendly and the motion passed by unanimous voice vote.

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-008543--HDRB

Project Description: 2024-008543-HDRB. 753 Acequia Madre. Downtown & Eastside Historic District. Non-contributing. John Padilla, agent for Margot Spitz Marbut, owner, proposes to construct a carport addition to 11'-0" where the maximum allowable height is 14'-2" and reconfigure an entryway portal on a residential structure.

Project Location(s): 753 ACEQUIA MADRE
Santa Fe, NM 87501

Contacts:

Applicant:	John Padilla 110 N Saint Francis Drive	japadillaarchitect@gmail.com
Property Owner:	Margo S Marbut	msmarbut@yahoo.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North:

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 2003

Year of Construction: pre-1940

Project Type: Remodel

Historic Building Name: late 1970s & 1980s additions

City of Santa Fe, New Mexico

memo

DATE: July 23, 2024

TO: Historic Districts Review Board Members

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

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2024-008543-HDRB. 753 Acequia Madre. Downtown & Eastside Historic District. Non-contributing. John Padilla, agent for Margot Spitz Marbut, owner, proposes to construct a carport addition to 11'-0" where the maximum allowable height is 14'-2" and reconfigure an entryway portal on a residential structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
____ Other:	__x__ Photographs
	____ Other:

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

The single-family residence at 753 Acequia Madre is built in the Spanish Pueblo Revival style and is listed as non-contributing to the Downtown and Eastside Historic District.



The residence was constructed c. 1929-1934. A second floor added in 1967 and a number of rooms at the rear of the house and property were constructed c. late 1970s-1980s. Some of the historic windows were also changed at this time. The 1997 case, H-97-113, approved a third second story addition on the north elevation.

In 2008, case H-08-038, the homeowner removed the non-historic carport and portal, altered non-historic openings, reconfigured the steps, landing and overhang on the west elevation, lowered yard walls, and replaced vehicular gates.

On June 11, 2024 (2024-008258-HDRB) the HDRB designated the property as non-contributing.

The applicant requests:

1. Replace the existing second-floor non-historic bay windows at the courtyard on the west elevation.
2. Redesign and replace the roof of the existing 2008 portal on the west elevation from a shed roof to a parapeted roof with a header to match the design of the proposed carport.
3. Construct a 451 sq. ft. carport to a height of 11'-0" where the maximum allowable height is 14'2" on the west elevation. The carport will have parapets with an 8" to 10" wide header beam and 10" wood viga posts. The roof will be constructed of a flat panel of greenhouse-type material to allow light into the parking area.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

(a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;
(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
(c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be

concealed by the firewall from the view of anyone standing in the street on which the building fronts;

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

753 Acequia Madre

THE ATTACHED SURVEY FORM REFLECTS HISTORIC BUILDING SURVEY WORK THAT WAS COMPLETED DURING SUMMER OF 2003. RESULTS OF THE SURVEY AS REFLECTED ON THE ATTACHED HAVE NOT BEEN ADOPTED BY THE HISTORIC DESIGN REVIEW BOARD. IT SHOULD BE CONSIDERED PRELIMINARY FOR PURPOSES OF PLANNING. THIS IS TRUE AS OF 11/04.

PLEASE SEE DAVID OR MARISSA FOR MORE INFORMATION OR CLARIFICATION.

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 *(Historic and/or current name for property)*

2 Location *(Address or description of location)*

753 ACEQUIA MADRE

3 Local Reference Number

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 UTM

Zone

Easting

Northing



10 Photo Information

Negative Location: CITY OF SANTA FE View of: WEST

Roll #: 10

Frame #: 1

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

FROM ACEQUIA MADRE ONLY HIGH YARD WALL WITH INTEGRITY VISIBLE:
WEST VIEW OF HOUSE IN CONTRAST IS 2-STORY ALTERED BEYOND RECOGNITION AFTER 1953

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

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

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



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.)

UNCOOPERATIVE

Notes: *(If photo, include photo information, as in #10.)* R10 #2 SOUTH

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: _____

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)*

753 ACEQUIA MADRE

4 County SANTA FE

5 Date of Survey 7-21-03

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Visible Construction Material

- ☐ Adobe
- ☐ Brick
- ☐ Composition
- ☐ Concrete: Block
- ☐ Concrete: Cast Stone
- ☐ Concrete: Poured
- ☐ Earth Plaster
- ☐ Masonry: Simulated
- ☐ Metal: Corrugated
- ☐ Metal: Structural Siding
- ☐ Metal: V-Crimp
- ☐ Stone: Random Ashlar
- ☐ Stone: Random Coursed
- ☐ Stone: River Rock
- ☐ Stone: Rusticated
- ☐ Stone: Tabular
- ☒ Stucco
- ☐ Tile: Structural Clay
- ☐ Vinyl Siding
- ☐ Wood: Board & Batton
- ☐ Wood: Horizontal Siding
- ☐ Wood: Jacal
- ☐ Wood: Log
- ☐ Wood: Shingle
- ☐ Wood: Tongue & Groove
- ☐ Other: ____

Notes:

7 Number of Stories ☐ Not Applicable

Number: ☒ 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	4/4	10
DBL.HUNG	WOOD	6/6	3

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	DIAGONAL BOARD	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

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. MAJOR ALTERATIONS/ADDITS. Date: 1970S? ☐ Known ☒ Estimated Source: FIELD OBSERVATION
2. ____ Date: ____ ☐ Known ☐ Estimated Source: ____

Continued on other side

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Primary Architectural Style

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

Notes:

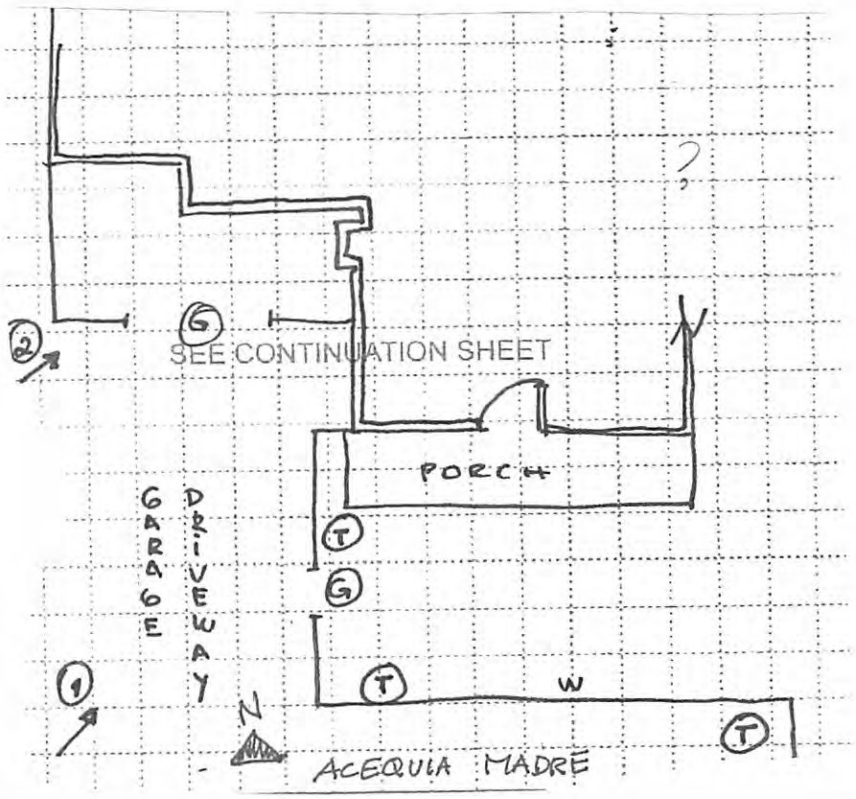
17 Documents Available and Their Locations *(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)*

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
- BUILDNG WALL
- DOOR
- (3) PHOTO LOCATION
- NORTH ARROW

building interested: yes	surveyed date 13-XI-84 by mb	county Santa Fe	ID no. 051611464 H71
field map number SFHD-6-1464		UTM reference easting zone 12 13	northing

location description: 753 Acequia Madre

city/town: SANTA FE

land grant/reservation:

building name:

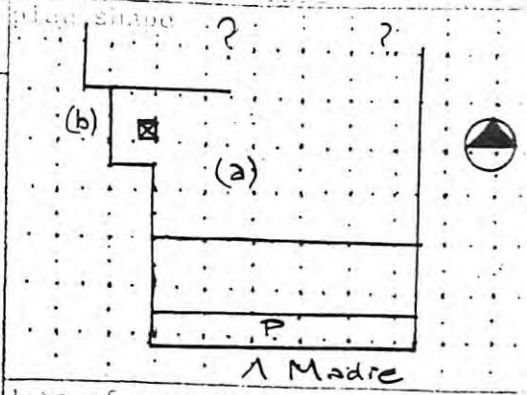
legal description: tnsp N S range E W sec ¼ ¼

film roll by mb no. 17

negative nos. 23

loc. of neg. HPB





date of construction: 1929-34 estimate ____ actual

source: 3D

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

condition: ___ excellent X good ___ fair ___ deteriorating

degree of remodeling: ___ minor ___ moderate X major

describe: 2nd story postwar.

surroundings: Res

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible X of interest ___ none

if eligible, why? Contrib

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

style: Pueblo Revival

foundation material: NV

wall material/surface: Adobe? Stucco

architectural features:

Roof – Flat w parapet. Shed at portal. Mtl clad wd canales. Short axed vigas. 1 msry chim vis. Long vigas supp. over hong to S over 2nd story.

Windows – Bay at (b) (both stories) Triple 4/4, 6/6, 4/4 (2) Vigas recessed & bullnosed.

Door – NV

Portal – Round post, 6×6 lintel, round rafters.

comments:

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 02/26/24

Property Owner of Record: Margo Spitz Marbut

Applicant/Agent Name: John A. Padilla.

Contact Person Phone Number: (505 660-1682

Site Address: 753 Acequia Madre

Proposed Construction Description: Free Standing Carport

TOTAL ROOF AREA: 442 ft

Zoning District: RC8

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

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

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

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

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

Terrain: ☐ 30% slopes - NA -

Lot Coverage : 40 %
☐ Open Space Required: 55%

Setbacks:
Proposed Front: 0'-0" Minimum: 7'-0" W/O wall
2nd Front? -
Proposed Rear: 5'-0" Minimum: 15'-0" W/O wall
Proposed Sides: L ☑ R - Minimum: 5'-0"
5' 2'-0" to 10'-0"
Height: Proposed 11'-0"
Maximum Height: 14' - or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible -
Minimum: _____

Bicycle Parking:**
Proposed: - Minimum: -
** Commercial Requirement

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

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

John A. Padilla. [☐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 02/26/24 - 02/28/24.

To Be Completed By City Staff:

Case no. 2024-008071

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: Legal lot of record provided. Setback to portal support beam is 5'.

REVIEWER: Carly Venditti Carly Venditti **DATE:** 3 / 25 / 2024

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

Revised 20 November 2020

755 Acequia Madre Building (rear guesthouse) Height Calculation

Sum: 295.1
Count: 21
Average: 14.1
Maximum Allowable Height: ~~16' 2"~~ 14'2"



MCB
4/19/05

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case
2024-000825-HDRB
Status Review

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-008258--HDRB

Project Description: 2024-008258-HDRB. 753 Acequia Madre. Downtown & Eastside Historic District. Contributing. John Padilla, agent for Margot Spitz Marbut, owner, requests a downgrade of historic status.

Project Location(s): 753 ACEQUIA MADRE
Santa Fe, NM 87501

Contacts:

Applicant:	John Padilla 110 N Saint Francis Drive	japadillaarchitect@gmail.com
Property Owner:	Margo S Marbut	msmarbut@yahoo.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North:

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 2003

Year of Construction: c. 1929-1934 with c. 1967

Project Type: Historic Status Review

Historic Building Name: late 1970s & 1980s additions

City of Santa Fe, New Mexico

memo

DATE: June 11, 2024

TO: Historic Districts Review Board Members

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

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2024-082-HDRB. 753 Acequia Madre Downtown & Eastside Historic District. Contributing John Padilla, agent for Margot Spitz Marbut, owner, requests a downgrade of historic status.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
____ Other:	__x__ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be downgraded from contributing to non-contributing due to the number of the alterations that have occurred on the structure, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The single-family residence at 753 Acequia Madre is a Spanish Pueblo Revival residence listed as contributing to the Downtown and Eastside Historic District. The property is listed on the status map as a contributing structure; however, over the years the property has been referred to and treated as a non-contributing structure when presented to the HDRB for approval.



The 1984 HCPI recommends contributing while the 2003 HCPI recommends non-contributing.

In 1992 under case H-92-049 the homeowner at that the time requested a new parapet over the portal, replacement of windows, and a new portal on the east elevation. The staff analysis of the project shows that the residence is constructed c. 1929-1934 with c. 1967 and late 1970s and 1980s additions. The staff report reads: "While the existing survey sheet for 753 Acequia Madre identifies this structure as a contributing building in the Core Historic District, additional documentation provided in this application has led to a re-evaluation of the building, which has proved it to be non-contributing."

The staff report further clarifies: "The existing first story of this building dates from 1929-34. Since that time, it has received a number of intrusive modern additions; the second floor was added in 1967, and a number of rooms at the rear of the house and lot were constructed c. late 1970s-1980s some historic windows were also changed at this time. These additions have negatively impacted the historic character of the house and render it non-contributing."

The 1997 case, H-97-113, approved a third second story addition on the north elevation further impacting the status of the structure.

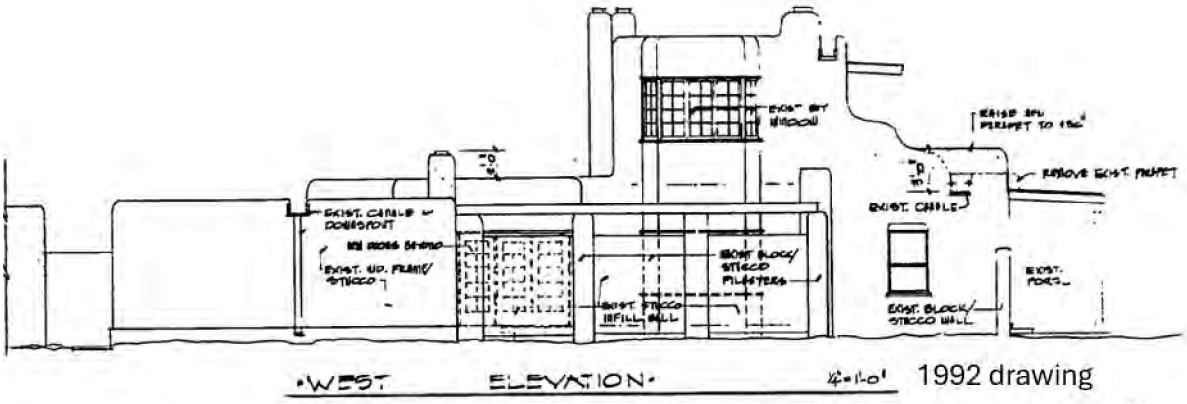
The 2008 case, H-08-038 the homeowner at the time requested to remodel by removing the non-historic carport and portal, alter non-historic openings, reconfigure the steps, landing and overhang on the west elevation, lower yard walls ranging from 8'6"-7'6" to 6'8"-6'5", and replace

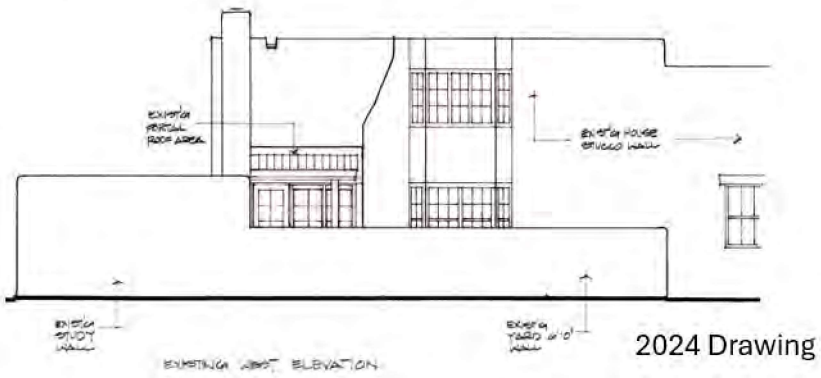
vehicular gates with lower gates which further makes the argument that the building is non-contributing.

The 2008 staff report reads: "The Spanish Pueblo Revival single family residence located at 753 Acequia Madre was constructed before 1940 and has received major alterations which include additions in the 1950s and 1970s and window replacement. The 2003 Historic Cultural Properties Inventory recommends that the building is non-contributing although the Official Map still lists the building as contributing to the Downtown and Eastside."

The staff report also calls out:

- The non-historic approximately 81 square foot carport/portal on the south elevation. (This was removed and does not exist today.)
- The non-historic guesthouse addition will have openings altered with the installation three windows.
- The non-historic 16 square foot portal on the non-primary west elevation. The case does not call out a primary elevation only that the west in non-primary.
- A reconfiguration of the stairs and landing and a new overhang on the west elevation.
- Reduce the existing yard wall that ranges in height from 8' 6" - 7' 6" to 6' 8" - 6' 5" where the maximum allowable height is 6'. The existing 7' 6" high vehicular gates will be replaced with manual wood vehicular gates to the maximum allowable height of 6'. The gates will be similar to the gate on the yard wall facing Acequia Madre





Staff does not find where an official status review of the structure has been discussed.

The applicant requests that the status of the property be officially reviewed and downgraded from the map's listing of contributing status to the recognized and practiced non-contributing status.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older; and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or
(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-5.2(E) Downtown and Eastside Design Standards
(1) Old Santa Fe Style
Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;
(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
(c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

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

(2) Recent Santa Fe Style

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

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

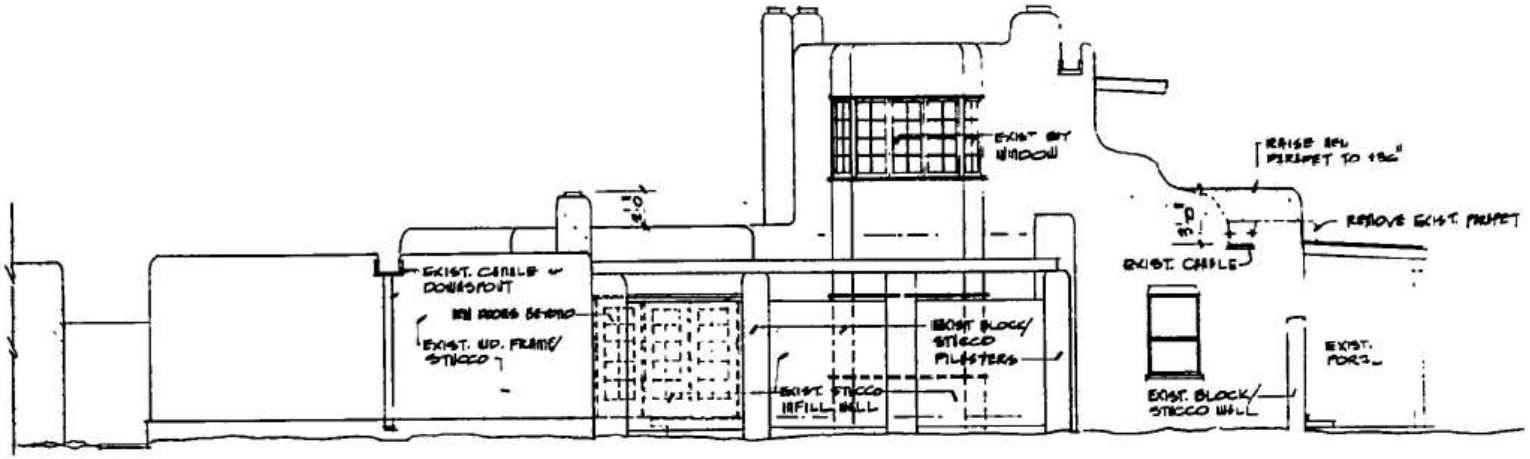
(b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

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

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

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

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



•WEST ELEVATION• 1/4"=1'-0" 1992 drawing



EXISTING WEST ELEVATION 2024 Drawing

City of Santa Fe, New Mexico

Historic Districts Review Board

H-92-049
Applicant Submittal

First Order

UNIVERSAL DOOR and WINDOW
of Northern New Mexico

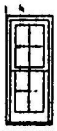
1360 Vegas Verdes, Unit B

Santa Fe, NM 87501

471-4550

Nick Anaya J. A. Al Chavez

D



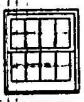
WDH1622

C



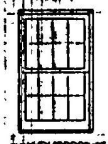
WDH2814

B



WDH3216

A

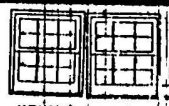
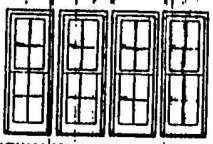
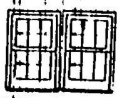
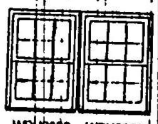
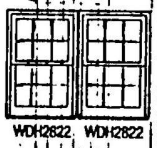


WDH3226

UNIVERSAL DOOR and WINDOW
of Northern New Mexico

1360 Vegas Verdes, Unit B
Santa Fe, NM 87501
471-4550

Nick Anaya J. A. Al Chavez

				TOTAL
(E)	 WDH3016 WDH3016	KITCHEN OK	1-WDH3016-2	423.85
(G)	 WDH1626 WDH1626 WDH1626 WDH1626	LIVING ROOM OK	1-WDH1626-4	871.23
(F)	 WDH2016 WDH2016	BATH GIRLS OK	1-WDH2016-2	343.45
(H)	 WDH2820 WDH2820	BED S C.	1-WDH2820-2	434.78
(I)	 WDH2822 WDH2822	REPLACE BAY WINDOW OK	1-WDH2822-2	448.70
				2,522.01
			Less 20%	504.41
				$2017.57
			Tax	$151.38
				$2,622.95

UNIVERSAL DOOR and WINDOW of Northern New Mexico

1360 Vegas Verde... Unit B
Santa Fe, NM 8...
471-4550

Nick Anaya J. A. Al Chavez

				Each	TOTAL
(J) WDH1614	BATH.	1 - WDH1614	ok	142.85	142.85
(K) WH111622	REPLACE BAY WINDOW	2 - WDH1622	ok	178.75	357.50
(L) WDH2020	NEXT TO French DOORS	1 - WDH2020	ok	194.81	194.81
(M) WDH2620	BED N.E. Living RM	2 - WDH2620		209.85	419.70
(N) WDH2820	BED S.E AND N.E	2 - WDH2820		211.65	423.30
					1,538.16
				Less 2%	30.76
					$1507.40
					92.32
					$1599.72

Same as A Window

3'2 3/8 X 5'1 9/16

WDH-3226

City of Santa Fe, New Mexico

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

Sam Pick, Mayor
Isaac J. Pino, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Steven G. Farber, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem Dist. 4

Case #H 92-49 Meeting Date April 13, 1992

Project Address 753 Acequia Madre District Core

Agent Stephen Earnest, Thaddeus Design Address 1129 Paseo de Peralta Phone 983-8103

Owner Greg Goodman Address 5847 San Felipe, Ste 950 Houston, TX 77057 Phone (713) 785-9393

PUBLICLY VISIBLE FACADES: ( ) NORTH (XX) SOUTH ( ) EAST ( ) WEST

HISTORICAL SIGNIFICANCE: NUMBER 464 AREA NO. 6 AGE c.1929-34 w/c.1967, c. late 1970s-1980s additions

( ) SIGNIFICANT ( ) CONTRIBUTING (XX) NON-CONTRIBUTING

( ) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

APPROVAL REQUIREMENTS: ( ) NEW CONSTRUCTION (XX) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE

PROPOSAL: New parapet over portal, replacement windows, new portal at east side of building.

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on April 13, 1992, acted on the above referenced case. The decision of the Board was to (✓ approve, ( ) conditionally approve, ( ) table, ( ) deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows:

For further information please call 984-6657.

Sincerely,

Mary Grzeskowiak

Mary Grzeskowiak
Urban Design Review Specialist

NOTE: HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST. (SFCC 1987, SECTION 7-1.6)

City of Santa Fe, New Mexico

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

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_____

_____

_____

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Sincerely,

Mary Grzeskowiak
Urban Design Review Specialist

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City of Santa Fe, New Mexico

memo

DATE: April 13, 1992

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist

CASE #H- 1992-49 ADDRESS 753 ACEQUIA MADRE

REFERENCE ATTACHMENTS (Chronologically):

CITY SUBMITTALS	APPLICANT SUBMITTALS
X Case Synopsis	X Proposal Letter
X District Guidelines	X Vicinity Map
X State Historical Survey Sheet	X Site Plan/Floor Plan
____ Minutes of _____	X Photographs
____ Other_____	X Elevations
	____ Other_____
	_____

STAFF RECOMMENDATIONS:

Please refer to the attached report.

Case #H 1992-49 / 753 Acequia Madre
April 13, 1992

While the existing survey sheet for 753 Acequia Madre identifies this structure as a contributing building in the Core Historic District, additional documentation provided in this application has led to a re-evaluation of the building, which has proved it to be non-contributing.

The existing first story of this building dates from 1929-34. Since that time, it has received a number of intrusive modern additions; the second floor was added in 1967, and a number of rooms at the rear of the house and lot were constructed c. late 1970s-1980s some historic windows were also changed at this time. These additions have negatively impacted the historic character of the house, and render it non-contributing.

Overall, the rehabilitation proposal for this property includes general upgrading of the exterior in such a way that will result in the mitigation of some of the aforementioned intrusive additions as all but one treatment is focussed on the side and rear elevations of the building.

The existing parapet above the south (front) portal will be brought up to UBC standards by rebuilding it to the 3' requirement.

In converting the existing garage at the northwest corner (rear) of the lot into living space, the applicant proposes to infill the existing double wide vehicular opening at the north side to match the existing stucco. A portal and new true-divided-light wood doors will be inserted on the south elevation of the garage. Existing west elevation sun-room large pane windows will be replaced with true-divide-lite wood french doors which will open up onto a re-landscaped patio area.

On the east elevation at the rear of the property, an additional portal is proposed in conjunction with door and window changes as illustrated on the drawing in the packet.

Staff has no concerns regarding this submission and suggests that the Board vote to recommend in City Council hearings that this building be considered a non-contributing structure. Staff recommends approval of this proposal.

City of Santa Fe, New Mexico

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

CORE HISTORIC DISTRICT
(RECENT SANTA FE STYLE)

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

CASE SYNOPSIS

CASE NO. 92-49 PROJECT LOCATION 753 Alegria Madre

PUBLICLY VISIBLE: N ( ) S (✓) E ( ) W ( ) visibility is minimal behind wall

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

   a. Building Height _____

   b. Roof Type _____

   c. Facade Features _____

Complies ( ) Does Not Comply ( )

Staff Comments: rebuild parapet above 1st floor portal on S elevation to comply w/ UBC – raise to 36"

2. OPENINGS: Applicable ( ) Not Applicable ( )

   a. Percentage of Opening per Facade ____ ____ ____ ____
      N S E W

   b. May Exceed 40%-Under Portal _____

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

   d. 3 ft. Minimum Distance from Corners _____

Complies ( ) Does Not Comply ( )

Staff Comments: existing 2nd floor corner window (W. elevation)

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

   a. Cantilevered Elements _____

   b. 30" Maximum Roof Overhang _____

Complies ( ) Does Not Comply (✓)

Staff Comments: vega supported shed overhang at 2nd story is existing element

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

a. Primary Exterior Finish stucco

b. Secondary Exterior Finish frame

Complies (✓) Does Not Comply ( )

Staff Comments: _____

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

a. Exterior earthtone

b. Accents rust finish

c. Maximum Glass Area _____

Complies ( ) Does Not Comply ( )

Staff Comments: _____

6. ROOFS: Applicable ( ) Not Applicable ( )

a. Roof Type and Slope _____

b. 30 Maximum Roof Overhang _____

c. Parapets Concealed Equipment _____

Complies( ) Does Not Comply ( )

Staff Comments: _____

****

HISTORIC DESIGN REVIEW BOARD ACTION

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

CONDITIONS:

4-13-92

1. CORE HISTORIC DISTRICT

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

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

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

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

14-70.9 Standards; Downtown and Eastside.

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, archintraves 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 recreation 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)

thaddeus design

March 23, 1992

Historic Design Review Board
200 Lincoln Avenue
Santa Fe, New Mexico 87501

Re: Historic Design Review
Proposed Renovations to
753 Acequia Madre, Santa Fe

Dear Members of the Board;

We respectfully submit for your review the proposed renovations to the existing residence at 753 Acequia Madre. This residence is currently listed as a "contributing" structure, No. 464 in Area 6 of the Historic Structures Survey, 1983-85. The estimated date of construction is 1929-1934. The original structure was a one storey adobe"Pueblo/Spanish Revival" style. In 1967 a second storey bedroom addition was added over the main portion of the existing house. Subsequent additions include a sun room off of the existing kitchen, a two car garage, various yard walls and gates and wood windows. We have not been able to confirm the date(s) of these additions. Our best guess is in the late 70's or early 80's.

When the second storey was added in 1967, a parapet was built over the existing front(south) portal. This parapet is approximately 18" above the existing roof deck. Since the parapet is in violation of Uniform Building Code Section 1711 which requires the parapet to be 36" above the roof deck, the Owner proposes to remove the parapet because of it's clumsy location and install a new parapet in line with the wall below at 36" above the roof deck.

At the existing courtyard area adjacent to the sun room and garage in an area behind an existing 8' high wall, the Owner propose to build a portal addition and develop the courtyard with brick paving and landscaping. The Owner further proposes to replace the existing sun room windows with true divided lite wood and glass doors and to replace the existing door and window of the adjacent garage with the same treatment.

The Owner also proposes to convert the existing garage to two new bedrooms and bathrooms. The existing garage doors would be removed and the opening would be filled with wood frame/ stucco construction to match the existing wall. A new wood double hung window would be installed in the existing east wall of the garage for egress purposes.

P.O. BOX 8336 SANTA FE, NEW MEXICO 87504-8336 TEL (505) 983-8103

March 23, 1992

The Owner further proposes to add a portal off of the existing Utility Room on the east side of the building. The access to this portal would be at an existing window opening with a new true divided light wood and glass door. The opening would remain the same width.

The remainder of the work is interior renovations.

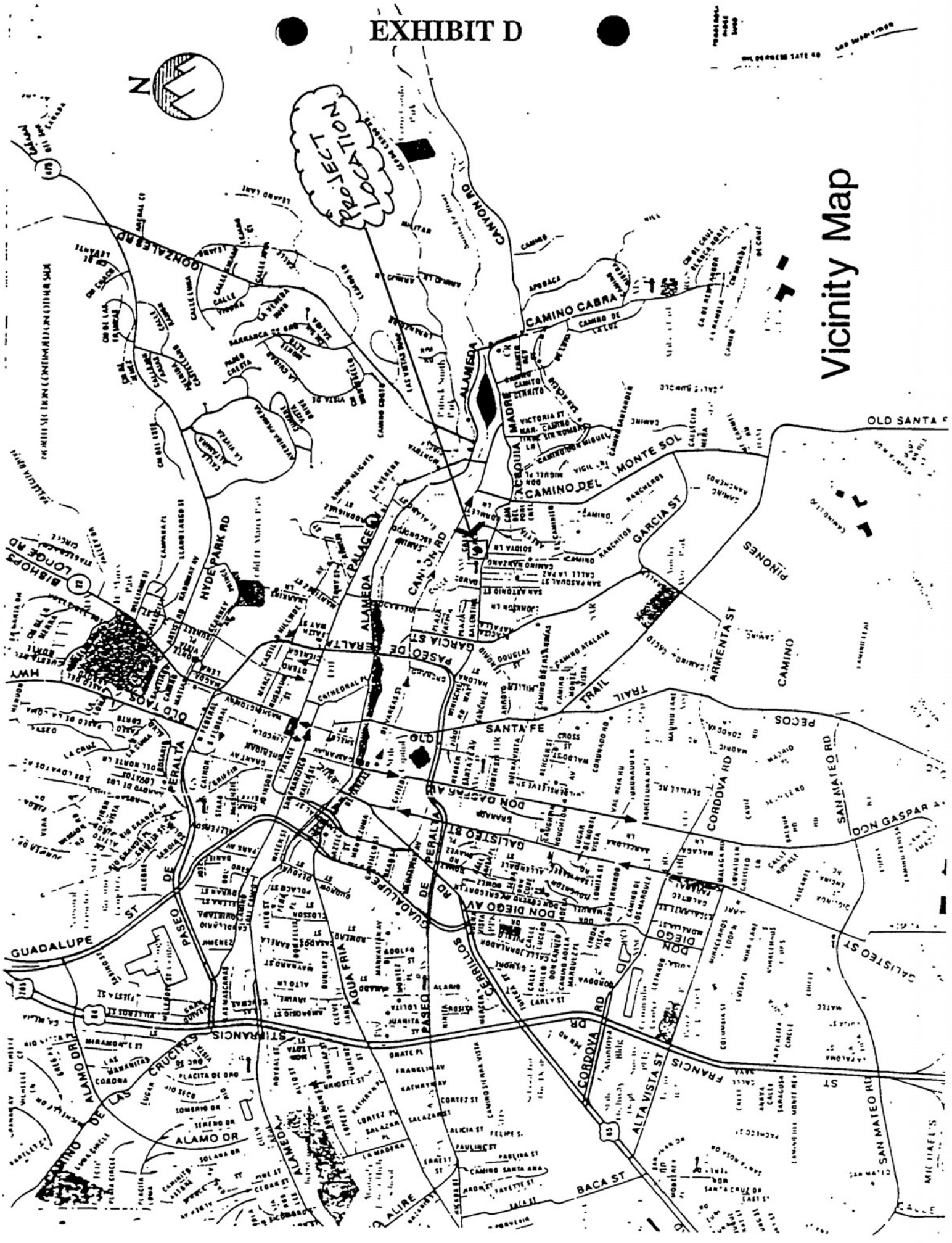
Thank you for your assistance. If you have any questions or if we can provide further information, please do not hesitate to contact us at your convenience.

Sincerely,

Stephen E. Earnest, Architect

cc: Greg Goodman
File

EXHIBIT D

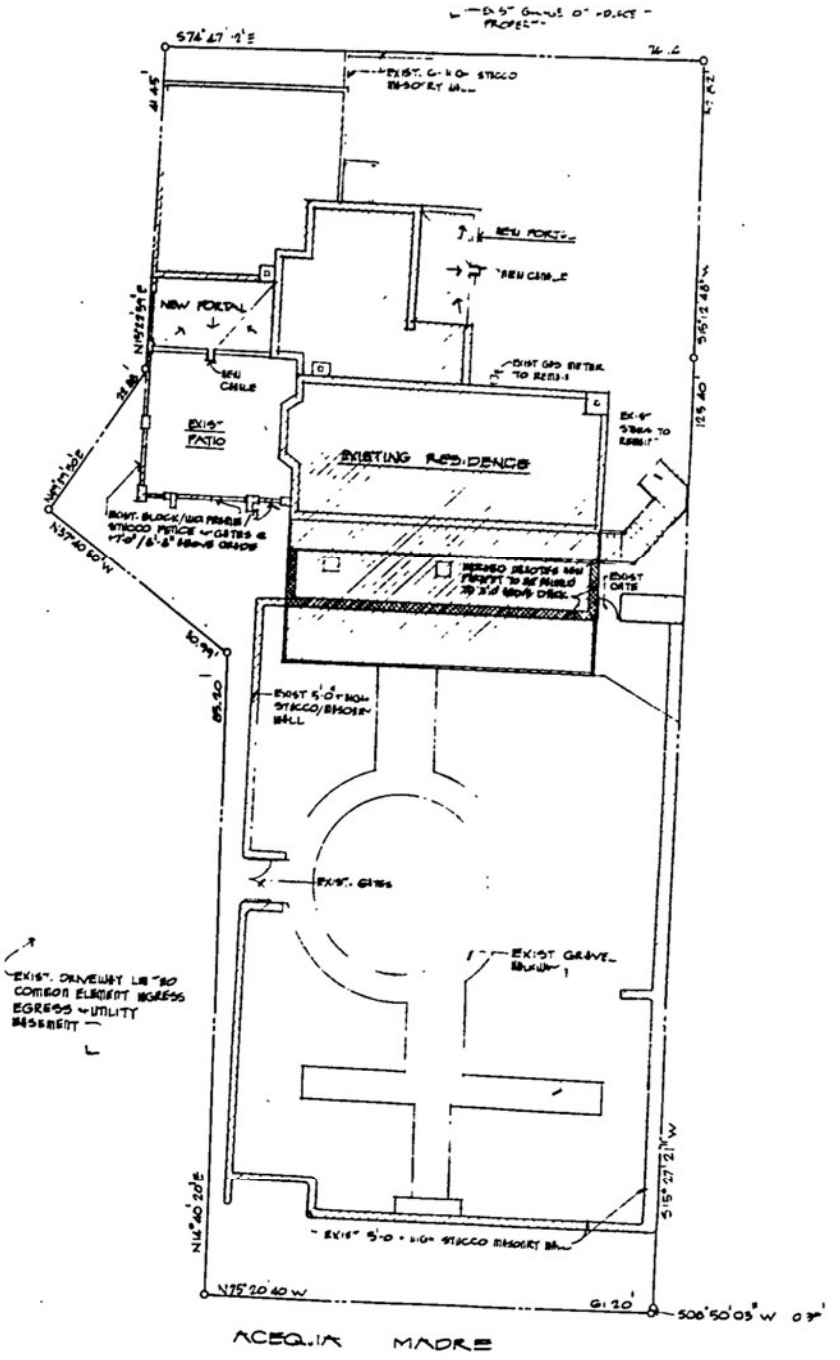

Vicinity Map
PROJECT LOCATION
N
CAMINO CABRA
ALAMEDA
CAMINO DEL MONTE SOL
OLD SANTA
GARCIA ST
PINONES
ARMENTA ST
CAMINO
TRAIL
PECOS
SANTA FE
OLD
CORDOVA RD
SAN MATEO RD
DON GASPAR
CALISTEO ST
DON DIEGO AV
DON DIEGO
PASEO DE PERALTA
GUADALUPE ST
PASEO DE GUADALUPE
AGUA FRIA ST
CERRILLOS RD
ALTA VISTA ST
FRANCIS ST
ST FRANCIS
CAMINO DE LAS CRUCITAS
ALAMO DR
BACA ST
ALIRE
HYDE PARK RD
OLD TAOS HWY
LONGE RD
BISHOPS
GONZALES RD
CANYON RD
PALACE AV
PASEO DE PERALTA
ACEQUIA MADRE
CAMINO RANCHITOS
SAN ANTONIO ST
SAN PASQUAL ST
CALLE LA PAZ
CAMINO MANZANO
CAMINO ATALAYA
CAMINO MONTE VISTA
CAMINO DE LOS MARQUES
CAMINO SIERRA VISTA
CAMINO SANTA ANA
CAMINO ENTRADA
CAMINO CERRITO
CAMINO LADRONES
CAMINO MIGUEL
CAMINO RANCHEROS
CAMINO CRISTO
CAMINO CRUCITAS
CAMINO ESCONDIDO
CAMINO ALEGRE
CAMINO CRUZ
CAMINO DE LA CRUZ
CAMINO DE LA LUZ
CAMINO DE LA MIRADA
CAMINO DE LA VEREDA
CAMINO DE LA VISTA
CAMINO DE LOS ABREGOS
CAMINO DE LOS ANGELES
CAMINO DE LOS CRISTIANOS
CAMINO DE LOS CRUCES
CAMINO DE LOS MARQUES
CAMINO DE LOS MIRADORES
CAMINO DE LOS PINOS
CAMINO DE LOS PINOS NORTE
CAMINO DE LOS PINOS SUR
CAMINO DE LOS PINOS VIEJO
CAMINO DE LOS PINOS VIEJO NORTE
CAMINO DE LOS PINOS VIEJO SUR
CAMINO DE LOS PINOS VIEJO SUR
CAMINO DE LOS PINOS VIEJO SUR

• SITE DATA •

SITE DATA SHOWN HEREON IS DERIVED FROM DOCUMENT ENTITLED 'PLAT OF SURVEY FOR H. GREG GOODMAN' PREPARED BY SOUTHEST MOUNTAIN SURVEYS WITH LATEST 'THIRD AMENDMENT CERTIFICATE' DATED 1-17-92 SIGNED BY MITCHELL K. NOONAN N.M.P.L.S. NO. 6998

- LOT SIZE = 0.26 ACRES =	11,326 G	SQ FT.
- ALLOWABLE LOT COVERAGE - 40% / 11325.6	4,530	SQ. FT.
- EXISTING RESIDENCE LOT COVERAGE	2,808	SQ FT
- PORTAL ADDITION COVERAGE	258	SQ. FT
- TOTAL LOT COVERAGE	3,066	SQ FT. 4,530 SQ.FT.
- EXISTING RESIDENCE (HEATED) LOWER LEVEL	2,259	SQ FT.
- EXISTING RESIDENCE (HEATED) UPPER LEVEL	726	SQ FT
- TOTAL RESIDENCE (HEATED)	2,985	SQ.FT.

- NO NEW PARKING SPACES REQUIRED
- TERRAIN MANAGEMENT PLAN NOT REQUIRED - SEE CH 14-90.2.D(1).



• SITE PLAN •

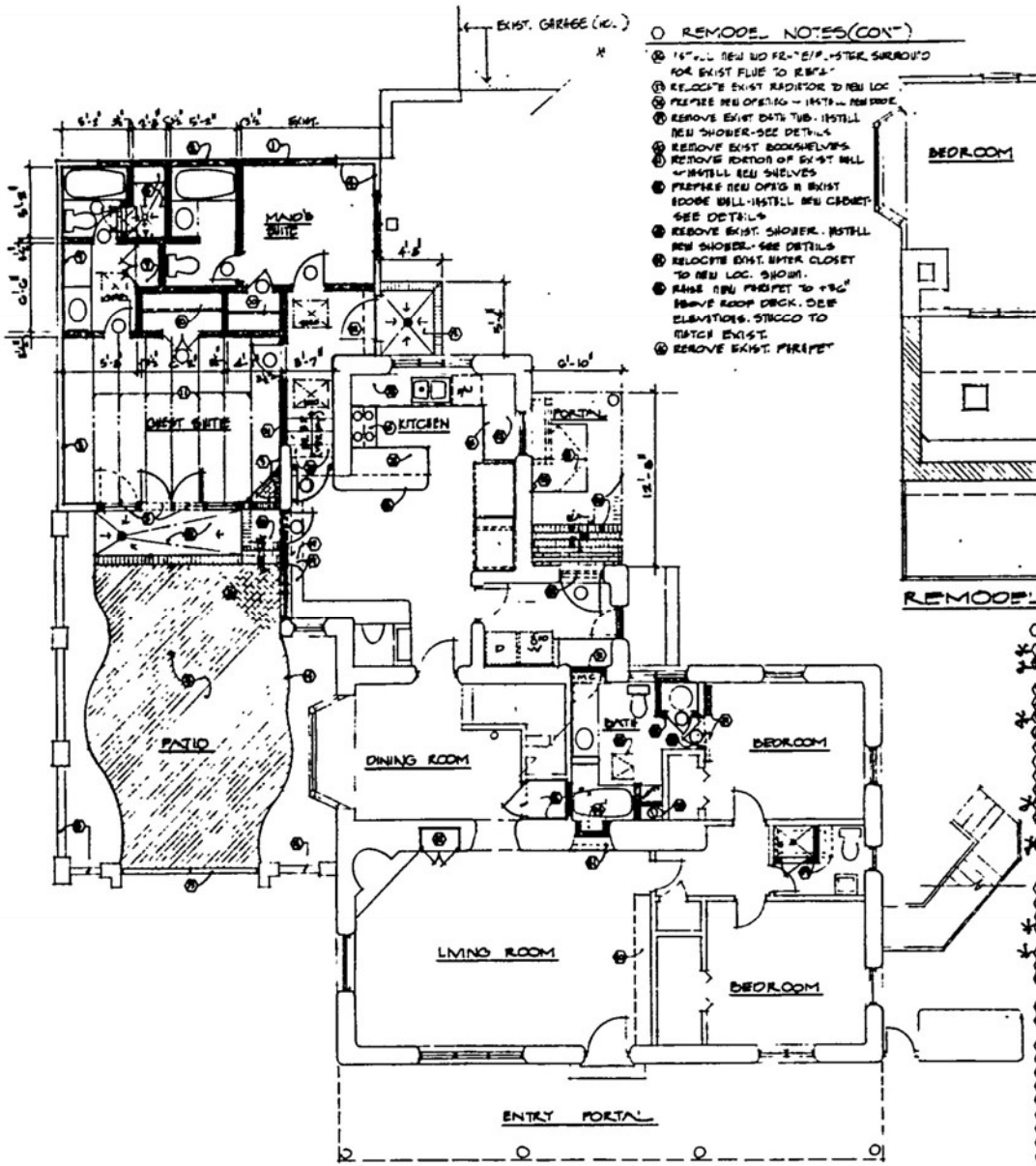
1/8" = 1-0

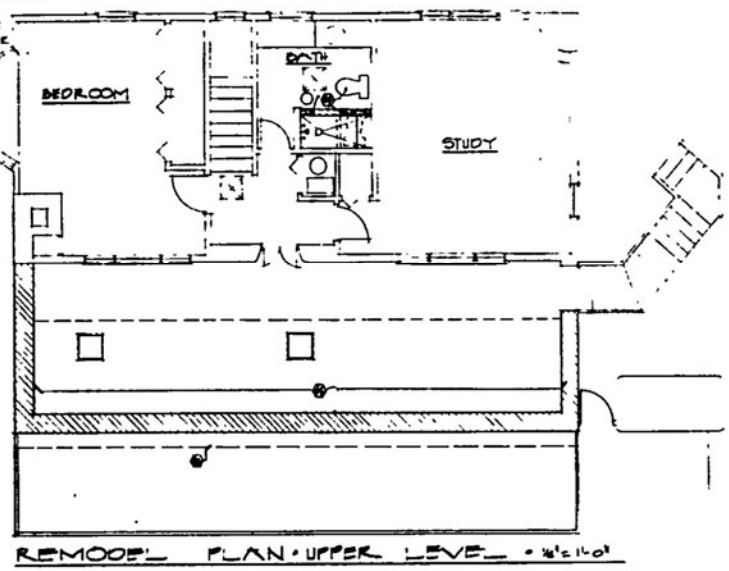
EXISTING RESIDENCE ADDRESS - 753 ACEQUIA MADRE

• REMODEL to the H. GREG GOODMAN RESIDENCE •
753 ACEQUIA MADRE
SANTA FE, NEW MEXICO

THADDEUS DESIGN
BOX 838 SANTA FE, NEW MEXICO 87504 505-983-8103

SCALE:
DATE:
REV:
DRAWN:
DRAWING NO.
1





REMODEL PLAN - UPPER LEVEL - 1/8"=1'-0"

REMODEL NOTES(CONT)

- (R) 16"± ALL NEW WD FRAME/PLASTER SURROUND FOR EXIST FLUE TO REMAIN
- (R) RELOCATE EXIST RADIATOR TO NEW LOC.
- (R) ENLARGE NEW OPEN'G — INSTALL NEW DOOR
- (R) REMOVE EXIST BATH TUB - INSTALL NEW SHOWER - SEE DETAILS
- (R) REMOVE EXIST BOOKSHELVES
- (R) REMOVE PORTION OF EXIST WALL — INSTALL NEW SHELVES
- (R) PREPARE NEW OPEN'G IN EXIST ADOBE WALL - INSTALL NEW CABINET - SEE DETAILS
- (R) REMOVE EXIST. SHOWER - INSTALL NEW SHOWER - SEE DETAILS
- (R) RELOCATE EXIST. WATER CLOSET TO NEW LOC. SHOWN.
- (R) RAISE NEW PARAPET TO +24" ABOVE ROOF DECK. SEE ELEVATIONS. STUCCO TO MATCH EXIST.
- (R) REMOVE EXIST. PARAPET

REMODEL NOTES:

- (R) REMOVE EXIST GARAGE DOOR, FRAME, TRACK — OWNER'S DELIVER TO OWNER.
- (R) INSTALL NEW INFILL CONSIST. WD EXIST OPEN'G W/ 2x4 @ 16" O.C. INTERIOR FINISH SHALL BE PLASTER OR DRYWALL - EXTERIOR SHALL BE STUCCO TO MATCH EXIST. SOLID CEDAR
- (R) PATCH STUCCO FACE OF EXIST WALL — OLD PLASTER OR LATH OR EXIST. WD. PREPARE
- (R) PATCH INTERIOR FACE OF EXIST WALL — OLD DRYWALL W/ SAME COAT OR EXIST. WD PREPARE
- (R) REMOVE EXIST. DOOR, WALL — ENLARGE. PREPARE FOR OPENING TO RECEIVE NEW DOOR/LITE UNIT
- (R) CUT — REMOVE EXIST SLAB - INSTALL NEW SLAB - SLOPED TO NEW FLOOR DRAIN
- (R) INSTALL NEW LINEN CABINET - SEE DETAILS
- (R) INSTALL NEW MEDICINE CABINET.
- (R) INSTALL NEW FULL LENGTH MIRROR.
- (R) INSTALL NEW SHELF — HANG ROD.
- (R) INSTALL NEW 6'-8"ϕ VIGAS TO MATCH EXIST. @ 2'-0" O.C.
- (R) EXCAVATE THIS AREA TO INSTALL NEW STEP DOWN, NEW CONC. SLAB W/ SAND SEALS DRAIN - VERIFY W/ THEODEUS DESIGN IN FIELD.
- (R) PLANTER EXIST. BRICK TO REMAIN. TO INSTALL NEW EXTERIOR BRICK PAVERS. SLOPE — CROWN SUB-GRADE TO PLANTER BEDS. COMPACT TO 95% RFD LAY 2" PLASTER SAND — NEW BRICK PAVERS IN DIAGONAL RUNNING BOND TO MATCH.
- (R) CURVED LINE INDICATES BRICK SOLDIER - VERIFY W/ THEODEUS DESIGN IN FIELD.
- (R) EXISTING GUTTER — WILL TO REMAIN
- (R) INSTALL NEW STEPS - SEE DETAILS.
- (R) REMOVE EXIST WINDOWS, SHELF — EXIST. CONST TO BE REC'D. TO INSTALL NEW DOOR — SIDELITES — SEE ELEVATIONS
- (R) INSTALL NEW PORTAL - SEE ELEVATIONS
- (R) RELOCATE EXIST HOT WATER RADIATOR. VERIFY LOCATION IN FIELD W/ THEODEUS DESIGN.
- (R) REMOVE THIS PORTION OF EXIST WALL TO MATCH. VERIFY CEILING FIELD CONDITION W/ THEODEUS DESIGN FOR FINISH DETAILS.
- (R) INSTALL NEW STEPS EQUAL TO LEVEL.
- (R) REMOVE ADOBE STEPS — PATCH BACK TO EXIST. FLOOR SLAB. INSTALL NEW HEADER @ +6'-10" — RE-INSTALL EXIST. DOOR @ NEW HEAD HEIGHT.
- (R) REMOVE EXIST KITCHEN CABINETS, TOPS, FIXTURES — APPLIANCES. DELIVER TO OWNER.
- (R) REMOVE EXIST. SHEET METAL EXHAUST DUCT ON EXTERIOR. THIS WALL PATCH BACK.
- (R) INSTALL NEW KITCHEN CABINETS, TOPS — APPLIANCES - SEE DETAILS.
- (R) INSTALL NEW PARTITION — DOOR.
- (R) INSTALL NEW UTILITIES AS REQ'D. TO INSTALL NEW WASHER — DRYER (NOTED BY OWNER)
- (R) INSTALL NEW FOLDING TABLE - SEE DETAILS.
- (R) REMOVE EXIST. WINDOW - PREPARE NEW OPEN'G — INSTALL NEW DOOR
- (R) INSTALL NEW STEPS — PORTAL - SEE DETAILS.
- (R) REMOVE EXIST. DOOR — INSTALL NEW INFILL WD FRAME/PLASTER. PARTITION AS SHOWN
- (R) INSTALL NEW WD FRAME/PLASTER PARTITION AROUND EXIST. WATER HEATER.
- (R) EXISTING RECESSED DOOR TO REMAIN.
- (R) REMOVE EXIST. DOOR - INSTALL NEW WD FRAME/PLASTER PARTITION W/ SIDE - SEE DETAILS
- (R) REMOVE EXIST. DOOR — FRAME - INSTALL NEW INFILL WD FRAME/PLASTER WALL @ OPEN'G. PREPARE NEW OPENING @ OFF WALL — INSTALL EXIST. DOOR — FRAME.

REMODEL & ADDITION TO THE H. GREG GOODMAN RESIDENCE
755 ACEQUIA MADRE
SANTA FE, NEW MEXICO

THEODEUS DESIGN
PO.BOX 8338 SANTA FE, NEW MEXICO 87504 505-983 A10.3

SCALE:
DATE:
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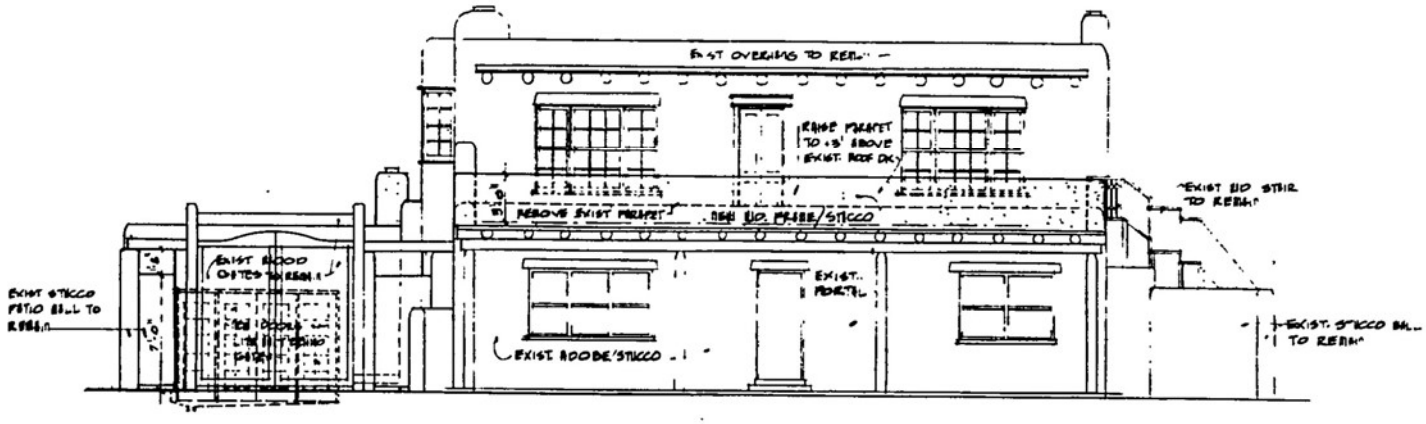
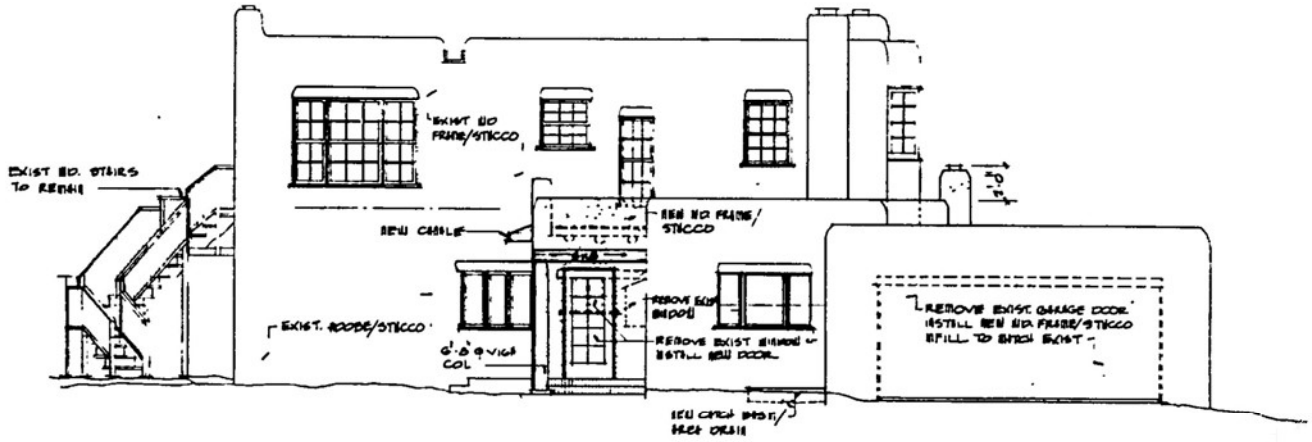
DRAWING NO. 2



• SOUTH ELEVATION • 1/4"=1'-0"



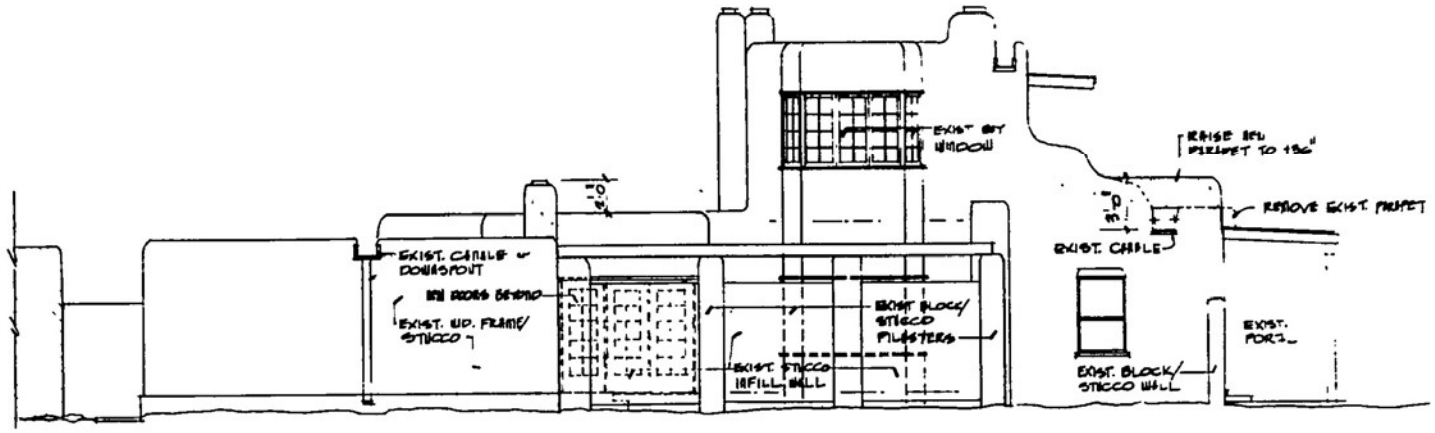
• NORTH ELEVATION • 1/4"=1'-0"

•REMODEL to the H. GREG GOODMAN RESIDENCE•
755 ACEQUIA MADRE
SANTA FE • NEW MEXICO

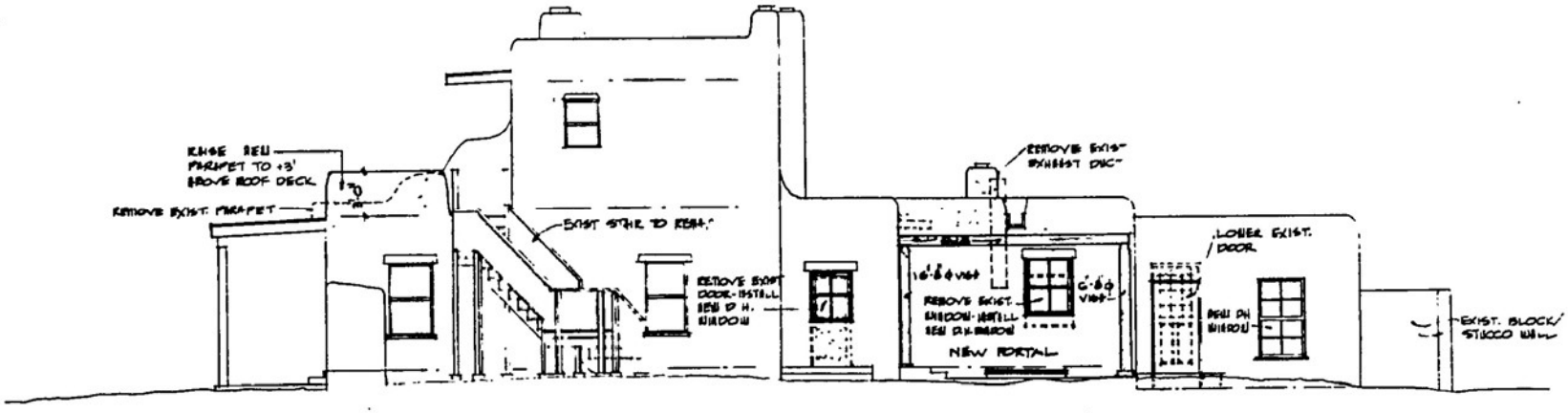
THADDEUS DESIGN

P.O. BOX 8303 SANTA FE, NEW MEXICO, 87504 505-983-8103

3



• WEST ELEVATION • 1/4"=1'-0"



• EAST ELEVATION • 1/4"=1'-0"

REMODEL to the H. GREG GOODMAN RESIDENCE
753 ACEQUIA MADRE
SANTA FE, NEW MEXICO

THADEUS DESIGN
P.O. BOX 8334 SANTA FE, NEW MEXICO 87504 505-983-8103

SCALE:
DATE:
REV:
DRAWN:
DRAWING NO.
4



1. FRONT (SOUTH) ELEVATION FACING ACEQUIA MADRE (BEHIND 5' WALL ON ACEQUIA MADRE) SHOWING EXIST. PARAPET



2. WEST ELEVATION SHOWING EXIST. PARAPET DETAIL AND GATE TO PATIO AREA TO BE DEVELOPED.



3. LOOKING NORTH INSIDE WALL OF PATIO AREA TO BE DEVELOPED SHOWING SUN ROOM & ENTRANCE TO GARAGE. PROPOSED PORTAL LOCATION.



4. LOOKING SOUTH AT PATIO AREA TO BE DEVELOPED.



5. NORTH ELEVATION OF EXIST. GARAGE TO BE ENCLOSED FOR BEDROOM CONVERSION.



6. AREA OFF OF EXIST. UTILITY ROOM SHOWING PROPOSED PORTAL LOCATION.

EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval (✓) Final Approval (✓)			
Project Location: 753 ACEQUIA MADRE			
Owner: GREG GOODMAN	Address: 5847 SAN FELIPE - SUITE 950 - HOUSTON TEX. 77057		Phone: 713-785-9393
Applicant: THADDEUS DESIGN	Address: 1129 PASEO de PERALTA, SANTA FE 87501		Phone: 983-8103
Project Proposal: RENOVATION - PORTAL ADDITION (2)			
Public Visibility: North ( ) South (✓) East ( ) West ( )			
New Construction:	Single-Family Residence ( ) Multi-family Residence ( ) Commercial ( )		
Other Construction:	Demolition ( ) Remodel (✓) Addition (✓) 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.

Stephen E. Barnes — Signature of Applicant or Owner

3-23-92 — Date

FOR OFFICIAL USE ONLY

Date Received: 3-25-92	Case Number: H-92-49		Meeting Date 4/13/92
Historic District: Core	Survey Number:		Survey Area:
Age: Source:	Historic Significant ( ) Contributing ( ) Status: Non Supporting ( )		

Ordinance Compliance Checklist:

SECTION	DESCRIPTION			COMPLIES YES	COMPLIES 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:

City of Santa Fe, New Mexico

Historic Districts Review Board

H-97-113
Applicant Submittal

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Larry A. Delgado, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Amy Manning, Dist. 4

Project description . : SECOND-STORY ADDITION NORTH ELEVATION
Project number . . . : 97- 10100134
Case Number . . . . . : H-97-113
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . . : 08/06/97

PROJECT LOCATION(S) : 753 Acequia Madre

PROJECT NAMES:

OW- Dodge, Darlene
Santa Fe, NM 87501

753 Acequia Madre

AP- Lange, Claire
Santa Fe, NM 87504

P.O. Box 9946
(505) 9950772

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on August 26, 1997, 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
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF 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

Project description . : SECOND-STORY ADDITION NORTH ELEVATION
Project number . . . : 97- 10100134
Case Number . . . . . : H-97-113
Project type . . . . . : HISTORIC DESIGN REVIEW BOARD
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PROJECT LOCATION(S) : 753 Acequia Madre

PROJECT NAMES:

OW- Dodge, Darlene	753 Acequia Madre
Santa Fe, NM 87501	
AP- Lange, Claire	P.O. Box 9946
Santa Fe, NM 87504	(505) 9950772

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN AND EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	N
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC DIST SURVEY NUMBER	710
YEAR OF CONSTRUCTION	1929-34
PROJECT TYPE (NEW, ADD, ETC.)	ADDITION
USE, EXISTING	RESIDENTIAL
USE, PROPOSED	RESIDENTIAL

City of Santa Fe, New Mexico

memo

DATE: 26 August 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner

FROM: Heather L. Pierson, Historic Districts Case Planner

CASE #H- 97-113 ADDRESS 753 Acequia Madre

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
___ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
_x_ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
___ Minutes of _____	_x_ Elevations
___ Other _____	_x_ Photographs
	___ Other _____

STAFF RECOMMENDATIONS:

The applicant has provided illustrations for the construction of a second-story addition on the north elevation of the subject property. The applicant states that the addition will accommodate the enlargement of an existing bathroom and a master bedroom closet. All portions of the proposed addition are stepped back from the level of the first story with the exception of a small portion along the east elevation (which is not publicly visible). Proposed windows will be true divided light to match those existing and proposed finishes and accent colors will match that existing.

Staff acknowledges the standards for architectural design in the Downtown and Eastside Historic District have been met and recommends approval.

b:sr\hp\97113.hrb

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-sprouts, 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)

PROPOSAL FOR BATH AND CLOSET ADDITION 753 ACEQUIA MADRE

753 Acequia Madre is a contributing building. It was built between 1924 and 1934. A second story addition was put on the building after 1945 (post war).

The current owner, Darlene Dodge, proposes an addition to the second story. The addition will enlarge the bath to include a tub and add a master closet.

The proposed windows shall be true divided light to match existing. Please note that all second story walls meet setback standards except the east section of the bath addition. In order to create an opening where the existing bath window is located the exterior wall needs to be directly over the wall below. This section of wall is 7-6" in length. We are asking the board to consider granting the placement of this wall without a setback. The east facade of the building is not visible from any point. It faces an egress and parking area.

Submitted by Claire Lange 8-6-97

HOW . IMPROVEMENTS AT 753
TE.

K Noonan
N.M.P.L.S NO. 6998

CERTIFICATE

S PLAT WAS AMENDED ON 1-17-92
TUS OF IMPROVEMENTS TO DATE
DESCRIPTION.

K Noonan
NMPLS No. 6998

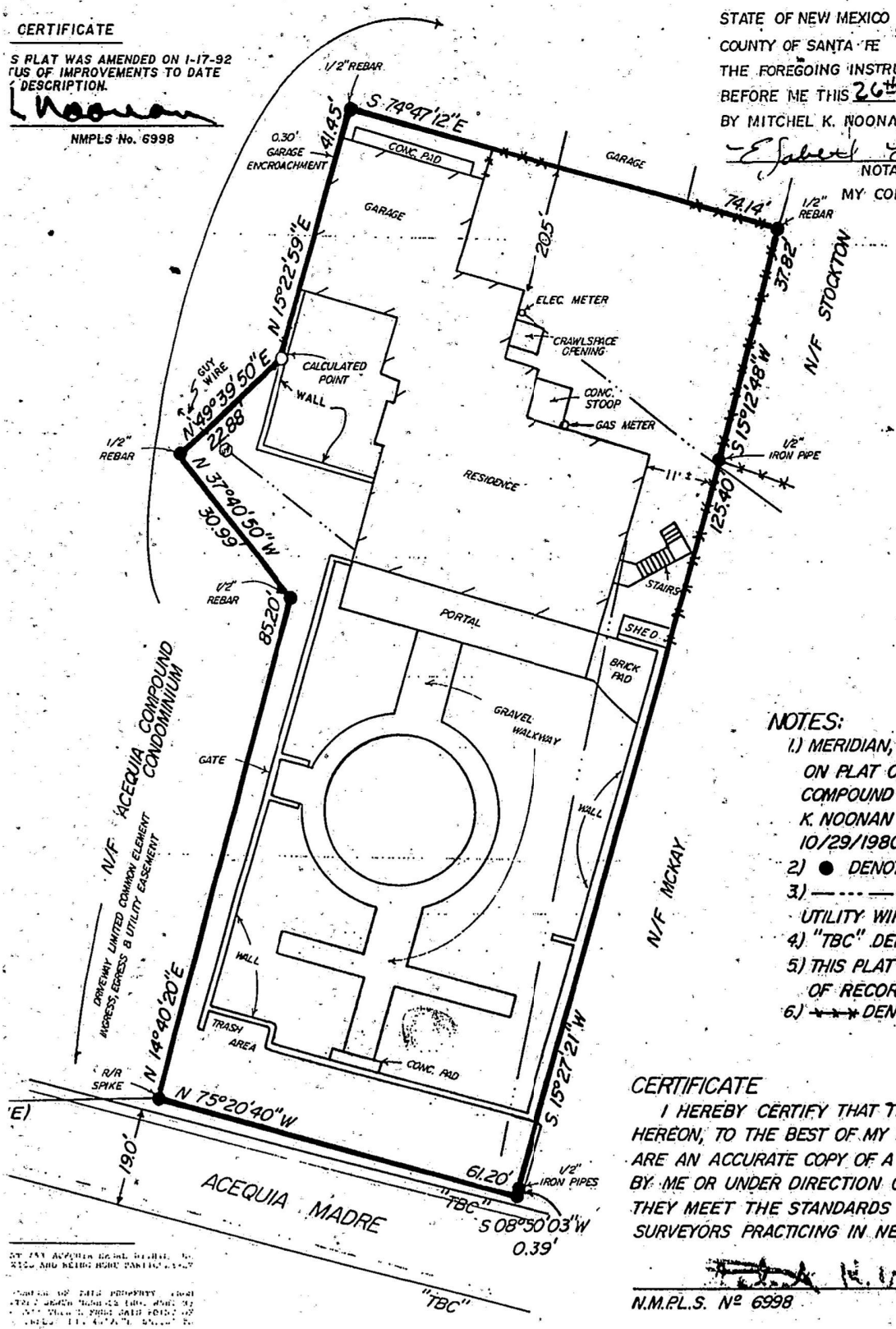
AMENDED CERTIF

I HEREBY CERTIFY THAT THIS PLAT
11/26/84 TO UPDA IMPROVEMENTS
THIS DATE

N.M.P.L.S. Nº 6998 MITCHEL

STATE OF NEW MEXICO
COUNTY OF SANTA FE S.S.
THE FOREGOING INSTRUMENT WAS A
BEFORE ME THIS 26th DAY OF Nc
BY MITCHEL K. NOONAN.

NOTARY PUBLIC
MY COMMISSION EX



NOTES:

1.) MERIDIAN, PERIMETER
ON PLAT OF SURVEY F
COMPOUND SUBDIVISIO
K. NOONAN N.M.P.L.S. N
10/29/1980.
2.) ● DENOTES POINT
3.) —---— DENOTES
UTILITY WIRE.
4.) "TBC" DENOTES TOP
5.) THIS PLAT SUBJECT T
OF RECORD.
6.) →→→ DENOTES COYO

CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AN
HEREON, TO THE BEST OF MY KNOWLEDGE
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THEY MEET THE STANDARDS FOR PROFE
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N.M.P.L.S. Nº 6998 MITCH

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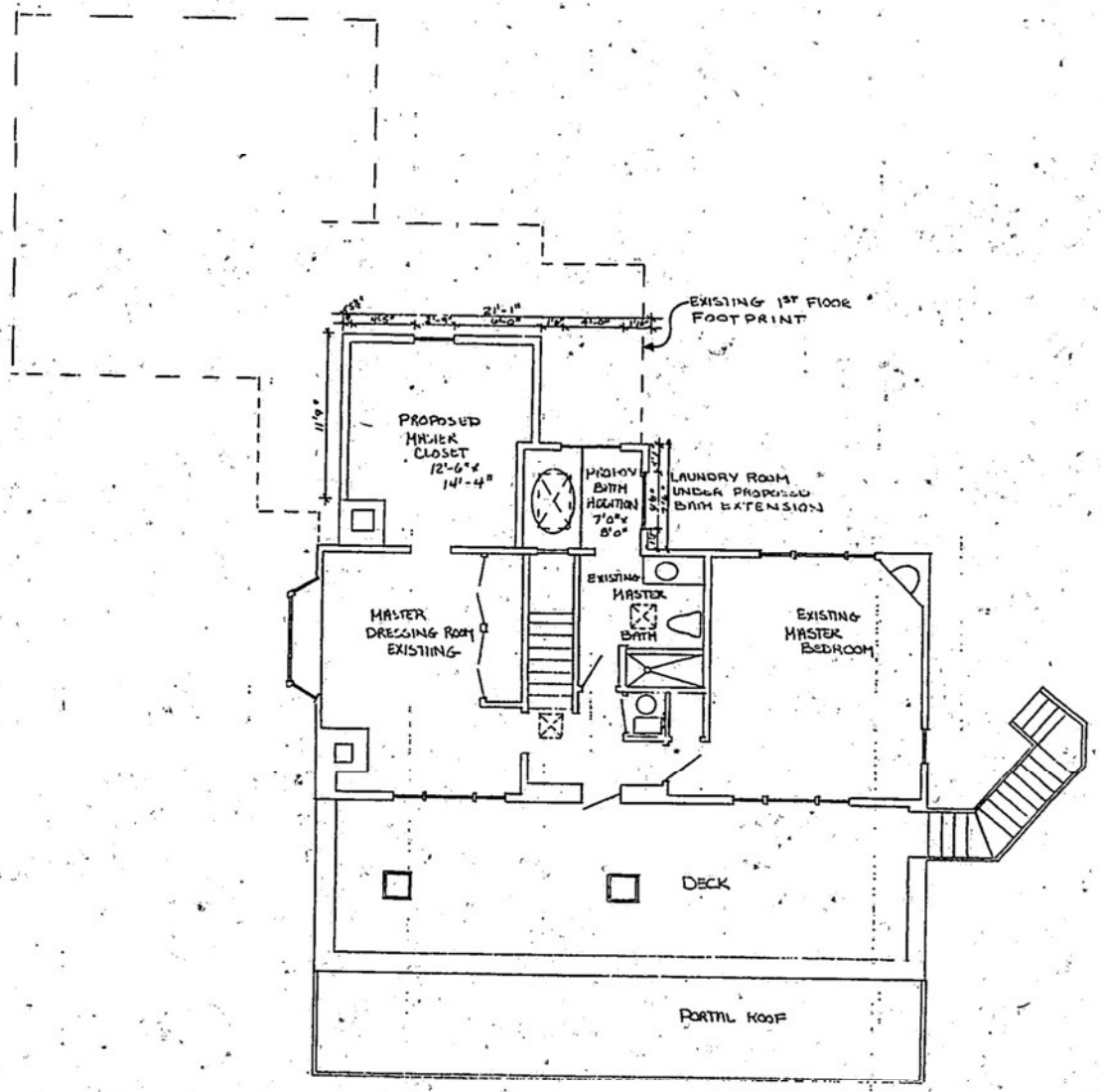
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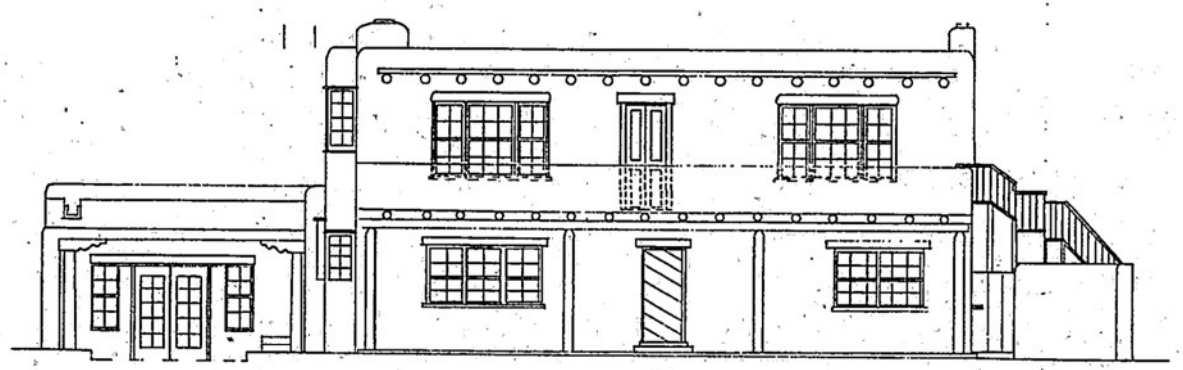
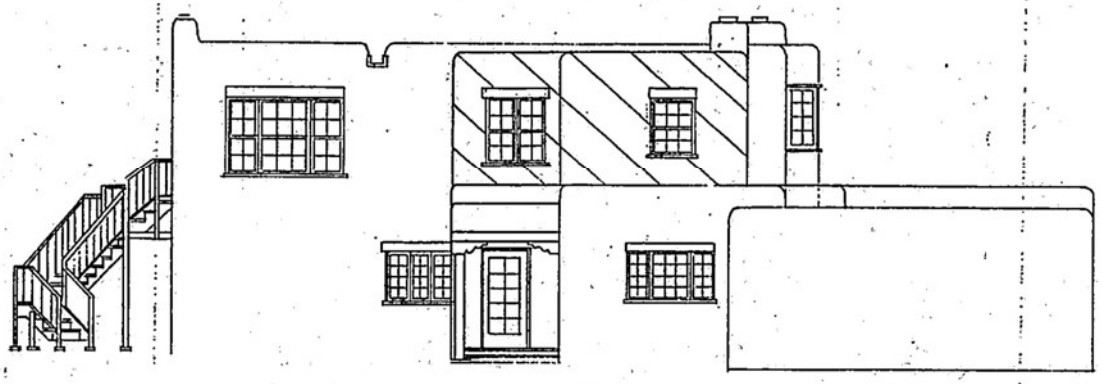
EXISTING MASTER BEDROOM
DECK
PORTAL ROOF

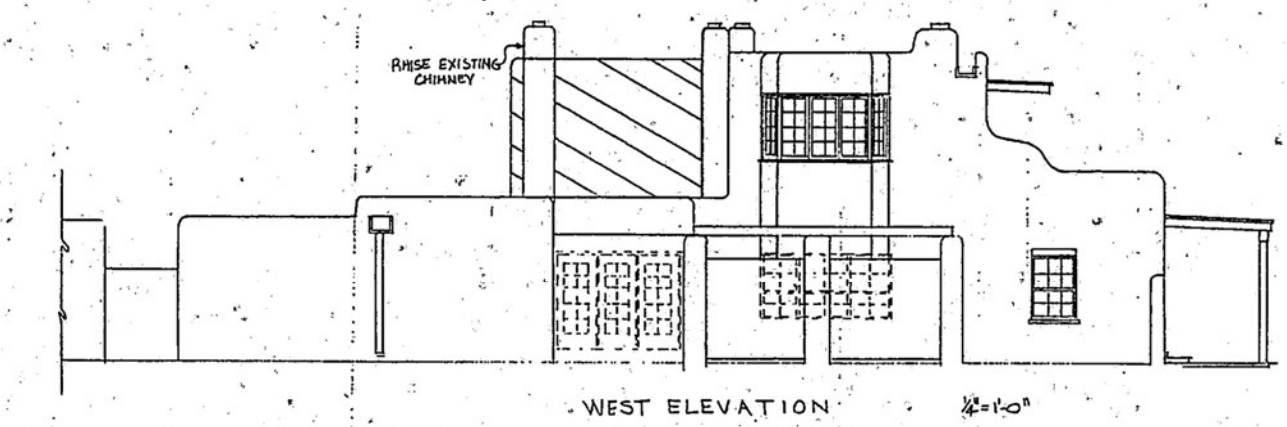


SOUTH ELEVATION 1/4"=1'-0"

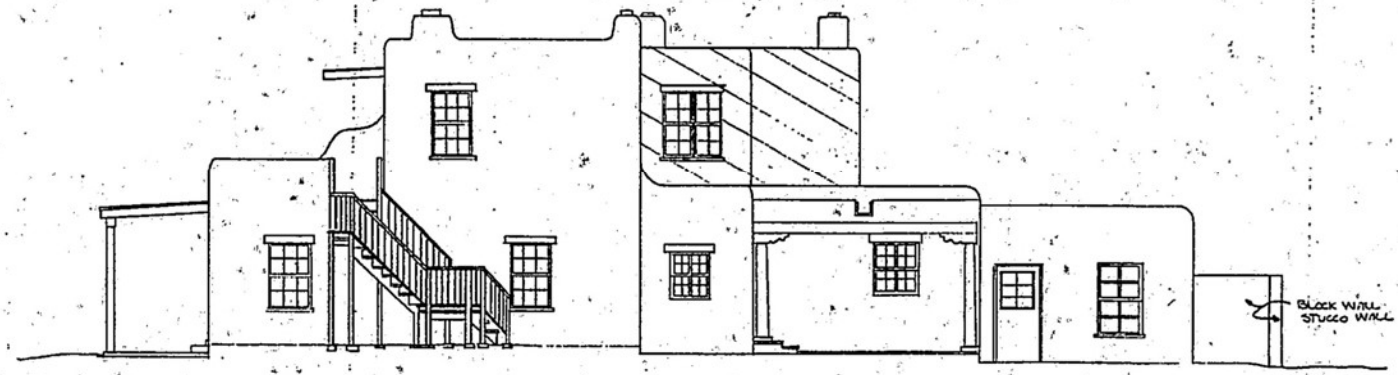


NORTH ELEVATION 1/4"=1'-0"

BATH & CLOSET ADDITION
753 ACEQUIA MADRE
SANTA FE, NEW MEXICO
CLAIRE LYNGE DESIGN 8-6-97



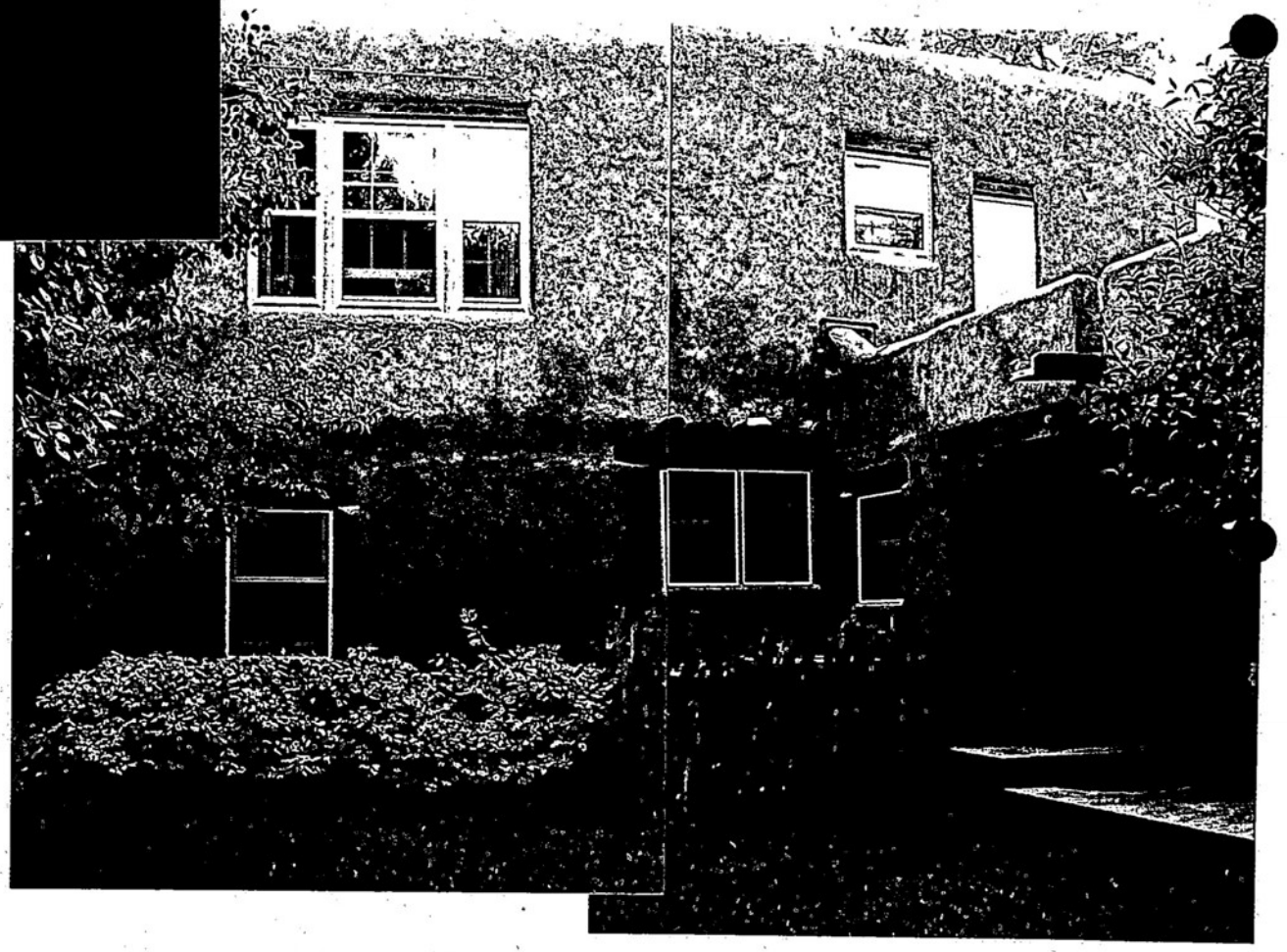
WEST ELEVATION 1/4"=1'-0"



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



Back of House (North)



Back of House from inside yard

H-97-113

EAST



EAST SIDE
(FRONT OF HOUSE)

H-97-113

EAST

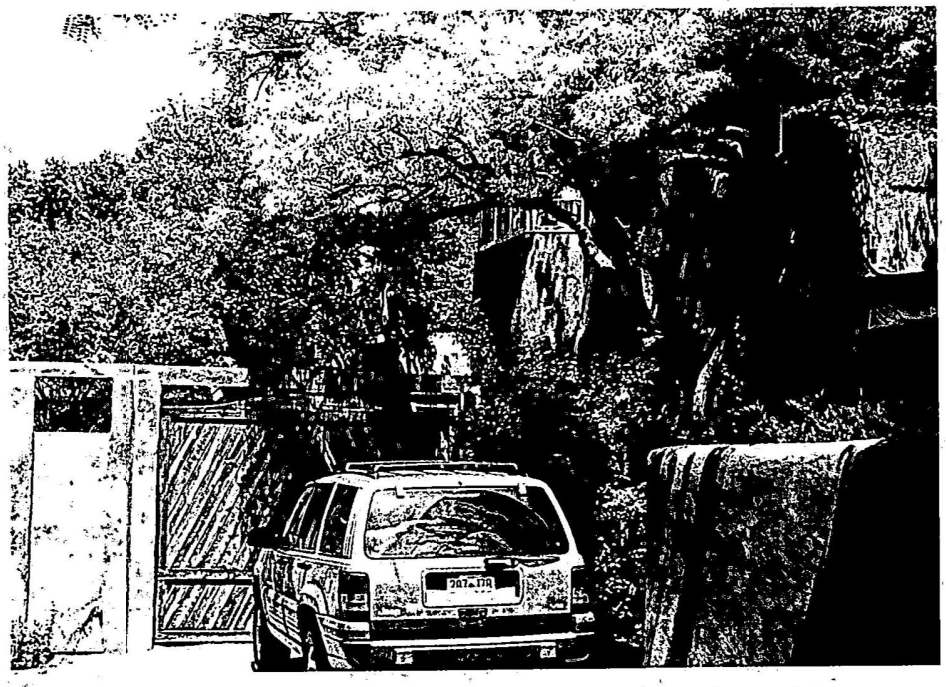


EAST SIDE (REAR OF HOUSE)

WEST



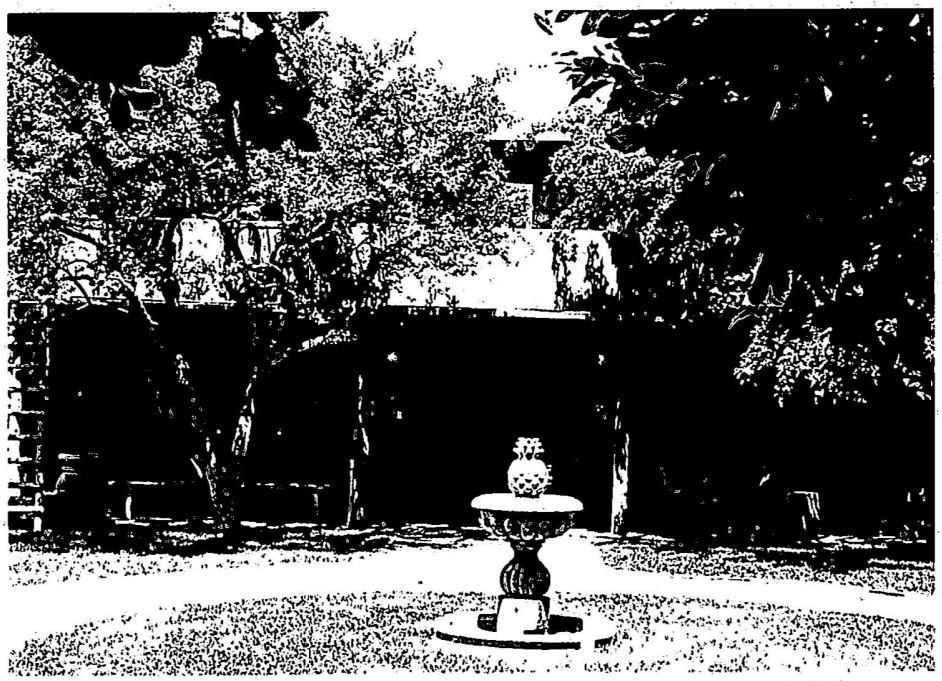
WEST SIDE (REAR SECTION OF HOUSE)



West side (Front section of House)

H-97-113

South



South (Frnt)



Back of House (North)



Back of House from inside yard

H-97-113

WEST



WEST SIDE (REAR SECTION OF HOUSE)



West side (Front section of House)

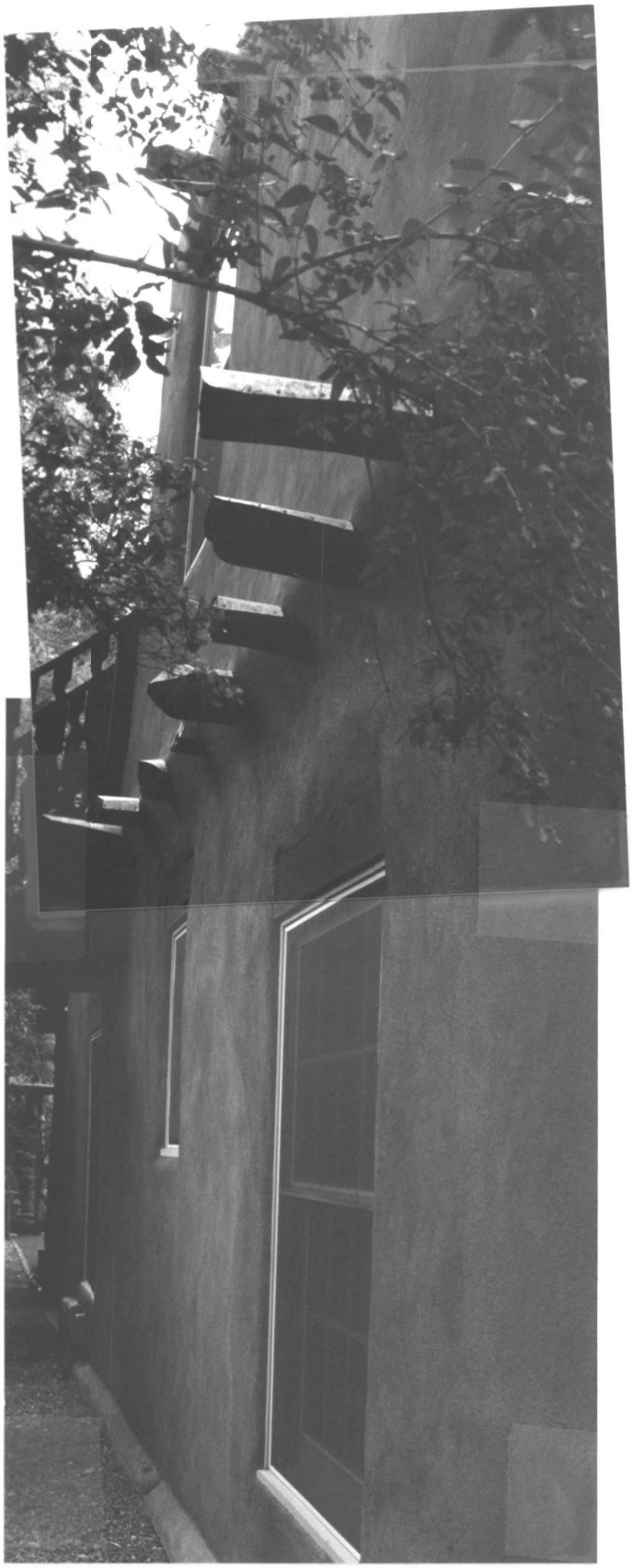
H-97-113

South



South (Frnt)

EAST



EAST SIDE
(FRONT OF HOUSE)

H-97-113

EAST



EAST SIDE (REAR OF HOUSE)

HOW IMPROVEMENTS AT 753
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K Noonan
N.M.P.L.S NO. 6998

CERTIFICATE

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DESCRIPTION.

L Noonan
NMPLS No. 6998

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THIS DATE

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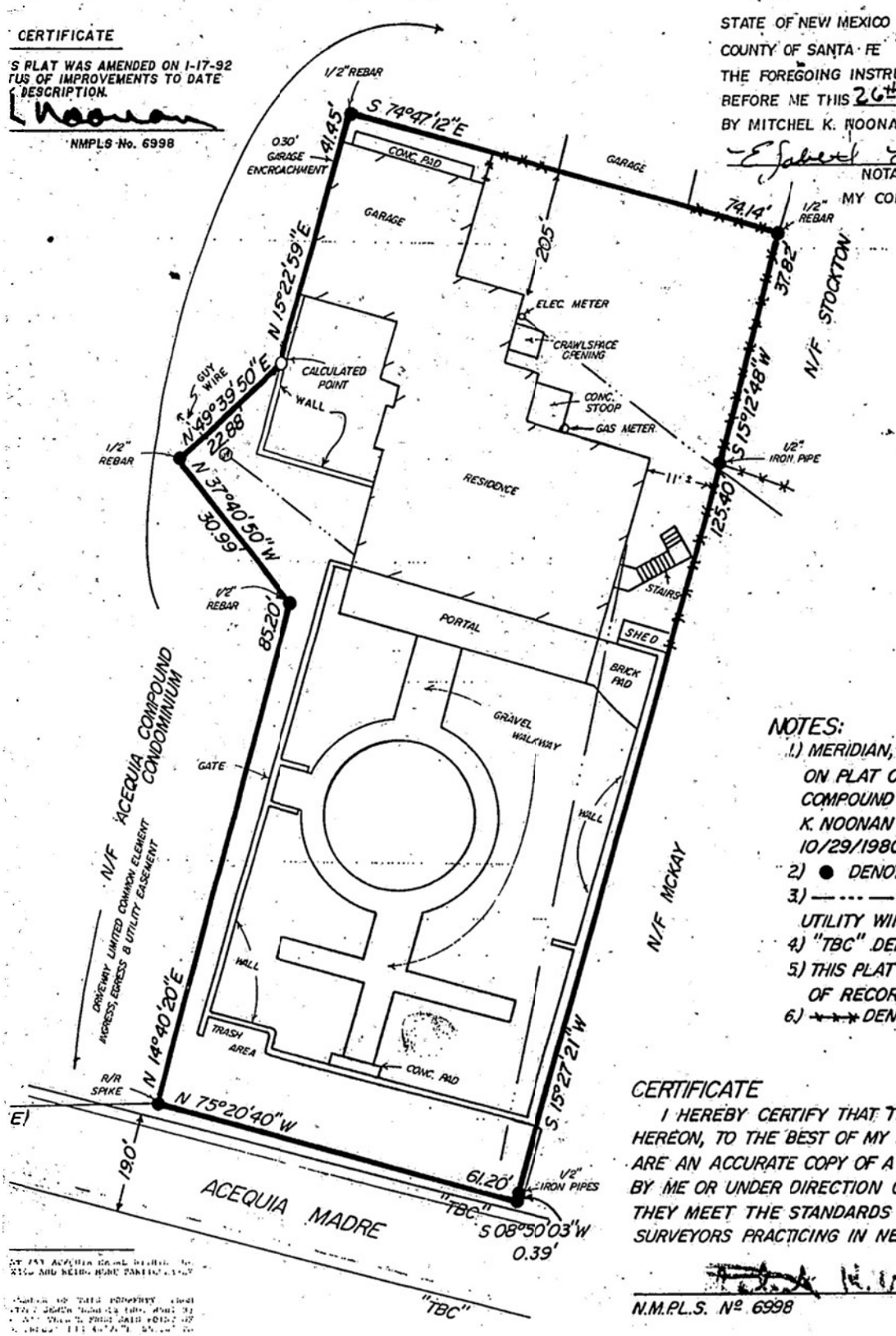
NOTARY PUBLIC
MY COMMISSION EX



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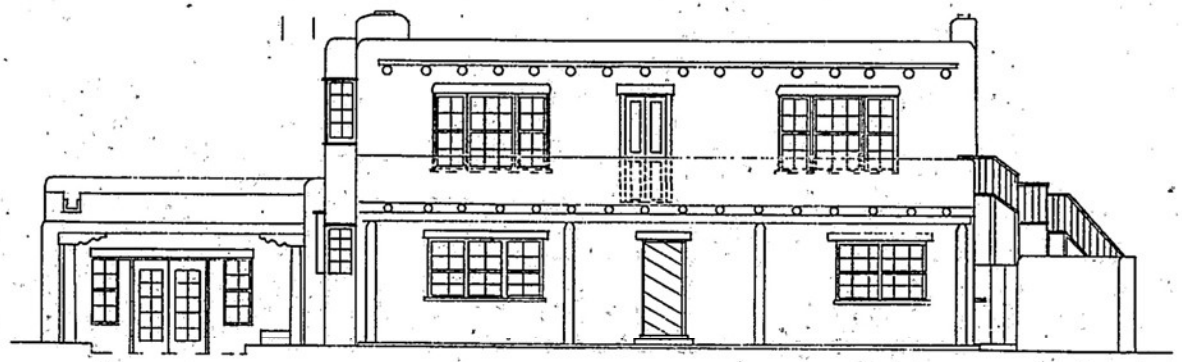

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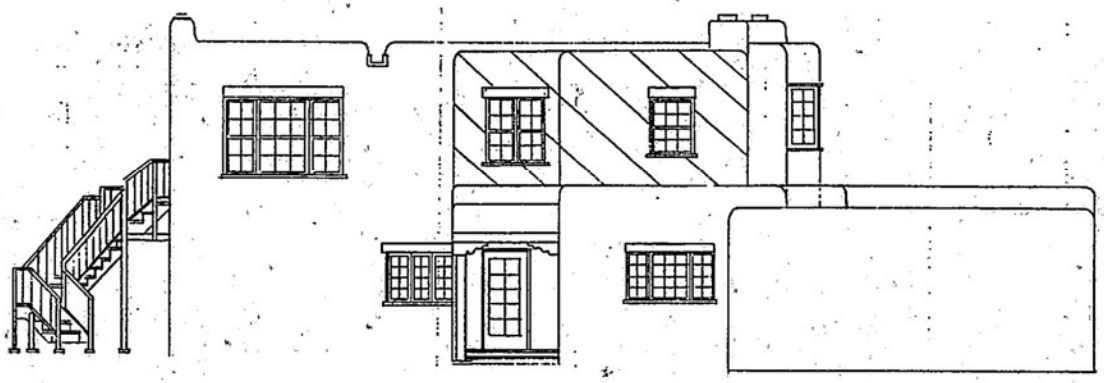

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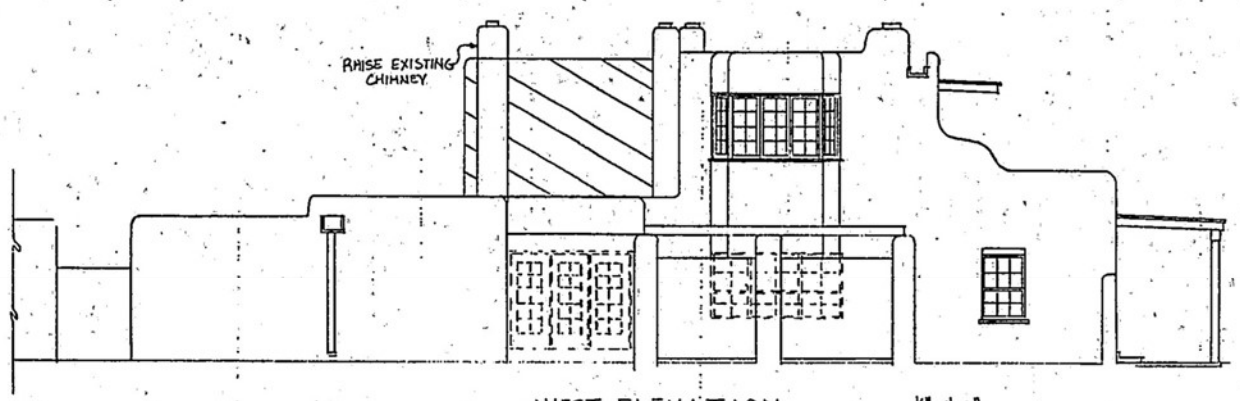
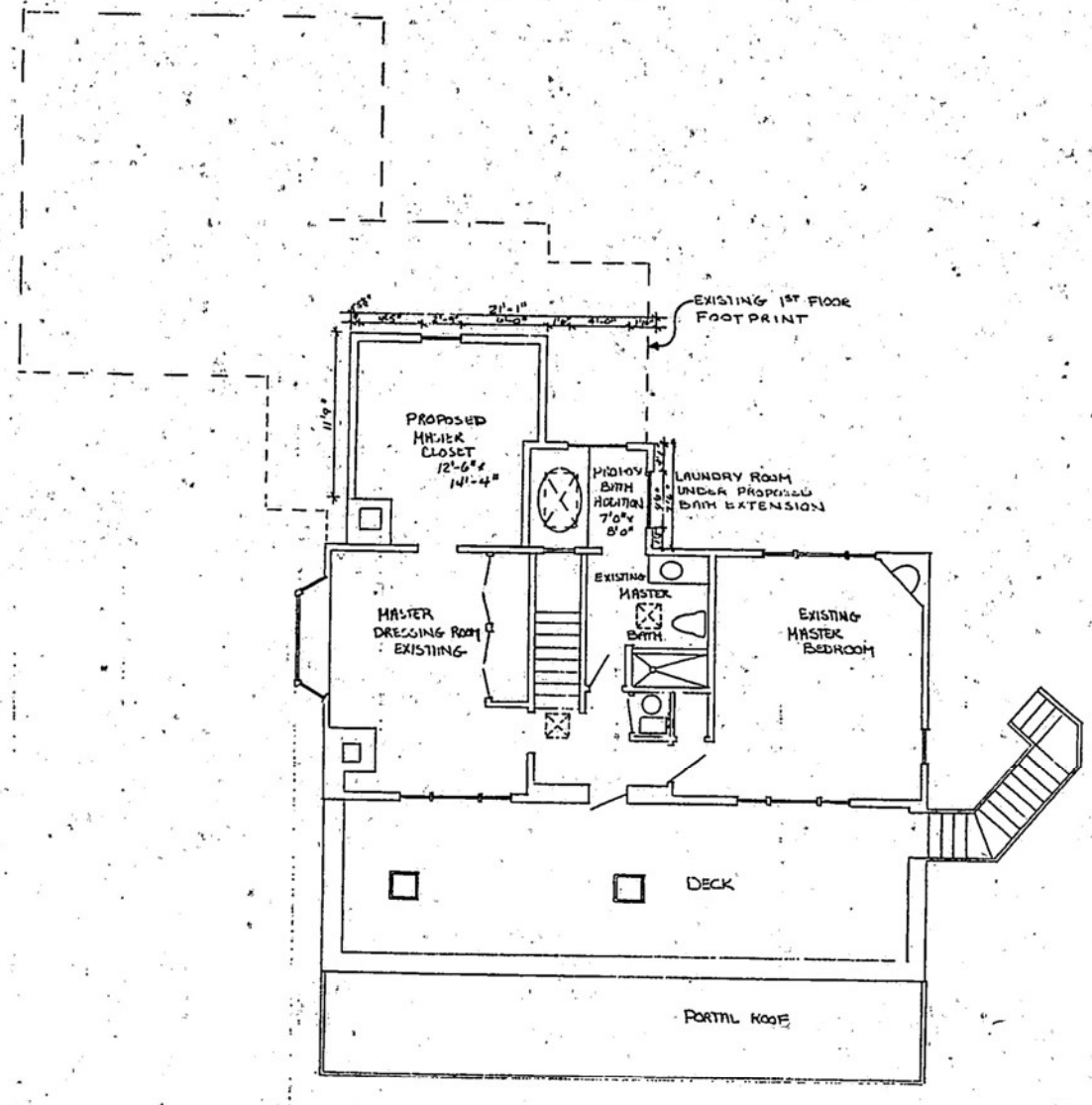


WEST ELEVATION ¼"=1'-0"



EAST ELEVATION ¼"-1'-0"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EXISTING MASTER BATH
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EXISTING MASTER BEDROOM
DECK
PORTAL ROOF

EXHIBIT (C)

RECEIVED
AUG - 6 1997
10:42 a.m.

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ( )

Project Location: 753 Acequia Madre

Owner: Darlene Dodge Phone: _____

Address: 753 Acequia Madre City, State, Zip Code: Santa Fe, 87501

Applicant: Claire Lange Phone: 995-0772

Address: P.O. Box 9946 City, State, Zip Code: Santa Fe 87504

Project Proposal: BATH extension for tub and master closet

New Construction: Single-Family Residence (✓) Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel (✓) Addition ( ) Residential ( )
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes ( ) No (✓)
I spoke to Heather on phone
If yes, who? Heather Pierson Date? last week of July

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No (✓) Second story exists

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?
_____

What is the proposed height as illustrated in your project? 6" lower than existing structure height of second story

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes ( ) No (✓)
Existing 1st floor footprint is larger than proposed second story addition. No new under roof areas.
If yes, who? _____ Date? _____

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

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

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

Claire Lange
Signature of Applicant or Owner

8.6.97
Date

SCALE 1" = 20'

0 5 10 20 40

North

PLAT OF SURVEY FOR
EDWARD B. BENNETT, JR. & DARLENE DODGE

LYING AND BEING SITUATE AT 753 ACEQUIA MADRE, SANTA FE, SANTA FE COUNTY, NEW MEXICO. CONTAINING 0.26 AC. ±

SECOND AMENDED CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON 06/04/87 TO SHOW IMPROVEMENTS AT 753 ACEQUIA MADRE TO DATE.

Mitchel K Noonan

MITCHEL K. NOONAN, N.M.P.L.S NO. 6998

FIRST AMENDED CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON 11/26/84 TO UPDATE IMPROVEMENTS SHOWN AS OF THIS DATE

Mitchel K Noonan

N.M.P.L.S. Nº 6998 MITCHEL K. NOONAN

STATE OF NEW MEXICO
COUNTY OF SANTA FE SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF Nov., 1984, BY MITCHEL K. NOONAN.

Gabriel E. Noonan

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 12, 1985

THIRD AMENDMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON 1-17-92 TO SHOW THE CURRENT STATUS OF IMPROVEMENTS TO DATE AND TO INCLUDE A PROPERTY DESCRIPTION.

Mitchel K Noonan

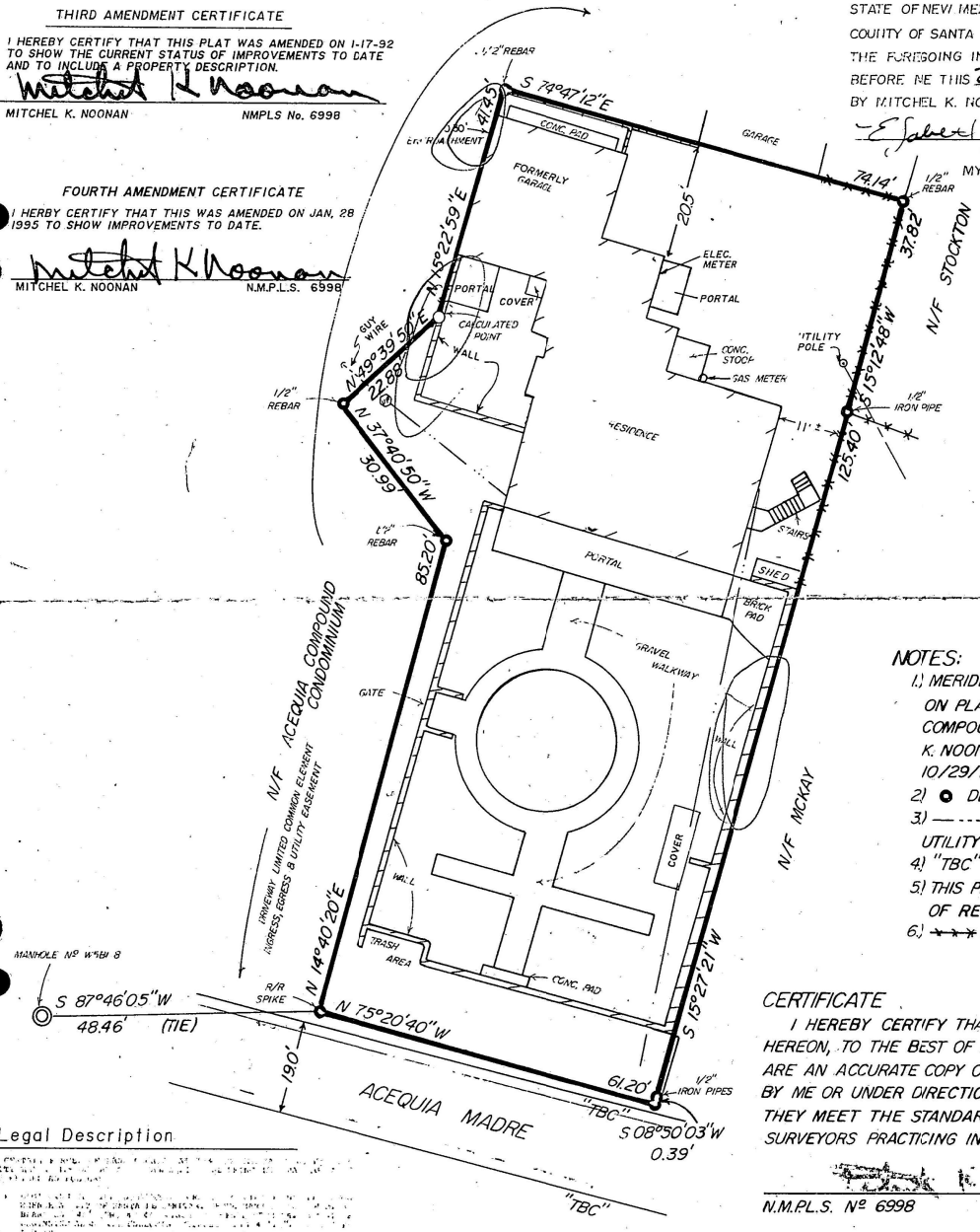
MITCHEL K. NOONAN NMPLS No. 6998

FOURTH AMENDMENT CERTIFICATE

I HERBY CERTIFY THAT THIS WAS AMENDED ON JAN, 28 1995 TO SHOW IMPROVEMENTS TO DATE.

Mitchel K Noonan

MITCHEL K. NOONAN N.M.P.L.S. 6998



NOTES:

1.) MERIDIAN, PERIMETER AND TIE, BASED ON PLAT OF SURVEY FOR "ACEQUIA COMPOUND SUBDIVISION," BY MITCHEL K. NOONAN N.M.P.L.S. Nº 6998, DATED 10/29/1980.
2.) ○ DENOTES POINT FOUND
3.) — --- — DENOTES OVERHEAD UTILITY WIRE.
4.) "TBC" DENOTES TOP BACK OF CURB.
5.) THIS PLAT SUBJECT TO EASEMENTS OF RECORD.
6.) ×—×—× DENOTES COYOTE FENCE.

Legal Description

CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER DIRECTION ON 9/2/1983. AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

N.M.P.L.S. Nº 6998 MITCHEL K. NOONAN

STATE OF NEW MEXICO
COUNTY OF SANTA FE S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF Sept., 1983, BY MITCHEL K. NOONAN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Oct 0

SOUTHWEST MOUNTAIN SURVEYS, INC.
1114 HICKOX ST. SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413

DATE(S): 9-2-83 11-26-84 6-4-87 1-17-92 2-6-95

PROJECT NO. C-010 I

City of Santa Fe, New Mexico

Historic Districts Review Board

H-08-088
Applicant Submittal

ITEM # 03-0311

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

Case #H-08-038
Address- 753 Acequia Madre
Owner's Name/Applicant's Name – David Joseph
Agent's Name – Robin Gray

THIS MATTER came before the Historic Design Review Board (Board) for hearing on upon the application (Application) of Robin Gray, as agent for David Joseph (Applicant).

The Spanish Pueblo Revival single family residence located at 753 Acequia Madre was constructed before 1940 and has received major alterations which include additions in the 1950s and 1970s and window replacement. The 2003 Historic Cultural Properties Inventory recommends that the building is non-contributing although the Official Map still lists the building as contributing to the Downtown and Eastside.

The Applicant proposes the following alterations:

Remove the non-historic approximately 81 square foot carport/portal on the south elevation. The carport/portal is hidden behind existing 7' 6" high vehicular gates and is setback approximately 120' feet from the street.

Remove the south elevation French doors and windows on the non-historic guesthouse addition. The openings will be altered with the installation three 6/6 double hung divided light windows to match the existing color.

The non-historic approximately 16 square foot portal on the non-primary west elevation will be removed. The portal currently covers the stair area and side entry door. The stairs and landing will be reconfigured and a new overhang will be installed for weather protection. A new wood railing will be installed at the stairs and will be stained to match the existing wood trim on the building.

Reduce the existing yard wall that ranges in height from 8' 6" - 7' 6" to 6' 8" - 6' 5" where the maximum allowable height is 6'. The existing 7' 6" high vehicular gates will be replaced with manual wood vehicular gates to the maximum allowable height of 6'. The gates will be similar to the gate on the yard wall facing Acequia Madre.

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

FINDINGS OF FACT

Case #H-08-038

1. The Board heard testimony from staff, the Applicant, and other people interested in the Application; and
2. Zoning staff has determined that the application complies with underlying zoning standards; and
3. The Property is located in the Downtown and Eastside Historic District and is subject to the requirements of the following sections of the Santa Fe Land Development Code:
   (a) Section 14-5.2(D)(1)-(9), General Design Standards for All H Districts; and
   (b) Section 14-5.2(E), Downtown and Eastside Historic District; and;
4. Board staff recommended that the Board approve the Application on the condition that the overhang details are clarified and that yard walls not exceed the maximum allowable height of 6', otherwise the application complies with Section 14-5.2 (D) and Section 14-5.2 (E); and
5. Under Sections 14-5.2(A)(1)(b) and (c), 14-2.7(A)(1), and 14-2.7(A)(3), the Board has the 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; and
6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted;

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. With respect to the Project the Board finds that it is in compliance with Section 14-5.2(D) General Design Standards for All H-Districts and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards, subject to the condition that overhang details be clarified, that yard walls not exceed the maximum allowable height of 6', and that the gate be redesigned to be more transparent and be brought back to staff for approval before a permit is applied for.

IT IS SO ORDERED ON THE EIGHTH OF APRIL 2008 THE HISTORIC DESIGN REVIEW BOARD OF THE CITY OF SANTA FE

Sharon Woods
Chair

4/22/08
Date:

Case #H-08-038

FILED

Yolanda Y. Vigil
City Clerk

4-23-08
Date:

Kelley Brennan
Assistant City Attorney

4/22/08
Date:

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

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

Project description: Remodel a contributing building by removing the non-historic carport and portal, alter non-historic openings, reconfigure the steps, landing and overhang on the west elevation, lower yard wall ranging from 8'6"-7'6" to 6'8"-6'5", and replace vehicular gates with lower gates.
Project number: 08-10100038
Case number: H-08-038
Project type: HDRB

PROJECT LOCATION (S): 753 Acequia Madre

PROJECT NAMES:

OW - David Joseph
Exton, PA 19341
730 Springdale Drive
505-920-4694

AP - Robin Gray Architect, LLC
Santa Fe, NM 87501
511 Agua Fria
505-920-4694

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on, April 8, 2008, acted on the above referenced case. The decision of the board was to approve your application with the condition that overhang details be clarified, that yard walls not exceed the maximum allowable height of 6', and that the gate be redesigned to be more transparent and brought back to staff for approval before a permit is applied for. See Findings of Facts and Conclusions of Law for final legal clearance.

For further information please call 955-6605.

Sincerely,

Marissa C. Barrett
Senior Planner Historic Preservation Division

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

PLAT OF BOUNDARY SURVEY 510026
FOR
FIDELINA BATISTA

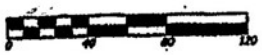
LOT 6, RESUBDIVISION OF A PORTION OF
DE VARGAS DEVELOPMENT COMPANY SUBDIVISION
No. 2, CITY OF SANTA FE, SANTA FE COUNTY,
NEW MEXICO.

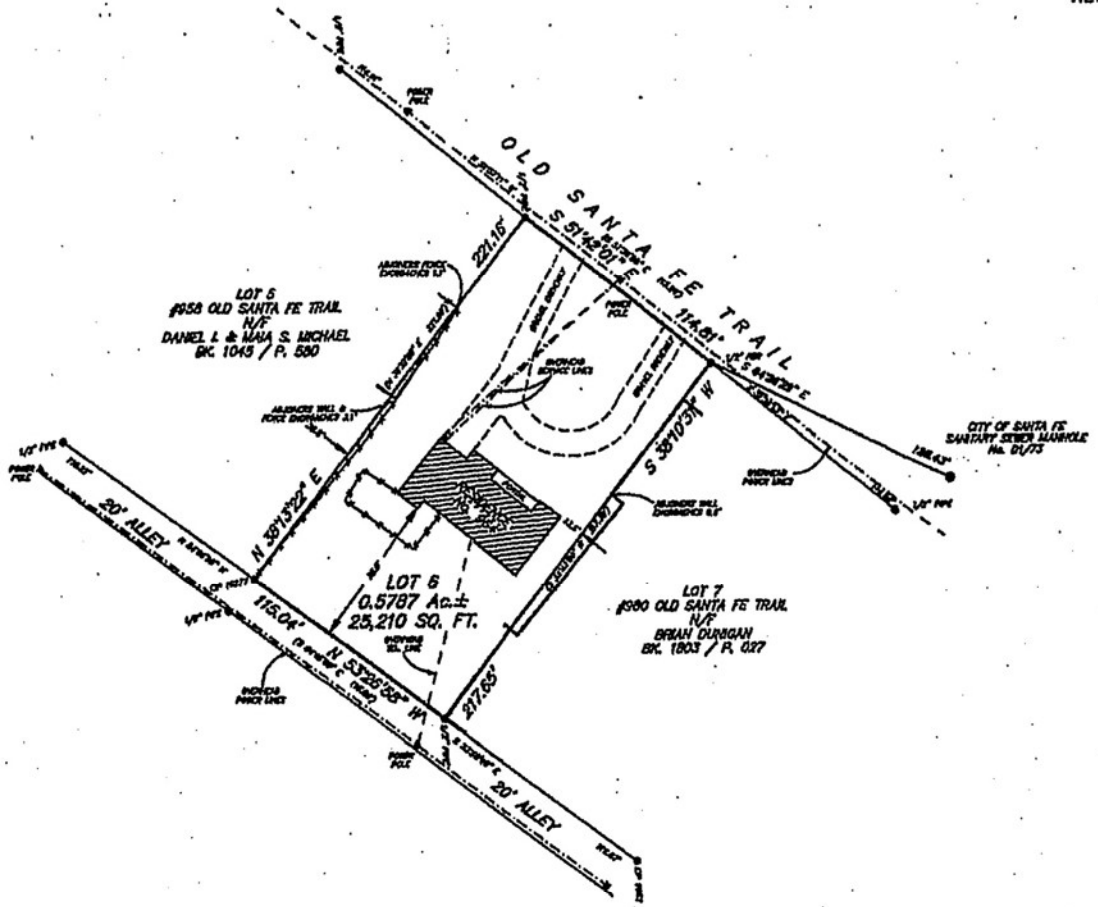


VICINITY MAP



SCALE: 1"=40'





LEGEND

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

NOTES

1.) BASE OF BEARING: GPS OBSERVATION OF THE WESTERLY BOUNDARY OF SUBJECT LOT (N 38°13'22" E), WGS, 84, GEODETIC LOCAL.

2.) THIS SURVEY IS BASED ON A PLAT OF SURVEY ENTITLED "RESUBDIVISION OF A PORTION OF DE VARGAS DEVELOPMENT COMPANY SUBDIVISION No. 2, BY GEORGE M. NEEL, PS 80 DATED JULY 12, 1946 RECORDED IN PLAT BOOK 003 AT PAGE 378, RECORDS OF SANTA FE COUNTY, NEW MEXICO.
BEARINGS & DISTANCES IN ( ) ARE FROM SAID PLAT.

3.) FIRM PANEL No.: 350070-0005-B, ZONE "C".

CERTIFICATE

I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

Philip B. Wiegel — 30 JULY, 2002

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM.

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE 1220 Jes 914
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for recording the 31st day of July A.D. 20 02 at 11:27 o'clock a.m. and was duly recorded in Book 510 Page 026 of the records of Santa Fe County.

Witness my Hand and Seal of Office
REBECCA BUSTAMANTE
County Clerk, Santa Fe County, New Mexico

Mazzy Gisler
Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

PUBLIC NOTICE

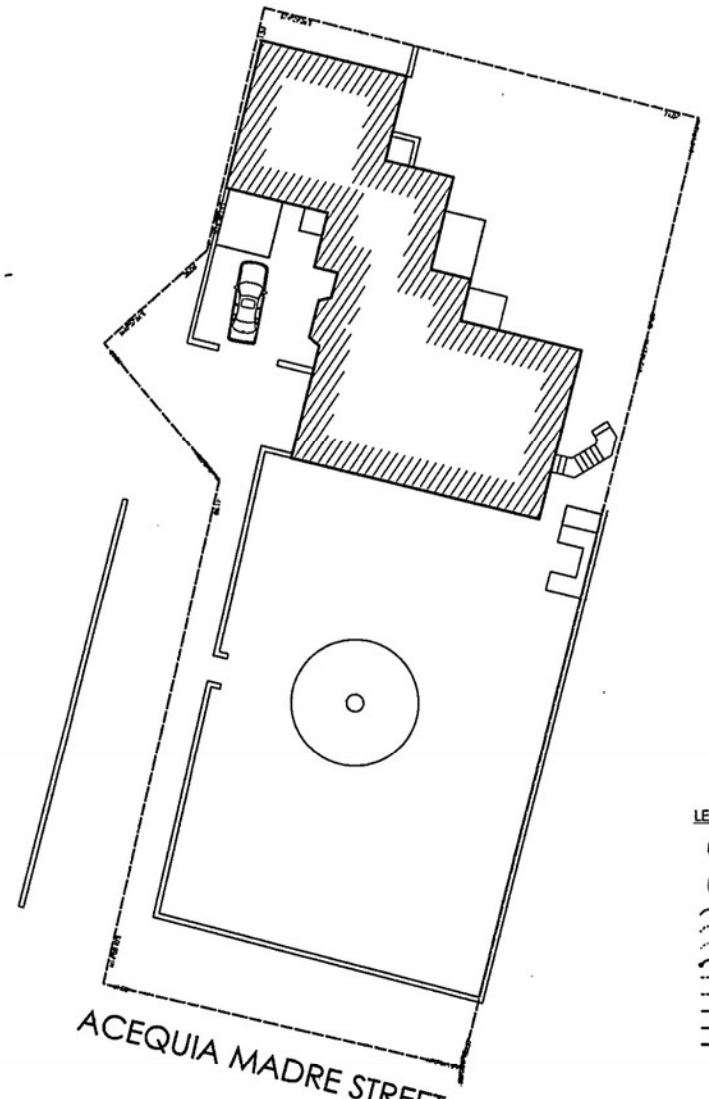
THE SANTA FE COUNTY LAND USE ADMINISTRATOR HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE ITS FILING IN THE OFFICE OF THE COUNTY CLERK. THIS PLAT IS NOT BEING FILED FOR THE PURPOSE OF CREATING A SUBDIVISION OR NEW LOTS, ALTERING THE BOUNDARIES OF ANY EXISTING LOTS OR FOR THE PURPOSE OF "DEVELOPMENT" AS DEFINED IN THE SANTA FE COUNTY LAND DEVELOPMENT CODE, EXTRATERRITORIAL ZONING ORDINANCE OR EXTRATERRITORIAL SUBDIVISION REGULATIONS. THIS STATEMENT DOES NOT IN ANYWAY REPRESENT APPROVAL OF THIS PLAT.

INDEXING INFORMATION FOR COUNTY CLERK
BOUNDARY SURVEY

OWNER: DEBORAH L. MADISON & PATRICK McFARLIN
LOCATION: 964 OLD SANTA FE TRAIL, SANTA FE
SE 1/4 SECTION 25, T 17 N, R 9 E, N.M.P.M.
AS PROJECTED INTO THE SANTA FE GRANT.
SUBDIVISION: PORTION OF DE VARGAS DEV. CO. SUB. No. 2
SANTA FE COUNTY, NM.
UPC No.: 1-054-098-457-166

DEL RIO SURVEYS, INC.

P.O. BOX 22773	SANTA FE, NM	820-9200
PROJECT No. 0285550	Dwg. DDS	Chk. PBW
	Date: 7/30/02	Br. BB



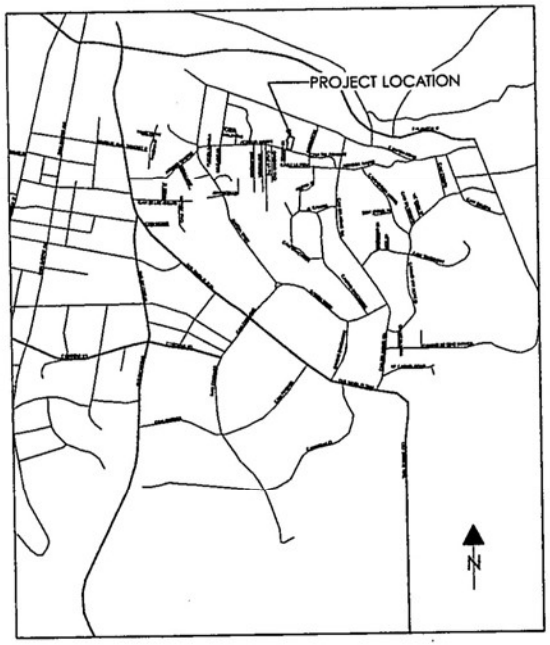
① SITE PLAN
Scale: 1" = 10'-0"

LEGEND:

- EXISTING TREE, TO REMAIN
- EXISTING TREE, TO BE REMOVED
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CONTOUR CHANGED
- NEW CONTOUR
- EASEMENT
- SETBACK
- UNDERGROUND CULVERT OR DRAIN PIPE
- BOUNDARY LINE
- EDGE OF ROAD OR DRIVE

AREAS

LOT AREA	11,333 SF
TOTAL COVERED FOOTPRINT	2,433 SF
%AGE OF COVERAGE	21.6%



② VICINITY MAP
N.T.S.

DRAWING INDEX

A-1	SITE PLAN
A-2	FOUNDATION PLAN
A-3	EXISTING AND DEMO PLAN
A-4	PROPOSED FLOOR PLAN
A-5	FRAMING PLAN
A-6	ROOF PLAN
A-7.1	BUILDING SECTIONS
A-7.2	WALL SECTIONS
A-7.3	DETAILS
A-8.1	EXTERIOR ELEVATIONS
A-8.2	EXTERIOR ELEVATIONS
A-9.1	INTERIOR ELEVATIONS
A-9.2	INTERIOR ELEVATIONS
A-10	SCHEDULES
E-1	ELECTRICAL PLAN

ROBIN GRAY ARCHITECT, LLC
505-995-8411

JOSEPH REMODEL
ESEQUIA MADRE
SANTA FE NEW MEXICO

SITE PLAN
SCALE: VARIES, AS NOTED
3/10/08

A-1

ROBIN GRAY ARCHITECT, LLC
505-995-8411

JOSEPH REMODEL

ESQUINA MADRE
SANTA FE NEW MEXICO

A-3.3

EXISTING AND PROPOSED PLAN

② PROPOSED PLAN

① EXISTING PLAN

ROBIN GRAY ARCHITECT, LLC
505-995-8411

JOSEPH REMODEL

ESEQUIA MADRE
SANTA FE NEW MEXICO

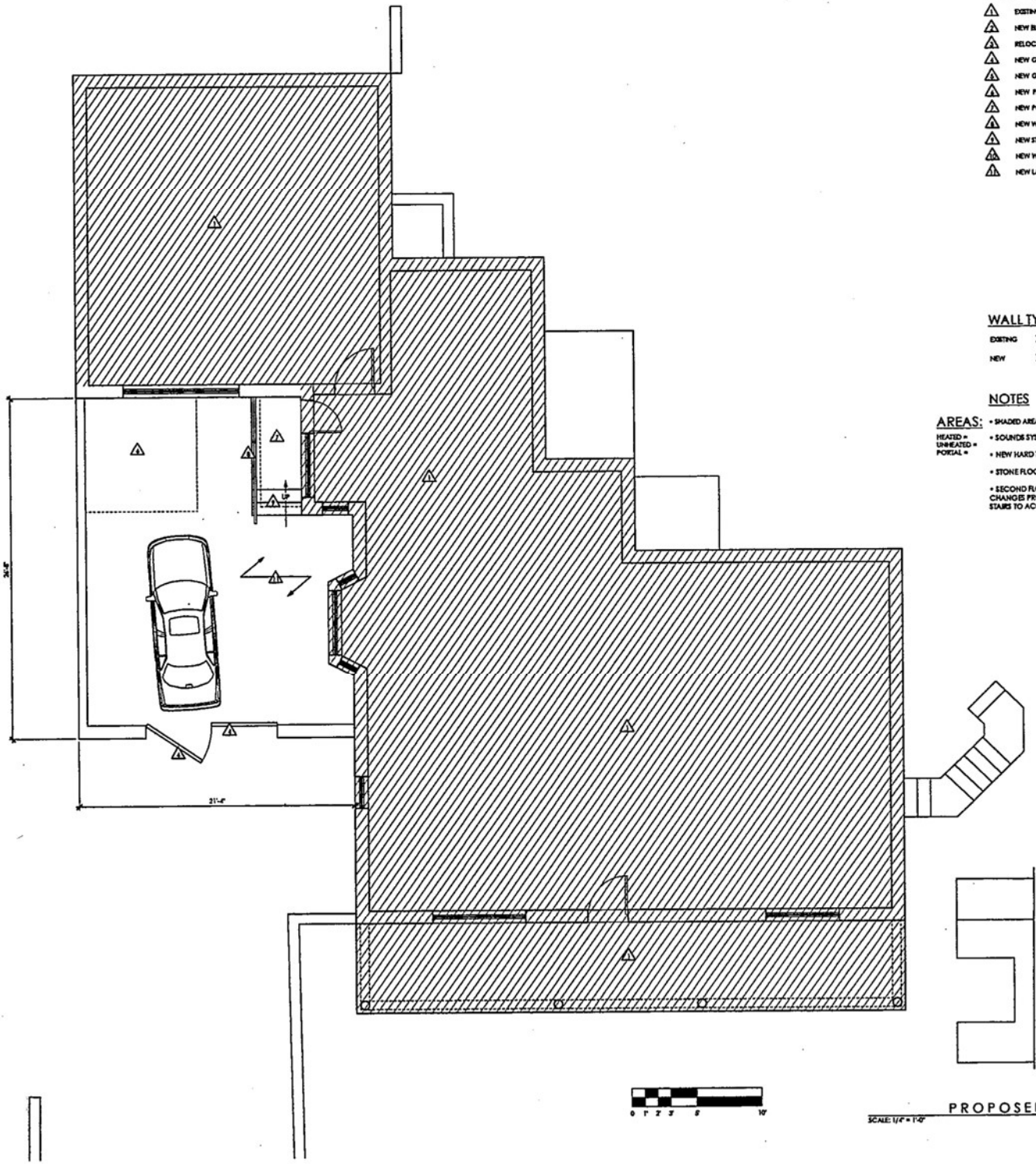
A-3

EXISTING AND DEMO PLAN

NOTES

WALL TYPES

KEYED NOTES



KEYED NOTES

1. EXISTING TO REMAIN
2. NEW ELEMENT OR INFILLED WALL
3. RELOCATED
4. NEW GATES
5. NEW GATE OPENER
6. NEW PAVERS, INFIL TO MATCH ADJACENT GRADE
7. NEW PORTAL, SEE ELEVATIONS
8. NEW WOOD RAILING
9. NEW STEPS
10. NEW WINDOW
11. NEW LANDSCAPING

WALL TYPES

EXISTING

NEW

NOTES

AREAS:
HEATED =
UNHEATED =
PORTAL =

- SHADED AREAS INDICATE CHANGE
- SOUNDS SYSTEM CLOSET, LOCATION TBD
- NEW HARD TROWEL PLASTER ON ALL WALLS
- STONE FLOORS TO BE LIKE 310 RESIDENCE, TBD
- SECOND FLOOR SUNROOM NOT SHOWN, NO CHANGES PROPOSED TO IT OTHER THAN THE NEW STAIRS TO ACCESS IT. HEIGHTS TO REMAIN AS IS.

0 1' 2' 3' 8' 16'

PROPOSED FLOOR PLAN

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

3/10/08

ROBIN GRAY ARCHITECT, LLC
505-995-8411

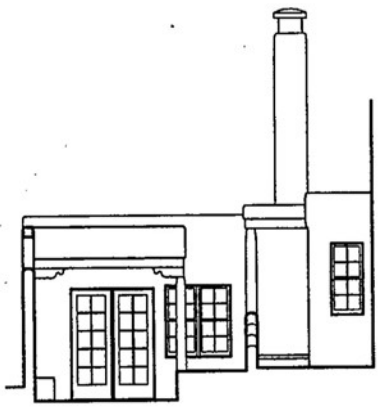
JOSEPH REMODEL

ESEQUIA MADRE
SANTA FE NEW MEXICO

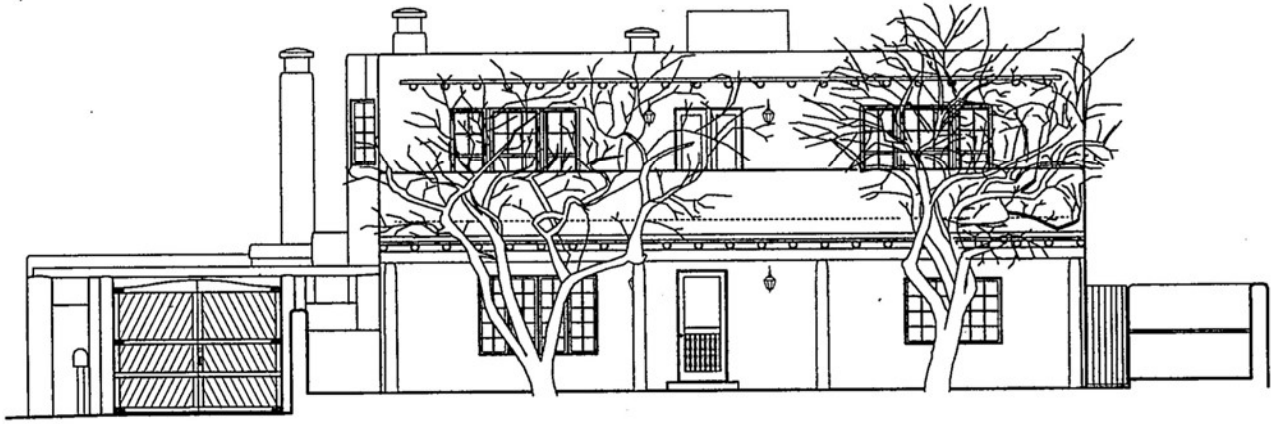
A-4

ROBIN GRAY ARCHITECT, LLC
505-995-8411

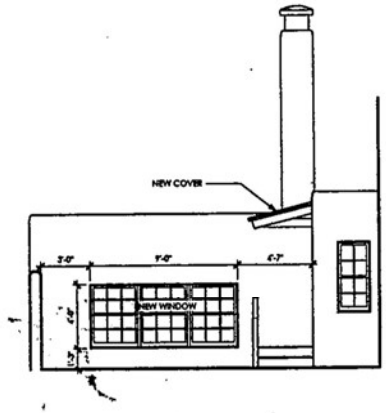
JOSEPH REMODEL
ESEQUIA MADRE
SANTA FE NEW MEXICO



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



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



③ NEW SOUTH COURTYARD
Scale: 1/4" = 1'-0"



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

0 1' 2' 3' 5' 10'

EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"
3/10/08

A-8.1

ROBIN GRAY ARCHITECT, LLC
505-995-8411

JOSEPH REMODEL

ESEQUIA MADRE
SANTA FE NEW MEXICO

A-8.2

EXTERIOR ELEVATIONS

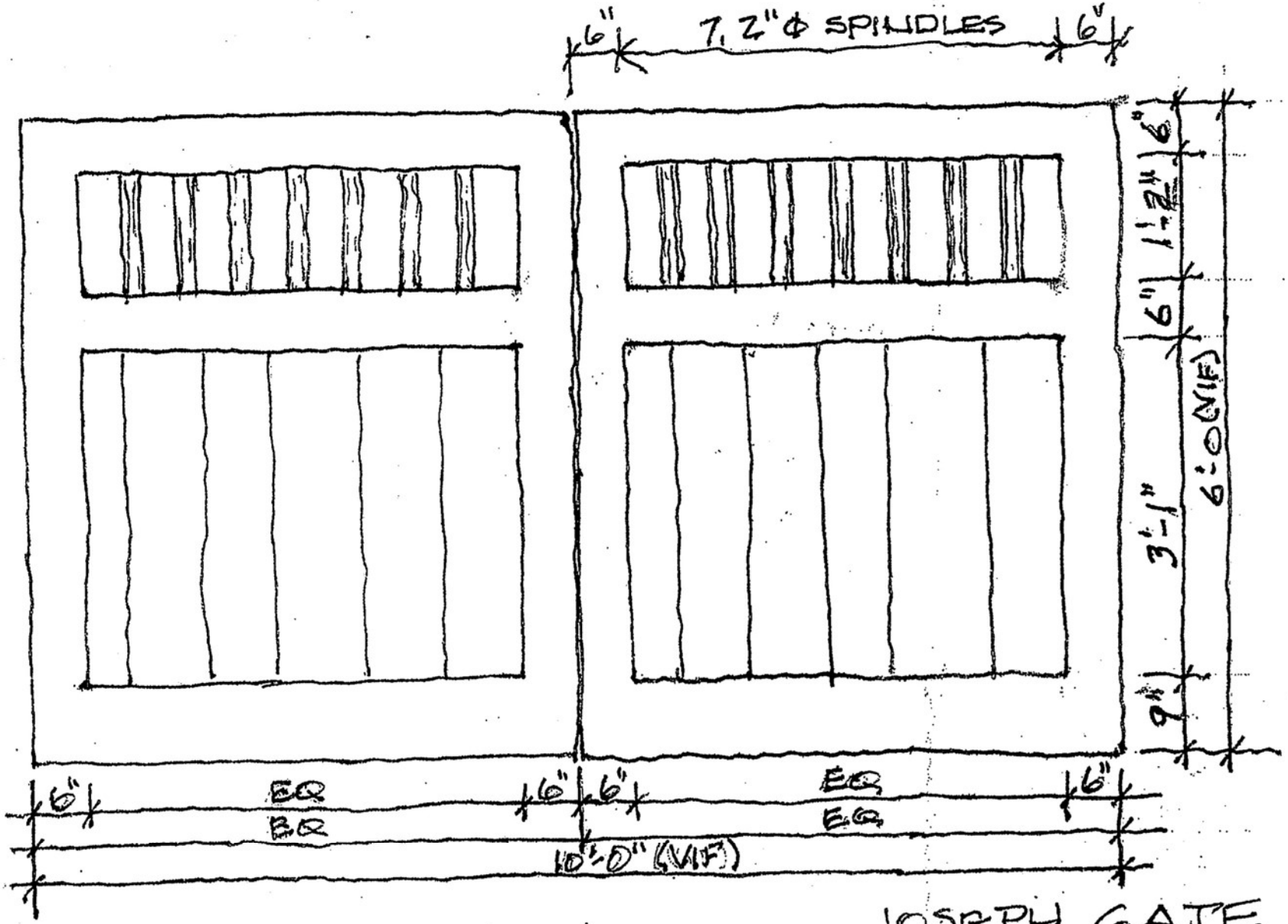
SCALE: 1/4" = 1'-0"

3 NEW WEST COURTYARD
SCALE: 1/4" = 1'-0"

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

4 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"

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



JOSEPH GATE
3/4" = 1'-0"

Admin
App. 9.16.09



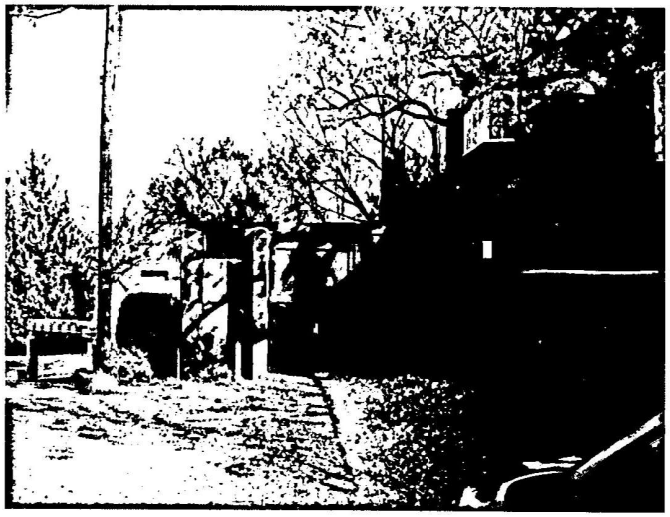
1 COURTYARD - SOUTH ELEV



2 COURTYARD - SOUTH ELEV



3 WEST ELEVATION



4 SOUTH ELEVATION

JOSEPH SITE PHOTOS



1 COURTYARD - SOUTH ELEV



2 COURTYARD - SOUTH ELEV



3 WEST ELEVATION



4 SOUTH ELEVATION

JOSEPH SITE PHOTOS



1 COURTYARD - SOUTH ELEV



2 COURTYARD - SOUTH ELEV



3 WEST ELEVATION



4 SOUTH ELEVATION

JOSEPH SITE PHOTOS

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted FEB 29, 2008

Property Owner of Record DAVID JOSEPH

Applicant Name ROBIN GRAY ARCHITECT, LLC Phone 995-8411

Site Address 753 ACEQUIA MADRE

Proposed Construction DEMO PORTAL INFILL W/ PAVERS, REPLACE GATE, SWAP DOOR FOR NEW WINDOW, NEW OVERHANG, TO REPLACE EXISTING

TO BE COMPLETED BY STAFF:

Zoning District/Overlay RC3 Subdivision _____ Lot _____ Block _____

Permitted Use:	☒	Section # 14-6
Accessory Use:	☐	Section # _____
Special Exception:	☐	Case # _____
Variance:	☐	Case # _____
Prohibited Use:	☐	Section # _____

Setbacks:
(Front) Provided 70+ Required 15 (2nd Front) Provided _____ Required _____
(Left Side) Provided 5 (west) Required 5 (Right Side) Provided 5 (East, no change) Required 5
(Rear) Provided 5 Required Existing (Special Yard) Provided _____ Required _____

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

Density: 2.07 Open Space: N/R

Lot Size: .26 Total Roof Area: 2125 Lot Coverage (%): 21%

Height of new construction: 18'6" Wall Requirement: none Proposed Visibility triangle: Existing

Parking: #Spaces Required 2 #Spaces Provided 2 HC spaces: Van _____ Regular _____ Bike rack _____

Other District Requirements: HDRB

Preliminary Approval: ☐

Preliminary Approval w/Conditions: ☒ Prove Legal Lot of Record at the time of building permit submittal

Comments: _____

Reviewer _____ Date _____

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City staff with questions related to terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting.

_____ FEB 29, 2008

Applicant Date

City of Santa Fe, New Mexico

memo

DATE: April 8, 2008

TO: Historic Design Review Board Members

VIA: John B. Hiatt, Acting Director Land Use Department JBH
David Rasch, Supervising Planner Historic Preservation Division DR

FROM: Marissa C Barrett, Historic Preservation Planner Senior MCB

CASE # H-08-038

ADDRESS: 753 Acequia Madre
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ Case Synopsis

___ District Standards & Yard wall & fence standards.

_x_ Historic Survey Form

_x_ Zoning Review Sheet

_x_ Other: Building Height Calculation

APPLICANT SUBMITTALS

_x_ Proposed Letter

_x_ Vicinity Map

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

__ Other:

STAFF RECOMMENDATIONS:

Staff recommends approval of this application on the condition that the overhang details are clarified and that the yard walls not exceed the maximum allowable height of 6'. Otherwise this application complies with Section 14-5.2 (C) Regulations for Contributing Structures, Section 14-5.2 (D) General Design Standards for All H-Districts and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards.

BACKGROUND AND SUMMARY:

The Spanish Pueblo Revival single family residence located at 753 Acequia Madre was constructed before 1940 and has received major alterations which include additions in the 1950s and 1970s and window replacement. The 2003 Historic Cultural Properties Inventory recommends that the building is non-contributing although the Official Map still lists the building as contributing to the Downtown and Eastside.

This application proposes the following alterations:

Remove the non-historic approximately 81 square foot carport/portal on the south elevation. The carport/portal is hidden behind existing 7' 6" high vehicular gates and is setback approximately 120' feet from the street.

Remove the south elevation French doors and windows on the non-historic guesthouse addition. The openings will be altered with the installation three 6/6 double hung divided light windows to match the existing color.

The non-historic approximately 16 square foot portal on the non-primary west elevation will be removed. The portal currently covers the stair area and side entry door. The stairs and landing will be reconfigured and a new overhang will be installed for weather protection. A new wood railing will be installed at the stairs and will be stained to match the existing wood trim on the building.

Reduce the existing yard wall that ranges in height from 8' 6" - 7' 6" to 6' 8" - 6' 5" where the maximum allowable height is 6'. The existing 7' 6" high vehicular gates will be replaced with manual wood vehicular gates to the maximum allowable height of 6'. The gates will be similar to the gate on the yard wall facing Acequia Madre.

robin gray

architect, LLC

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

March 10, 2008

RE: 753 Acequia Madre, Santa Fe, NM
Board Members and Staff:

Attached, please find our submission to the board for the above-referenced project.

History

We have no information on the year of construction of the original house but the main house has been extensively remodeled and added onto through the years with the most recent being within the last ten to twelve years. This remodeling has left little evidence of the previously existing house.

Proposed Alterations

PARKING / GUEST AREA

We propose the removal of the carport/Portal on the NW side of the house and raising the grade to match the surrounding existing grade. We also propose replacing the SW facing French doors and windows in the Guest Bedroom with windows as shown on attached drawings to match the house windows. Further, we propose to reconfigure the steps, landing and overhang @ the existing Kitchen entry. We propose lowering the existing yard wall enclosure of the parking area to match the height of the existing front yard wall and replacing the car gates with lower gates of a more historic design similar to the Front Garden Entry gates.

Thank you for your consideration,

Robin Gray
robin gray architect, LLC

511 agua fria santa fe n m 87501 505.995.8411 fax 505.995.8410 e-mail ragtime22@aol.com robingray.net

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 753 ACEQUIA MADRE

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

PROJECT PROPOSAL:

CONSTRUCTION COST: $ 25,000 **FEE:** $ _____ + $20 Poster Cost = $ 145.00

OWNER: DAVID JOSEPH **PHONE#:**

OWNER ADDRESS: 730 SPRINGDALE DR.

CITY, STATE, ZIP CODE: EXTON, PA 19341

APPLICANT: ROBIN GRAY ARCHITECT, LLC **PHONE #:** 995-8411
920-4694 *

ADDRESS: 511 AGUA FRIA ST

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

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

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

PREAPPLICATION MEETING: Date: _____ Case Planner: MARISSA

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

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

What is the proposed height of your project? N/A

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

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

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

Signature of Applicant/Owner — Date: Mar 3, 2008

RECEIVED
MAR 10

RECEIVED
MAR 10 08
AM 2:25

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Administrative Approvals

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: 4.7.15

To: BUILDING PERMIT DIVISION

From: David Rasch, Land Use Planner Supervisor: DR (STAFF INITIALS)

Lisa Roach, Land Use Planner Senior: _____ (STAFF INITIALS)

Project Address: 753 Acequia Madre

Date Submitted: 3.26.15

Contact Name: Gabriele Martinez

Phone Number: 982-6256

Be advised that per §14-5.2 SFCC 1987 the work described below at the above-referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Description of Proposed Work:

reroof portal with modified bitumen
replace decking if needed
replace galvanized drip edge.

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

☐ Yes ☑ No	ROUTE TO HISTORIC DIVISION	DR
☐ Yes ☑ No	INTERIM HISTORIC INSPECTION	DR
☑ Yes ☐ No	FINAL HISTORIC INSPECTION	DR


CAMINO MANZANO
SOSAYA LN
GOMLEY LN

BRIAN MCPARTLON ROOFING, LLC.

The Reporter's 2009 "Best of Santa Fe" Winner
1st Place - Best Roofer

CONTRACT FOR ROOF WORK

Submitted To: DAVID JOSEPH **Date:** 3/25/15
Address: 753 ACEQUIA MADRE **City/State/Zip:** SANTA FE
Phone: 988 1867 **E-Mail:** _____ **Other:** 484 459 5076
Job Name: _____ **Location:** _____

MODIFIED BITUMEN ROOFING SPECIFICATIONS

Roof Area: FRONT PORTAL 7'6X42'6 **New:** _____ **Re-roof:** X

X **Tearoff** _____

_____ **Sweep clean existing gravel** _____ **Scrape existing gravel to expose felts**

_____ **Slope to create proper drainage with** _____

_____ **Install** _____ **rigid insulation:** _____

_____ **Apply with hot asphalt:** _____ **1/2" coated fiber base board** _____ **22 lb fiberglass basesheet**

X **Mechanically fasten:** _____ **1/2" ~~coated fiber base board~~ CDX** X **22 lb fiberglass basesheet**

X **Apply Membrane Roof System** **Type:** Modified Bitumen **Finished surface granular color:** TAN

_____ **Install** _____ **one-way breather vents,** _____ **skylights,** **lin ft. gravel guard/stucco stop**

REROOF AS DESCRIBED ABOVE INCLUDING TIE IN AT SPRAY FOAM CANALES (NO WARRANTY AT SPRAY FOAM), REPLACE DRIPEDGE WITH GALVANIZED DRIPEDGE (UNPAINTED), NOTCH ROOF AROUND 2 TREES INSTALL DRIPEDGE AND WATER DIVERTER AT "NOTCHES" INSTALL WATER DIVERTER OVER WALKWAY

REPLACE DECK PLANKS IF REQUIRED $4.00/FOOT

PAID 3,000.00 to RBJ 3/25/15 V#661

Contract Terms: 1/2 Down for Material, Balance Upon Completion **COST:** 5625.00

10 YEAR ***Warranty on Workmanship*** **TAX:** 460.58

***This proposal is good for 30 days** **TOTAL:** 6085.58

All work is guaranteed to be completed as specified and in a workmanlike manner according to standard roofing practices. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our worker's are fully covered by Workers' Compensation Insurance. ***Note: Any alteration or deviation from specifications involving extra costs will be executed upon written orders and will become extra charge over and above the original proposed cost.***

Authorized Brian McPartlon Roofing Signature: _____

ACCEPTANCE OF CONTRACT: I hereby authorize Brian McPartlon Roofing to proceed with the project described above. Payment will be made immediately upon completion, or as outlined above. By signing below, I indicate that I have read and understood the terms and limitations of this contract and agree to terms and conditions stated herein.

Signature: _____ **Date:** 3-25-15

39 Bisbee Court Unit 7 - Santa Fe, NM 87508
Phone (505) 982-6256 Fax (505) 982-3654 E-Mail: roofmstr1@aol.com
NM Lic. No. 061531

DAVID JOSEPH
753 ACEQUIA MADRE
484-459 5076
988 1867

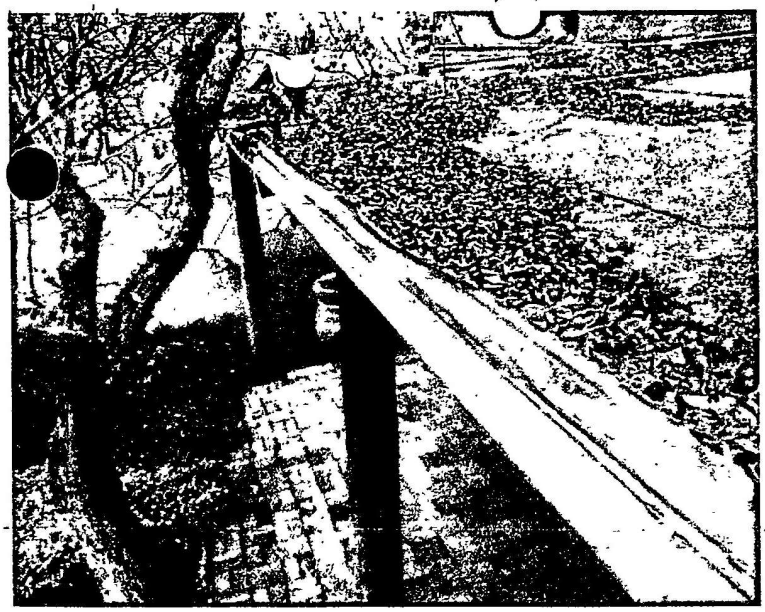
Google

319
123

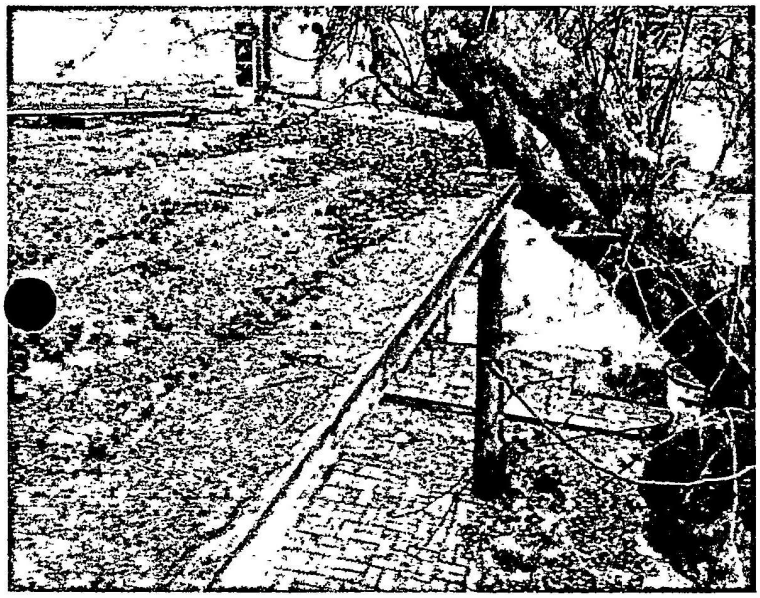
44

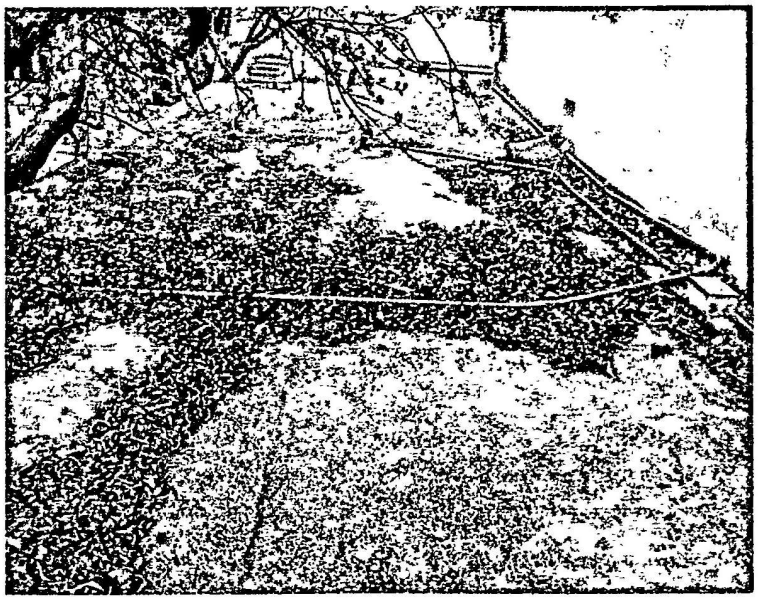
5625







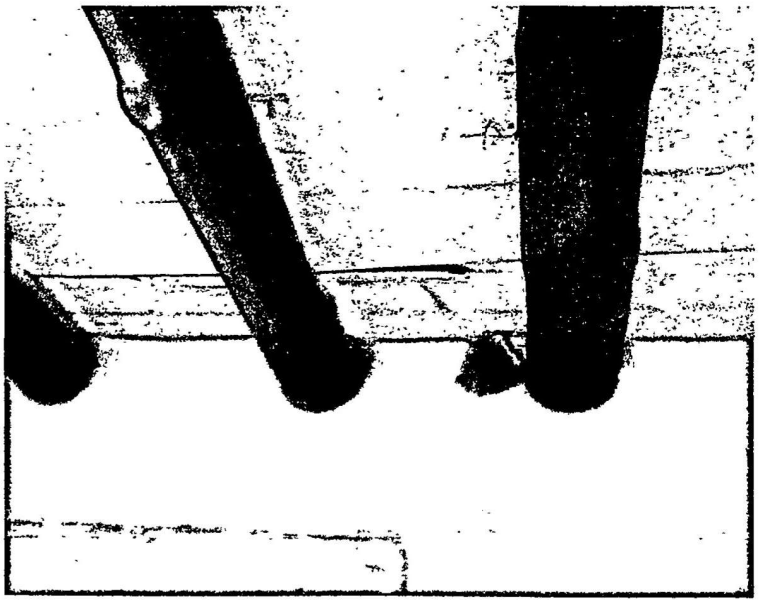


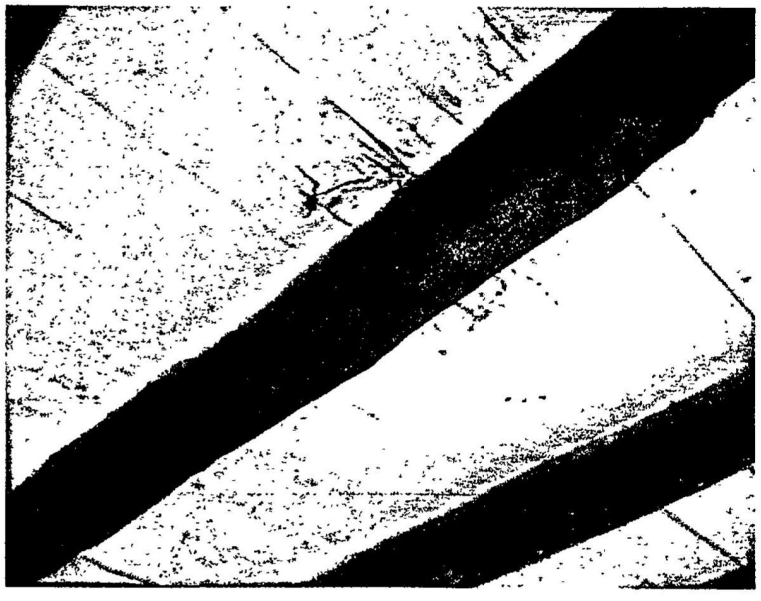


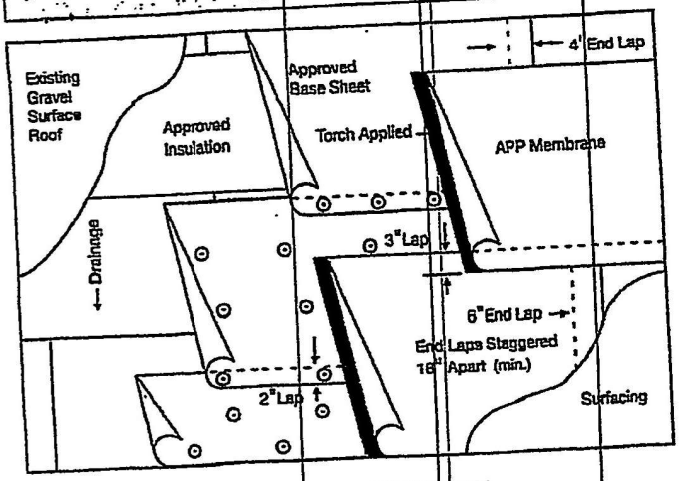




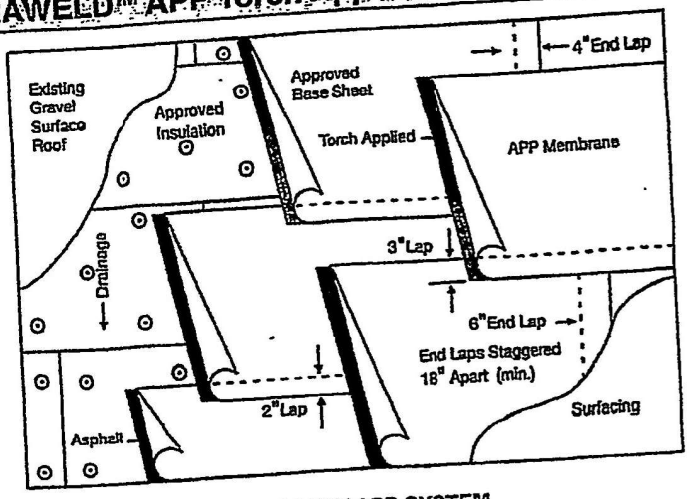








TWO (2) PLY APP SYSTEM
EXISTING GRAVEL SURFACED ROOF *Figure 1*



TWO (2) PLY APP SYSTEM
EXISTING GRAVEL SURFACED ROOF *Figure 2*

GENERAL

Safety: Refer to Section 4, Part 13. DO NOT BEGIN INSTALLATION UNTIL THIS INFORMATION IS READ, UNDERSTAND AND IMPLEMENTED.

MATERIALS

Material Requirements:

Approved Insulation
Base Sheet[1] (if required) ..... 1 ply
DuraWeld™ APP Membrane[2] ..... 1 ply
Surfacing[3] ..... (if applicable)

[1] USP™ Base, DuraFlex™ 30, DuraFlex™ 60, USP™ NVB (Nailable Venting Base Sheet) or other U.S. Ply approved base sheets.
[2] DuraWeld™ 4S (surfacing required), DuraWeld™ 4M, DuraWeld™ 4MFR
[3] U.S. Ply approved surfacing.

APPLICATION

Refer to Section 4 – General Requirements, and Section 5 - Installation Requirements.

Existing Gravel Roof Surface Preparation: Refer to Section 4, Part 9 – Recover and Reroofing; Section 5, Part 3 – Inspection and Preparation of Surfaces, and Part 8 – Fastening.

Insulation Over Existing Gravel Surface Roof (see Figure 1) see Base Sheet Option 1: Mechanically fasten insulation and base sheet simultaneously, through the properly prepared existing gravel surfaced roof to the deck with the joints staggered in one direction. Option 2 (see Figure 2): Mechanically fasten insulation through the existing gravel surfaced roof to the deck with the joints staggered in one direction. Refer to Section 5, Parts 8 – Fastening, 11 – Insulation Installation, and 12 – Membrane System Installation.

Base Sheet Option 1 (see Figure 1): Insulation and Base Sheet are fastened simultaneously. Mechanically fasten one ply of base sheet over the loose laid insulation, through the existing gravel surfaced roof. Lap sheets 2" (5 cm) on side laps and 4" (10 cm) on the end laps. Screws and plates are then installed in 3 equally spaced rows on 24" (61 cm) inch maximum centers in each row. One row is in the 2" (5 cm) side lap, the other rows are located equally distanced from the lap rows approximately 12" (30.5 cm) from the lap rows. The spacing for the second and third rows should be staggered. Refer to Section 5, Part 8 and Part 12, Item 12.03 – Mechanical Attachment of Base Sheets. Base Sheet Option 2 (see Figure 2): Install base sheet, over insulation, in a uniform mopping of hot asphalt applied at the rate of 25 lb/square (1.2 kg/m²). Lap the sheets 2" (5 cm) on side laps and 4" (10 cm) on end laps. Refer to Section 5, Part 12, Item 12.04 – Asphalt Mopping Base/Interply Sheets.

DuraWeld™ APP Membrane: Heat weld DuraWeld™ APP membrane over the base sheet. Lap membrane 3" (7.5 cm) on side laps, 6" (15 cm) on end laps. Refer to Section 5, Part 12, Item 12.07 – DuraWeld™ APP Membrane Application.

Flashing and Accessories: Refer to Section 5, Part 13 – Flashing, and Construction Details in Section 8.

Surfacing: Refer to Section 5, Part 14 – Surfacing.

For additional information on this specification, guarantee requirements, etc, contact U.S. Ply Technical Services 1-877-628-7759.

TEN AND TWELVE YEAR GUARANTEE SPECIFICATION

Specification	*Base Sheet*	*Membrane*
RG-I-2B-DW4S-C	Approved	DW4S
RG-I-2B-DW4M	Approved	DW4M
RG-I-2B-DW4MFR	Approved	DWMFR

City of Santa Fe, New Mexico

Historic Districts Review Board

June 11, 2024

2024-082-HDRB

Applicant Submittal

Status Downgrade

JAP ARCHITECT

August 29, 2024

Lani McCulley
Senior Planner
Historic Preservation Division
Planning & Land Use Department
City of Santa Fe

RE: Requesting Historic Status Downgrade to
753 Acequia Madre

Dear Lani,
On behalf of the Owner, who I am representing before the Historic Preservation Division we request a review of the historic status of 753 Acequia Madre. The property is in the Downtown and Eastside Historic District with Contributing status. Our request is to have a status review to downgrade the residence to a Non-Contributing status.

My client references the significant changes, additions, and modifications to the home before she acquired the property in late 2021. The modifications to the residence have changed the property enough to require a downgrade of the residence to Non-Contributing status.

Thank you for consideration of our request. Please let me know if you require any additional information.

Sincerely,

John A. Padilla, AIA
Architect

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

753 Acequia Madre Aerial Plan



11/27/2023, 3:25:21 PM

- Santa Fe County Parcels
- Major Roads
- Roads
- Parcels
- Address Points

1:564

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

City of Santa Fe, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

753 Acequia Madre Photos



Courtyard Gates – Looking North



Courtyard View – Looking Northeast



Courtyard View – Looking East



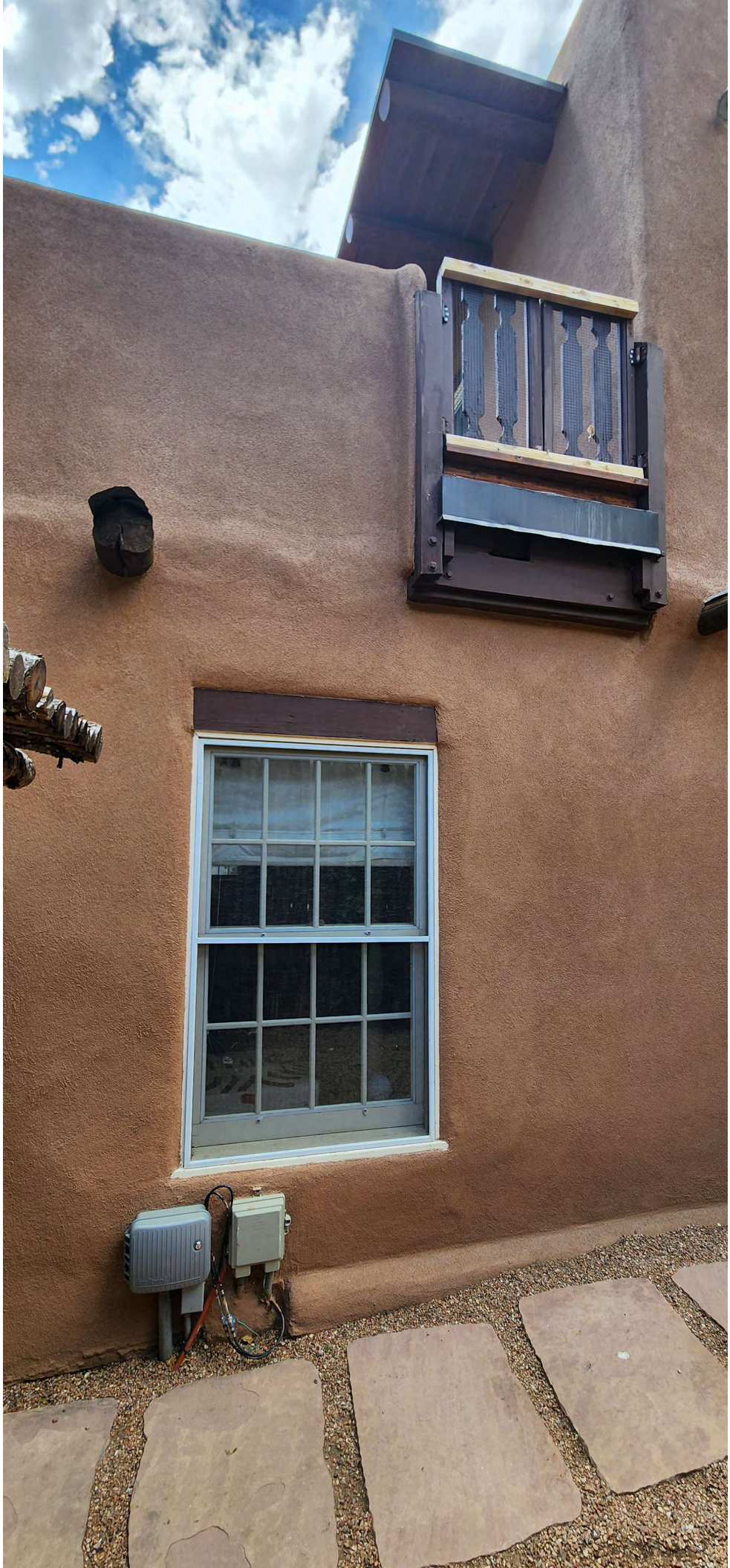
View – Looking Southeast

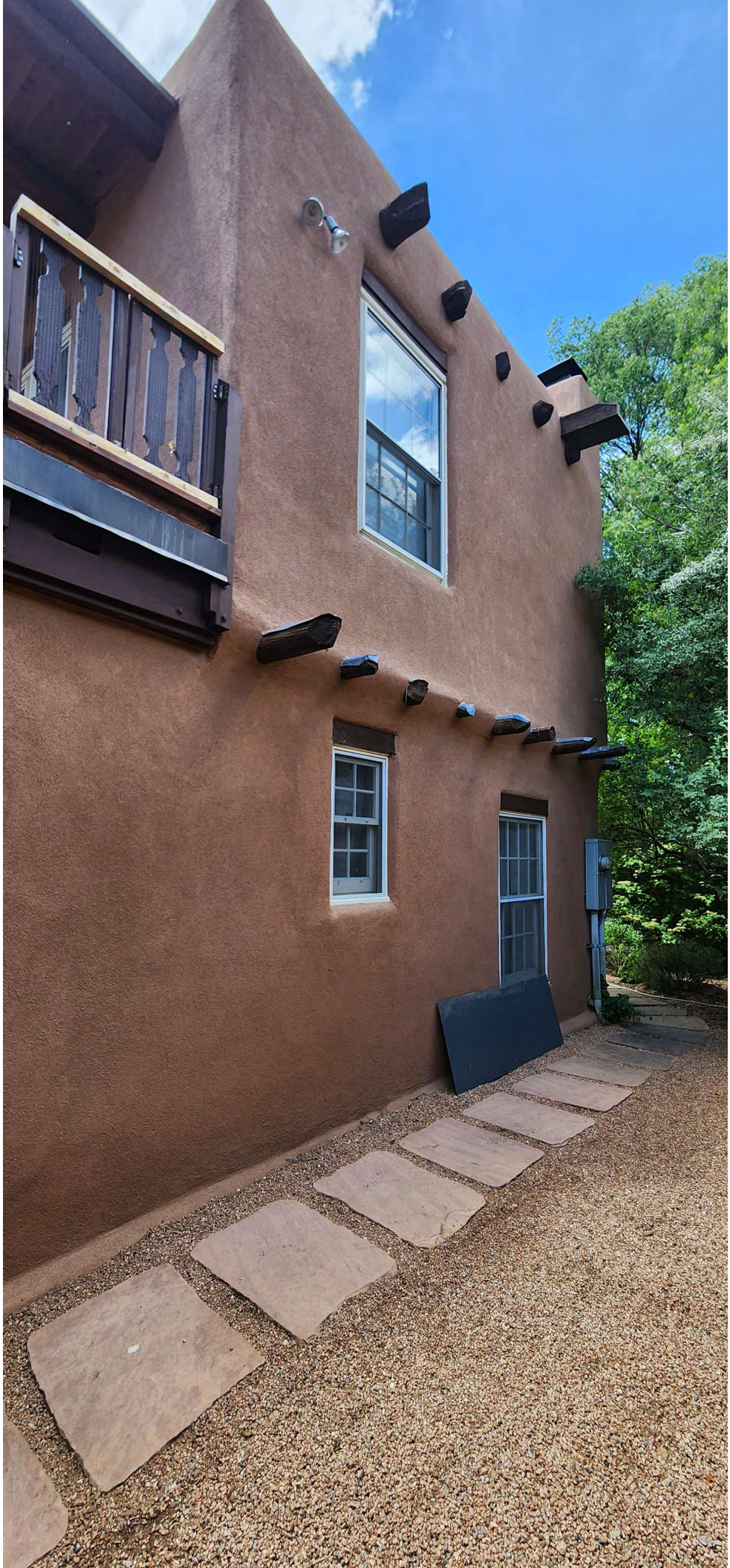


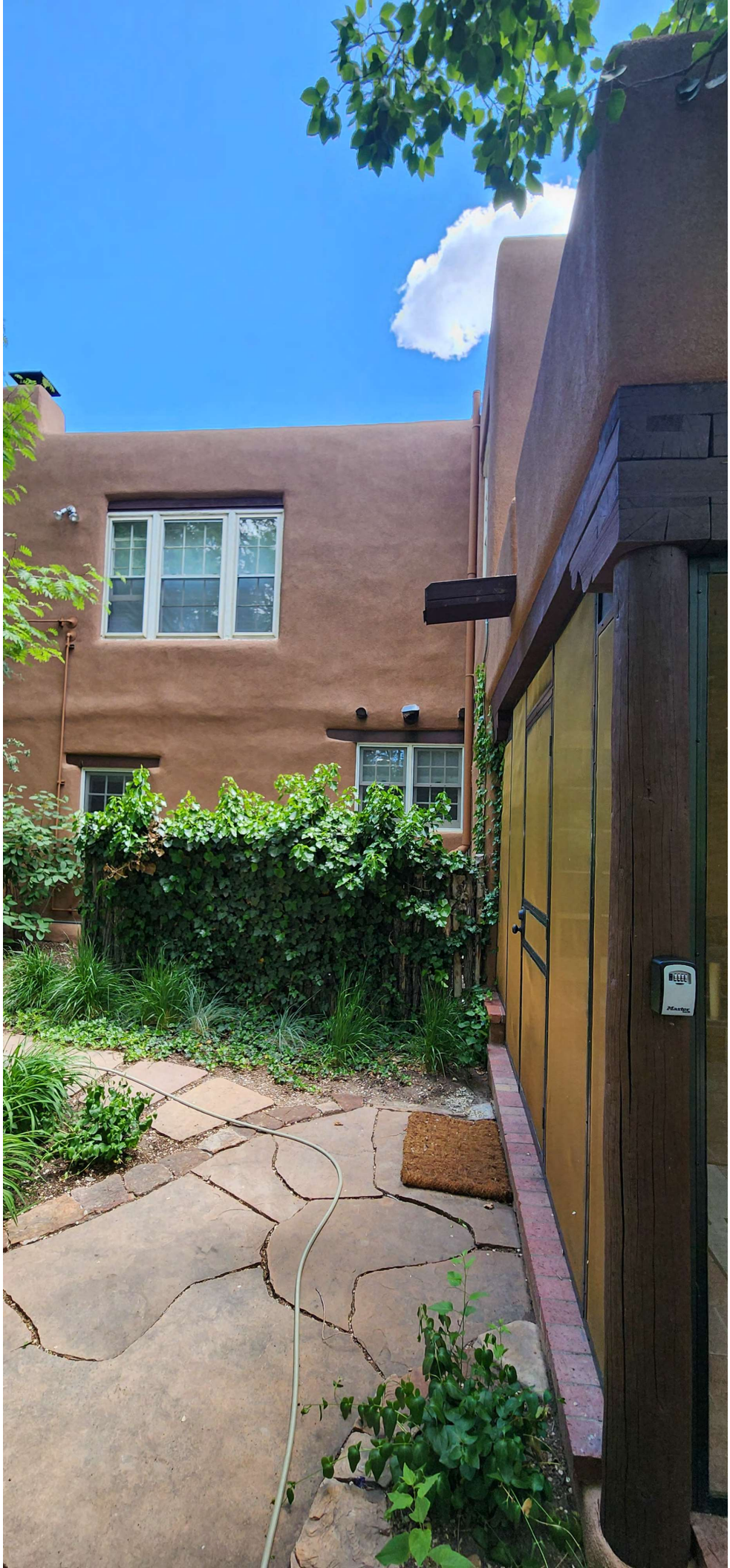
View – Into the Courtyard



View – Existing Portal
























VIOLATORS TOWED
AT
OWNER'S EXPENSE
FIRE
LANE
NO
PARKING

FIRE LANE
NO PARKING

City of Santa Fe, New Mexico

Historic Districts Review Board

July 9, 2024

2024-008543-HDRB

Applicant Submittal

Remodel

JAP ARCHITECT

April 17, 2024

Lani McCulley
Senior Planner
Historic Preservation Division
Planning & Land Use Department
City of Santa Fe

RE: Carport Construction
753 Acequia Madre

Dear Lani,
On behalf of the Owner, who I am representing before the Historic Preservation Division we request a review of the proposed construction of a carport at 753 Acequia Madre. This address is in the Downtown and Eastside Historic District and has non-contributing status.

My client proposes a review and approval of a new single-car carport on the west side of the residence in the existing courtyard area.

The improvements for the carport include:

- Removal of the existing single-slope portal roof. The portal is 41 SF and at a height of 11′-0″ above the finished grade.
- Addition of a single-car carport roofed structure. The proposed carport is 451 SF at a height of 11′-0″ above the finished grade.
- The new structure will be in a Santa Fe style finished with stucco to match the existing residence.
- The structural members will be wood posts and wood beams finished to match existing posts and beam colors.
- There will be no rooftop appurtenances visible from the public way.
- Second Floor Bay Windows in the west elevation at the courtyard are replaced in kind.

The proposed improvements should not require an exception and the improvements are allowed within the Downtown and Eastside Historic District.

We desire to have the Historic Districts Review Board (HDRB) determine the submission meets the standards of the district.

Thank you for consideration of our request. Please let me know if you require any additional information.

Sincerely,

John A. Padilla, AIA
Architect

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

753 Acequia Madre Aerial Plan



11/27/2023, 3:25:21 PM

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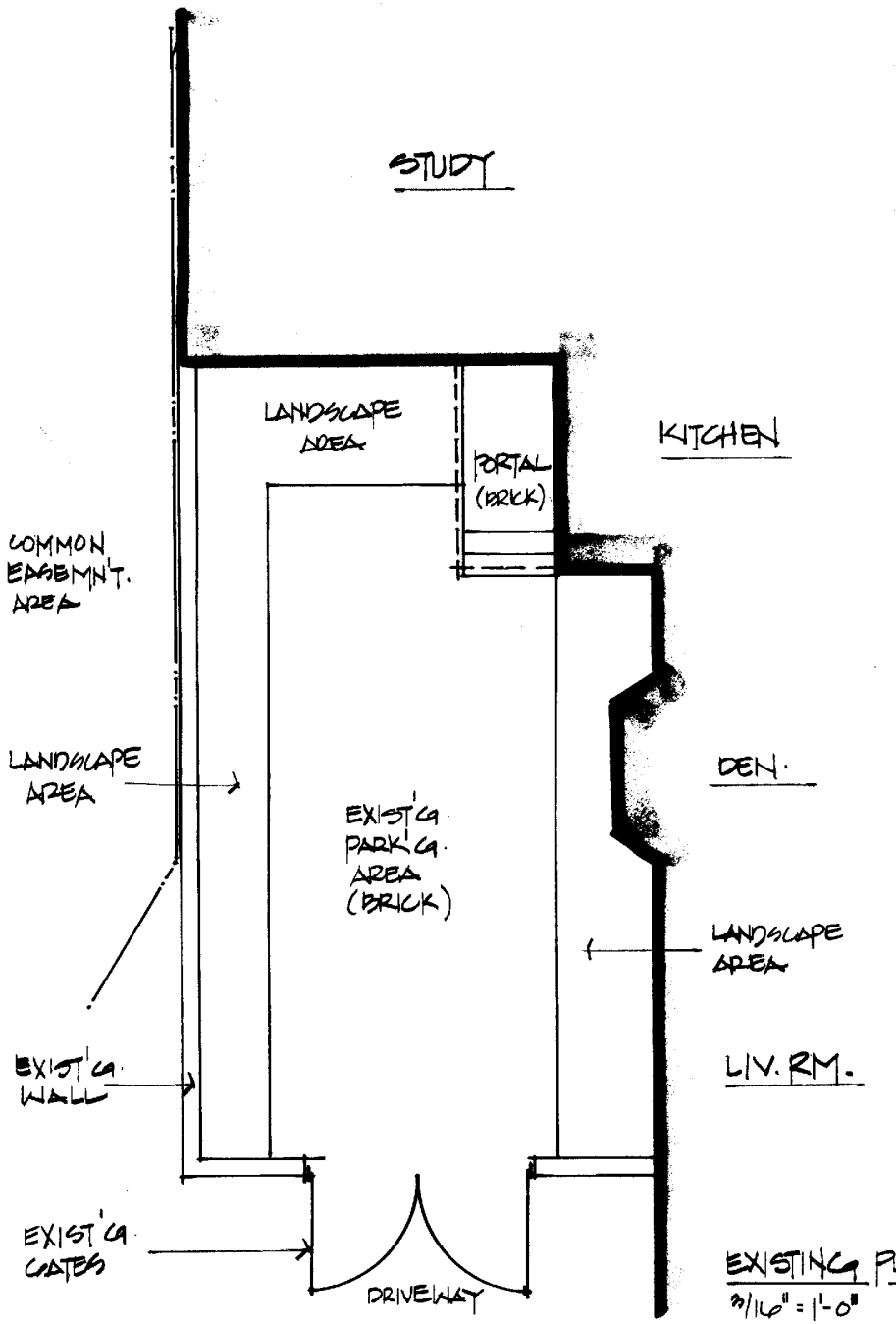
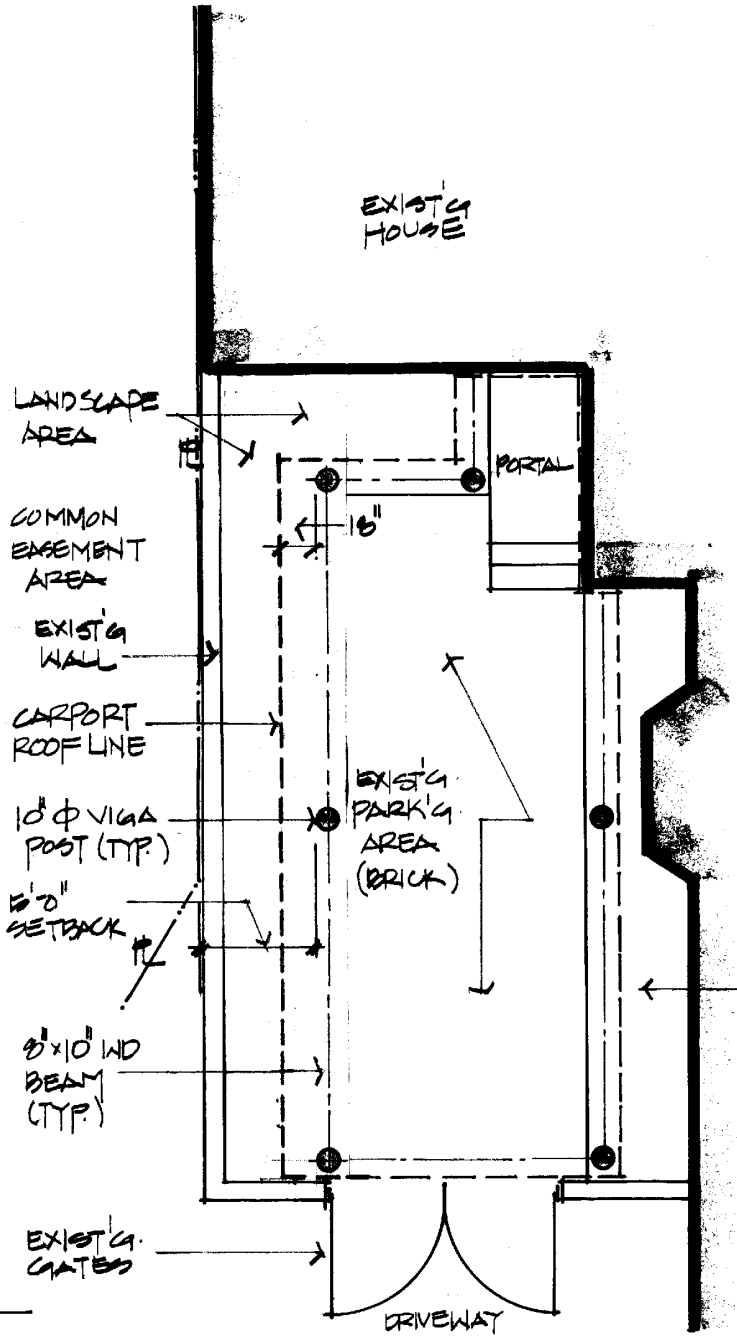
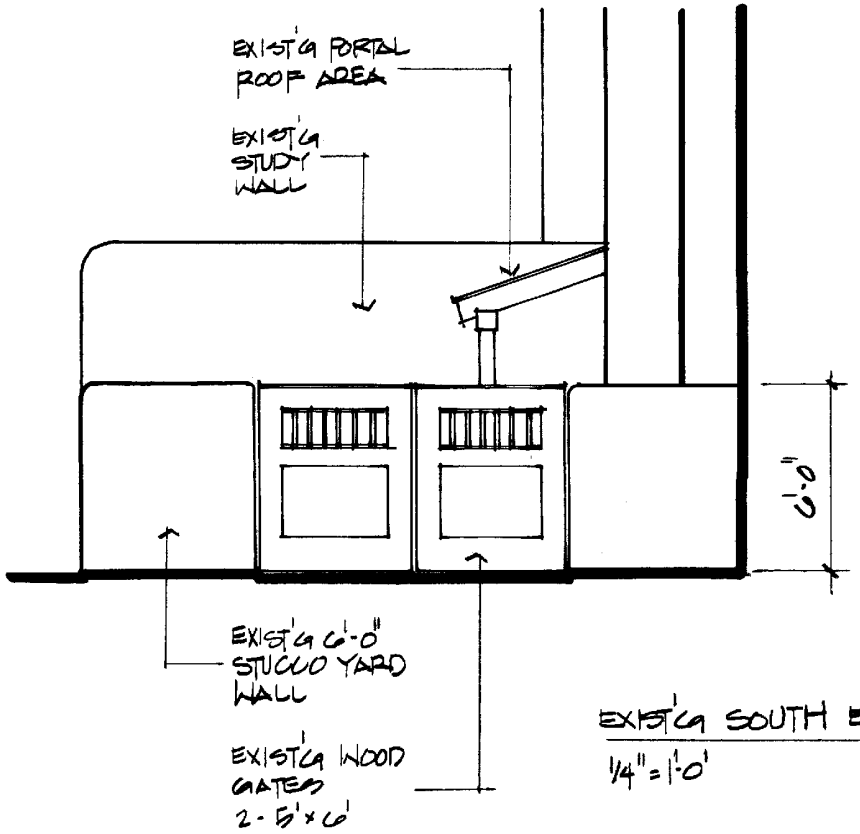


EXISTING PLAN
3/16" = 1'-0"



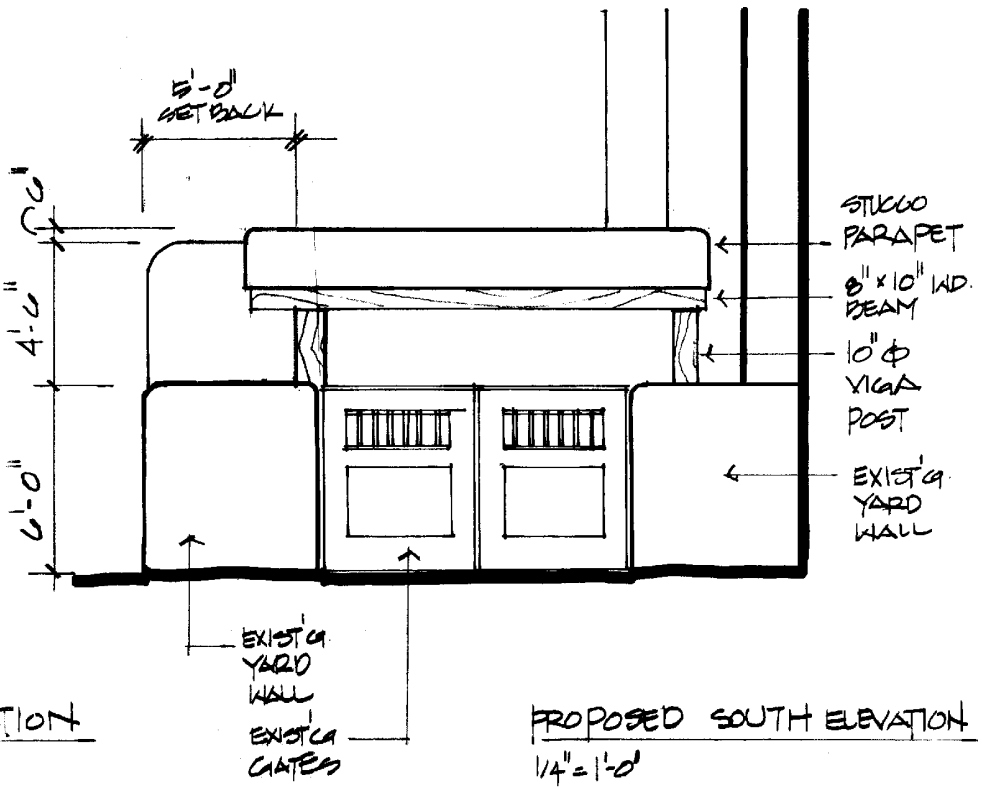
PROPOSED PLAN
3/16" = 1'-0"

JAD ARCHITECT



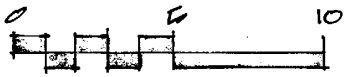
EXIST'G SOUTH ELEVATION

1/4" = 1'-0'



PROPOSED SOUTH ELEVATION

1/4" = 1'-0'



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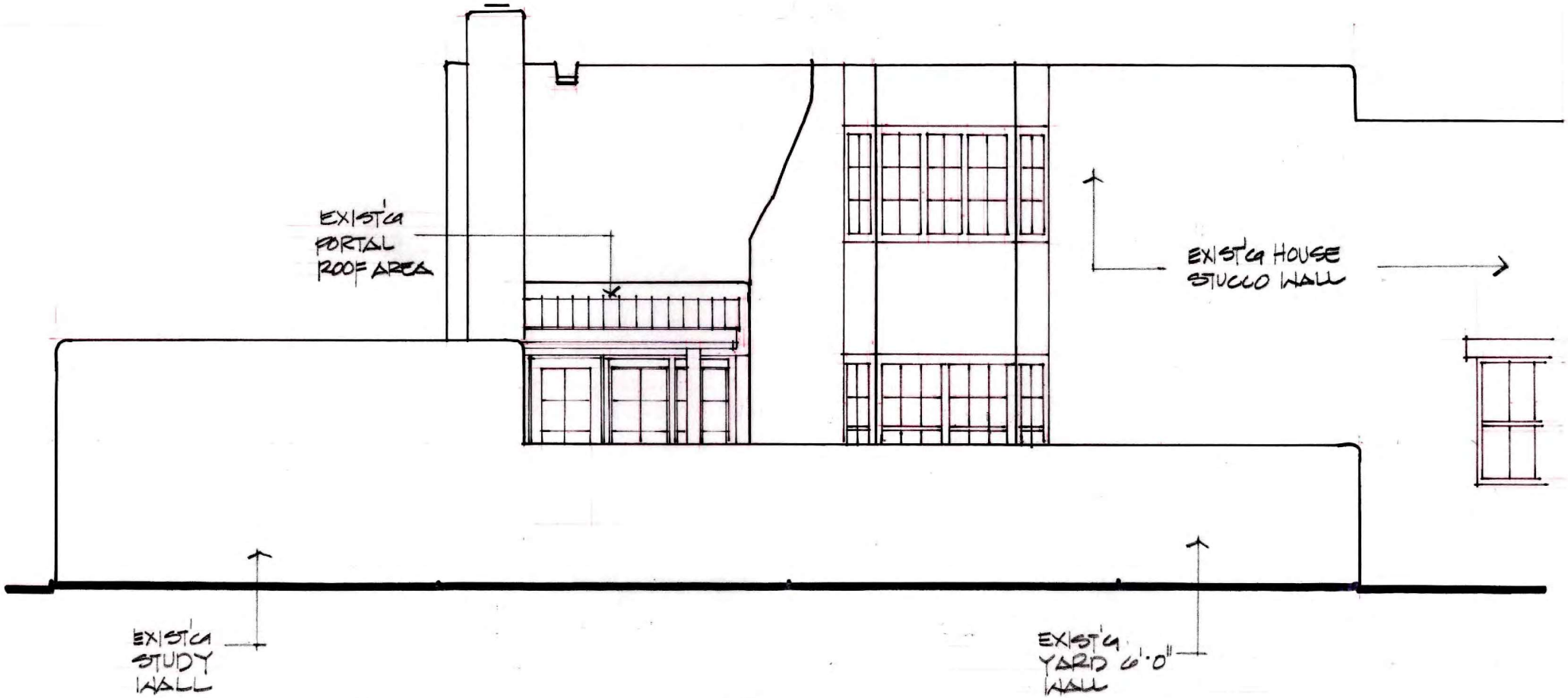
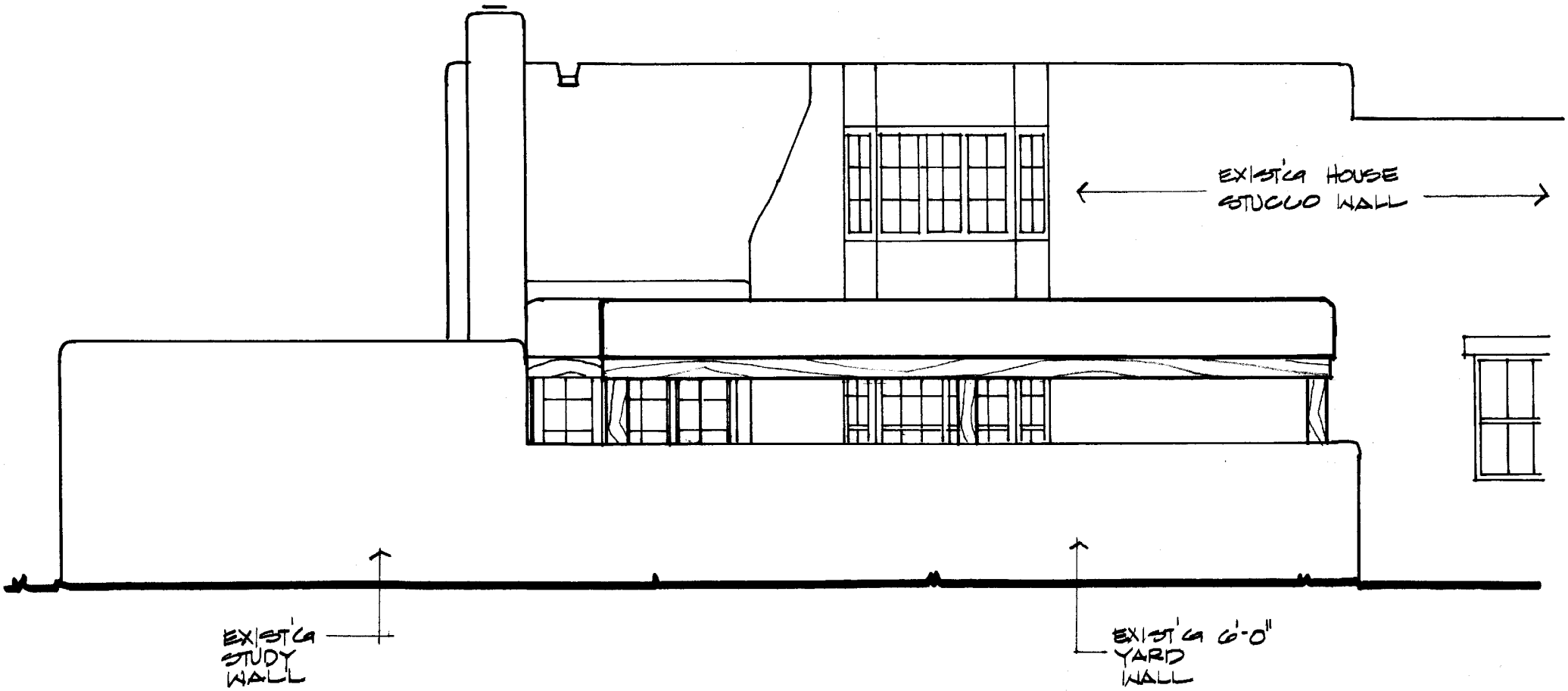


EXISTING WEST ELEVATION

1/4" = 1'-0"

0 5 10

JAP ARCHITECT



PROPOSED WEST ELEVATION

1/4" = 1'-0"

0 5 10

JAP ARCHITECT

753 Acequia Madre Photos



Courtyard Gates – Looking North



Courtyard View – Looking Northeast



Courtyard View – Looking East



View – Looking Southeast



View – Into the Courtyard



View – Existing Portal


2
3
4
5
6


FIRE DEPT

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-008621--HDRB

Project Description: 2024-008621-HDRB. 824 Dunlap St. Unit D. Westside-Guadalupe Historic District. Non-contributing. Watson and Associates, agent for Kary Myers, owner, proposes to construct a shed to a height of 9'-4" and yardwalls, fences, and gates with varying heights up to 7'-8" where 8'-0" is the maximum allowable height, and install window canopies on a residential structure.

Project Location(s): 824 DUNLAP ST D
Santa Fe, NM 87501

Contacts:

Applicant:	ROBERT WATSON 1893 CAMINO LUMBRE SANTA FE, NM 87505	watsonassociatesllc@comcast.r
Property Owner:	KARY MYERS 824 DUNLAP ST B SANTA FE , NM 87501	karymyers@gmail.com

Historic District: HD: Westside-Guadalupe

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South:

Publicly Visible Facade-West:

Historic District Inventory Number: 1996 H1907

Year of Construction: 2004

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 23, 2024

TO: Historic Districts Review Board Members

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

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2024-008621-HDRB. 824 Dunlap St. Unit D. Westside-Guadalupe Historic District. Non-contributing. Watson and Associates, agent for Kary Myers, owner, proposes to construct a shed to a height of 9'-4" and yardwalls, fences, and gates with varying heights up to 7'-8" where 8'-0" is the maximum allowable height, and install window canopies on a residential structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other: previous case file

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

The single-family residence at 824 Dunlap Street Unit D is listed as non-contributing to the Westside-Guadalupe Historic District due to its' age. The unit is one of four units approved in 2003 and constructed in 2003/2004. The unit is designed in the contemporary Santa Fe Style with rounded parapets and wall-dominated masses. The north facing elevation of the building features rusted steel portals and single lite doors.



Figure 1: Property location

The applicant proposes the following exterior alterations:

1. Replace the latilla fence along the south and east property lines by installing new steel posts and reinstalling approximately 85 lineal feet of existing latilla fence along the same alignment to original height of 7'-8" for east section and 7'-0" for south section where the maximum allowable height is 8'0".
2. Construct a CMU yard wall to 6'0" high for 12 linear feet between the back of house and south property line to enclose backyard. Stucco wall to match existing house color and texture.
3. Construct a CMU storage shed unit with the rear of the storage structure abutting the yard wall. The storage unit will be 9'4" high and will have single panel doors facing east into the property. The stucco will match the existing house texture and color.
4. Install three (3) light sconces at the storage shed with two (2) on the west side on a one (1) each on the east side.
5. Install an un-primed steel pedestrian gate to 6'-5" high in the west CMU wall between the house and the storage structure.
6. Install un-primed steel window canopies over three (3) west side windows and one (1) south side window. The canopies are constructed of un-primed 1" square steel tubing and corrugated metal. The west side canopies will be 2'-0" deep by 3'-10" wide and the south side canopy will be 2'-0" deep x 6'-3 1/2" wide. The will patina to achieve a color that matches existing unprimed steel elements on the house.

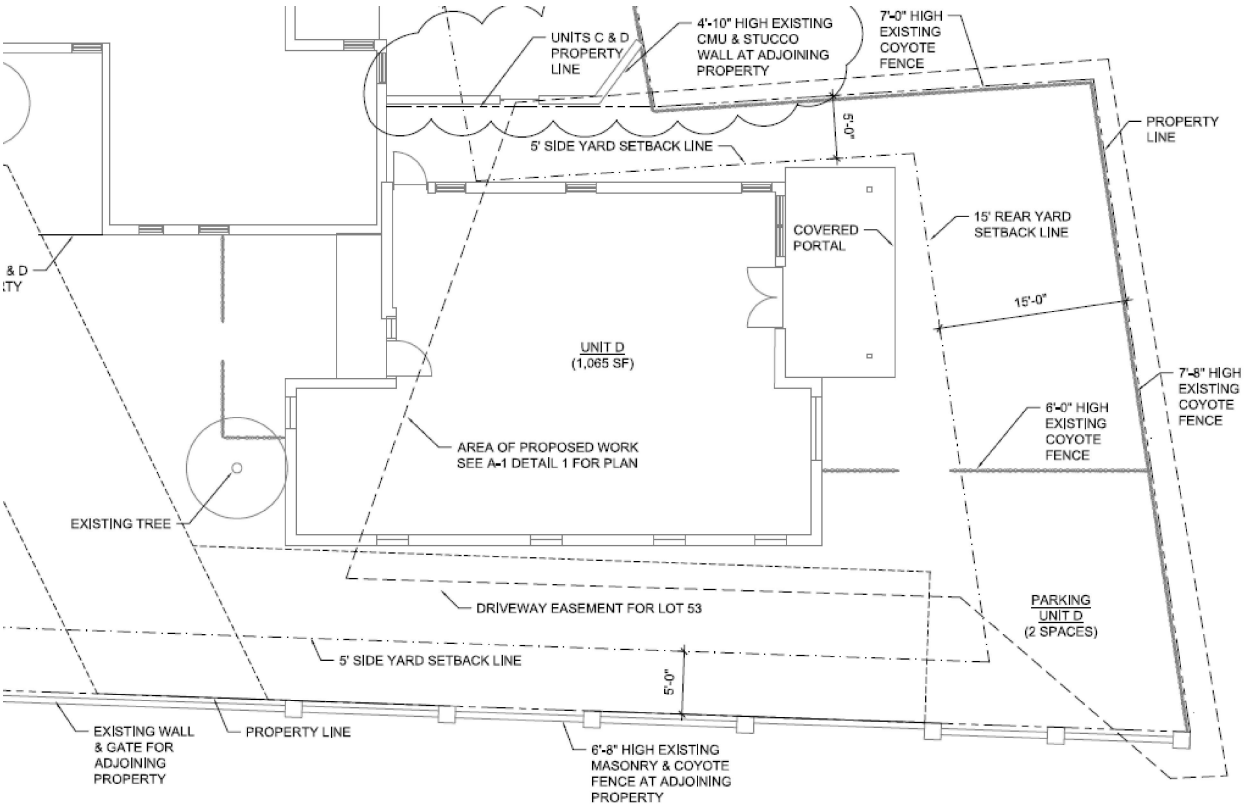


Figure 2: Existing Site Plan

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city* , it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(D) **General Design Standards for All H Districts**

(9) Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, *scale*, and massing of any *structure* in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22 , § 16)

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.

(I) **Westside-Guadalupe Historic District**

(1) District Standards

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

(a) Slump block, stucco, brick, or stone, shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials;

(b) The color of stuccoed *buildings* shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and *portales* or *porches* may be emphasized by the use of white or other colors. Painting of *buildings* with a color that causes arresting or spectacular effects or with bold repetitive patterns or using *buildings* as signs is prohibited. Murals, however, are permitted and may be referred to the *city* arts board for an advisory recommendation;

(c) Roof form, *slope*, and shape. It is intended that *buildings* be designed to be "wall dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, or *hipped roofs* can be designed as "wall dominated" solutions and are allowed. The height of the roof above the *wall* shall be no greater than the height of the *wall*. Folded plate, hyperbolic or mansard roofs are not allowed;

(d) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing *walls* for trombe *walls* or other solar collectors, direct gain, or other energy collecting purposes is

allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened as follows:

(i) raising the parapet;

(ii) setting back from the edge of the roof;

(iii) framing the collector with wood;

(iv) in the case of pitched roofs, by integrating the collector into the pitch;

(v) in the case of ground solar collectors by a *wall* or vegetation;

(vi) in the case of *wall* collectors, by enclosing by end or other *walls*;

(vii) other means that screen the collector or integrate it into the overall *structure*. Non-glare materials shall be used in solar collectors.

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

(f) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in the *street* frontage;

(g) *Greenhouses*

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

(i) *Porches* and *portales* are encouraged;

(j) When parking spaces are required for commercial or multi-family *residentialbuildings* , they shall be placed to the rear or side of the building.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or demolition of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval or referral shall be indicated by the division on the *application* for the building *permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996

IDENTIFICATION

ADDRESS: 824 Dunlap

OLD ID NUMBER: 0516 13424

BUILDING NAME: Baca house

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H19070

TNSP 17 (N) S RANGE 9 (E) W SEC 23 SE 1/4 SW 1/4

FIELD MAP Santa Fe
Historic Status Map 1996

DATE OF CONSTRUCTION:
c. 1900 ESTIMATE by 1928 ACTUAL
SOURCE(S) family / city directory (Baca, Cleofes Mrs.)

BUILDING DATA

ARCHITECTURAL STYLE:
Vernacular

USE:

HISTORIC: (residential)
OTHER _____

PRESENT: (residential)
OTHER _____

SURROUNDINGS:
residential/commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? shed
house at 824 1/2

IF INVENTORIED, LIST ID NUMBER(S)

H19071, H19080

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR

EXPLAIN: 2 replacement windows on N & W

OVERALL CONDITION:

___ EXCELLENT ___ GOOD

X FAIR ___ DETERIORATED

BUILDING THREATENED?

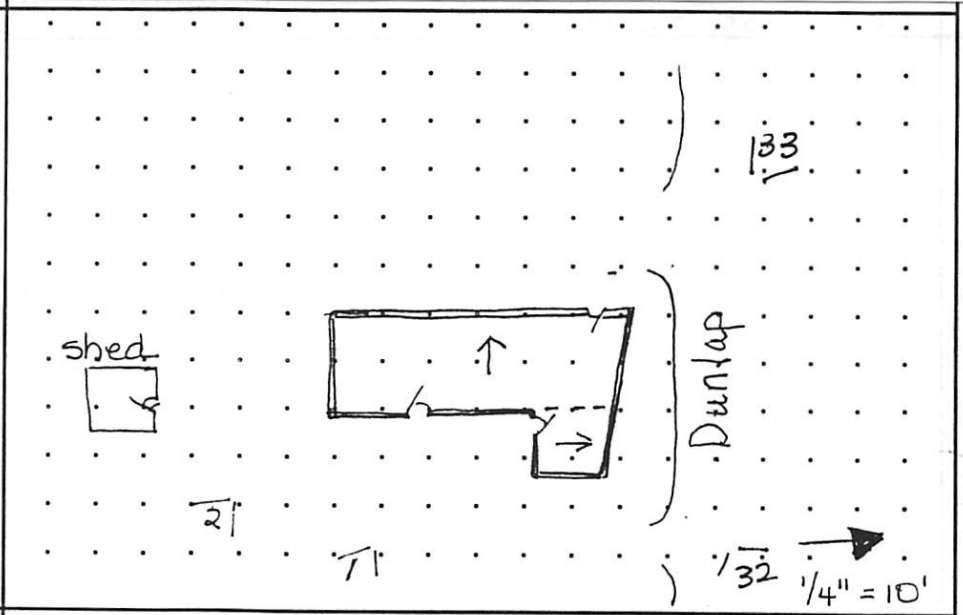
___ YES X NO

PHOTO



#32 northeast

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE

LOCAL DESIGNATION: Westside-Guadalupe HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 6/96 BY DB

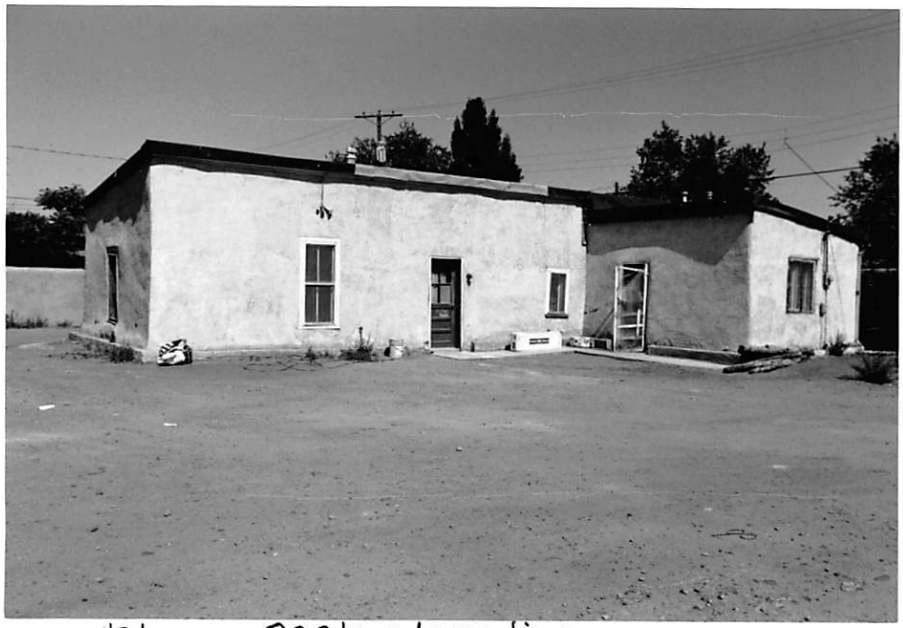
NEGATIVES WITH NMHPD ROLL # DB3 NEG # 32 TO 33
DB5 # 1 TO 2

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	shed roof with asphalt roofing over deteriorated wood fascia; metal gutters & spouts, metal stovepipes	
BUILDING WALLS	green stucco, cracked, battered	
FOUNDATIONS	Not visible – reinforced	APPROX. HEIGHT (FT.) 11
DOORS	wood panel with 4 upper lights, wood frame Solid wood with small upper light	
WINDOWS	2/2 wood DHWs in wood frames, wood sills, hanging screens; 6 light wood csmt. paired & single, wood frames & sills; one anodized metal slider W center, one alum slider N	
PORCHES OR PORTALES	concrete step W, concrete sidewalk SE	
ARCHITECTURAL DETAILS	Very plain building, clearly old but lacking detail or clear style.	
FENCES/WALLS	knocked down by auto – planning to replace w/ wood plank fence along street N	
SITE FEATURES	Business across street does not have adequate parking – people park on site, leave trash in yard.	

OTHER/ COMMENTS: Family reports that Margaret Baca, the owner, recently died at age 92 and was born in the house. House has been almost untouched except for replacement windows on the north and west sides.

ADDITIONAL PHOTOGRAPHS



#1 east elevation

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996 (concluded)

IDENTIFICATION

ADDRESS

824 Dunlap

ID NUMBER: 0516 13424

SANTA FE ID NUMBER: H 19070

SURVEYED/RESEARCHED

DATE 6/96 BY DB



#2 southeast



#33 northwest

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1907

building threatened? yes	surveyed date 8/85 by SL	county SANTA FE	ID no. 051613424
field map SFHD # 7	number 424	UTM reference zone 12 13	easting northing

location description: 824 Dunlap

city/town: SANTA FE

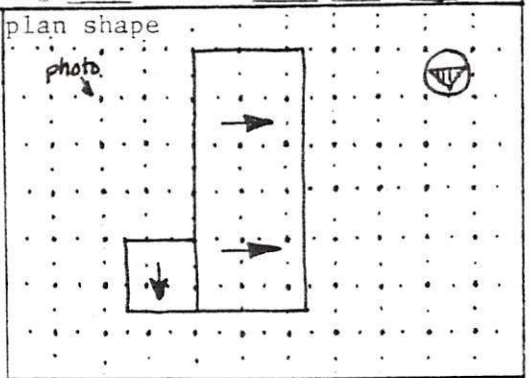
land grant/reservation: na

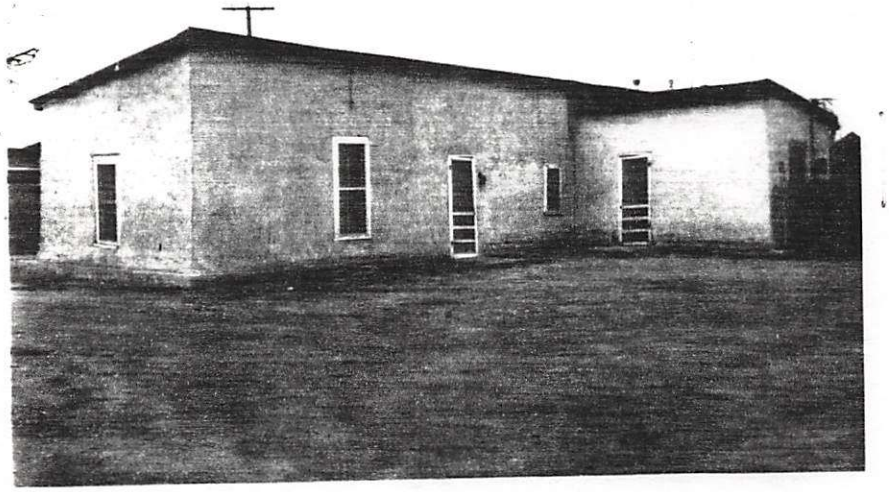
building name

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

film roll by SL no. 14	negative nos. 28	loc. of neg. HPB

plan shape





date of construction: Pre 1900 estimate ___ actual

source: family member

use
present: ✓residential
other:
historic: ✓residential
other:

condition
___excellent ✓good
✓fair ___deteriorating

NMV

? (conc. reinforc'd base)

wall material/surface: adobe/ stucco

degree of remodeling
✓minor ___moderate ___major
describe: old addition

architectural features
- shed rfs w/ extended eaves, expos'd rf. joists w/ gutter
- windows: 1/1 dbh, 6 (+2) lit casemt, 8 lit tandem casemt - all w/ wd. surround & wd. log sill (except. W. elev.), 2/2 dbh
- doors: solid w/ 4 lits, solid w/ 1 lit

surroundings: residential

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

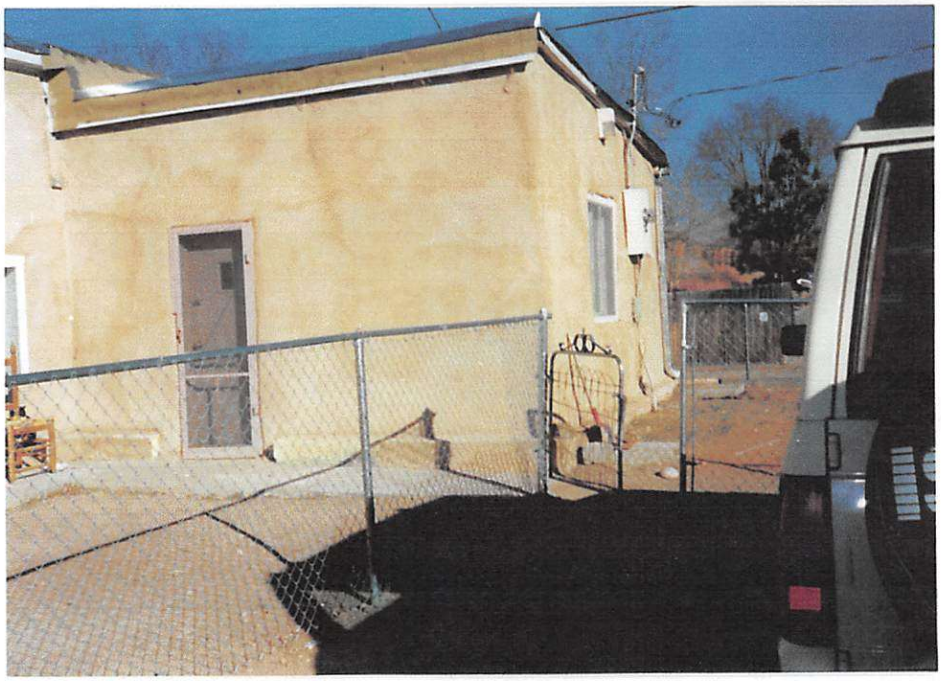
significance
✓eligible ___of interest ___none
if eligible, why? age & style (intact)/primary

comments

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes



ADDRESS: 824 Dunlap **HIST. SURVEY #:** 424

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

NAME:

CITY SURVEY

Area #: 7 Signif. Status: S

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

REGISTER STATUS (Individual Nominations)

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

HSFF: N **HABS:** N

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

DOCUMENTATION

SFHS Inventory: Y

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

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

Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other:

Bibliography:

Comments:

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 6/6/23 Myers

Property Owner of Record: Kary Myers

Applicant/Agent Name: Robert Watson

Contact Person Phone Number: 505 239-1440

Site Address: 824 Dunlap St. Unit D

Proposed Construction Description: CMU wall, shed, reboild latilla fence

TOTAL ROOF AREA:

Zoning District: Westside-Guadalupe Watson Assoc. Dist

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

Submittals Reviewed with PZR:

☒ Legal Lot of Record ☐ Development Plan ☒ ~~Building~~ Plans ☒ Existing Site Plan ☒ ~~Proposed Site Plan~~ ☒ Elevations

Supplemental Zoning Submittals Required for Building Permit:

☐ Zero Lot Line Affidavit

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

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

Terrain: ☐ 30% slopes

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

Lot Coverage : ____%
☐Open Space Required:____

Setbacks:
Proposed Front: ____ Minimum: ____
2nd Front? ____
Proposed Rear: 5' Minimum: 5'
Proposed Sides: L___ R___ Minimum:____

Height: Proposed 9'-6"
Maximum Height: ____ or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed____ Accessible____
Minimum:____

Bicycle Parking:**
Proposed:____ Minimum:____
** Commercial Requirement

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

Robert Watson [☐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** 6/6/23

To Be Completed By City Staff: 2023-007203-PAR

Additional Agency Review if Applicable:
- ☐ Escarpment Approval by ____ Date: __/__/__
- ☐ Flood Plain Approval by ____ Date: __/__/__
- ☐ Traffic Engineering Approval by ____ Date: __/__/__

Notes:

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

REVIEWER: Stephanie Perea **DATE:** 8/11/23

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

Revised 20 November 2020

WALL AND FENCE GUIDELINES
SANTA FE HISTORIC DISTRICTS

[ADOPTED 24 AUGUST 1999]

Purpose and intent: These guidelines are offered to promote continuity and harmony of design elements that comprise streetscape in the Santa Fe Historic Districts, including, but not limited to walls, fences, open space and landscaping and their connectivity to the primary structures(s) on the property and the physical character of the street or public façade of the property. These guidelines are consistent with the purpose and intent, and standards in the Historic Districts Ordinance [Section 14-70 SFCC 1987].

SCALE:

Walls should not extend for more than 50 feet in a single, horizontal plane without a plane change of at least one foot.

Wall heights should modulate a minimum of 8 inches, or one block course, at least every 25'.

Walls should include openings such as gates, windows and nichos at appropriate intervals.

Walls and fences in excess of 4 feet in height and having street frontage or visibility shall be brought to the HDRB for review and approval prior to submission for building permit review. Where there is a conflict between this guideline and the allowable height as calculated under Section 14-70.20 SFCC 1987, the latter shall prevail. [This supersedes the HDRB's 8/13/96 policy requiring the same for walls or fences in excess of 3 feet in height. It encourages the construction of lower privacy walls that still allow the structure on the site to make a contribution to the streetscape, and provide for a view shed into the property. This is recommended in response to the proliferation of inappropriately high yard walls that have been and are being constructed throughout the city's historic districts, causing an impact on the historic and visual character of the historic districts.]

Wall heights should be carefully regulated by the HDRB standards as calculable for the particular streetscapes [Section 14-70.20 SFCC 1987]; and should be restricted so as not to increase the allowable height for the streetscape by more than 20%.

Solid fences should be stepped back and modulated the same as walls.

Fences with fenestration, such as coyote fences, may continue in an unrestricted horizontal distance at the same height and in the same horizontal plane.

SETBACK:

Unfenestrated walls and fences (e.g. cedar stake, ponderosa slat) should setback from the front property line an average of 1 foot for every 10 feet of horizontal length of the wall. This could be accomplished in a single plane or with step backs as outlined above.

Open fences (e.g. wire and post, picket) or fenestrated fences (e.g. coyote) may be constructed without setback at the front property line, unless otherwise regulated by the underlying zoning.

Walls with openings comprising 20% of the surface area of a single plane may be constructed at the property line, unless restricted by the underlying zoning.

Side or rear walls or fences may be constructed at the property line as per that allowed by the underlying zoning.

Walls or fences within existing compounds should be restricted to privacy barriers to enclose courtyards, parking and private areas; and should be connected to and not extend more than 25 feet from the main structure. However, walls or fences should not be connected to significant structures. Desired connections may be made to significant structures by way of other means [e.g. Landscaping]. These treatments will help maintain traditional compound common elements, such as open space and the ability to communicate with neighbors, and therefore assist in the preservation of the character of existing compounds.

MATERIAL, TEXTURE AND COLOR:

Walls should be predominantly of the same material, texture and color as the main structure(s) to be located on the property, or may be of material indigenous or traditional for the area such as river rock, limestone, flagstone or slate.

Fences should be of the material, texture and color of fences typical of the existing streetscape or design vernacular if applicable to a particular H-District or streetscape.

GATES:

Vehicular gates should be permitted only at entrances to private driveways or compounds and set back in accordance with the underlying zoning.

Vehicular gating of subdivisions or other large-scale developments is strongly discouraged, and may be prohibited [See City of Santa Fe 1999 General Plan].

Gates should be designed to complement the wall or fence treatment containing them with respect to scale, height, material, texture and color. Fenestrated gates should be encouraged as opposed to solid gates.

LANDSCAPING (Suggested Options)

Walls and fences in excess of 50' in length should install landscaping along the exterior façade within the suggested setback or step back.

Landscaping on top of or over a wall is encouraged to provide for additional screening if desired from the interior of the property.

Terracing of walls is encouraged and should be landscaped.

The use of native, drought resistant plant material is encouraged in all wall, fence or terrace landscaping.

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case
H-03-083
New Construction

City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Jim Romero, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description : Construction of four residential units
Project number : 03-10100083
Case number : H-03-83
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **824 Dunlap Street**
HISTORIC DISTRICT: **Westside-Guadalupe**

PROJECT NAMES:

OW - Bill Roth
Santa Fe, NM 87501

303 B. Rodriguez
505-986-0316

AP - Laura Van Amburgh
Santa Fe, NM 87501

710 W. Manhattan Avenue
505-983-6868

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on August 5, 2003, acted on the above referenced case. The decision of the board was to conditionally approve your request on the condition that the stucco on the significant house differ slightly in colour from that of the new construction and that these colours be reviewed by staff prior to application for building permit.

For further information please call 955-6605.

Sincerely,

James M. Hewat
Historic Preservation Planner

David Rasch
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

City of Santa Fe, New Mexico

memo

DATE: August 5th, 2003

TO: Historic Design Review Board Members

VIA: Sandra Aguilar, PLUD Director
Reed Liming, Interim Planning Division Team Leader RL

FROM: James M. Hewat, Supervisor Planner JMH

CASE #H- 03-83

ADDRESS: 824 Dunlap Street
Historic Status: Significant
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_X_ Case Synopsis

_X_ District Standards & Yard wall & fence standards.

_X_ Historic Survey Form

_X_ Other:

APPLICANT SUBMITTALS

_X_ Proposal Letter

_x_ Vicinity Map

_x_ Site Plan/Floor Plan

___ Elevations

_x_ Photographs

___ Other

STAFF RECOMMENDATION

Staff considers the submitted proposal consistent with Section 14-5.2(D) and (I) of the Code. Staff is of the opinion that the construction of the four units will not result in a change of status of the Significant Baca House. Staff recommends approval of the project.

BACKGROUND & SUMMARY:

The Baca house at 824 Dunlap is a well-preserved vernacular adobe that is designated a Significant resource to the Westside-Guadalupe Historic District.

At the June 24th, 2003 meeting, the Board voted to postpone the case pending resolution of neighbors concerns including a access to an adjacent property via an easement running across 824 Dunlap Street. These issues have been resolved and the applicant has made several small changes in response to the Board's comments at the meeting.

The application proposes the construction of four new housing units (3,773 sq. ft) on the 1/3 acre lot. The existing house and shed total just over 1200 sq. ft.

In plan, the proposed new units are shown to be contained in two buildings connected by a portal and to be located at the east and south end of the property, approximately 40' from the Baca House and 40' from Dunlap Street.

Elevations show the units to be designed in the contemporary Santa Fe Style with rounded parapets and wall-dominated masses. In an apparent reference to the nearby Landmarked Prairie house at 852 Dunlap Street, the architect has designed a number of windows on the buildings in the Prairie Style.

The north (street facing) elevation of the buildings is shown to feature two rusted steel portals, two single light doors, two casement windows, a plank door, and a prairie window. At the highest point on parapet, each of the buildings is shown to rise to 13'. A height calculation for the streetscape yields a maximum allowable height of 13',1. The height of the adjacent Baca house is 12',3".

Specifications call for the buildings to be stuccoed in El-Rey "Cottonwood", "Suede", and "Bamboo" and windows to be Eagle clad "Mystic Gray".

City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Jim Romero, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description : REPLACE WINDOWS/DOORS & INSTALL ATM
Project number : 03-10100083
Case number : H-03-83
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **824 DUNLAP**
HISTORIC DISTRICT: **WESTSIDE GUADALUPE**
PROJECT NAMES:

OW – Bill Roth
Santa Fe, NM 87501

303 B. Rodriguez Street
505-986-0316

AP – Laura Van Amburgh
Santa Fe, NM 87501

710 W. Washington Ave.
505-983-6868

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on June 24, 2003, acted on the above referenced case. The decision of the board was to postpone your request until the July 8, 2003 meeting.

For further information please call 955-6605.

Sincerely,

James M. Hewat
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

H-03-83

van amburgh + parés + co. architects

505.983.4279 tel
505.983.2722 fax

710 w manhattan ave
santa fe, nm 87501

07.11.03

Re: 824 Dunlap

To Whom It May Concern:

Attached are site plan, plans, elevations and photos of 824 Dunlap. We have revised the project from our earlier submittal to respond to the concerns of the neighbors. We addressed the concerns of the Montoyas (Lot 51) by limiting the parking near their house to only two spaces and dispersing the rest throughout the project. We dedicated parking space number 9 to Benjamin Bianco (Lo 53) and also extended the access easement to allow for vehicular access onto his property.

The proposed project consists of 3 new units and a new courtyard wall at the existing house. Unit 1 is a 2 bedroom/1 bath and is 975 gsf; Unit 2 is a 2 bedroom/2 bath and is 1200 gsf; Unit 3 is a 2 bedroom/2 bath and is 1030 gsf. The existing house is 1080 gsf.

The proposed El Rey stucco colors are: Unit 1 "Bamboo", Unit 2 "Bamboo" and Unit 3 "Cottonwood." The existing house is "Cottonwood." Stuccoed yard walls to be "Cottonwood." The proposed windows and doors are Eagle wood/clad casements (color: "mystic gray").

The proposed portals are rusted steel columns with a rusted steel fascia. Rusted steel plate is proposed for under all 2'-6"x6'-0" windows (the majority facing south).

The entry yard walls are proposed to be 5'-0" high coyote fences @ units 1 & 3 with wood gates. Unit 2 has a combination of a 5'-0" high coyote fence and a 5'-0" high cmu wall – stucco to be El Rey "Ivory". The existing house to have a new 5'-0" high cmu wall – stucco to be El Rey "Cottonwood" to match existing house. The gate to be a custom wood gate with 2x6 T&G boards. A 3'-0" high cmu wall – stucco to be El Rey "Cottonwood" is proposed along the front property line with 3'-6" high pilasters on either side of the driveway.

The existing house and shed are "significant" historic structures. We feel the proposed new units maintain the scale and architectural style of the existing house by using simple forms and making reference to the wood fascias with steel fascias.

Thank you for your consideration,

Laura Van Amburgh

5X@PJL
@PJL USTATUS TIMED 30

City of Santa Fe, New Mexico

memo

DATE: June 24th, 2003

TO: Historic Design Review Board Members

VIA: Sandra Aguilar, PLUD Director
Reed Liming, Interim Planning Division Team Leader RL

FROM: James M. Hewat, Supervisor Planner JMH

CASE #H- 03-83

ADDRESS: 824 Dunlap Street
Historic Status: Significant
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_X_ Case Synopsis

_X_ District Standards & Yard wall & fence standards.

_X_ Historic Survey Form

_X_ Other:

APPLICANT SUBMITTALS

_X_ Proposal Letter

_x_ Vicinity Map

_x_ Site Plan/Floor Plan

___ Elevations

_x_ Photographs

___ Other

STAFF RECOMMENDATION

Staff considers the submitted proposal consistent with Section 14-5.2(D) and (I) of the Code. Staff is of the opinion that the construction of the four units will not result in a change of status of the Significant Baca House. Staff recommends approval of the project.

BACKGROUND & SUMMARY:

The Baca house at 824 Dunlap is a well-preserved vernacular adobe that is designated Significant resource to the Westside-Guadalupe Historic District.

This application proposes the construction of four new housing units (3,773 sq. ft) on the 1/3 acre lot. The existing house and shed total just over 1200 sq. ft.

In plan, the proposed new units are shown to be contained in two buildings connected by a portal and to be located at the east and south end of the property, approximately 40' from the Baca House and 40' from Dunlap Street.

Elevations show the units to be designed in the contemporary Santa Fe Style with rounded parapets and wall-dominated masses. In an apparent reference to the nearby Landmarked Prairie house at 852 Dunlap Street, the architect has designed a number of windows on the buildings in the Prairie Style.

The north (street facing) elevation of the buildings is shown to feature two rusted steel portals, two single light doors, two casement windows, a plank door, and a prairie window. At the highest point on parapet, each of the buildings is shown to rise to 13'. A height calculation for the streetscape yields a maximum allowable height of 13',1. The height of the adjacent Baca house is 12',3".

Specifications call for the buildings to be stuccoed in El-Rey "Cottonwood", "Suede", and "Bamboo" and windows to be Eagle clad "Mystic Gray".

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 5·29·03

Property Owner of Record Bill Roth

Applicant Name Laura VanAmburgh Phone 577-6841

Site Address 824 Dunlap

Proposed Construction 3 new units (2) 2/2 units (1) 2/1 unit / new 5' yard walls added to existing house to create courtyard, 3' entry yard walls

Existing house and shed to remain.

TO BE COMPLETED BY STAFF: Historical - Westside Guadalupe

Zoning District RM1 Subdivision _____ Lot ____ Block ____

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

Consider portals b/w units 1 and 2 as attaching bldgs.

Setbacks:
(Front) Provided 10 Minimum 10 (Rear) Provided 15 Minimum 15

(Left Side) Provided 5 Minimum 5 (Right Side) Provided 5 Minimum 5

(Special Yard) Provided _____ Minimum _____

Density: 4 units Open Space: 2 common open spaces equal to 1000 sf. Ample Priv. open space

Lot Size: 15,297 sf Total Roof Area: 4985 sf Lot Coverage: 32.6 %

Height: 14' max Wall Requirement: 5' Ht.

Parking: # Required 8 # Provided 8 Maneuverability _____
Space for 1 handicapped space avail.

Other District Requirements: _____

Preliminary Approved	☑	
Preliminary Approval w/ Conditions	☐	_____
Preliminary Rejection	☐	

Comments: _____

Reviewer [signature] Date 5/29/03

Prepared by: Mmontoya 12/99
Revised 4/3/2001

architects
van amburgh + parés + co.

505.983.4279 tel
505.983.2722 fax

710 w manhattan ave
santa fe, nm 87501

06.4.03

Re: 824 Dunlap

To Whom It May Concern:

Attached are site plan, plans, elevations and photos of 824 Dunlap. The proposed project consists of 3 new units for a total of 4 units. Unit 1 is a 2 bedroom/1 bath and is 950 gsf; Unit 2 is a 2 bedroom/2 bath and is 1170 gsf; Unit 3 is a 2 bedroom/2 bath and is 1105 gsf. Unit 4, the existing house, is 1080 gsf.

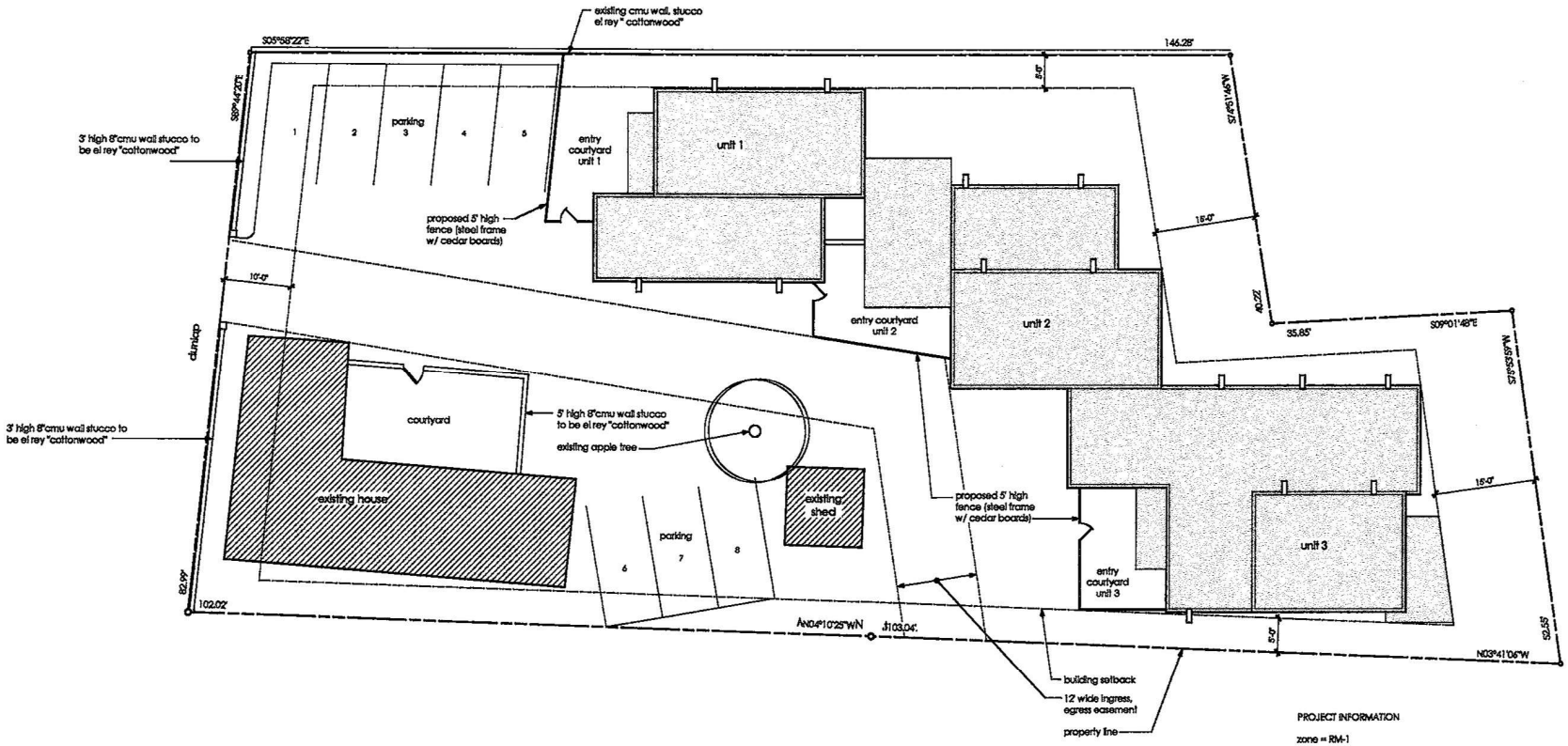
The proposed El Rey stucco colors are: Unit 1 "Bamboo", Unit 2 "Suede" and Unit 3 "Cottonwood." The existing house is "Cottonwood." Stuccoed yard walls to be "Cottonwood." The proposed windows and doors are Eagle wood/clad casements (color: "mystic gray").

The proposed portals are rusted steel columns with a rusted steel fascia. The entry yard fences are proposed as rusted steel frames with cedar boards stained gray. The cedar boards are repeated underneath living room windows (majority facing south).

The existing house and shed are "significant" historic structures. We feel the proposed new units maintain the scale and architectural style of the existing house by using simple forms and making reference to the wood fascias with steel fascias.

Thank you for your consideration,

Laura Van Amburgh
Architect



PROJECT INFORMATION

zone = RM-1

lot size = 15,251 sf

existing house = 1080 sf
existing shed = 132 sf
new construction = 3723 sf
total lot coverage = 4985

lot coverage = 32.6%

number of units = 4

number of parking spaces = 6

common open space = 1000 sf

site plan
1/8" = 1'-0"

0 2 4 6 10

N

824 DUNLAP

santa fe new mexico

architects
van amburgh + pares + co.

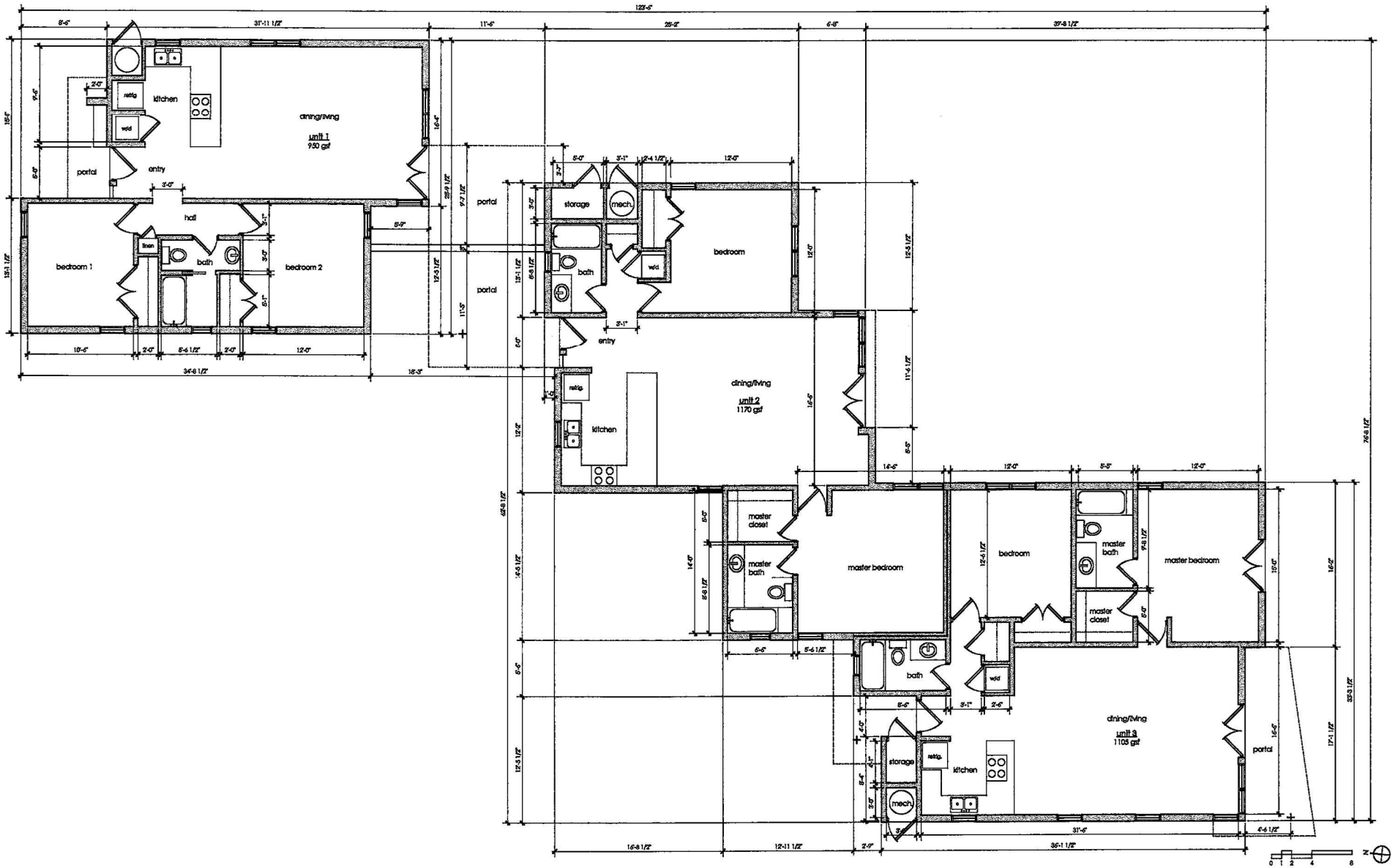
505 . 983.5868 tel
505 . 983.2722 fax

710 w manhattan ave
santa fe, nm 87501

revisions:

sheet title:
site plan
scale: 1/8" = 1'-0"
date: 4/9/03
h-board submittal
sheet number:

a.1



824 DUNLAP

santa fe new mexico

architects
van ambergh + pares + co.

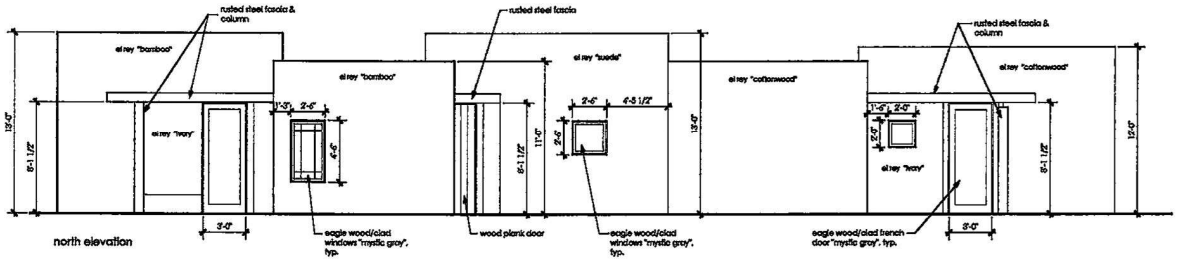
505 . 983.6968 tel
505 . 983.2722 fax

710 w manhattan ave
santa fe, nm 87501

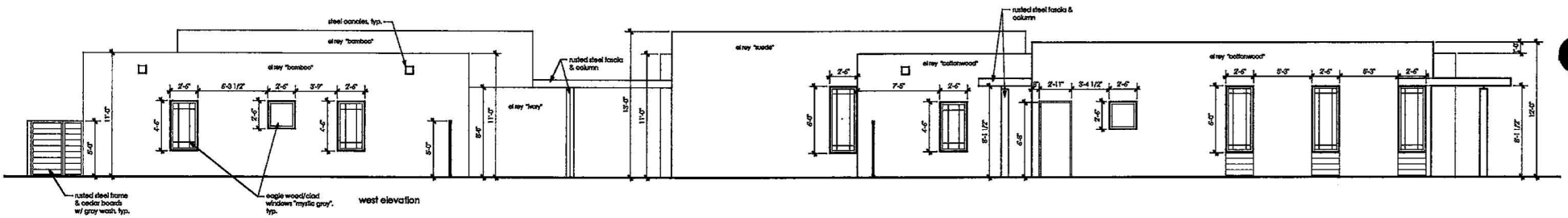
revisions:

sheet title:
floor plan
scale: 1/4"=1'-0"
date: 6/3/03
h-board
submittal
sheet number:

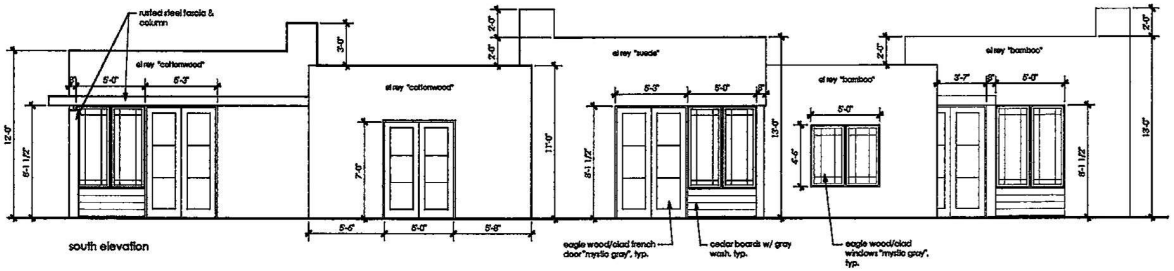
a.2



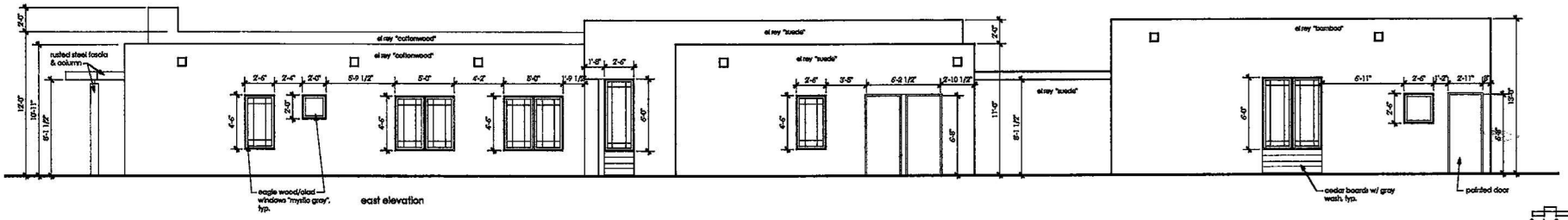
north elevation



west elevation



south elevation



east elevation

0 1 2 4 8

824 DUNLAP

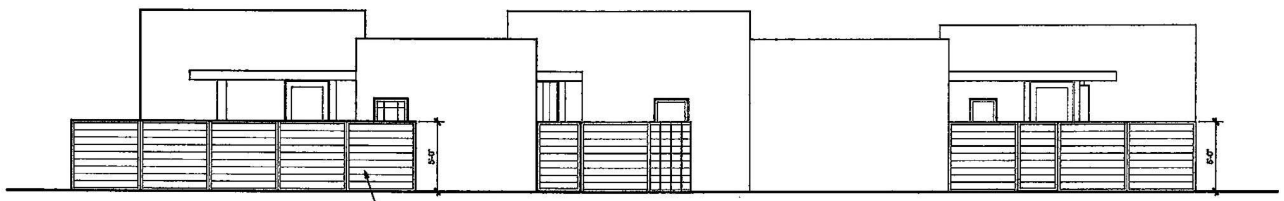
santa fe new mexico

architects
van arnburgh + pares + co.
505 : 983.6868 tel
505 : 983.2722 fax
710 w manhattan ave
santa fe, nm 87501

revisions:

sheet title:
exterior elevations
scale: 1/4"=1'-0"
date: 6/3/03
h-board
submittal
sheet number:

a.3



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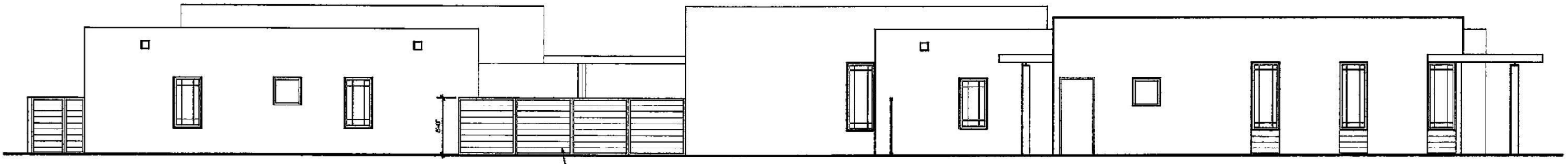

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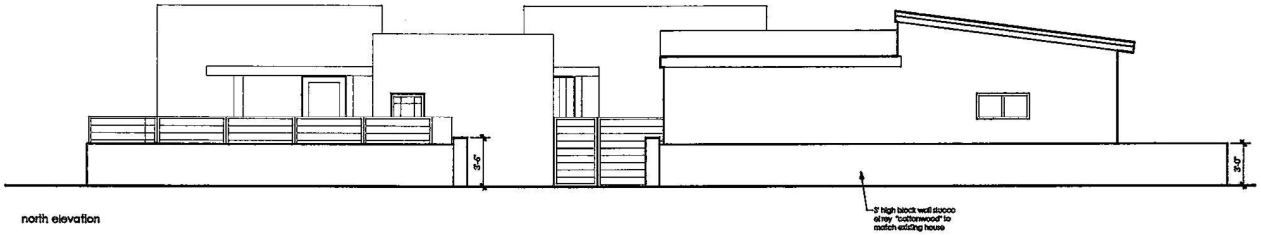

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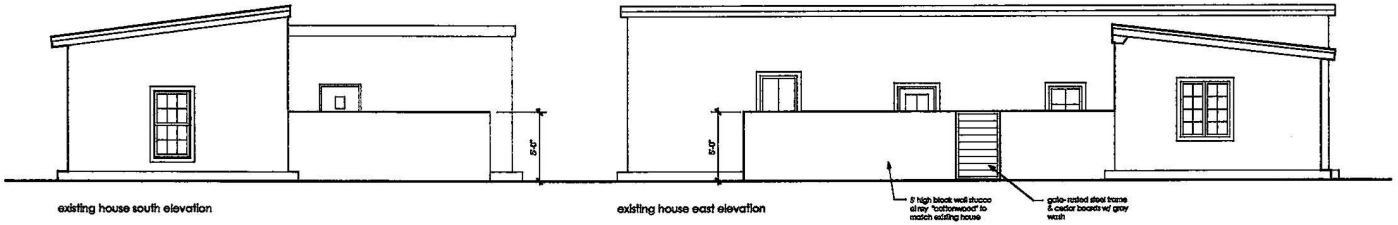

existing house south elevation

existing house east elevation

0 1 2 4 8

824 DUNLAP

santa fe new mexico

architects
van amburgh + pares + co.
505 . 983.6868 tel
505 . 983.3723 fax
710 w manhattan ave
santa fe, nm 87501

revisions:

sheet title:
exterior elevations
w/ yard walls
scale: 1/4"=1'-0"
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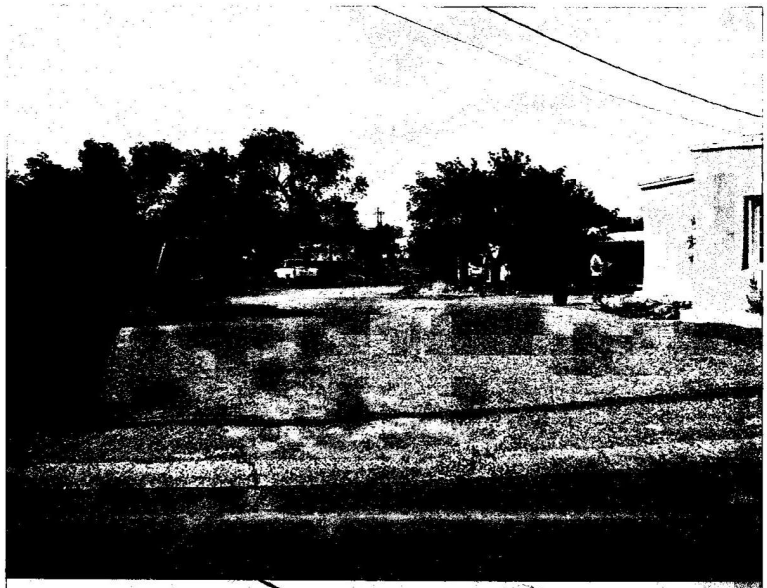
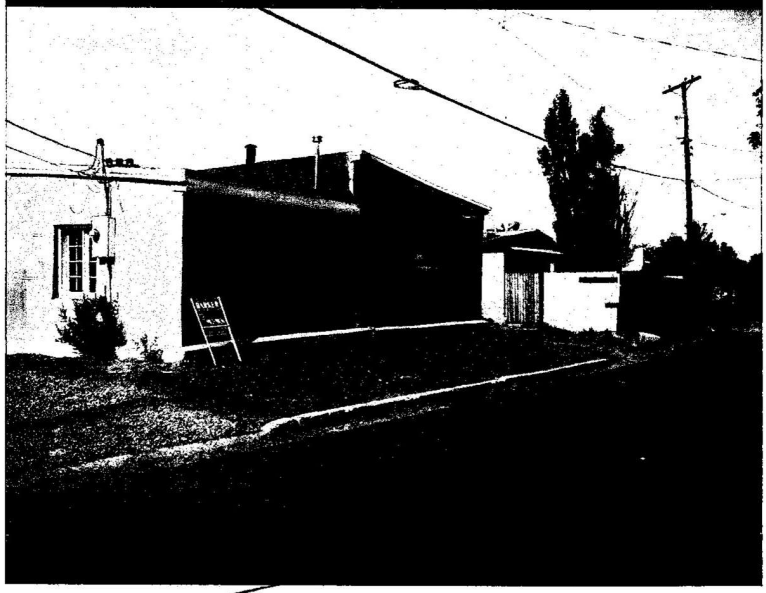
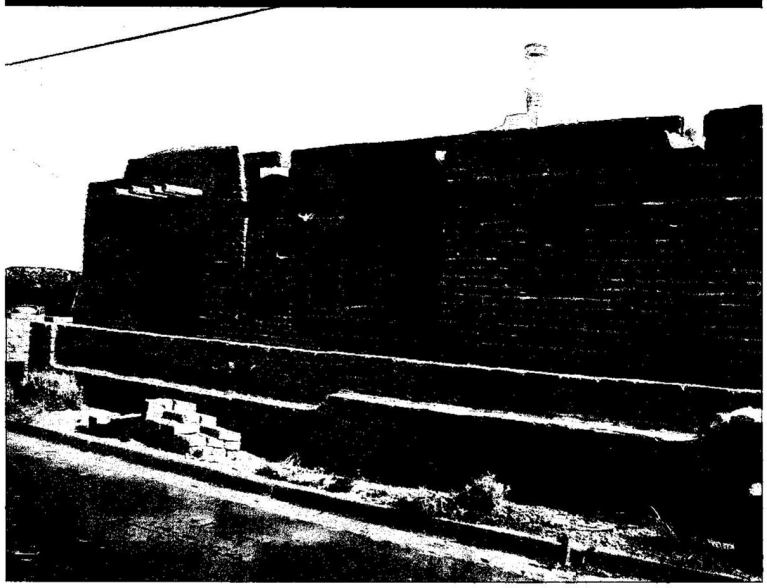
h-board
submittal
sheet number:
a.4



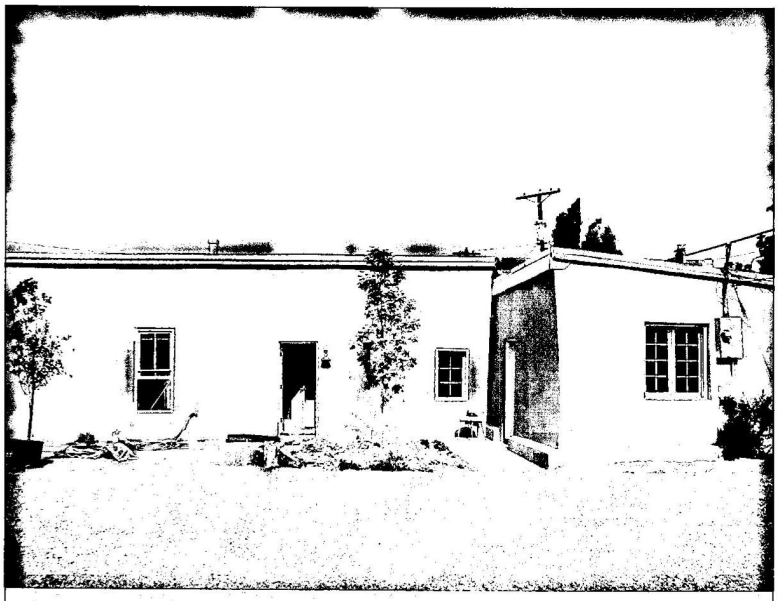
looking @ property form across the street



looking southwest from across the street



house @ 639 Alto w/ similar windows as proposed



looking west @ existing house



looking southwest @ apple tree & shed



looking west @ neighboring property

824 dunlap 3 June 2003

v a n a m b u r g h + p a r é s + c o.



looking south to shed & neighboring property



looking west to neighboring property & south side of existing house



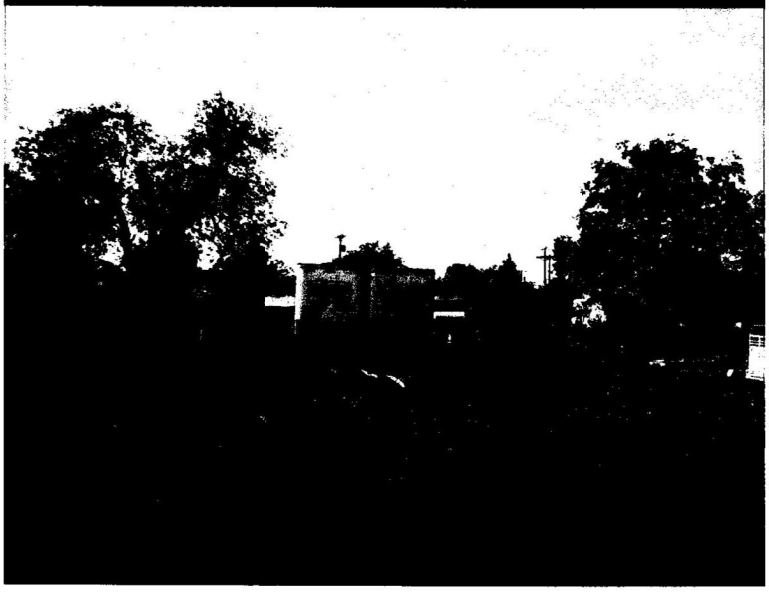
looking south from middle of property

824 dunlap 3 June 2003

v a n a m b u r g h + p a r é s + c o.



looking southeast to neighboring property



looking south to neighboring property



looking east from middle of property



looking north from back of property



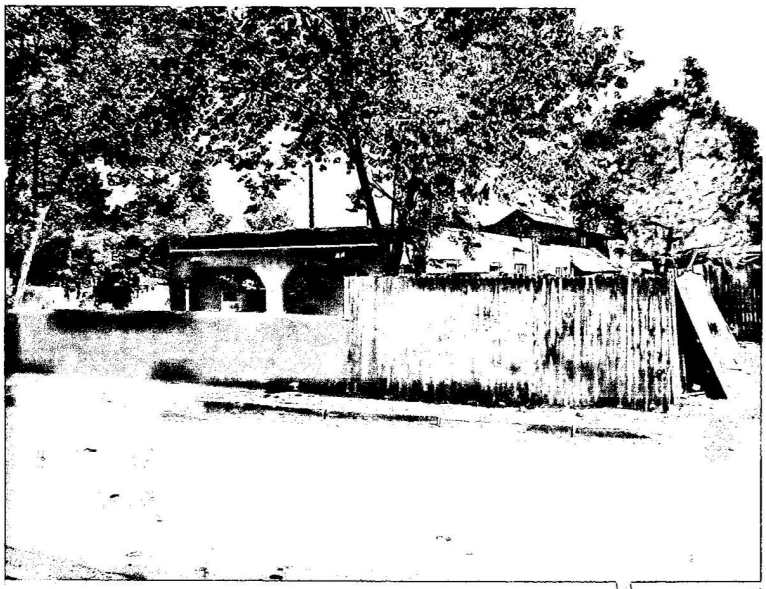
looking north from middle of property



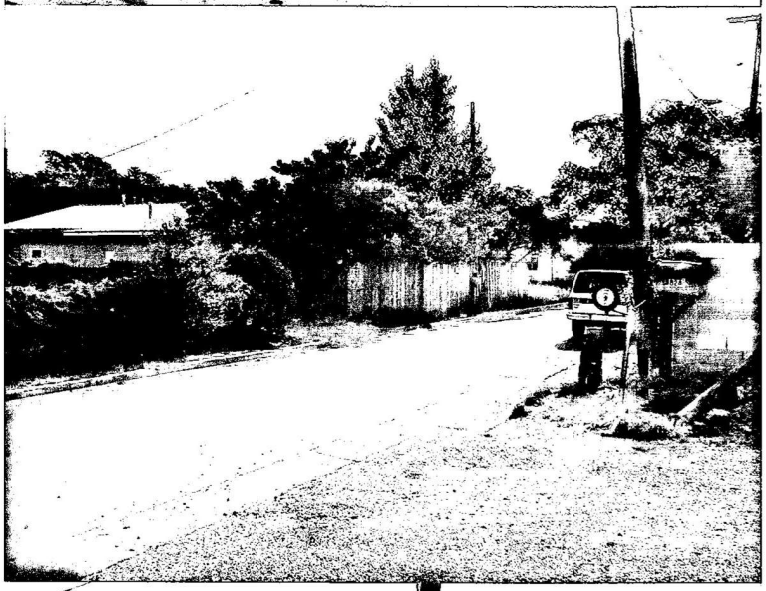
property across the street

824 dunlap 3 June 2003

v a n a m b u r g h + p a r é s + c o.



north side of Dunlap to the west



north side of Dunlap to the east



neighbor to the east

824 dunlap 3 June 2003

v a n a m b u r g h + p a r é s + c o.

HISTORIC DESIGN REVIEW BOARD APPLICATION

APPLICATION TYPE: Preliminary Approval [ ] Final Approval [ ]

PROJECT LOCATION: 824 Dunlap 15,251

PROJECT PROPOSAL: 3 new units on a ~~1000~~ sf lot for a total of 4 units (2) 2/2 units (1) 2/1 unit

CONSTRUCTION COST: $ 300,000 FEE: $ _____ + $20 Poster Cost = $ _____

OWNER: Bill Roth **PHONE#:** 986-0316

OWNER ADDRESS: 303 B. Rodriguez

CITY, STATE, ZIP CODE: Santa Fe, NM

APPLICANT: Laura VanAmburgh **PHONE #:** 983-6868 / 577-6841

ADDRESS: 710 W. Manhattan Ave.

CITY, STATE, ZIP CODE: Santa Fe, NM 87501

NEW CONSTRUCTION:

Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [✓]

OTHER CONSTRUCTION:

Demolition [ ] Remodel [ ] Addition [ ] Residential [ ] Signs [ ]
Wall/Fence [ ] Antenna [ ]

PREAPPLICATION MEETING: Date: _____ Case Planner: James Hewat

PRELIMINARY ZONING REVIEW: Date: 5·29·03 Planner: Andrew
(Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION

Does the project include multi-story new construction or an addition which will increase the height of the subject building:
YES [ ] **NO** [✓]

If yes, what is the appropriate streetscape height as determined during your pre-application visit? 14'-1"

What is the proposed height as illustrated in your project? 14'-0" max

---

I certify that the documents submitted for the Historic Design Review Board meeting meets the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

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

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

Signature of Applicant/Owner

6·2·03
Date

RECEIVED
JUN - 4 2003
8:30AM

City of Santa Fe, New Mexico

Historic Districts Review Board

July 23, 2024
2024-008621-HDRB
Applicant Submittal
Remodel

Proposal Letter for: 824 Dunlap St. Unit D - Casas De Suenos Condominium

Property History

Unit D was constructed in approximately 2005 by Bill Roth and is one of 4 units in the Casas De Suenos Condominium. The property was purchased by the current owner in 2019. Units B & D are owned by the same person. Unit D is set back off Dunlap St. in the back of the complex and is barely visible from the street. It is a single story house of a more modern design featuring flat roofs, sharp edges, exterior un-primed steel elements including steel fascia and canales. Exterior stucco color is a light yellow with a skip trowel finish. There have been no exterior renovations since original construction.

Scope of work

1) **Latilla Fence (Repair & Stabilize)** – Remove existing latilla (Coyote) fence along south and east property lines, install new steel posts (un-primed W 6x9) and reinstall approximately 85 lineal feet (lf) of existing latilla fence along the same alignment to original height of 7'-8" for east section and 7'-0" for south section.
2) **CMU Construction (wall & Storage Unit)** – construct 12 lf of 8" cmu block wall 6'-0" high along between back of house and south property line to enclose backyard. Stucco wall to match existing house color and texture. In line with this wall section is the back wall of a storage structure will a wall height of 8'6" and a flat roof structure of wood framing with an un-primed steel fascia to match the existing steel fascia of the adjacent portal. Overall height of structure is 9'-4".The storage unit is constructed of 8" CMU and is 4'-4" x 10'-0" with 2 each 3'-0" x 6'-8" single panel doors facing east into the backyard of the property. Building to be have new stucco to match existing house texture and color. There are 3 light sconces – 2 on the west side on a 1 each on the east side.
3) **Gates** – Install a new un-primed steel gate 3'-0"W x 6'-5"H in the west cmu wall between the house and the storage structure to secure access to the backyard.
4) **Window Canopies** – install un-primed steel window canopies over 3 west side windows and one south side window. The canopies are constructed out of un-primed 1" square steel tubing and corrugated metal. 3 each are 2'-0" deep by 3'-10" wide (west side windows) and 1 each 2'-0" deep x 6'-3 1/2" wide (south side window). They are to "rust" to achieve a color that matches existing unprimed steel elements on the house.



Photo 1: View of 824 Dunlap from Dunlap Street. Units A and B (not in scope of work) are visible at the front of the complex.



Photo 2: View up the complex driveway looking south. Unit C is partially visible at center left. The entry area for Unit D is mostly obscured by foliage at center right.



Photo 3: North elevation and entry area of Unit D. This view is from within the complex. This area is not in the scope of work.



Photo 4: View down the driveway easement within the complex showing the existing coyote fence at the far center of photo. This view is not visible from the street. The gate and fence at right is an adjoining property with easement rights and is not in the scope of work.



Photo 5: Parking area of Unit D as seen from within the complex. The coyote fencing at center is to be retained and repaired. The coyote fencing at left is to be replaced with a wall, gate and shed. The fencing at right is not part of the work. A canopy is proposed over the window at the left.



Photo 6: View of rear (south) and west elevations of Unit D. The coyote fencing is part of the work, to be replaced by a wall, gate and shed. Canopies are proposed over the windows along the west elevation and over the double window on the south elevation.



Photo 7: View of rear yard looking east from Unit D parking area. The perimeter coyote fence at right and in distance is to be retained and repaired. The coyote fencing at foreground is to be replaced with a wall, gate and shed.



Photo 8: View of east side yard and elevation. The coyote fencing at left is part of Unit C; the Unit C rear yard is at left. The coyote fencing at the corner and center right is part of Unit D and will be retained and repaired.

Tortuga LED Outdoor Wall Sconce

By Access Lighting

Call Us (877) 445-4486

Tortuga LED Outdoor Wall Sconce
By Access Lighting

Product Options

Finish: Bronze

Details

Residential
Vertical Install Orientation

Dimensions

Fixture: Width 8.5", Height 7", Depth 9.5", Weight 2.48Lbs

Lighting

Lamp Type	LED Built-in
Total Lumens	2400
Total Watts	24.00
Volts	120
Color Temp	2000 (Warm)
Average Lifespan (Hours)	50,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No



Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL:
https://www.lumens.com/tortuga-led-outdoor-wall-sconce-by-access-lighting-ACC2245116.html
Rating: ETL Listed Wet

ITEM#: ACC2245116

Created June 25th, 2024

ZONING REVIEW

ADDRESS: 824 DUNLAP STREET, UNIT D
ZONING DISTRICT: R-21
CONSTRUCTION DATE: 2004
PLANNED DEVELOPMENT: CASAS DE SUENOS CONDOMINIUM
HISTORIC DISTRICT: WESTSIDE/GUADALUPE
HISTORIC DESIGNATION (UNIT D): NON-CONTRIBUTING

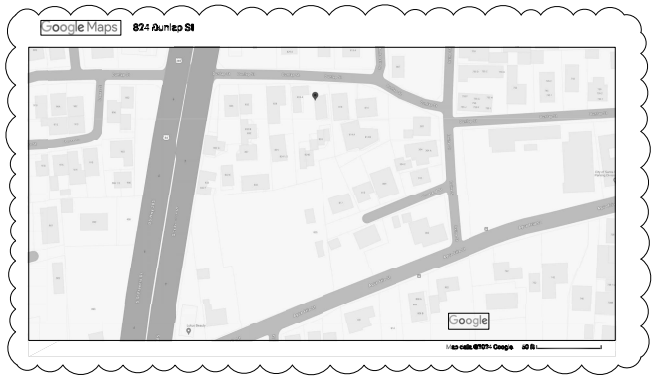
LOT COVERAGE (EXISTING): 4,728 SF
LOT COVERAGE (PROPOSED): 4,772 SF
GROSS LOT AREA: 15,246 SF
PRIVATE OPEN SPACE REQUIRED (UNIT D): 250 SF
PRIVATE OPEN SPACE PROPOSED (UNIT D): 734 SF

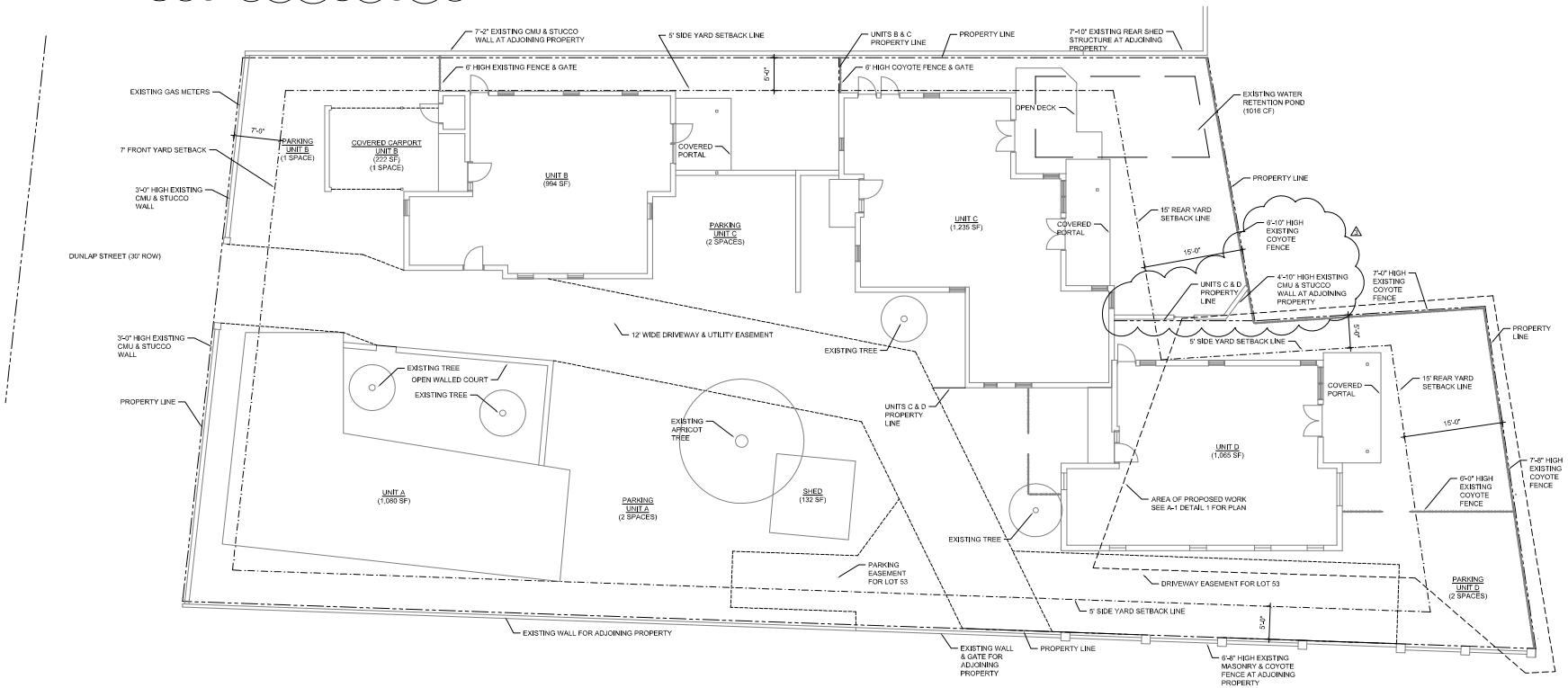
REQUIRED YARDS (PER DEVELOPMENT PLAN)
FRONT YARD SETBACK: 7'
SIDE YARD SETBACKS: 5'
REAR YARD SETBACKS: 15'

HEIGHT (MAXIMUM): 24'
HEIGHT (PROPOSED UTILITY SHED): 9'-4"

PROPOSED SCOPE OF WORK
GARDEN WALLS & FENCING - PERMITTED BY 14-7.1(D)(2)(a) IN REQUIRED YARDS
EXISTING WALLS & FENCING TALLER THAN 6'-0" PERMITTED TO REMAIN AS LEGAL NON-CONFORMING STRUCTURES BY 14-10.3
PROPOSED WORK WILL NOT INCREASE THE NON-CONFORMITY (14-10.3.(A))
PROPOSED WORK WILL INCLUDE ORDINARY REPAIRS & MAINTENANCE TO THE EXISTING NON-CONFORMING FENCES (14-10.3.(B))
PROPOSED WALLS & FENCING SHALL NOT EXCEED 6'-0" IN HEIGHT (14-8.5(B)(2)(a))
WALLS & FENCING AT SOUTH PROPERTY LINE ABUT A COMMERCIAL ZONE PROPERTY & MAY BE 8'-0" IN HEIGHT PER 14-8.5(B)(2)(i)
UTILITY SHED - PERMITTED BY 14-6.3(B)(2)(a) IN REAR YARDS ONLY
WINDOW CANOPIES - PERMITTED BY 14-7.1(D)(2)(g) OVERHANG MAXIMUM 2 FEET & PROPOSED ARE LOCATED IN THE BUILDABLE AREA

APPLICABLE BUILDING CODES
2021 NM RESIDENTIAL BUILDING CODE (2021 IRC AS AMENDED BY NEW MEXICO AND SANTA FE)
2020 NM ELECTRICAL CODE (2020 NATIONAL ELECTRICAL CODE AS AMENDED BY NEW MEXICO)





1 CASAS DE SUENOS CONDOMINIUM EXISTING SITE PLAN
1/8" = 1'-0"

NORTH

0 4' 8' 16'
SCALE: 1/8" = 1'

CLIENT
Kary Myers
824 Dunlap, Unit D
Santa Fe, NM

ARCHITECT
Douglas Gilbert, Architect
201 S. Wade Ave., Unit 41
Del Rio, IL 62917
(Santa Fe, NM)
(505) 699-1149
dgilbertarchitect@att.net

CONTRACTOR
Watson & Associates, LLC
Santa Fe, NM
505-231-1445
watsonassociates@comcast.net

ENGINEER

PROJECT TITLE

GARDEN WALLS & UTILITY SHED
824 DUNLAP, UNIT D
SANTA FE, NM

REGISTRATION – NM 009712 EXP: 12-31-2024

ISSUE

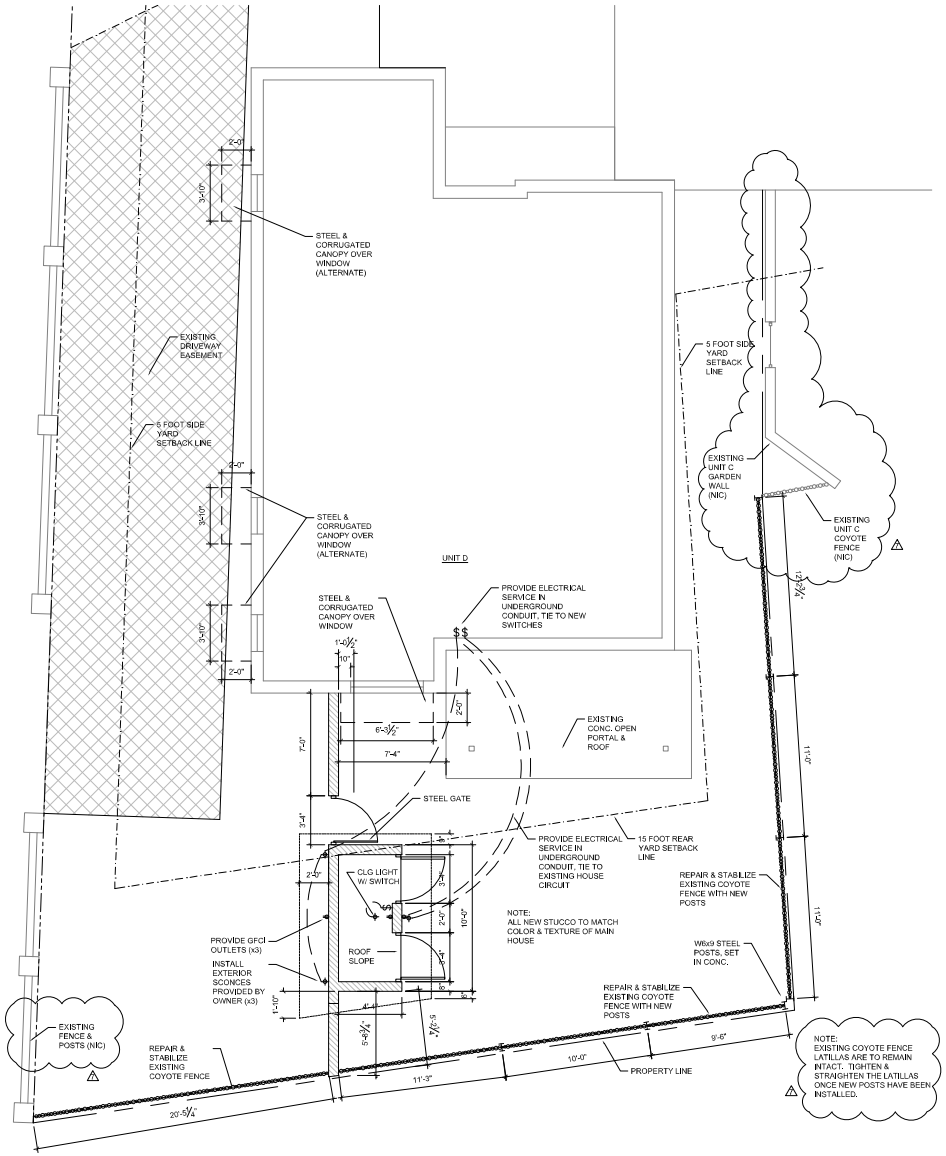
NMBR	DATE	DESCRIPTION
3	6-25-24	REVISED PRESERVATION REVIEW
2	7-26-23	REVISED ZONING REVIEW
1	6-6-23	PRELIMINARY ZONING REVIEW

PROJECT NO:	20-000
DRAWN BY:	DGG
CHECKED BY:	DGG
SCALE:	AS SHOWN

SHEET TITLE

EXISTING SITE PLAN
REVISED

A-0



1 SITE PLAN
1/4" = 1'-0"

CLIENT
Kary Myers
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Santa Fe, NM

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watsonassociates@comcast.net

ENGINEER

PROJECT TITLE

GARDEN WALLS & UTILITY SHED
824 DUNLAP, UNIT D
SANTA FE, NM

REGISTRATION – NM 005712 EXP: 12-31-2024

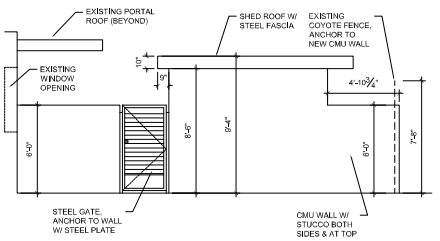
ISSUE

MARK	DATE	DESCRIPTION
7	8-29-24	REVISED PRESERVATION REVIEW
6	1-11-24	REVISED DESIGN
5	1-8-24	REVISED DESIGN
4	7-26-23	REVISED ZONING REVIEW
3	7-26-23	REVISED DESIGN PER EM
2	6-6-23	PRELIMINARY ZONING REVIEW
1	5-25-23	DESIGN DEVELOPMENT

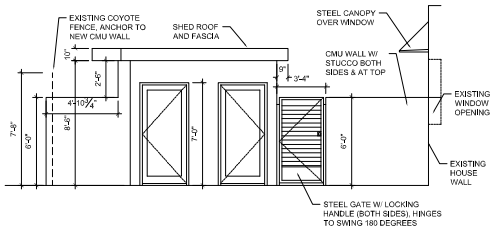
PROJECT NO:	20-000
DRAWN BY:	DGG
CHECKED BY:	DGG
SCALE:	AS SHOWN

SHEET TITLE
PLAN
REVISED

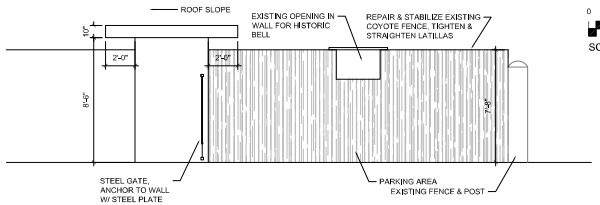
A-1



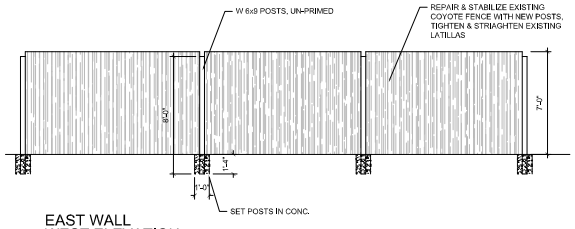
1 WEST WALL
WEST ELEVATION
1/4" = 1'-0"



2 WEST WALL
EAST ELEVATION
1/4" = 1'-0"



3 SOUTH WALL
NORTH ELEVATION
1/4" = 1'-0"



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WEST ELEVATION
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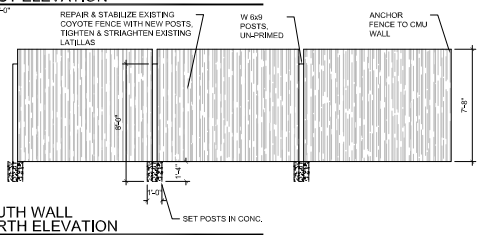

5 SOUTH WALL
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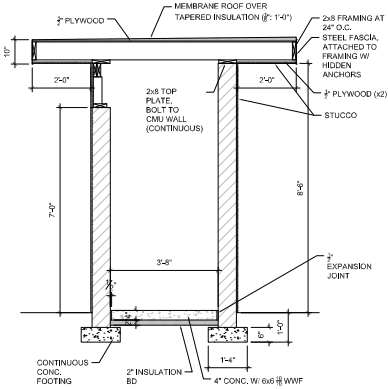
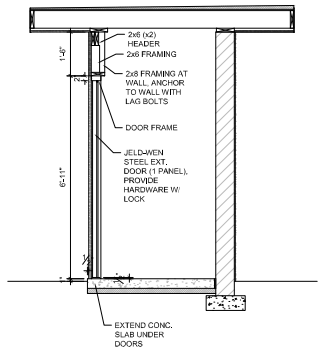
1/4" = 1'-0"



6 SECTION AT WALL
UTILITY SHED
1/2" = 1'-0"



7 SECTION AT DOOR
UTILITY SHED
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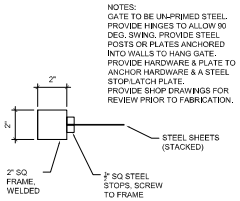
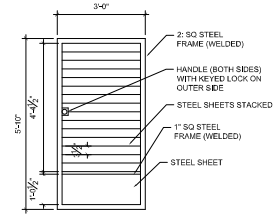
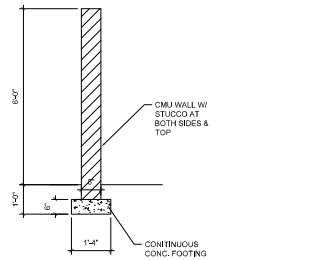


8 SECTION
GATE
3" = 1'-0"



9 ELEVATION
GATE
1/2" = 1'-0"



10 SECTION
GARDEN WALL
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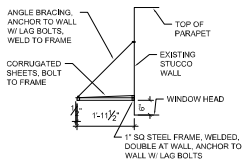

11 DETAIL
WINDOW CANOPY
1/2" = 1'-0"

CLIENT
Kary Myers
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Santa Fe, NM

ARCHITECT
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CONTRACTOR
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(505)231-1445
mikemwatsonbuilder@comcast.net

ENGINEER

PROJECT TITLE

GARDEN WALLS & UTILITY SHED
824 DUNLAP, UNIT D
SANTA FE, NM

REGISTRATION – NM 005712 EXP: 12-31-2024

ISSUE

MARK	DATE	DESCRIPTION
1	6-25-24	PRESERVATION REVIEW

PROJECT NO:	20-000
DRAWN BY:	DGG
CHECKED BY:	DGG
SCALE:	AS SHOWN

SHEET TITLE
ELEVATIONS & DETAILS

A-2

City of Santa Fe, New Mexico

memo

DATE: July 23, 2024

TO: Historic Districts Review Board Members

FROM: Gary Moquino, Planner Manager, Historic Preservation Division

---

2024-008322-HDRB. 5 Cerro Gordo Rd. Downtown & Eastside Historic District. Significant. Gregory Waits, agent for Randy Sadler owner, proposes to construct a 350 sq. ft. free-standing garage to a height of 9'-0.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
____ Other:	__x__ Photographs
	____ Other:

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

The property at 5 Cerro Gordo Road is a 2,782 sq. ft. Spanish Pueblo Revival style residential structure that is designated as significant to the Downtown and Eastside Historic District. The home was built before 1924 and is the former home and studio of Santa Fe artist Sheldon Parsons. The home is characterized by a flat roof with parapets, earth tone stucco, a long portal on the west elevation, and other elements of the Old Santa Fe style. The HCPI form indicates that the property

has been well maintained and that most alterations were made to the property by Parsons in the 1930s.

A 2001 HDRB case was heard and approved by the Board for rehabilitation of the property. Another case was heard by the HDRB in 2005 and was a request by staff for a correction to the database which corrected the historic status of the property from contributing to significant. In 2013, the HDRB approved the installation of pedestrian gates, construction of coyote fences and the reconstruction of a stone wall on the property. In 2016, the Board approved changes in windows and the addition of 51 sq. ft. bathroom to the east elevation of the home, finding that an exception to add to a primary elevation had been met. In 2016 the Board approved a second story addition on the east elevation.

The applicant proposes the following exterior alterations:

1. Proposes to construct a 350 sq. ft. free-standing garage to a height of 9'-0". The garage will have a flat roof with parapets, openings on the north and south elevations, a 4'-6" x 2'-6" opening on the west elevation and solid wall massing on the east elevation. The garage will be finished with cementitious Buckskin or Sto Suede stucco to match the existing residence.

2. A proposed stone wall will retain the north side of the excavation to match the existing low stone wall along the driveway.

3. Exterior lights were not requested at this time.

Location of proposed garage indicated with the red arrow.



RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city* , it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

14-12 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or
(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

(D) **General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(E) **Downtown and Eastside Design Standards**

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.

(1) Old Santa Fe Style

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

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

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

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

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

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

(f) 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.

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-008623--HDRB

Project Description: 2024-008623-HDRB. 918 Acequia Madre Unit H. Downtown & Eastside Historic District. Non-contributing. Martinez Architecture Studio, agent for Cole Martelli and David Muck, owners, requests alterations to a previously approved plan by increasing sq. ft., raising parapets, window alterations, reconfiguring yardwalls and fences, adding exterior stairs and railings, and other details.

Project Location(s): 918 ACEQUIA MADRE H
Santa Fe, NM 87505

Contacts:

Property Owner: David Muck
918 Acequia Madre H
Santa Fe, NM 87505

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

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: No

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction: 2024

Project Type: New Construction

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 23, 2024

TO: Historic Districts Review Board Members

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

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2024-008623-HDRB. 918 Acequia Madre Unit H. Downtown & Eastside Historic District. Non-contributing. Martinez Architecture Studio, agent for Cole Martelli and David Muck, owners, requests alterations to a previously approved plan by increasing sq. ft., raising parapets, window alterations, reconfiguring yardwalls and fences, adding exterior stairs and railings, and other details.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

____ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other: previous case

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

The single-family residence currently under construction at 918 Acequia Madre Unit H is in the Downtown and Eastside Historic District. The 3,874 sq. ft. single family residence in the Spanish Pueblo style with painted territorial (white) wood beams and posts at the portals was approved by the Historic Districts Review Board on July 27, 2021.

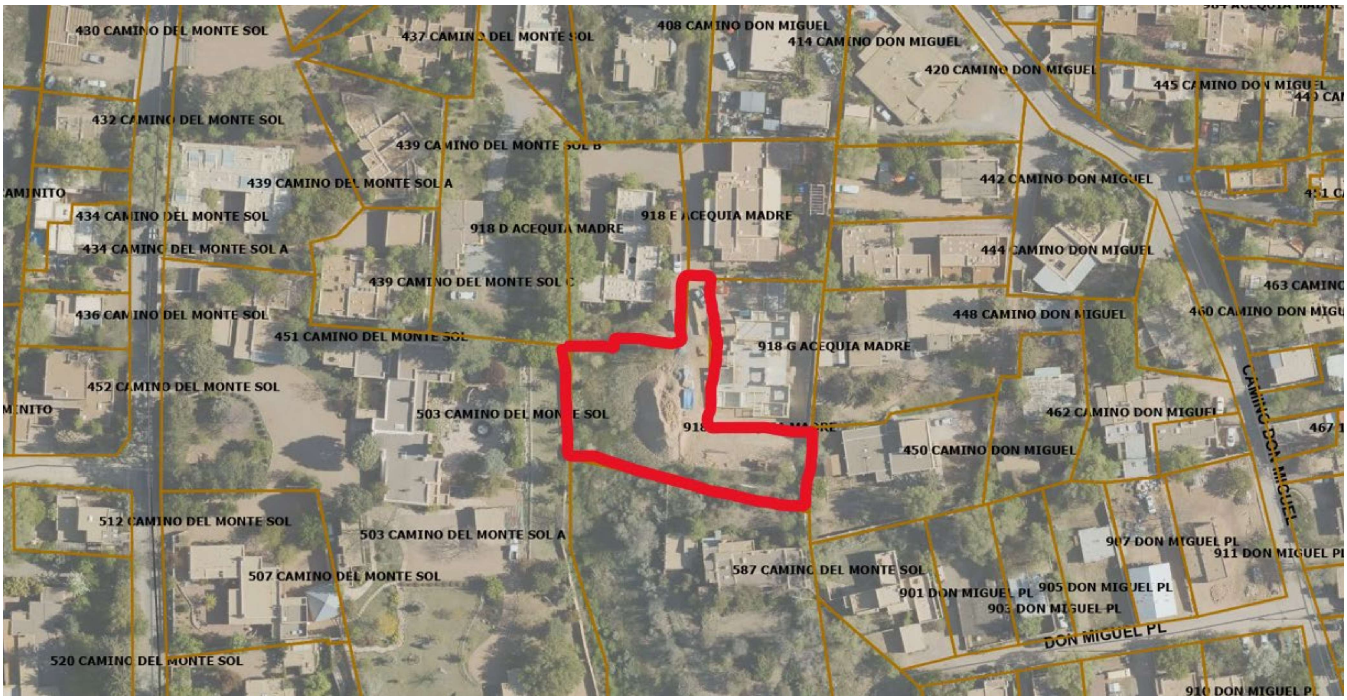

Figure 1: Location of property

The height of the structure was proposed at the maximum allowable height of 15’0”. The windows are dark bronze metal clad with simulated divided lites. The east elevation windows under the portal have wooden shutters. Stucco is in "Buckskin."

There is white picket fencing 4' -0" tall along segments of the north and south elevations. Retaining walls were necessary to retain the hill at the back (west) and east and west sides of the house. The backyard retaining wall was designed as stacked stone and includes a planting strip. The stuccoed retaining wall was proposed at 6' -0" tall. There is also a low stacked stone retaining wall at the street.

No rooftop appurtenances taller than the parapets were proposed. Ground mounted HVAC were proposed to be behind walls and not publicly visible. All gates were to be wood, painted white to match the woodwork on the house.

The applicant made changes to the design during construction.

The applicant requests these changes to the previously approved design:

House Alterations:

- The house was lowered by 2’-0” to better fit the site.
- Increased the garage by 40 sq. ft. (2’0” x 20’0”).
- Increased the sunroom by 15 sq. ft. (1’0” x 15’0”).
- Increase the portal by 13 sq. ft. (0’6” x 25’0”).
- Canale locations have been added.
- Exterior lighting has been added.

North Elevation

- The picket fence for the A/C condensing unit screening has been redesigned.
- The mechanical room door has been changed from a flush panel door to a white 2-panel door.
- Coyote fencing has been added to the top of the retaining walls.
- Brick covered stairs were added to get down to the lowered area of the lot.
- Handrails are provided at those stairs.
- The window on the south elevation of the kitchen was moved to the north side of the kitchen.

East Elevation

- Added trim to windows “C” & “A”.
- Exterior light fixture locations are now shown.
- Changed divisions of window “S” from 2 over 4 to 3 over 5.
- The picket fencing screen design has been changed.
- The Garage door paneling design has been changed slightly.
- The gate on the left side of the elevation has been changed from a plank gate to a (4) panel gate to match the garage door panel design.

South Elevation

- Parapet over the Mechanical Room was raised on the south and west side to hide the vents.
- The screen fence around the A/C condensing unit has been redesigned.
- The window in the kitchen has been moved to the north wall of the kitchen.

West Elevation

- The trim around the door under the portal has been eliminated.
- The divisions on window “R” have been changed from 2 over 4 to 2 over 5.
- Brick stairs have been added in front of the portal and to the south of the garage to get down to the lower level of the property.
- The Sunroom windows were made taller, and the panels underneath have been eliminated and replaced with stucco.
- Windows “L” and “N” have been lowered by 8”.
- The windows on the west elevation of the kitchen were moved to the center of the wall and a third window was added.

Site

- The retaining walls had to be reconfigured on the west side of the house to adapt to the lowering of the house.
- Stacked stone planters were added to break up the height of the house as well as provide a barrier for fall protection at walls higher than 30” above grade on one side.
- The stacked stone retaining walls have been changed to stuccoed retaining walls.
- Brick covered stairs were added to get down to the lowered area of the lot in (2) locations.

- Handrails are provided at those stairs.
- 4’-0”-5’-0” coyote fencing has been added to the top of the retaining walls to provide privacy.
- A 6’-0” high retaining wall was added at the south lot line going north 27’ to hold back the existing grade as well as provide guest parking.
- Tiered stacked stone planters were added directly across the entry portal up against the neighboring yard wall.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city* , it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(D) **General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city* , the following standards shall be met:

(9) Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, *scale*, and massing of any *structure* in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.

C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

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

(iii) In historic districts, height shall be the vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade*, whichever is more restrictive, at the midpoint of the *street* facing facade, excluding *rooftop appurtenances*, the increased height of *walls* or fences over pedestrian and vehicular openings, and gates (either in opened or closed position). For *structures* which do not have *street* frontage, height shall be determined by the facade which contains the tallest vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade*, whichever is more restrictive. The height of *walls* and fences is measured from the *street* -facing side of the *wall* or fence. (Ord. No. 2002-37 § 27)

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape* . The Board shall also require that the *publicly visible*

façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(E) **Downtown and Eastside Design Standards**

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.

(1) Old Santa Fe Style

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

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

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

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

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

(e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible; provided, that the exterior *walls* are

not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and

(f) 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.

(2) Recent Santa Fe Style

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

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

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

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

(d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *buildingpermits* ;

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

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

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 06/21/2021

Site Address: 918 H Acequia Madre

Property Owner of Record: Cole Martelli and David Muck

Proposed Construction Description: New Residence

Applicant/Agent Name: Richard Martinez/MASPC

Contact Person Phone Number: (5059894958

TOTAL ROOF AREA: 3,874

Zoning District: R5

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☒ Other: Downtown/Eastside

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

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

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

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

Terrain: ☐ 30% slopes_____

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

Lot Coverage : 22.2 %
☐Open Space Required:_____

Setbacks:
Proposed Front: 25'-0" Minimum: 7'-0"
2nd Front? ----
Proposed Rear: 15'-0" Minimum: 15'-0"
Proposed Sides: L5'-0" R93'-0" Minimum: 5'-0"

Height: Proposed 15'-0"
Maximum Height: 15'-0" or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

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

Bicycle Parking:**
Proposed: ---- Minimum: ----
** Commercial Requirement

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

Richard Martinez/MASPC [☐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 06/21/2021 DATE

To Be Completed By City Staff:

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

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

REVIEWER: Donna Wynant **DATE:** 6/23/21

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

Revised 1-14-13

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case 2021-003901-HDRB Remodel

MOTION: In Case 2021-003832-HDRB, 844 Don Cubero Avenue, Vice Chair Katz moved to deny the application on the basis the proposed garage would overwhelm the existing contributing status. Member Biedscheid seconded the motion.

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

Chair Rios explained her vote was because she believed it will overwhelm negatively, the contributing garage.

4. **Case 2021-003901-HDRB. 918 H Acequia Madre.** Downtown and Eastside Historic District. Richard Martinez, agent for Cole Martelli and David Muck, requests to construct a 3,974 sq.ft. structure to a height of 15 ft., a stacked stone retaining wall, and 4 ft. picket fence. (Angela Schackel Bordegaray)

STAFF REPORT

918 H Acequia Madre is a vacant lot where the applicant proposes to build a 3,874 sf single-family residence in the Spanish Pueblo style with painted territorial (white) wood beams and posts at the portals. The proposed height is 15'-0", the maximum allowable height. Windows will be dark bronze metal clad with simulated divided lites. The east elevation windows under the portal has wooden shutters. White picket fencing 4' -0" tall is proposed for segments of the north and south elevations. Stucco will be "Buckskin."

Retaining walls are necessary to retain the hill at the back (west) and east and west sides of the house. The backyard retaining wall will be stacked stone and include a planting strip. The stuccoed retaining wall will be 6' -0" tall. There will be a low stacked stone retaining wall at the street.

Skylights will not be publicly visible. No rooftop appurtenances taller than the parapets are proposed. Ground mounted HVAC will be behind walls and not publicly visible.

All gates will be wood, painted white to match the woodwork on the house.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Chair Rios asked the directions to 918 Acequia Madre.

Ms. Bordegaray described it as east of Monte del Sol.

Member Biedscheid said she was also confused. She asked if any part of the structure fronted Acequia Madre.

Vice Chair Katz explained it is very far away.

APPLICANT'S PRESENTATION

Richard Martinez, previously sworn, said he has done several houses on this street, and this is the last empty lot on the property. He said he had commented to Ms. Bordegaray that a lot of houses in Santa Fe have walls between them and the street. This house will face the street with a portal next to the street. It is at the end of a lane that is only to this house and the lot slopes down in the back to the west. That is why they need the retaining walls. The walls will step up as it comes up to the house and will be 6 feet and 4 feet tall. There'll also be areas with New Mexico designed picket fences. The HVAC will be hidden by enclosures.

QUESTIONS FOR APPLICANT

Member Katz asked if a guest house is planned on the empty space.

Mr. Martinez thought it was.

Chair Rios asked to see the elevations.

Mr. Martinez described the elevations. He noted in the staff report it said the windows are dark bronze. But the windows under the portal will have shutters and be white.

PUBLIC HEARING

There was no public comment.

BOARD DISCUSSION

MOTION: In Case 2021-003832-HDRB, 844 Don Cubero Avenue, Member Guida moved to approve the project as presented. The motion was seconded by Vice Chair Katz.

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.

5. **Case 2021-003907-HDRB. 1243 Canyon Road.** Downtown and Eastside Historic District. Martinez Architecture Studio, agent for Price Lind Holdings, owner, proposes to construct a 550 sq. ft. garage and make changes to a garage and to gates on a non-contributing structure. (Daniel Schwab)

STAFF REPORT

1243 Canyon Road is a single family residential structure in a Spanish Pueblo Revival Style designated non-contributing to the Downtown and Eastside Historic District. The structure was formerly designated as contributing, however because of multiple additions, now none of the original façades exist, and the building and the structure was downgraded to non-contributing in 2004.

On September 8, 2020, in Case 2020-002421-HDRB, the Board approved a proposal for changes which included:

a. moving the entry gate back from the street to improve driveway visibility as well as moving its location west on Canyon Road; and

b. constructing a detached garage on the southwest part of the property to a height of 13 feet 0 inches.

The applicant now returns with the following items:

1. Redesign and lower the previously approved 735 square foot west garage and its driveway and add a bathroom for the adjacent pool. The garage and bathroom will be reduced from 13 to 12 feet height on the west side and will be only 5 feet 6 inches on the east side. Only the west facade of garage will be publicly visible because it is behind the existing wall and gate.

2. On the east end of the property, change the vehicular gate so that is no longer on the road but behind the existing wall so that cars can pull in. The gate will be a metal frame and wood boards. The vehicular gate will be painted in a "Rust Materia" color for the metal frame and "Mahogany" wood stain.

3. Construct a new 614 square foot garage and entry gate off of the parking area. This will not be publicly visible, behind the existing street wall. The stucco will be El Rey "Buckskin" to match existing. The garage doors will be wood with a "Mahogany" stain.

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003901--HDRB

Project Description:

Project Location(s): 918 ACEQUIA MADRE H
Santa Fe, NM 87505

Contacts:

Property Owner: David Muck
918 Acequia Madre H
Santa Fe, NM 87505

Applicant: Martinez Architecture Studio PC studio@martinezarch.com
P. O. Box 925
Santa Fe, NM 87504

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: No

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction:

Project Type: New Construction

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 27, 2021

TO: Historic Districts Review Board Members

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

---

Case # 2020-003901-HDRB

Address: 918 H Acequia Madre
Historic Status: N/A
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__N/A__ **Historic Inventory Form**

__X____**Zoning Review Sheet**

APPLICANT SUBMITTALS

__X__ **Proposal Letter**

__X__ **Site Plan/Floor Plan**

__X__ **Elevations**

__X__ **Photographs**

__X__ **Other:** Color and Material Samples

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:

918 H Acequia Madre is a vacant lot where the applicant proposes to build a 3,874 sf single-family residence in the Spanish Pueblo style with painted territorial (white) wood beams and posts at the portals. The proposed height is 15'-0", the maximum allowable height. Windows will be dark bronze metal clad with simulated divided lites. The east elevation windows under the portal have wooden shutters.White picket fencing 4' -0" tall is proposed for segments of the north and south elevations. Stucco will be “Buckskin.”

Retaining walls are necessary to retain the hill at the back (west) and east and west sides of the house. The backyard retaining wall will be stacked stone and include a planting strip. The stuccoed retaining wall will be 6' -0" tall. There will be a low stacked stone retaining wall at the street.

Skylights will not be publicly visible. No rooftop appurtenances taller than the parapets are proposed. Ground mounted HVAC will be behind walls and not publicly visible.

All gates will be wood, painted white to match the woodwork on the house.

HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 918 H Acequia Madre

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

PROJECT PROPOSAL: New Single Family Residence

CONSTRUCTION COST: $ 895,000

BASE FEE: $ _____ + **EXCEPTION:** $_____ + **POSTER:** $_____ = **TOTAL:** $ _____

(base fee = ½ of 1% of construction cost, not to exceed $2,000 and not less than $250)

(each exception has an additional fee of $350) **($25 per poster with one (1) poster per street frontage)**

OWNER: Cole Martelli and David Muck **PHONE #:** 505-989-4958

OWNER MAILING ADDRESS: 918 H Acequia Madre

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

EMAIL: studio@martinezarch.com

AGENT: Richard Martinez/MASPC **PHONE #:** 505-989-4958

MAILING ADDRESS: P O Box 925

CITY, STATE, ZIP CODE: Santa Fe NM, 87504

EMAIL: studio@martinezarch.com

PREAPPLICATION MEETING: Date: 1/16/21 Case Planner: Angela S. Bordegaray

---

AFFIDAVIT TO AUTHORIZE SOLE AGENT (IF APPLICABLE)

I am,/We are the owner(s) and record title holder(s) of the property located at: 918 H Acequia Madre

I/We authorize Richard Martinez/MASPC to act as my/our agent to execute this application.

Signed: Cole Martelli / David Muck Date: 5/25/2021

Printed Name: Cole Martelli / David Muck

I/We shall act as my/our own agent to execute this application.

Signed: _____ Date: _____

Printed Name: _____

****ALL signatures on this page are required**

Application form must be submitted with Historic Districts Review Board Application packet.

All documents submitted to the Historic Preservation Division are public record. HPD does not return documents.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 06/21/2021

Site Address: 918 H Acequia Madre

Property Owner of Record: Cole Martelli and David Muck

Proposed Construction Description: New Residence

Applicant/Agent Name: Richard Martinez/MASPC

Contact Person Phone Number: (505)9894958

TOTAL ROOF AREA: 3,874

Zoning District: R5

Overlay:
- ☐ Escarpment _____
- ☐ Flood Zone*
- ☒ Other: Downtown/Eastside

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

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

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

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

Terrain: ☐ 30% slopes _____

* Requires an additional review conducted by Technical Review Division.

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

Lot Coverage : 22.2 %
- ☐ Open Space Required: _____

Setbacks:

Proposed Front: 25'-0" Minimum: 7'-0"

2nd Front? ____

Proposed Rear: 15'-0" Minimum: 15'-0"

Proposed Sides: L 5'-0" R 93'-0" Minimum: 5'-0"

Height: Proposed 15'-0"

Maximum Height: 15'-0" or

☒ Regulated by Historic Districts Ordinance

☐ Regulated by Escarpment District

Parking Spaces:

Proposed 2 Accessible ____

Minimum: 2

Bicycle Parking:**

Proposed: ___ Minimum: ___

** Commercial Requirement

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

Richard Martinez/MASPC [☐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

06/21/2021

DATE

To Be Completed By City Staff:

Additional Agency Review if Applicable:

- ☐ Escarpment Approval by _____ Date: ___/___/___
- ☐ Flood Plain Approval by _____ Date: ___/___/___
- ☐ Traffic Engineering Approval by _____ Date: ___/___/___

Notes: _____

Zoning Approval:

☒ **Preliminary Approval ☐ with conditions ☐ Rejected**

Comments/Conditions: _____

REVIEWER: Donna Wynant **DATE:** 6/23/21

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

Revised 1-14-13

MARTINEZ ARCHITECTURE STUDIO PC

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

MARTELLI / MUCK RESIDENCE

918H ACEQUIA MADRE

June 24, 2021

Downtown/Eastside Historic District

EXISTING CONDITIONS:

The existing lot is vacant.

PROPOSED CONSTRUCTION:

We propose to build a new house of 2,797 heated square feet. A garage and portals bring the total proposed roof area to be 3,874 square feet.

The house will be in the traditional adobe style with painted territorial wood beams and posts at the portals. A Buckskin stuccoed retaining wall is necessary to retain the hill at the back and the sides of the house. On bottom of the backyard retaining wall will be a stacked stone wall and planting strip. The picket fence will be 4'-0" tall. The height of the house will be 15'-0" maximum which is the height calculation given by the Historic Board.

There are skylights in the living room, the kitchen, the Master bath and closet, none of these skylights will be publicly visible. There will be no rooftop appurtenances that are taller than the parapets or are publicly visible. Ground mounted HVAC will be behind walls and not publicly visible. All gates will be wood, painted white to match the woodwork on the house (see attached exterior finishes), and all portals will have brick floors.

The house will have Dark Bronze clad windows (see attached exterior finishes). The exterior of the house will be stucco in the color 'Buckskin' (see attached exterior finishes cutsheets). The stuccoed retaining wall will be 6'-0" tall. There will be a low stacked stone retaining wall at the street.

All City of Santa Fe building codes and zoning regulations will be met.



Richard Martinez



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

C&D RESIDENCE
918 H ACEQUIA MADRE
SANTA FE, NEW MEXICO 87505

EMPTY LOT
LOOKING WEST
JUNE 25, 2021

Z:\2011-C&D Residence\Current Drawings\C&D HDRB Photos.dwg, 6/25/2021 10:13:01 AM, _AutoCAD PDF (General Documentation).pc3



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505-989-4958 studio@martinezarch.com

C&D RESIDENCE
918 H ACEQUIA MADRE
SANTA FE, NEW MEXICO 87505

EMPTY LOT
LOOKING SOUTH
JUNE 25, 2021

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505-989-4958 studio@martinezarch.com

C&D RESIDENCE
918 H ACEQUIA MADRE
SANTA FE, NEW MEXICO 87505

EMPTY LOT
LOOKING EAST
JUNE 25, 2021

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505-989-4958 studio@martinezarch.com

C&D RESIDENCE
918 H ACEQUIA MADRE
SANTA FE, NEW MEXICO 87505

EMPTY LOT
LOOKING NORTH
JUNE 25, 2021

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1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

Exterior Finishes

918 H Acequia Madre
Downtown and Eastside Historic District
June 25, 2021

Stucco –El Rey "Buckskin"



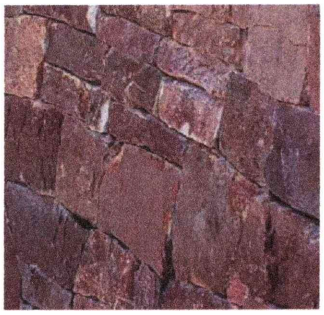
White Painted Woodwork

MARTINEZ
ARCHITECTURE
STUDIO PC

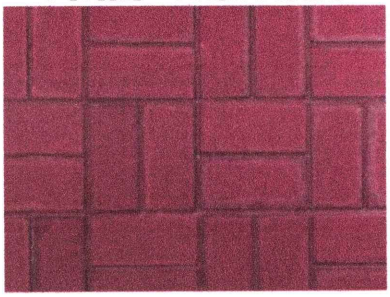
TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

Windows Cladding - Sierra Pacific "Colonial White"

Retaining wall - Stacked Stone



Portals - Brick Floors

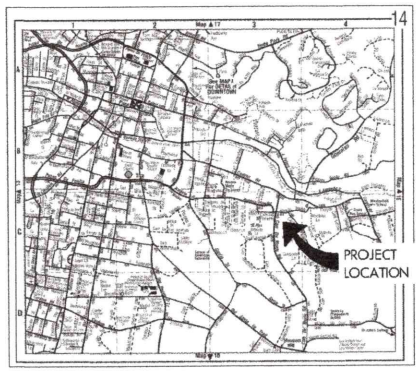


C & D RESIDENCE

918 H ACEQUIA MADRE
SANTA FE NEW MEXICO 87505

MARTINEZ ARCHITECTURE STUDIO P.C.
1524 PASEO DE PERALTA

VICINITY MAP



DIRECTIONS TO SITE:
HEAD EAST ON CANYON ROAD. TURN RIGHT ON CAMINO DEL MONTE SOL, TURN LEFT ON ACEQUIA MADRE. 918 ACEQUIA MADRE IS ON THE RIGHT.

GENERAL NOTES

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

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

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

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

PROJECT DATA

SCOPE OF WORK: NEW SINGLE FAMILY RESIDENCE

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: V-B
(IBC SECTION 602)

FIRE RATED WALLS: 1 HOUR BETWEEN GARAGE & HOUSE
(IBC TABLE 601)

MAX BUILDING HEIGHT: 15'-0"

NET AREAS

HEATED:	2,797 SQ.FT.
GARAGE/MECHANICAL:	533 SQ.FT.
PORTALS:	544 SQ.FT.
TOTAL ROOFED AREA:	3,874 SQ.FT.

FIRE SPRINKLERS: REQUIRED

STRUCTURE WILL BE FULLY SPRINKLERED IN ACCORDANCE WITH NFPA STANDARD NO. 13 "D" (2010), SANTA FE FIRE DEPARTMENT/FIRE MARSHAL DIVISION AND NEW MEXICO STATE FIRE CODE.

LOT AREA: - 17,426.90 S.F.

LOT COVERAGE: - 22.2%

UTILITY DATA:

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

ZONING: R-5

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE

SUBURBAN ARCHEOLOGICAL REVIEW DISTRICT

PARKING REQUIREMENTS: 2 SPACES IN FRONT OF GARAGE

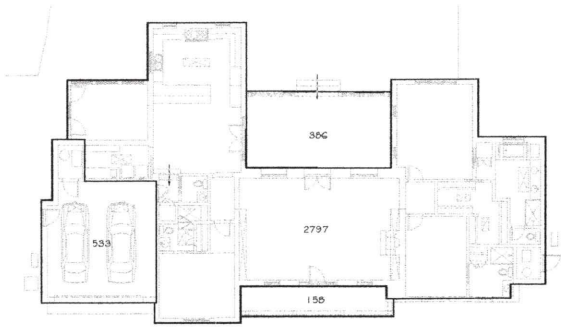
DESIGN PROFESSIONALS

ARCHITECT
Richard Martinez
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. Box 925 Santa Fe, NM 87504
(505) 988-4956, Fax (505) 988-8933

DRAWING INDEX

A-0.1	COVER SHEET & PROJECT DATA LEGAL LOT OF RECORD
A-1.0	PROPOSED SITE PLAN
A-2.0	PROPOSED FLOOR PLAN
A-3.0	PROPOSED ELEVATIONS

AREA DIAGRAM



MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-988-4956 studio@martinezarch.com

C & D RESIDENCE
918 H ACEQUIA MADRE
SANTA FE, NEW MEXICO

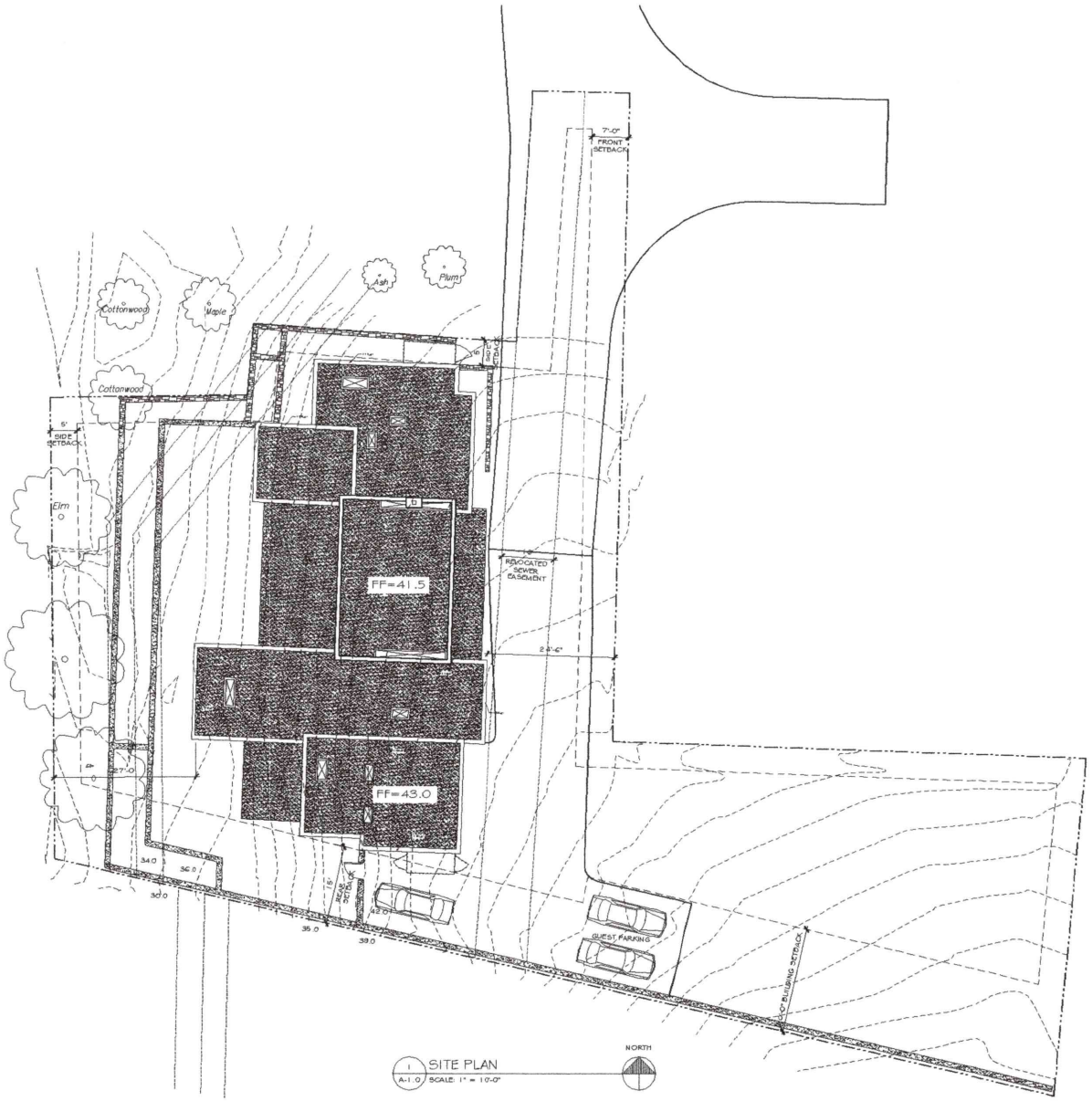
JUNE 21, 2021

COVER SHEET & PROJECT DATA

A
0.1

SET #

C&D RESIDENCE - 2011



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

GENERAL NOTES:
Site Plan

1. THE SITE SURVEY INFORMATION ON THIS SITE PLAN WAS TAKEN FROM A PLAT PREPARED APRIL 2, 2018 BY DAVID E. COOPER N.M.P.S. #9052 SIERRA LAND SURVEYING, INC. 1452 SOUTH ST. FRANCIS DRIVE SANTA FE, NEW MEXICO 87505

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

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

C & D RESIDENCE
918 H ACEQUIA MADRE
SANTA FE, NEW MEXICO

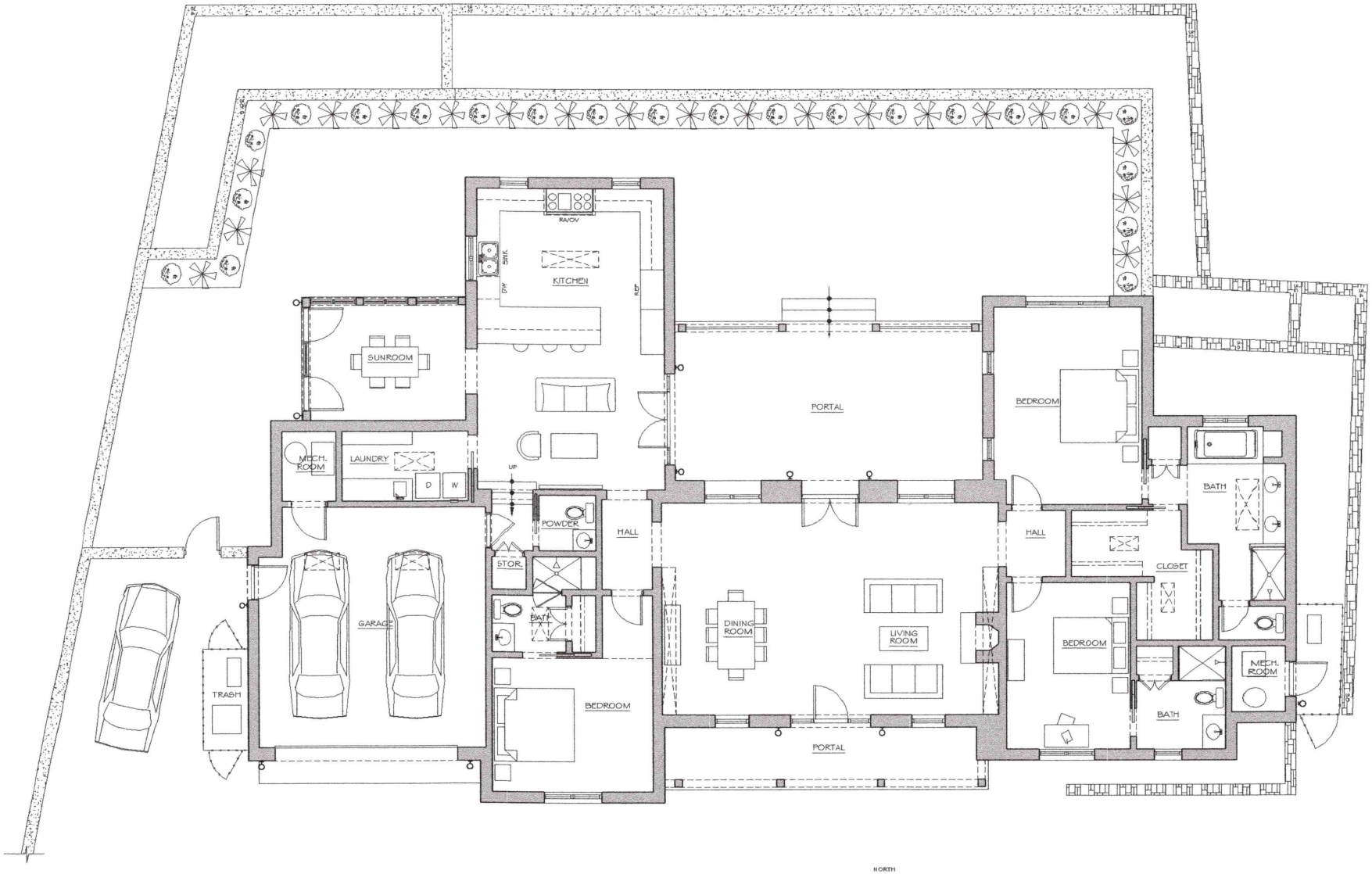
JUNE 21, 2021

SITE PLAN

A 1.0

SET #

C&D RESIDENCE - 2011



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

NORTH

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

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

C & D RESIDENCE
918 H ACEQUIA MADRE
SANTA FE, NEW MEXICO

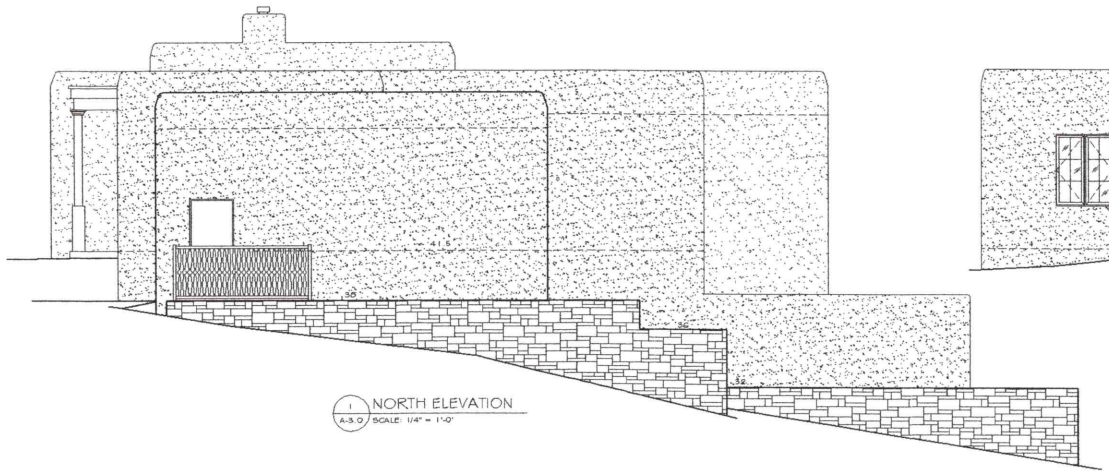
JUNE 21, 2021

PROPOSED FLOOR PLAN

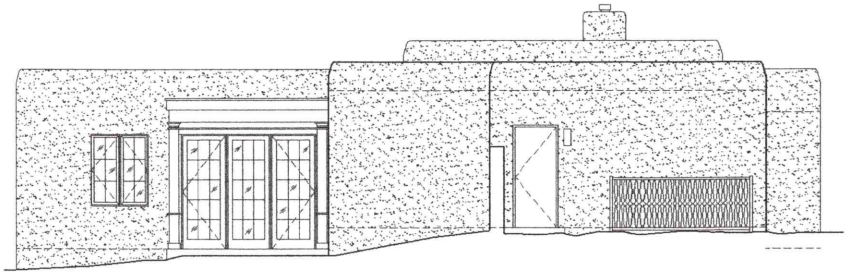
A 2.0

SET #

C&D RESIDENCE - 2011



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



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



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



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

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

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

C & D RESIDENCE
918 H ACEQUIA MADRE
SANTA FE, NEW MEXICO

JUNE 21, 2021

EXTERIOR ELEVATIONS

A
3.0

SET #

C&D RESIDENCE - 2011

City of Santa Fe, New Mexico

Historic Districts Review Board

July 23, 2024
2024-008623-HDRB
Applicant Submittal
Remodel
Alterations to Previous Approval

MARTINEZ
ARCHITECTURE
STUDIO PC

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

June 25, 2024

City of Santa Fe
Historic Preservation Division
200 Lincoln Ave.
Santa Fe, NM 87501

RE: 918H Acequia Madre
Case #2021-0003901-HDRB

Our application was approved as submitted at the HDRB hearing on July 27, 2021. See the attached HDRB Board Action Letter. We are now submitting for HDRB Approval for the items on the attached itemized list in order to pass the final historic inspection.

Richard Martinez
Martinez Architecture Studio PC

City of Santa Fe, New Mexico

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

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

PROJECT DESCRIPTION: Construct new single-family residence

Case number: **2021-0003901-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 918 H Acequia Madre

OW – Cole Martelli and David Muck Santa Fe, NM 87505
AP – Richard Martinez Architecture Santa Fe, NM 87501

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on July 27, 2021. The decision of the Board was to approve your project.

For further information, please call 505-955-6605.

Sincerely,
Angela Schackel Bordegaray
Angela Schackel Bordegaray
Planner Senior, Historic Preservation Division

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

MARTINEZ ARCHITECTURE STUDIO PC

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

1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

C&D Residence
918H Acequia Madre
Downtown/Eastside Historic District
June 11, 2024

List of changes:

Site Plan

- The house was lowered by 2′-0″ to better fit the site. The retaining walls had to be reconfigured on the west side of the house to adapt to the lowering of the house.
- Stacked stone planters were added to break up the height of the house as well as provide a barrier for fall protection at walls higher than 30″ above grade on one side.
- Brick covered stairs were added to get down to the lowered area of the lot in (2) locations. Handrails are provided at those stairs.
- 4′-0″-5′-0″ coyote fencing has been added to the top of the retaining walls to provide privacy.
- The entry portal was bumped out 6″.
- The east wall of the garage was bumped out 2′-0″.
- The west wall of the Sunroom was bumped out 12″.
- A 6′-0″ high retaining wall was added at the south lot line going north 27′ to hold back the existing grade as well as provide guest parking.
- Tiered stacked stone planters were added directly across the entry portal up against the neighboring yard wall.

Floor Plan

- The Entry Portal was bumped out 6″.
- The east wall of the Garage was bumped out 2′-0″.
- The west wall of the Sunroom was bumped out 12″.
- The window on the south elevation of the kitchen was moved to the north side of the kitchen.
- The windows on the west elevation of the kitchen were moved to the center of the wall and a third window was added.
- The retaining walls had to be reconfigured on the West side of the house to adapt to the lowering of the house. The stacked stone retaining walls have been changed to stuccoed retaining walls.
- Stacked stone planters were added to break up the height of the house as well as provide a barrier for fall protection at walls higher than 30″ above grade on one side.
- Brick covered stairs were added to get down to the lowered area of the lot. Handrails are provided at those stairs.

North Elevation

- The retaining walls were reconfigured to accommodate lowering the house by 2′-0″. Some of the stacked stone retaining walls have been changed to stuccoed retaining walls.
- The picket fence for the A/C condensing unit screening has been redesigned.
- The mechanical room door has been changed from a flush panel door to a white 2-panel door.
- Coyote fencing has been added to the top of the retaining walls.
- A stair and handrail has been added to get down to the lower area of the lot.
- Canale locations have been shown.

MARTINEZ
ARCHITECTURE
STUDIO PC

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

East Elevation

- Added trim to windows "C" & "A".
- Exterior light fixture locations are now shown.
- Canale locations are now shown.
- Changed divisions of window "S" from 2 over 4 to 3 over 5.
- The Entry portal column on the right has been moved south 12".
- Screen picket fencing design has been changed.
- The Garage door paneling design has been changed slightly.
- The gate on the left side of the elevation has been changed from a plank gate to a (4) panel gate to match the garage door panel design.

South Elevation

- Parapet over the Mechanical Room was raised on the south and west side to hide the vents.
- The screen fence around the A/C condensing unit has been redesigned.
- The west wall of the Sunroom has been bumped out 12" and the doors have been made wider.
- The window in the kitchen has been moved to the north wall of the kitchen.
- The canales are now shown.
- The east wall of the garage was bumped out 2'-0"

West Elevation

- The trim around the door under the portal has been eliminated.
- The divisions on window "R" have been changed from 2 over 4 to 2 over 5.
- The stucco and stone retaining walls have been reconfigured to better accommodate the house being lowered by 2'-0".
- Brick stairs have been added in front of the portal and to the south of the garage to get down to the lower level of the property.
- The Sunroom windows were made taller, and the panels underneath have been eliminated and replaced with stucco.
- Windows "L" and "N" have been lowered by 8".
- The exterior light fixture locations are now shown.
- The canale locations are now shown.



Richard Martinez, Martinez Architecture Studio PC

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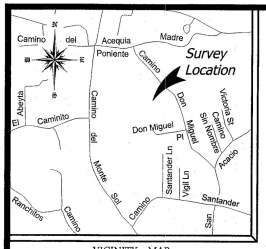
C&D Residence
918H Acequia Madre

Downtown/Eastside Historic District
June 11, 2024

Exterior light fixture





VICINITY MAP

SCALE: 1" = 30'
FEET: 0 30 60
SCALE:

NORTH

LEGEND

- Sanitary sewer manhole.
- City of Santa Fe Control Monument.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility boxes.
- Fire hydrant.
- Fences.
- Stone walls.
- Walls.
- Concrete.

AUE Access and utility easement.
PUE Public utility easement.

NOTES

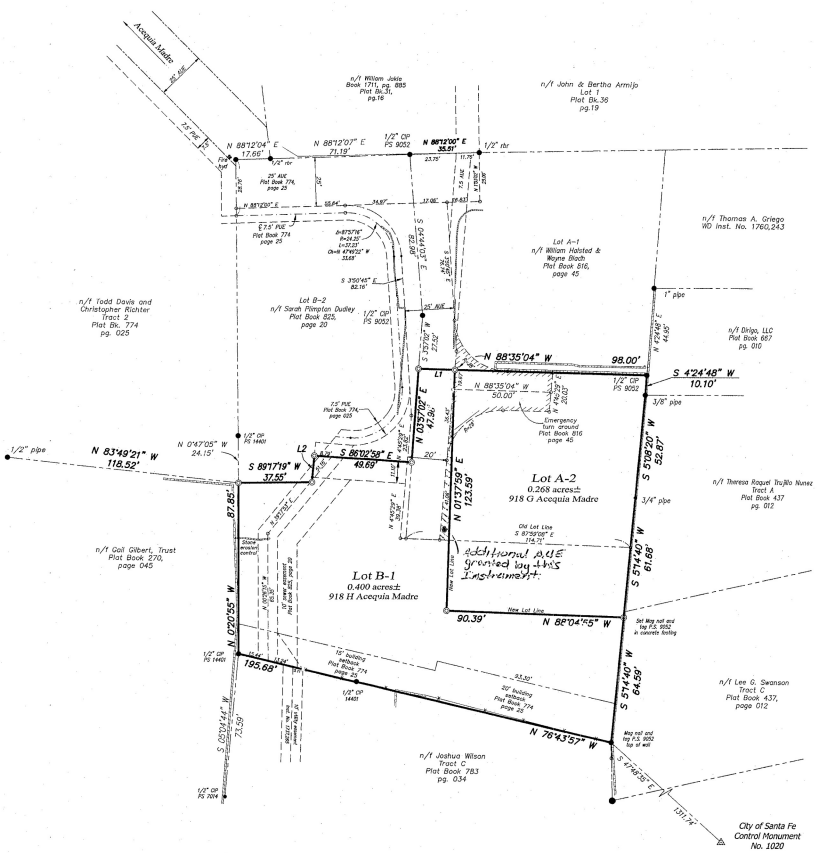
1.) Basis of bearing and basis for this survey was taken from GPS observations as referenced along the north boundary line of Lot A-2 as shown on a plat recorded in Plat Book 816, Page 045.

2.) Reference plat for Lot B-1 taken from a plat recorded in Plat Book 825, page 020. Bearings and distances in parenthesis were taken from said plat.

3.) Property lies outside of a designated 100-year flood hazard area as determined by FEMA and shown on F.I.R.M. Map Number: 35049C0416E, Zone "X", effective date of December 4, 2012.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 88°35'04" E	18.52'
L2	N 04°45'29" E	13.72'

833013



Instrument No. 1855633
COUNTY OF SANTA FE)ss
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 23 day of APRIL A.D. 2018, at 10:51 o'clock A m., and was duly recorded in Book 633, Page 12 of the records of Santa Fe County.

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

Deputy

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.

Date of fieldwork April 02, 2018

David E. Cooper P.S. No. 9052

DAVID E. COOPER NEW MEXICO 9052 PROFESSIONAL SURVEYOR

OFFICIAL SEAL Victoria M. Dalton NOTARY PUBLIC-STATE OF NEW MEXICO My Commission Expires 5/23/19

DEDICATION/AFFIDAVIT

The foregoing Lot Line Adjustment on Lot A-2 and B-1, projected Section 30, T. 17 N., R. 10 E., N.M.P.M. City of Santa Fe, Santa Fe County, New Mexico is made with the free consent and in accordance with the wishes of the undersigned owners. The foregoing survey lies within the planning and platting jurisdiction of the City of Santa Fe.

Cole Martelli 4/10/2018 Date — David Muck 4.10.18 Date

Owners of Lot B-1

STATE OF NEW MEXICO
COUNTY OF SANTA FE
The foregoing instrument was acknowledged before me on this 10th day of April 2018.
by: Cole Martelli & David Muck
Victoria M. Dalton 5/23/19
Notary Public My Commission expires

Cole Martelli 4/10/18 Date — David Muck 4.10.18 Date

Owners of Lot A-2

STATE OF NEW MEXICO
COUNTY OF SANTA FE
The foregoing instrument was acknowledged before me on this 10th day of April 2018.
by: Cole Martelli & David Muck
Victoria M. Dalton 5/23/19
Notary Public My Commission expires

OFFICIAL SEAL Victoria M. Dalton NOTARY PUBLIC-STATE OF NEW MEXICO My Commission Expires 5/23/19

CITY OF SANTA FE CONDITIONS OF APPROVAL

A. Each lot must be served by a separate water service.

B. Fire Department access to any new construction shall not be less than 20 feet in width or greater than a 10% grade. However, a variance to this requirement may be granted by the Fire Department if alternative fire suppression systems are provided.

C. Fire Department shall have 150 feet distance to any portion of the building on any new construction.

D. All new construction shall be equipped with automatic fire suppression per Item (B) above.

E. All new development shall comply with all applicable regulations of the current Land Development Code.

F. All construction shall comply with Section 14-8.2 "Terrain and Stormwater Management."

CITY OF SANTA FE REVIEW

Case No.: 2018-07

City Planner 4/18/18 Date

City Engineer for Land Use 4/16/18 Date

Santa Fe County Treasurer April 13, 2018 Date

Lot Line Adjustment Plat for Cole Martelli, David Muck, EASTSIDE PARTNERS, LLC.

Lot A-2 and Lot B-1
projected Section 30, T. 17 N., R. 10 E., N.M.P.M.
City of Santa Fe, Santa Fe County, New Mexico
918G and 918H Acequia Madre

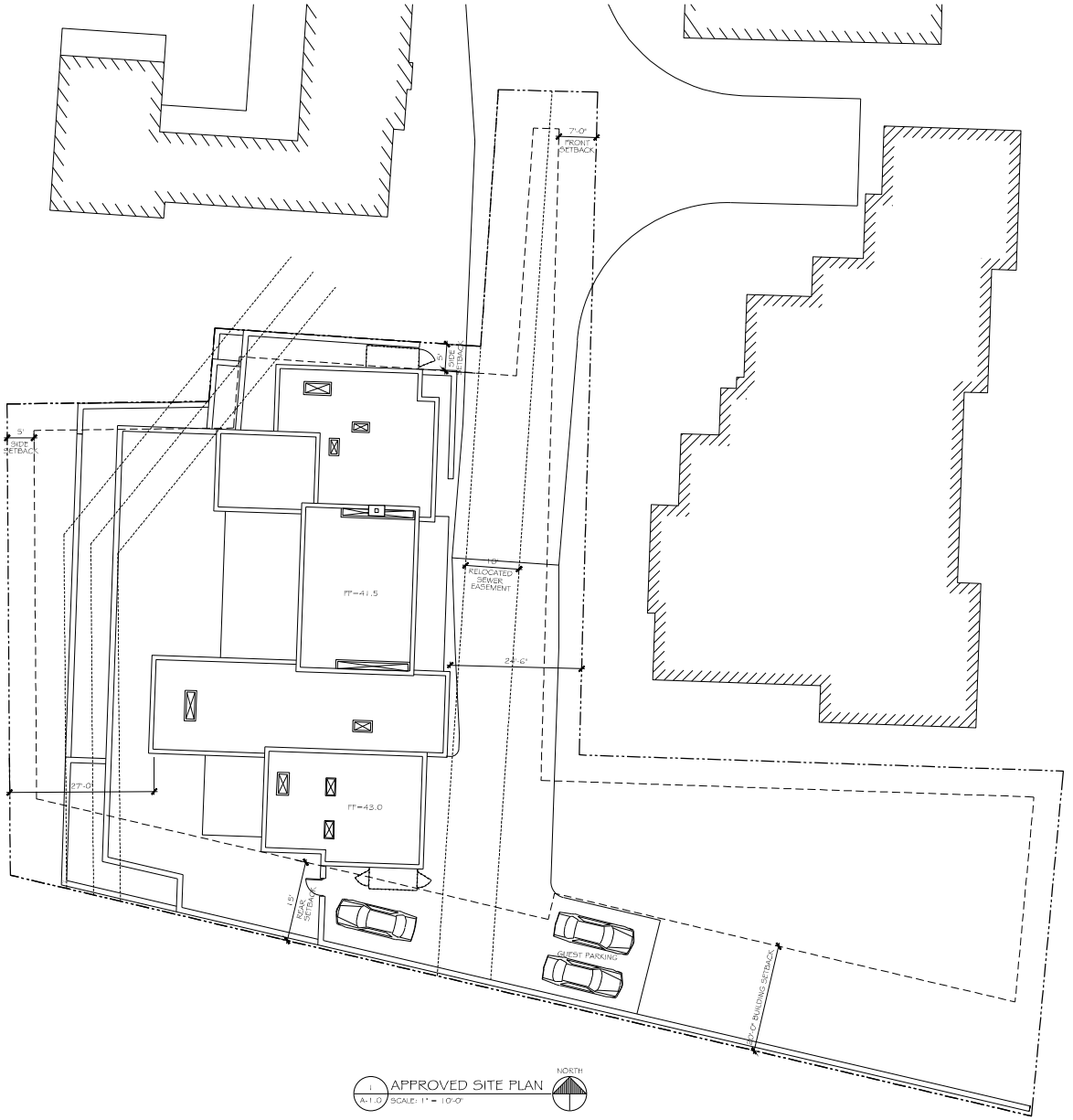
PURPOSE STATEMENT:
To adjust lot lines between two lots

SIERRA LAND SURVEYING, INC.		
1452 South St. Francis Drive	Santa Fe, NM	505-983-5932
Project No. D-328-0318	Dwg. DEC	Ck. DTC
	File: gps	Bk. 102

INDEXING INFORMATION FOR COUNTY CLERK

NAME	LOCATION	SUBDIVISION
Cole Martelli and David Muck	Proj. Sec 30, T17N, R10E Santa Fe Grant	

UPC No. Lot A-2: 1-055-098-169-350
UPC No. Lot B-1: 1-055-098-164-341



1 APPROVED SITE PLAN (A-1.0) SCALE: 1" = 10'-0"

NORTH

GENERAL NOTES:
Site Plan

1. THE SITE SURVEY INFORMATION ON THIS SITE PLAN WAS TAKEN FROM A PLAT PREPARED APRIL 2, 2018 BY DAVID E. COOPER N.M.P.S. #9052 SIERRA LAND SURVEYING, INC. 1452 SOUTH ST. FRANCIS DRIVE SANTA FE, NEW MEXICO 87505

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

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505-989-4958 studio@martinezarch.com

C & D RESIDENCE
918 H ACEQUIA MADRE
SANTA FE, NEW MEXICO

JUNE 25, 2024

APPROVED SITE PLAN

A
1.0

SET #

C&D RESIDENCE - 2011

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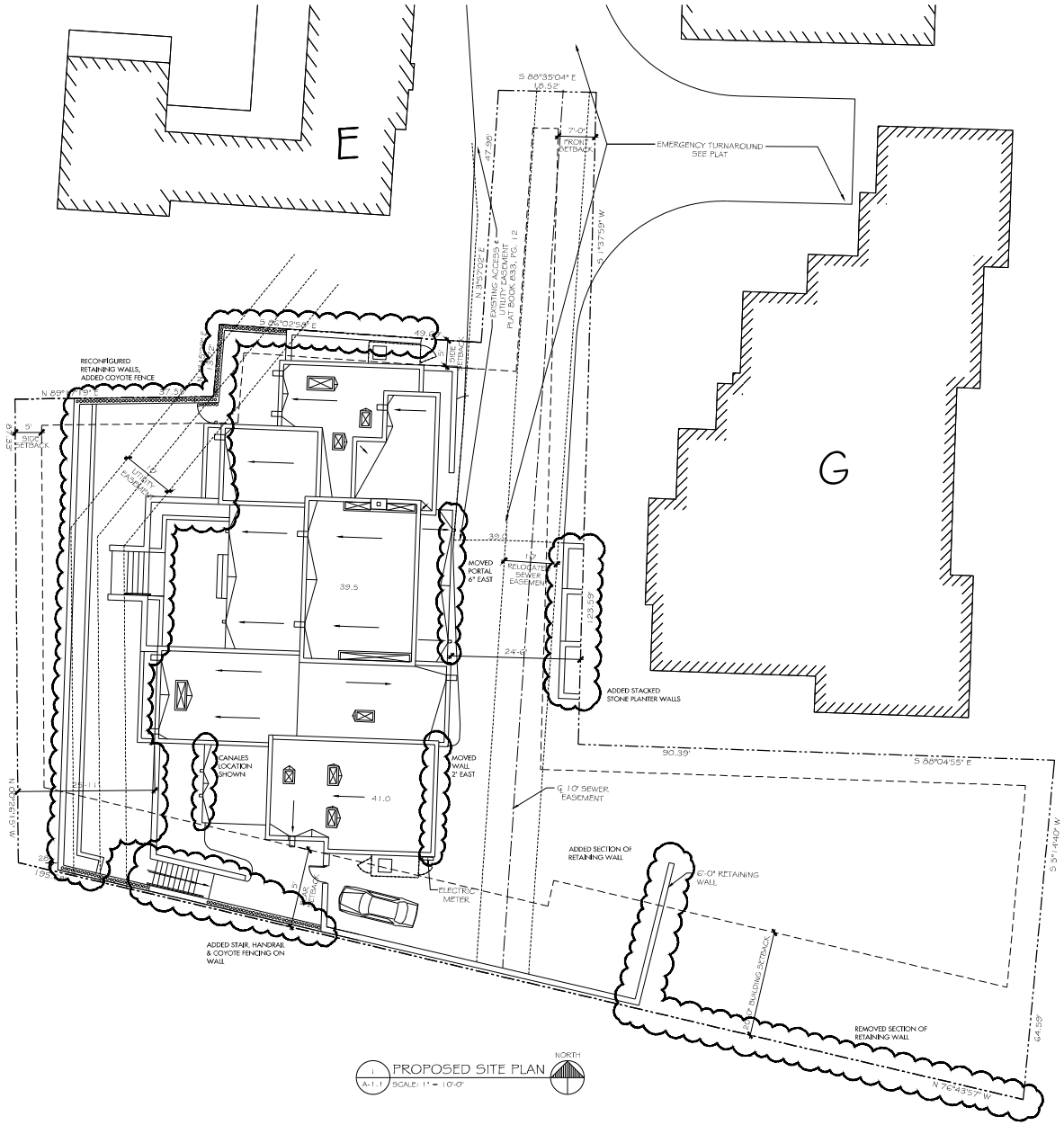

GENERAL NOTES:

Site Plan

1. THE SITE SURVEY INFORMATION ON THIS SITE PLAN WAS TAKEN FROM A PLAT PREPARED APRIL 2, 2018 BY DAVID E. COOPER N.M.P.S. #9052 SIERRA LAND SURVEYING, INC. 1452 SOUTH ST. FRANCIS DRIVE SANTA FE, NEW MEXICO 87505

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JUNE 25, 2024

PROPOSED SITE PLAN

A 1.1

SET #

C&D RESIDENCE - 2011

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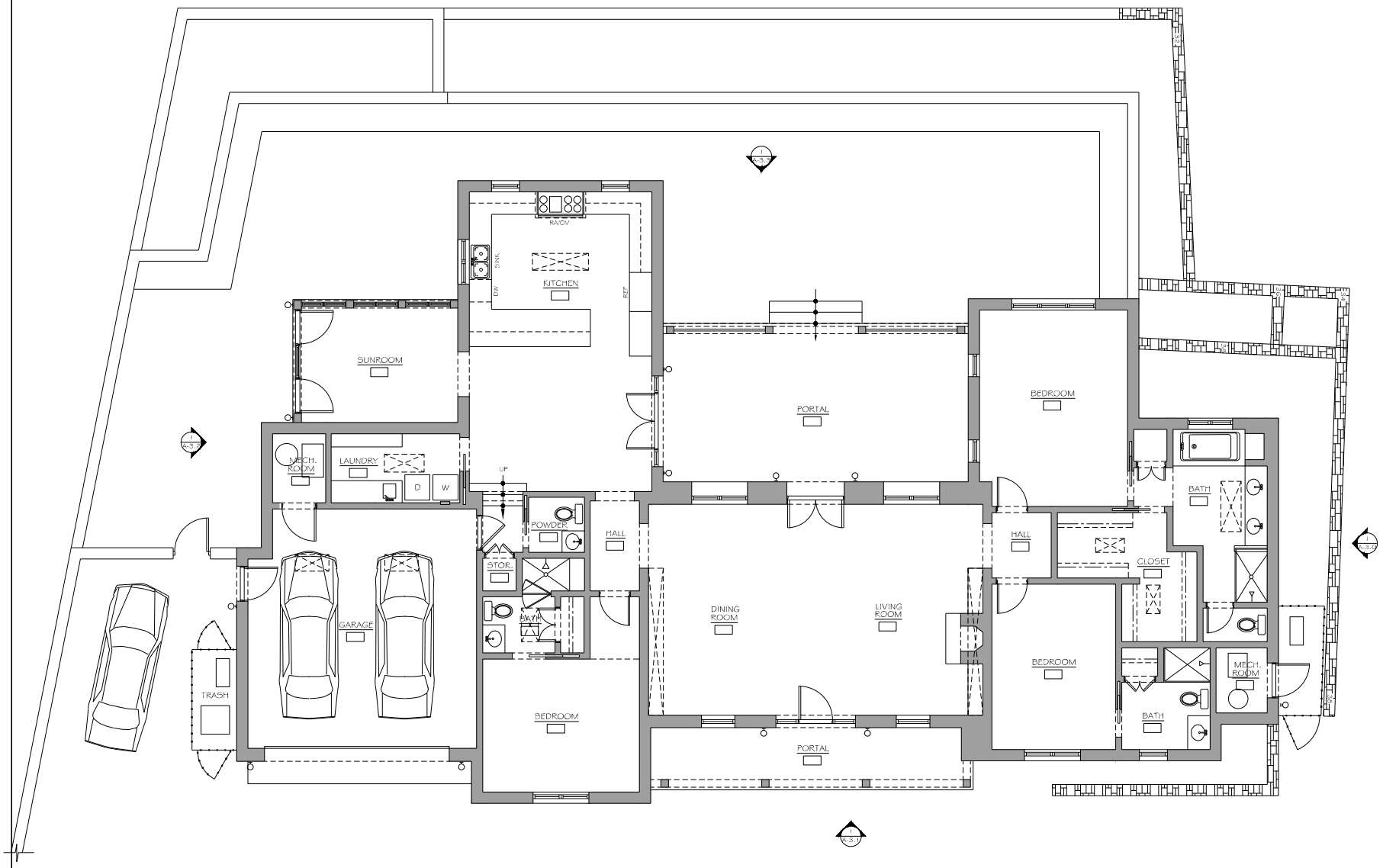

1 APPROVED FLOOR PLAN
A-2.0 SCALE: 1/4" = 1'-0"

NORTH

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

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APPROVED FLOOR PLAN

A 2.0

SET #

C&D RESIDENCE - 2011

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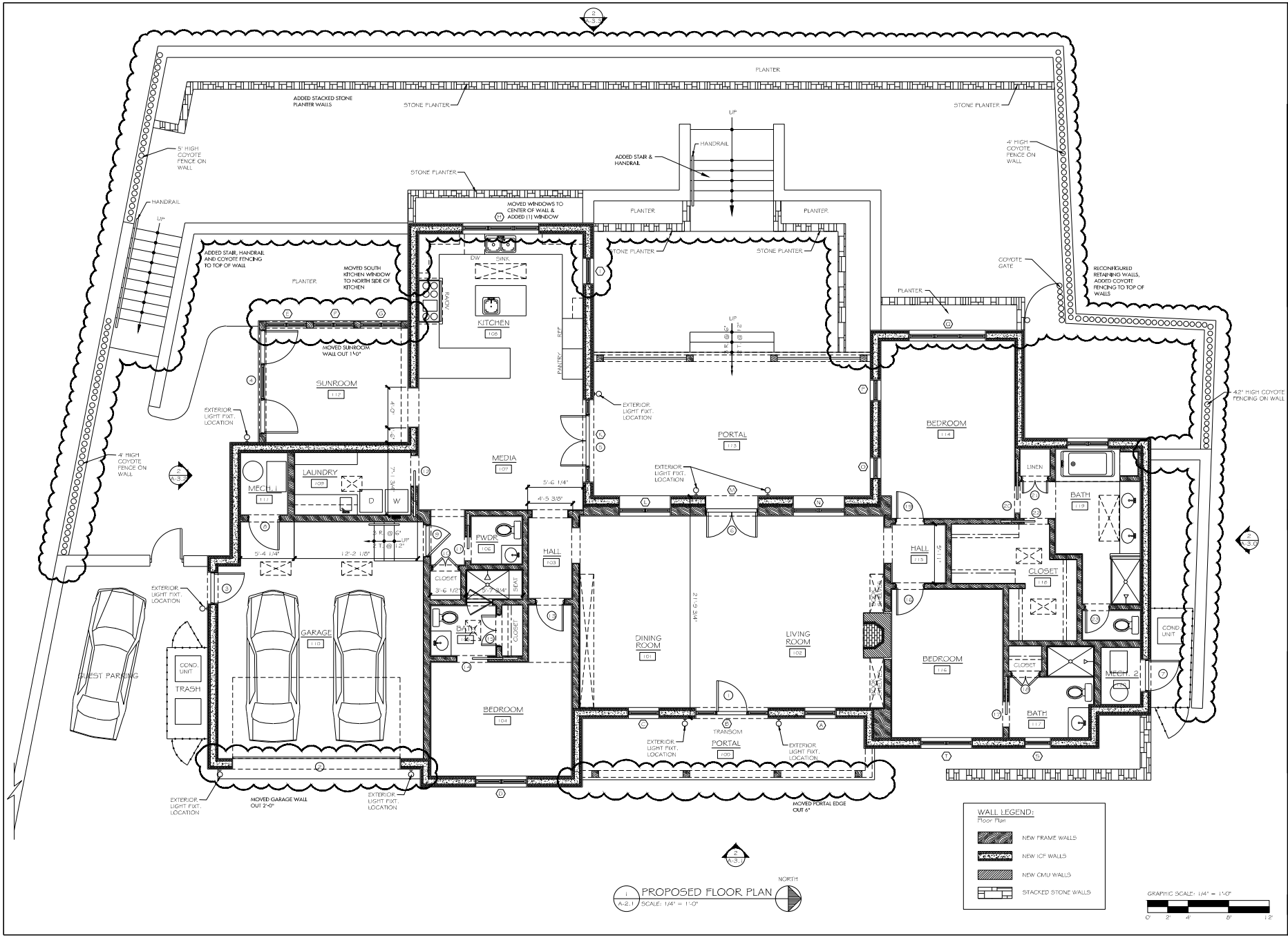

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JUNE 25, 2024

PROPOSED FLOOR PLAN

A 2.1

SET #

C&D RESIDENCE - 2011

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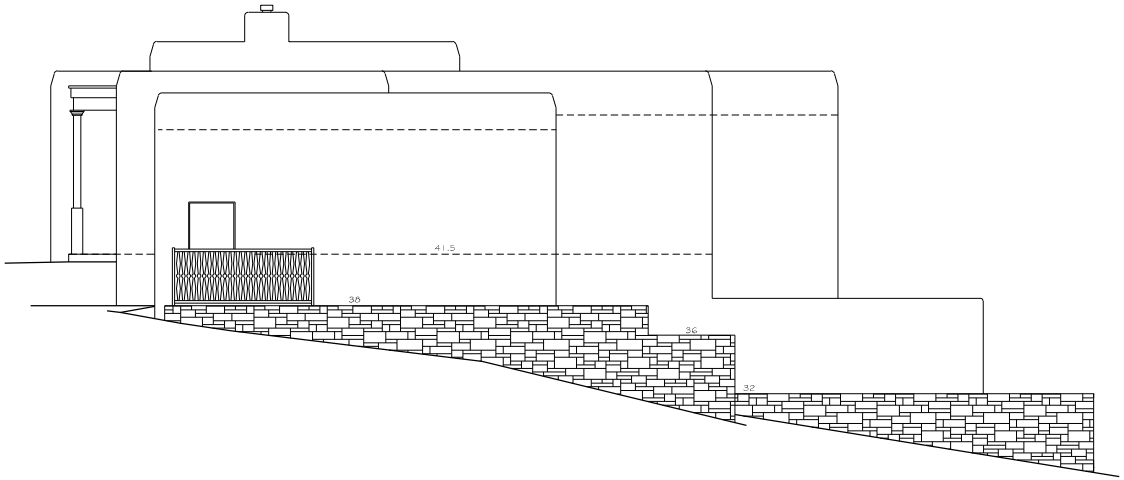
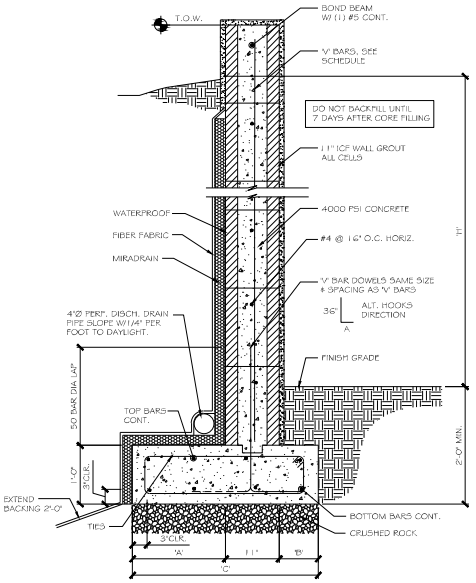


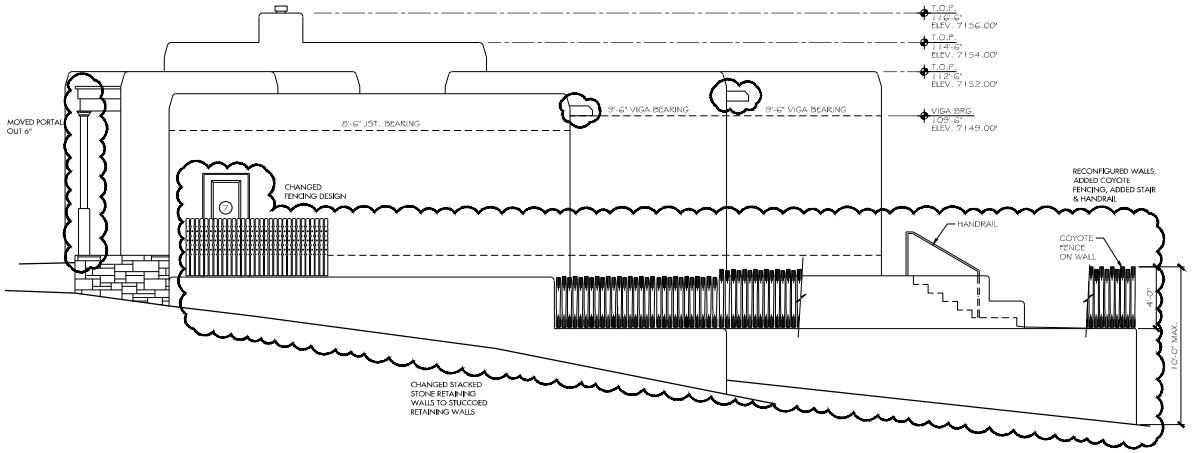
1 A-3.0 APPROVED NORTH ELEVATION
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'



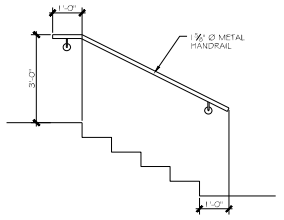
11" ICF RETAINING WALL SCHEDULE							
'H' UP TO	'A'	'B'	'C'	'V' BARS	BOTTOM BARS	TOP BARS	TIES
4'-0"	11"	6"	2'-4"	#4 @ 16" O.C.	(3) #4	(3) #4	#3 @ 48" O.C.
6'-0"	1'-7"	8"	3'-2"	#4 @ 12" O.C.	(4) #5	(4) #4	#3 @ 32" O.C.
8'-0"	1'-9"	1'-8"	4'-6"	#5 @ 12" O.C.	(5) #5	(5) #4	#3 @ 16" O.C.
12'-0"	2'-8"	2'-0"	5'-7"	#7 @ 12" O.C.	(6) #5	(6) #4	#3 @ 12" O.C.

CONCRETE F'C = 4,000 PSI
REBAR FY = 60,000 PSI

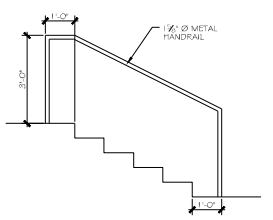
3 A-3.0 RETAINING WALL DETAIL
SCALE: 1" = 1'-0"



2 A-3.0 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'



4 A-3.0 WALL MTD. HANDRAIL DETAIL
SCALE: 1/2" = 1'-0"



5 A-3.0 FLOOR MTD. HANDRAIL DETAIL
SCALE: 1/2" = 1'-0"

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JUNE 25, 2024

APPROVED & PROPOSED NORTH ELEVATION

A
3.0

SET #

C&D RESIDENCE - 2011

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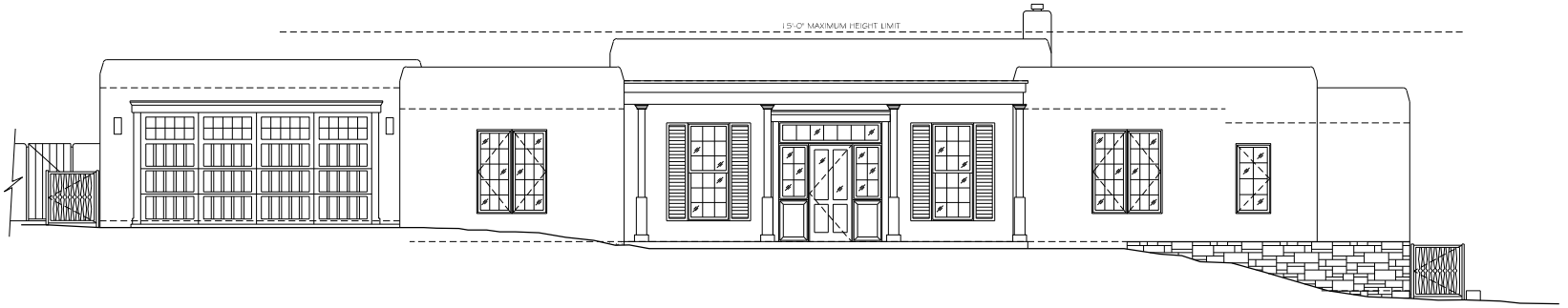
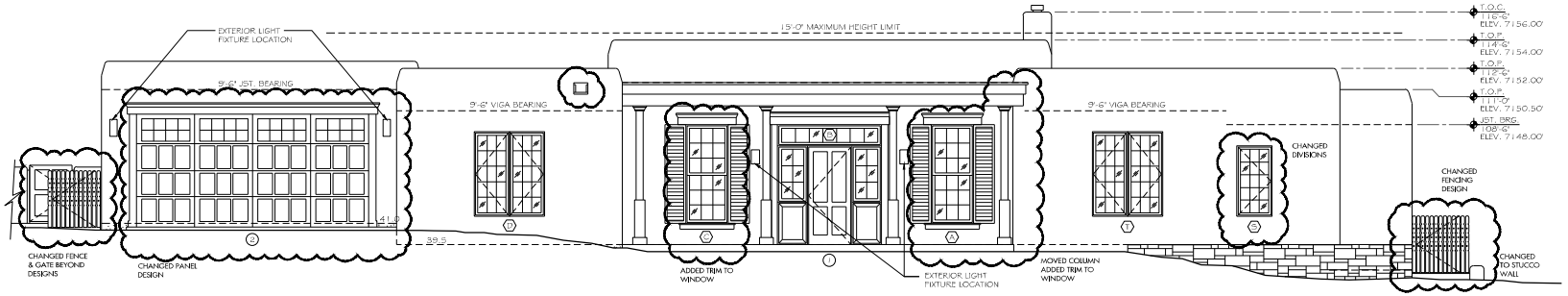


1 A-3.1 APPROVED EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-3.1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

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

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JUNE 25, 2024

APPROVED & PROPOSED EAST ELEVATION

A
3.1

SET #

C&D RESIDENCE - 2011

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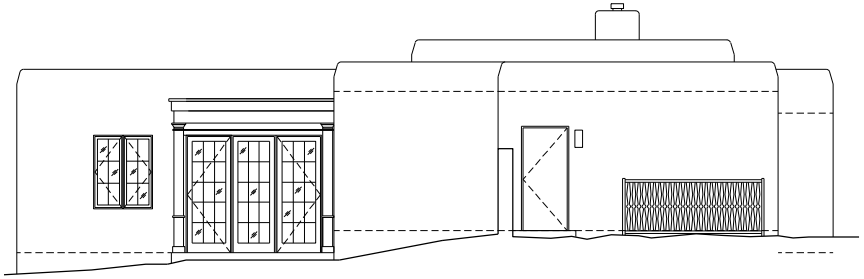
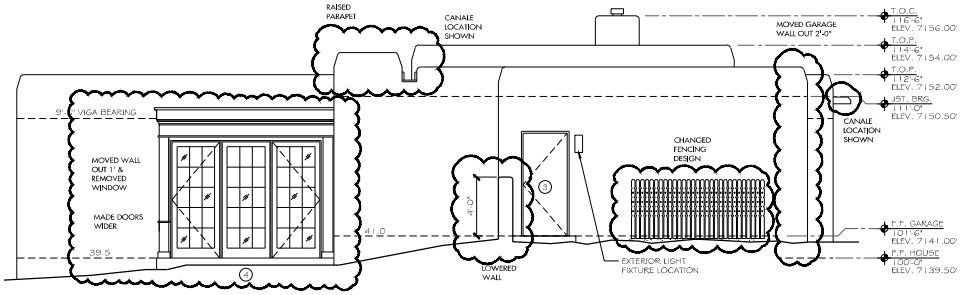


1 / A-3.2 APPROVED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 / A-3.2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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

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SANTA FE, NEW MEXICO

JUNE 25, 2024

APPROVED & PROPOSED SOUTH ELEVATION

A
3.2

SET #

C&D RESIDENCE - 2011

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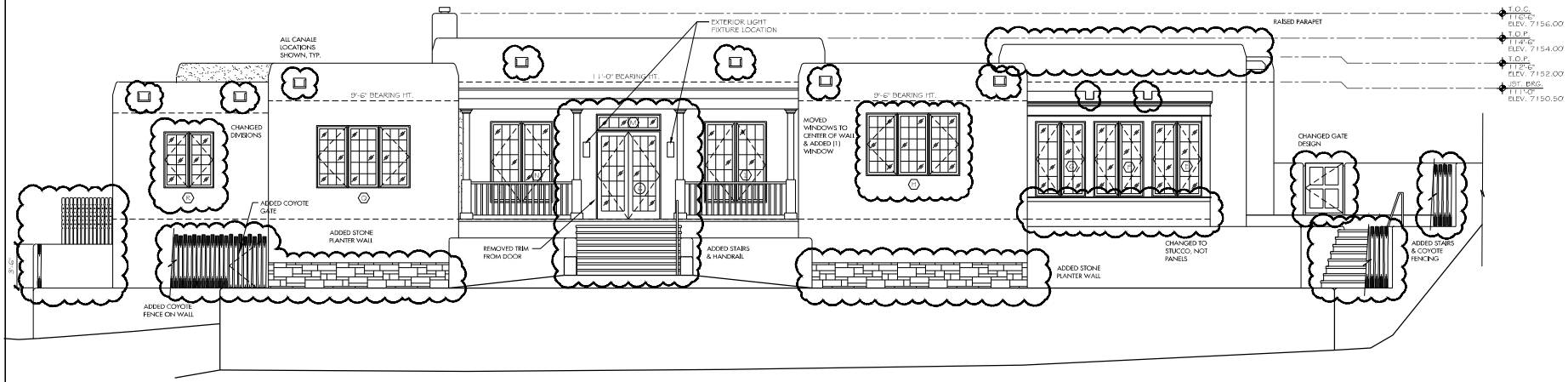
1 A-3.3 APPROVED WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-3.3 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

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

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JUNE 25, 2024

APPROVED & PROPOSED WEST EXTERIOR ELEVATION

A 3.3

SET #

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City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-008626--HDRB

Project Description: 2024-008626-HDRB. 301 Hillside Ave. Downtown & Eastside Historic District. Contributing. Autotroph Architects, agent for Girls Club, owner, proposes to construct 6'-0" height fences and vehicle and pedestrian gates where the maximum allowable height is 47" on a non-residential
property. An exception is requested to 14-5.2(D)(9)(c)(ii)(c) for exceeding the maximum allowable height of a fence.

Project Location(s): 301 HILLSIDE AVE
Santa Fe, NM 87501

Contacts:

Property Owner: GIRLS INC OF SANTA FE
301 HILLSIDE AVE

Applicant: AUTOTROPH dzurec@autotrophdesign.com
222 E MARCY ST 19
SANTA FE , NM 87501

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North:

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 1985

Year of Construction: 1920s

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 23, 2024

TO: Historic Districts Review Board Members

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

---

2024-008626-HDRB. 301 Hillside Ave. Downtown & Eastside Historic District. Contributing. Autotroph Architects, agent for Girls Club, owner, proposes to construct 6'-0" height fences and vehicle and pedestrian gates where the maximum allowable height is 47" on a non-residential property. An exception is requested to 14-5.2(D)(9)(c)(ii)(c) for exceeding the maximum allowable height of a fence.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: exception criteria

STAFF RECOMMENDATION:

Staff finds that all the exception criteria have been met and recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

The commercial structure at 301 Hillside is listed as contributing to the Downtown and Eastside Historic District. The structure at the top of the hill is a territorial style with brick coping, square columns, and wood trim at the windows and doors.

The hardscaping of the property consists of existing low 36” high stuccoed retaining walls with 48” coyote fences set back 46” to 54” from the retaining wall along the street frontages. There is access to a play area on Hillside Avenue that consists of concrete steps and a 48” high latilla pedestrian gate. The driveway leading to the parking up the hill is also lined with 48” latilla fence. About 41’ feet up the driveway there is a chain that is used to block traffic during hours when the business is closed.



Figure 1: Fence line along Paseo de Peralta



Figure 2: Fence line along Hillside Avenue

The southeastern property line consists of a 6’0” high latilla fence while the eastern property line has a 6’0” chain-link fence. The northwestern property line consists of a 48” high latilla fence, 6’0” high chain-link fence, and a low stucco wall with latilla fence on top. Interior to the property there is a network of retaining walls and 48” high latilla fences with pedestrian gates at each of the outdoor areas.

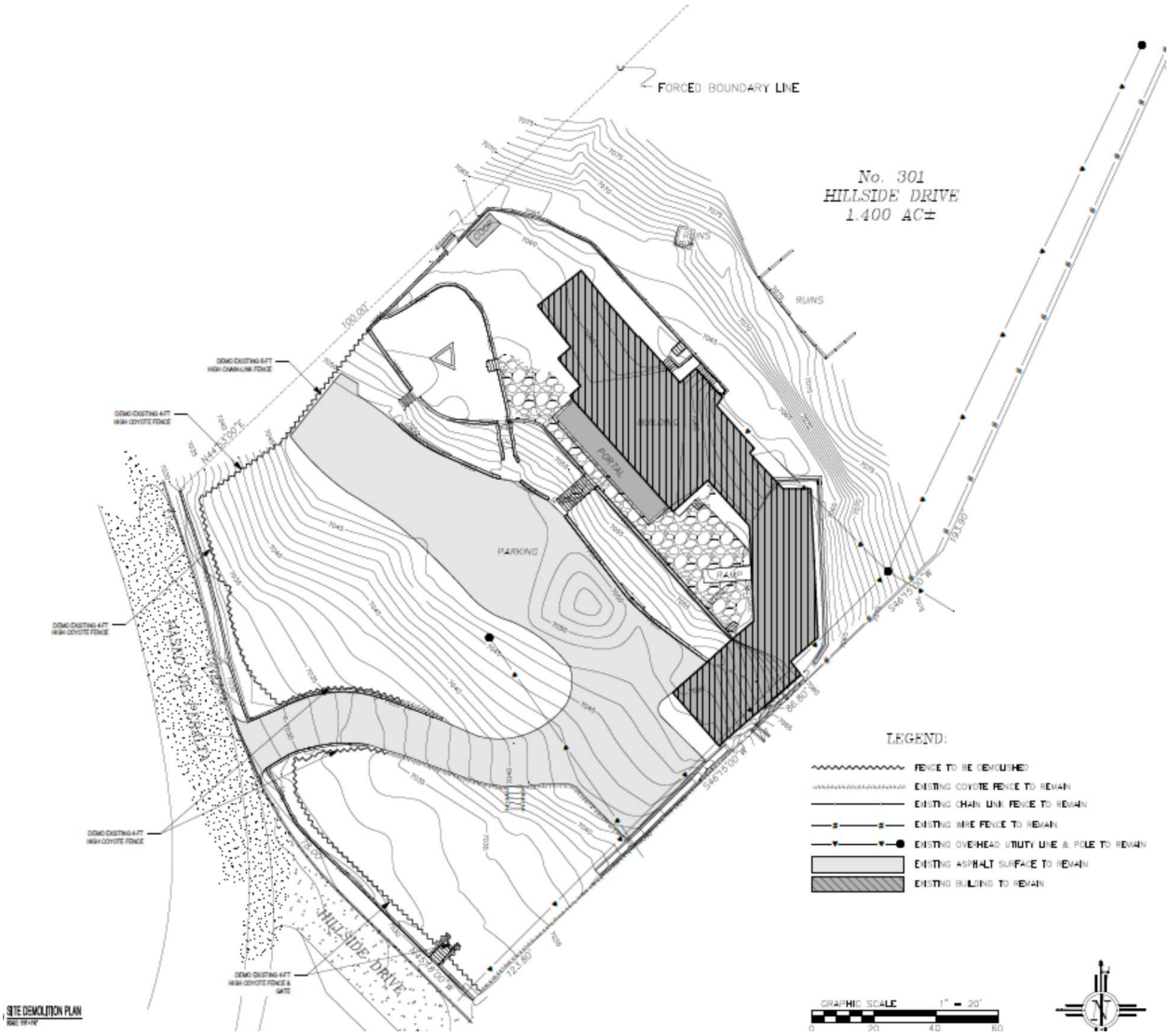


Figure 3: Existing hardscape areas

While the property has been maintained with administrative approvals for items such as asphalt repair and replacement, step repairs and installation, safety handrails, mechanical equipment, and a re-roof, there are no alterations to the building on file with the Historic Preservation Division.

The applicant proposes the following alterations:

1) Install 6'0" high latilla fences in the location of the existing 48" high fences along the Paseo de Peralta and Hillside Street frontages, along the northwestern lot line, and along approximately 41' from the base of the driveway up to the location of the existing chain used to "lock" the access. The maximum allowable height along the street frontages is 47", an exception is requested to exceed the maximum allowable height Section 14-5.2(D)(9)(c)(ii)(c).

2) Replace the chain at the driveway with a metal vehicle gate at the height of 6'0". The gate will be metal slats in a metal frame.
3) Install 36" high coyote fencing to the northeast of the gate along the southern playground area.
4) Replace the pedestrian gate on Hillside with a 48" high metal pedestrian gate that will be metal slats in a metal frame.
5) Replace the 48" pedestrian gate at the entry to the southern playground area with a 48" high pedestrian gate that will be metal slats in a metal frame.
6) Replace and install 4 interior property pedestrian gates that will be metal slats in a metal frame, 3 at the northern playground area and one that leads from the parking lot to the building.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(9)(c)(ii)(c): The applicant requests an exception to exceed the maximum allowable height of a fence.

(i) Do not damage the character of the streetscape

Applicant Response: The calculated maximum allowable fence height on the streetscape (20-ft back from the street's frontage) is 47" based on other contributing structures. We are proposing a 72" high fence. This height will align with and match the wall height of the neighbor's property at 315 Hillside, which abuts this fence. Their 72" high wall is the only neighboring fence or wall which abuts our street frontage. Matching the same height as this neighboring wall will be in harmony with the character of the district.
The streetscape will be maintained and enhanced by these perimeter security improvements.

Staff Response: Staff agrees with this assessment. The style of fence and the layout/design of the fence is not being changed. Only height is being considered in order to accommodate better security for the staff and students.

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

Applicant Response: The purpose of this work is to make fencing and gate improvements for security purposes. These improvements were recommendations made to us by a third-party security company to improve the overall safety of the youth and staff onsite in an active shooter situation, as well as to improve the general security of the property which is currently freely accessibly to the public on foot and by vehicle.

These fencing and gate updates will prevent hardships to the applicant by providing needed security improvements and will not affect the public welfare.

Staff Response: Staff agrees with this assessment. The property at 301 Hillside is on the side of the hill which creates public visibility of the majority of the property. This slope gives the public a full view of the students at the club while they are in the playground. The parking lot is located next to the playground which means vehicle occupants can access the playground and its' tenants without announcing their presence within the business office. This presents a clear and present danger to the students who attend the club.

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

Applicant Response: The proposed coyote fence and metal gates are both deeply historically contextual and fit within the range of design options to provide moderate variety within the overall unity of the downtown historic district.

Staff Response: Staff agrees with this assessment. The latilla fences are prevalent throughout the district even if not in this specific area. However, the coyote fencing at the Girls, Inc. property has been present for over 20 years and makes the property recognizable.

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

Applicant Response: The property is on the side of the hill which creates a significantly greater visibility of most of the property from the public areas than other properties built on flat land. This slope gives the public a full view of the students at the club while they are in the playground. Additionally, the parking lot is located next to the playground which means vehicle occupants can also access the playground and the children without announcing their presence within the business office. These special conditions of the site and layout present a clear and present danger to the students who attend the club.

Staff Response: Staff disagrees with this response. The property at 301 Hillside is on the side of the hill which creates public visibility of the majority of the property. This slope gives the public a full view of the students at the club while they are in the playground. The parking lot is located next to the playground which means vehicle occupants can access the playground and its' tenants without announcing their presence within the business office. This presents a clear and present danger to the students who attend the club.

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

Applicant Response: Security improvements to the perimeter fences and gates are needed to protect the special demographic served on the property which is a population primarily of children. The current lower fences do not provide visual or physical separation between the publicly accessible areas and the private property areas.

Staff Response: Staff agrees with this assessment. The tenants in the southern playground are especially accessible to the public.

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

Applicant Response: The proposed coyote fences and metal gates will provide a positive impact to the character of the downtown built environment.

Staff Response: Staff agrees with this assessment. The coyote fencing at the Girls, Inc. property has been present for over 20 years and makes the property recognizable. The height of the fence will be in keeping with the Hillside Avenue portion of the neighborhood.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city* , it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings* ;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(D) **General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city* , the following standards shall be met:

(9) Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, *scale* , and massing of any *structure* in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape* .

(E) **Downtown and Eastside Design Standards**

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.

(1) Old Santa Fe Style

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

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

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

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

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

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

(f) 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.

(2) Recent Santa Fe Style

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

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

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

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

(d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *buildingpermits* ;

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

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

H2311

building threatened? yes	surveyed date 3/85 by SL	county SANTA FE	ID no. 051612071
field map SFHD # 2	number 2071	UTM reference zone 12 13 easting	northing

location description

301 HILLSIDE

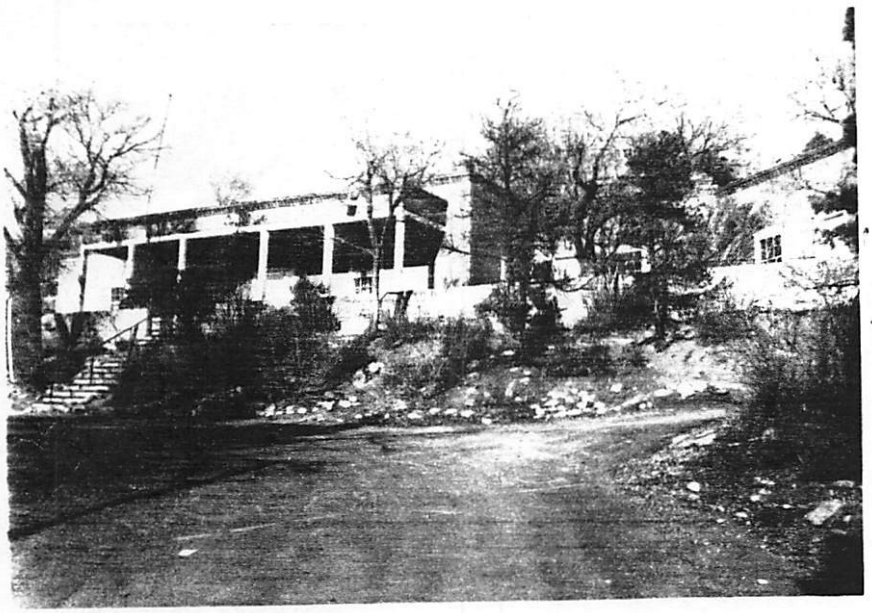
city/town SANTA FE

land ~~grant~~/reservation

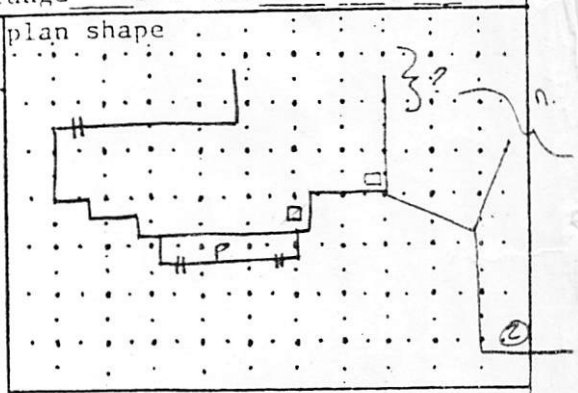
building name Santa Fe Girls Club - Hurley Res?

legal description tnsp___ N S range___ E W sec___ ¼ ¼

film roll by SL no. SFHD # 37	negative nos. 20	loc. of neg. HPB



plan shape



date of construction ___ estimate 20's actual

source portions older

use
present ~~residential~~
other girl's club
historic residential
other___

condition
___excellent ___good
___fair ___deteriorating

degree of remodeling
___minor ___moderate ___major
describe:

style T.R.

foundation material conc + ?

wall material/surface /stucco

architectural features
flat parapet w/ brick coping (fr. top: stretcher, stretcher, dentil, stretcher) concealing low shed to rear

surroundings resid/comm.

relationship to surroundings
✓ similar ___not similar

district potential
✓ yes ___no

w: 8/8 single, 8/12 single + tandem, 6/6 single - all w/ Terr. trim

doors: solid panel, solid panel w/ panel-filled sidelits @

~~comments~~
front - all w/ Terr. trim.

significance
___eligible ✓ of interest ___none

if eligible, why?
contrib.

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted: June 17, 2024	301 Hillside Ave., Santa Fe, NM 87501
Property Owner of Record: Girls Club	**Proposed Construction Description:** Security upgrades to 1) replace streetfront 4-ft coyote fence with 6-ft coyote fence, 2) add vehicle gate, 3) replace ped. street gate.
Applicant/Agent Name: Kim Brown, CEO of Girls Inc.	
Contact Person Phone Number: (505) 982-2042	**TOTAL ROOF AREA:** N/A

Zoning District: R2 Residential District Single Family 2du/ac

Overlay:
- ☒ Escarpment Partial coverage: Foothill & Ridge
- ☐ Flood Zone*
- ☒ Other: Downtown & Eastside Historic District

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

N/A N/A

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

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

Use of Structure:
- ☐ Residential
- ☒ Commercial Type of Use: Youth Education & Recreation

Terrain: ☐ 30% slopes_____

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

Lot Coverage : N/A %
- ☐Open Space Required:_____

Setbacks: N/A - no change proposed
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: _____ Minimum: _____
Proposed Sides: L___ R___ Minimum:____

Height: Proposed No bldg. scope (6-ft fence)
Maximum Height: _____ or
- ☒ Regulated by Historic Districts Ordinance
- ☐ Regulated by Escarpment District

Parking Spaces:
Proposed N/A Accessible N/A
Minimum: N/A

Bicycle Parking**:
Proposed: N/A Minimum: N/A
** Commercial Requirement

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

Kim Brown [☒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.

Kim Brown June 17, 2024
SIGNATURE **DATE**

To Be Completed By City Staff:

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

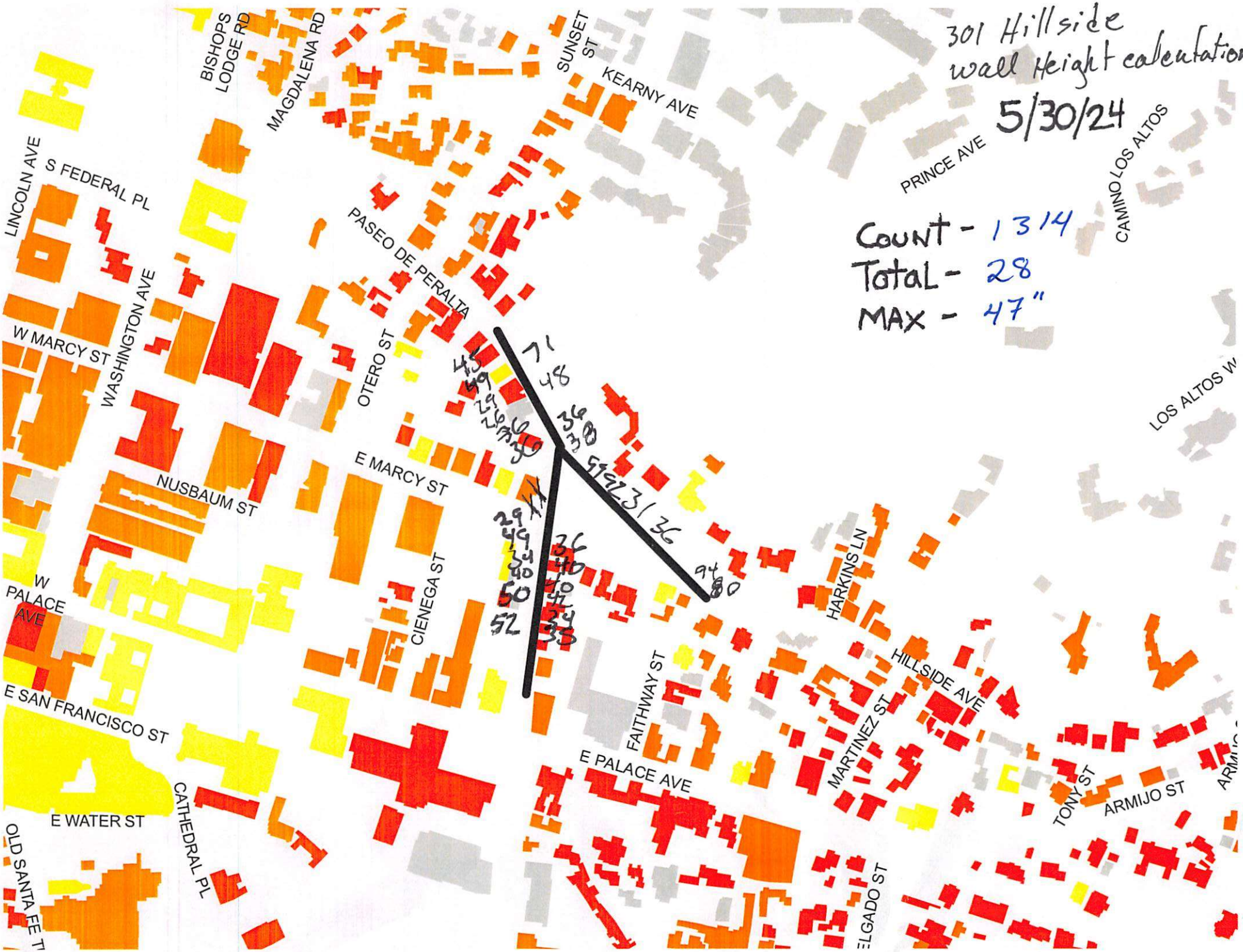
Notes: _____

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

REVIEWER: Noah Berke **DATE:** 6/20/24

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

Revised 1-14-13


301 Hillside
wall Height calculation
5/30/24
Count - 1314
Total - 28
MAX - 47"
BISHOPS LODGE RD
MAGDALENA RD
SUNSET ST
KEARNY AVE
PRINCE AVE
CAMINO LOS ALTOS
LINCOLN AVE
S FEDERAL PL
PASEO DE PERALTA
WASHINGTON AVE
W MARCY ST
OTERO ST
LOS ALTOS W
E MARCY ST
NUSBAUM ST
CIENEGA ST
HARKINS LN
W PALACE AVE
FAITHWAY ST
HILLSIDE AVE
MARTINEZ ST
E SAN FRANCISCO ST
E PALACE AVE
TONY ST
ARMIJO ST
E WATER ST
CATHEDRAL PL
OLD SANTA FE T
ELGADO ST

WALL AND FENCE GUIDELINES
SANTA FE HISTORIC DISTRICTS

[ADOPTED 24 AUGUST 1999]

Purpose and intent: These guidelines are offered to promote continuity and harmony of design elements that comprise streetscape in the Santa Fe Historic Districts, including, but not limited to walls, fences, open space and landscaping and their connectivity to the primary structures(s) on the property and the physical character of the street or public façade of the property. These guidelines are consistent with the purpose and intent, and standards in the Historic Districts Ordinance [Section 14-70 SFCC 1987].

SCALE:

Walls should not extend for more than 50 feet in a single, horizontal plane without a plane change of at least one foot.

Wall heights should modulate a minimum of 8 inches, or one block course, at least every 25'.

Walls should include openings such as gates, windows and nichos at appropriate intervals.

Walls and fences in excess of 4 feet in height and having street frontage or visibility shall be brought to the HDRB for review and approval prior to submission for building permit review. Where there is a conflict between this guideline and the allowable height as calculated under Section 14-70.20 SFCC 1987, the latter shall prevail. [This supersedes the HDRB's 8/13/96 policy requiring the same for walls or fences in excess of 3 feet in height. It encourages the construction of lower privacy walls that still allow the structure on the site to make a contribution to the streetscape, and provide for a view shed into the property. This is recommended in response to the proliferation of inappropriately high yard walls that have been and are being constructed throughout the city's historic districts, causing an impact on the historic and visual character of the historic districts.]

Wall heights should be carefully regulated by the HDRB standards as calculable for the particular streetscapes [Section 14-70.20 SFCC 1987]; and should be restricted so as not to increase the allowable height for the streetscape by more than 20%.

Solid fences should be stepped back and modulated the same as walls.

Fences with fenestration, such as coyote fences, may continue in an unrestricted horizontal distance at the same height and in the same horizontal plane.

SETBACK:

Unfenestrated walls and fences (e.g. cedar stake, ponderosa slat) should setback from the front property line an average of 1 foot for every 10 feet of horizontal length of the wall. This could be accomplished in a single plane or with step backs as outlined above.

Open fences (e.g. wire and post, picket) or fenestrated fences (e.g. coyote) may be constructed without setback at the front property line, unless otherwise regulated by the underlying zoning.

Walls with openings comprising 20% of the surface area of a single plane may be constructed at the property line, unless restricted by the underlying zoning.

Side or rear walls or fences may be constructed at the property line as per that allowed by the underlying zoning.

Walls or fences within existing compounds should be restricted to privacy barriers to enclose courtyards, parking and private areas; and should be connected to and not extend more than 25 feet from the main structure. However, walls or fences should not be connected to significant structures. Desired connections may be made to significant structures by way of other means [e.g. Landscaping]. These treatments will help maintain traditional compound common elements, such as open space and the ability to communicate with neighbors, and therefore assist in the preservation of the character of existing compounds.

MATERIAL, TEXTURE AND COLOR:

Walls should be predominantly of the same material, texture and color as the main structure(s) to be located on the property, or may be of material indigenous or traditional for the area such as river rock, limestone, flagstone or slate.

Fences should be of the material, texture and color of fences typical of the existing streetscape or design vernacular if applicable to a particular H-District or streetscape.

GATES:

Vehicular gates should be permitted only at entrances to private driveways or compounds and set back in accordance with the underlying zoning.

Vehicular gating of subdivisions or other large-scale developments is strongly discouraged, and may be prohibited [See City of Santa Fe 1999 General Plan].

Gates should be designed to complement the wall or fence treatment containing them with respect to scale, height, material, texture and color. Fenestrated gates should be encouraged as opposed to solid gates.

LANDSCAPING (Suggested Options)

Walls and fences in excess of 50' in length should install landscaping along the exterior façade within the suggested setback or step back.

Landscaping on top of or over a wall is encouraged to provide for additional screening if desired from the interior of the property.

Terracing of walls is encouraged and should be landscaped.

The use of native, drought resistant plant material is encouraged in all wall, fence or terrace landscaping.

girls inc.

of Santa Fe

Inspiring all girls to be strong, smart, and bold.

Girls Inc. of Santa Fe
301 Hillside Avenue
Santa Fe, NM 87501
(505) 982-2042
Girlsincofsantafe.org

Board of Directors
Connie Burke, *Chair*
Mary Kushnir, *Vice Chair*
Alina Catanach, *Treasurer*
Adrienne Murray, *Secretary*
Sascha Guinn Anderson
Dona Bolding
Linda DeWolf
Laura Hudman
Suzanne Kern
Ann Livingston
Ellen Marshall
Sylvie Obledo
Jenna Gruhala Oltersdorf
Erica Ortiz-Berke
Ally Rael
Diane Ramsey
Barbara Seeley
Reba Serafin

Staff
Kim Brown,
Chief Executive Officer

Carolyn Chambers,
Chief Operating Officer

Madonna Hernandez,
Director of Programs

June 4th, 2024

HISTORIC DESIGN REVIEW PROPOSAL LETTER

Girls Inc. of Santa Fe needs to make fencing and gate improvements for security purposes. These improvements were recommendations made to us by a 3rd party security company as a way to improve the overall safety of the youth and staff onsite in an active shooter situation, as well as to improve the general security of the property which is currently freely accessible to the public on foot and by vehicle.

1. 6-FT COYOTE FENCE ALONG STREETS: We propose replacing our existing 4-ft high coyote fence running along Hillside Ave. and Paseo de Peralta with a new 6-ft high coyote fence, to be built in the same location as it is currently.

2. 6-FT METAL VEHICLE GATE: The same 6-ft high coyote fence will extend up along the sides of our driveway and terminate at a new 6-ft high x 14-ft wide metal vehicle gate across our driveway set back about 41-ft from the road.

3. 4-FT METAL PEDESTRIAN GATE: We also propose replacing the existing 4-ft high pedestrian gate off the Hillside Ave. sidewalk with a new 4-ft high metal pedestrian gate, matching the same style as the driveway gate. To make a code-compliant landing at the top of the stairs the gate will need to be set back appx. 2-ft further into the property than it is now.

4. 6-FT COYOTE FENCE ALONG EAST SIDE: Along a portion of our eastern property line, we propose a new 6-ft high coyote fence to replace an existing 6-ft high chain link fence, to be built in the same location as it is currently. Towards the north end of this run of fencing, the coyote fence will transition from full height to sitting on top of an existing stucco wall. When on top of the stucco wall, the combined max. height of the wall and coyote fence will not exceed 6-ft. This wall with a coyote fence on top will terminate at an existing 6-ft high wood pedestrian gate on our property near the Cross of the Martyrs.

Adding these few increased security measures will ensure a greatly improved safety and access control situation which will allow us to better serve the youth and staff at Girls Inc. of Santa Fe.

With gratitude,

Kim

Kim Brown, CEO
Girls Inc. of Santa Fe

June 24, 2024

GIRLS INC FENCES
301 Hillside Avenue, Santa Fe, NM 87501

EXCEPTION CRITERIA responses to the criteria below are required if you are requesting an exception. For **Design Standards and Signs** the 3 criteria are required. For **Height, Pitch, Scale, Massing, and Floor Step backs** the 6 criteria are required. These must be emailed to the planner for your case in a WORD document.

Historic Districts and Historic Landmarks
Design Standards and Signage Exception Criteria

(i) Do not damage the character of the district

Response: ***The calculated maximum allowable fence height on the streetscape (20-ft back from the streets frontage) is 47" based on other contributing structures. We are proposing a 72" high fence. This height will align with and match the wall height of the neighbor's property at 315 Hillside, which abuts this fence. Their 72" high wall is the only neighboring fence or wall which abuts our street frontage. Matching the same height as this neighboring wall will be in harmony with the character of the district.***

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

Response: ***The purpose of this work is to make fencing and gate improvements for security purposes. These improvements were recommendations made to us by a third-party security company to improve the overall safety of the youth and staff onsite in an active shooter situation, as well as to improve the general security of the property which is currently freely accessibly to the public on foot and by vehicle.***

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

Response: ***The proposed coyote fence and metal gates are both deeply historically contextual and fit within the range of design options to provide moderate variety within the overall unity of the downtown historic district.***

(i) Do not damage the character of the streetscape

Response: ***The streetscape will be maintained and enhanced by these perimeter security improvements.***

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

Response: ***These fencing and gate updates will prevent hardships to the applicant by providing needed security improvements and will not affect the public welfare.***

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

Response: ***The proposed coyote fence and metal gates are both deeply historically contextual and fit within the range of design options to provide moderate variety within the overall unity of the downtown historic district.***

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

Response: ***The property is on the side of the hill which creates a significantly greater visibility of most of the property from the public areas than other properties built on flat land. This slope gives the public a full view of the students at the club while they are in the playground. Additionally, the parking lot is located next to the playground which means vehicle occupants can also access the playground and the children without announcing their presence within the business office. These special conditions of the site and layout present a clear and present danger to the students who attend the club.***

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

Response: ***Security improvements to the perimeter fences and gates are needed to protect the special demographic served on the property which is a population primarily of children. The current lower fences to not provide***

visual or physical separation between the publicly accessible areas and the private property areas.

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

Response: ***The proposed coyote fences and metal gates will provide a positive impact to the character of the downtown built environment.***






girls inc.

STOP




STOP


STOP






STOP











1 SITE PLAN - EXISTING & PROPOSED
SCALE: 1/8" = 1'-0"

STATE OF NEW MEXICO
Alexander C. Dzurec
NO. 003942
6/20/2024
REGISTERED ARCHITECT

autotroph
architecture. planning. sustainable design consulting

No.	Description	Date

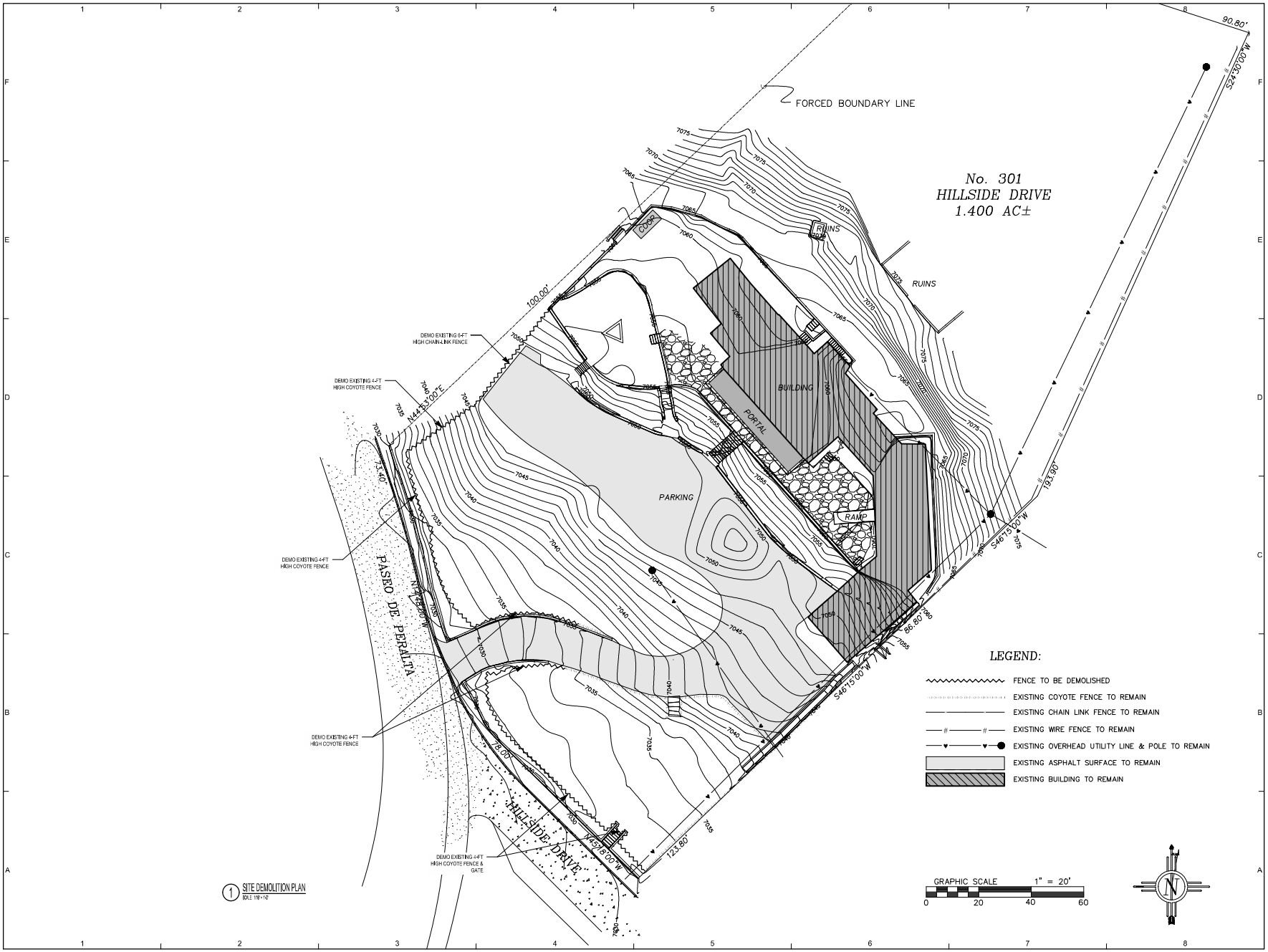
GIRLS INC FENCES

301 HILLSIDE AVENUE, SANTA FE, NEW MEXICO 87501

SITE PLAN - EXISTING & PROPOSED

Project Number	2407
Initial Issue Date	20 JUNE 2024

AS101



1 SITE DEMOLITION PLAN
SCALE: 1/16" = 1'-0"

NO ION

STATE OF NEW MEXICO
Alexander C. Dzurec
NO. 003942
6/20/24
REGISTERED ARCHITECT

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GIRLS INC FENCES

301 HILLSIDE AVENUE, SANTA FE, NEW MEXICO 87501

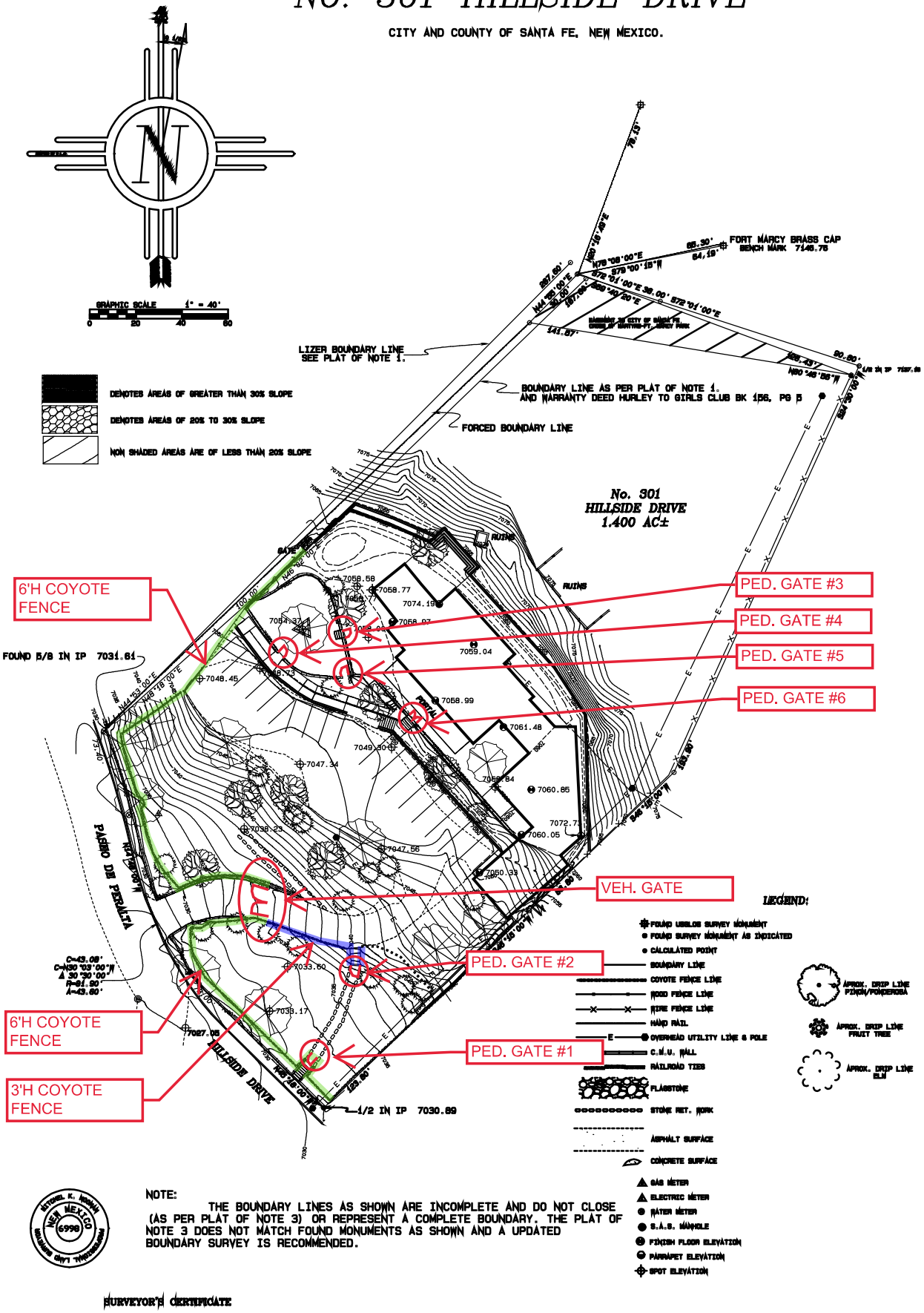
DEMO PLAN

Project Number	2407
Initial Issue Date	20 JUNE 2024

AD101

TOPOGRAPHIC SURVEY OF A PORTION OF No. 301 HILLSIDE DRIVE

CITY AND COUNTY OF SANTA FE, NEW MEXICO.



NOTE:
THE BOUNDARY LINES AS SHOWN ARE INCOMPLETE AND DO NOT CLOSE (AS PER PLAT OF NOTE 3) OR REPRESENT A COMPLETE BOUNDARY. THE PLAT OF NOTE 3 DOES NOT MATCH FOUND MONUMENTS AS SHOWN AND A UPDATED BOUNDARY SURVEY IS RECOMMENDED.

MITCHEL K. NOONAN NEW MEXICO 6998 REGISTERED LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE TOPOGRAPHY AND SLOPE ANALYSIS AS SHOWN HEREON IS AN ACCURATE REPRESENTATION OF AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN THE FIELD ON 01/09/04 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. AND MEETS OR EXCEEDS NATIONAL MAP STANDARDS

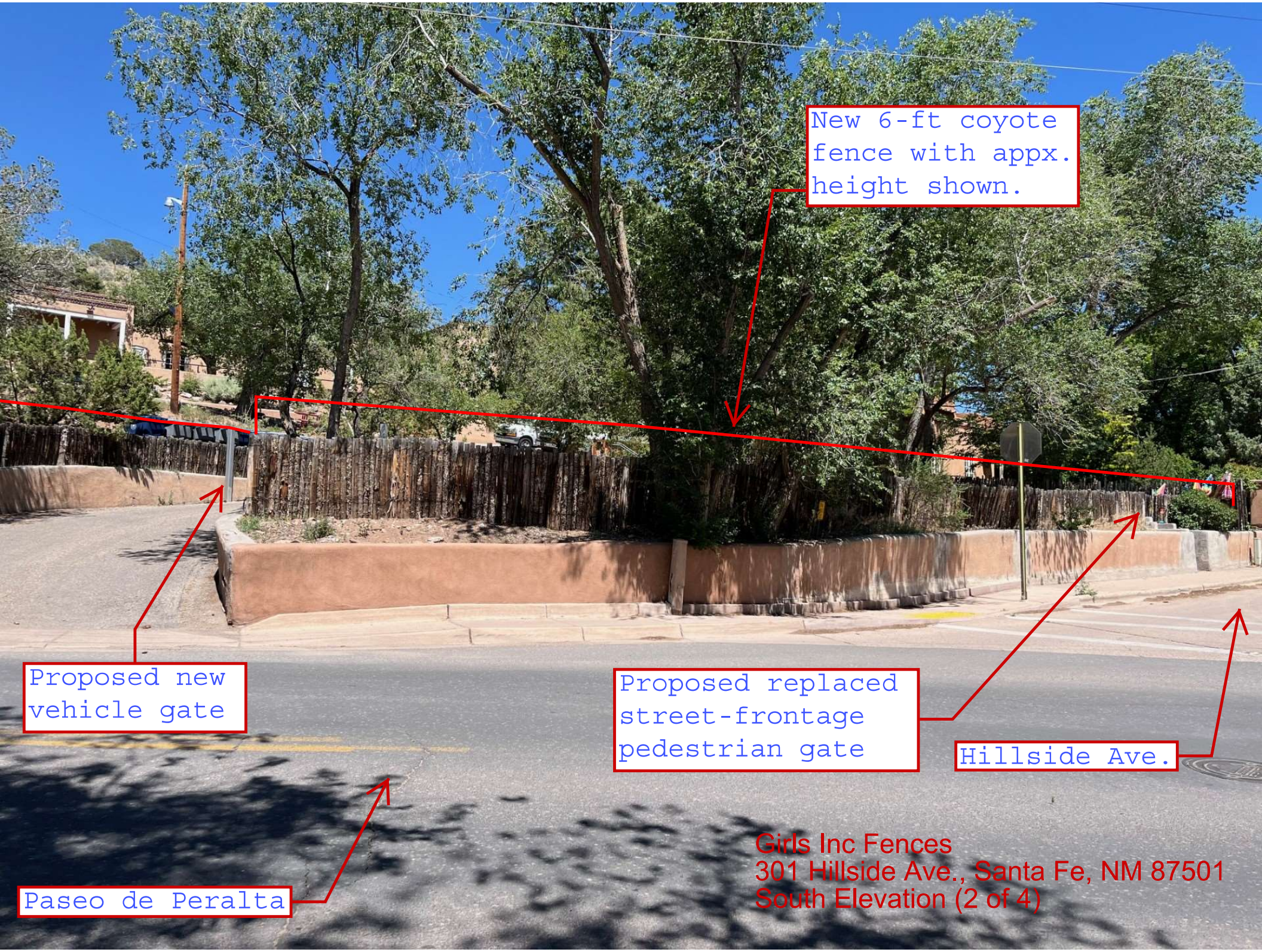
MITCHEL K. NOONAN NMPLS NO 6998

NOTES:
1) THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS FROM A PREVIOUS SURVEY, REFERENCED HEREON. SEE NOTE 3)
2) CONTOUR INTERVAL IS 1.00'. BASIS OF ELEVATION DATUM IS U.S.G.S. BRASS CAP "FORT MARCY" 7145.76.
3) BASIS OF BEARINGS IS TAKEN DIRECTLY FROM A PLAT OF SURVEY ENTITLED "PLAT SHOWING PROPERTIES OF P. J. HURLEY & H. P. HURLEY COMPILED FROM SURVEY PLATS OF OTHERS" BY T.E. SCANLON & ASSTS.

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 875
(505) 988-3480 FAX (505) 988-3481
DATE (S): 01/09/04 PROJECT No. 2-1727



Girls Inc Fences
301 Hillside Ave., Santa Fe, NM 87501
South Elevation (1 of 4)


New 6-ft coyote fence with appx. height shown.
Proposed new vehicle gate
Proposed replaced street-frontage pedestrian gate
Hillside Ave.
Paseo de Peralta
Girls Inc Fences
301 Hillside Ave., Santa Fe, NM 87501
South Elevation (2 of 4)


New 6-ft coyote fence with appx. height shown.
New 6-ft coyote fence with appx. height shown.
Proposed new vehicle gate
Paseo de Peralta
Girls Inc Fences
301 Hillside Ave., Santa Fe, NM 87501
South Elevation (3 of 4)


New 6-ft coyote fence with appx. height shown.
New 6-ft coyote fence with appx. height shown.
Paseo de Peralta
Girls Inc Fences
301 Hillside Ave., Santa Fe, NM 87501
South Elevation (4 of 4)


New 6-ft coyote fence with appx. height shown.
Cross of the Martyrs pathway
Girls Inc Fences
301 Hillside Ave., Santa Fe, NM 87501
West Elevation (1 of 4)


New 6-ft coyote fence with appx. height shown.
Girls Inc Fences
301 Hillside Ave., Santa Fe, NM 87501
West Elevation (2 of 4)
Cross of the Martyrs pathway


New 6-ft coyote fence with appx. height shown.
Cross of the Martyrs pathway
Girls Inc Fences
301 Hillside Ave., Santa Fe, NM 87501
West Elevation (3 of 4)


New 6-ft coyote fence with appx. height shown.
Corner of new 6-ft coyote fence.(Dashed line shows part of the proposed fence not visible below hillside.)
Cross of the Martyrs pathway
Girls Inc Fences
301 Hillside Ave., Santa Fe, NM 87501
West Elevation (4 of 4)



NEW VEHICLE GATE FINISHES

NOTE: FINISHES WILL MATCH THOSE SHOWN IN PEDESTRIAN GATE.



NEW PEDESTRIAN GATE FINISHES

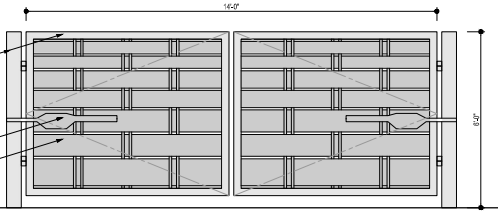
NOTE: FINISHES SHOWN IN THIS PEDESTRIAN GATE ARE ACCURATE AND WILL BE USED ON VEHICLE GATE.



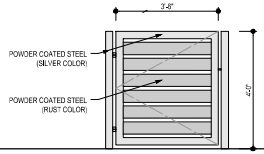
NEW FENCE FINISH

2 GATE & FENCE FINISHES

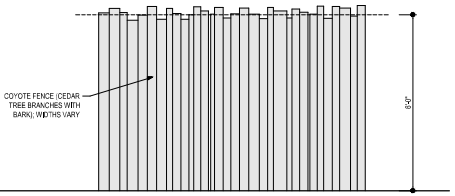
SCALE: 1" = 1-0"



NEW VEHICLE GATE



NEW PEDESTRIAN GATE



NEW FENCE

1 GATE & FENCE ELEVATIONS

SCALE: 1" = 1-0"

STATE OF NEW MEXICO
Alexander C. Dzurec
NO. 003942
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No.	Description	Date

GIRLS INC FENCES

301 HILLSIDE AVENUE, SANTA FE, NEW MEXICO 87501

ELEVATIONS & FINISHES

Project Number	2407
Initial Issue Date	24 JUNE 2024

A-201


PUSH


PUSH



