Agenda

Regular Meeting (AMENDED AGENDA) of the Historic Districts Review Board
December 10, 2024 at 5:30 PM
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/82037822228

By Phone: 301 715 8592

Webinar ID: 820 3782 2228

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

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
   a. 05142024_HBoard Minutes_Final
   b. 10222024_HBoard Minutes_Final
   c. 04292024_HBoard Special Meeting
5. Approval of Findings/Conclusions
6. Matters from the Public
7. Staff Communications
   a. General Plan update and Land Development Code update status report. (Janice Biletnikoff and Daniel Alvardo)

8. Old Business

9. New Business

   a. 2024-009377-HDRB, 449 Camino Monte Vista, Downtown & Eastside Historic District, Lorn Tryk, agent for Joseph and Mark Clark Rev. Trust, owner, proposes to construct a 4,695 sq. ft. residence, a 1,111 sq. ft. casita, a 436 sq. ft. accessory structure and an 877 sq. ft. garage to a maximum height of 17'-10" where the maximum allowable is 18'-0", 5'-0" to 6'-0" high yard and retaining walls. (Paul Duran, paduran@sanafenm.gov)

   b. 2024-009399-HDRB, 465 Camino Manzano, Downtown and Eastside Historic District, Richard Martinez, agent for Craig Smith and Carolyn Kenney, property owners, propose to change the design of the south entrance portal on the primary facade, construct exterior fireplace in courtyard, recess to the garage, raise courtyard wall to 8', replace pedestrian gate with 6'-8" board gate, replace all windows and doors, and construct an 8' tall coyote fence. Two exceptions to 14-5.2(D)(2)(c) for design changes to the primary façade and 14-5.2(D)(2)(d) additions are not permitted to the side unless the addition is set back a minimum of ten feet from the primary façade on a contributing structure. (Paul Duran)

   c. 2024-009398-HDRB, 346 Hillside Ave., Downtown & Eastside Historic District, Contributing, Martinez Architecture Studio, agent for Martha Davis, owner, requests to alter a previous approval including removing a fireplace, changes to windows, doors, exterior stairs, patio, installing a water feature, HVAC, skylights, constructing fencing with pedestrian and vehicle gates to the maximum allowable height of 4'-11", and adding a standing seam metal roof. An exception is requested to 14-5.2(D)(6) for changing the roof material not in-kind[. (Lani McCulley, ljmcculley@santafenm.gov)

   d. 2024-009478-HDRB, 614 Paseo de Peralta, Downtown & Eastside Historic District, Contributing, Stefanie Beninato, agent for Miriam Leth Espensen, owner, proposes to construct a 5'-8" high coyote fence with pedestrian gates where the maximum allowable height is 4'-6". Exceptions are requested to 14-5.2(D)(9) to exceed the maximum allowable height. (Lani McCulley)

   e. 2024-009323-HDRB, 312 Pino Rd., Downtown & Eastside Historic District, Martinez Architecture Studio, agent for Bonny and Byron Goldstein, owner, proposes to replace windows and doors, install door grille, construct screening, repair a trellis, install HVAC, relocate a cellar entrance and requests exceptions to 14-5.2(D)(5)(a)(i) for primary facades, historic windows shall be repaired or restored wherever possible, 14-5.2(D)(1)(a) the removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited, and 14-5.2(D)(2)(c) additions are not permitted to primary facades on a contributing structure. (Paul Duran) (POSTPONED)

   f. 2024-009479-HDRB, 710 Canyon Rd., Downtown & Eastside Historic District, Contributing, Conron & Woods Architects, agent for Anna Marie Hamilton, owner, proposes to remove a portion of the portal, raise parapets, relocate a door, re-roof the portal and residence, replace skylights and canales, stucco, and hardscape. An exception is requested to 14-5.2 (D)(6) to replace the roof not in-kind. (Lani McCulley)

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

    a. January 14, 2025

13. Adjourn

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

Minutes of the Historic Districts Review Board
May 14, 2024
5:30PM
**Minutes created from YouTube video and transcript.*
https://www.youtube.com/watch?v=dPJaXIreqzA

Call to Order
Chair Rios called the regular meeting of the Historic Districts Review Board to order at approximately 5:30pm in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. **Roll Call** (0:19)

Roll Call indicated a presence of a quorum as follows:

Members Present
Ms. Cecilia Rios, Chair
Mr. Anthony Guida, Vice Chair
Ms. Jennifer Biedscheid
Ms. Amanda Mather
Mr. David Valdo

Members Absent
Mr. John Bienvenu
Ms. Madeline Aguilar Medrano

Others Present
Ms. Heather Lamboy, Assistant Land Use and Planning Director
Mr. Gary Moquino, Historic Preservation Division Manager
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Rebekah Clouser, Planner Technician
Ms. Amanda Romero, Planner
Ms. Lani McCulley, Senior Planner
Mr. Ramon Sarason, Senior Planner
Mr. Paul Duran, Senior Planner

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on PrimeGov and by request from the Historic Preservation Division.

2. **Approval of Agenda** (0:52)

Mr. Moquino noted a couple of changes to the agenda. Under Findings of Fact and Conclusions of Law the date is March 26, 2024, not March 12, 2024. Item a. 1525 Canyon

Road is postponed to June 11, 2024. Mr. Moquino also stated that the May 28, 2024, meeting of the HDRB was cancelled and the next meeting would be June 11, 2024.

Vice Chair Guida moved to approve the agenda. Member Biedscheid seconded. The motion passed unanimously.

3. **Approval of Minutes** (0:2:00)

Chair Rios asked if there were changes to the April 24, 2024, and hearing none she requested a motion.

Member Biedscheid moved to approve the minutes of April 24, 2024. Member Valdo seconded. The motion passed unanimously.

4. **Approval of Findings of Fact and Conclusions of Law** (2:30)

a. 2024-007892-HDRB. 718 Old Santa Fe Trail (March 12, 2024)
b. 2024-007918-HDRB. 125 Duran St. (March 12, 2024)
c. 2024-007893-HDRB. 237 1⁄2 Casados St. (March 12, 2024)
d. 2024-007894-HDRB. 435 Calle la Paz (March 12, 2024)
e. 2024-007780-HDRB. 1122 Old Santa Fe Trail (March 12, 2024)
f. 2023-007678-HDRB. 126 Camino Santiago (March 12, 2024)
g. 2023-007680-HDRB. 128 Camino Santiago (March 12, 2024)

Chair Rios asked if there were any changes to the Findings of Fact and Conclusions of Law presented for March 26, 2024, and hearing no changes requested a motion.

Member Biedscheid moved to approve the Findings of Fact and Conclusions of Law for items a.- e. for March 12, 2024. Member Valdo seconded the motion. The motion passed unanimously.

Chair Rios requested a motion for the Findings of Fact and Conclusions of Law for March 26, 2024.

Member Biedscheid moved to approve the Findings of Fact and Conclusions of Law for items f. and g. for March 26, 2024. Member Valdo seconded the motion. The motion passed unanimously.

5. **Matters from the Public** (0:3:53)

Chair Rios asked anyone wanting to speak from Matters from the Public to come forward.

Ms. Stefanie Beninato spoke on her concerns about the HVAC units that are publicly visible at 311 Old Santa Fe Trail and 300 Galisteo. She said she had email Heather Lamboy and Constituent Services about her concern. She also stated that she was unsure if 1407

Paseo de Peralta had come before the HDRB to request the replacement of windows and doors or if it is replacement in-kind. She said the dimensions of the windows are different, so she doesn't believe the replacements are in-kind.

Ms. Beninato also wanted to bring up the Lucchese sign. She said she was concerned because Mr. Ruybalid stated that the case had come to the Board two times, and she went on to relay the history of the sign case to the HDRB. She also expressed her concern of the treatment and approval of the case by the Board of Adjustment. She is concerned about institutional memory loss.

Chair Rios asked if there was anyone else that wished to speak and if there was anyone on Zoom that wished to speak.

Ms. Lamboy replied that there was no one on Zoom.

6. **Staff Communications** (0:9:00)

Chair Rios asked for any communications from Staff.

Ms. Lamboy replied saying that May 15, 2024, at 5:30 in the Councilors' Conference Room would be the second subcommittee meeting on the historic districts ordinance. She planned to report on comments from the first session. She reminded the HDRB that the current phase of the code update is code hygiene and that more substantial changes to the code would happen in Phase 2 of the code update. Primarily in Phase 1 the code would become more readable and more usable for the public.

7. **Old Business** (0:10:09)

No items were listed under Old Business.

8. **New Business** (0:10:09)

a. **2024-008233-HDRB. 1525 Canyon Rd**. Downtown and Eastside Historic District. Contributing. Jeff Seres, agent for Rachel Heydemann, owner, requests primary facade(s) designation for a contributing residential
structure and to downgrade the status of a contributing accessory structure. (Lani McCulley, ljmcculley@santafenm.gov) (0:10:11)

Case postponed to June 11, 2024.

b. **2024-008234-HDRB. 106 Camino Santiago**. Downtown and Eastside Historic District. Contributing. Ted Chagaris, agent for Mary Tucker, owner, proposes to replace windows, doors and wood columns, construct a 5-foot-6-inch fence and install ground mounted HVAC with a three-foot high fence. Exceptions are requested to replace windows on a

primary elevation per 14-5.2(D)(5)(a)(i) and to remove historic material per section 14-5.2(D)(5)(b) (Lani McCulley) (0:11:00)

Ms. McCulley presented the staff report for 106 Camino Santiago, a contributing structure in the Downtown and East Side Historic District. She described the mid-century Clark and Register design of the Plaza del Monte homes and the particular character of the house. The applicant was requesting to replace all of the steel casement windows, increase dimensions of two windows to meet egress, and described other small design changes and maintenance to the residence. In addition, the applicant requested a 5-foot 6-inch gate and fence. Staff found that the exception was not met but the other aspects of the application met the Downtown and Eastside district standards and the General Standards for All H Districts.

The window assessment performed by Scott Cherry was briefly discussed. Ms. McCulley noted that all the windows were evaluated and determined to be in excellent condition.

Chair Rios asked Ms. McCulley if there are any fences surrounding the properties in Plaza del Monte. Ms. McCully stated that there were short walls within the development and the applicant is requesting a fence so that there will be privacy from the park that is proposed to be constructed adjacent to the property.

Vice Chair Guida asked Ms. McCulley which part of the portal would change. He wanted clarification on whether the posts would be square, rather than replacing in-kind with round, as the way the staff report was written implied the posts would be square. She responded that the shed roof is what would change but that the columns are round now, and the replacement columns would also be round.

Member Biedscheid asked if the front door is historic. Ms. McCully replied that she did not know the age of the door. Member Biedscheid then asked if the door was included in the assessment. Ms. McCully replied that she didn't think so.

Ms. Lamboy noted that Plaza del Monte was designated a compound in 2018.

Chair Rios asked the applicant to come forward.

Mr. Ted Chagaris, 24 Ridge Road, Santa Fe, New Mexico, was sworn.

Mr. Chagaris stated that the posts on the portal had been replaced prior to his client owning the house. All of the posts are rotting at the bottom and for this reason they want to replace the posts. He said the windows will be Marvin double pane glass and have a fiberglass frame. He felt Mr. Cherry's assessment of the windows was incorrect and that the windows are not in excellent condition. He does not see any opportunity to repair the windows. Additionally, two-bedroom windows need to meet egress. The roof was replaced, and the intention was energy efficiency, as is the case with replacing the

windows. He said they could forgo the fencing if that is an issue. They would prefer the fence but could change this part of the application if the Board wished. The primary reason for wanting the fence was because the front door of the property to the south faces the back door of 106 Camino Santiago and the homeowner wants privacy.

Vice Chair Guida thanked Mr. Chagaris for the points of clarification about his application. He made the case for the replacement of mid-century material, such as with the windows in this case.

Mr. Chagaris said they want to keep the building looking the same but update for energy efficiency. The look of the windows will remain the same, but the material will be fiberglass clad wood.

Vice Chair Guida clarified that the windows proposed for egress are not on a primary façade. Mr. Chagaris confirmed that this was correct.

Vice Chair Guida asked Ms. Lamboy if the compound designation had been adopted or is it a draft designation. Ms. Lamboy said she would double check.

Vice Chair Guida went on to say the compound is not a historic compound because the houses were given individual statuses, allowing the compound aspect to be broken up in a way that other historic compounds may not. However, he notes, that this is a planned community and that there is some cohesive character in the houses and other structures within the compound. He asked the Board if they should be thinking about the design of walls in this community to maintain some coherent design and if so, the Board should consider the materiality and height of walls and fences. In another case in Plaza del Monte planned to construct stone and stucco yard walls that are more consistent with the design of the compound. He asked Mr. Chagaris if he would be willing to build a stucco wall rather than a coyote fence.

Mr. Chagaris said they would consider a stucco wall, however there is a coyote fence adjacent to the property, so it is not out of place.

Vice Chair Guida said he was inclined to approve the exception, but the yard wall should have a thoughtful design.

Member Biedscheid said repair rather than replacement is usual when the windows are in good shape. She said the front door is in the door and window evaluation.

Mr. Chagaris said the look of the door would be maintained.

Chair Rios called for public comment.

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn.

Ms. Beninato said she agreed with Vice Chair Guida. She also agreed with Member Biedscheid about the windows. She believes there should be thoughtful consideration of the walls.

Mr. John Eddy, 14 Avenida Campo Verde, Santa Fe, New Mexico was sworn.

Mr. Eddy wanted clarification on the large picture window and asked if it had snap in mullions.

Mr. Chagaris responded that they intend to replace the picture window with an in-kind window.

Mr. Eddy asked if the window is non-conforming.

Ms. Lamboy responded, and she said this is likely not an original window but in order to not conjecture as to the historic window that may have been there, replacement in-kind is acceptable and divided light is not required for this window.

Mr. Eddy said he hoped that there would be no tapering on the portal posts under the corbel.

Chair Rios asked what the style would be for the posts.

Mr. Chagaris said there would not be a taper.

Chair Rios asked if there was anyone on Zoom.

Ms. Lamboy said there was no one on Zoom. She also pointed out to the Board that the doors are in the door and window assessment and suggested the Board consider the lite patterns on the doors be replaced to meet the district standards.

Vice Chair Guida said he was unsure that the windows and lites on doors needed to conform to the district standards because these homes are mid-century and do not have divided lite windows.

Ms. Lamboy, following up on the question Vice Chair Guida had about Plaza del Monte being a compound, that there is a development plan in place for Plaza del Monte, but she needs to do more research on the compound status.

Chair Rios called for a motion.

Member Biedscheid said she wanted to discuss the yard wall a little more. She believed It would be good to not approve the yard walls piecemeal but understand that design element of the compound.

Member Guida moved to approve the application and exception with the conditions that the columns at the portal are replaced in-kind, are round, and 6 inches in diameter; that the windows be replaced with new windows and match the existing style and with no divided lites; and to postpone the decision on the yard wall/ fence and screening for the HVAC unit in order to better understand the design language at Plaza del Monte. Member Biedscheid seconded with a friendly amendment to replace the three-lite door in-kind. The motion passed unanimously.

c**. 2024-008226-HDRB. 711 Don Cubero Alley**. Don Gaspar Area Historic District. Contributing. Landon Lott, owner, requests approval of a 225 sq.ft. addition, retroactive approval of an unpermitted coyote fence on the north and east property lines, build a kiva fireplace with banco, (Paul Duran, paduran@santafenm.gov) (0:58:25)

Mr. Duran read the staff report. He described the contributing property, and that the north façade is primary on the single-family residence. He provided a history the property. The applicant was proposing the removal of the non-historic sunroom addition on the south façade and to replace it with a 225 square-foot addition that Mr. Duran felt detracted from the contributing status of the home. He felt the proposed addition created an imbalance in the streetscape. The applicant also asked for retroactive approval of a 6-foot coyote fence they built. Mr. Duran did not recommend approval of the application.

Chair Rios asked how much taller the proposed addition was compared to the existing building.

Mr. Duran said the addition is proposed to be approximately 4 feet taller than the existing home.

Chair Rios asked if the footprint would be the same.

Mr. Duran said it would be.

Vice Chair Guida said he agreed with Mr. Duran's design assessment. He asked if the design met the district standards.

Mr. Duran replied that yes, the design met the district standards.

Member Biedscheid asked what the maximum allowable height was for this property.

Mr. Duran stated that 15 feet 3 inches is the maximum allowable height.

Member Biedscheid asked if the coyote fence met the height standards at 6-feet tall.

Mr. Duran said that 6-feet was allowable where the coyote fence was constructed.

Chair Rios asked the applicants to come forward to be sworn in.

Mr. Landon Lott, 711 Don Cubero Alley, Santa Fe, New Mexico, was sworn.

Ms. Bridget Stanga, 711 Don Cubero Alley, Santa Fe, New Mexico, was sworn.

Mr. Lott said he and his wife moved to Santa Fe two years ago. They picked the house they live in because they want to grow their family. He said there the renovation they are proposing was the same footprint and he felt the design reflects all ages of what Don Cubero Alley has been and might be in the future. He believes he followed the design standards in the code and that the Staff is behaving arbitrarily in not recommending approval. He wanted the thank Mr. Duran but he disagrees with him. He said the design is being evaluated subjectively.

Ms. Stanga said they wished to take a non-conforming structure and rejuvenate it. She said they wish to beautify the area.

The Board had no questions for the applicants.

Chair Rios called for public comment.

Ms. Beninato came forward and said she appreciated the owners desire to remodel the sunroom area of the home, but she wished they had made the fence height lower. She felt harmony with the streetscape is what needed to be talked about and that the proposed addition, while within the maximum allowable height, overwhelmed the streetscape. Her objection was about how overwhelming the addition is to the existing house and streetscape.

Mr. Eddy spoke and agreed with Ms. Beninato's statements. He found the height jarring and asked the Board to discuss this element of the design.

Chair Rios asked if there were any more public commenters in the audience or on Zoom.

Ms. Lamboy said there was no one on Zoom.

Ms. Stanga added that she and her husband disagree with the comments about the height and that it is consistent with the neighborhood.

Chair Rios asked Mr. Duran to describe the streetscape.

Mr. Duran described the streetscape as transitional and with a variety of structures on the streetscape.

Chair Rios said she would describe the streetscape as eclectic with different styles and different heights. However, most of the houses on the alley are more low profile than the proposed addition. She asked the applicants if they considered lowering the height of the addition.

Mr. Lott said they followed the guidelines given to them. He agreed that the maximum allowable heigh was too much at 15 feet 6 inches and as such they reduced the height of the proposed addition to 14 feet. He said they considered the existing design features of the house and what it would be like to walk into the house, and this is how they arrived at 14 feet for the height. He noted he did not consider the existing grade of the property.

Chair Rios asked if the Board had any questions or comments.

Vice Chair Guida asked the applicants if they did their own design.

Mr. Lott said yes, he did.

Vice Chair Guida said he doesn't want to disparage the effort and that he understands the frustration of meeting the prescriptive code elements and then being told the design was not appropriate. He suggested that Staff should not oppose things that meet code and are coming before the Board. Staff should provide caveats as to why the design doesn't work but not recommend denial. Compatibility and harmony can be subjective, but they are contextual in regard to the district standards and design. The Board, he stated, has the authority to make judgment on design and determine whether or not the design is compatible with the property and the streetscape and their historic significance. He said, this is where the Board is coming from.

Vice Chair Guida said could see there are elements on the proposed design that are taken from the streetscape but overall the proposed addition is not compatible. He doesn't believe that people should have to hire an architect to come forward to the Board, and he hopes the discussion at the Board meeting helps with a redesign. It meets the district standards, but it is not compatible.

Member Biedscheid applauded the applicant's preservation of the primary façade, and she agrees with many of the Vice Chair's points. She just didn't feel that the height of the addition was good. She said she wouldn't have minded if they expanded the footprint for more room rather than design with more height as they have. She felt the fenestration on the addition was too much.

Chair Rios said for the applicants not to be discouraged by the Board's comments or decision. She encouraged them to take the Board's comments into consideration.

Chair Rios asked for a motion.

Member Biedscheid wanted to know from the applicants if they were amenable to coming back with a redesign.

Ms. Stanga said they would return with a redesign.

Member Biedscheid moved to postpone the case for a redesign with a reduction in the height and fewer design elements than proposal the Board heard in order to be compatible with the streetscape. Member Guida seconded the motion. The motion passed with the Board voting unanimously.

d. **2024-008198-HDRB. 650-A Old Santa Fe Trail**. Don Gaspar Area Historic District, Contributing. Jamison Brown, owner/agent, request to downgrade the status of an accessory structure (Ramon Sarason, rjsarason@santafenm.gov) (1:34:00)

Mr. Sarason presented the staff report for 650-A Old Santa Fe Trail, a contributing building. The applicant requested a historic status downgrade. Mr. Sarason described the district and the structure. The applicant wished to downgrade the building as it would be difficult to create an additional dwelling unit and maintain the primary façade. The remodel proposal had been heard by the Board and the Board suggested that the applicant return with a request to downgrade the structure to non-contributing. Mr. Sarason recommended approval of the historic status downgrade of the building from contributing to non-contributing.

Chair Rios noted that the property was within two districts. She asked Mr. Sarason why the shed roof was placed over the roof of the structure with the decorative brick coping.

Mr. Sarason stated that was a question for the applicant. He said the brick coping is unique and was one of the reasons why the building was made contributing in 2018.

Chair Rios asked the applicant to come forward.

The applicant, Jamison Brown, was sworn. [*inaudible*]

He thanked the Board for suggesting a downgrade of the historic status. He intends to restore the structure. He assumes the metal roof was put on to protect the original roof.

Chair Rios asked for comment from the Board. Hearing none, she called for public comment.

Ms. Beninato commented that she found the structure beautiful and that asked the coping be retained. She said visibility is not the only consideration but appreciates that the building will be added on to and not destroyed.

Chair Rios asked for any other public comment from the audience or on Zoom.

Ms. Lamboy said there was no one on Zoom.

Chair Rios called for a motion.

Member Biedscheid moved to approve the application to downgrade the historic structure from contributing to non-contributing. Member Baldo seconded. The motion passed with the Board voting unanimously.

e. **2024-008010-HDRB. 723 Old Santa Fe Trail**. Downtown and Eastside Historic District. Contributing. Christophe Eagleton, owner, proposes to replace a portal, add an overhang at the back of the house, and construct a coyote fence. An exception is requested for the addition of a new portal to a primary facade 14-5.2(D)(2)(d). (Ramon Sarason, rjsarason@santafenm.gov) (1:43:00)

Mr. Sarason presented the staff report for the contributing residential structure. The applicant renovated the building without prior approval and was now coming before the Board. He described the details of the property and the project. Staff recommended approval of the application.

Chair Rios asked the Board if they had questions for Staff. Hearing none, Chair Rios asked the applicants to come forward.

Mr. Sheb Marando, 1301 Declovina Street, Santa Fe, New Mexico, was sworn.

Mr. Christophe Eagleton, 723 Old Santa Fe Trail, Santa Fe, New Mexico, was sworn.

Mr. Marando said the applicant was trying to restore the property. He said that the only thing removed on the property was a ramshackle overhang and other non-conforming aspects of the structure. He felt the HCPI form created confusion about what was historic and not historic on the property. He noted that only one new opening was proposed on the back of the house.

Chair Rios asked if the fence was going to be a coyote fence and if it was going to be built to 4 feet 6 inches, and if the house was going to remain painted red.

Mr. Marando said yes regarding the fence height and color of the house.

Chair Rios asked if the Board had any comment. Hearing none, she asked for public comment.

Ms. Beninato came forward and said she felt the presentation was unclear. She wasn't sure what was done to the property. She likes that the coyote fencing is low but she asked that the Board require the bracing be put to the interior of the property.

Mr. Sarason clarified what the primary façades are on the property and what the modifications to the property were.

Member Biedscheid asked if cementitious stucco was required on contributing buildings.

Ms. Lamboy stated that if there is no proposed change then the exterior paint does not need to be addressed now.

Chair Rios asked if anyone was on Zoom.

Ms. Lamboy replied that there was no one on Zoom.

Chair Rios asked for a motion.

Member Guida moved to approve the application as it was submitted. Member Mather seconded. The motion passed with the Board voting unanimously.

9. **Discussion Items** (1:56:00)

Ms. Lamboy found minutes regarding the Plaza del Monte compound designation. In 2019 Ms. Lisa Roach was asked to evaluate Plaza del Monte for compound status. She asked the Board to form a subcommittee to make the determination. Chair Rios said no to the formation of a subcommittee and Member Guida asked if it could come before the Board as a case. Ms. Roach said she believed it could come before the Board as a case. There was a question as to whether or not the case needed to go to the Governing Body. Ms. Roach said she would bring the case to the Board but there was no case presented.

Ms. Lamboy told the Board to let her know if they would like to hear the case.

10. Matters from the Board (1:58:00)

Member Valdo stated that this was his last HDRB meeting as he needed to step down due to work obligations. He thanked the Board and Staff.

Chair Rios thanked everyone for the comments and work on the preservation awards. She said it was a very successful event.

Vice Chair Guida reminded people about the Homewise Livability Series.

11. Next Meeting (1:59:00)

June 11, 2024

12. **Adjournment** (2:00:00)

Chair Rios asked for a motion to adjourn.

Member Biedscheid moved to adjourn the meeting. Member Mather seconded. The motion passed with the Board voting unanimously.



Nicole A. Ramirez Thomas, Transcription

_____ _____

Cecilia Rios, Chair Date

Minutes of the Historic Districts Review Board
October 22, 2024
5:30PM
**Minutes created from YouTube video and transcript.*
https://www.youtube.com/watch?v=qhv_21W0WT8

Call to Order
Chair Rios called the regular meeting of the Historic Districts Review Board to order at approximately 5:30pm in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. **Roll Call** (0:0:33)

Roll Call indicated a presence of a quorum as follows:

Members Present
Ms. Cecilia Rios, Chair
Mr. John Bienvenue
Ms. Jennifer Biedscheid
Ms. Madelein Aguilar Medrano
Ms. Amanda Mather

Members Absent
Mr. Anthony Guida, Vice Chair
Ms. Mary Ellen Degnan

Others Present
Ms. Heather Lamboy, Planning and Land Use Director
Mr. Gary Moquino, Historic Preservation Division Manager
Mr. Frank E. Ruybalid, Assistant City Attorney
Ms. Amanda Romero, Senior Planner
Ms. Lani McCulley, Senior Planner
Mr. Paul Duran, Senior Planner

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on PrimeGov and can be requested from Historic Preservation Division.

2. **Approval of Agenda** (0:0:59)

Mr. Moquino stated that under New Business, case c. 2024-009202-HDRB, 925 Acequia Madre was postponed. He also noted the change to Item 11 on the agenda, Next Meeting, as the meeting for November 12, 2024, was canceled because the Council Chambers were not available that day. The next meeting of the HDRB will be held November 26, 2024.

Member Biedscheid moved to approve the agenda as amended. Member Aguilar Medrano seconded. The motion passed unanimously by voice vote.

3. **Approval of Minutes** (0:1:51)

No changes were made to the minutes of October 8, 2024.

Member Biedscheid moved to approve the minutes. Member Mather seconded. Member Aguilar Medrano abstained. Members Bienvenue, Biedscheid, and Mather voted to pass the motion.

4. **Approval of Findings of Fact and Conclusions of Law** (0:2:30)

No Findings of Fact and Conclusions of Law were presented with this agenda.

5. **Matters from the Public** (0:2:38)

Stefanie Beninato spoke on her concern for asphalt sidewalks being put in around town. She is uncertain why the City would advocate for asphalt as it is made of oil and raises the temperature of the town. She also wondered how long it takes to enforce things or get things changed because on Agua Fria, the significant house by St. Francis Drive, the fence has not been changed per the HDRB's stipulations. Also, the demolition of the house on Camino Cabra being allowed sets a bad example. The last thing she wanted to bring to the HDRB's attention, Cecilia Rios was nominated as a Living Treasure in 2018 by Beverley Spears. This year, Ms. Beninato nominated her and she received 16 votes but did not win. However, the Old Santa Fe Association wrote a letter stating how important she has been to the preservation of the historic districts through her service on the board. Ms. Beninato proceeded to read from the letter and the letter was submitted to Ms. Romero as part of the record. She stated she just really wanted to give Ms. Rios some recognition and to thank her for her 33 years of volunteer service on the HDRB.

Chair Rios said 33 years has flown by. She said thank you for the nomination, but she does not serve on the board for the recognition; she does it because she loves Santa Fe and preserving its character is important.

Mr. Adam Johnson, Executive Director for the Old Santa Fe Association, stated he was disappointed that Chair Rios did not receive the award. He was just speaking from Matters from the Public to thank her.

6. **Staff Communications** (0:12:28)

Mr. Moquino introduced Mariah Kavanaugh as the new Planner Tech in the division.

Ms. Lamboy announced the City sponsored City of the Past conference to be held November 1, 2024. She expected the event to well attended.

7. **Old Business** (0:13:50)

No items were listed under Old Business.

8. New Business (0:14:00)

a. **2024-009042-HDRB, 645 Garcia St.**, Downtown & Eastside Historic District, Graham Hogan, agent for Michael Blum, property owner, has received Board approval to construct a 3,608 sq. ft. residential structure on a vacant lot to a height of 14'-6" where the maximum allowable height is 15'-11" and requests clarification for the bullnose dimensions allowed for the new structure. (Paul Duran, paduran@santafenm.gov) (0:15:00)

Mr. Duran presented the staff report for 645 Garcia St. and stated that the case had been previously heard and approved by the HDRB on August 13, 2024. The case was coming before the Board again to determine what the bullnosed corners should look like. The applicant wishes to do ¼ inch radius for the bullnose on the corners of the proposed residential structure, however Staff was requiring that the bullnose be 1 inch. After performing a field analysis of houses in the immediate vicinity of 645 Garcia St., Mr. Duran found that the average bullnose was 3.8 inches. As such, in his recommendation he asked that the Board approve a 4-inch bullnose at the corners of the proposed structure.

Chair Rios had a question: the applicant was asked to round all corners? Is this correct?

Mr. Duran confirmed that this was correct.

Chair Rios then asked: is there a reason the applicant does not want the 4-inch bullnose?

Mr. Duran stated that he would let the applicant speak.

Member Bienvenu wanted to go over the information that was presented to them. He went on to explain how it was that the case was now before the Board again, but this time to determine what the "easing" on the corners of the building would be. In the past he thought there was a binary choice on the corners (bullnosed or not bullnosed), not that there was a specific radius that needed to be met. Following the August hearing the applicant had questions about what bullnosing meant in regard to their design. Staff indicated to the applicant that 1 inch would be an acceptable and the applicant disagreed. As such, the case has come before the Board to determine what the radius of the corners should be.

Member Bienvenu then said he thought that Staff went out to measure the bullnose in the area of the project was great and that he would like to suggest that a guideline is created to memorialize how the Staff and the Board treat and determine bullnose radii so that there is consistency and applicants know what the expectations are. He noted something similar to the stucco guidelines.

Chair Rios brought up that there is also a Wall and Fence Guideline and something to that effect would be appropriate for the bullnose guideline.

Member Bienvenu brought the discussion back to the issue before them and said he thought a bullnose was 3-5 inches, with 3 inches being a minimal adobe corner and 5 inches being a soft corner. He said the Staff recommendation of 4 inches seems reasonable, however there has been some confusion introduced. That is, Staff previously recommended to the applicant that 1 inch would suffice. As such, Member Bienvenu felt that 1 inch is what the Board should approve but with the condition that this will not set a precedent for other cases.

Member Mather asked if the bullnose would be neighborhood dependent, or districtwide?

Chair Rios said it needs to be studied and a guideline or policy adopted.

Member Bienvenu said there would need to be two standards. One would be for Pueblo style architecture, and another would be for Territorial.

Graham Hogan, 1 De Bajo de Ojo, Placitas, New Mexico, agent for the property owner, was sworn in by Ms. Romero.

Michael Blum, 408 Arroyo Tenorio, Santa Fe, New Mexico, owner of the property, was sworn in by Ms. Romero.

Mr. Hogan thanked the Board for their work. He said they were requesting an eased edge which is consistent with Territorial style. He stated that in the Myth of Santa Fe Chris Wilson indicated that the Territorial Revival style is authentic and used on civic buildings. Because the building they are planning is built in wood frame, they intended a Territorial style of corner at ¼ inch. He and Mr. Blum surveyed about 30 buildings showing that tight corners are common in the district near the project area. He said there is no specific standard in the code that clarifies what corners should be like.

Mr. Blum spoke on the corners. [*inaudible*]

Chair Rios asked Mr. Blum to speak into the microphone.

Mr. Blum stated that they would like to build at ¼ inch at the corners of the house.

Mr. Graham thanked the Board.

Member Biedscheid stated that the minutes from the previous case where the project was approved, were not included in the packet. She asked Mr. Moquino if during the inspection process they look at the corners just to see if there was a bullnose or not a bullnose.

Mr. Moquino said yes, that is correct. He did not measure when he was the inspector.

Member Biedscheid then asked how Paul arrived at 1 inch for the bullnose?

Mr. Duran said there was a discussion among staff and 1 inch was decided.

Mr. Moquino stated that ¼ inch would be a sharp corner, not a bullnose. He would look for a rounded corner for a bullnose.

Member Aguilar Medrano thanked Mr. Duran. She feels this is her first opportunity to work with measurements. She said because this has come back before the Board that she feels the Board can determine what bullnose is most appropriate based on the streetscape despite the 1-inch conversation. Because of no public visibility all aspects of the design were approved with only the condition of the easing of the corners. This is Recent Santa Fe style and regardless of the construction style the code states that the appearance be of adobe construction. She stated that she found a 4-inch bullnose to be reasonable based on Staff's study. She said anything less than 1 inch would not give the effect of a rounded corner.

Member Mather asked the applicant if they would be amenable to 1 inch.

Mr. Blum responded saying that ¼ inch would fit better with their intended design.

Chair Rios ask: this is Recent Santa Fe style but leaning toward Territorial?

Mr. Duran responded and stated that the design was presented as Recent Santa Fe style and not Territorial.

Mr. Hogan clarified that when they were designing the house they followed Recent Santa Fe style but the code doesn't clarify what constitutes Pueblo versus Territorial. In regard to the corners, they are trying to emulate Territorial style.

Chair Rios asked: is this Territorial?

Mr. Hogan said no, not necessarily.

Ms. Lamboy commented. [*inaudible*]

Chair Rios called for public comment.

Ms.Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn by Ms. Romero. She stated that because this is a new case before the Board, 4 inches should be approved. She appreciates the suggestion of a policy on bullnosed corners.

Ms. Elizabeth West, 318 Sena Street, Santa Fe, New Mexico was sworn by Ms. Romero.

Ms. West said given that she thinks the Board has been generous with the exceptions for this case she thinks that at least 1 inch is needed for this design. She said we are trying to honor our history.

Mr. John Eddy, 14 Avenida Campo, Santa Fe, New Mexico was sworn by Ms. Romero.

Mr. Eddy stated that Pueblo and Territorial styles were like comparing an apple and an orange. This building is neither and apple or an orange. He believes that the task of the Board is to determine if this building is acceptable in this district at all. If there was coping it might be acceptable to say it is Territorial. This project is in the heart of the historic district. He urges that the project be required to have a larger radius.

Mr. Adam Johnson, 121 Arroyo Hondo Trail, Santa Fe, New Mexico was sworn by Ms. Romero.

Mr. Johnson stated that he thinks the goalpost is being moved around. He said there is no policy on bullnoses. He said that Staff needs to be clear on their recommendations.

Chair Rios called for a motion.

Member Aguilar Medrano moved to support Staff's recommendation that the bullnose be 4 inches to meet the requirements of Recent Santa Fe style and give the building the effect of adobe.

There was no second and the motion died.

Member Bienvenu moved to approve a minimum of a 1-inch bullnose radius and that the record be clear that this determination is unique to the circumstances of this property and is not a precedent, and that this property be excluded in any calculation of future bullnose radii. Member Beidschied seconded. Member Aguilar Medrano voted no. All other members in attendance voted yes. The motion passed 3-1.

b. **2024-009207-HDRB, 710 Canyon Rd.**, Downtown & Eastside Historic District, Contributing, Conron & Woods Architects, agent for Anna Marie Hamilton, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure. (Lani McCulley, ljmcculley@santafenm.gov) (0:1:12)

Ms. McCulley presented the staff report for status review with primary façade designations. Staff described the structure and recommended that the main building remain contributing and that façade 1 be designated as primary.

Chair Rios confirmed that the building was over 100 years old. She said she remembers this house because it was owned by her relatives, and she has known many people who have lived in or worked in this building.

The Board had no questions for staff.

Anne Marie Hamilton, 710 Canyon Road, Santa Fe, New Mexico, property owner, was sworn by Ms. Romero.

Mr. Aguilar of Española, New Mexico, was sworn by Ms. Romero.

Chair Rios asked if the applicants agreed or disagreed with the Staff recommendation.

Ms. Hamilton said yes, they agreed. The house needs a new roof.

There were no questions from the Board to the applicant.

Chair Rios called for public comment.

Ms. Beninato commented and wondered why another façade wasn't considered, the one with several windows.

Ms. McCully said the east and west facades only have one window. The south was not recommended because of the portal addition.

Mr. Eddy commented and presented some details of the history of the building when Jane Seth owned a gallery in this building. He believes the sequoia tree needs to be undisturbed so that it will survive.

Chair Rios called for a motion.

Member Biedscheid moved to approve the historic status to remain contributing with the north façade as primary. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously.

d. **2024-009209-HDRB, 626 Gomez Rd.**, Don Gaspar Area Historic District, Contributing, Mifsud Associates Architects, agent for Andrej Davidson, owner, proposes to construct 212 sq. ft. of portal additions to the maximum allowable height of 12'-10" and construct a 6'-0" high fence. (Lani McCulley) (0:1:25)

Ms. McCulley presented the staff report. She provided an overview of the contributing property. Various construction projects have occurred on the property over the years and in 2023 work that was in progress on portales was issued a red tag. The applicant is requesting retroactive approval to construct a portales on the west elevation. They are also

requesting to construct a coyote fence to 6 feet tall. Staff did not recommend approval of the project.

Chair Rios asked if the coyote fence was at the rear of the property and how long it was. She asked Ms. McCulley to be more specific as to why she recommended denial of the application.

Ms. McCulley stated that she did not think the style of the portals were in keeping with the historic character of the residence. She feels they are more modern and the changes are not in keeping with the style of the house. Building permit requirements may also be a problem.

Member Bienvenu agrees that the porches are not well designed. On the other hand, he felt that this is similar to other places where the owners have built on to their houses without an architectural design. He noted the additions were at the back of the house and not publicly visible and there are portal additions in the streetscape that are not too different than these additions. He feels it is a lot to ask of the applicant to take the portales down and ask them to rebuild. He asked Ms. McCulley if she had suggestions to make it more to her expectation for harmony with the building.

Ms. McCulley said she could work with the applicant.

Member Biescheid asked if the Board determined the residence to be contributing to the district even with these unpermitted additions.

Ms. McCulley said yes. She also stated that she was not sure if the project would meet building code or if it could be permitted as presented.

Mr. Andrej Davidson, 557 Onate Place, Santa Fe, New Mexico, owner's architect, was sworn by Ms. Romero.

Mr. Davidson asked to know what was needed to make this something the Board would approve. He said he believes the function and form of the shed roofs are in keeping with the house. He also wanted to address the ability for the construction permit to be approved, and he believes that Staff is incorrect, the drawings show details that will help the project meet code.

Chair Rios asked for questions from the Board for the applicant and there were none.

Chair Rios called for public comment.

Ms. Beninato feels like there is not enough care being taken to address the issue of someone building onto the house unpermitted and that the Board is dismissing the concern by stating additions like the one in this case exist in the neighborhood. She also

said she supports the coyote fence if it is at the back of the house, but not if it is on the street as low walls are common on this side of the street.

Chair Rios asked for the location and length of the coyote fence.

Mr. Davidson said it is about 25 feet long and is on the west property line of the property.

Chair Rios asked why the porches were not combined.

Mr. Davidson said he did not know.

Public commenter [*inaudible*] name and address, mother of the property owner.

The woman said there was water damage, and they wanted to create sheltered entrances. She noted that no work was done on the primary facades and all the work is in the back of the house.

Member Bienvenu clarified the woman's statements, confirming that all of the work was on the back of the house and not publicly visible.

The woman responded that in regard to historical preservation, the work they have done has no effect. The house was being damaged, and they added the portales to keep the damage from continuing.

Member Bienvenu said he wanted to understand the timeline.

The woman stated that her son's father purchased the house in 1994. The addition to the back of the house already existed when he purchased the house. The son inherited the house.

Mr. Davidson said green plastic corrugated material was placed along the back of the house to shelter the entrances. This was removed to build the portales.

Member Bienvenu pursued clarification of what the portales were replacing and clarified that Staff was not so much concerned with historic preservation but that they are concerned with harmony of the additions with the house.

Mr. Davidson said parapets would make it conform but it would exceed the height.

Mr. Bienvenu said the portales are not worse than what was there before.

Mr. Davidson asked for clear direction on what needs to be done.

Member Aguilar Medrano asked for clarification about the configuration of the doors.

Ms. McCulley clarified the door configuration.

Member Aguilar Medrano stated that the Board likes to work with the applicant to come up with a solution in these types of cases. The primary problem for her is the number of colors and materials of the addition. Simplifying the colors and materials would resolve some of the issues. She asked that the barn door for the storage area be changed.

Chair Rios said it is challenging when they are reviewing work that has already been done. She asked for a motion.

Member Aguilar Medrano noted that the project is unfinished and felt that stucco should be required.

Member Bienvenu suggested that Member Aguilar Medrano make a motion with stipulation on the finishes to make the design coherent.

Member Aguilar Medrano moved to approve the application with the condition that the applicant works with staff to reduce the number of materials and colors, the coyote fence is approved as submitted and add the condition that the newly enclosed area be finished with stucco to match the stucco of the house. Member Biedscheid seconded with a friendly amendment to replace the barn door with a regular door. The motion passed with the Board voting unanimously.

e. **2024-009208-HDRB, 505 Apodaca Hill**, Downtown & Eastside Historic District, Non-contributing, Galen P. Briggs, owner, requests approval for the construction of three portals with a maximum height of 11'-2" and totaling 441 sq. ft. and the replacement of a window with a French door on the west façade. (Paul Duran) (0:2:00)

Mr. Duran presented the staff report. He provided the details of the non-contributing property and characterized it as Spanish Pueblo Revival. The applicant was requesting to add two portals, one to the main house and one to the guesthouse, and to replace a window with a door on the casita.

Chair Rios asked if the Board had any questions for Mr. Duran. There were none.

Mr. Victor Ortega, 2027 Lopez Lane, Santa Fe, New Mexico, agent for the property owner, was sworn by Ms. Romero.

Mr. Lopez stated he had nothing to add to the Staff presentation.

Chair Rios asked if there were questions from the Board to the applicant. There were none and she called for public comment.

Mr. Eddy spoke and said he applauds the applicant on improving the aesthetics of the house. Mr. Eddy said that the top of the post for portales should not be tapered where it meets the corbel. He said when this is visible it is an aberrant approach to building a portal. He believes there should be a provision in the code to address this issue.

Chair Rios asked Mr. Eddy when he started to notice the tapered top of the post. He said he did not, but it undermines the true vernacular.

Ms. West spoke and agreed with Mr. Eddy. She has seen this occur in the county as well. She said the mass looks wrong and spindly under something that has mass.

Member Biedscheid moved to approve the application as submitted. Member Mather seconded. The motion passed with the Board voting unanimously.

9. Discussion Items (0:2:14)

There were no discussion items.

10. Matters from the Board (0:2:15)

There were no matters from the Board.

11. Next Meeting (0:2:15)

November 26, 2024.

Chair Rios said she would not be at the meeting on November 26, 2024.

12. Adjournment (0:2:16)

Member Bienvenu moved to adjourn. Member Aguilar Medrano seconded. The vote passed unanimously, and the meeting was adjourned.

Nicole A. Ramirez Thomas, Transcription

Cecilia Rios, Historic District Review Board Chair

Date

Minutes of the Historic Districts Review Board
Special Meeting
April 29, 2024
5:30PM
**Minutes created from YouTube video and transcript.*
https://www.youtube.com/watch?v=zJ-W9r6tRs8

Call to Order
Chair Rios called the special meeting of the HDRB to order at 5:30 pm.

1. **Roll Call**

Roll Call indicated the presence of a quorum.

Members Present
Ms. Cecilia Rios, Chair
Ms. Madeline Aguilar Medrano
Mr. John Bienvenu
Mr. David Baldo
Ms. Jennifer Biedscheid

Members Absent
Mr. Anthony Guida, Vice Chair
Ms. Amanda Mather

Others Present
Ms. Heather Lamboy, Assistant Planning and Land Use Director
Mr. Gary Moquino, Historic Preservation Division Manager
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Amanda Romero, Planner
Mr. Frank Katz, former HDRB member

2. **Approval of Agenda**

There were no changes to the agenda.

3. **Appointments**

a. A vote to appoint two Historic Districts Review Board representatives to a joint State-Local Government Historic Review Board, in accordance with NMSA 1978, Section 3-22-6(G)(1)(d), to decide disputed issues over the denial of applications to demolish contributing historic structures at 402 Don Gaspar Ave., 406 Don Gaspar Ave., 410 Don Gaspar Ave., and 414 Don Gaspar Ave.

Chair Rios began by stating that the special meeting was being held to appoint two HDRB members to a joint State-Local Government Historic Board to resolve a dispute over the

denial of the applications to demolish fours contributing historic structures in the Downtown and Eastside Historic District: 402 Don Gaspar Avenue; 406 Don Gaspar Avenue; 410 Don Gaspar Avenue; and 414 Don Gaspar Avenue. She said that the HDRB had made the decision to deny demolition of the four casitas but had approve demolition of the Concha Ortiz y Pino building.

Chair Rios asked Ms. Lamboy if the appointees needed to be HDRB members.

Ms. Lamboy replied saying that one member must be from the agency or other entity that reviews projects within the area zoned as a historic district; one member by the agency or entity of the municipality that is concerned with historic preservation. Staff recommended that the person be from the Board as the Board decision is being defended. She stated that Chair Rios was appointed by Mayor Webber to represent the Governing Body. One member of the special board is appointed by the Secretary of General Services; one is appointed by the governing body of the municipality or county, which is you Chair Rios, and then one public member appointed by the two other public members. Chair Rios is meeting with Francisco Ravina [Cultural Properties Review Committee member] to discuss one of the appointees to the special board.

Chair Rios called for nominations from the Board.

Member Baldo nominated John Bienvenu and from Old Santa Fe Association, John Eddy. Madam Aguilar Medrano seconded the motion.

The Board took a moment to discuss who should represent the Board: those that voted to deny the demolition or to include members that voted for the demolition. It was decided that individuals that voted to deny the demolition were most appropriate as a majority of the Board voted to deny the demolition.

Member Bienvenu asked that Member Biedscheid be nominated in his place and that it be her and Mr. Eddy that represent the Board.

Member Baldo accepted to withdraw his motion.

Member Aguilar Medrano moved to appoint Member Biedscheid and Mr. Eddy. The motion was seconded by Member Baldo. The vote passed unanimously.

a. Next Meeting

May 14, 2024.

b. Adjournment

Chair Rios adjourned the special meeting at approximately 6pm.

Nicole A. Ramirez Thomas, Transcription

Cecilia Rios, Historic Districts Review Board Chair

Date

City of Santa Fe, New Mexico

memo

DATE: **December 10, 2024**

TO: **Historic Districts Review Board**

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

2024-009377-HDRB, 449 Camino Monte Vista, Downtown & Eastside Historic District, Lorn Tryk, agent for Joseph and Mark Clark Rev. Trust, owner, proposes to construct a 4,695 sq. ft. residence, a 1,111 sq. ft. casita, a 436 sq. ft. accessory structure and an 877 sq. ft. garage to a maximum height of 17'-10" where the maximum allowable is 18'-0", and a 5'-0" to 6'-0" high yard and retaining walls.

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 Case #2024-009377 subject to condition that the applicant constructs the structures with red brick coping which is recognized as a character defining feature for Territorial design style. With this condition staff 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 449 Camino Monte Vista is a vacant lot in the Downtown and Eastside Historic District. The lot previously held a single-family residence that was constructed between 1949 and 1953 in the Spanish-Pueblo Revival style. The structure was listed as non-contributing to the

Downtown & Eastside Historic District. On April 28, 2015, under case H-11-081, the HDRB approved demolition of the non-contributing structure and approved new construction of a 1,568 square foot residential structure to the maximum allowable height of 18'-0" with a pitched roof exception request. While the previous non-contributing structure was demolished, the residential structure, as approved, was not constructed.

The applicant now proposes to:

1) Construct a 4,695 sq. ft. single-family residence to a maximum height of 17'-10" where the maximum allowable is 18'-0",
2) Construct a 1,111 sq. ft. casita to a height of 14'-0",
3) Construct a 435 sq. ft. accessory structure (guest bedroom) to a height of 13'-3",
4) Construct a 342 sq. ft. accessory structure (exercise studio) to a height of 17'-9",
5) Construct an 877 sq. ft. garage to a height of 13'-10",
6) Construct a 107 sq. ft. pergola to a height of 10'-0",
7) Construct 5'-0" to 6'-0" high yard and retaining walls,
8) Install Exterior Lighting, and,
9) Install HVAC ground mounted with a yard wall screening at a height of 4'-0".

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.

(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)

F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings* , *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(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.

(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 *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.

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	**Name**	**Initials**
Department Director	Heather Lamboy	
Assistant Department Director	Maggie Moore	
Planning Manager	Gary Moquino	
Planner Senior	Paul Duran	

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-009377--HDRB

Project Description: 2024-009377-HDRB, 449 Camino Monte Vista, Downtown & Eastside Historic District, Lorn Tryk, agent for Joseph and Mark Clark Rev. Trust, owner, proposes to construct a 4,695 sq. ft. residence, a 1,111 sq. ft. casita, a 436 sq. ft. accessory structure and an 877 sq. ft. garage to a maximum height of 17'-10" where the maximum allowable is 18'-0", 5'-0" to 6'-0" high yard and retaining walls.

Project Location(s): 449 CAMINO MONTE VISTA
Santa Fe, NM 87505

Contacts:

Applicant:	LORN TRYK 4011 ENCLAVE WAY LOT #30 SANTA FE, NM	lorn@ltryk.com
Property Owner:	Joseph and Mary Clark	mary@summerstoryalys.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North:

Publicly Visible Facade-South:

Publicly Visible Facade-West:

Historic District Inventory Number: NA

Year of Construction:

Project Type: New Construction

Historic Building Name:

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

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

NAME OF PROPERTY:

LOCAL REFERENCE NUMBER: 37660

LOCATION OF PROPERTY: 449 Camino Monte Vista

UTM ZONE: 13

CITY OR TOWN: Santa Fe

UTM EASTING: 415195

COUNTY: Santa Fe

UTM NORTHING: 3948288

DATE OF SURVEY:
5/22/2007

PREVIOUS SURVEY?
No

PREVIOUS SURVEY DATE:

NAME OF PROJECT:
Camino Monte Vista Resurvey

PHOTOGRAPH:

ROLL NUMBER
na

FRAME NUMBER:
na

NEGATIVE LOCATION:
na - digital image



PHOTOGRAPH VIEW: south elevation

PROPERTY TYPE: Building

DESCRIPTION OF PROPERTY:

449 Camino Monte Vista is a single story Spanish Pueblo Revival style residence with a flat roof and finished with earth-tone stucco. The stucco under the wrapping portal on the south and east elevation is painted in a contrasting light color. The deep portal is detailed with carved posts and highly articulated corbels. Its parapet is finished with a wooden "cornice." Windows have exposed lintels and include fixed 6-lite metal units with 3-lite casement sidelights on the south east and west elevations. The main entrance to the building is through a single-leaf multi-panel wooden door with wooden screen under the portal on the east elevation. There is also a single-leaf multi-lite glass and wood panel door with 6-lite wooden sidelights that provides interior access on the south elevation. This appears to be an altered garage door opening. The existing vehicular door is a multi-panel overhead unit at the west end of the south elevation. The building sits on the large lot with a large setback from the street. The site is enclosed on the south and east sides with chain link fencing. A low rock wall runs across its northern boundary and is punctuated with a metal gate that connects the site to the property to the north. A stucco wall encloses the property on the west side.

WHO USES THE PROPERTY?: *(Current and historic users and uses made of property.)*

single family residential

CONSTRUCTION DATE KNOWN? Yes

DATE OF CONSTRUCTION: 1949-1953

SOURCE FOR CONSTRUCTION DATE: Hudspeth's Santa Fe City Directory

SIGNIFICANT MODIFICATIONS?
east portal infilled and new wrapping portal addition on east and south [post-1969]; altered garage door bay on south elevation [date unknown]

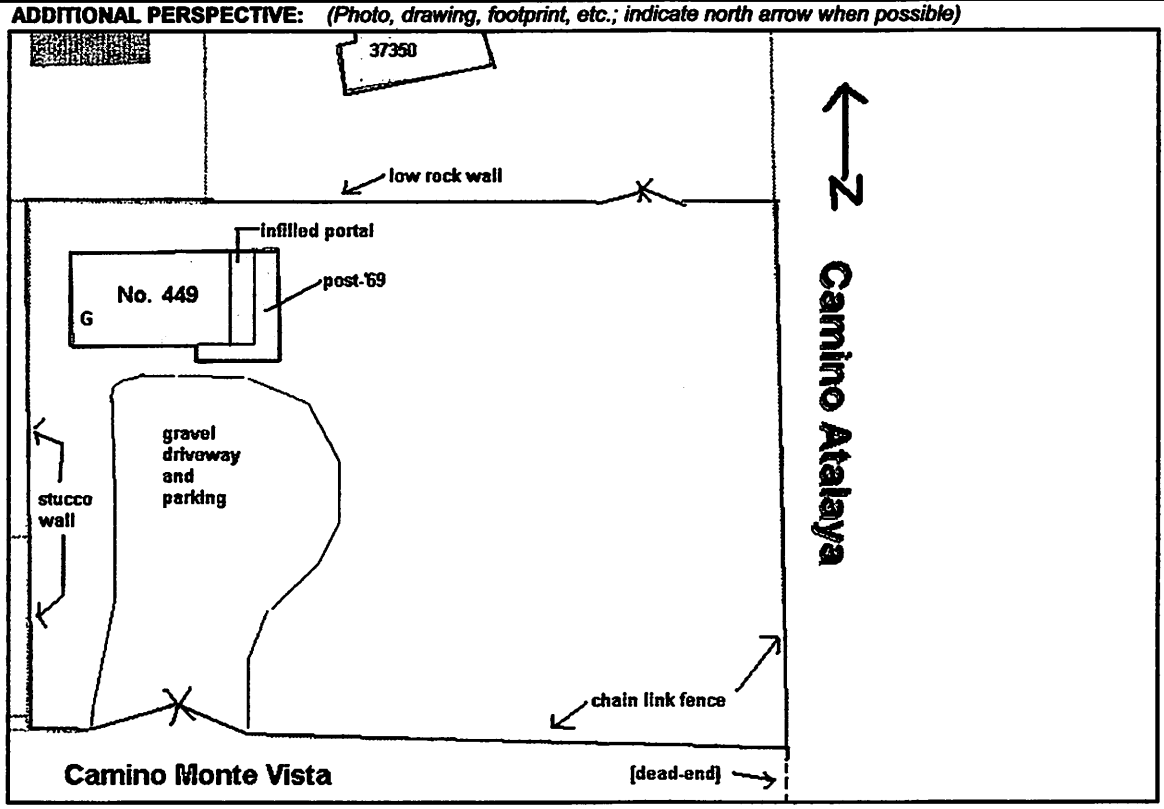
SETTING: Urban

IF URBAN SETTING, NATURE OF IT: Residential

RELATIONSHIP TO SURROUNDINGS: Similar

COMMENTS ON SURROUNDINGS:
single story compact neighborhood

ADDITIONAL PERSPECTIVE: *(Photo, drawing, footprint, etc.; indicate north arrow when possible)*



NOTES ON ADDITIONAL PERSPECTIVE: *(If photo, include photo info, as in #10)*
Site. Santa Fe GIS base map. NTS.

SURVEYOR BUSINESS NAME: Ragins Research and Planning
SURVEYOR FIRST NAME: Mary
SURVEYOR LAST NAME: Ragins
SURVEYOR STREET ADDRESS: 9 Stone Ridge Road
SURVEYOR CITY: Santa Fe
SURVEYOR ZIP CODE: 87505
SURVEYOR TELEPHONE: 5059950852
SURVEYOR EMAIL: rrp@intergate.com

OWNER OR OTHER KNOWLEDGEABLE PEOPLE:
Victor Hansen, owner
IS THE PROPERTY ENDANGERED?: No
HOW IS THE PROPERTY ENDANGERED?:
SIGNIFICANCE TO CURRENT COMMUNITY: Moderate
DESCRIPTION OF COMMUNITY SIGNIFICANCE:
essential hsitosric form, massing, and features are preserved

OTHER INFORMATION OF INTEREST: *(Such as historical, legendary, structural, former ownership, character-defining features, etc.)*

This historic structure, while having had its former portal infilled in modern time, retains sufficient historic integrity of location, setting materials, feeling and association to warrant its preservation.

The building and property appears to have some relationship with the property and residence to its north. Also a property owned by the Hansen family, the northern property is accessed from this one through a gate in the low rock wall along the north property line.

IS PROPERTY INDIVIDUALLY LISTED ON A REGISTER?: No
INDIVIDUALLY LISTED ON SRCP?: No
INDIVIDUALLY LISTED ON NRHP?: No
IF NOT LISTED, IS IT ELIGIBLE?: No
IF ELIGIBLE, WHY?

ARE CONTINUATON SHEETS ATTACHED? ☑
CONTINUATION SHEET PAGE NUMBERS: 1

IS PROPERTY IN A REGISTERED DISTRICT?: Yes
DISTRICT DESIGNATION: Contributing
DISTRICT NAME:
Downtown and Eastside Historic District
DISTRICT IS ON THE SRCP?: Yes
DISTRICT IS ON THE NRHP?: Yes
IS HCPI FORM 2 ATTACHED?: ☐

Historic Cultural Properties Inventory (HCPI) Continuation Sheet 1

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. | **District No.** | **LOCAL REFERENCE NUMBER:** 37660

NAME OF PROPERTY: **LOCATION OF PROPERTY:** 449 Camino Monte Vista

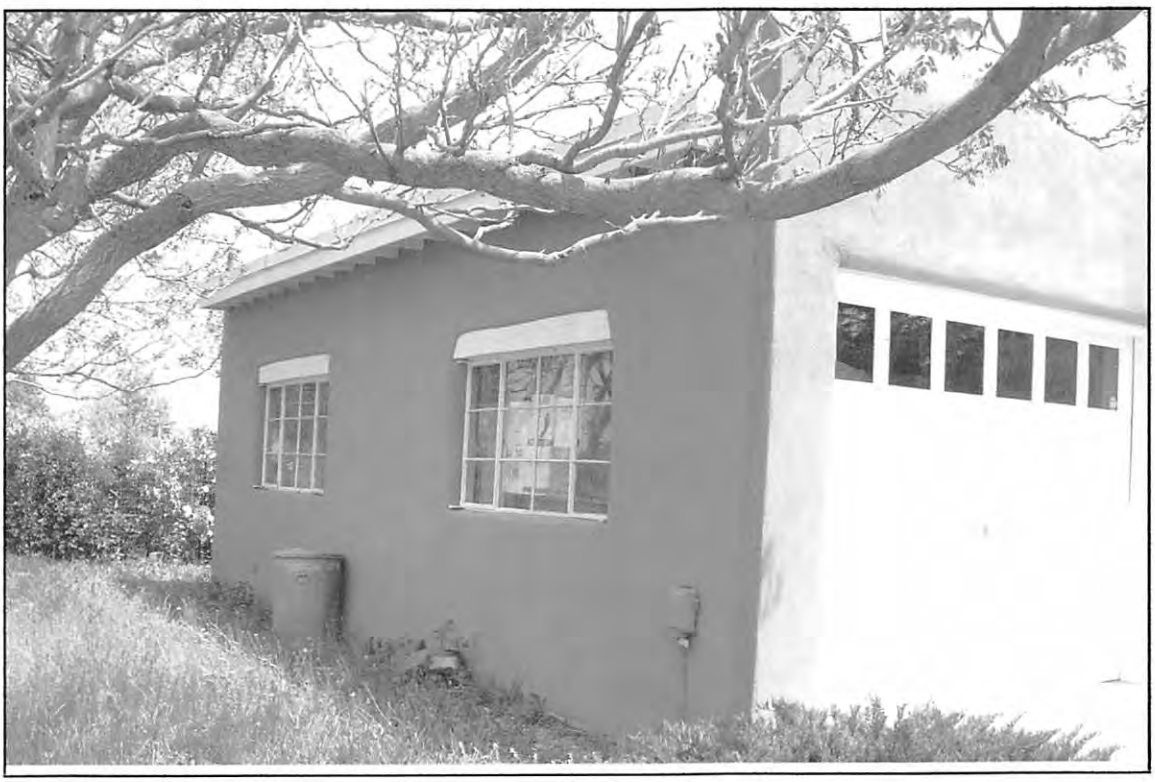
COUNTY: Santa Fe **CITY OR TOWN:** Santa Fe **DATE OF SURVEY:**



Additional Photo #1:

Photo #1 Notes:

east elevation



Addtional Photo #2:

Photo #2 Notes:

west elevation

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 10-7-24

Property Owner of Record: JOSEPH & MARY CLARK JOINT TRUST

Applicant/Agent Name: LORN TRYK

Contact Person Phone Number: (505) - 4700949

Site Address: 449 CAMINO MONTE VISTA

Proposed Construction Description: NEW RESIDENCE

TOTAL ROOF AREA: 7334 SF

Zoning District: RC5

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 _____

Lot Coverage : 23.2 %
□ Open Space Required: _____

Setbacks:
Proposed Front: 10 Minimum: 7
2nd Front? 87'-9 7
Proposed Rear: _____ Minimum: _____
Proposed Sides: L 5' R 5' Minimum: 5

Height: Proposed 17'-6
Maximum Height: 18'-0" or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible _____
Minimum: 3

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.

LORN TRYK
PRINT NAME [□OWNER ☒APPLICANT □AGENT]

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

SIGNATURE **DATE** 10-7-24

To Be Completed By City Staff: 2024-009268PAR

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: Rebekah Clouser **DATE:** 10/10/2024

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

Revised 20 November 2020

ITEM # 15-1109

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

Case #H-11-081
Address-449 Camino Monte Vista.
Agent's Name- Elisabeth Wagner
Owner/Applicant's Name- Theodora Portago

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on October 13, 2015.

BACKGROUND & SUMMARY:

449 Camino Monte Vista is a single-family residence that was constructed between 1949 and 1953 in the Spanish-Pueblo Revival style. The original southeast corner was infilled, one bay of the garage was infilled on the south elevation, and a non-historic portal was constructed. The structure is listed as non-contributing to the Downtown & Eastside Historic District.

On April 28, 2015, the HDRB approved demolition of the non-contributing structure and approved construction of a 1,568 square foot residential structure to the maximum allowable height of 18' with a pitched roof exception request.

Now, the applicant proposes to amend the previous approval with the following four items.

1. The total square footage has increased slightly to 1,641 with a decrease in the size of the entry portal.

2. A cross gable will be added to the previously approved pitched roof with a metal standing seam finish.

3. Fenestration design has been changed. Non-divided lites on the west elevation will not be publicly visible.

4. Exterior lights will be a lantern-styled sconce.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. 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.
4. The project is subject to 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 and Section 14-5.2(E) Downtown & Eastside Historic District.
5. The property is located in the following district:
   - __X__ Downtown and Eastside Historic District
   - ____ Historic Review District
   - ____ Historic Transition District
   - ____ Don Gaspar Area Historic District
   - ____ Westside-Guadalupe Historic District
6. An Exception Request was Applicable to this Application:
   - __X__ No Exception Request Applicable
   - _____ Exception Request Applicable:
     - ____ Exception criteria were met
     - ____ Exception criteria were not met
7. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 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 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.
9. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements 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 approved the Application as submitted.
   a. _____ No additional conditions.
   b. ___X___ Additional Conditions, which are:
      i. Condition that there will be no visible rooftop appurtenances.

IT IS SO ORDERED ON THIS 27th DAY OF October 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios — 10.27.15
Chairperson — Date:

FILED:
Yolanda Y. Vigil
City Clerk — 10/28/15 Date:

APPROVED AS TO FORM
Assistant City Attorney — 10.27.15 Date:

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:
Peter N. Ives, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

Project description: Elisabeth Wagner, agent for Theodora Portago, owner, proposes to amend a previous approval to construct a 1,641 sq. ft. residential structure to the maximum allowable height of 18' with square footage, massing, and other changes.

Case number: H-11-081
Project Type: HDRB

PROJECT LOCATION (S): 449 Camino Monte Vista

PROJECT NAMES:

OW – Theodora Portago
Santa Fe, NM 87501

449 Camino Monte Vista
505-920-2928

AP – Elisabeth Wagner
Santa Fe, NM 87505

518 Old Santa Fe Trail Ste. one #628

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on October 13, 2015. The decision of the Board was to approve the application with the conditions that the previously approved materials, finishes, and colors shall not be changed and that there shall be no publicly-visible rooftop appurtenances. For further information please call 955-6605.

Sincerely,

David Rasch
Supervising Planner, 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.**

September 15, 2015

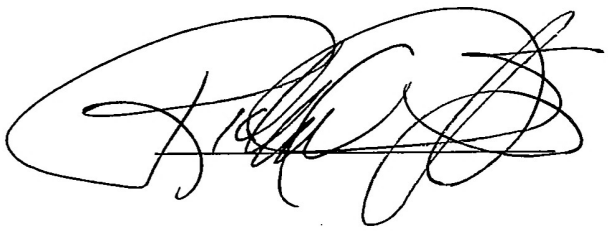
To Whom It May Concern:

My name is Richard Stump and I am constructing a fence for my daughter, Theodora Portago, at 449 Camino Monte Vista. We applied for permission to construct a six (6) foot high coyote fence with an uneven top and received approval from the board.

The cedar posts we ordered could only be ordered as seven (7) footers, so we will need to cut them down to the height that my daughter requested and the height that was approved, six (6) feet. We are not finished with the fence. We recently finished tying the majority of the posts, and will begin cutting the posts unevenly once we set the gate posts and finish up the back side of the fence which was also approved by the board. Due to my personal work schedule, the final work on the fence will not be completed until November, 2015.

When the work is complete, the fence will comply with what was approved, and we have every intention of making changes to the fence so that it complies.

If you have any questions you can call me at 505-470-0616.



Richard Stump



Theodora Portago, Owner

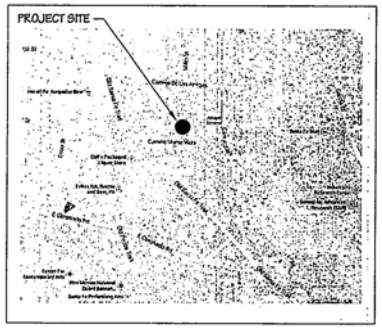
PORTAGO RESIDENCE

449 CAMINO MONTE VISTA, SANTA FE, NM

RECEIVED
AUG 11 2015

AREA & LOT COVER CALCULATIONS	
ZONING: RC5	
AREA IN GROSS SQ. FT.	TOTAL
HEATED AREA TOTAL	1,356 SQ. FT.
UNHEATED AREA	
MECH/STORAGE	77 SQ. FT.
PORTAL	528 SQ. FT.
ROOFED AREA	1,855 SQ. FT.
ROOFED AREA = 1,855 SQ. FT.	
STORMWATER RETAINING REQUIREMENTS: (1,855 X 0.16 = 297)	
STORMWATER STORAGE	297 CU. FT.
LOT COVERAGE (IN ACRES)	
LOT SIZE: 0.724 ACRES (31,537 SQ.FT.)	
NEW PERCENT OF LOT COVERAGE (1,961 SQ.FT. / 31,537 SQ.FT. x 100 = 6.2%	

VICINITY MAP

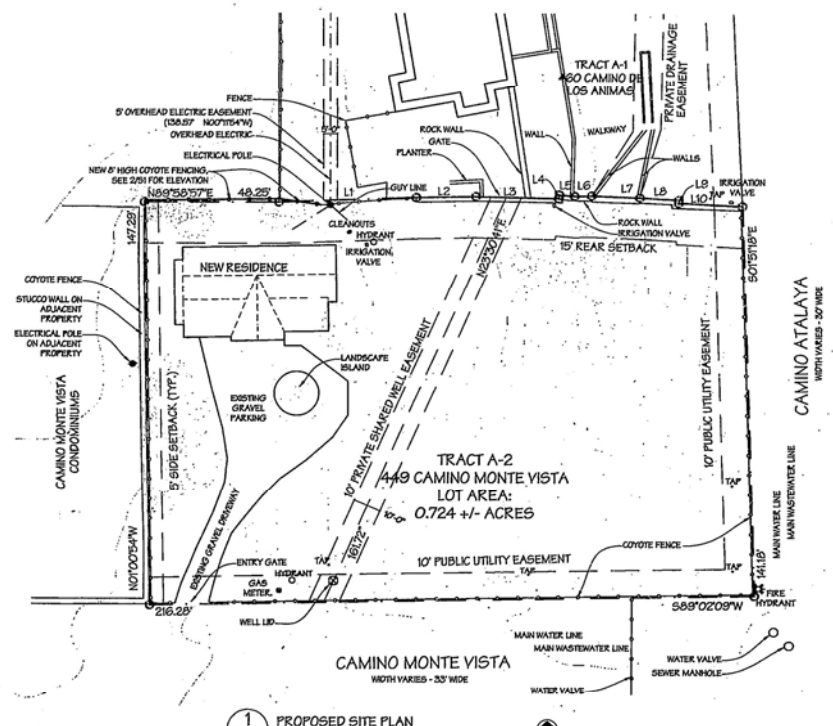


GENERAL NOTES

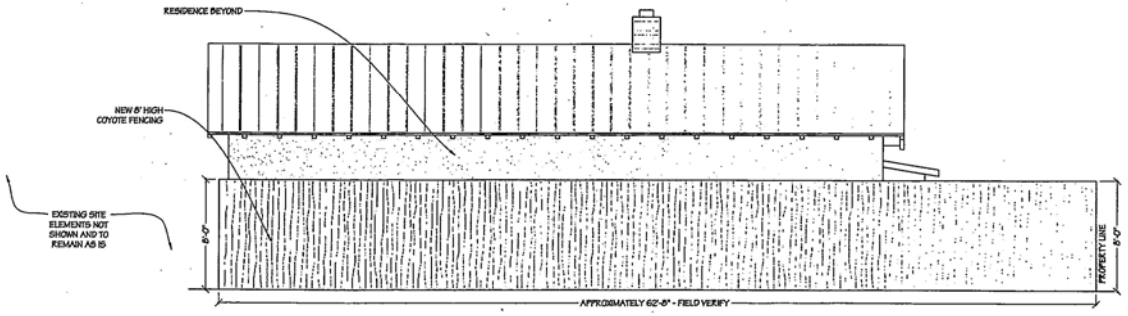
1. SITE PLAN PER LOT SPLIT SURVEY PLAT PREPARED BY DAWSON SURVEYS INC. FILE #8959LS DATED 04/11/2012.

2. TOPOGRAPHY LINES AND ELEVATIONS SHOWN ARE PER THE CITY OF SANTA FE GIS MAPPING SYSTEM. FIELD VERIFY AS NECESSARY.

LINE TABLE		
L1	N87°58'23"E	49.38'
L2	S88°29'42"W	21.33'
L3	N88°41'38"W	29.62'
L4	S10°13'37"W	1.40'
L5		
L6	N88°43'31"E	6.14'
L7	N87°33'55"W	17.36'
L8	N86°37'41"W	13.88'
L9	N00°22'51"E	1.08'
L10	S87°10'15"E	22.56'
L11	S02°38'18"E	1.44'

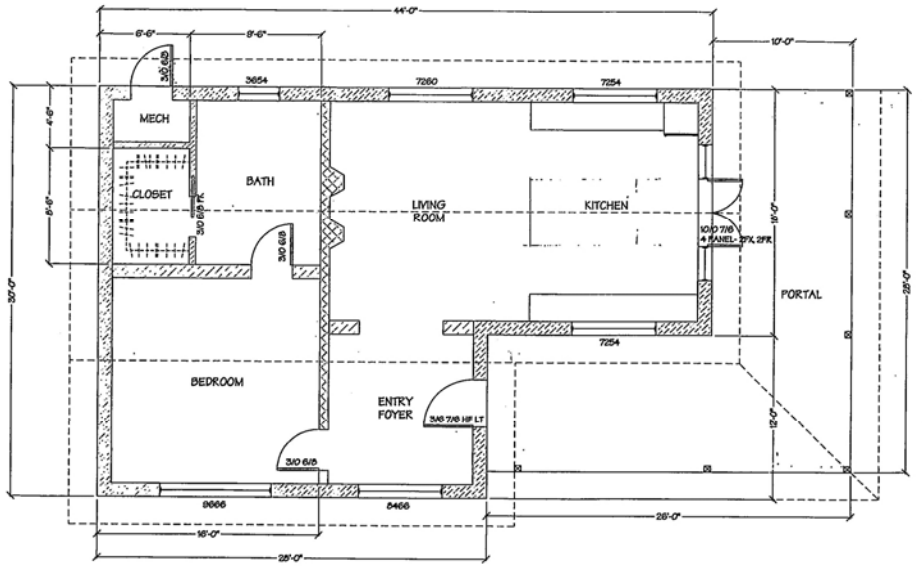


1/S1 PROPOSED SITE PLAN
SCALE: 1"=20'-0"



2/S1 NORTH ELEVATION - COYOTE FENCING
SCALE: 1/4"=1'-0"

ZT 8-13-15



1/A1 FLOOR PLAN
SCALE: 1/4"=1'-0"

GRAPHIC SCALE

Approved

RECEIVED
AUG 1 2015

LIGHTFOOT
High Performance Natural Building and Design

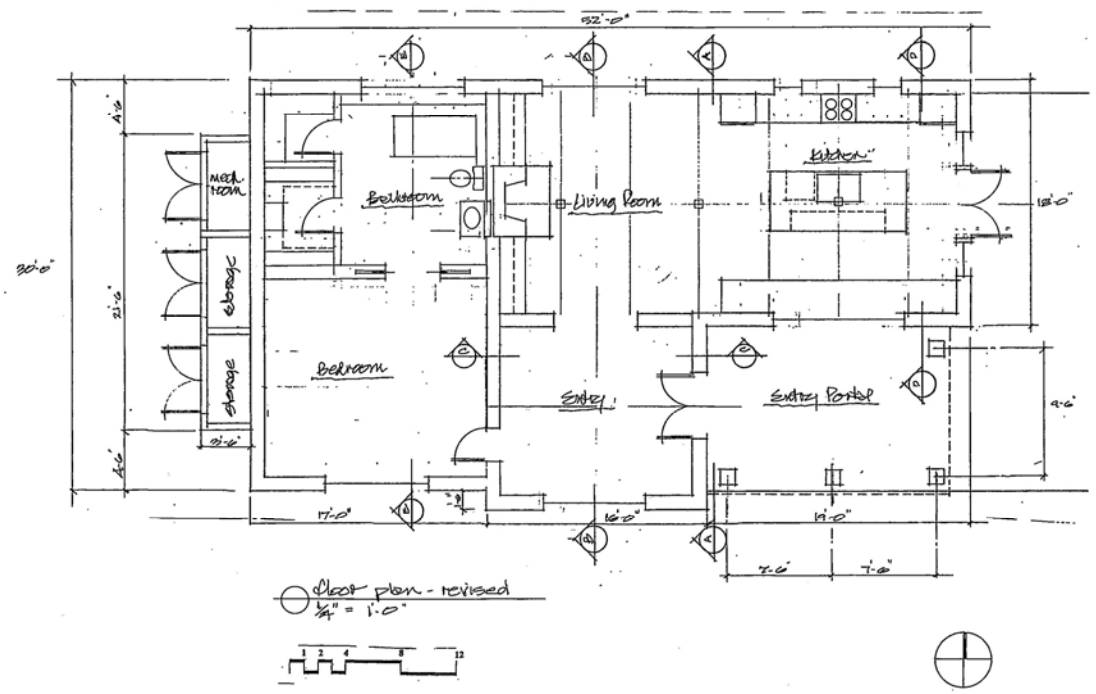
PORTAGO RESIDENCE
449 CAMINO MONTE VISTA, SANTA FE, NEW MEXICO

MARCH 23th, 2015

FLOOR PLAN

A1

ZT 8-13-15



clear plan - revised
1/4" = 1'-0"

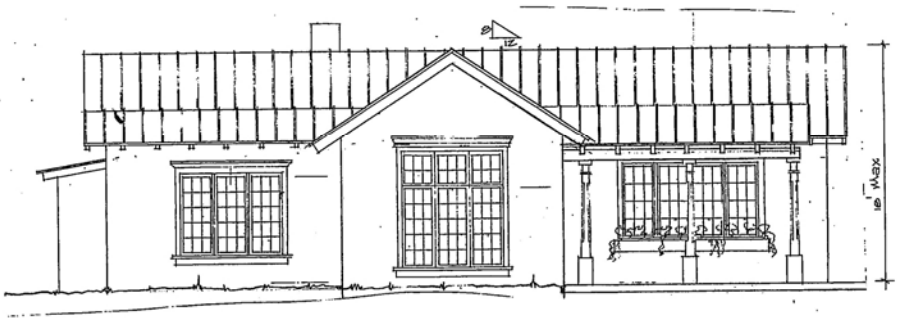
RECEIVED
AUG 11 2015

ELISABETH WAGNER-ARCHITECT
SANTA FE, NEW MEXICO

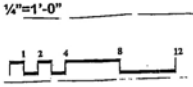
THE PORTAGO RESIDENCE
449 CAMINO MONTE VISTA

ZT 8-13-15

RECEIVED
AUG 11 2015

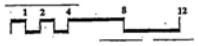


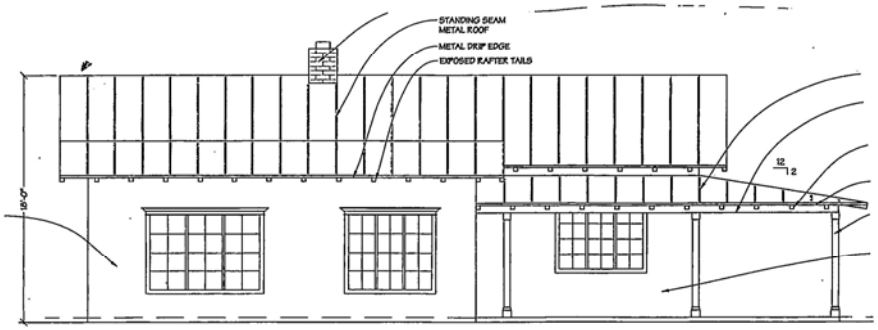
PROPOSED SOUTH ELEVATION
¼"=1'-0"



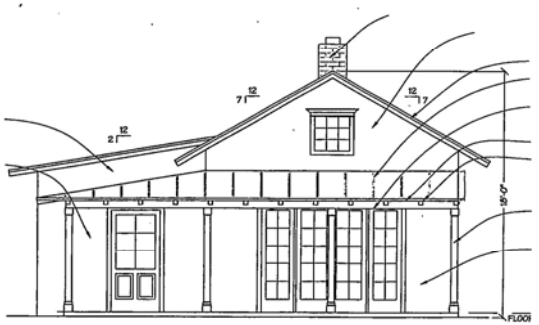


PROPOSED EAST ELEVATION
¼"=1'-0"





2/A2 SOUTH ELEVATION approved
SCALE: ¼"=1'-0"



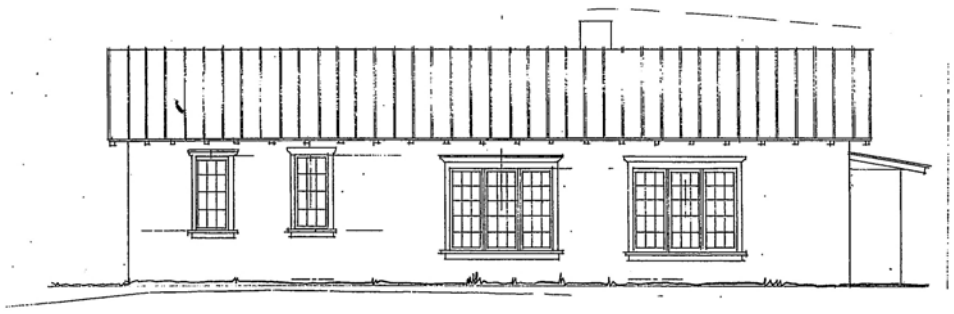
1/A2 EAST ELEVATION approved
SCALE: ¼"=1'-0"

ELISABETH WAGNER-ARCHITECT
SANTA FE, NEW MEXICO

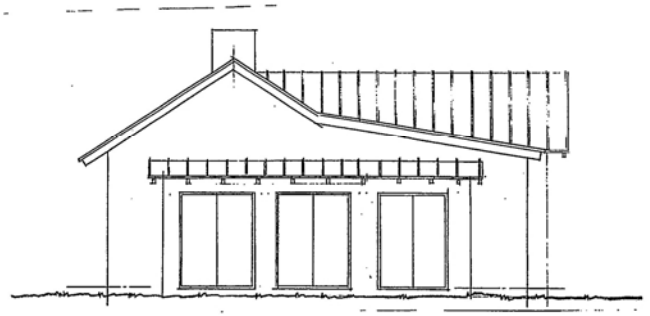
THE PORTAGO RESIDENCE
449 CAMINO MONTE VISTA

21 8-11-15

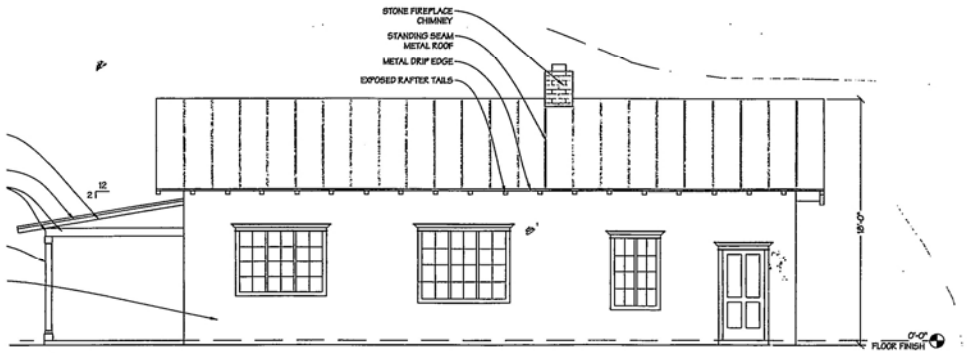
RECEIVED
AUG 11 2015



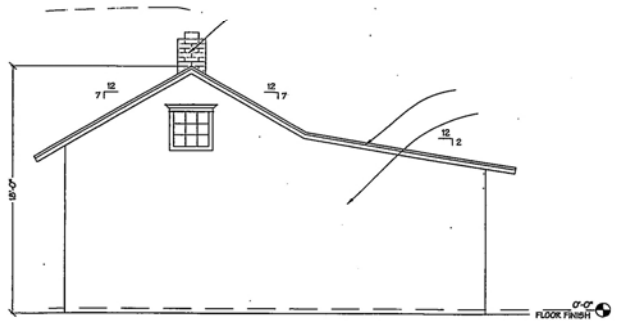
PROPOSED NORTH ELEVATION
¼"=1'-0"



PROPOSED WEST ELEVATION
¼"=1'-0"



3 A2 NORTH ELEVATION SCALE: ¼"=1'-0" approved



4 A2 WEST ELEVATION SCALE: ¼"=1'-0" approved

ELISABETH WAGNER-ARCHITECT
SANTA FE, NEW MEXICO

THE PORTAGO RESIDENCE
449 CAMINO MONTE VISTA

21 8-13-15


Exhibit B

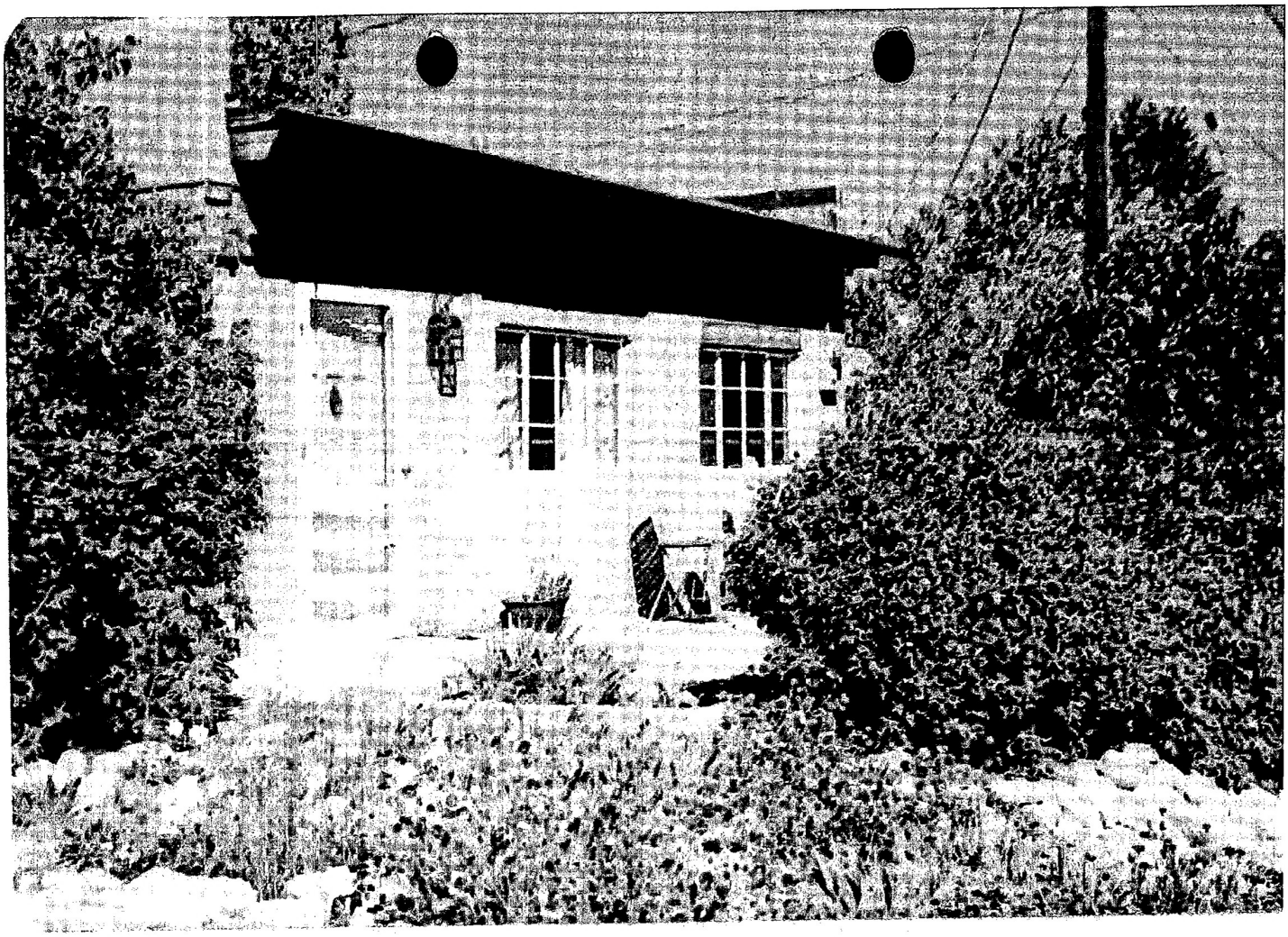




Exhibit C

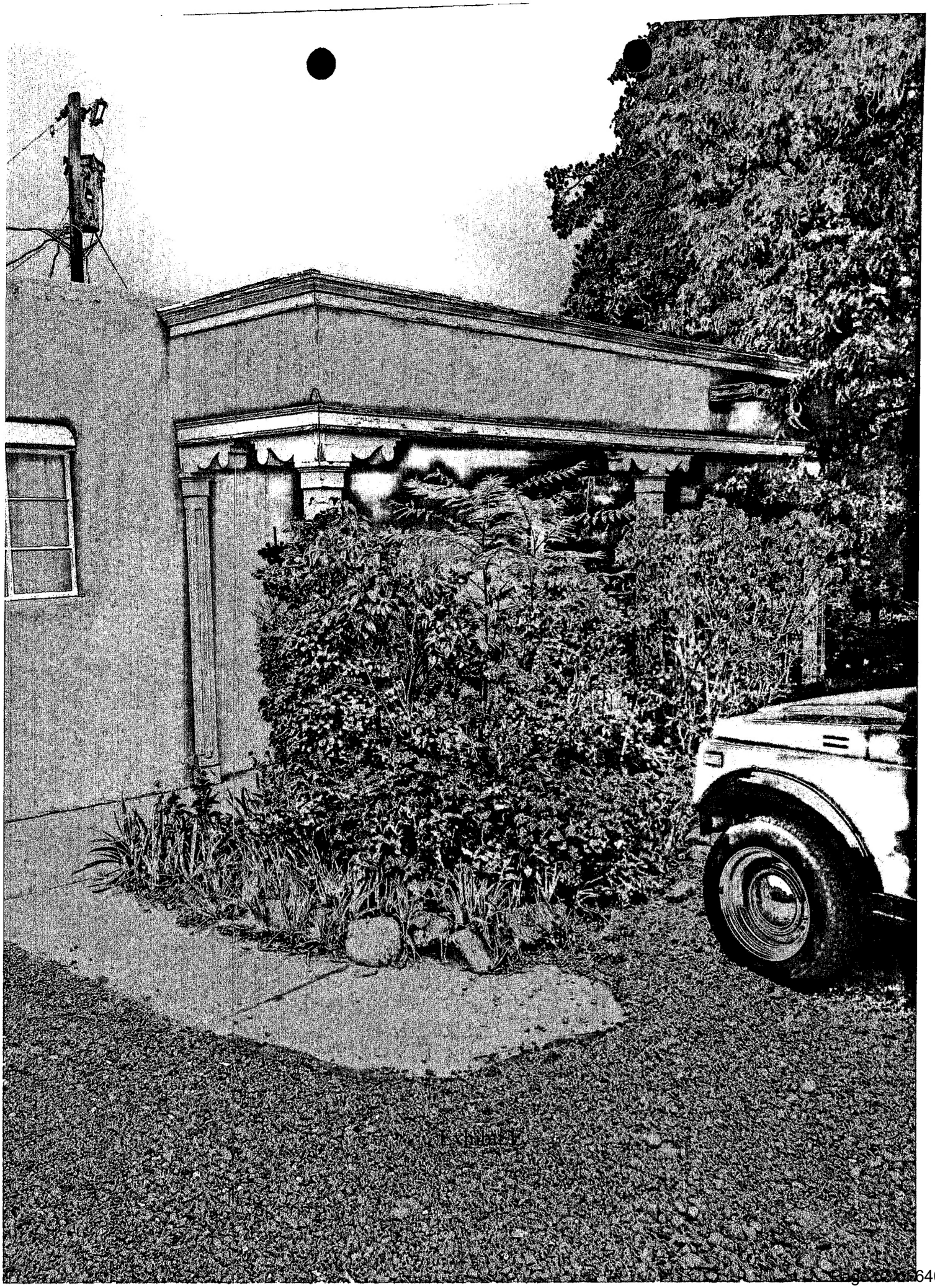
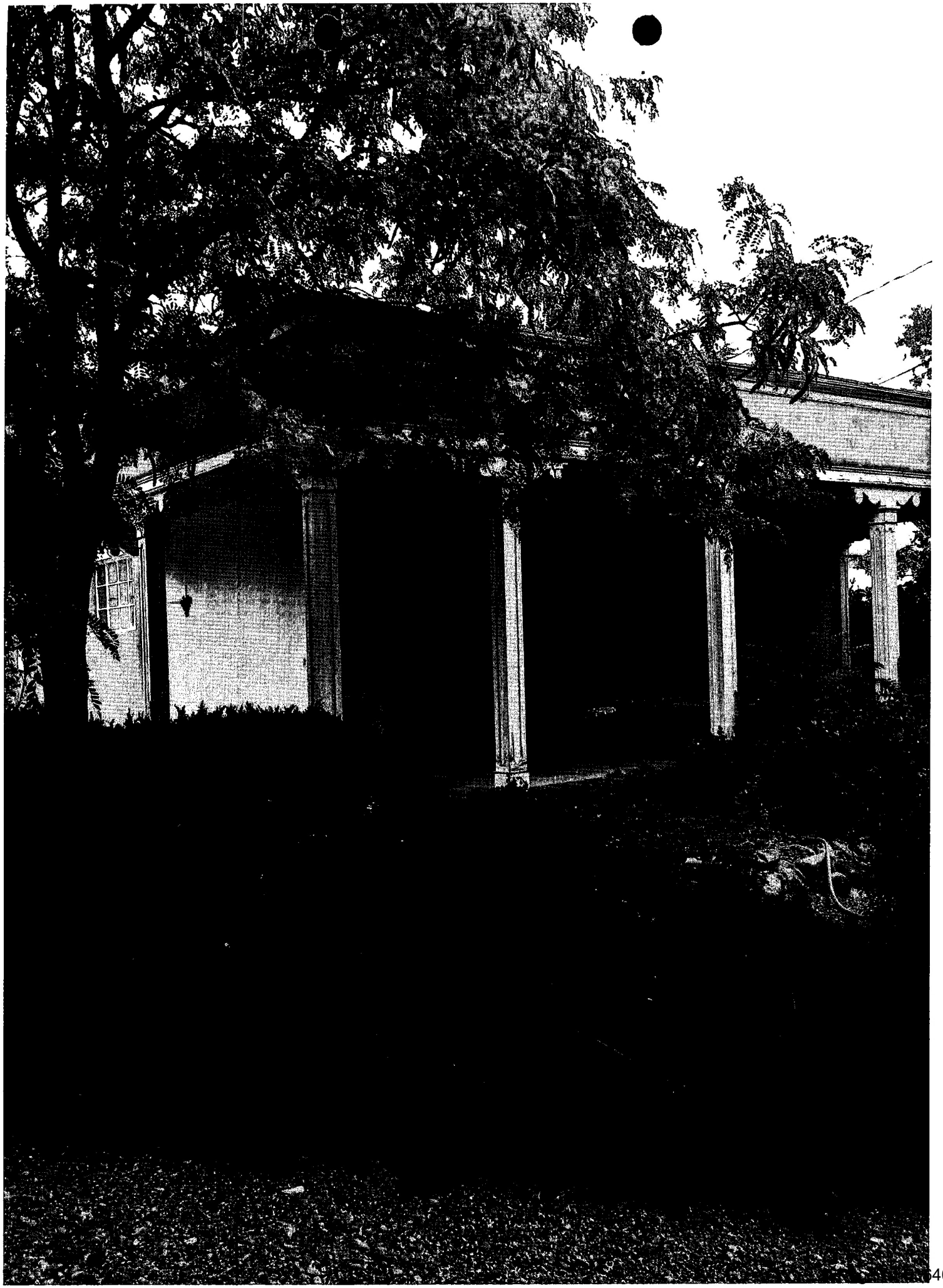
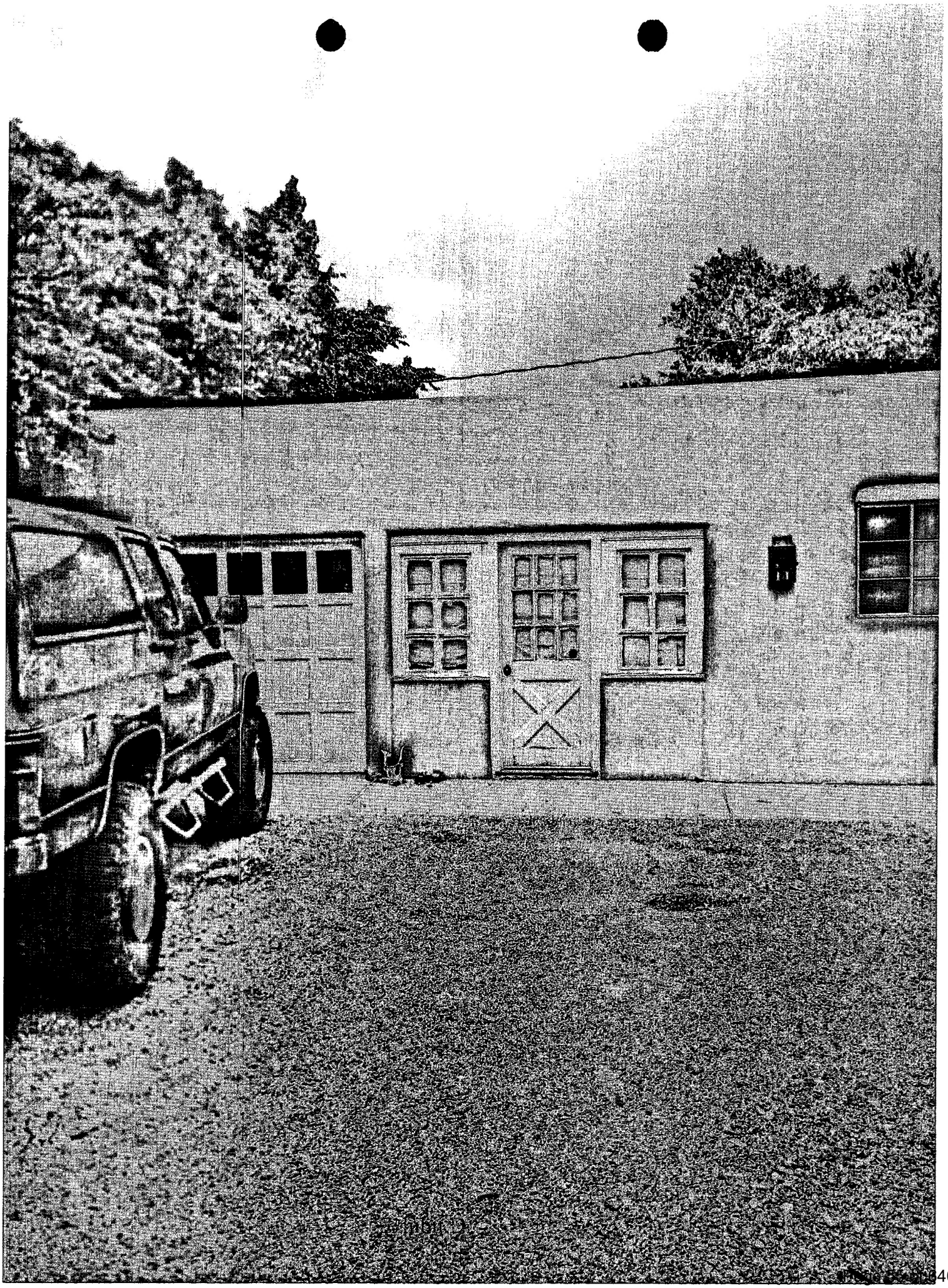


Exhibit E





Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: 8/13/15	449 Camino Monte Vista
Property Owner of Record: Theodora Portago	Proposed Construction Description:
Applicant/Agent Name: Elisabeth Wagner	Remove Existing Residence + Build New
Contact Person Phone Number: (505 920 - 2928	TOTAL ROOF AREA:

Zoning District: RC-5

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 : 5 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: _____ Minimum: _____
Proposed Sides: L___ R___ Minimum: ____

Height: Proposed _____
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.

Theodora Portago [☒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**

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: Zach Thomas **DATE:** 8/13/15

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

Revised 1-14-13

City of Santa Fe, New Mexico

memo

DATE: October 13, 2015

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-11-081

ADDRESS: 449 Camino Monte Vista
Historic Status: NA
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
____ 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:

449 Camino Monte Vista is a single-family residence that was constructed between 1949 and 1953 in the Spanish-Pueblo Revival style. The original southeast corner was infilled, one bay of the garage was infilled on the south elevation, and a non-historic portal was constructed. The structure is listed as non-contributing to the Downtown & Eastside Historic District.

On April 28, 2015, the HDRB approved demolition of the non-contributing structure and approved construction of a 1,568 square foot residential structure to the maximum allowable height of 18' with a pitched roof exception request.

Now, the applicant proposes to amend the previous approval with the following four items.

1. The total square footage has increased slightly to 1,641 with a decrease in the size of the entry portal.

2. A cross gable will be added to the previously approved pitched roof with a metal standing seam finish.

3. Fenestration design has been changed. Non-divided lites on the west elevation will not be publicly visible.

4. Exterior lights will be a lantern-styled sconce.

elisabeth wagner aia

RECEIVED
AUG 11 2015

August 11, 2015

Historic Design Review Board
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504

RE: 449 Camino Monte Vista

Members of the Board:

It is our pleasure to submit a proposal for the house to be built at 449 Camino Monte Vista. The project was submitted and approved at your hearing on April 28, 2015. In the interim, Ms. Portago has hired me to assist in developing the details of her house and we propose the following changes:

Change of Massing:
-In order to delineate the entry of the house, we propose a cross gable at the South Elevation.
-We have reduced the size of the Entry Portal.
Final Window Design:
-We have developed window placement, size, and Territorial trim details
-We have detailed the Entry Portal and posts.
Change of Floor Plan
-The Floor Plan is now 1356 square feet heated, 285 square feet unheated with a footprint of 1641 square feet.
Light Fixtures:
-Exterior Sconces have been chosen and tear sheet submitted.

We respectfully submit our proposal and look forward to a favorable response.

Cordially,
Elisabeth Wagner

518 Old Santa Fe Trail
Suite One #618
Santa Fe, New Mexico 87505



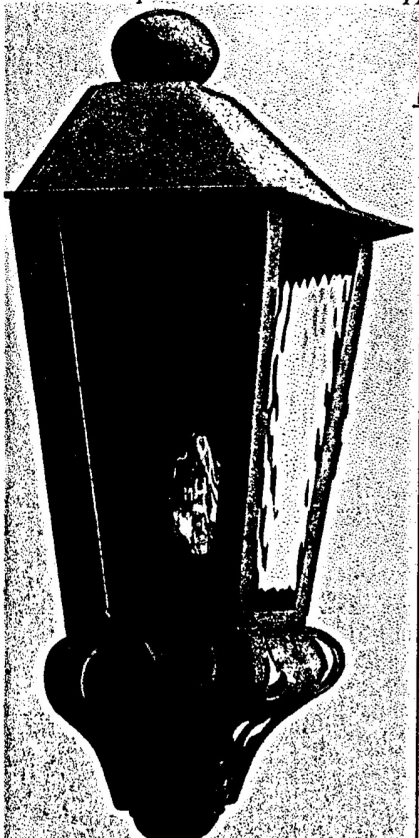
WM 168-1
Fixture Size: 10" W, 10" D, 23" H
X 75W - MED.
Shown in #52p- Premium Burnished Copper



WM 168-2
Fixture Size: 12" W, 11" D, 28" H
1 x 100W - MED.
Shown in #54p- Premium Copper Rust



WM 168-3
Fixture Size: 14"W, 13"D, 33"H
1 x 100W - MED.
Shown in #32- Antique Green



WM 168-4
Fixture Size: 14" W, 7" D, 22" H
X 60W - MED.
Shown in #50p- Premium Mocha



WM 168-5
Fixture Size: 12" W, 6" D, 18" H
1 x 60W - MED.
Shown in #40p- Premium Antique Bronze



WM 168-6
Fixture Size: 10"W, 5"D, 14"H
1 x 60W - MED.
Shown in #48- Black Rust

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1000 Chestnut Street, Burbank, CA 91506 • (818) 753-4559, Phone • (818) 563-1015, Fax
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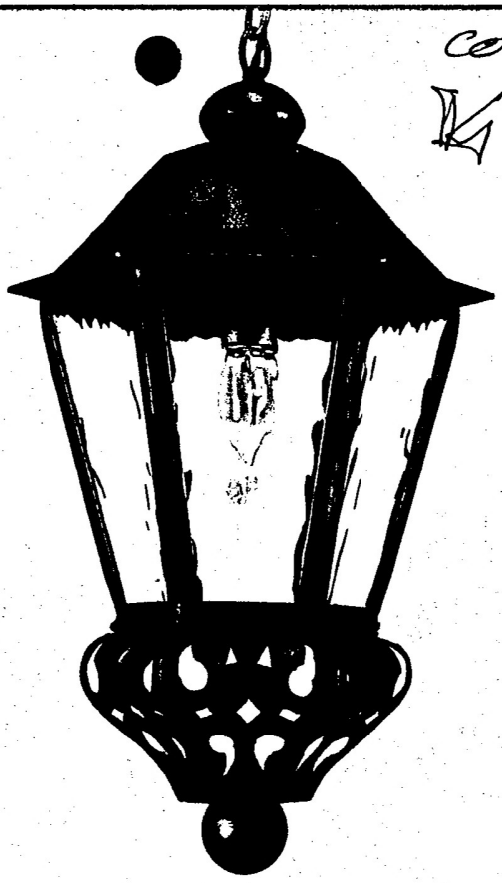
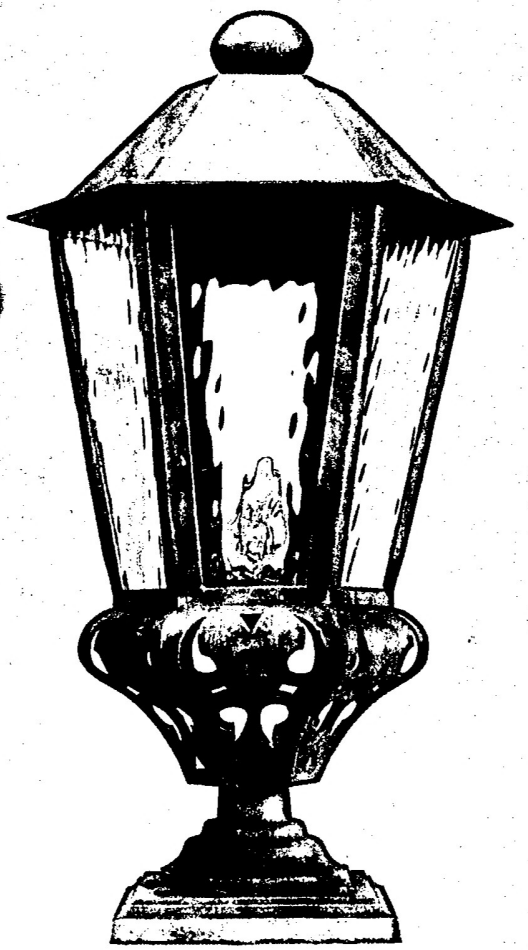
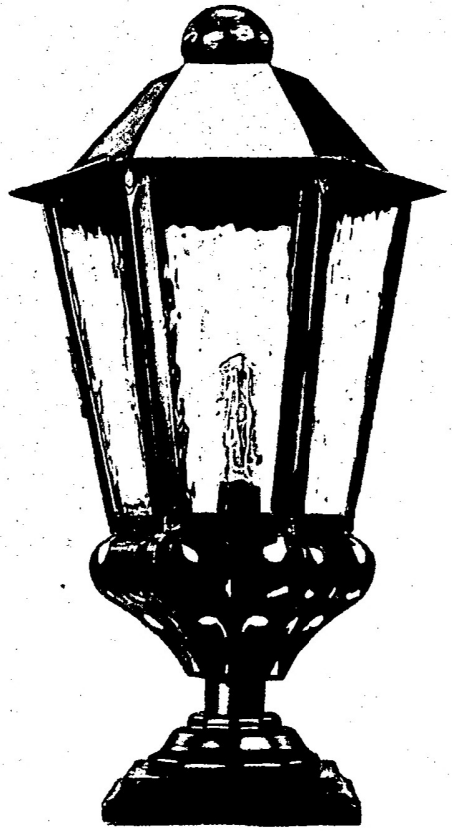


HF 169-1
Fixture Size: 12" DIA, 20" H
1 x 100W - MED.
Shown in #38- Verde

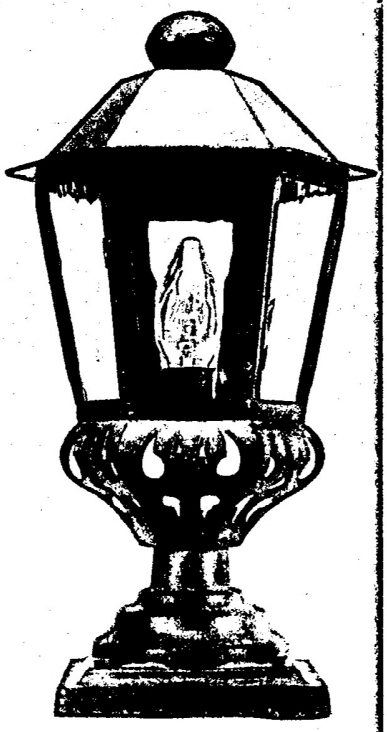
HF 169-2
Fixture Size: 10" DIA, 16" H
1 x 60W - MED.



PM 169-3
Fixture Size: 14" DIA, 26" H
1 x 100W - MED.
Shown in #44- Antique Umber



PM 169-4
Fixture Size: 12" DIA, 21" H
1 x 100W - MED.
Shown in #48- Black Rust



PM 169-5
Fixture Size: 10" DIA, 18" H
1 x 75W - MED.
Shown in #42p- Premium Vintage Rust

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City of Santa Fe, New Mexico

memo

DATE: September 8, 2015

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-11-081

ADDRESS: 449 Camino Monte Vista
Historic Status: NA
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
___ 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:

449 Camino Monte Vista is a single-family residence that was constructed between 1949 and 1953 in the Spanish-Pueblo Revival style. The original southeast corner was infilled, one bay of the garage was infilled on the south elevation, and a non-historic portal was constructed. The structure is listed as non-contributing to the Downtown & Eastside Historic District.

On April 28, 2015, the HDRB approved demolition of the non-contributing structure and approved construction of a 1,568 square foot residential structure to the maximum allowable height of 18' with a pitched roof exception request.

Now, the applicant proposes to amend the previous approval with the following four items.

1. The total square footage has increased slightly to 1,641 with a decrease in the size of the entry portal.

2. A cross gable will be added to the previously approved pitched roof with a metal standing seam finish.

3. Fenestration design has been changed. Non-divided lites on the west elevation will not be publicly visible.

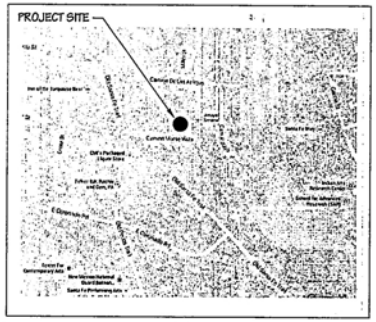
4. Exterior lights will be a lantern-styled sconce.

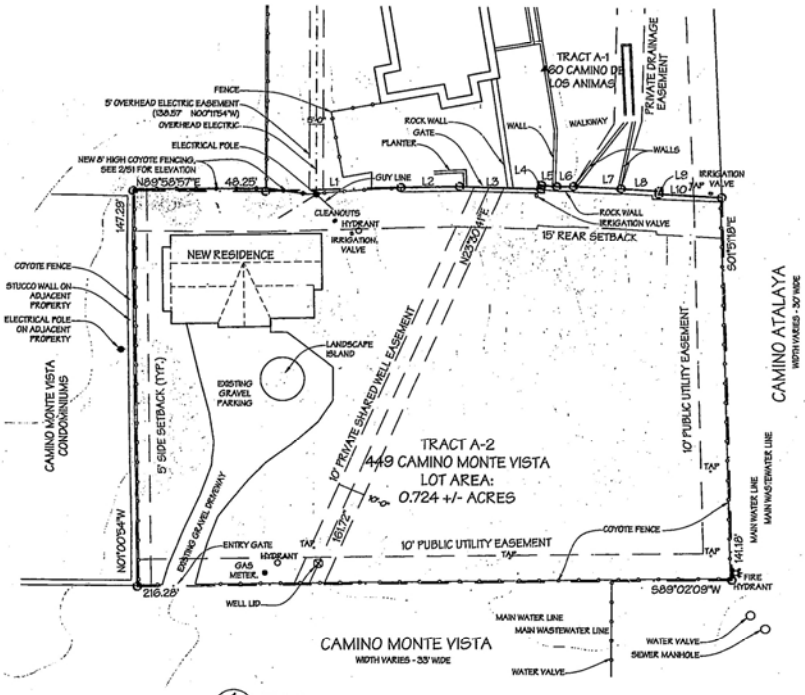
PORTAGO RESIDENCE

449 CAMINO MONTE VISTA, SANTA FE, NM

AREA & LOT COVER CALCULATIONS	
ZONING: RC5	
AREA IN GROSS SQ. FT.	TOTAL
HEATED AREA TOTAL	1,356 SQ. FT.
UNHEATED AREA	
MECH/STORAGE	77 SQ. FT.
PORTAL	528 SQ. FT.
ROOFED AREA	1,855 SQ. FT.
ROOFED AREA = 1,855 SQ. FT.	
STORMWATER RETAINING REQUIREMENTS: (1,855 X 0.16 = 297)	
STORMWATER STORAGE	297 CU. FT.
LOT COVERAGE (IN ACRES)	
LOT SIZE: 0.724 ACRES (31,537 SQ.FT.)	
NEW PERCENT OF LOT COVERAGE (1,961 SQ.FT. / 31,537 SQ.FT. x 100 = 6.2%	

VICINITY MAP

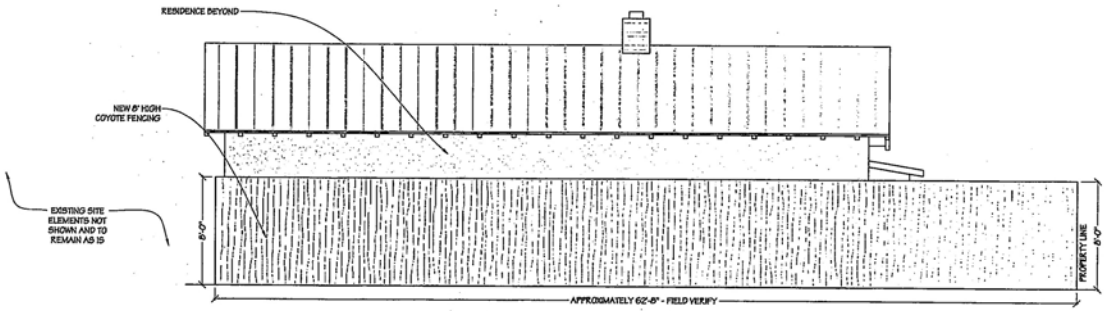




1/S1 PROPOSED SITE PLAN
SCALE: 1"=20'-0"

GENERAL NOTES
1. SITE PLAN PER LOT SPLIT SURVEY PLAT PREPARED BY DAWSON SURVEYS INC. FILE #5859LS DATED 04/11/2012.
2. TOPOGRAPHY LINES AND ELEVATIONS SHOWN ARE PER THE CITY OF SANTA FE GIS MAPPING SYSTEM. FIELD VERIFY AS NECESSARY.

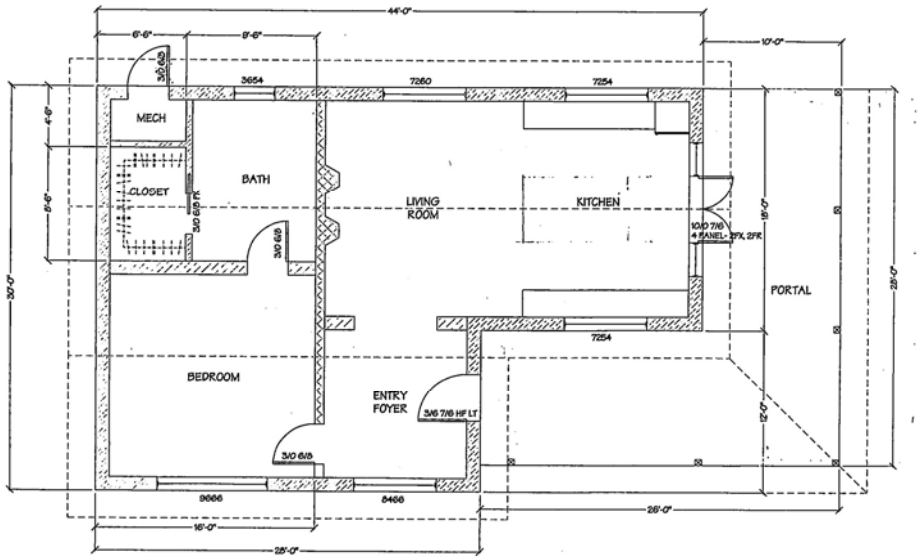
LINE TABLE		
L1	N87°58'23"E	49.38'
L2	S88°29'42"W	21.33'
L3	N88°41'38"W	29.62'
L4	S10°13'37"W	1.40'
L5		
L6	N88°43'31"E	6.14'
L7	N87°33'55"W	17.36'
L8	N86°57'41"W	13.98'
L9	N00°22'51"E	1.08'
L10	S87°10'15"E	22.56'
L11	S02°38'18"E	1.44'



2/S1 NORTH ELEVATION - COYOTE FENCING
SCALE: 1/4"=1'-0"

RECEIVED
AUG 11 2015

ZT 8-13-15



1/A1 FLOOR PLAN
SCALE: 1/4"=1'-0"

0' 4' 8' 16' 32'

GRAPHIC SCALE

approved

RECEIVED
AUG 1 2015

LIGHTFOOT
High Performance Natural Building and Design

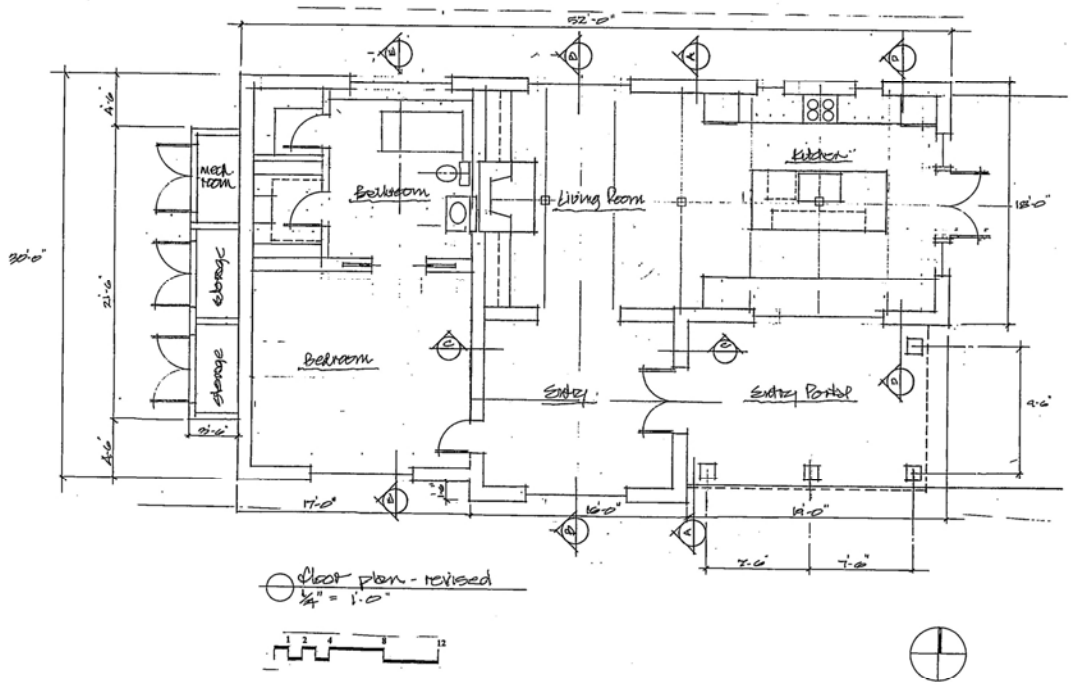
PORTAGO RESIDENCE
449 CAMINO MONTE VISTA, SANTA FE, NEW MEXICO

MARCH 29th, 2015

FLOOR PLAN

A1

ZT 8-13-15



Floor plan - revised
1/4" = 1'-0"

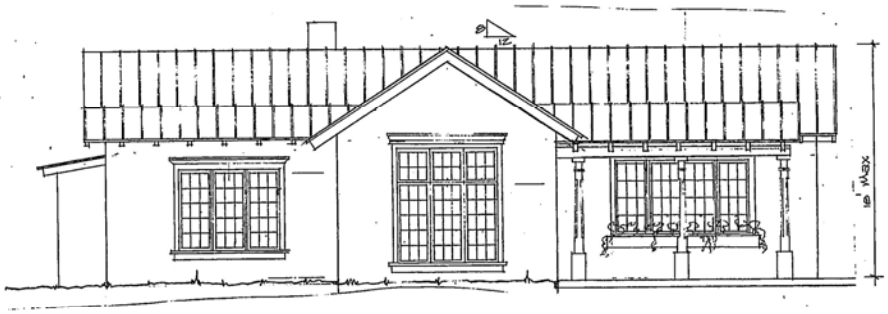
RECEIVED
AUG 11 2015

ELISABETH WAGNER-ARCHITECT
SANTA FE, NEW MEXICO

THE PORTAGO RESIDENCE
449 CAMINO MONTE VISTA

ZT 8-13-15

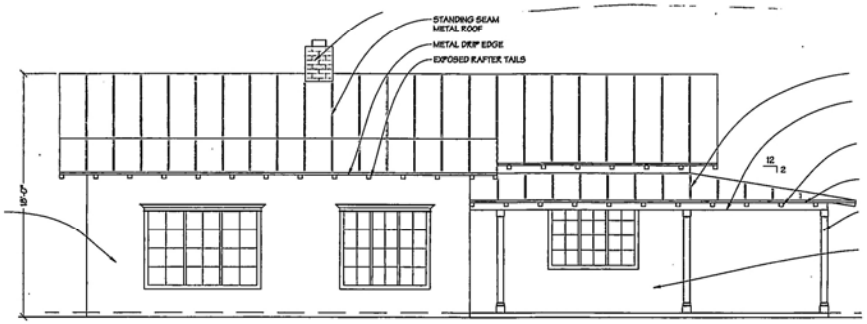
RECEIVED
AUG 11 2015



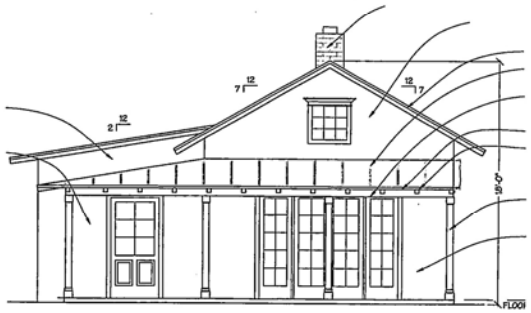
PROPOSED SOUTH ELEVATION
¼"=1'-0"



PROPOSED EAST ELEVATION
¼"=1'-0"



2 A2 SOUTH ELEVATION approved



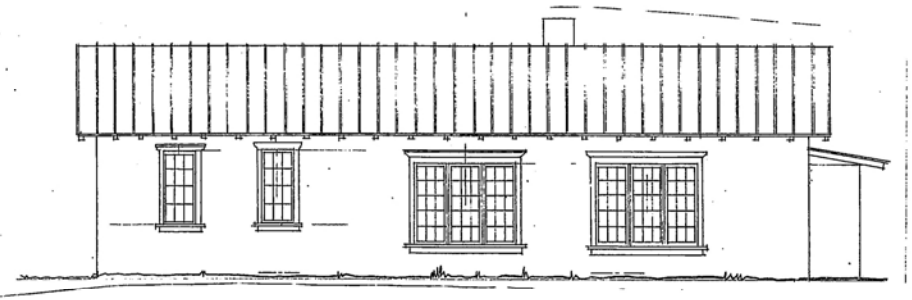
1 A2 EAST ELEVATION approved

ELISABETH WAGNER-ARCHITECT
SANTA FE, NEW MEXICO

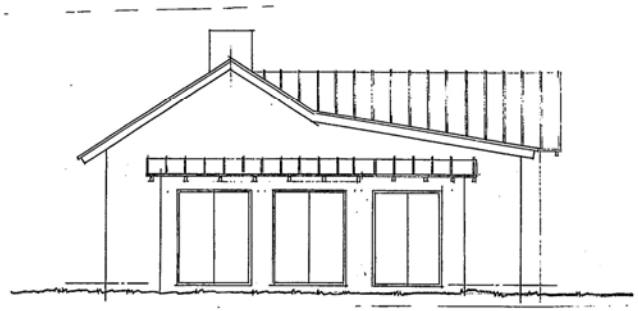
THE PORTAGO RESIDENCE
449 CAMINO MONTE VISTA

21 8-11-15

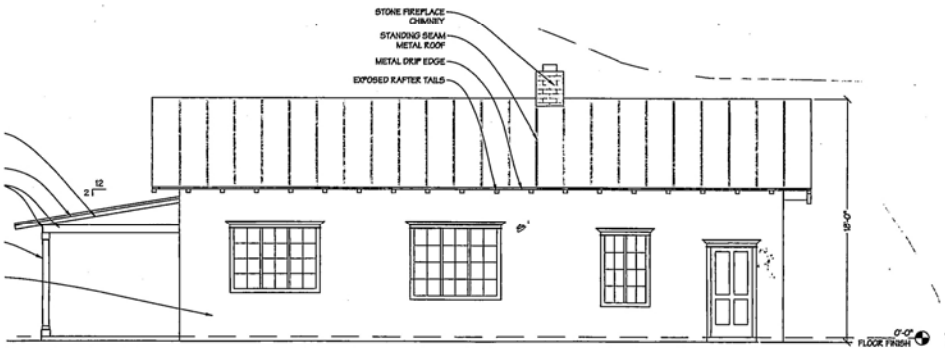
RECEIVED
AUG 11 2015



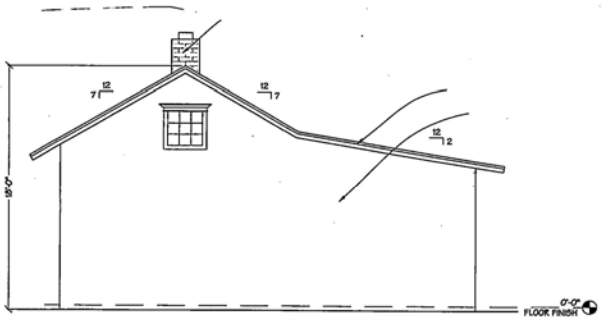
PROPOSED NORTH ELEVATION
¼"=1'-0"



PROPOSED WEST ELEVATION
¼"=1'-0"



3 A2 NORTH ELEVATION approved



4 A2 WEST ELEVATION approved

ELISABETH WAGNER-ARCHITECT
SANTA FE, NEW MEXICO

THE PORTAGO RESIDENCE
449 CAMINO MONTE VISTA

21 8-13-15

ITEM # 15-0333

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

Case #H-11-081
Address-449 Camino Monte Vista
Owner/Applicant's Name-Theodora Portago
Agent's Name-Sommer Karnes & Associates

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 28, 2015 upon the application ("Application") of **Sommer Karnes & Associates** as agent for **Theodora Portago,** owner ("Applicant").

449 Camino Monte Vista is a single-family residence that was constructed between 1949 and 1953 in the Spanish-Pueblo Revival style. The original southeast corner was infilled, one bay of the garage was infilled on the south elevation, and a non-historic portal was constructed. The structure is listed as non-contributing to the Downtown & Eastside Historic District.

The Applicant proposes to remodel the property with the following three items.

1. The non-contributing structure will be demolished. The building is not historically important, it does not represent a unique block section, and the building official cites structural and code compliance issues.

2. A 1,568 square foot residential structure will be constructed to the maximum allowable height of 18'. It is designed in the northern New Mexico Territorial Revival style with a pitched roof. The building will feature a standing-seam metal roof, portals with square posts, Territorial cornices above windows and doors, and an earthen plaster finish on walls. While there are pitched roof structures in the streetscape, the code requirement of 50% is not met. Therefore, an Exception is requested to construct a pitched roof (Section 14-5.2(D)(9)(d)).

3. A yardwall will be constructed at the northwest corner to the maximum allowable height of 8'.

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, Applicant, and other people interested in the Application.
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff recommends approval of the exception request to construct a pitched roof and 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.

4. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
    a. Section 14-3.14(G), Demolition of Historic Structures
    b. Section 14-5.2(D), General Design Standards
    c. Section 14-5.2(C)(5)(c)(i-vi), Height, Pitch, Scale, Massing and Floor Stepbacks Exceptions.
    d. Section 14-5.2(E), Downtown and Eastside Historic District
5. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
6. Under 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. Under Section 14-3.14(C), City staff must provide information to the Board on a structure under consideration for demolition.
8. Under Section 14-3.14(G), the general rule is that Board shall consider the historic importance of the structure, whether the structure is an essential part of the unique street section/block front, whether the street section/block front will be reestablished by a proposed new structure and the state of repair and structural stability of the structure.
9. The structure is not an essential part of the unique street section/block front.
10. Under Section 14-5.2(D)(9)(d), the general rule is: "If the determined *streetscape* includes over fifty percent *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*."
11. The Exception meets the Section 14-5.2(C)(5)(c)(i) criterion because the request will not alter the character of the streetscape because five other pitched roof structures already exist within the streetscape and the proposed pitched roof is in keeping with those and others historically built in the area.
12. The Exception meets the Section 14-5.2(C)(5)(c)(ii) criterion because a pitched roof remedies hardship to the Applicant and prevents an injury to the public welfare because the Applicant requires a natural healthy home, and the materials needed to construct the home require the protection of a pitched roof in order to preserve their integrity.
13. The Exception meets the Section 14-14-5.2(C)(5)(c)(iii) criterion because the project will strengthen the heterogeneous character of the City because a pitched roof, territorial-style structure of Light Straw-Clay and natural earth stucco would strengthen the unique heterogeneous character of the City.
14. The Exception meets the Section 14-14-5.2(C)(5)(c)(iv) criterion because there are special circumstances due to the need for building materials to be used for health and environmental reasons.

15. The Exception meets the Section 14-14-5.2(C)(5)(c)(v) criterion because there are special circumstances that are not the fault of the Applicant because there is a need for building materials to be used for health and environmental reasons.
16. The Exception meets the Section 14-14-5.2(C)(5)(c)(vi) criterion because there is no negative impact as the roof is being modified to the style that best embodies and represents the unique character of Santa Fe architectural vernacular to benefit the neighborhood, while simultaneously allowing the Applicant to meet her health and welfare requirements.
17. The Applicant at the hearing stated roof color would be slate grey and the chimney would be light tan sandstone veneer.
18. The information contained in the Application, and provided in testimony and evidence, establishes that all applicable requirements 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 approved the Application and the Exception with the conditions: (a) the Applicant's selection of materials shall be considered as part of the application and (b) exterior lighting shall be submitted to staff for review and approval.

IT IS SO ORDERED ON THIS 12th DAY OF MAY 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Sharon Woods
Chair

12 May 2015
Date:

FILED

Yolanda Y. Vigil
City Clerk

5/13/15
Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

5/6/15
Date:

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:
Peter N. Ives, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

Project description: Sommer Karnes & Associates, agents for Theodora Portago, owner, proposes to demolish a non-contributing residential structure and construct a 1,568 sq. ft. residential structure to a height of 18' where the maximum allowable height is 18'. An exception is requested to construct a pitched roof. (Section 14-5.2(D)(9)(d)).

Case number: H-11-081
Project Type: HDRB

PROJECT LOCATION (S): 449 Camino Monte Vista

PROJECT NAMES:

OW – Theodora Portago
Santa Fe, NM 87501

449 Camino Monte Vista
505-920-2928

AP – Sommer Karnes & Associates
Santa Fe, NM 87504

200 W. Marcy Street
505-989-3800

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on April 28, 2015. The decision of the Board was to approve your exception request to construct a pitched roof and also to approve your application as submitted with the conditions that the final window and light fixture designs shall be approved by staff before a construction permit application is submitted. For further information please call 955-6605.

Sincerely,

David Rasch
Supervising Planner, 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.**

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:
Peter N. Ives, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

Project description: Summer Karnes and Associates, agents for Theodora Portago, owner, propose a historic status review of a contributing residential structure.

Case number: H-11-081
Project Type: HDRB

PROJECT LOCATION(S): **449 Camino Monte Vista**

PROJECT NAMES:

OW – Theodora Portago
Santa Fe, NM 87501

460 Camino de las Animas
505-920-2928

AP – Summer Karnes & Associates
Santa Fe, NM 87504

P.O. Box 2476
505-989-3800

BOARD ACTION

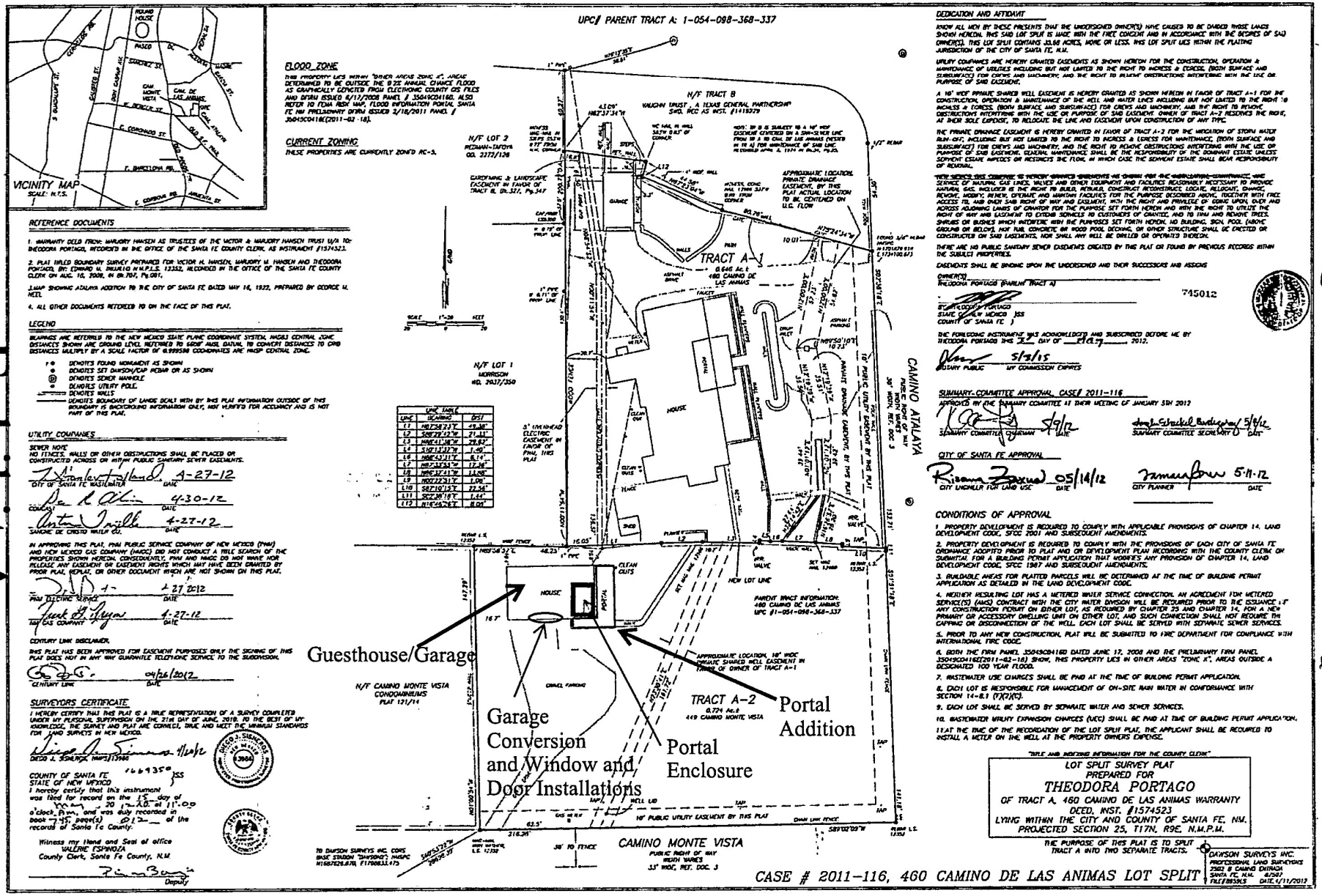
This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on October 28, 2014. The decision of the Board was to downgrade the historic status of the residence from contributing to non-contributing. For further information please call 955-6605.

Sincerely,

David Rasch
Supervising Planner, 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.**

Exhibit A



THEODORA PORTAGO (PARENT TRACT A)

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY THEODORA PORTAGO THIS 1st DAY OF May, 2012.

NOTARY PUBLIC — MY COMMISSION EXPIRES 5/3/15

SUMMARY COMMITTEE CHAIRMAN — DATE 5/9/12

SUMMARY COMMITTEE SECRETARY — DATE 5/8/12

CITY ENGINEER FOR LAND USE — DATE 05/14/12

CITY PLANNER — DATE 5-11-12

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.
4. NEITHER RESULTING LOT HAS A METERED WATER SERVICE CONNECTION. AN AGREEMENT FOR METERED SERVICE(S) (AWS) CONTRACT WITH THE CITY WATER DIVISION WILL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT ON EITHER LOT, AS REQUIRED BY CHAPTER 25 AND CHAPTER 14. FOR A NEW PRIMARY OR ACCESSORY DWELLING UNIT ON EITHER LOT, AND SUCH CONNECTION SHALL NOT REQUIRE THE CAPPING OR DISCONNECTION OF THE WELL. EACH LOT SHALL BE SERVED WITH SEPARATE SEWER SERVICES.
5. PRIOR TO ANY NEW CONSTRUCTION, PLAT WILL BE SUBMITTED TO FIRE DEPARTMENT FOR COMPLIANCE WITH INTERNATIONAL FIRE CODE.
6. BOTH THE FIRM PANEL 350430D1160 DATED JUNE 12, 2008 AND THE PRELIMINARY FIRM PANEL 350430D1162D(11-02-12) SHOW, THIS PROPERTY LIES IN OTHER AREAS "ZONE X", AREAS OUTSIDE A DESIGNATED 100 YEAR FLOOD.
7. WASTEWATER USE CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.
8. EACH LOT IS RESPONSIBLE FOR MANAGEMENT OF ON-SITE RAIN WATER IN CONFORMANCE WITH SECTION 14-8.1 (F)(2)(C).
9. EACH LOT SHALL BE SERVED BY SEPARATE WATER AND SEWER SERVICES.
10. WASTEWATER UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT TIME OF BUILDING PERMIT APPLICATION.
11. AT THE TIME OF THE RECORDATION OF THE LOT SPLIT PLAT, THE APPLICANT SHALL BE REQUIRED TO INSTALL A METER ON THE WELL AT THE PROPERTY OWNERS EXPENSE.

"TITLE AND RECORDING INFORMATION FOR THE COUNTY CLERK"

LOT SPLIT SURVEY PLAT
PREPARED FOR
THEODORA PORTAGO
OF TRACT A, 460 CAMINO DE LAS ANIMAS WARRANTY DEED, INST. #1574523
LYING WITHIN THE CITY AND COUNTY OF SANTA FE, N.M.
PROJECTED SECTION 25, T17N, R9E, N.M.P.M.

THE PURPOSE OF THIS PLAT IS TO SPLIT TRACT A INTO TWO SEPARATE TRACTS.

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYING
2583 B CAMINO ENTRADA
SANTA FE, N.M. 87505
FILE 08953K5 DATE: 4/11/2012

CASE # 2011-116, 460 CAMINO DE LAS ANIMAS LOT SPLIT

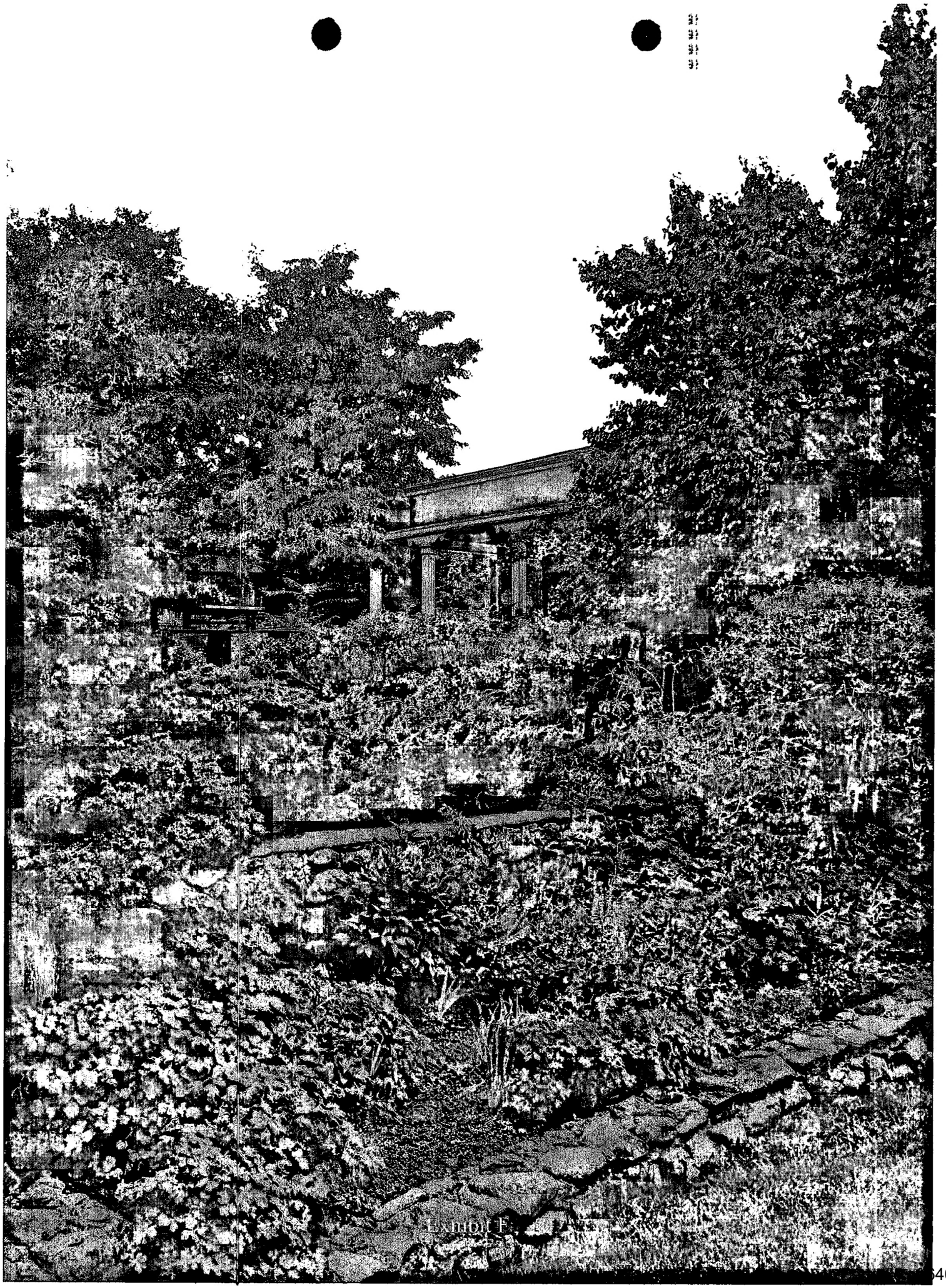
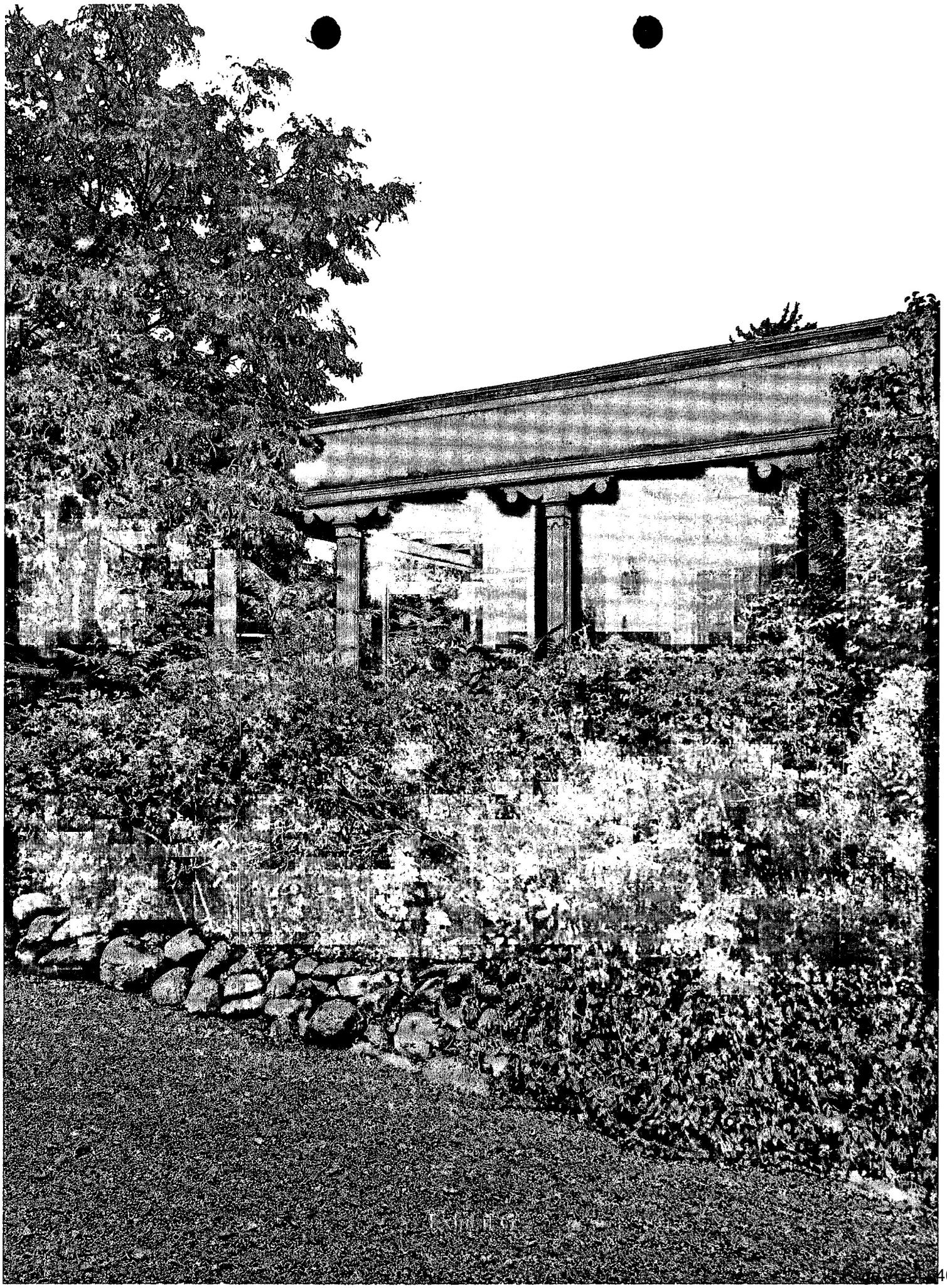


Exhibit F



City of Santa Fe, New Mexico

memo

DATE: October 28, 2014

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-11-081

ADDRESS: 449 Camino Monte Vista
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	___ Site Plan/Floor Plan
___ Zoning Review Sheet	___ Elevations
_x_ Other:	___ Photographs
	___ Other:

STAFF RECOMMENDATION:

Staff recommends downgrading the historic status from contributing to non-contributing due to non-historic alterations in compliance with Section 14-5.2(C) Regulation of Historic Structures.

BACKGROUND & SUMMARY:

449 Camino Monte Vista is a single-family residence that was constructed between 1949 and 1953 in the Spanish-Pueblo Revival style. The structure is listed as contributing to the Downtown & Eastside Historic District.

The 2007 Historic Cultural Property Inventory recommends contributing historic status for this structure, recognizing that the original portal on the southeast corner was infilled, one bay of the garage was infilled on the south elevation, and a non-historic portal was constructed. The applicant requests an historic status review of this structure.

SOMMER KARNES & ASSOCIATES LLP

Mailing Address
Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address
200 West Marcy Street, Suite 133
Santa Fe, New Mexico 87501

Telephone: (505) 989.3800
Facsimile: (505) 982.1745

Karl H. Sommer, Attorney at Law
khs@sommer-assoc.com
Joseph M. Karnes, Attorney at Law
jmk@sommer-assoc.com

Mychal L. Delgado, Certified Paralegal
mld@sommer-assoc.com

James R. Hawley, Attorney at Law
Of Counsel
Licensed in New Mexico and California
jrh@sommer-assoc.com

September 16, 2014

David Rasch
City of Santa Fe Historic Preservation Division
200 Lincoln
Santa Fe, NM 87501

Re: Request for Status Review – 449 Camino Monte Vista
Submitted under Old Business – Case #11-081

Dear David:

On behalf of property owner Theodora Portago, we request that a status review be carried out for the above-referenced property and placed on the next available agenda, which I understand is October 14.

Attached are copies of the Historic Cultural Properties Inventory for the property dated 5/22/07, the plat and the deed. Please note that since the deed was recorded prior to the lot split shown on the plat, it covers both 460 Camino de las Animas and the subject property at 449 Camino Monte Vista.

Please confirm that the matter will be heard on the October 14 agenda. We plan to submit additional materials by this Friday, September 19. If we don't make the deadline, we will request that the matter be heard on the following agenda.

Sincerely,

Joseph M. Karnes

RECEIVED
SEP 16 2014
2:25pm

BRENDA L. BINGHAM

425 Camino Monte Vista
Santa Fe, NM 87505
October 23, 2014

Historic District Review Board
Santa Fe, NM

RE: Request to Change Historic Designation of 449 Camino Monte Vista

Gentlemen:

We understand that at your October 28, 2014 meeting you will discus the request to change the Historic Designation of the property at 449 Cam Monte Vista.

My husband, Hartley, and I are opposed to this change as it will change the texture of our neighborhood. CMV is one of the few dirt roads in Santa Fe and additional traffic will destroy it. There is already more traffic than the road was designed to carry. In addition building outside of the historic code will override the "charm" of the existing homes.

If, however, the plan is to remodel the home at 429, cleaning it up and making it more attractive in a "Santa Fe way", we would not oppose the change.

Sincerely,

Brenda Bingham

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

RECEIVED
SEP 30 2014
2:30 pm

AFFIDAVIT OF JOSETTE DE LA HARPE

I, Josette De La Harpe, being first duly sworn and under oath, do hereby depose and state as follows:

1. I am over 18 years of age, and I make the following statements upon my personal knowledge.

2. My late husband, Volker De La Harpe, and I purchased the property at the corner of Miller Street and Camino de las Animas on June 20, 1963.

3. I have lived in the house on that property continuously since that date to the present.

4. I have been familiar with the property known as 460 Camino de las Animas (the "Tract A-1") and 449 Camino Monte Vista (the "Tract A-2") shown the certain plat of survey entitled "Lot Split Plant of Survey Prepared for Theodora Portage of Tract A, 460 Camino de las Animas," recorded in the records of the Santa Fe County Clerk, on May 15, 2012, at Plat book 745, Page 012, which plat is attached hereto as Exhibit A.

5. Victor and Marjorie Hansen purchased Tract A-1 and Tract A-2 for less than a year. However, at that time the two Tracts properties comprised a single tract of land.

6. The Hansens were very good friends of ours, and our family spent a great deal of time together in their house and on their property. I remained friends with the Hansens for the remainder of their lives.

7. After we moved into our house, the Hansens made various additions and renovations to their property, and I am personally familiar with all of the renovations, additions and remodeling that the Hansens made to their property.

8. In addition to many changes on the main residence on their property, the Hansens made many changes to the Guesthouse/Garage (See Exhibit A) after we moved into our property.

9. Specifically, prior to any renovations by the Hansens to the Guesthouse/Garage shown on Tract A-2, I was familiar with what existed on that Tract.

10. First, they enclosed the open portal on the southeast corner of the guesthouse/garage, adding a wall on the newly created south façade, and a door and window to the newly created east façade. (the "Portal Enclosure" on Exhibit A).

11. Second, they converted an denclosed one of the garage bays, adding a door and two windows on the south façade (the "Garage Conversion and Window and Door Installations" on Exhibit A).

12. Third, and sometime after the changes described above, they added a portal on the south and east façade of the guesthouse (the "Portal Addition" on Exhibit A).

13. The photo attached as Exhibit B shows the open portal on the Guesthouse/Garage prior to its enclosure. The portal was open on two sides, namely the south and east sides were open.

14. The photos attached as Exhibit C show the south and east façades after the Portal Enclosure.

15. The photos attached as Exhibit D shows the Garage Conversion Window and Door Installations on the south façades.

16. The photos attached as Exhibits E, F, G and H show the Portal Addition to the east and south façades.

17. All of the changes described above in this affidavit to the Guesthouse/Garage or made after the Hansens moved on to their property in 1971.

Further Affiant sayeth naught.

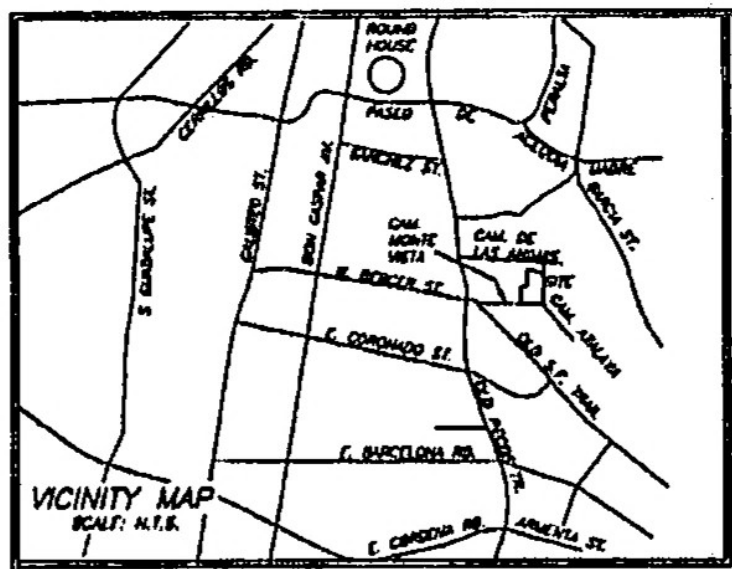
Josette de la Harpe

Jósette De La Harpe

The foregoing was subscribed and sworn to before me by Josette De La Harpe on this 30th day of September 2014.

My Commission expires: 3-11-15

Karl H. Sommer
Notary Public
State of New Mexico



FLOOD ZONE

THIS PROPERTY LIES WITHIN "OTHER AREAS ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AS GRAPHICALLY DEPICTED FROM ELECTRONIC COUNTY GIS FILES AND DFIRM ISSUED 6/17/2008 PANEL # 35049C0416D. ALSO REFER TO FEMA RISK MAP, FLOOD INFORMATION PORTAL SANTA FE NM PRELIMINARY DFIRM ISSUED 2/18/2011 PANEL # 35049C0416E(2011-02-18).

CURRENT ZONING

THESE PROPERTIES ARE CURRENTLY ZONED RC-5.

REFERENCE DOCUMENTS

1. WARRANTY DEED FROM: MARJORY HANSEN AS TRUSTEES OF THE VICTOR & MARJORY HANSEN TRUST U/A TO THEODORA PORTAGO, RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, AS INSTRUMENT #1574523.

2. PLAT FILED BOUNDARY SURVEY PREPARED FOR VICTOR H. HANSEN, MARJORY M. HANSEN AND THEODORA PORTAGO, BY: EDWARD M. TRUJILLO N.M.P.L.S. 12352, RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON AUG. 18, 2009, IN Bk.707, Pg.081.

3. MAP SHOWING ATALAYA ADDITION TO THE CITY OF SANTA FE DATED MAY 14, 1927, PREPARED BY GEORGE M. NEEL.

4. ALL OTHER DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6400' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999588 COORDINATES ARE NMSP CENTRAL ZONE.

- DENOTES FOUND MONUMENT AS SHOWN
- DENOTES SET DAWSON/CAP REBAR OR AS SHOWN
- DENOTES SEWER MANHOLE
- DENOTES UTILITY POLE
- DENOTES WALLS
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

UTILITY COMPANIES

SEWER NOTE
NO FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED ACROSS OR WITHIN PUBLIC SANITARY SEWER EASEMENTS.

CITY OF SANTA FE WASTEWATER — DATE 4-27-12

COMCAST — DATE 4-30-12

SANGRE DE CRISTO WATER CO. — DATE 4-27-12

IN APPROVING THIS PLAT, PNM PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

PNM ELECTRIC SERVICE — DATE 4-27-2012

NM GAS COMPANY — DATE 4-27-12

CENTURY LINK DISCLAIMER
THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

CENTURY LINK — DATE 04/26/2012

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 31st DAY OF JUNE, 2010. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

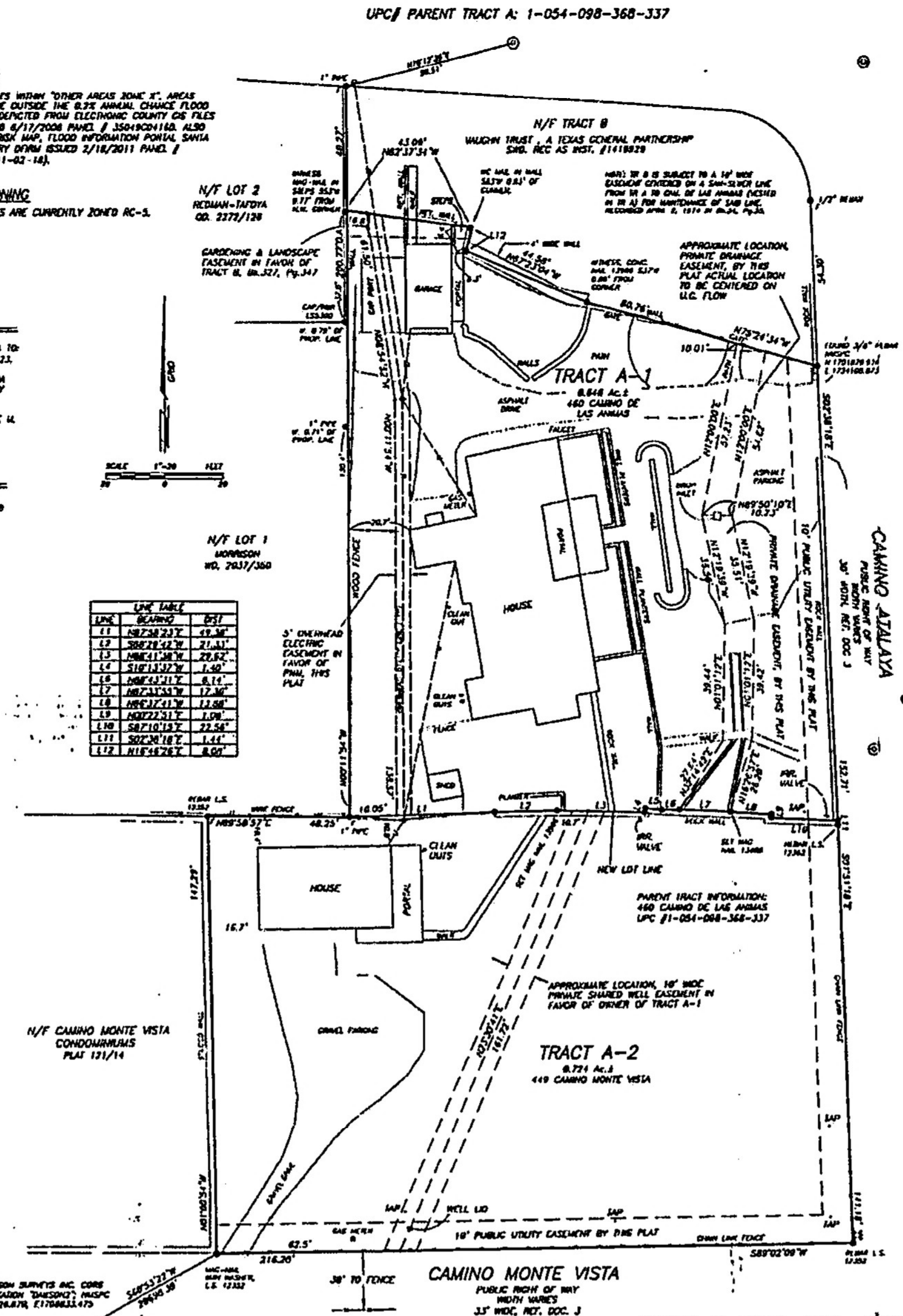
DIEGO J. SISNEROS NMPS#13086 — 1/20/12

1669350

COUNTY OF SANTA FE)
STATE OF NEW MEXICO)SS
I hereby certify that this instrument was filed for record on the 15 day of May 20 12 A.D. at 11:00 o'clock A.m., and was duly recorded in book 735 page(s) 012 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy



LINE TABLE		
LINE	BEARING	DIST
L1	N87°38'23"E	49.38'
L2	S88°28'42"W	21.31'
L3	N88°41'38"W	29.82'
L4	S18°13'37"W	1.40'
L6	N88°43'11"E	8.14'
L7	N87°33'53"W	17.36'
L8	N86°17'41"W	13.50'
L9	N01°22'51"E	1.08'
L10	S87°10'13"E	22.56'
L11	S02°38'18"E	1.44'
L12	N18°46'26"E	8.05'

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE DIVIDED THOSE LANDS SHOWN HEREON. THIS SAID LOT SPLIT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS LOT SPLIT CONTAINS 35.68 ACRES, MORE OR LESS. THIS LOT SPLIT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

UTILITY COMPANIES ARE HEREBY GRANTED EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, OPERATION & MAINTENANCE OF UTILITIES INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT.

A 10' WIDE PRIVATE SHARED WELL EASEMENT IS HEREBY GRANTED AS SHOWN HEREON IN FAVOR OF TRACT A-1 FOR THE CONSTRUCTION, OPERATION & MAINTENANCE OF THE WELL AND WATER LINES INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT. OWNER OF TRACT A-2 RESERVES THE RIGHT, AT THEIR SOLE EXPENSE, TO RELOCATE THE LINE AND EASEMENT UPON CONSTRUCTION OF ANY TYPE.

THE PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED IN FAVOR OF TRACT A-2 FOR THE MIGRATION OF STORM WATER RUN-OFF, INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS FOR MAINTENANCE, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT. GENERAL MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DOMINANT ESTATE UNLESS SERVIENT ESTATE IMPEDES OR RESTRICTS THE FLOW, IN WHICH CASE THE SERVIENT ESTATE SHALL BEAR RESPONSIBILITY OF REMOVAL.

NEW MEXICO GAS COMPANY IS HEREBY GRANTED EASEMENTS AS SHOWN FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSE SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR BELOW), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

THERE ARE NO PUBLIC SANITARY SEWER EASEMENTS CREATED BY THIS PLAT OR FOUND BY PREVIOUS RECORDS WITHIN THE SUBJECT PROPERTIES.

EASEMENTS SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR SUCCESSORS AND ASSIGNS

OWNER(S)
THEODORA PORTAGO (PARENT TRACT A)

745012

BY: THEODORA PORTAGO
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY THEODORA PORTAGO THIS 2 DAY OF May, 2012.

NOTARY PUBLIC — 5/3/15 MY COMMISSION EXPIRES

SUMMARY-COMMITTEE APPROVAL, CASE# 2011-116

APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF JANUARY 5TH 2012

SUMMARY COMMITTEE CHAIRMAN — 5/9/12 DATE

SUMMARY COMMITTEE SECRETARY — 5/8/12 DATE

CITY OF SANTA FE APPROVAL

CITY ENGINEER FOR LAND USE — 05/14/12 DATE

CITY PLANNER — 5.11.12 DATE

CONDITIONS OF APPROVAL

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

3. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.

4. NEITHER RESULTING LOT HAS A METERED WATER SERVICE CONNECTION. AN AGREEMENT FOR METERED SERVICE(S) (AMS) CONTRACT WITH THE CITY WATER DIVISION WILL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT ON EITHER LOT, AS REQUIRED BY CHAPTER 25 AND CHAPTER 14, FOR A NEW PRIMARY OR ACCESSORY DWELLING UNIT ON EITHER LOT, AND SUCH CONNECTION SHALL NOT REQUIRE THE CAPPING OR DISCONNECTION OF THE WELL. EACH LOT SHALL BE SERVED WITH SEPARATE SEWER SERVICES.

5. PRIOR TO ANY NEW CONSTRUCTION, PLAT WILL BE SUBMITTED TO FIRE DEPARTMENT FOR COMPLIANCE WITH INTERNATIONAL FIRE CODE.

6. BOTH THE FIRM PANEL 35049C0416D DATED JUNE 17, 2008 AND THE PRELIMINARY FIRM PANEL 35049C0416E(2011-02-18) SHOW, THIS PROPERTY LIES IN OTHER AREAS "ZONE X", AREAS OUTSIDE A DESIGNATED 100 YEAR FLOOD.

7. WASTEWATER USE CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

8. EACH LOT IS RESPONSIBLE FOR MANAGEMENT OF ON-SITE RAIN WATER IN CONFORMANCE WITH SECTION 14-8.1 (F)(2)(C).

9. EACH LOT SHALL BE SERVED BY SEPARATE WATER AND SEWER SERVICES.

10. WASTEWATER UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT TIME OF BUILDING PERMIT APPLICATION.

11. AT THE TIME OF THE RECORDATION OF THE LOT SPLIT PLAT, THE APPLICANT SHALL BE REQUIRED TO INSTALL A METER ON THE WELL AT THE PROPERTY OWNERS EXPENSE.

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT SPLIT SURVEY PLAT
PREPARED FOR
THEODORA PORTAGO
OF TRACT A, 460 CAMINO DE LAS ANIMAS WARRANTY DEED, INST. #1574523
LYING WITHIN THE CITY AND COUNTY OF SANTA FE, NM.
PROJECTED SECTION 25, T17N, R9E, N.M.P.M.

THE PURPOSE OF THIS PLAT IS TO SPLIT TRACT A INTO TWO SEPARATE TRACTS.

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7302 B CAMINO LINDADA
SANTA FE, N.M. 87507
FILE/8053KS DATE:4/11/2012

CASE # 2011-116, 460 CAMINO DE LAS ANIMAS LOT SPLIT

SFC CLERK RECORDED 08/18/2009

Return to First American Title Insurance Company
File No. 1365894-SF01 SJL

WARRANTY DEED

Marjory M. Hansen and her successors in interest as Trustee of the Marital Trust created pursuant to Paragraph (B) of Article THIRD of the Victor H. and Marjory M. Hansen Trust under agreement, dated September 13, 1993, for consideration paid, grant(s) to Theodora Portago, an unmarried woman whose address is 460 Camino de las Animas, Santa Fe, NM, Santa Fe, NM, the following described real estate in Santa Fe County, New Mexico:

Tract A, as shown on plat entitled "Boundary Survey prepared for Victor Hansen , Marjory M. Hansen and Theodora Portago", filed in the office of the County Clerk, Santa Fe County, New Mexico, on August 18th, 2009, in Plat Book 707 , page 001 ,as Instrument No. 1574490 .

Subject to patent reservations, restrictions, and easements of record and taxes for the year 2009 and subsequent years.

with warranty covenants.

WITNESS my/our hand(s) and seal(s) this Eighteenth day of August, 2009.

Marjory M. Hansen and her successors in interest as Trustee of the Marital Trust created pursuant to Paragraph (B) of Article THIRD of the Victor H. and Marjory M. Hansen Trust under agreement

Jeffery R. Brannen
Jeffery Brannen, Trustee

Representative Capacity

State of New Mexico)
) §
County of Santa Fe)

This instrument was acknowledged before me on August 18, 2009, by Jeffery Brannen as Turstee of Hansen Marital Trust, a .

Stephanie LeMaster
Notary Public

My commission expires:

(Seal)

OFFICIAL SEAL
STEPHANIE LEMASTER
Notary Public
State of New Mexico
My Comm. Expires 10-2-09

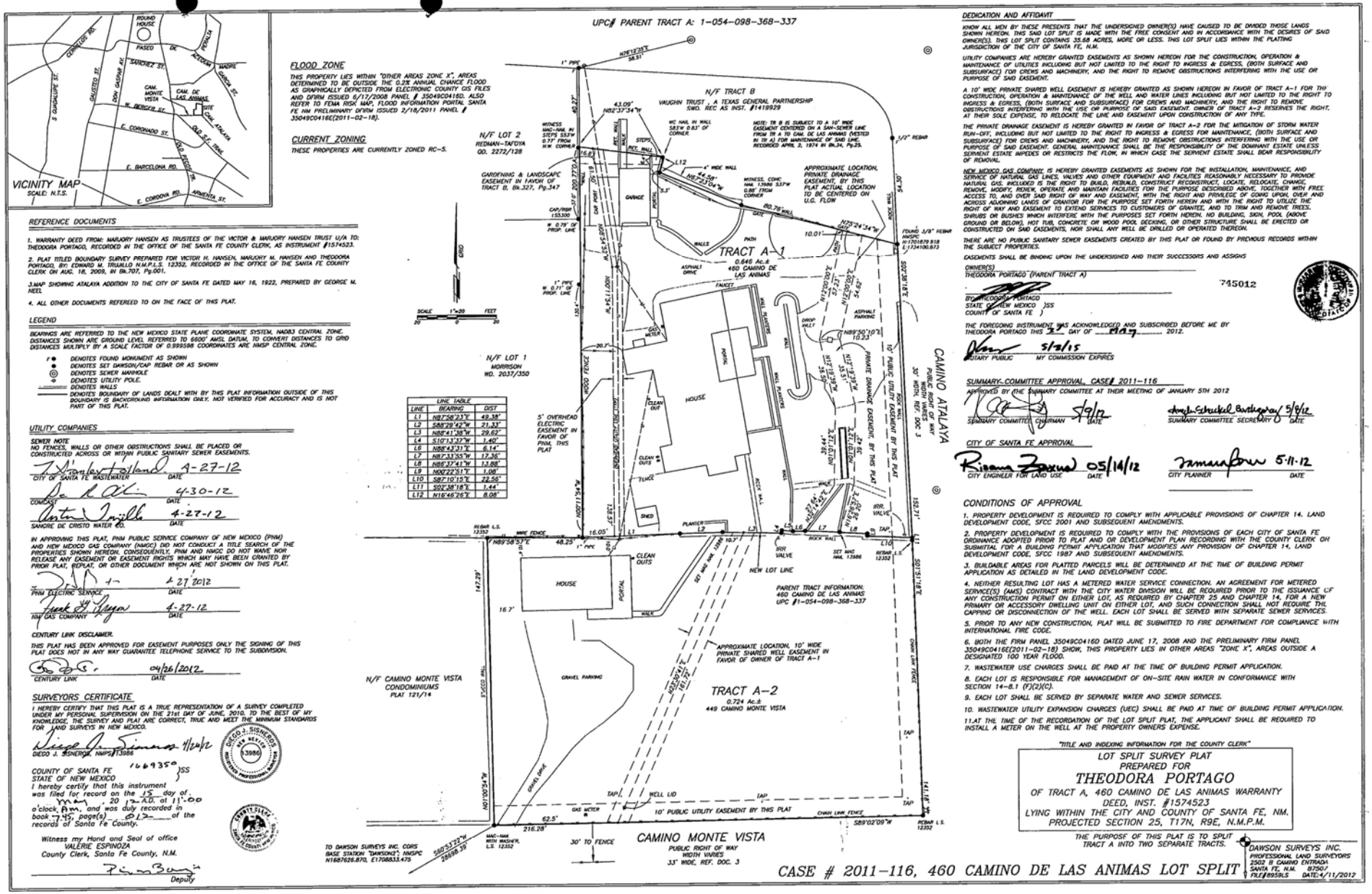
COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

WARRANTY DEED
PAGES: 1

I Hereby Certify That This Instrument Was Filed for Record On The 18TH Day Of August, 2009 at 03:09:04 PM And Was Duly Recorded as Instrument # 1574523 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

COUNTY CLERK
VALERIE ESPINOZA
SANTA FE COUNTY NEW MEXICO



FLOOD ZONE

THIS PROPERTY LIES WITHIN "OTHER AREAS ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AS GRAPHICALLY DEPICTED FROM ELECTRONIC COUNTY GIS FILES AND DFIRM ISSUED 6/17/2008 PANEL # 35049C0416D. ALSO REFER TO FEMA RISK MAP, FLOOD INFORMATION PORTAL SANTA FE NM PRELIMINARY DFIRM ISSUED 2/18/2011 PANEL # 35049C0416E(2011-02-18).

CURRENT ZONING

THESE PROPERTIES ARE CURRENTLY ZONED RC-5.

REFERENCE DOCUMENTS

1. WARRANTY DEED FROM: MARJORY HANSEN AS TRUSTEES OF THE VICTOR & MARJORY HANSEN TRUST U/A TO: THEODORA PORTAGO, RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, AS INSTRUMENT #1574523.

2. PLAT TITLED BOUNDARY SURVEY PREPARED FOR VICTOR H. HANSEN, MARJORY M. HANSEN AND THEODORA PORTAGO, BY: EDWARD M. TRUJILLO N.M.P.L.S. 12352, RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON AUG. 18, 2009, IN BK.707, Pg.001.

3.MAP SHOWING ATALAYA ADDITION TO THE CITY OF SANTA FE DATED MAY 16, 1922, PREPARED BY GEORGE M. NEEL

4. ALL OTHER DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM, TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598 COORDINATES ARE NMSP CENTRAL ZONE.

- DENOTES FOUND MONUMENT AS SHOWN
- DENOTES SET DAWSON/CAP REBAR OR AS SHOWN
- DENOTES SEWER MANHOLE
- DENOTES UTILITY POLE.
- DENOTES WALLS
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

LINE TABLE		
LINE	BEARING	DIST
L1	N87°58'23"E	49.38'
L2	S88°29'42"W	21.33'
L3	N88°41'38"W	29.62'
L4	S10°13'37"W	1.40'
L6	N88°43'31"E	6.14'
L7	N87°33'55"W	17.36'
L8	N86°37'41"W	13.88'
L9	N00°22'51"E	1.08'
L10	S87°10'15"E	22.56'
L11	S02°38'18"E	1.44'
L12	N16°46'26"E	8.08'

UTILITY COMPANIES

SEWER NOTE
NO FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED ACROSS OR WITHIN PUBLIC SANITARY SEWER EASEMENTS.

CITY OF SANTA FE WASTEWATER — DATE 4-27-12

COMCAST — DATE 4-30-12

SANORE DE CRISTO WATER CO. — DATE 4-27-12

IN APPROVING THIS PLAT, PNM PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

PNM ELECTRIC SERVICE — DATE 4 27 2012

NM GAS COMPANY — DATE 4-27-12

CENTURY LINK DISCLAIMER.

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

CENTURY LINK — DATE 04/26/2012

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 21st DAY OF JUNE, 2010. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

DIEGO J. SINERGE, NMPS #13986 — 4/24/12

COUNTY OF SANTA FE) SS
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 15 day of May, 20 12 A.D. at 11:00 o'clock AM, and was duly recorded in book 714 page(s) 012 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE DIVIDED THOSE LANDS SHOWN HEREON. THIS SAID LOT SPLIT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS LOT SPLIT CONTAINS 35.68 ACRES, MORE OR LESS. THIS LOT SPLIT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

UTILITY COMPANIES ARE HEREBY GRANTED EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, OPERATION & MAINTENANCE OF UTILITIES INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT.

A 10' WIDE PRIVATE SHARED WELL EASEMENT IS HEREBY GRANTED AS SHOWN HEREON IN FAVOR OF TRACT A-1 FOR THE CONSTRUCTION, OPERATION & MAINTENANCE OF THE WELL AND WATER LINES INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT. OWNER OF TRACT A-2 RESERVES THE RIGHT, AT THEIR SOLE EXPENSE, TO RELOCATE THE LINE AND EASEMENT UPON CONSTRUCTION OF ANY TYPE.

THE PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED IN FAVOR OF TRACT A-2 FOR THE MITIGATION OF STORM WATER RUN-OFF, INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS FOR MAINTENANCE, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT. GENERAL MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DOMINANT ESTATE UNLESS SERVIENT ESTATE IMPEDES OR RESTRICTS THE FLOW, IN WHICH CASE THE SERVIENT ESTATE SHALL BEAR RESPONSIBILITY OF REMOVAL.

NEW MEXICO GAS COMPANY IS HEREBY GRANTED EASEMENTS AS SHOWN FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS, INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSE SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEROIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR BELOW), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

THERE ARE NO PUBLIC SANITARY SEWER EASEMENTS CREATED BY THIS PLAT OR FOUND BY PREVIOUS RECORDS WITHIN THE SUBJECT PROPERTIES.

EASEMENTS SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR SUCCESSORS AND ASSIGNS

OWNER(S)
THEODORA PORTAGO (PARENT TRACT A)

BY: THEODORA PORTAGO
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY THEODORA PORTAGO THIS 3 DAY OF May, 2012.

NOTARY PUBLIC — MY COMMISSION EXPIRES 5/3/15

SUMMARY-COMMITTEE APPROVAL, CASE # 2011-116

APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF JANUARY 5TH 2012

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SUMMARY COMMITTEE SECRETARY — DATE 5/9/12

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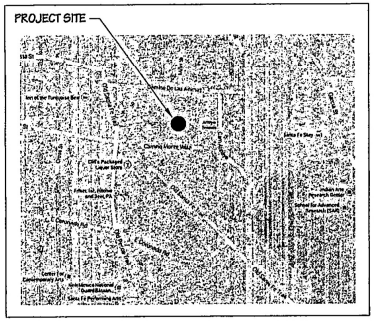
"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT SPLIT SURVEY PLAT
PREPARED FOR
THEODORA PORTAGO
OF TRACT A, 460 CAMINO DE LAS ANIMAS WARRANTY DEED, INST. #1574523
LYING WITHIN THE CITY AND COUNTY OF SANTA FE, NM.
PROJECTED SECTION 25, T17N, R9E, N.M.P.M.

THE PURPOSE OF THIS PLAT IS TO SPLIT TRACT A INTO TWO SEPARATE TRACTS.

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M. 87505
FILE 8958LS DATE: 4/11/2012

VICINITY MAP



GENERAL NOTES

1. SITE PLAN PER LOT SPLIT SURVEY PLAT PREPARED BY DAWSON SURVEYS INC. FILE #8696L5 DATED 04/11/2012.

2. TOPOGRAPHY LINES AND ELEVATIONS SHOWN ARE PER THE CITY OF SANTA FE GIS MAPPING SYSTEM. FIELD VERIFY AS NECESSARY.

LINE TABLE		
L1	N87°58'23"E	49.38'
L2	S88°29'42"W	21.33'
L3	N88°41'36"W	29.62'
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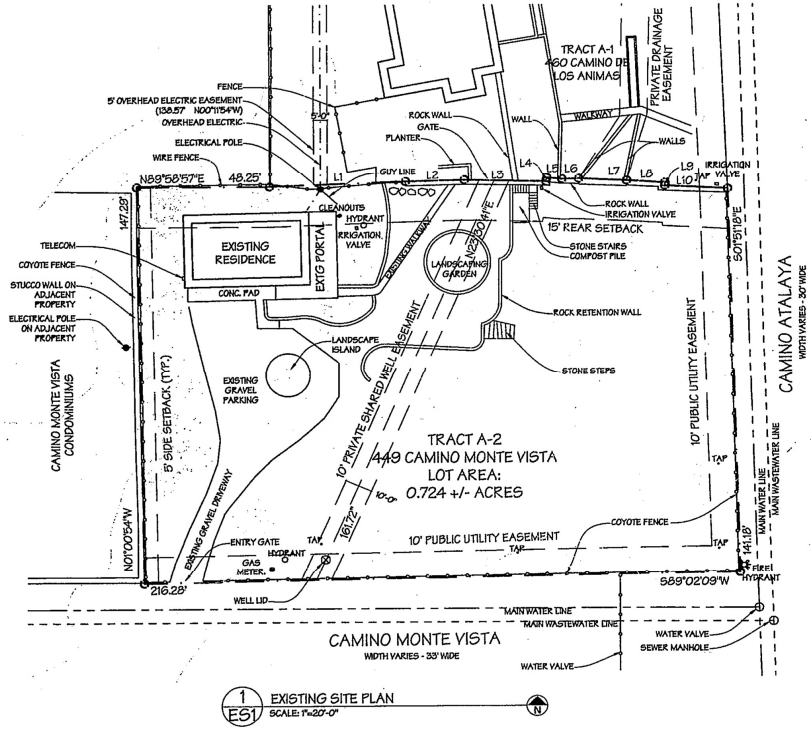


1 ES1 EXISTING SITE PLAN
SCALE: 1"=20'-0"

LIGHTFOOT
High Performance Natural Building and Design
MAR 31 2015

PORTAGO RESIDENCE
449 CAMINO MONTE VISTA, SANTA FE, NEW MEXICO

MARCH 29th, 2015

EXISTING SITE PLAN

ES1

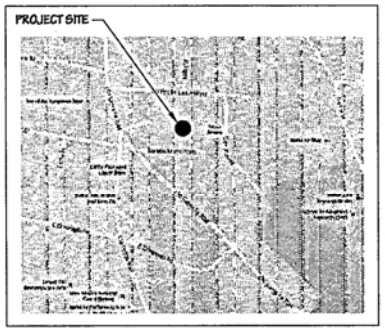
2T 3-30-15

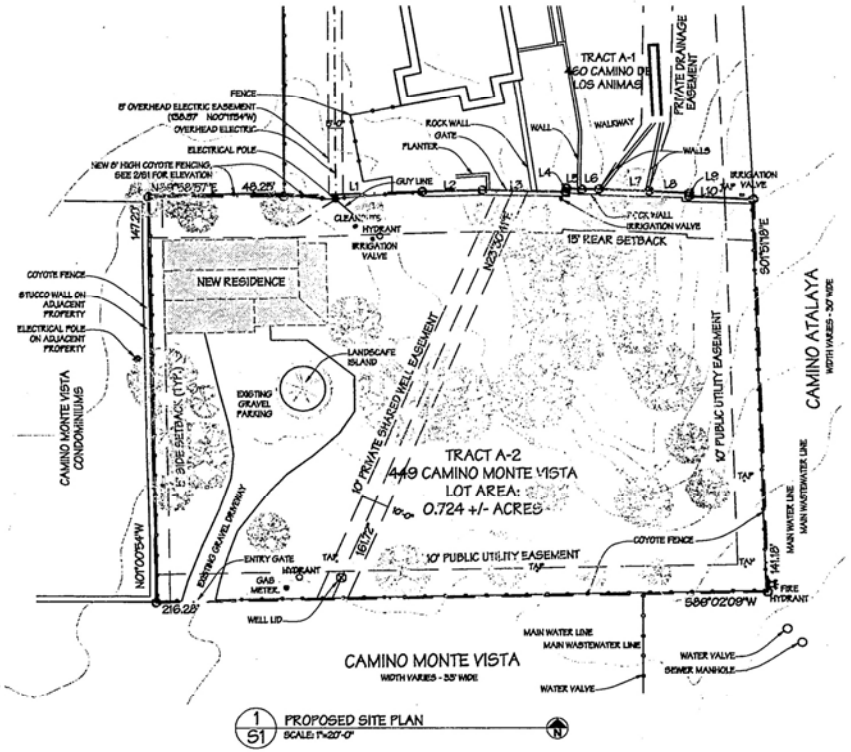
PORTAGO RESIDENCE

449 CAMINO MONTE VISTA, SANTA FE, NM

AREA & LOT COVER CALCULATIONS	
ZONING: RC5	
AREA IN GROSS SQ. FT.	TOTAL
HEATED AREA TOTAL	1,128 SQ. FT.
UNHEATED AREA (PORTAL)	440 SQ. FT.
ROOFED AREA	1,900 SQ. FT.
GUEST HOUSE ROOF	1,440 SQ. FT.
PORTAL ROOF	460 SQ. FT.
ROOFED AREA TOTAL	1,900 SQ. FT.
ROOFED AREA = 1,900 SQ. FT.	
STORMWATER RETAINING REQUIREMENTS: (1,900 X 0.16 = 304)	
STORMWATER STORAGE	304 CU. FT.
LOT COVERAGE (IN ACRES)	
LOT SIZE: 0.724 ACRES	
NEW PERCENT OF LOT COVERAGE (1,566 SQ.FT. / 31,557 SQ.FT. x 100 = 5%	

VICINITY MAP





1/S1 PROPOSED SITE PLAN
SCALE: 1"=20'-0"

GENERAL NOTES

1. SITE PLAN PER LOT SPLIT SURVEY PLAT PREPARED BY DAWSON SURVEYS INC. FILE #5656L5 DATED 04/11/2012.

2. TOPOGRAPHY LINES AND ELEVATIONS SHOWN ARE PER THE CITY OF SANTA FE GIS MAPPING SYSTEM. FIELD VERIFY AS NECESSARY.

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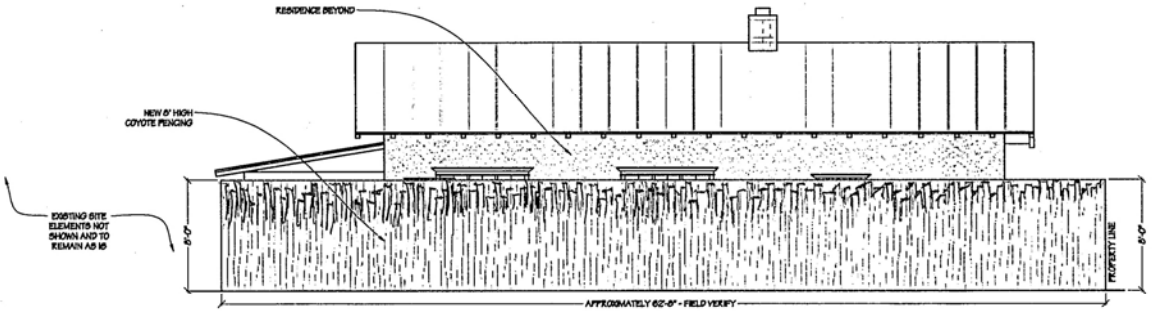


2/S1 NORTH ELEVATION - COYOTE FENCING
SCALE: 1/4"=1'-0"

ZT 7-31-15

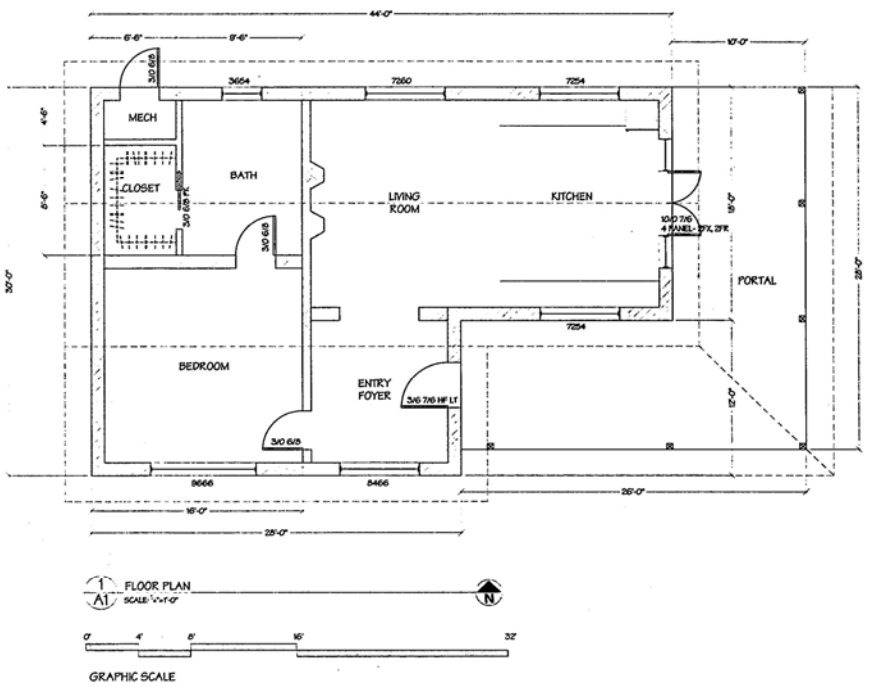
LIGHTFOOT.
High Performance Natural Building and Design

PORTAGO RESIDENCE
449 CAMINO MONTE VISTA, SANTA FE, NEW MEXICO

MARCH 31st, 2015

COVER SHEET & SITE PLAN

S1



LIGHTFOOT
High Performance Natural Building and Design

MAR 31 2015

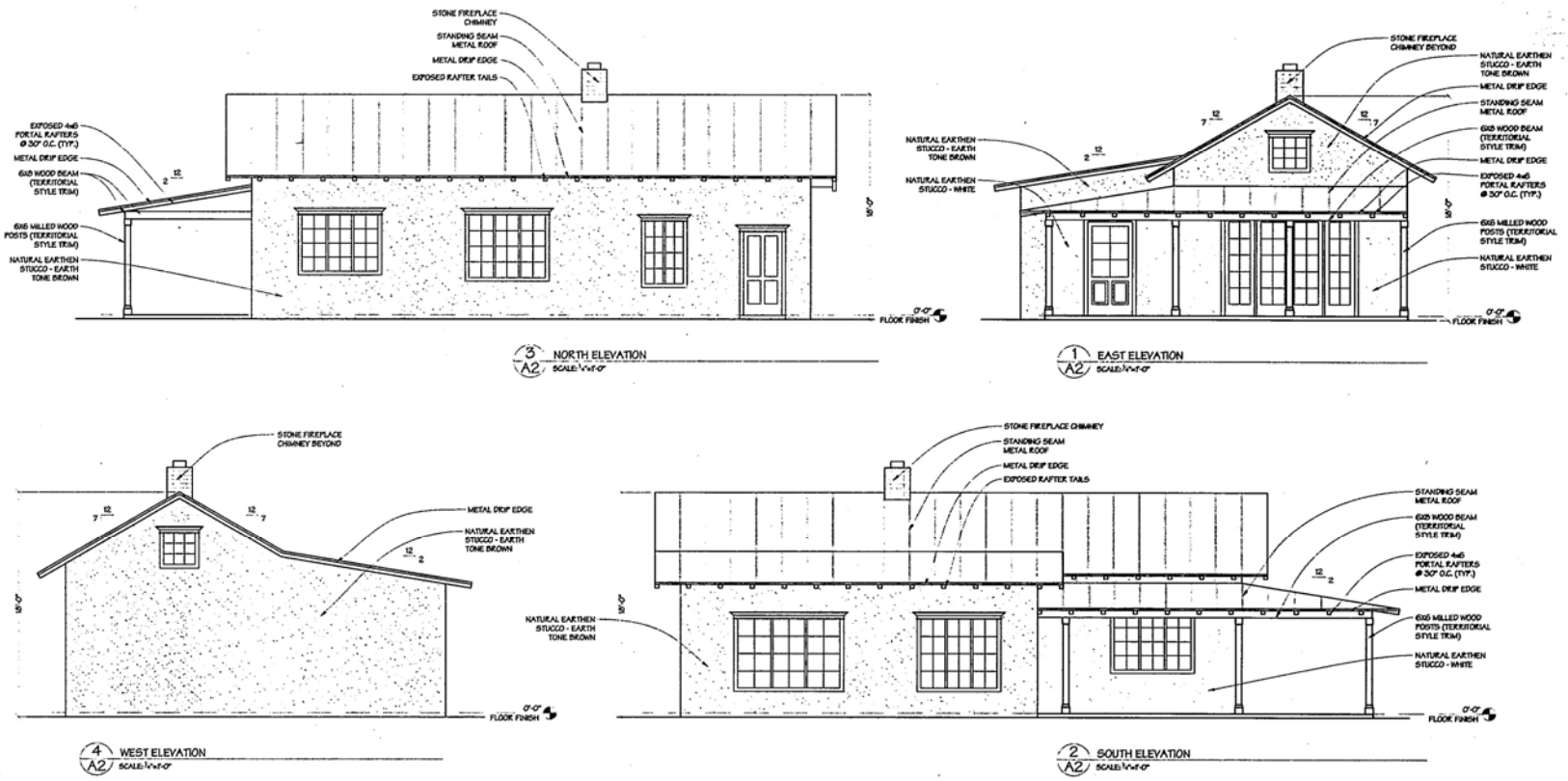
PORTAGO RESIDENCE
449 CAMINO MONTE VISTA, SANTA FE, NEW MEXICO

MARCH 25TH, 2015

FLOOR PLAN

A1

ZT 3-30-15



Proposed

ZT 3-30-15

MAR 31 2015

LIGHTFOOT
High Performance Natural Building and Design

PORTAGO RESIDENCE
449 CAMINO MONTE VISTA, SANTA FE, NEW MEXICO

MARCH 25th, 2015

BUILDING ELEVATIONS

A2

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: 3/30/15	449 Camino Monte Vista
Property Owner of Record: Theodora Portago	Proposed Construction Description:
Applicant/Agent Name: Scott Cherry Lightfoot Inc.	Remove Existing Residence & Build New
Contact Person Phone Number: (505) 577-9546	TOTAL ROOF AREA: 1900 SF

Zoning District: RC-5

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 : 5 %
□Open Space Required: _____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: _____ Minimum: _____
Proposed Sides: L___ R___ Minimum: ____

Height: Proposed _____
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.

R. L. Scott Cherry [□OWNER □APPLICANT ☒AGENT]
PRINT NAME

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

SIGNATURE _____ 3/30/15 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: Zach Thomas DATE: 3/30/15

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

Revised 1-14-13

City of Santa Fe, New Mexico

memo

DATE: October 28, 2014

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-11-081

ADDRESS: 449 Camino Monte Vista
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
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: bldg. official rpt. bldg. ht. calc.	_x_ Photographs
	_x_ Other: exception responses

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to construct a pitched roof and 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:

449 Camino Monte Vista is a single-family residence that was constructed between 1949 and 1953 in the Spanish-Pueblo Revival style. The original southeast corner was infilled, one bay of the garage was infilled on the south elevation, and a non-historic portal was constructed. The structure is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. The non-contributing structure will be demolished. The building is not historically important, it does not represent a unique block section, and the building official cites structural and code compliance issues.

2. A 1,568 square foot residential structure will be constructed to the maximum allowable height of 18'. It is designed in the northern New Mexico Territorial Revival style with a pitched roof. The building will feature a standing-seam metal roof, portals with square posts, Territorial cornices above windows and doors, and an earthen plaster finish on walls. While there are pitched roof structures in the streetscape, the code requirement of 50% is not met. Therefore, an exception is requested to construct a pitched roof (Section 14-5.2(D)(9)(d)) and the required exception responses are at the end of this report.

3. A yardwall will be constructed at the northwest corner to the maximum allowable height of 8'.

EXCEPTION TO CONSTRUCT A PITCHED ROOF (14-5.2(D)(9)(d))

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

Five other pitched roof structures already exist within the streetscape and the proposed pitched roof is in keeping with those and others historically built in the area and, therefore, does not damage the streetscape.

Staff response: Staff agrees with this statement.

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

The owner requires a natural healthy home, and the materials needed to construct the home require the protection of a pitched roof in order to preserve their integrity.

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 the residents can continue to reside within the Historic Districts;

We believe that a pitched roof, territorial-style structure of Light Straw-Clay and natural earth stucco would strengthen the unique heterogeneous character of the City and the neighborhood in particular. The genuine authenticity of the material would enhance the range of design options in a beneficial way while respecting the historic character of the area.

Staff response: Staff agrees 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;

The pitched roof will protect the integrity of the straw-clay and earth stucco, the building materials to be used for health and environmental reasons.

Staff response: Staff agrees with this statement.

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

Current historic code prevents us from building a structure with a pitched roof that is necessary to meet the health and welfare requirements of the owner.

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 section 14-5.2(A)(1).

We have chosen a roof design that provides the least negative impact and modified it to the style that best embodies and represents the unique character of Santa Fe architectural vernacular to benefit the neighborhood, while simultaneously allowing the owner to meet her health and welfare requirements.

Staff response: Staff agrees with this statement.

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

April 2, 2015

David Rasch,
Historic Preservation

Re: 449 Camino Monte Vista

On April 1, 2015, I conducted an inspection of an existing single family dwelling at the above referenced address. The structure is approximately 1565 square feet; the heated area is 935 square feet, the garage is 280 square feet and the portal is 350 square feet. The residence is constructed of concrete block with wood roof framing.

My inspection was a visual observation only and it appears that the structure was constructed in the early 1950's. The structure does not conform to energy codes or standards as the windows are single pane and no insulation on the exterior walls. There are some signs of structural problems with the portal supports that are rotting at the bottom and the condition of the roof is poor and in disrepair. The building does not comply with the current electrical codes as it has a fifty amp service. The grading on the site is graded toward the foundation of the structure and does not comply with building code requirements.

Sincerely,

Bobby Padilla,
Building Inspector Supervisor
Inspection & Enforcement Division
Land Use Department

Proposal Letter

Owner is seeking approval to remove the existing structure at 449 Camino Monte Vista and replace it with a new stray-clay structure.

1. Demolition

   Owner is proposing to remove the existing structure. The structure was built sometime between 1949 and 1953, with several significant alterations occurring after 1972. On October 28th, 2014, during a status review, the Historic Districts Review Board designated the structure as non-contributing.

2. New Construction

   Owner is proposing to replace the existing structure with a new stray-clay, pitched roof structure.

3. Square Footage

   The new structure is proposed to be approximately one thousand one hundred twenty-eight (1,128) heated square feet. The portal area is proposed to be approximately four hundred forty (440) square feet.

4. Height and Other Dimensions

   A height of eighteen (18) feet is proposed, which is the maximum allowable building height calculated for the property. *(See, Exhibit 1, Lisa Roach's 12/15/14 Email to Joseph Karnes, and, Exhibit 2, 449 Camino Monte Vista Max Building Height.)*

   The structure is proposed to be fifty-four (54) feet, as viewed from the south and west facades, by thirty (30) feet, as viewed from the east and north facades. The portal area is included in these dimensions.

5. Materials, Colors and Finishes

   Owner is proposing that the structure be built out of straw-clay with natural earth stucco and a metal colored grey standing seam roof. White lime stucco is proposed for the areas under the portal. The portal posts are proposed to be territorial in style and painted white; the roof rafters, beams and decking are also

proposed to be painted white. The flooring of the portal is proposed to be brick and the owner is proposing a natural stone chimney.

6. Windows and Doors

Owner is proposing french and half french doors; and casement windows are proposed. The windows and doors are proposed to be white metal clad wood with territorial-style white wood trim.

7. Fence
Owner is requesting to build an 8' regular latilla fence along the northwest side of the property where the max allowable height is 8! Thank you! ☺

Thank you for your consideration of the above.

Exception Request

Owner is requesting an exception for a pitched roof. It is believed that this request for an exception complies with all the criteria listed as follows:

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

Three other pitched roof structures already exist within the streetscape and the proposed pitched roof is in keeping with those and others historically built in the area and, therefore, does not damage the streetscape.

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

The owner requires a natural healthy home, and the materials needed to construct the home require the protection of a pitched roof in order to preserve their integrity.

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

We believe that a pitched roof, territorial-style structure of Light Straw-Clay and natural earth stucco would strengthen the unique heterogeneous character of the City and the neighborhood in particular. The genuine authenticity of the material would enhance the range of design options in a beneficial way while respecting the historic character of the area.

(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 pitched roof will protect the integrity of the stray-clay and earth stucco, the building materials to be used for health and environmental reasons.

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

Current historic code prevents us from building a structure with a pitched roof that is necessary to meet the health and welfare requirements of the owner.

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

We have chosen a roof design that provides the least negative impact, and modified it to the style that best embodies and represents the unique character of Santa Fe architectural vernacular to benefit the neighborhood, while simultaneously allowing the owner to meet her health and welfare requirements.

Thank you for your consideration of the above.

Hi, Joseph –

I have been revisiting the height calculation for 449 Camino Monte Vista, as you requested. I appreciate your pointing out to me that the lot is at a Y-intersection rather than just on the corner and directing me to the section of the code that describes exclusions. I recalculated a maximum height of 18 feet, with the following changes: 1) extended the applicable streetscape 300 ft down Camino Atalaya, and 2) excluded obvious out-buildings. I did not exclude the two structures you indicated to me were "mulit-unit" because I interpret the intention of that clause to mean large apartment complexes rather than duplexes or single family homes that have been converted to house 2 or 3 units. Since it is impractical to drive out to examine each streetscape when doing a height calculation, we have to rely on our interpretations based upon the building footprints in the official map. In looking at the two footprints you pointed out were "multi-unit", it did not seem likely to me that these were built as multi-unit complexes, and so I did not exclude them. It's not a perfect system, but in the interest of equal treatment, I went with this methodology. I hope that the extra foot of height will allow your client to build to their satisfaction.

Let me know if you'd like to discuss further.

Lisa G. Roach
Senior Planner – Historic Preservation
City of Santa Fe
P.O. Box 909
200 Lincoln Ave.
Santa Fe, NM 87504-0909
Direct Line: 505-955-6660
Email: lgroach@santafenm.gov

--

This message has been scanned for viruses and dangerous content by **MailScanner**, and is believed to be clean.

SOMMER KARNES & ASSOCIATES LLP

Mailing Address
Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address
200 West Marcy Street, Suite 133
Santa Fe, New Mexico 87501

Telephone: (505) 989.3800
Facsimile: (505) 982.1745

Karl H. Sommer, Attorney at Law
khs@sommer-assoc.com
Joseph M. Karnes, Attorney at Law
jmk@sommer-assoc.com

Mychal L. Delgado, Certified Paralegal
mld@sommer-assoc.com

James R. Hawley, Attorney at Law
Of Counsel
Licensed in New Mexico and California
jrh@sommer-assoc.com

March 31, 2015

VIA HAND DELIVERY

David Rasch
City of Santa Fe Historic Preservation
200 Lincoln Ave.
Santa Fe, NM 87501

Re: 449 Monte Vista, Santa Fe, New Mexico

Dear David:

In accordance with our conversation last week, please find enclosed the Application (and all attachments) on behalf of Theodora Portago for an exception to the standards related to pitched roofs in Downtown Eastside Historic Standards.

I am also enclosing the e-mail establishing the allowable height received from your office. I provide this for your reference.

Please confirm that the application is complete and that nothing more is required.

Sincerely,

Karl H. Sommer

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:
Peter N. Ives, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

Project description: Proposal to construct a 6' high coyote fence along the west lot line of a contributing residential property.

Case number: H-11-081
Project Type: HDRB

PROJECT LOCATION (S): **449 Camino Monte Vista**

PROJECT NAMES:

OW – Theodora Portago
Santa Fe, NM 87501

449 Camino Monte Vista

AP – Sommer, Karnes & Associates, LLP
Santa Fe, NM 87504-2476

P.O. Box 2476
505-989-3800

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on July 22, 2014. The decision of the Board was to approve your application with the recommendation that the coyote fence latillas shall be spaced and tapered in a similar manner to the fence at the Water History Park and Museum on Upper Canyon Road, for which staff can provide a photo for design assistance. For further information please call 955-6605.

Sincerely,

David Rasch
Planner Supervisor, Preservation Division

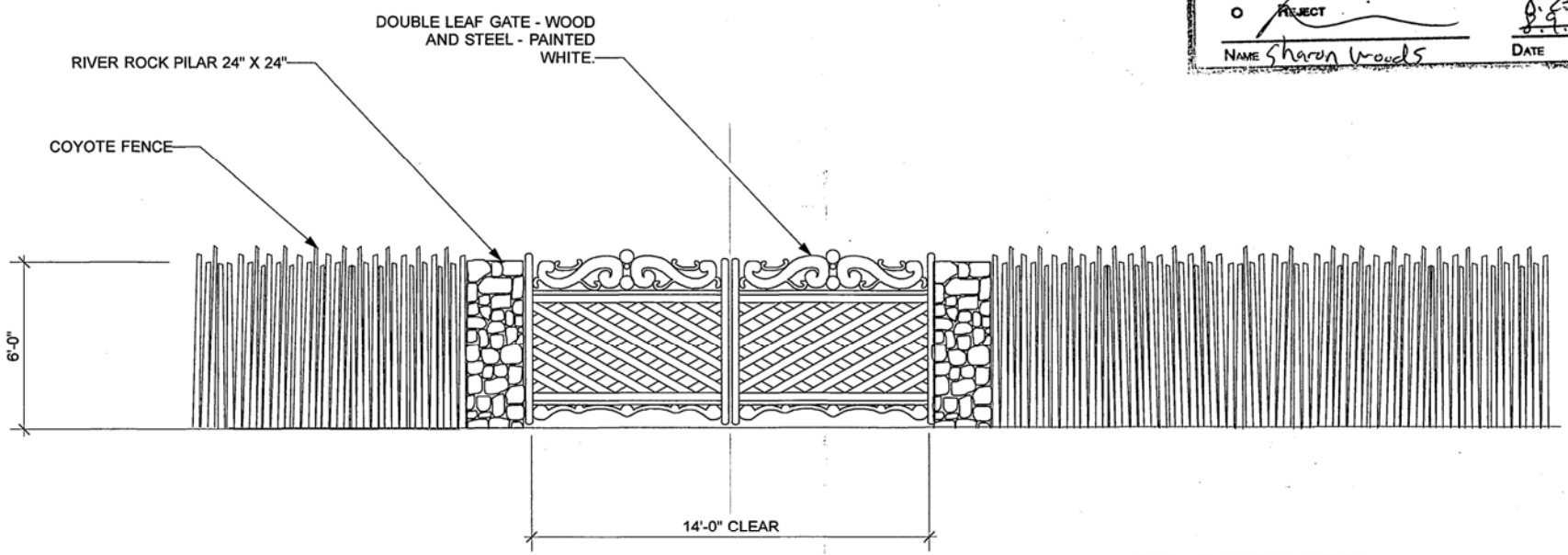
NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes 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.**

- PLANNING & LAND USE -

- ✓ HISTORIC DESIGN REVIEW
- ○ LANDSCAPE REVIEW
- ○ ESCARPMENT ARCH. REVIEW
- ○ APPROVAL
- ✓ CONDITIONAL APPROVAL
- ○ REJECT

REMARKS: See action letter 8.23.11

NAME Sharon Woods DATE 8.23.11



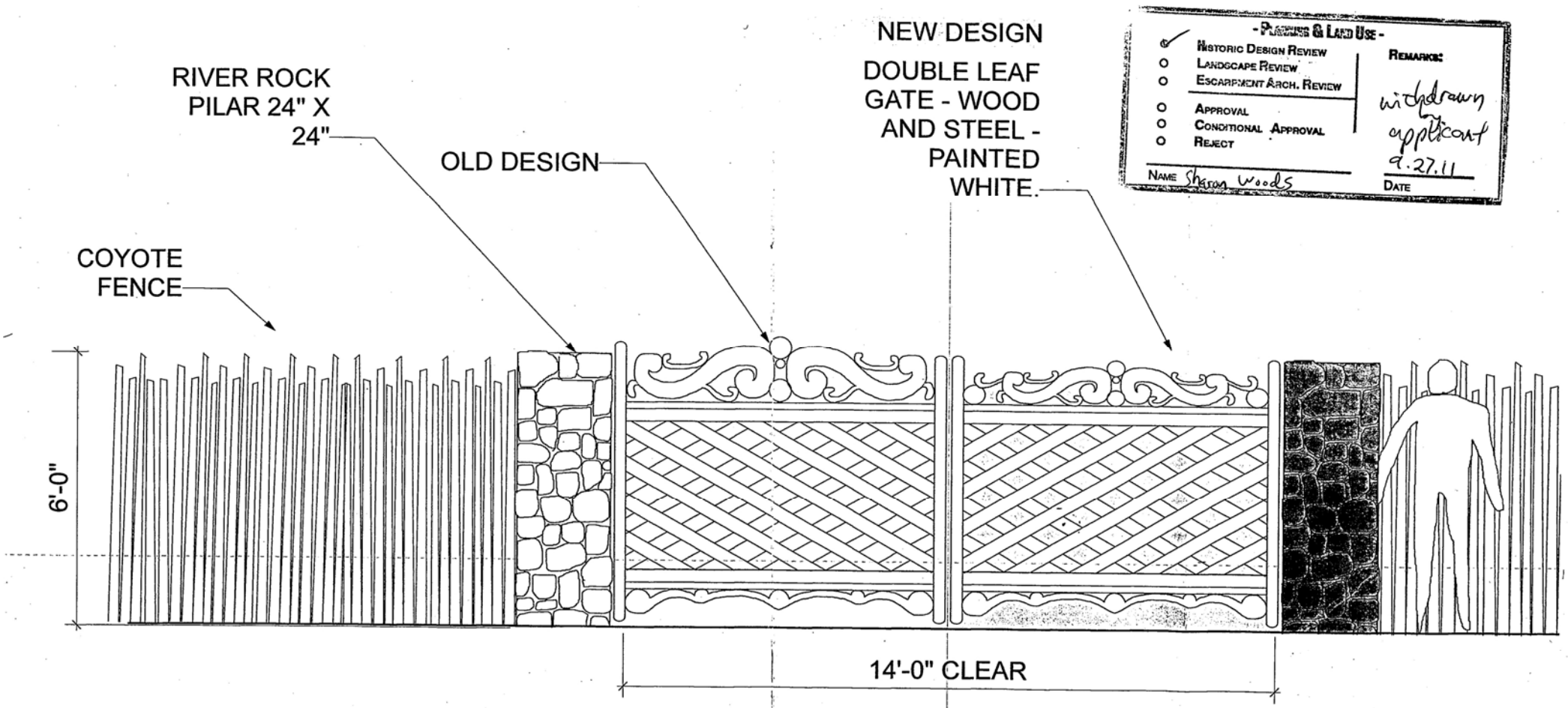
GATE AND FENCE ELEVATION

1/4" = 1' - 0"

Spears Architects

DE PORTAGO FENCE REPLACEMENT

JUNE 8, 2011



- PLANNING & LAND USE -

- ✓ HISTORIC DESIGN REVIEW
- ○ LANDSCAPE REVIEW
- ○ ESCARPMENT ARCH. REVIEW
- ○ APPROVAL
- ○ CONDITIONAL APPROVAL
- ○ REJECT

REMARKS: withdrawn by applicant 9.27.11

NAME Sharon Woods

DATE

Spears Architects

PORTAGO GATE

SEPTEMBER 7, 2011

1/2" = 1' - 0"

HISTORIC PRESERVATION & LAND USE -

✓ HISTORIC DISTRICTS REVIEW

○ APPROVAL

○ CONDITIONAL APPROVAL

○ REJECT

REMARKS: See action postponed 7.22.14 5.13.14

NAME Sharon Woods

DATE

LANDUSE / HISTORIC DIV.

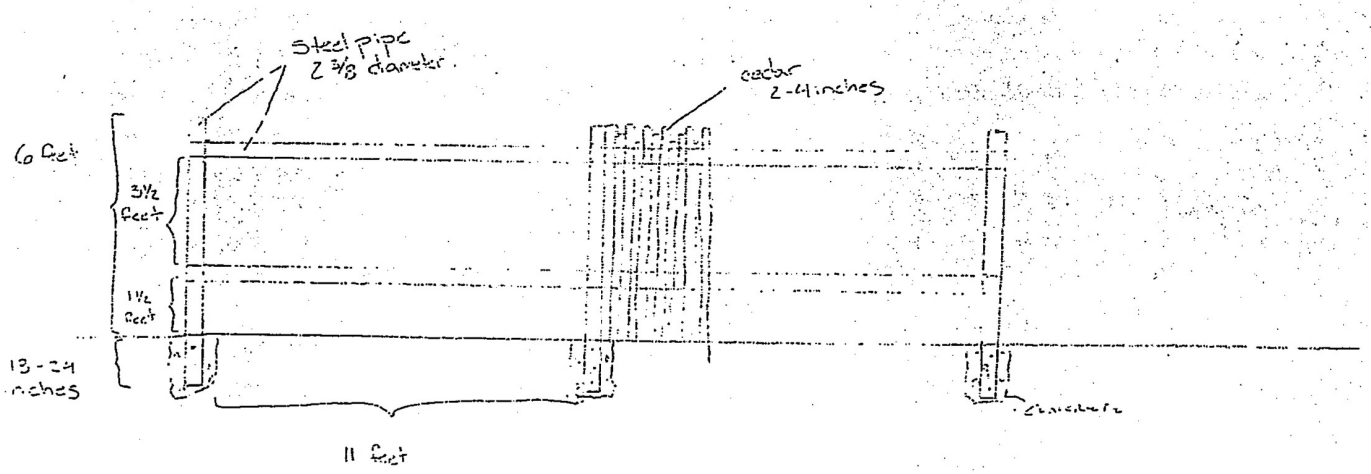
Ø Historic Design Review
O Administrative Approval

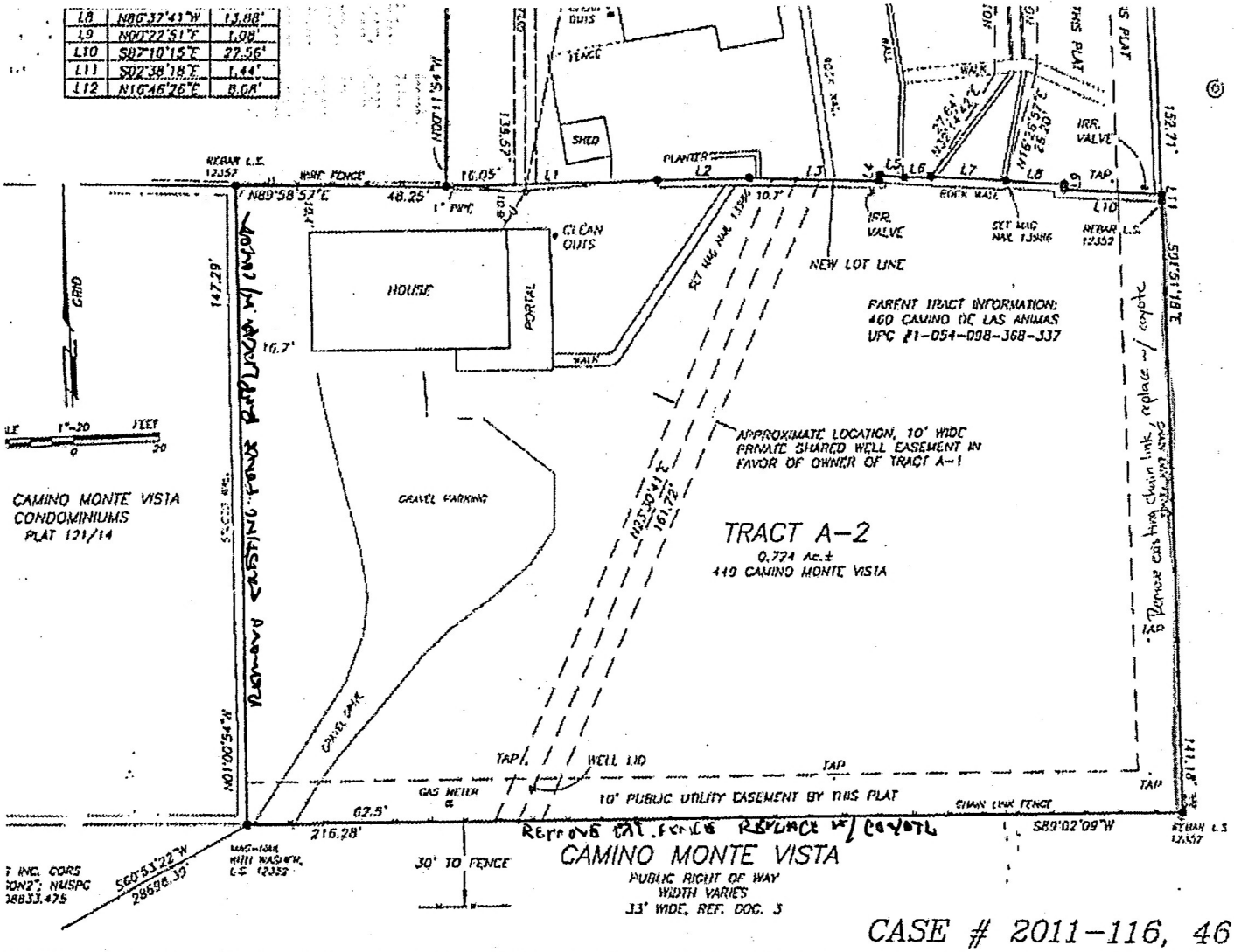
Ø Approval
O Conditional Approval
O Reject

NAME

5/1/13
DATE

Remarks:




L8 N86°37'41"W 13.88'
L9 N00°22'51"E 1.08'
L10 S87°10'15"E 22.56'
L11 S02°38'18"E 1.44'
L12 N16°46'26"E 8.08'
HOUSE
PORTAL
SHED
CLEAN OUTS
PLANTER
IRR. VALVE
NEW LOT LINE
PARENT TRACT INFORMATION:
460 CAMINO DE LAS ANIMAS
UPC #1-054-098-368-337
APPROXIMATE LOCATION, 10' WIDE PRIVATE SHARED WELL EASEMENT IN FAVOR OF OWNER OF TRACT A-1
TRACT A-2
0.724 Ac.±
449 CAMINO MONTE VISTA
GRAVEL PARKING
CAMINO MONTE VISTA
CONDOMINIUMS
PLAT 121/14
WELL LID
GAS METER
10' PUBLIC UTILITY EASEMENT BY THIS PLAT
CHAIN LINK FENCE
30' TO FENCE
CAMINO MONTE VISTA
PUBLIC RIGHT OF WAY
WIDTH VARIES
33' WIDE, REF. DOC. 3
N89°58'57"E
S89°02'09"W
N01°00'54"W
S60°53'22"W
28698.39'
147.29'
216.28'
62.5'
141.18'
152.71'
48.25'
16.05'
16.7'
10.7'
1" PIPE
REBAR L.S. 12357
REMOVE EXISTING FENCE REPLACE W/ COYOTE
REMOVE EXISTING CHAIN LINK, replace w/ coyote
REMOVE EXT. FENCE REPLACE W/ COYOTE
CASE # 2011-116, 46

SITE PLAN

LANDUSE / HISTORIC DIV.

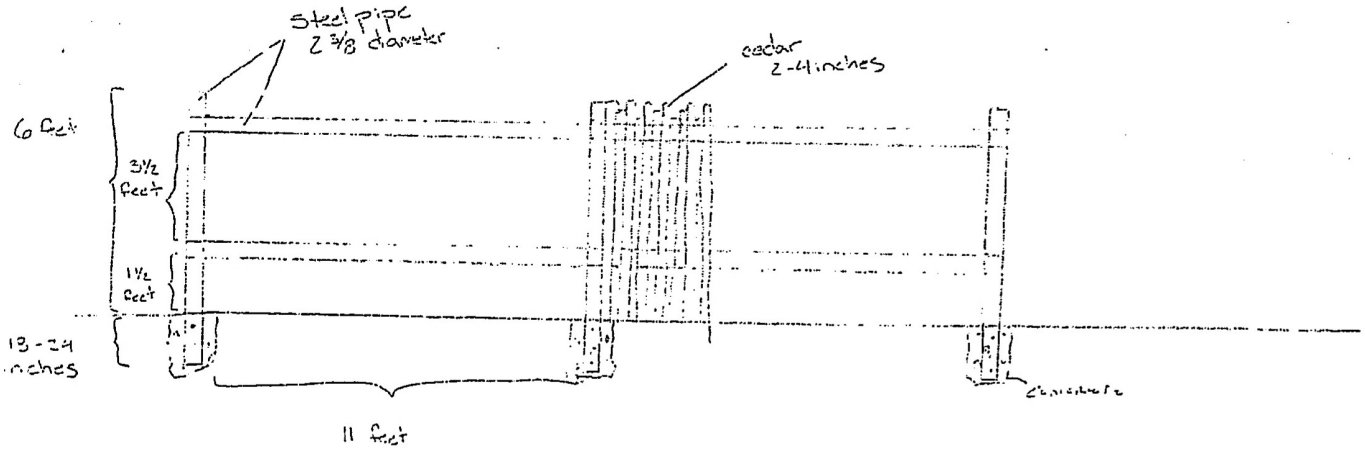
Historic Design Review
Administrative Approval

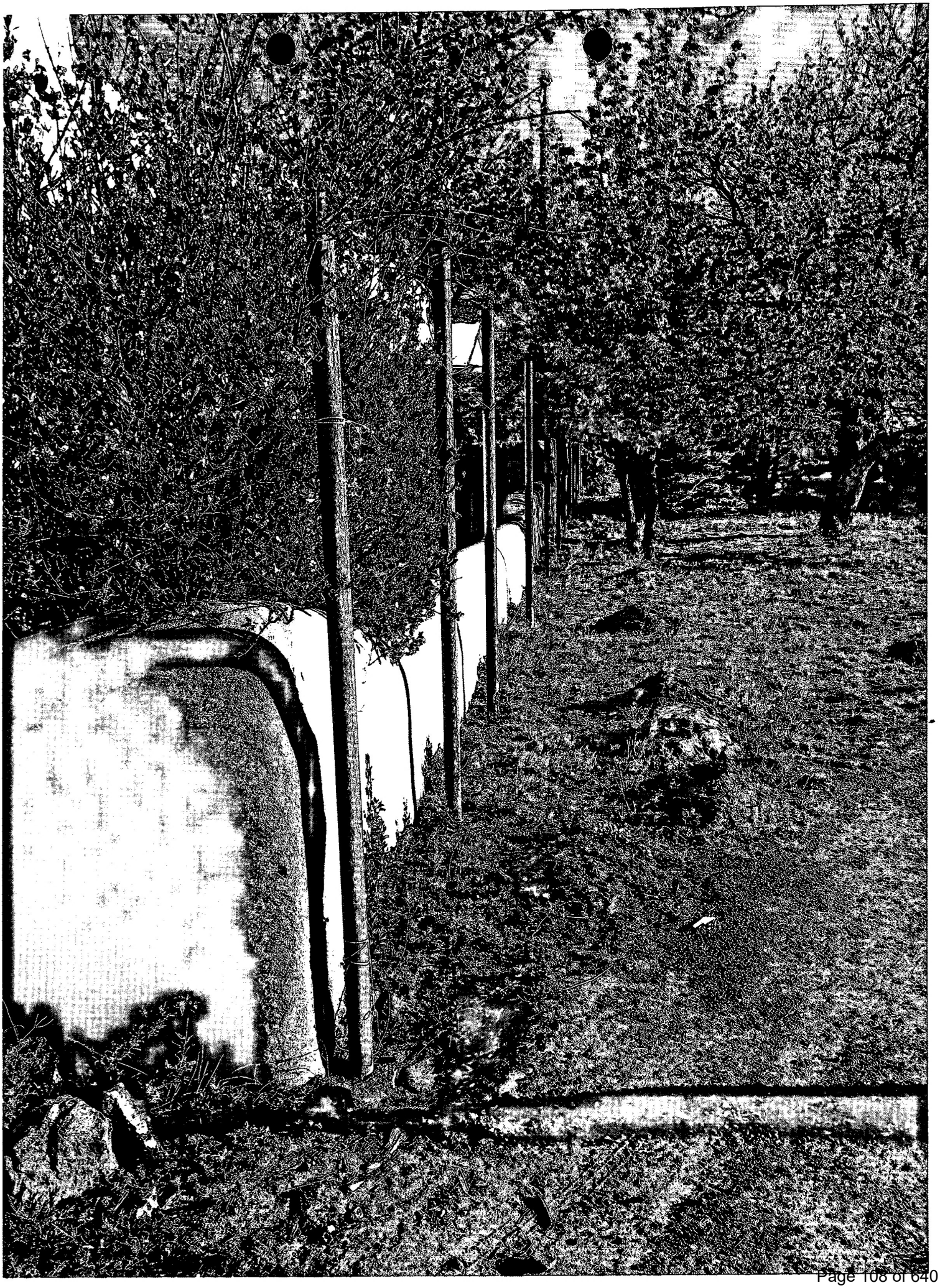
Approval
Conditional Approval
Reject

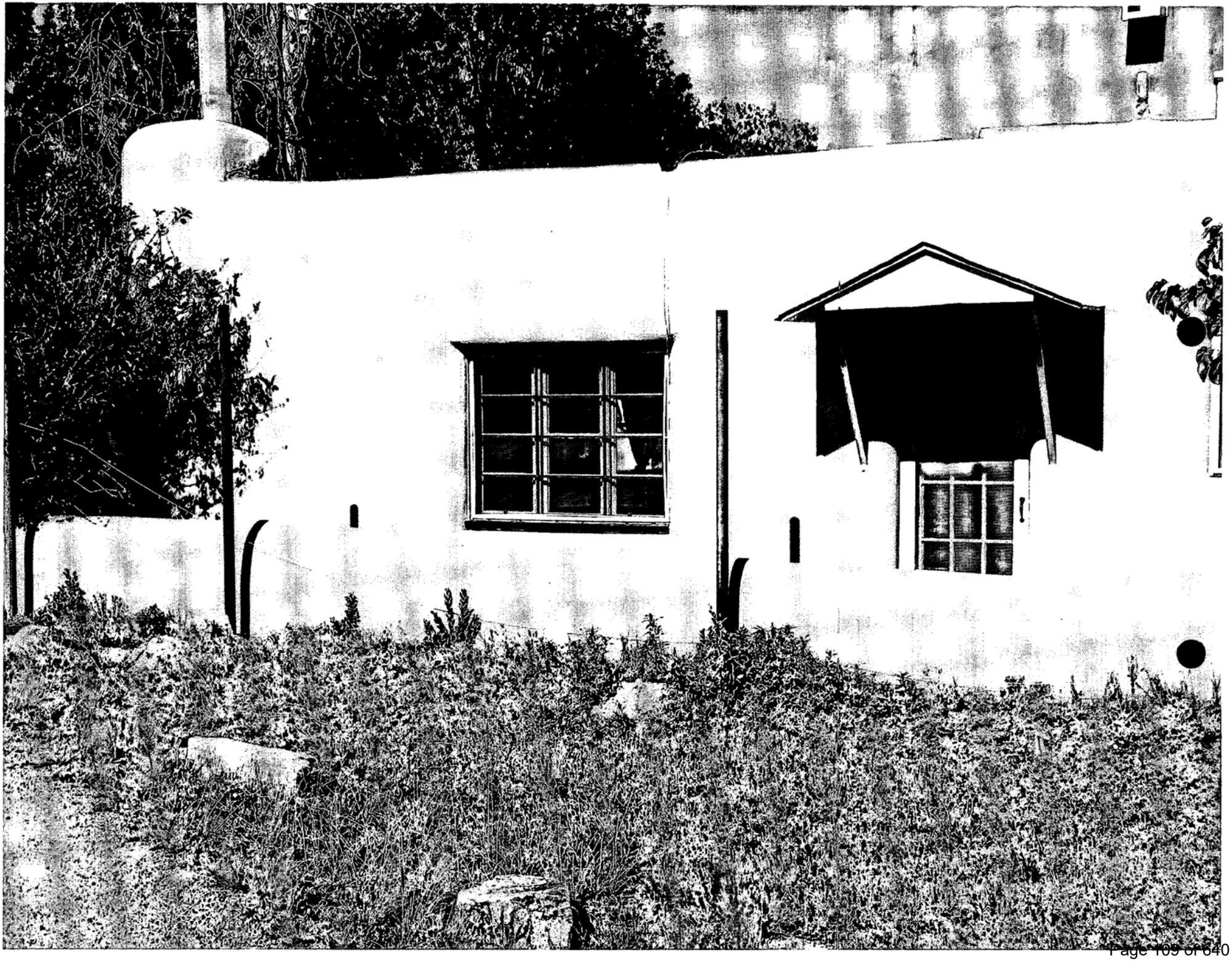
Remarks:

NAME

5/1/13
DATE









Attachment 1

Photograph 1
On Camino Monte Vista looking west toward Old Santa Fe Trail. Units 441 through 447 ½ Camino Monte Vista are on the north side (right), and 448 Camino Monte Vista is on the south side (left).

Photograph 2
On Camino Monte Vista looking west toward Old Santa Fe Trail. 448 Camino Monte Vista is on the south side (left).

Photograph 3
On Camino Monte Vista looking east. Units 447 and 447 ½ Camino Monte Vista are on the north side (left), and 448 Camino Monte Vista is on the south side (right).

Photograph 4
On Camino Monte Vista looking east. Units 441 through 447 ½ Camino Monte Vista are on the north side (left).

Photograph 5
On Camino Monte Vista looking west at Unit 447 ½ showing the fence posts where fence construction is proposed at 449 Camino Monte Vista.

Photograph 4
On Camino Monte Vista looking east. Units 441 through 447½ Camino Monte Vista are on the north side (left).

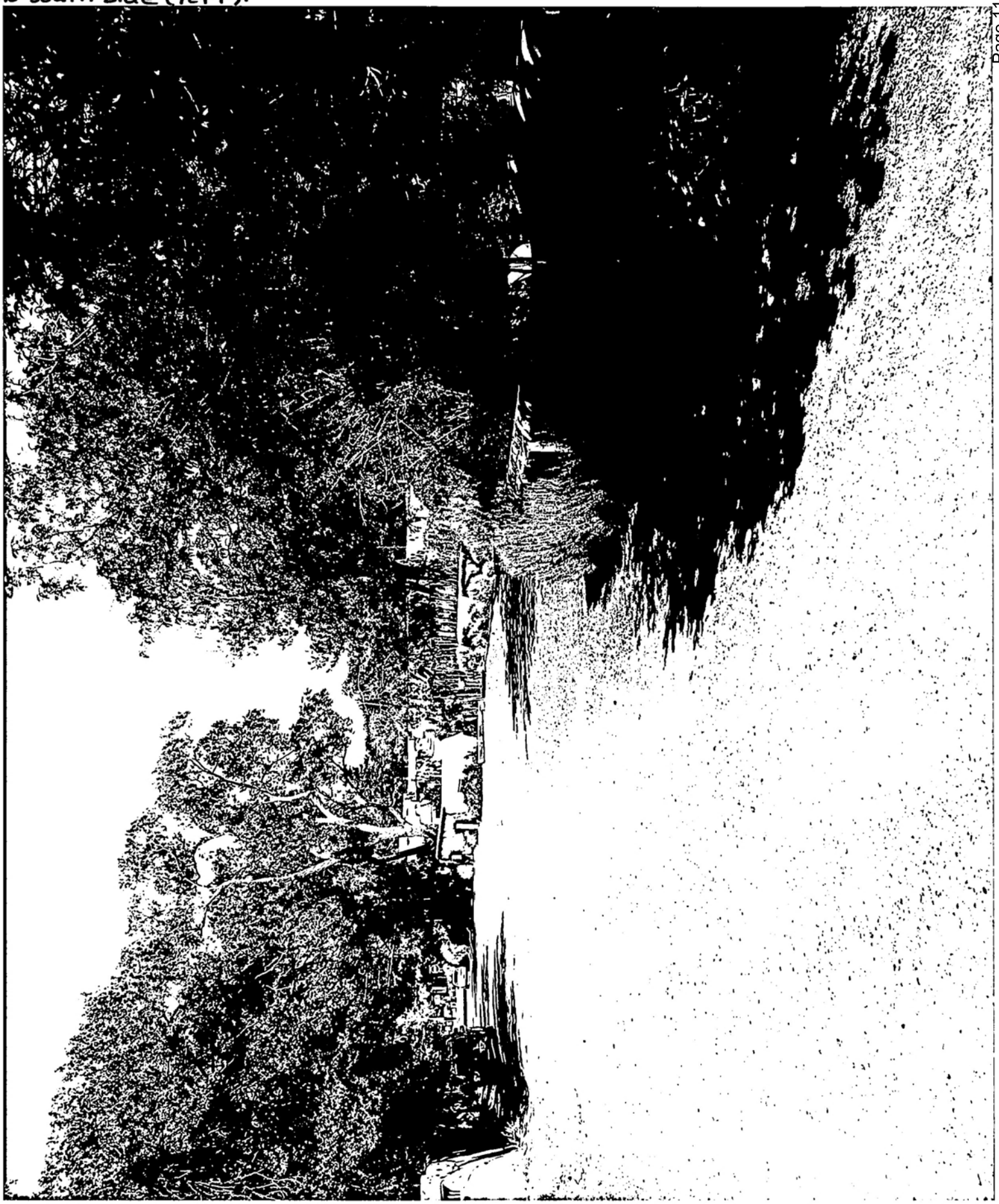
Photograph 3

On Camino Monte Vista looking east. Units 447 and 447½ Camino Monte Vista are on the north side (left), and 3448 Camino Monte Vista is on the south side (right).

Photograph 2
On Camino Monte Vista looking west toward Old Santa Fe Trail.
448 Camino Monte Vista is on the south side (left).

Photograph 1

On Camino Monte Vista looking west toward Old Santa Fe Trail. Units 441 through 447½ Camino Monte Vista are on the north side (right), and [redacted]8 Camino Monte Vista is on the south side (left).



Photograph 5
On Camino Monte Vista looking west at Unit 447½ showing the fence posts where fence construction is proposed at 449 Camino Monte Vista.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: 5/6/14	449 CAMINO MONTE VISTA
Property Owner of Record: THEODORA PORTARA	Proposed Construction Description:
Applicant/Agent Name: KARL H. SOMMER	FENCE
Contact Person Phone Number: 505 984-3860	TOTAL ROOF AREA:

Zoning District: H- R-5

Overlay: □ Escarpment _____
□ Flood Zone*
□ Other: _____

Submittals Reviewed with PZR:
□ Legal Lot of Record □ Development Plan □ Building Plans
□ Existing Site Plan □ Proposed Site Plan □ Elevations

Supplemental Zoning Submittals Required for Building Permit:
□ Zero Lot Line Affidavit

Access and Visibility: □ Arterial or Collector**
□ Visibility Triangle Required

Use of Structure: □ Residential
□ Commercial Type of Use: _____

Terrain: □ 30% slopes_____

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

Lot Coverage : _____%
□Open Space Required:_____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: _____ Minimum: _____
Proposed Sides: L___R___ Minimum:____

Height: Proposed _____
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.

KARL H. SOMMER [□OWNER X□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 5/6/14

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:
X **Preliminary Approval** □**with conditions** □ **Rejected**
Comments/Conditions: Site inspection made by Robert Montoya 5/5/14
6' high fence/wall will be allowed.

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

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

City of Santa Fe, New Mexico

memo

DATE: July 22, 2014

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-11-081

ADDRESS: 449 Camino Monte Vista
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
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: letter from neighbor	_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:

449 Camino Monte Vista is a single family residence was constructed between 1949 and 1953 in the Spanish-Pueblo Revival style. The structure is listed as contributing to the Downtown & Eastside Historic District.

The applicant proposes to construct a 6' high coyote fence along the west lotline beside a stuccoed retaining wall. The fence will have irregular latilla tops.

SOMMER, KARNES & ASSOCIATES, LLP

Mailing Address
Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address
200 West Marcy Street, Suite 139
Santa Fe, New Mexico 87501

Telephone:(505)989.3800
Facsimile:(505)982.1745

Karl H. Sommer, Attorney at Law
khs@sommer-assoc.com
Joseph M. Karnes, Attorney at Law
jmk@sommer-assoc.com

Mychal L. Delgado, Certified Paralegal
mld@sommer-assoc.com

James R. Hawley, Attorney at Law
jrh@sommer-assoc.com
Of Counsel
Licensed in New Mexico and California

April 9, 2014

VIA HAND DELIVERY

David Rasch
Historic Design Review Board Staff
P. O. Box 909
Santa Fe, New Mexico 87504

Re: Administrative Approval of Amendment

Property Address:	449 Camino Monte Vista
Owner:	Theodora Portago
Property Legal:	Lot 6, Blk 127
Existing Permit:	13-00000778

Dear David:

By this letter, we request the Board approval for a six-foot fence on the referenced property, which property has already received approval for a fence along the east boundary of the property. Our client requests that the Board allow the fence along with south and west sides at 6' as approved by the HDRB along the east side of the property. Enclosed are the site plan and the elevations.

We look forward to hearing from you.

Sincerely,

Karl H. Sommer

To: Historical Districts Review Board

200 Lincoln Avenue, Santa Fe, NM87501

From: Anne and James Thomson

447 ½ Camino Monte Vista, Santa Fe, NM87505

Reference: Application No. 13-00000778; dated 05/29/13 and subsequent fence construction on the west side of 449 Camino Monte Vista; Notice to stop work: dated 03/25/14.

Dated: 04/17/14

Dear HDRB, please see below a copy of the contents of a letter to David Rasch, Planning Supervisor, dated 04/17/14 ...

"David, we are following up on the e-mails and informal meeting with you on 04/03/14 regarding application no. 13-00000778. The intent of this letter is to make formal our position in regard to the non-permitted fence construction (and subsequent red tag) on the west side of 449 Camino Monte Vista.

Our objections remain the same and we wish to make formal our position as stated in the e-mail to you, dated 04/02/14 ... We have already stated that we have no wish to object to the existing permit # 13-00000778; replacing the chain link fence on the south and east side of the said property. We are however objecting to a six (6) feet high fence being built on the west side (on the boundary between, 449 and 447 ½ Camino Monte Vista). We reiterate our proposal that we would have no objection to the construction of a coyote fence no higher than four (4) feet in height (as measured from the grade level of 447 ½ Camino Monte Vista).

We feel that the negative impact of a six feet high fence leaves us little choice but to object in the strongest terms to its continued construction. We will therefor appeal any decision that permits a fence higher than the four feet that we have proposed.

We further request that the six feet posts which are in place at this time (unpermitted), either be removed or cut down to match our proposal of four feet in height (as measured from our grade level).

We would appreciate a response to our proposal and would invite you or one of your colleagues to visit our home to see (in person) the negative impact of a six feet high coyote fence".

Yours sincerely,

James Thomson

Anne Thomson

June 17, 2014

Eric M. Cole
439 ½ Camino Monte Vista
Santa Fe, NM 87505

Mr. David Rasch, Supervising Planner
Historic Preservation Division
P.O. Box 909
Santa Fe, NM 87504-0909
E-Mail: darasch@santafenm.gov

Subject: Comments on Proposed Fence Construction at 449 Camino Monte Vista/460 Camino de Las Animas

Dear Mr. Rasch:

I reside at 439 ½ Camino Monte Vista and have done so for over 17 years. I was born in the Santa Fe/Los Alamos area and have resided in Santa Fe as a renter or homeowner continuously since 1973, during which time I lived predominately on the eastside of Santa Fe. For my entire life, I have had a great appreciation for the historic nature of the Santa Fe area, and it's the primary reason I live in Santa Fe, so much so that I commuted outside of Santa Fe on a daily basis for 37 years.

It has come to my attention that a coyote fence is proposed to be constructed along the property at 449 Camino Monte Vista/460 Camino de Las Animas. It is my understanding that the fence is intended to be six feet in height. I believe that a solid, uninterrupted, six-foot coyote fence would not be conducive to promoting the general welfare of the property and not in keeping with the historic character of the neighborhood. In addition, it is not harmonious with the historic layout of the neighborhood. I would like to submit the following comments, and I respectfully request the consideration of the Historic Districts Review Board.

Over the years, Camino Monte Vista has developed a historic character that consists of a mixture of walls of different heights, ranging from low walls interspersed with some intermediate and higher walls. Generally, there is not an extensive span along the street that is not broken up by low walls, vegetation, or access openings to properties. There is a common theme throughout the area which provides the historic sense of the neighborhood, which I would hope to see maintained. I believe that an uninterrupted six-foot-high coyote fence is not in keeping with the historic character of the area, is not conducive to promoting the general welfare of the property, and is not harmonious with the historic layout of the neighborhood. The extensive continuous fence is incompatible with the nature and general welfare of the area from a historic perspective.

I believe that the fence is not in the best interest of the area. However, if the fence construction is to proceed, then in order to provide a sense of compatibility with the rest of the Camino Monte Vista neighborhood and to protect the historic value of the property, I respectfully request that the fence be variable in height, and I respectfully request that the coyote fence have the supporting posts and

bracing facing inward toward the 449 property and that the latillas be variable in height, not squared off at the top.

In addition, if the fence is constructed at the six-foot height, the property at 447 ½ will be significantly impacted in that the view, air flow, light, and potentially the monetary value will be severely compromised. While I recognize that this is not a historic issue, I would appreciate consideration that the fence be no more than 4-feet high at the southwest corner of the 449 property, adjacent to the length of the 447 ½ Camino Monte Vista property, or that some other mutually acceptable design be considered.

I have provided photographs (described in Attachment 1 to this letter) of the neighborhood to show the general openness of the neighborhood as described in the statements above. Unfortunately, the photographs are not of the quality that I would have desired, but hopefully they will give you some idea of the character of the neighborhood.

I thank you for your assistance in this matter, and I thank the Historic Districts Review Board for their consideration of my comments.

Sincerely,

Eric M. Cole
439 ½ Camino Monte Vista
Santa Fe, NM 87505
Telephone: (505) 982-9474

RASCH, DAVID A.

From: Karl H. Sommer <karl@sommer-assoc.com>
Sent: Tuesday, June 17, 2014 10:42 AM
To: RASCH, DAVID A.
Cc: Mychal Delgado
Subject: Confirmation of Application

Dear David:

This will confirm that we are requesting approval of the fence on the western boundary, understanding the east and south boundaries have been approved.

~ Karl H. Sommer

Contact information:

200 W. Marcy Street Suite 142
P. O. Box 2476
Santa Fe, New Mexico 87504-2476
Phone: (505) 989-3800
Fax: (505) 982-1745
e-mail karls@sommer-assoc.com

RASCH, DAVID A.

From: Eric Cole <ecole7@comcast.net>
Sent: Wednesday, June 18, 2014 7:52 PM
To: RASCH, DAVID A.
Cc: ecole7@comcast.net
Subject: 449 Camino Monte Vista/460 Camino de Las Animas Proposed Fence Construction - Comments to HDRB

Dear Mr. Rasch,

I just wanted to let you know that yesterday I attempted to e-mail written comments to you for the Historic Districts Review Board on the proposed fence construction at 449 Camino Monte Vista/460 Camino de Las Animas. I attached a letter and some supporting photos to the e-mail as well. I received a notice that the e-mail was aborted, which I believe was due to the file size of the attachments (~12MB). So, this morning I gave a hard copy of the letter and the photos to Matt O'Reilly who very kindly and thoroughly explained the process to me. I would appreciate it if you would see that my comments and photos are submitted to the Historic Districts Review Board, and I appreciate any consideration that the Board may have concerning my comments. Thank you for your assistance in this matter.

Also, if it's not too much trouble, I would appreciate it if you could please reply to this e-mail indicating that you have received the package that I delivered this morning. Thanks.

Best regards,

Eric Cole
439 ½ Camino Monte Vista
Santa Fe, NM 87505
Telephone: (505) 982-9474

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:
Peter N. Ives, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

Project description: Proposes to construct a 6' high coyote fence along the west lotline of a contributing residential property.

Project Number: 11-110081
Case number: H-11-081
Project Type: HDRB

PROJECT LOCATION (S): 460 Camino de las Animas & 449 Camino Monte Vista

PROJECT NAMES:

OW – Theodora Portago
Santa Fe, NM 87501

460 Camino de las Animas
505-920-2928

AP – Karl Sommer
Santa Fe, NM 87504

200 W. Marcy Street
505-989-3800

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on May 13, 2014, the decision of the Board was to postpone your request to the June 10, 2014 hearing pending reconsideration of the proposal. 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 permits.**

City of Santa Fe, New Mexico

memo

DATE: May 13, 2014

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-11-081

ADDRESS: 449 Camino Monte Vista
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
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: letter from neighbor	_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:

449 Camino Monte Vista is a single family residence was constructed between 1949 and 1953 in the Spanish-Pueblo Revival style. The structure is listed as contributing to the Downtown & Eastside Historic District.

The applicant proposes to construct a 6' high coyote fence along the west lotline beside a stuccoed retaining wall. The fence will have irregular latilla tops.

RASCH, DAVID A.

From: ESQUIBEL, DANIEL A.
Sent: Tuesday, May 06, 2014 8:12 AM
To: RASCH, DAVID A. (darasch@ci.santa-fe.nm.us)
Subject: FW: 449 Camino Monte Vista

From: MONTOYA, ROBERT B.
Sent: Monday, May 05, 2014 1:58 PM
To: ESQUIBEL, DANIEL A.
Cc: khs@sommer-assoc.com
Subject: 449 Camino Monte Vista

Hi Dan,

I went to 449 Camino Monte Vista, which accesses Camino Monte Vista for a sight distance evaluation. I met with Karl Sommer at the location to do this evaluation.

At the far west of the property, the driveway is right up against the corner of the property. The neighbors to the west, 447 Camino Monte Vista, has a permanent wall structure which is currently blocking the sight distance for 449 Camino Monte Vista. By allowing a 6' fence to go all the way to the road on the west of the property will not make the current sight distance any worse. Because of this, we will allow the property owner to build the 6' fence to the west of the driveway.

I also looked at sight distance to the east of the driveway. Although the proposed wall does not meet section 14-7 of the City code we will still approve placement of the wall. This is because there are only 2 driveway east of the property, and they are both across the street from 449 Camino Monte Vista. Because of this, if a car is exiting 449 Camino Monte Visa, the driver can see both driveways across the street and see if any vehicles are exiting those properties.

In conclusion, 449 Camino Monte Vista can have a 6' fence all around the property without having to lower it for sight distance. If you have any questions please let me know.

Thank you,

****

Robert B. Montoya
Traffic Engineering Division
City of Santa Fe
Phone: (505) 955-6637
Fax: (505) 955-6439
rbmontoya@ci.santa-fe.nm.us
****

RECEIVED
APR 21 2014

To: David Rasch, Planning Supervisor

200 Lincoln Avenue, Santa Fe, NM87501

From: Anne and James Thomson

447 ½ Camino Monte Vista, Santa Fe, NM87505

Reference: Application No. 13-00000778; dated 05/29/13 and subsequent fence construction on the west side of 449 Camino Monte Vista; Notice to stop work: dated 03/25/14.

Dated: 04/17/14

David, we are following up on the e-mails and informal meeting with you on 04/03/14 regarding application no. 13-00000778. The intent of this letter is to make formal our position in regard to the non-permitted fence construction (and subsequent red tag) on the west side of 449 Camino Monte Vista.

Our objections remain the same and we wish to make formal our position as stated in the e-mail to you, dated 04/02/14 ... We have already stated that we have no wish to object to the existing permit # 13-00000778; replacing the chain link fence on the south and east side of the said property. We are however objecting to a six (6) feet high fence being built on the west side (on the boundary between, 449 and 447 ½ Camino Monte Vista). We reiterate our proposal that we would have no objection to the construction of a coyote fence no higher than four (4) feet in height (as measured from the grade level of 447 ½ Camino Monte Vista).

We feel that the negative impact of a six feet high fence leaves us little choice but to object in the strongest terms to its continued construction. We will therefor appeal any decision that permits a fence higher than the four feet that we have proposed.

We further request that the six feet posts which are in place at this time (unpermitted), either be removed or cut down to match our proposal of four feet in height (as measured from our grade level).

We would appreciate a response to our proposal and would invite you or one of your colleagues to visit our home to see (in person) the negative impact of a six feet high coyote fence.

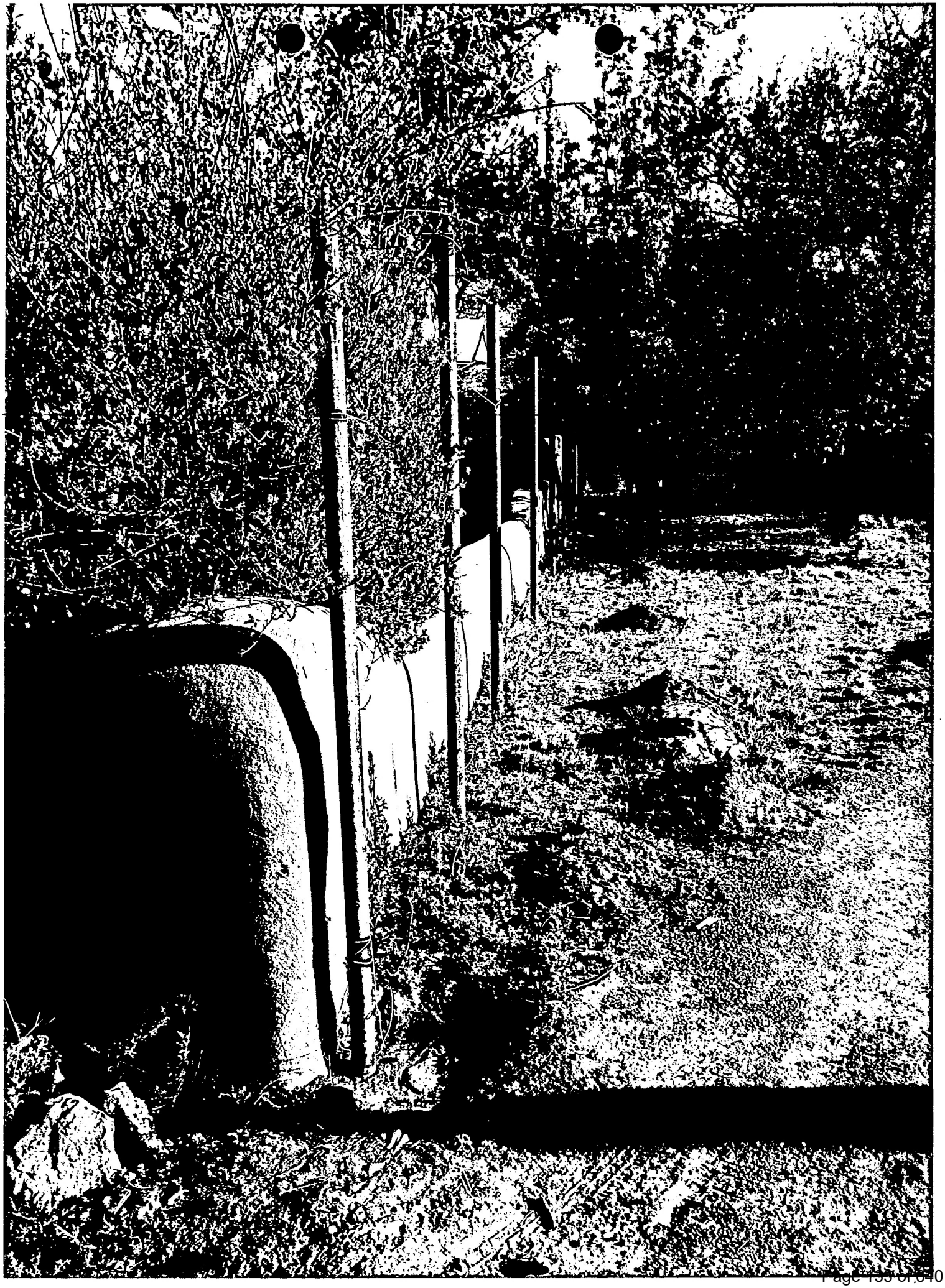
Yours sincerely,

James L. Thomson

James Thomson

Anne Thomson

Anne Thomson



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 a redesign for a gate on a contributing residential property.

Project number: 11-10100081
Case number: H-11-00081
Project type: HDRB

PROJECT LOCATION (S): 460 Camino de las Animas

PROJECT NAMES:

OW – Theodora Portago
Santa Fe, NM 87501

460 Camino de las Animas
505-920-2928

AP – Spears Architect
Santa Fe, NM 87505

1334 Pacheco Street
505-983-6966

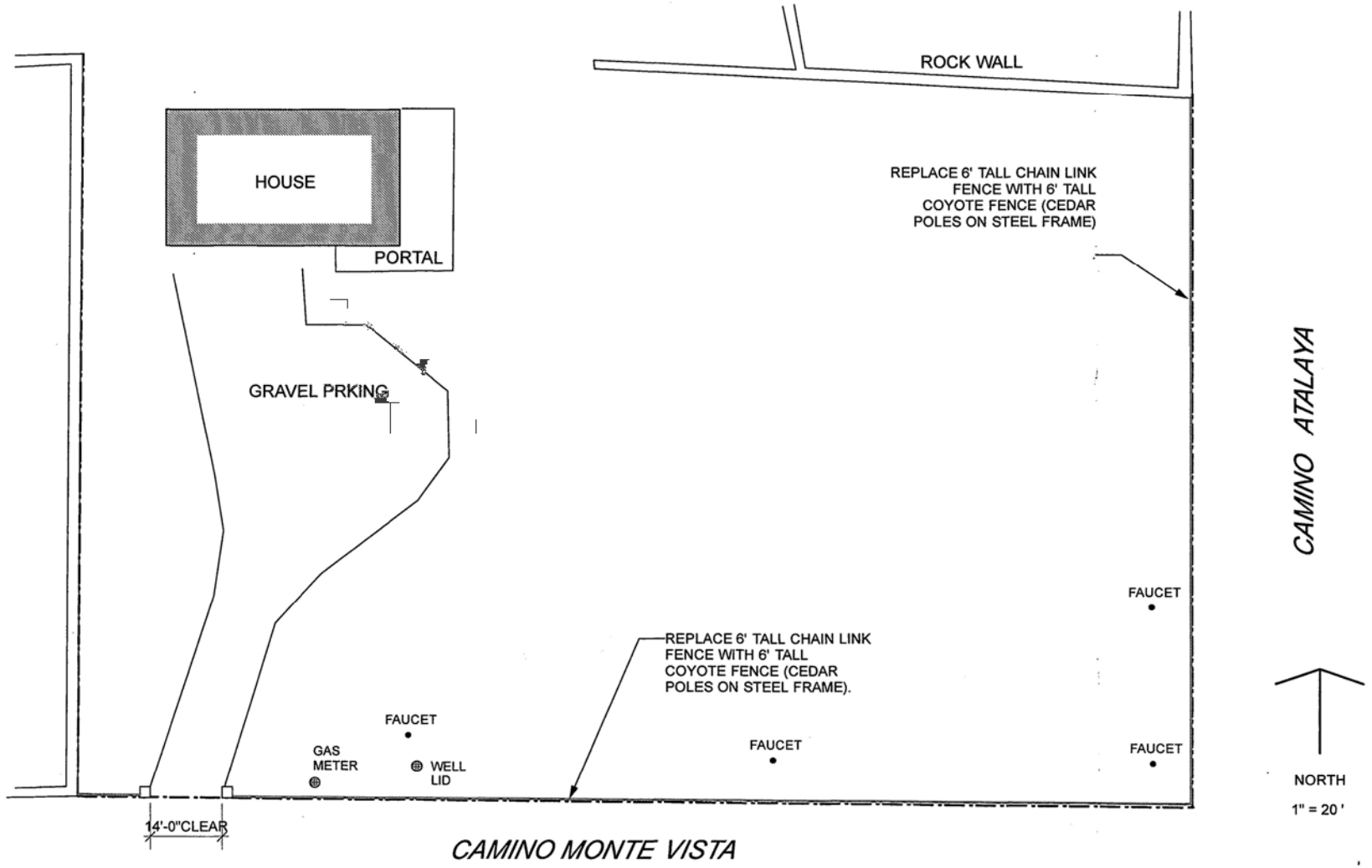
BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their hearing on, September 27, 2011, acted on the above referenced case. The board accepted your request to indefinitely postpone this application. For further information please call 955-6605.

Sincerely,

David A. Rasch
Planning Supervisor Historic Preservation Division

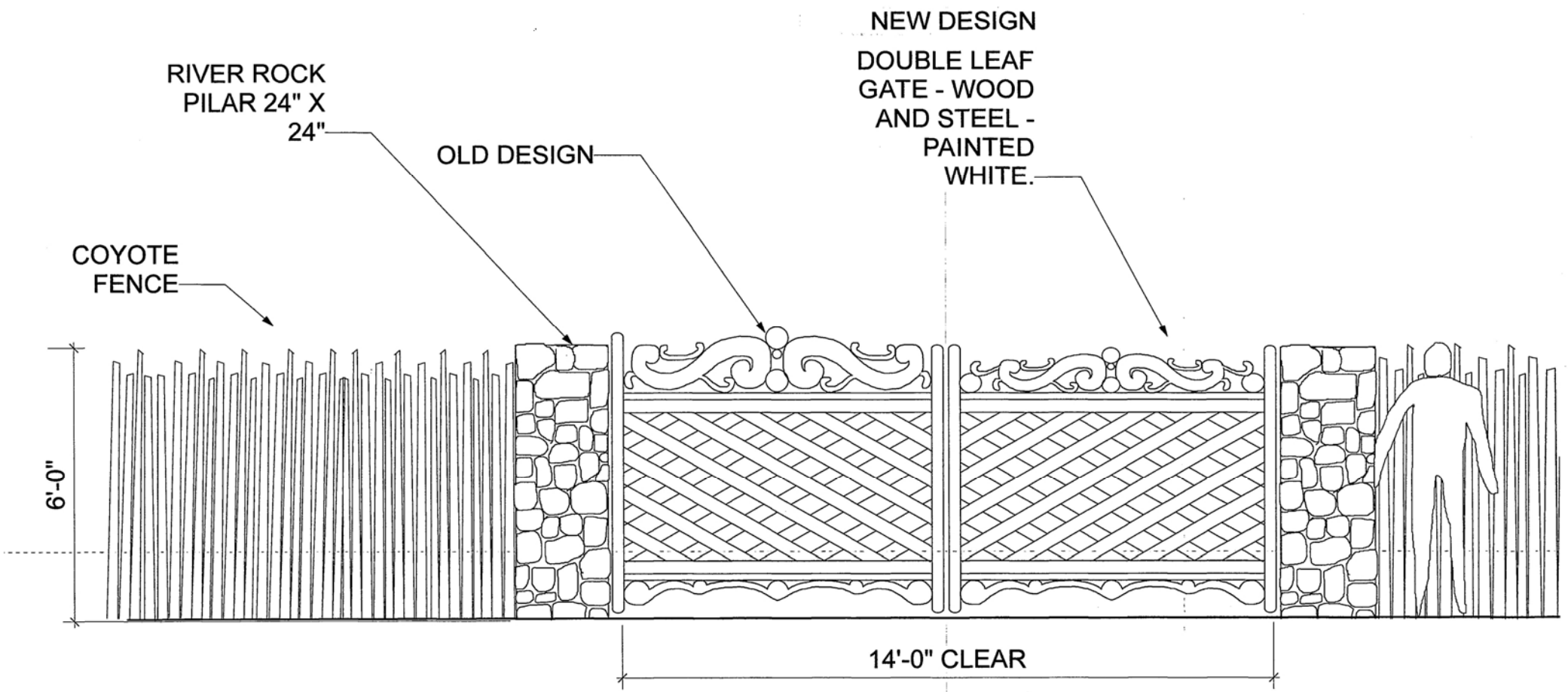
NOTE: Applicant can use this action letter to apply for building permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). Your permit will be denied if any changes on 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..**



Spears Architects

DE PORTAGO FENCE REPLACEMENT

JUNE 8, 2011

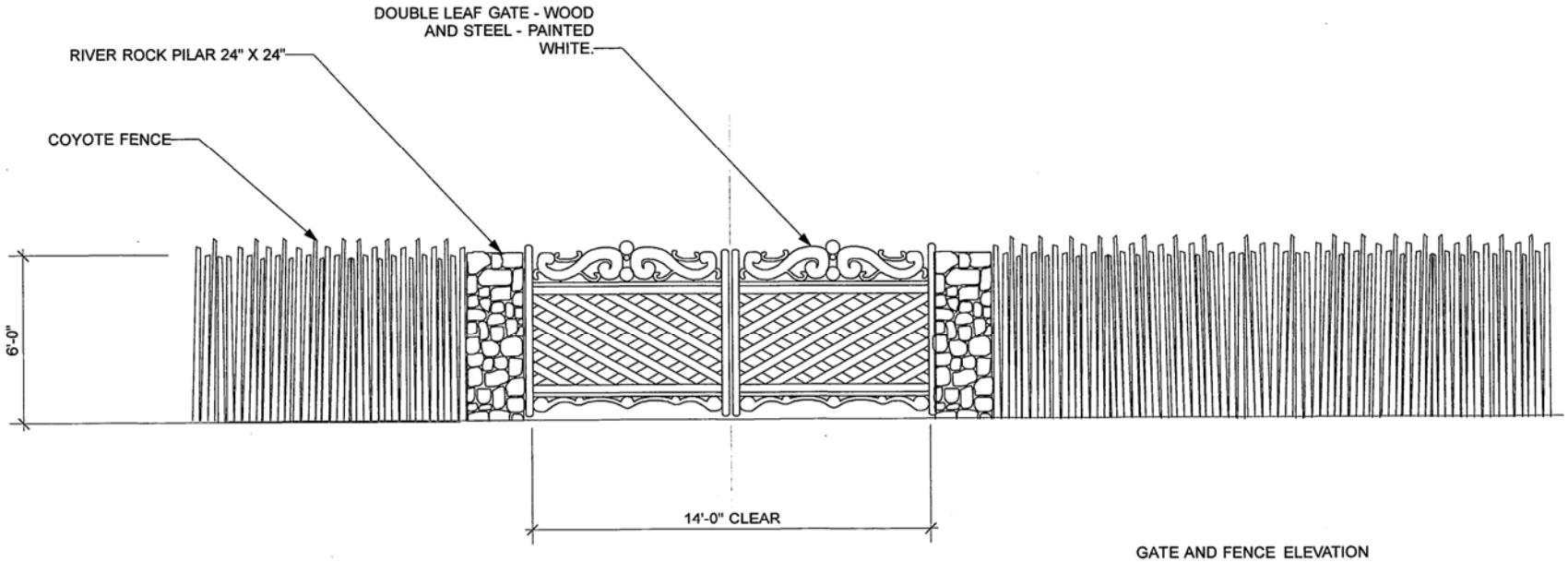


Spears Architects

PORTAGO GATE

SEPTEMBER 7, 2011

1/2" = 1' - 0"



GATE AND FENCE ELEVATION

1/4" = 1' - 0"

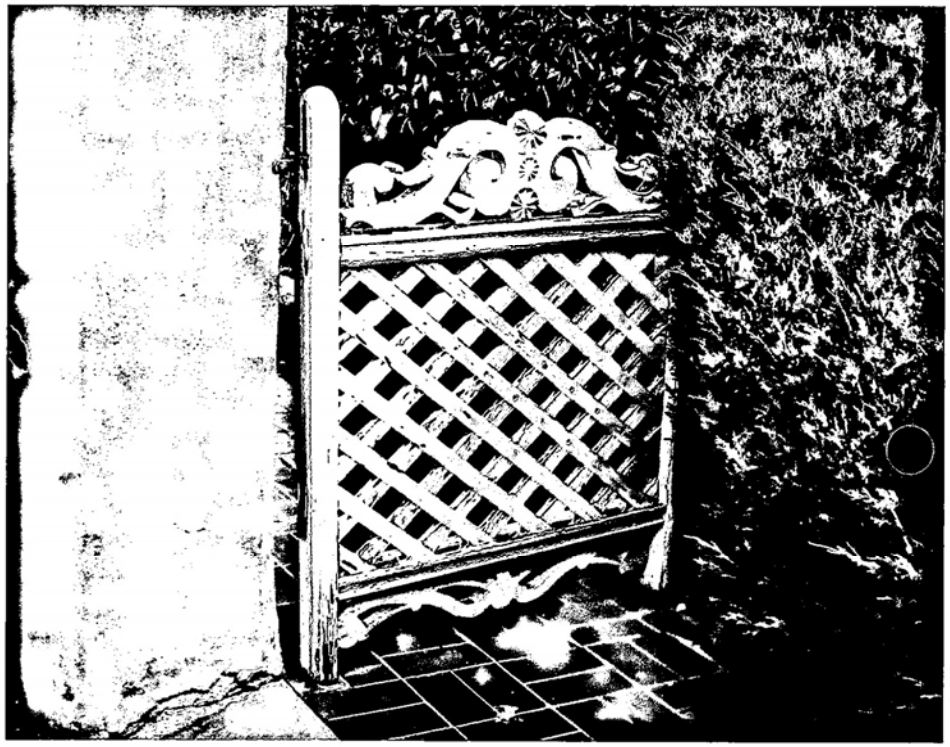
previous design

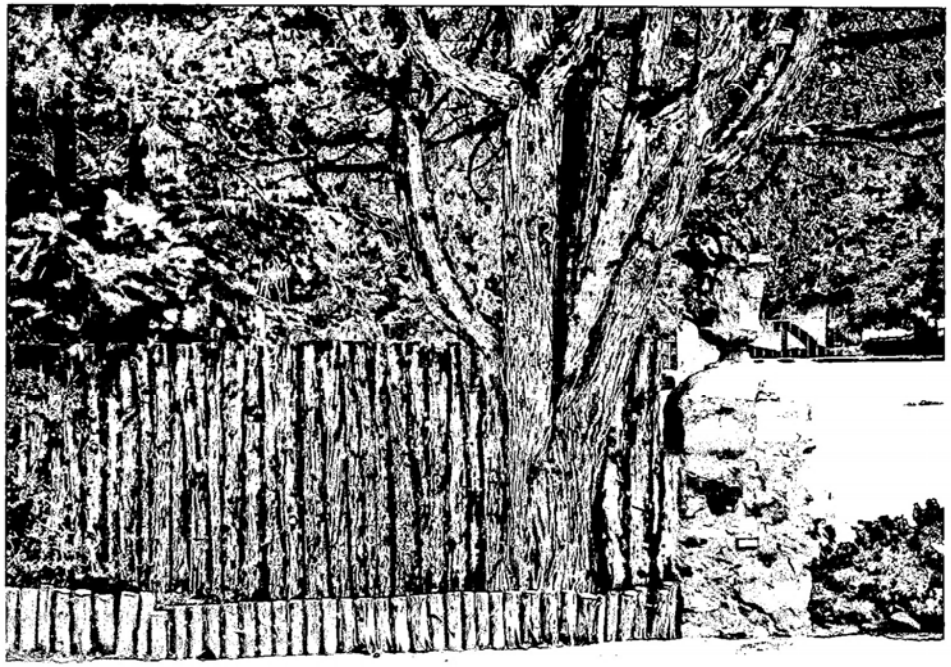
Spears Architects

DE PORTAGO FENCE REPLACEMENT

JUNE 8, 2011





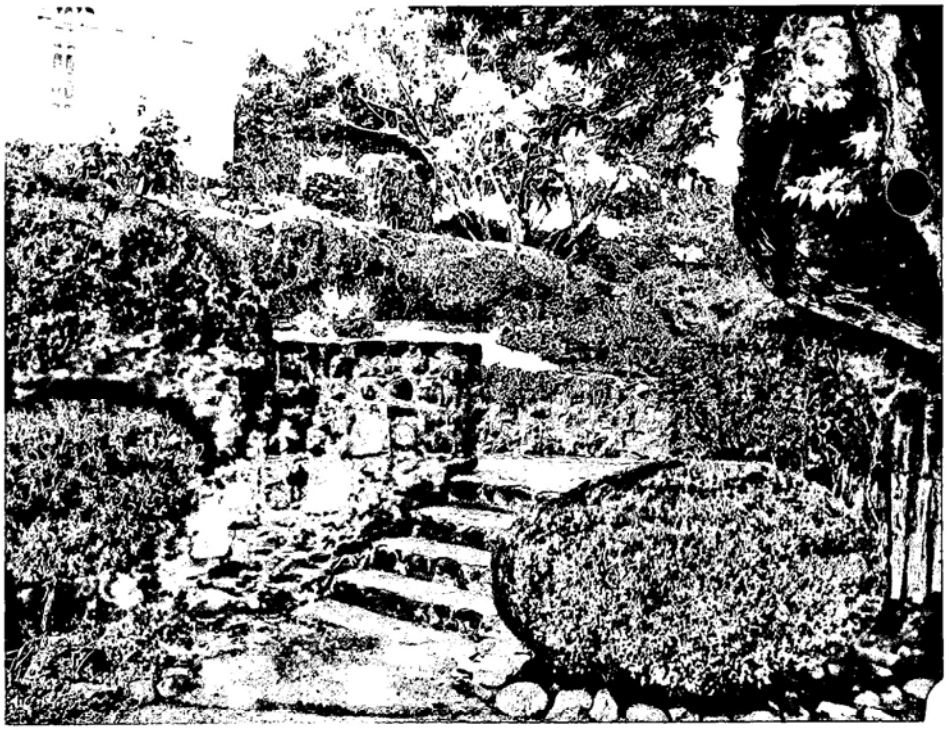


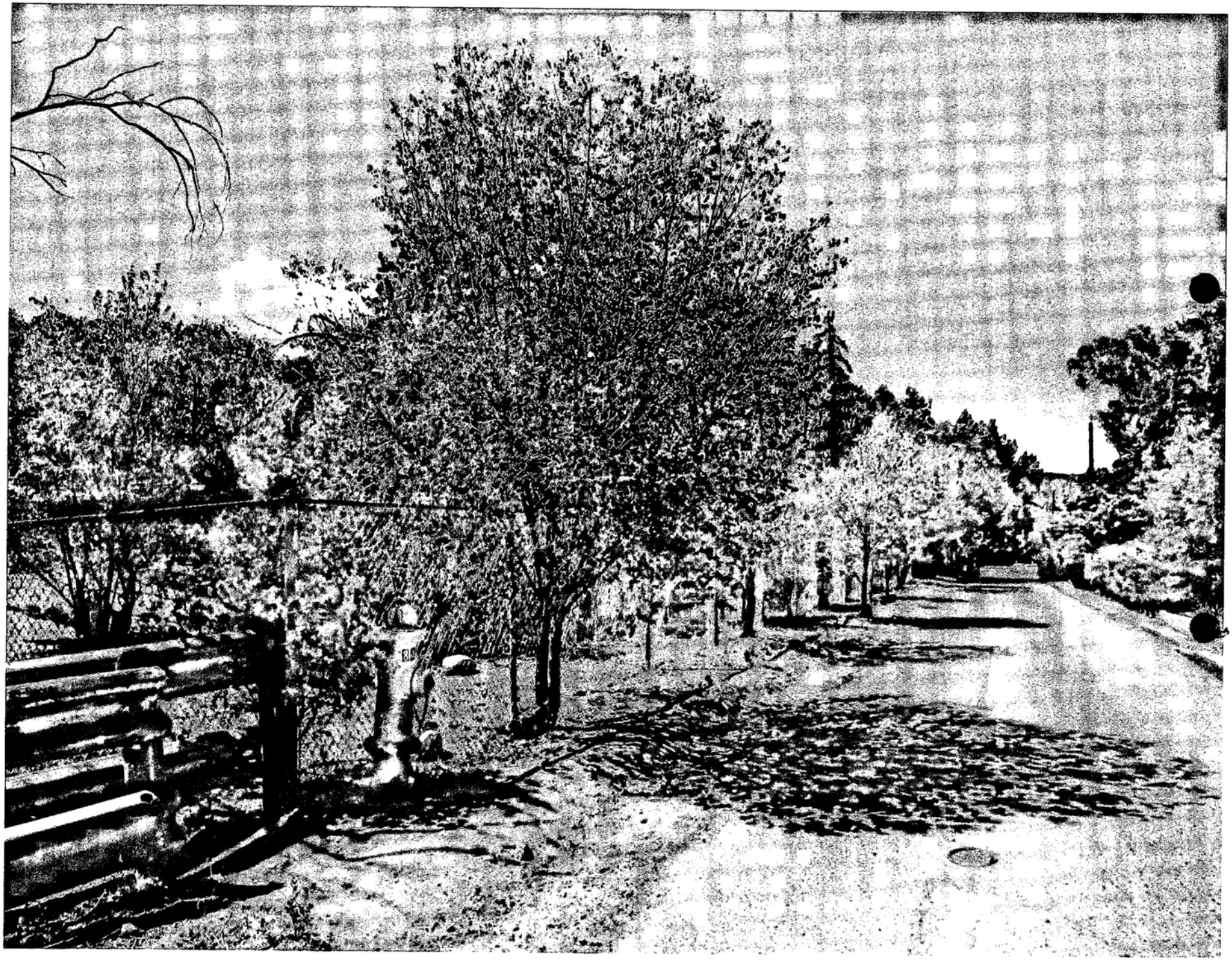






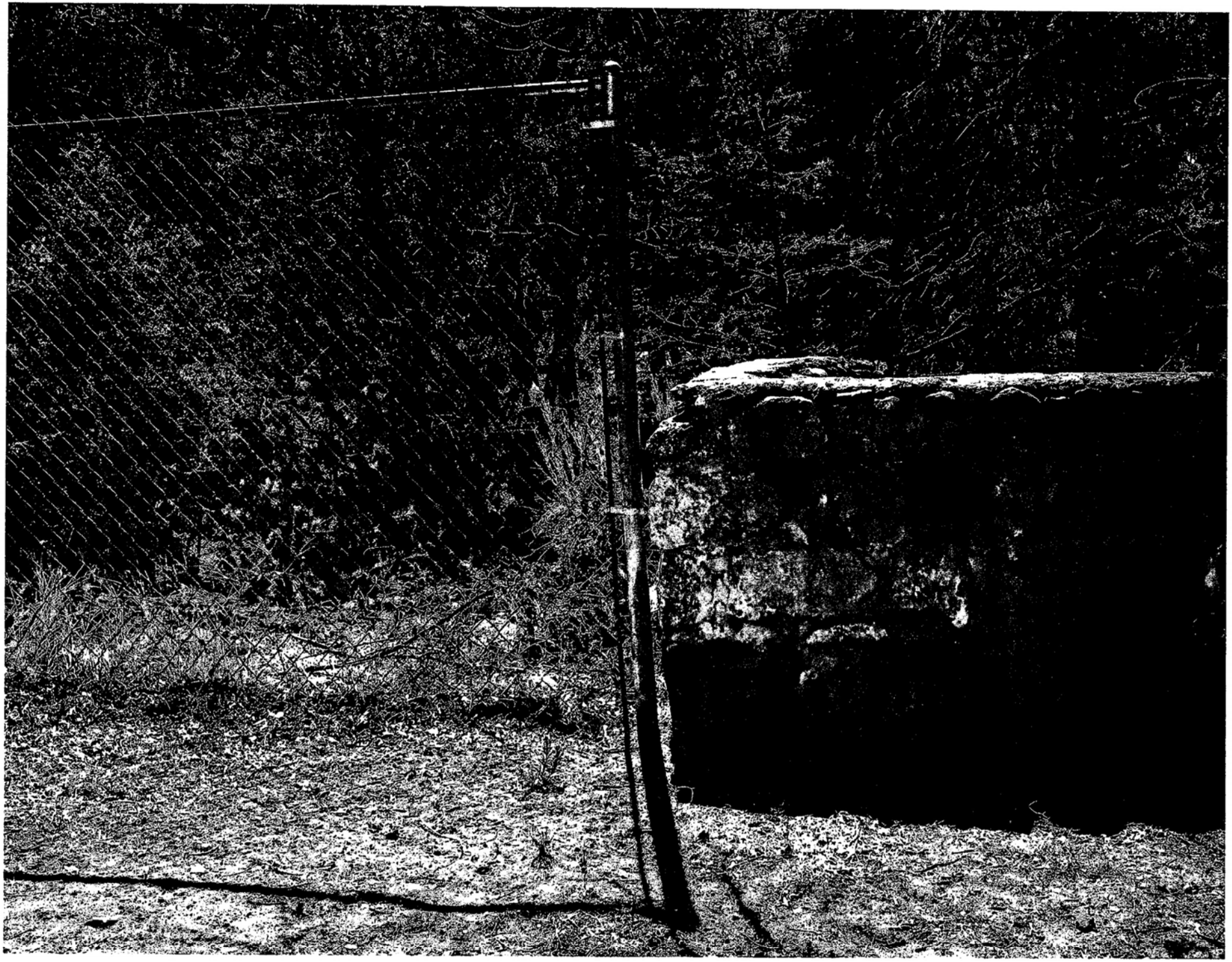












AREA CALCULATIONS

PROJECT - EXISTING

EXISTING AREA (BUILDING FOOTPRINT):	± 10,661 SF
EXISTING AREA (INTERIOR):	± 9,426 SF

PROJECT - ADDITION

ADDITION AREA (BUILDING FOOTPRINT):	**± 2,382 SF** (1,680 ADMIN / LOBBY + 702 RESTROOM)
ADDITION AREA (INTERIOR):	± T.B.D. SF

PROJECT - TOTAL

TOTAL:	**± 12,960 SF**

LOT COVERAGE

TOTAL **EXISTING** BUILDING FOOTPRINT:	± 12,960 SF (EXISTING)
ADD LOBBY + ADMIN.	2,382 SF
REMOVE WALLS	- 1,387 SF
TOTAL **NEW** BUILDING FOOTPRINT:	± 36,777 SF (TOTAL AFTER ADDITION)
LOT AREA (SITE):	± 484,605 SF / 11.152 ACRES (TRACT '1') ± 62,770 SF / 1.441 ACRES (TRACT '2')
LOT COVERAGE (%):	7.5% (OF TRACT '1') (36,777 SF/ 484,605 SF)
ROOF AREA (EXISTING):	± 23,611 SF
ROOF AREA (PROPOSED):	± 4498 SF

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department- Building Permit Division

To Be Completed By Applicant:

Date Submitted: 7/21/11	Site Address: 460 Camino de las Animas.
Property Owner of Record: Theodora Portago	Proposed Construction Description: New 6' tall Coyote fence to replace 6' tall chain link fence.
Applicant/Agent Name: Spears Architects	
Contact Person Phone Number: (505) 983-6966	TOTAL ROOF AREA:

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.

Beverley Spears 7/21/11

☐OWNER ☐APPLICANT ☑AGENT DATE

To Be Completed By City Staff ☑ Historic PZR ~~☐ Building Permit PZR~~

Zoning District: RC-5 - DT & Eastside

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
- ☒ Existing **And** Proposed Site Plan

Supplemental Zoning Submittals:
- ~~☐ Accessory Structure Affidavit~~
- ☑ Approval Letters (Tech Review, Historic, etc..)
- ~~☐ Zero Lot Line Affidavit~~

Use of Structure: ☑Residential
☐Commercial Type of Use: —

Setbacks:
Front: X Required: X
Rear: X Required: X
Sides: L X R___ Required: X
2nd Front? —
☑ 10 ft Building Separation
+ Existing

Height: Proposed 6'
Maximum Height: see below or
☑ Regulated by Historic Division
~~☐ Regulated by Escarpment Overlay~~
District

Parking Spaces:
Proposed 2 Handicap** Ø
Minimum: 2

Bicycle Parking:**
Proposed: — Minimum: —

* Requires and additional review conducted by Technical Review Division to ensure compliance.

** Commercial Requirement

Additional Agency Review if Applicable:

☐ Escarpment Approval by NA Date: — ☐ Flood Plain Approval by N/A Date: —

Notes: no reviews needed

Zoning Approval:

☑**Preliminary Approval** ☐**with conditions** ☐ **Rejected**

Comments/Conditions: meets zoning requirements, Historic will Regulate Height

REVIEWER: [signature] **DATE:** 7/22/11

City of Santa Fe, New Mexico

memo

DATE: September 27, 2011

TO: Historic Design Review Board Members

FROM: David Rasch, Supervising Planner, Historic Preservation Division DR

CASE # H-11-081

ADDRESS: 460 Camino de las Animas
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
_x_ Zoning Review Sheet	_x_ Elevations
____ Other:	_x_ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff defers to the Board as to whether this revised design is in harmony with the streetscape, although staff acknowledges that it is in harmony with the other gate on the property. Otherwise, this application complies with Section 14-5.2(E) Downtown & Eastside Historic District.

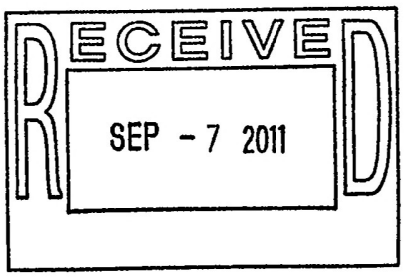
BACKGROUND & SUMMARY:

460 Camino de las Animas is a single family residence was constructed before 1958 in the Spanish-Pueblo Revival style. A free-standing secondary residence, accessed from Camino Monte Vista, was constructed at an unknown date in a simplified Spanish-Pueblo Revival style. Both structures are listed as contributing to the Downtown & Eastside Historic District.

On August 9, 2011, the Historic Design Review Board approved a height exception to remove a chain-link fence and vehicle gate at both street frontages and replace it with a coyote fence at 72" high where the maximum allowable height is 60" along Camino Atalaya and 58" along Camino Monte Vista. At the same hearing, the Board requested that the applicant reconsider the pilaster and gate design which was introducing a variety of materials and a unique design element in a large scale.

The 14' wide bi-leaf vehicle gate is proposed on the Monte Vista frontage flanked by 24" x 24" river rock pilasters. The gate will be white painted wood and steel featuring a diagonal lattice with decorative scrolls on the top and bottom that resemble Mayan or Baroque designs. The decorative scrolls have been reduced in scale from 18" high to 12" high.

Spears Architects



September 7, 2011

Historic Design Review Board
City of Santa Fe
202 Lincoln Ave.
Santa Fe, NM

Dear Board Members,

With this letter we are submitting a revised gate for the property at 460 Atalaya along the south boundary at the dead end of Monte Vista. The design has been revised based on comments from the Board. The decorative scrollwork on top of the gates has been reduced in size from a maximum height of 18" to a maximum height of 12". We have retained the scrollwork which is copied from an old garden gate on the property, a photo of which is attached. The scrollwork indeed does reflect European origins as do many traditional New Mexican Spanish Colonial designs in tinwork, woodwork, colcha embroidery, santos and other artifacts. Some of the handcarved historic lintels throughout the house also reflect this motif.

The white color reflects the white trim of the B J O Nordfeld house as well as many other houses in the district. The stone pillars will match the extensive historic stonework on the property as well as elsewhere in the neighborhood. Thank you for your consideration of this submittal.

Cordially,

Beverley Spears

Beverley Spears, FAIA

architecture · landscape architecture · urban design
1334 Pacheco Street · Santa Fe, New Mexico 87505
505.983.6966 · fax 505.983.2691 · studio@spearsarchitects.com

ITEM # 11-0985

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

Case #H-11-081
Address – 460 Camino de las Animas
Owner/Applicant's Name – Theodora Portago
Agent's Name – Spears Architects

THIS MATTER came before the Historic Design Review Board (Board) for hearing on August 23, 2011 upon the application (Application) of Spears Architects, as agent for Theodora Portago, owner.

460 Camino de las Animas is a single family residence was constructed before 1958 in the Spanish-Pueblo Revival style. A free-standing secondary residence, accessed from Camino Monte Vista, was constructed at an unknown date in a simplified Spanish-Pueblo Revival style. Both structures are listed as contributing to the Downtown & Eastside Historic District.

The Applicant requested a remodeling project (Project) including removal of a chain-link fence and vehicle gate at both street frontages and replacement with a 72" high coyote fence with irregular tops and a 14' wide bi-leaf vehicle gate with white painted wood on steel framing featuring a diagonal lattice with decorative scrolls on the top and bottom that resemble Mayan or Baroque designs will be constructed on the Monte Vista frontage flanked by 24" x 24" river rock pilasters. An exception was requested to exceed the maximum allowable height for the street-frontage fences (Section 14-5.2(D)(9)).

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 exceed the maximum allowable height (Section 14-5.2(D)(9)) for the street-frontage fences.
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 Significant Structures;
   (b) Section 14-5.2(D)(1)-(9), General Design Standards for All H Districts;
   (c) Section 14-5.2(E), Downtown & Eastside Historic District.
5. The maximum allowable height for a street-frontage fence is 60" along Camino Atalaya and 58" along Camino Monte Vista.
6. The proposed gate and pilaster design has too many differing materials and the scroll designs appear to be out of proportion on this large gate.

7. 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.
8. 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:

The Board concludes that the Project has met the exception criteria as submitted to exceed the maximum allowable height for the streetscape fences (Section 14-5.2(D)(9)) with the highest latillas not exceeding 72". The Project is approved with the conditions that the gate and pilasters shall be redesigned and brought back to the Board for review.

IT IS SO ORDERED ON THIS 13th DAY OF SEPTEMBER 2011 THE HISTORIC DESIGN REVIEW BOARD OF THE CITY OF SANTA FE.

Sharon Woods
Chair

Date: 9/13/11

FILED

Yolanda Y. Vigil
City Clerk

Date: 9-14-11

APPROVED AS TO FORM

Kelley Brennan
Assistant City Attorney

Date: 9/14/11

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 replace an existing 72" high chain link fence with a coyote fence of the same height on a contributing residential property where the maximum allowable height is 58" and 60". A height exception is requested (Section 14-5.2(D)(9)).

Project number: 11-10100081
Case number: H-11-00081
Project type: HDRB

PROJECT LOCATION (S): 460 Camino de las Animas

PROJECT NAMES:

OW – Theodora Portago
Santa Fe, NM 87501

460 Camino de las Animas
505-920-2928

AP – Spears Architects
Santa Fe, NM 87505

1334 Pacheco Street
505-983-6966

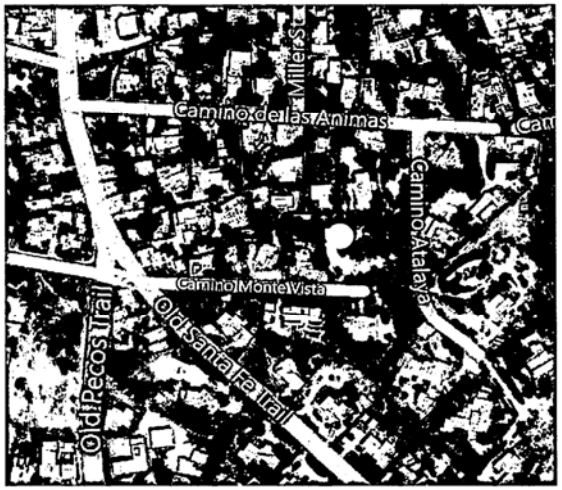
BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their hearing on, August 23, 2011, acted on the above referenced case. The decision of the board was to approve your request for a height exception with the conditions that the latillas tops shall be irregular and not exceeding 72" high and that the gate and pilasters shall be redesigned and resubmitted to the Board. For further information please call 955-6605.

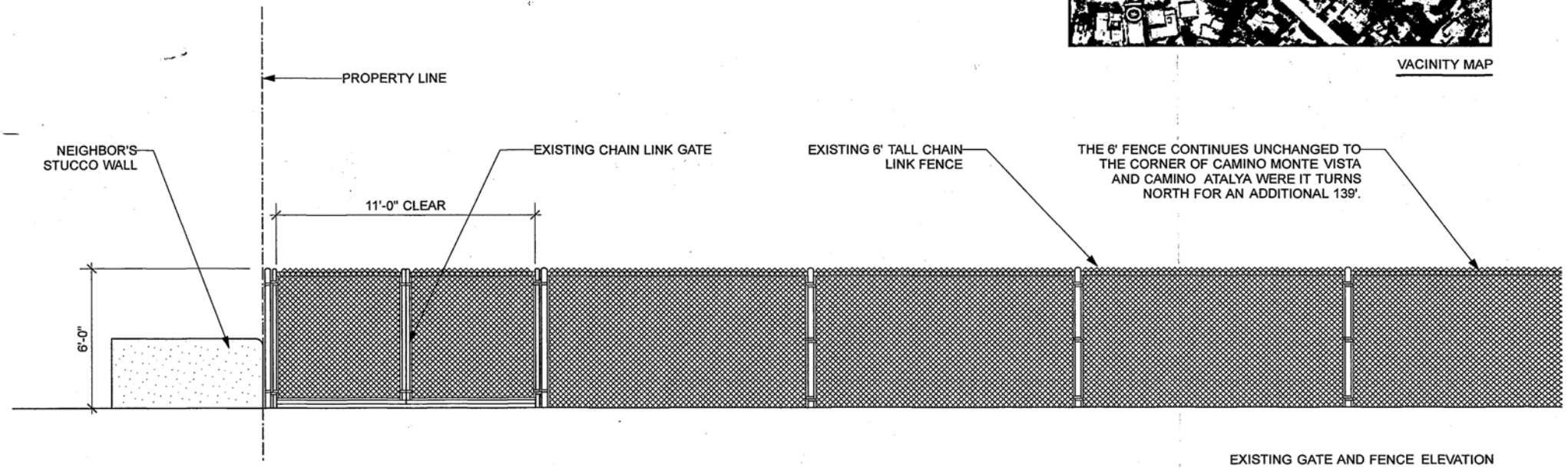
Sincerely,

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..**



VACINITY MAP



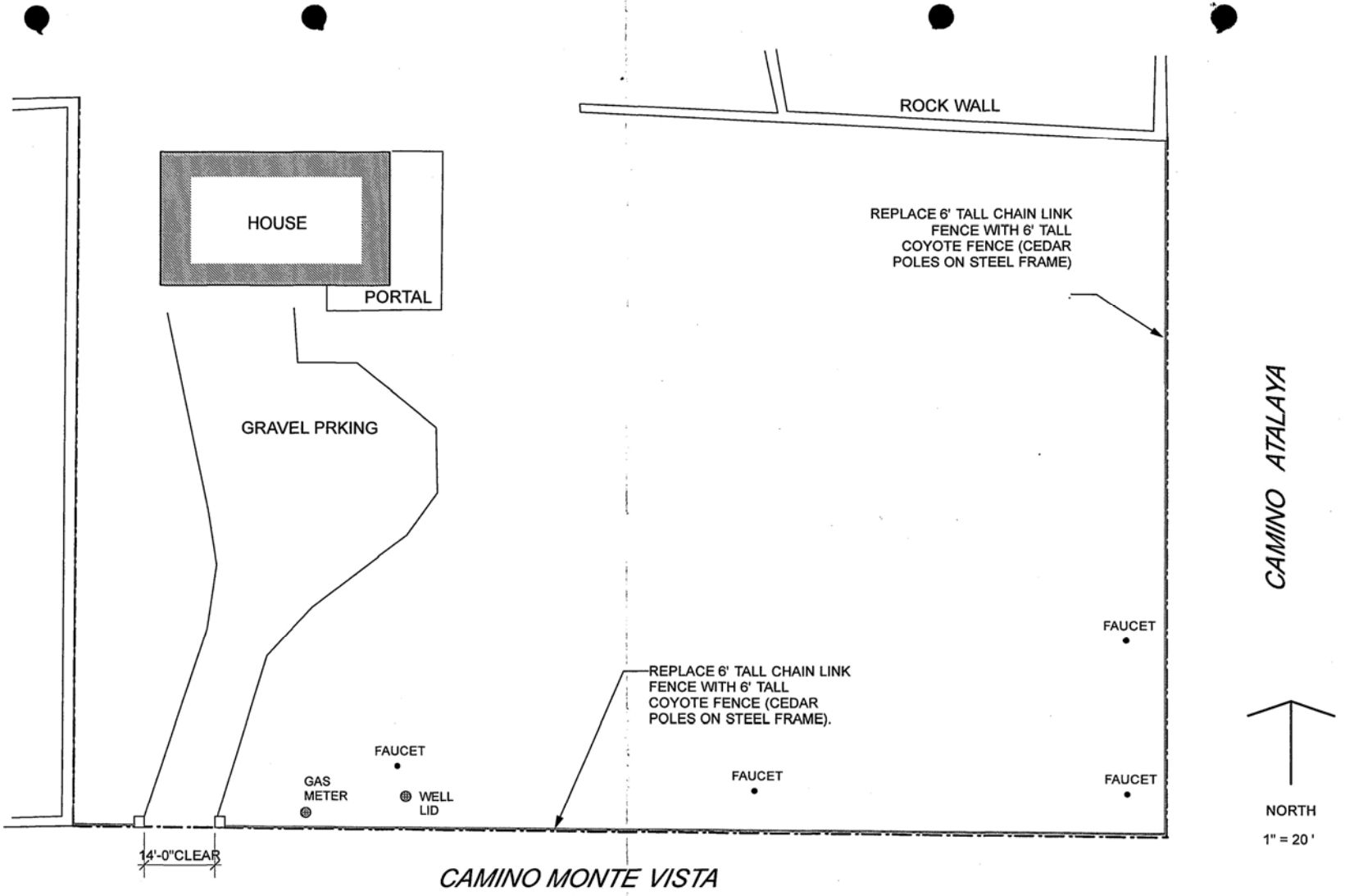
EXISTING GATE AND FENCE ELEVATION

1/4" = 1' - 0"

Spears Architects

PORTAGO FENCE REPLACEMENT

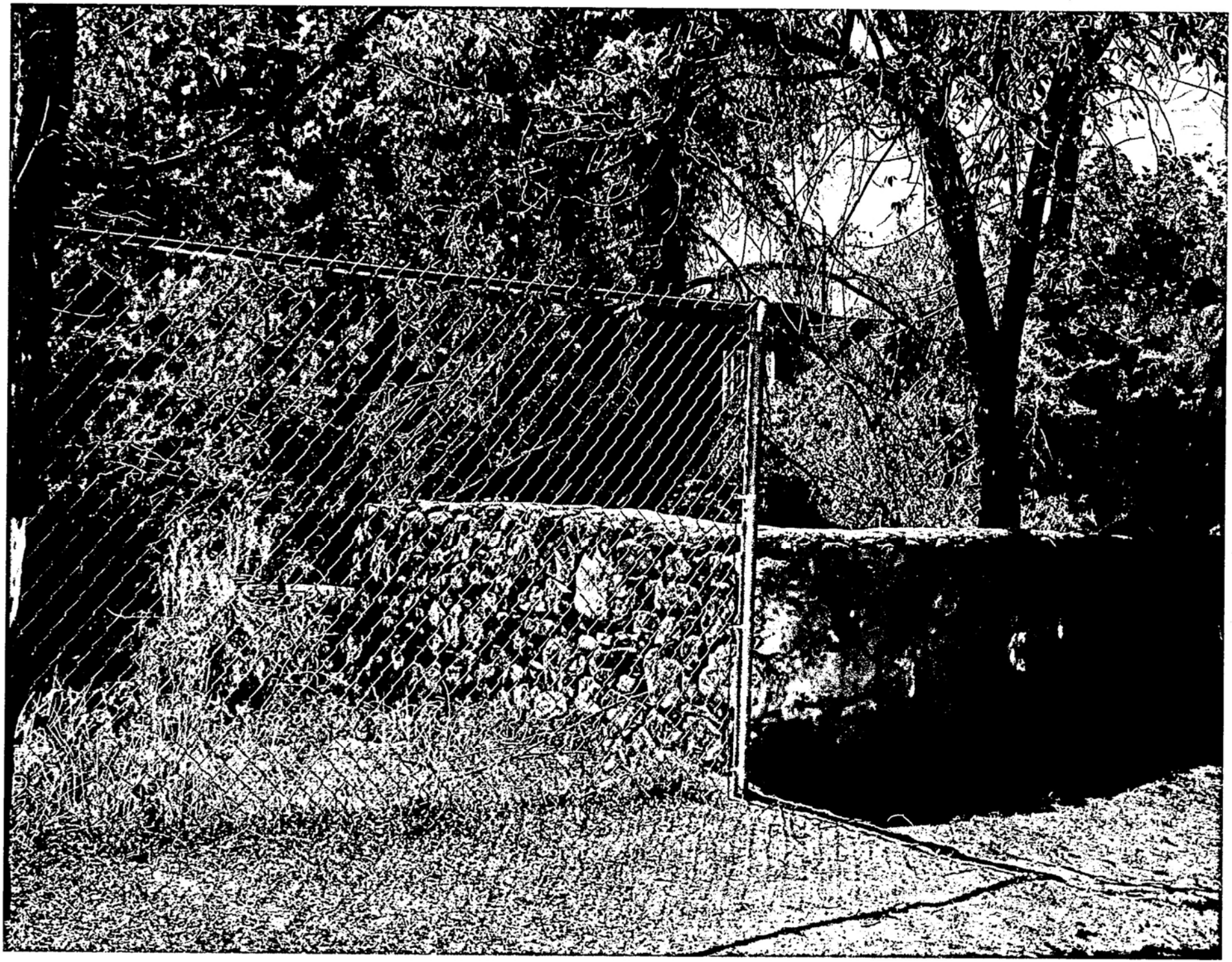
JULY 21, 2011

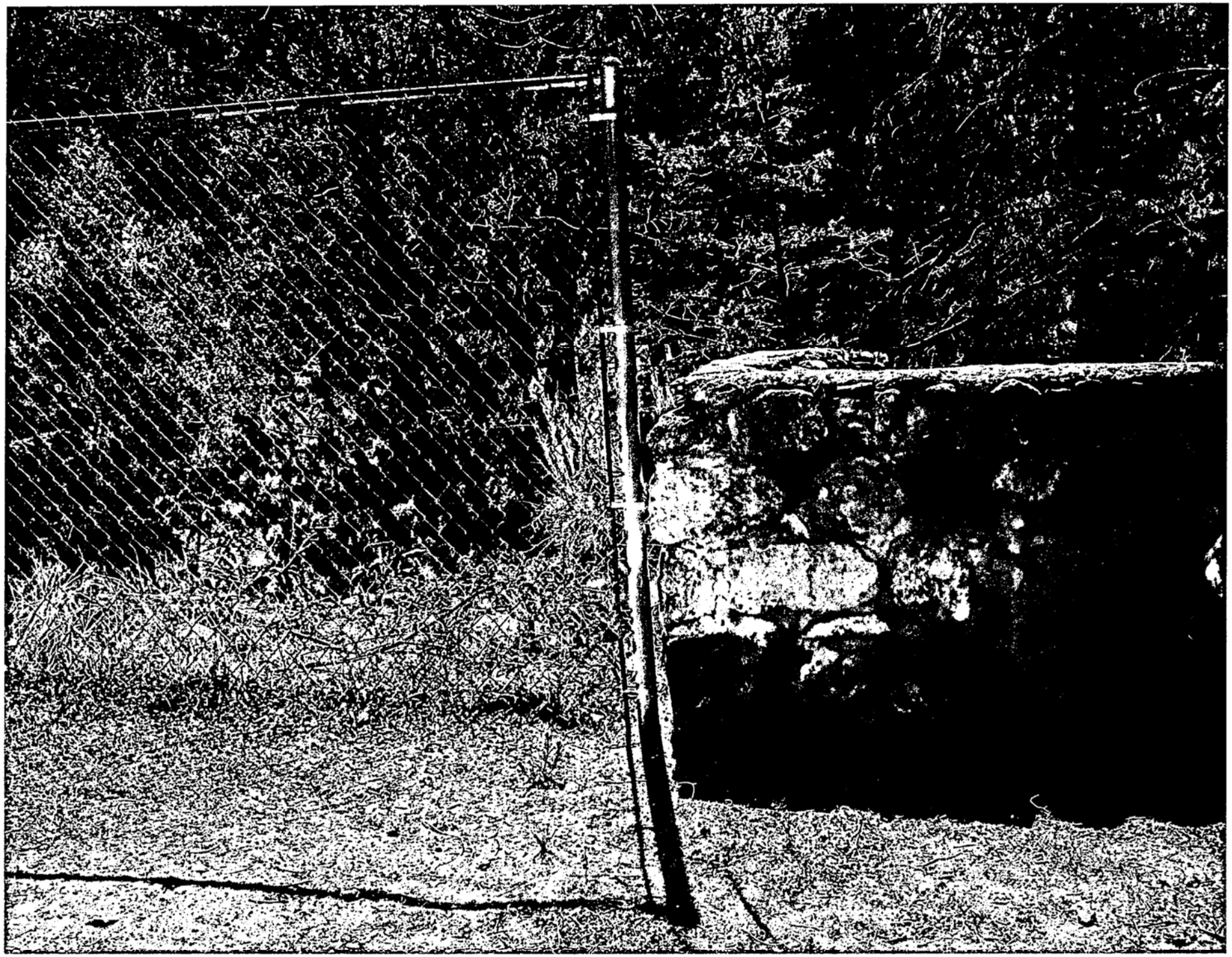


Spears Architects

DE PORTAGO FENCE REPLACEMENT

JUNE 8, 2011





Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department- Building Permit Division

To Be Completed By Applicant:

Date Submitted: July 5, 2011	**Site Address:** 460 Camino de las Animas
Property Owner of Record: Theodora Portago	**Proposed Construction Description:** Replace chain link fence w/ coyote fence
Applicant/Agent Name: Spears Architects	
Contact Person Phone Number: (505)983-6966 - Beverley	**TOTAL ROOF AREA:** N/A

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.

Beverley Spears 7/12/2011

☐OWNER ☐APPLICANT ☒AGENT DATE

To Be Completed By City Staff: ☐ Historic PZR ☐ Building Permit PZR

Zoning District:_____

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
- ☐ Existing **And** Proposed Site Plan

Supplemental Zoning Submittals:
- ☐ Accessory Structure Affidavit
- ☐ Approval Letters (Tech Review, Historic, etc..)
- ☐ Zero Lot Line Affidavit

Use of Structure: ☐Residential
☐Commercial Type of Use: _____

* Requires and additional review conducted by Technical Review Division to ensure compliance.

Setbacks:
Front: _____ Required: _____
Rear: _____ Required: _____
Sides: L___ R___ Required:_____
2nd Front? ____
☐ 10 ft Building Separation

Height: Proposed _____
Maximum Height: _____ or
☐ Regulated by Historic Division
☐ Regulated by Escarpment Overlay District

Parking Spaces: NA
Proposed_____ Handicap**_____
Minimum:_____

Bicycle Parking:** NA
Proposed:_____ Minimum:_____
** Commercial Requirement

Additional Agency Review if Applicable:
☐ Escarpment Approval by _____ Date: _____ ☐ Flood Plain Approval by _____ Date:_____
Notes: _____

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

REVIEWER: _____ **DATE:** _____

City of Santa Fe, New Mexico

memo

DATE: August 9, 2011

TO: Historic Design Review Board Members

FROM: David Rasch, Supervising Planner, Historic Preservation Division DR

CASE # H-11-081

ADDRESS: 460 Camino de las Animas
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
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: wall height calculation	_x_ Photographs
	_x_ Other: exception criteria responses

STAFF RECOMMENDATION:

Staff recommends approval of the height exception request, since a tall fence already exists in the proposed fence location and the replacement fence is more acceptable than chain link. Otherwise, this application complies with Section 14-5.2(E) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

460 Camino de las Animas is a single family residence was constructed before 1958 in the Spanish-Pueblo Revival style. A free-standing secondary residence, accessed from Camino Monte Vista, was constructed at an unknown date in a simplified Spanish-Pueblo Revival style. Both structures are listed as contributing to the Downtown & Eastside Historic District.

The applicant proposes to remove a chain-link fence and vehicle gate at both street frontages and replace it with a coyote fence at 72" high where the maximum allowable height is 60" along Camino Atalaya and 58" along Camino Monte Vista. The latillas tops are designed at irregular tops. A height exception is requested and the criteria responses are at the end of this report.

A 14' wide bi-leaf vehicle gate is proposed on the Monte Vista frontage flanked by 24" x 24" river rock pilasters. The gate will be white painted wood and steel featuring a diagonal lattice with decorative scrolls on the top and bottom that resemble Mayan or Baroque designs.

(i) The character of the streetscape will be improved by replacing the chain link fence with a coyote fence. There is approximately 6 feet of space between the edge of the asphalt pavement and the chain link fence at the property line. There are 7 deciduous elm trees at least 12 feet in height along Camino Atalaya to help visually soften the appearance of the coyote fence. The applicant will happily plant additional xeric native vegetation such as chamisa and pinon as well as Virginia creeper to further soften the appearance.

Staff response: Staff is in agreement with this response.

(ii) This exception will prevent a hardship by allowing the applicant to continue to maintain the security of a six-foot fence. The applicant owns four large dogs, two of which are rescue dogs. A fence of this height is needed to contain these dogs. These dogs can jump a fence that is 60" tall.

Staff response: Staff is in agreement with this response.

(iii) A coyote fence is rural in character. This area of the Core Historic District is quite rural as so much of the East Side was when the district was first created. Allowing this fence at the typical coyote fence height seems appropriate for this semi-rural location.

Staff response: Staff is in agreement with this response.

(iv) This location is more rural than most and is at the end of or near the end of two dead end streets. The owner has had the benefit of a six-foot fence since she acquired the property. The fence will not mask a front yard or any visible architectural elements.

Staff response: Staff is in agreement with this response.

(v) When the applicant acquired this property, the chain link fence was already in place. The chain link fence has been there for more than 30 years.

Staff response: Staff is in agreement with this response.

(vi) The character of the streetscape will be improved by replacing the chain link fence with a coyote fence. Please note that Monte Vista as a street ends at the applicant's driveway such that, for all practical purposes, the fence along Monte Vista does not have public frontage.

Staff response: Staff is somewhat in agreement with this response. However, the Monte Vista frontage does have public visibility. As such, the proposed coyote fence has the least negative impact on the streetscape in relation to the chain link fence or a stuccoed yardwall.

Spears Architects

July 9, 2011

Historic Design Review Board
City of Santa Fe
202 Lincoln Ave.
Santa Fe, NM

Dear Board Members,

On behalf of my client, Theodora Portago, I am requesting approval from the board to replace an existing 72" high chain link fence with a coyote fence of the same height. The chain link fence, which has been in place for at least 30 years, is unattractive and inappropriate for the neighborhood. The property is on Camino Atalaya and also at the dead end of Camino Monte Vista. The area has a very rural feel and light pedestrian traffic and no sidewalks. A six foot coyote fence to replace the existing fence will continue to allow my client to keep dogs securely fenced in.

The fence will be made of unpeeled juniper poles left to weather naturally. They will be attached to a standard steel frame visible only from the interior of the property. The one opening along the fence will be made of a river rock square post on either side of the driveway opening. There will be a pair of decorative white gates whose design matches a garden gate elsewhere on the property. The gates will be made primarily of wood but will have a concealed steel frame for longevity and durability. Thank you for your kind consideration of this request.

Cordially,

Beverley Spears, FAIA

architecture · landscape architecture · urban design
1334 Pacheco Street · Santa Fe, New Mexico 87505
505.983.6966 · fax 505.983.2691 · studio@spearsarchitects.com

Spears Architects

July 12, 2011

Historic Design Review Board
City of Santa Fe
202 Lincoln Ave.
Santa Fe, NM

Dear Board Members,

Regarding the requested approval from the Board to replace an existing 72" high chain link fence with a coyote fence of the same height, an exception is requested because the calculated allowable fence height is 58" along Monte Vista and 60" along Camino Atalaya. Relative to 14-5.2 (C) 5(c) of the City code, please consider the following information:

(i) The character of the streetscape will be improved by replacing the chain link fence with a coyote fence. There is approximately 6 feet of space between the edge of the asphalt pavement and the chain link fence at the property line. There are 7 deciduous elm trees at least 12 feet in height along Camino Atalaya to help visually soften the appearance of the coyote fence. The applicant will happily plant additional xeric native vegetation such as chamisa and pinon as well as Virginia creeper to further soften the appearance.

(ii) This exception will prevent a hardship by allowing the applicant to continue to maintain the security of a six-foot fence. The applicant owns four large dogs, two of which are rescue dogs. A fence of this height is needed to contain these dogs. These dogs can jump a fence that is 60" tall.

(iii) A coyote fence is rural in character. This area of the Core Historic District is quite rural as so much of the East Side was when the district was first created. Allowing this fence at the typical coyote fence height seems appropriate for this semi-rural location. The entire property is 1.37 acres.

(iv) This location is more rural than most and is at the end of or near the end of two dead end streets. The owner has had the benefit of a six-foot fence since she acquired the property. The fence will not mask a front yard or any visible architectural elements.

(v) When the applicant acquired this property, the chain link fence was already in place. The chain link fence has been there for more than 30 years.

(vi) The character of the streetscape will be improved by replacing the chain link fence with a coyote fence. Please note that Monte Vista as a street ends at the applicant's driveway such that, for all practical purposes, the fence along Monte Vista does not have public frontage.

Thank you.

Cordially,

Beverley Spears

Beverley Spears, FAIA

architecture · landscape architecture · urban design
1334 Pacheco Street · Santa Fe, New Mexico 87505
505.983.6966 · fax 505.983.2691 · studio@spearsarchitects.com

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 replace an existing 72" high chain link fence with a coyote fence of the same height on a contributing residential property where the maximum allowable height is 58" and 60". A height exception is requested (Section 14-5.2(D)(9)).

Project number: 11-10100081
Case number: H-11-00081
Project type: HDRB

PROJECT LOCATION (S): **460 Camino de las Animas**

PROJECT NAMES:

OW – Theodora Portago
Santa Fe, NM 87501

460 Camino de las Animas
505-920-2928

AP – Spears Architects
Santa Fe, NM 87505

1334 Pacheco Street
505-983-6966

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their hearing on, August 9, 2011, acted on the above referenced case. The decision of the board was to postpone your application to the August 23, 2011 hearing when a representative must be present. 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..**

HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 449 Camino Monte Vista

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

PROJECT PROPOSAL: _____

CONSTRUCTION COST: $ _____

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: Theodora Portago **PHONE #:** 920-2928

OWNER MAILING ADDRESS: 449 Camino Monte Vista

CITY, STATE, ZIP CODE: _____

EMAIL: _____

APPLICANT: Elisabeth Wagner **PHONE #:** _____

MAILING ADDRESS: _____

CITY, STATE, ZIP CODE: _____

EMAIL: _____

PREAPPLICATION MEETING: Date: _____ Case Planner: _____

PRELIMINARY ZONING REVIEW: Date: _____ 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)

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)

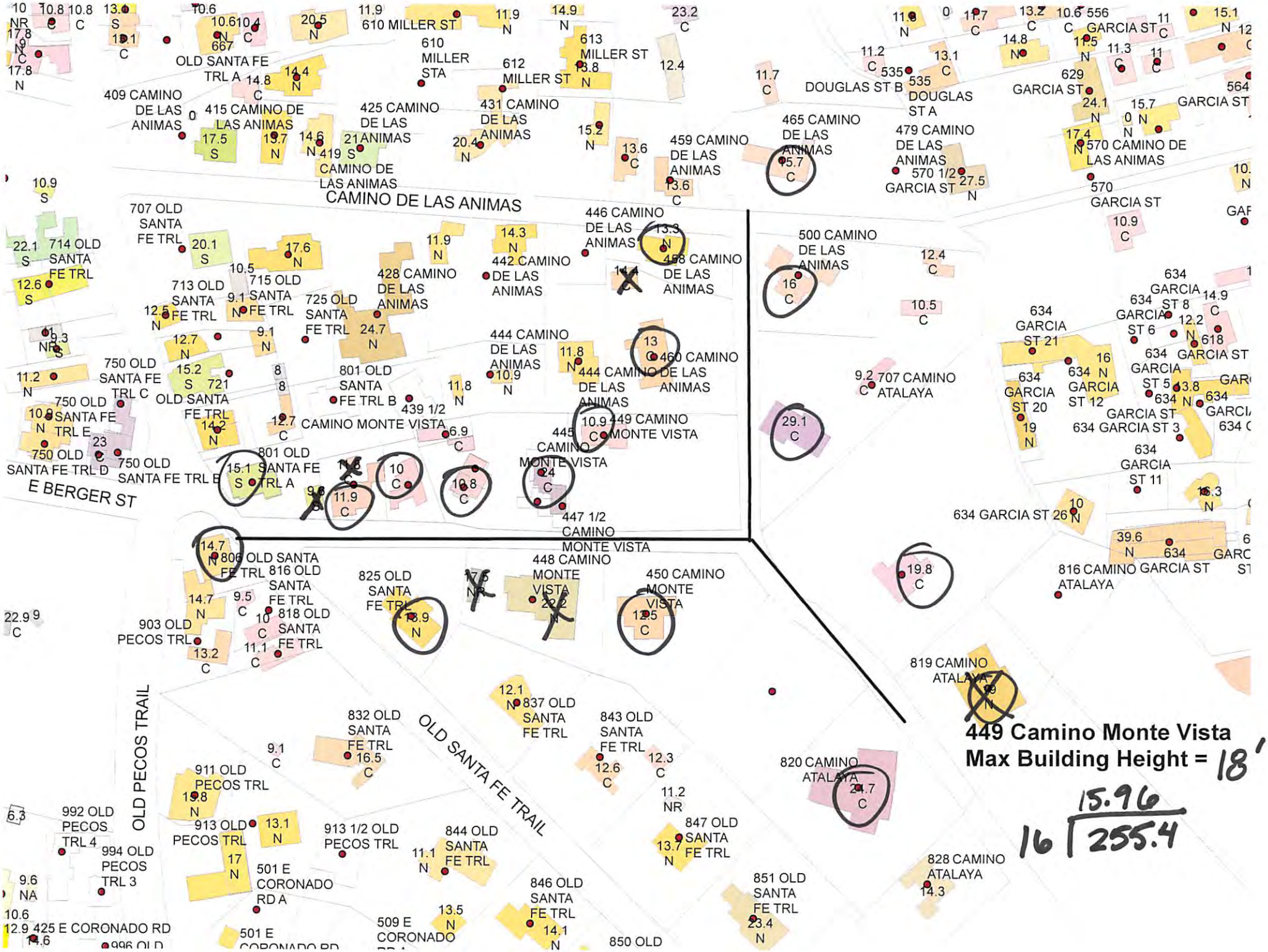
I am,/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize Elisabeth Wagner to act as my/our agent to execute this application.

Signed: _____ Date: 13 Aug. '15

Signed: _____ Date: _____

****ALL signatures on this page must be original signatures (no copies, no digital signatures)**


CAMINO DE LAS ANIMAS
E BERGER ST
OLD PECOS TRAIL
OLD SANTA FE TRAIL
610 MILLER ST
610 MILLER STA
612 MILLER ST
613 MILLER ST
667 OLD SANTA FE TRL A
409 CAMINO DE LAS ANIMAS
415 CAMINO DE LAS ANIMAS
425 CAMINO DE LAS ANIMAS
419 CAMINO DE LAS ANIMAS
431 CAMINO DE LAS ANIMAS
459 CAMINO DE LAS ANIMAS
465 CAMINO DE LAS ANIMAS
535 DOUGLAS ST B
535 DOUGLAS ST A
479 CAMINO DE LAS ANIMAS
570 1/2 GARCIA ST
570 CAMINO DE LAS ANIMAS
570 GARCIA ST
556 GARCIA ST
629 GARCIA ST
564 GARCIA ST
707 OLD SANTA FE TRL
714 OLD SANTA FE TRL
713 OLD SANTA FE TRL
715 OLD SANTA FE TRL
725 OLD SANTA FE TRL
428 CAMINO DE LAS ANIMAS
442 CAMINO DE LAS ANIMAS
446 CAMINO DE LAS ANIMAS
458 CAMINO DE LAS ANIMAS
500 CAMINO DE LAS ANIMAS
444 CAMINO DE LAS ANIMAS
460 CAMINO DE LAS ANIMAS
444 CAMINO DE LAS ANIMAS
750 OLD SANTA FE TRL C
721 OLD SANTA FE TRL
801 OLD SANTA FE TRL B
439 1/2 CAMINO MONTE VISTA
449 CAMINO MONTE VISTA
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801 OLD SANTA FE TRL A
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707 CAMINO ATALAYA
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634 GARCIA ST 20
634 GARCIA ST 12
634 GARCIA ST 8
634 GARCIA ST 6
618 GARCIA ST
634 GARCIA ST 5
634 GARCIA ST 3
634 GARCIA ST 11
634 GARCIA ST 26
816 CAMINO ATALAYA
634 GARCIA ST
806 OLD SANTA FE TRL
816 OLD SANTA FE TRL
818 OLD SANTA FE TRL
825 OLD SANTA FE TRL
448 CAMINO MONTE VISTA
450 CAMINO MONTE VISTA
903 OLD PECOS TRL
819 CAMINO ATALAYA
837 OLD SANTA FE TRL
832 OLD SANTA FE TRL
843 OLD SANTA FE TRL
820 CAMINO ATALAYA
911 OLD PECOS TRL
913 OLD PECOS TRL
913 1/2 OLD PECOS TRL
844 OLD SANTA FE TRL
847 OLD SANTA FE TRL
992 OLD PECOS TRL 4
994 OLD PECOS TRL 3
501 E CORONADO RD A
846 OLD SANTA FE TRL
851 OLD SANTA FE TRL
828 CAMINO ATALAYA
425 E CORONADO RD
509 E CORONADO
850 OLD
449 Camino Monte Vista
Max Building Height = 18'
15.96
16 | 255.4

LORN TRYK ARCHITECTS, P.C.

October 14,2024

Historic Districts Review Board
c/o Ms. Lani J. McCulley
City of Santa Fe
PO Box 909
Santa Fe, NM 87505-0909

Re: HDRB Application
Proposed Residence at 448 Camino Monte Vista

Greetings,

We are proposing a new residence at 448 Camino Monte Vista in the Downtown and Eastside historic district.

PROPOSED PROJECT
The residence will consist of the following:

- A main house of 3808 sf heated plus 851 sf portales
- A detached accessory dwelling (guest house) of 939 sf heated plus 172 sf portal
- A detached bedroom suite of 402 sf heated plus 33 sf portal
- A detached garage of 877 sf
- An outdoor swimming pool

The various buildings are arranged to create a compound with a walled front courtyard with wooden gates. The rear of the composition is open to the pool area with views to the mountains to the east.

SITE
The site is a vacant .7244 acre (31555 sf) parcel. The site is a corner lot at the intersection of Camino Monte Vista and Camino Atalaya. A previous residence was demolished in 2016. The site is generally relatively flat on the western two thirds, with a substantial depression on the eastern third. See attached photos.

CONSTRUCTION
The various buildings are to be constructed of wood frame with stucco finish. The style can be described as simple Territorial Revival. Doors, windows and portales are white

436 W. San Francisco St., Santa Fe, New Mexico 87501
505-982-5340 lorn@ltryk.com Fax:505-982-5393

painted wood. Windows have painted wood casing with pediment tops. There is no brick parapet coping proposed. Windows on the front façade are further accented with functioning raised panel wood shutters.

Site walls are stuccoed CMU masonry.

HEIGHTS
Calculated maximum allowable height from staff is 18’-0”. Proposed heights vary from 12’ to 17’-6” with the tallest mass (living room) surrounded by shorter masses.

FINISHES
Proposed finishes are as follows:

Exterior Stucco:	STO Adobe Brown
Exterior doors and windows:	White painted wood, true divided lite
Exterior casing, posts and beams:	White painted wood.
Garage Door:	White painted wood.
Canales:	Galvanized steel lined wood, painted white.
Railings:	White painted wood.
Brick walkways and patio surfaces:	Summit “Cedar Ridge”

LIGHTING
Exterior scones and pendants will be Artesanos tin fixtures. See attached photos.

Thank you for your consideration.

Sincerely,



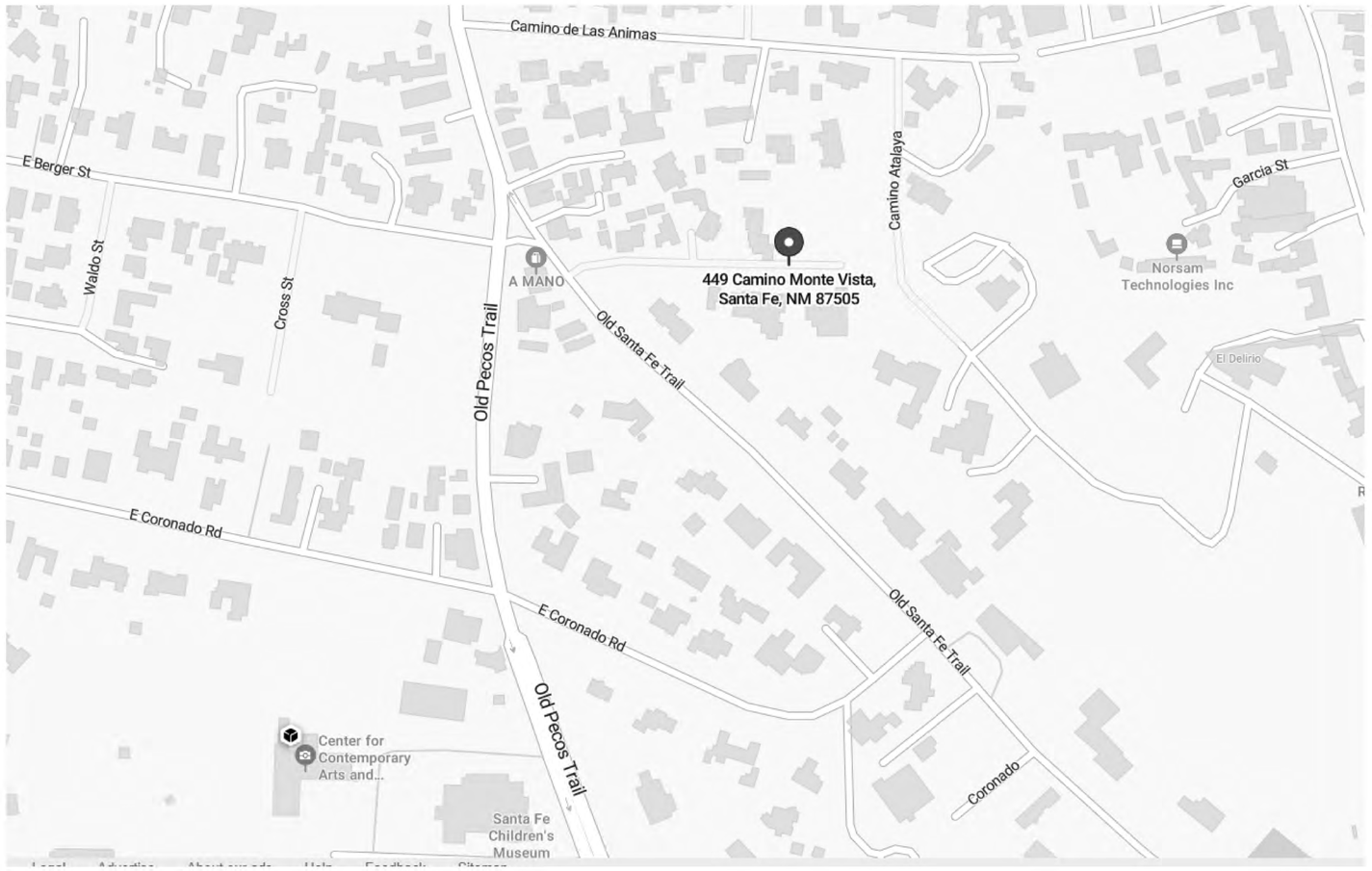
Lorn C. Tryk, Architect

Cc: Joe and Mary Clark

Clark Residence

449 Camino Monte Vista





AREAS:

LOT:	**31,555 s.f. (0.7244 ac.)**
MAIN HOUSE HEATED:	**3,808 s.f.**
GARAGE/MECH.:	**877 s.f.**
LIVING PORTALS:	**851 s.f.**
ACCESS DWELLING HEATED:	**939 s.f.**
ACCESS DWELLING PORTAL:	**172 s.f.**
GUEST BEDROOM:	**402 s.f.**
GUEST PORTAL	**33 s.f.**
TOTAL ROOFED:	**7,082 s.f.**
LOT COVERAGE:	**7,082 / 31,555 = 22.4%**

DESIGN CRITERIA:

CODES: **2021 IRC**

Sheet List

Sheet Number	Sheet Name
A0	Cover
...	Survey
C0	Existing Site Plan
A01	3d Views
C1	Site Plan
C2	Grading Plan
C3	Drainage Plan
C4	Site Details
C7	Story Pole Plan
L1	Landscape Plan
S1	Foundation Plan
S2	Roof Framing
A1	Floor Plan
A2.1	Floor Plan - South
A2.2	Floor Plan - North
A3	Reflected Ceiling Plan
A4	Roof Plan
A5	South Elevation
A6	West Elevations
A7	East Elevation
A8	North Elevation
A9	Main House Elevations
A10	Exercise Elevations
A11	G. Bedroom Elevations
A12	Accessory Dwelling Elevations
A13	Garage Elevations
A16	Wall Sections
A17	Wall Sections
A18	Interior Elevations
A19	Interior Elevations
A20	Interior Elevations
A21	Interior Elevations
A22	Door Types and Schedule
A23	Door Types and Schedule
A24	Window Types and Schedule
A25	Window Types and Schedule
P1	Plumbing Plan
M1	Mini-Split Plan
M2	Radiant Plan
E1	Electrical Plan - South
E2	Electrical Plan - North
E3	Low Voltage Plan

LORN TRYK ARCHITECTS
436 W. San Francisco Street
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltryk.com

STATE OF NEW MEXICO
LORN C. TRYK
NO. 1381
10-29-24
REGISTERED ARCHITECT

Clark Residence

449 Camino Monte Vista

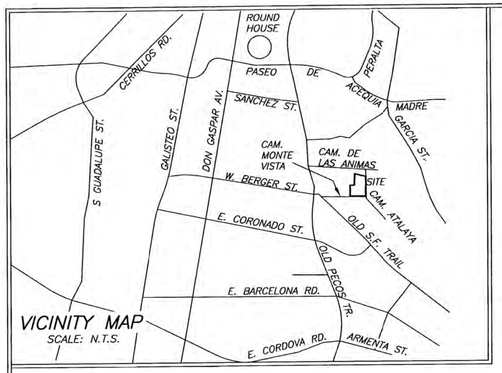
Date:
11/27/2024
7:17:10 PM

Cover

Scale

A0

D:\Lorn Tryk Architects Dropbox\Clark\Clark 17.rvt



VICINITY MAP

SCALE: N.T.S.

FLOOD ZONE

THIS PROPERTY LIES WITHIN "OTHER AREAS ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AS GRAPHICALLY DEPICTED FROM ELECTRONIC COUNTY GIS FILES AND DFIRM ISSUED 6/17/2008 PANEL # 35049C0416D. ALSO REFER TO FEMA RISK MAP, FLOOD INFORMATION PORTAL SANTA FE NM PRELIMINARY DFIRM ISSUED 2/18/2011 PANEL # 35049C0416E(2011-02-18).

CURRENT ZONING

THESE PROPERTIES ARE CURRENTLY ZONED RC-5.

REFERENCE DOCUMENTS

1. WARRANTY DEED FROM: MARJORY HANSEN AS TRUSTEES OF THE VICTOR & MARJORY HANSEN TRUST U/A TO: THEODORA PORTAGO, RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, AS INSTRUMENT #1574523.

2. PLAT TITLED BOUNDARY SURVEY PREPARED FOR VICTOR H. HANSEN, MARJORY M. HANSEN AND THEODORA PORTAGO, BY: EDWARD M. TRUJILLO N.M.P.L.S. 12352, RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON AUG. 18, 2009, IN Bk.707, Pg.001.

3. MAP SHOWING ATALAYA ADDITION TO THE CITY OF SANTA FE DATED MAY 16, 1922, PREPARED BY GEORGE M. NEEL

4. ALL OTHER DOCUMENTS REFEREED TO ON THE FACE OF THIS PLAT.

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM, TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598 COORDINATES ARE NMSP CENTRAL ZONE.

- F ● DENOTES FOUND MONUMENT AS SHOWN
- ● DENOTES SET DAWSON/CAP REBAR OR AS SHOWN
- ◎ DENOTES SEWER MANHOLE
- DENOTES UTILITY POLE.
- DENOTES WALLS
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

UTILITY COMPANIES

SEWER NOTE
NO FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED ACROSS OR WITHIN PUBLIC SANITARY SEWER EASEMENTS.

T. Stanley Holland 4-27-12
CITY OF SANTA FE WASTEWATER DATE

4-30-12
COMCAST DATE

4-27-12
SANGRE DE CRISTO WATER CO. DATE

IN APPROVING THIS PLAT, PNM PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

4-27-2012
PNM ELECTRIC SERVICE DATE

4-27-12
NM GAS COMPANY DATE

CENTURY LINK DISCLAIMER.

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

04/26/2012
CENTURY LINK DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 21st DAY OF JUNE, 2010. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

Diego J. Sisneros 4/24/12
DIEGO J. SISNEROS, NMPS#13986

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 15 day of May, 20 12 A.D. at 11:00 o'clock AM, and was duly recorded in book 745, page(s) 012 of the records of Santa Fe County.

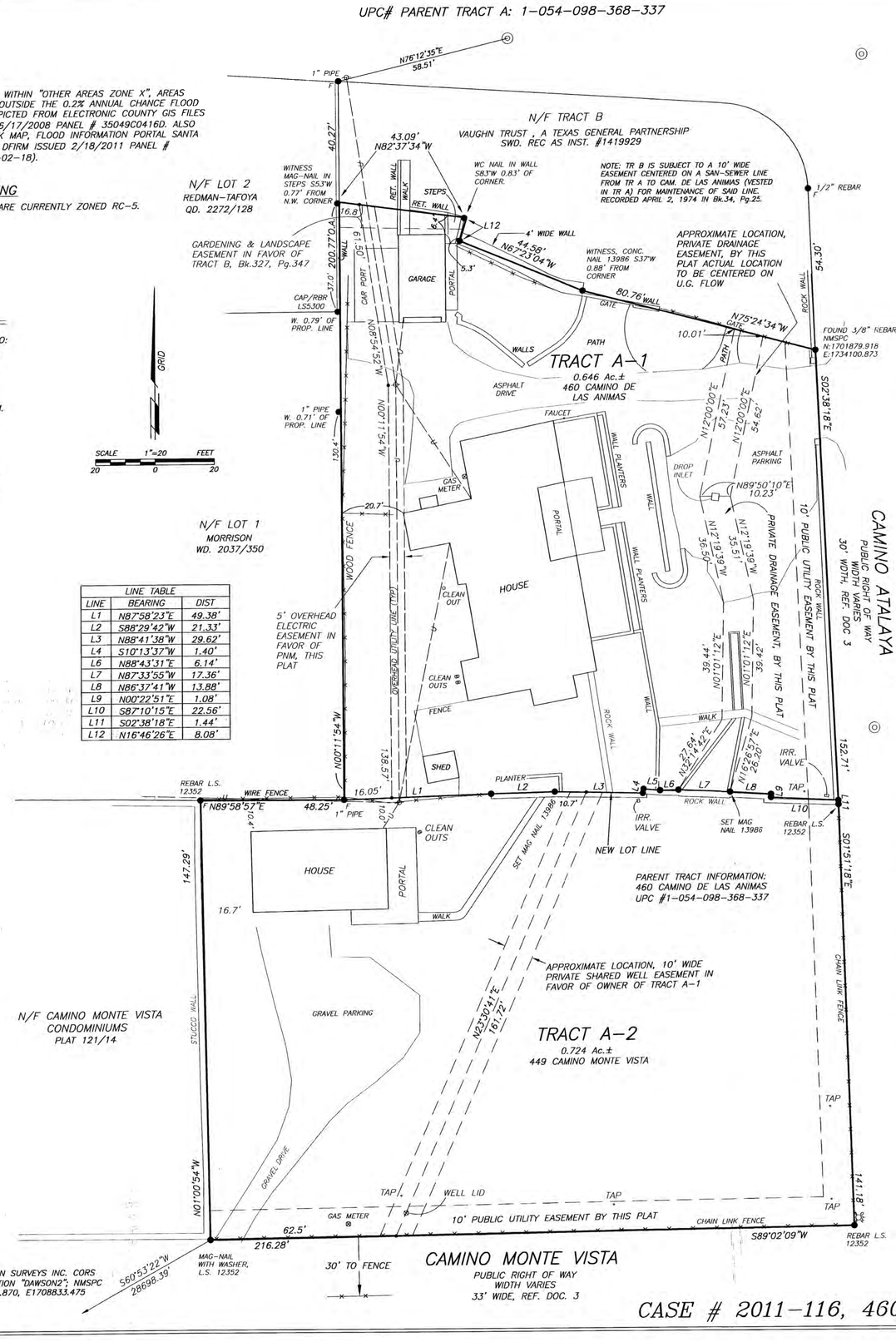
Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

1669350

SANTA FE COUNTY CLERK

UPC# PARENT TRACT A: 1-054-098-368-337



LINE TABLE		
LINE	BEARING	DIST
L1	N87°58'23"E	49.38'
L2	S88°29'42"W	21.33'
L3	N88°41'38"W	29.62'
L4	S10°13'37"W	1.40'
L6	N88°43'31"E	6.14'
L7	N87°33'55"W	17.36'
L8	N86°37'41"W	13.88'
L9	N00°22'51"E	1.08'
L10	S87°10'15"E	22.56'
L11	S02°38'18"E	1.44'
L12	N16°46'26"E	8.08'

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE DIVIDED THOSE LANDS SHOWN HEREON. THIS SAID LOT SPLIT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS LOT SPLIT CONTAINS 35.68 ACRES, MORE OR LESS. THIS LOT SPLIT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

UTILITY COMPANIES ARE HEREBY GRANTED EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, OPERATION & MAINTENANCE OF UTILITIES INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT.

A 10' WIDE PRIVATE SHARED WELL EASEMENT IS HEREBY GRANTED AS SHOWN HEREON IN FAVOR OF TRACT A-1 FOR THE CONSTRUCTION, OPERATION & MAINTENANCE OF THE WELL AND WATER LINES INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT. OWNER OF TRACT A-2 RESERVES THE RIGHT, AT THEIR SOLE EXPENSE, TO RELOCATE THE LINE AND EASEMENT UPON CONSTRUCTION OF ANY TYPE.

THE PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED IN FAVOR OF TRACT A-2 FOR THE MITIGATION OF STORM WATER RUN-OFF, INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS FOR MAINTENANCE, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT. GENERAL MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DOMINANT ESTATE UNLESS SERVIENT ESTATE IMPEDES OR RESTRICTS THE FLOW, IN WHICH CASE THE SERVIENT ESTATE SHALL BEAR RESPONSIBILITY OF REMOVAL.

NEW MEXICO GAS COMPANY IS HEREBY GRANTED EASEMENTS AS SHOWN FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSE SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES. SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR BELOW), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

THERE ARE NO PUBLIC SANITARY SEWER EASEMENTS CREATED BY THIS PLAT OR FOUND BY PREVIOUS RECORDS WITHIN THE SUBJECT PROPERTIES.

EASEMENTS SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR SUCCESSORS AND ASSIGNS

OWNER(S)
THEODORA PORTAGO (PARENT TRACT A)

BY: THEODORA PORTAGO
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY THEODORA PORTAGO THIS 3rd DAY OF May, 2012.

5/3/15
NOTARY PUBLIC MY COMMISSION EXPIRES

745012

SUMMARY COMMITTEE APPROVAL, CASE# 2011-116

APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF JANUARY 5TH 2012

5/9/12
SUMMARY COMMITTEE CHAIRMAN DATE

5/8/12
SUMMARY COMMITTEE SECRETARY DATE

CITY OF SANTA FE APPROVAL

05/14/12
CITY ENGINEER FOR LAND USE DATE

5.11.12
CITY PLANNER DATE

CONDITIONS OF APPROVAL

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14. LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

3. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.

4. NEITHER RESULTING LOT HAS A METERED WATER SERVICE CONNECTION. AN AGREEMENT FOR METERED SERVICE(S) (AMS) CONTRACT WITH THE CITY WATER DIVISION WILL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT ON EITHER LOT, AS REQUIRED BY CHAPTER 25 AND CHAPTER 14, FOR A NEW PRIMARY OR ACCESSORY DWELLING UNIT ON EITHER LOT, AND SUCH CONNECTION SHALL NOT REQUIRE THE CAPPING OR DISCONNECTION OF THE WELL. EACH LOT SHALL BE SERVED WITH SEPARATE SEWER SERVICES.

5. PRIOR TO ANY NEW CONSTRUCTION, PLAT WILL BE SUBMITTED TO FIRE DEPARTMENT FOR COMPLIANCE WITH INTERNATIONAL FIRE CODE.

6. BOTH THE FIRM PANEL 35049C0416D DATED JUNE 17, 2008 AND THE PRELIMINARY FIRM PANEL 35049C0416E(2011-02-18) SHOW, THIS PROPERTY LIES IN OTHER AREAS "ZONE X", AREAS OUTSIDE A DESIGNATED 100 YEAR FLOOD.

7. WASTEWATER USE CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

8. EACH LOT IS RESPONSIBLE FOR MANAGEMENT OF ON-SITE RAIN WATER IN CONFORMANCE WITH SECTION 14-8.1 (F)(2)(C).

9. EACH LOT SHALL BE SERVED BY SEPARATE WATER AND SEWER SERVICES.

10. WASTEWATER UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT TIME OF BUILDING PERMIT APPLICATION.

11. AT THE TIME OF THE RECORDATION OF THE LOT SPLIT PLAT, THE APPLICANT SHALL BE REQUIRED TO INSTALL A METER ON THE WELL AT THE PROPERTY OWNERS EXPENSE.

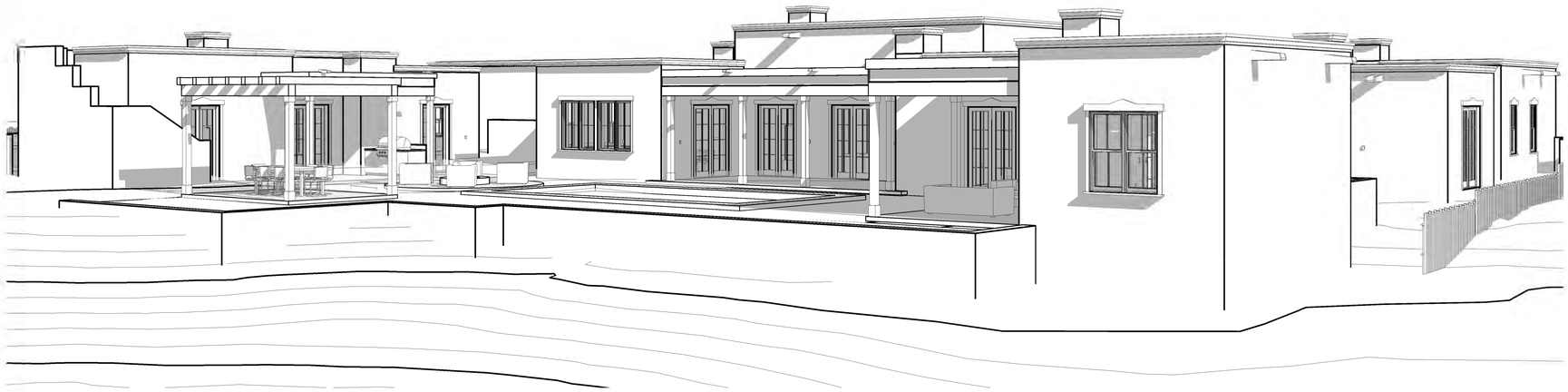
"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

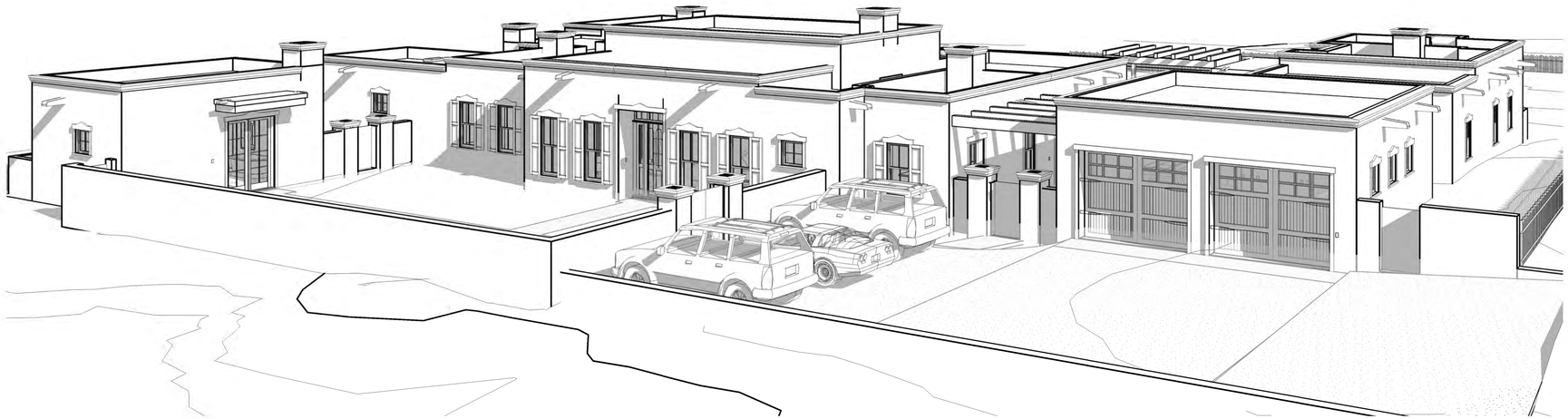
LOT SPLIT SURVEY PLAT
PREPARED FOR
THEODORA PORTAGO
OF TRACT A, 460 CAMINO DE LAS ANIMAS WARRANTY DEED, INST. #1574523
LYING WITHIN THE CITY AND COUNTY OF SANTA FE, NM.
PROJECTED SECTION 25, T17N, R9E, N.M.P.M.

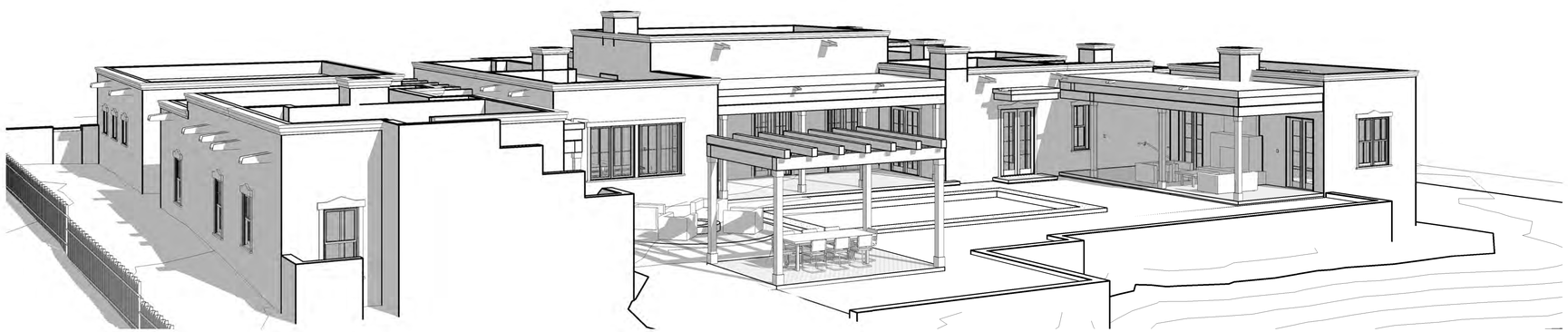
THE PURPOSE OF THIS PLAT IS TO SPLIT TRACT A INTO TWO SEPARATE TRACTS.

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M. 87507
FILE#8959LS DATE:4/11/2012

CASE # 2011-116, 460 CAMINO DE LAS ANIMAS LOT SPLIT







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NO. 1381
10-29-24
REGISTERED ARCHITECT

Clark Residence

449 Camino Monte Vista

Date:
11/27/2024
7:17:23 PM

3d Views

Scale

A01

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TRACT A–1

N89°58'57"E 48.25'

N87°58'23"E 49.38'

N88°29'42"E 21.33'

S88°41'38"E 29.62'

N10°13'37"E 1.40'

S84°13'37"E 5.61'

N88°43'31"E 6.14'

S87°33'55"E 17.36'

S86°37'41"E 13.88'

S00°22'51"W 1.08'

S87°10'15"E 22.56'

S02°38'19"E 3,161.44'

S01°15'05"E 3,181.15'

PRIVATE DRAINAGE EASEMENT Plat Book 745, Page 012

Power Pole

ELECTRIC DROP METER POLE

END COYOTE

LOW ROCK WALL

DRAINAGE WALL OPENINGS

WATER SHUT–OFF

DSI CAPPED REBAR

LOW/STUCCO WALL 147.29'

CAMINO MONTE VISTA CONDOMINIUMS

DESIDUOUS TREE

FRUIT TREE

DESIDUOUS TREE

FRUIT TREE

FRUIT TREE

APPROXIMATE LOCATON OF 10' WIDE EASEMENT - VACATED 10 / 30 / 2017

14"/ELM

12"/ELM

24"/ELM

10"/PINON

WATER SHUT–OFF

EDGE OF ASPHALT

CAMINO ATALAYA

COYOTE FENCE

TRACT A-2

449 Camino Monte Vista

FRUIT TREE

COYOTE FENCE

LOW/STUCCO WALL

N01°00'54"W 216.28'

IRRIGATION VALUE

HYDRANT

COVERED PUMP FACILITY

GAS PIPES (NO METER)

SPIGOT

SPIGOT

10' PUBLIC UTILITY EASEMENT Plat Book 745, Page 012

141.11'

Fire Hydrant

S89°02'09"W

DSI CAPPED REBAR

COYOTE FENCE

OPENING IN FENCE

COYOTE FENCE

COYOTE FENCE

EDGE OF GRAVEL ROAD

TELEPHONE PEDESTAL

GRAVEL ROAD

CAMINO MONTE VISTA

STEEL GUARDRAIL BARRACADE

LOW COYOTE FENCE

STEEL GUARDRAIL BARRACADE

LOW STUCCO WALL

COLUMN

LOW STUCCO WALL

NORTH

(Y.L.S)

SCALE 1"=10' FEET

10' 0 10'

CONTOUR INTERVAL IS 1 FOOT

LEGEND

- ● SURVEY MONUMENT, FOUND
- ○ CALCULATED POINT
- 24"/ELM INDICATES TREE TYPE, AND APPROXIMATE TRUNK DIAMETER

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Date:
11/27/2024
7:17:25 PM

Existing Site Plan

Scale 12" = 1'-0"

C0

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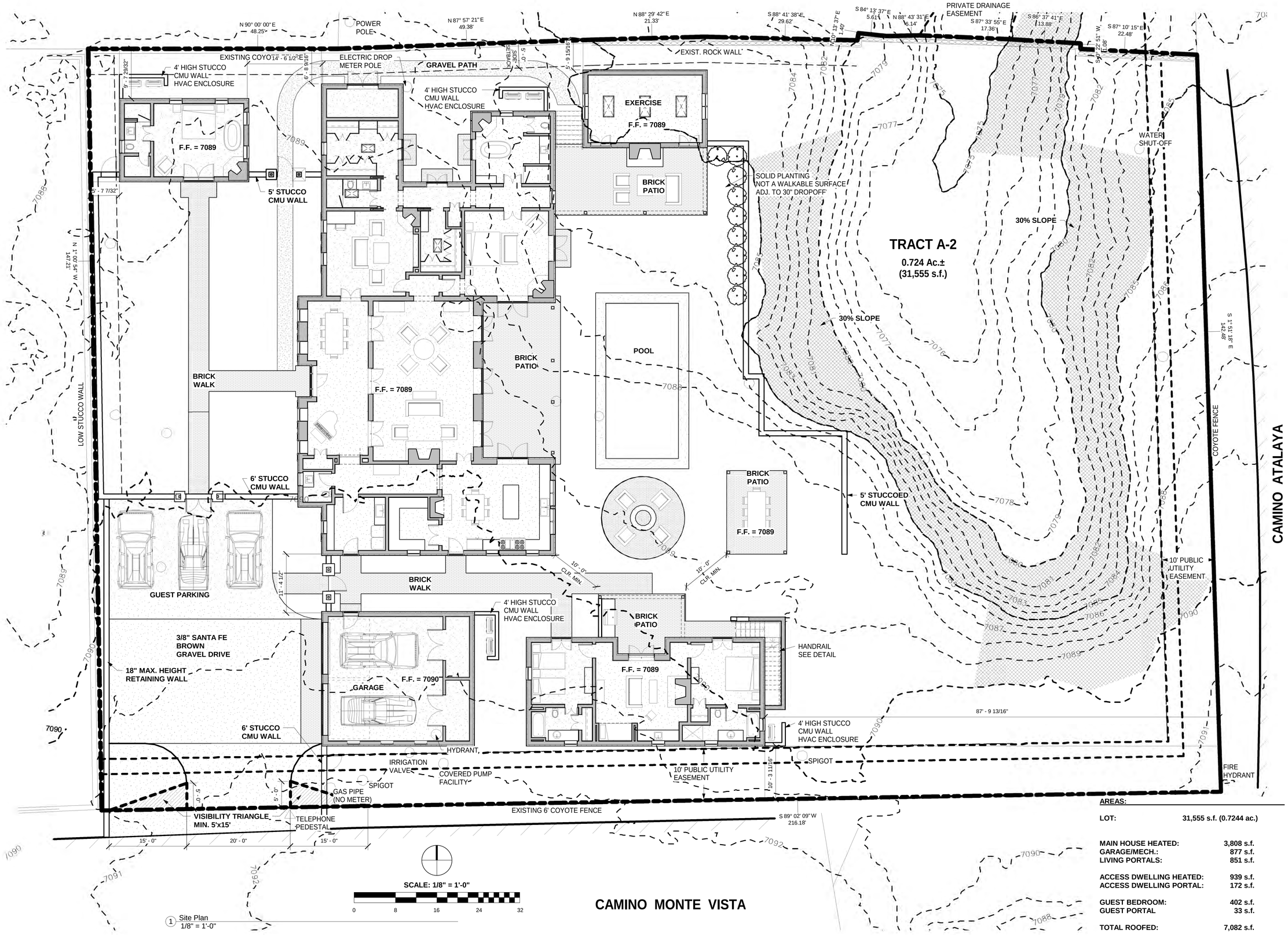

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Date: 11/27/2024 7:17:42 PM

Site Plan

Scale 1/8" = 1'-0"

C1

AREAS:

LOT:	**31,555 s.f. (0.7244 ac.)**
MAIN HOUSE HEATED:	**3,808 s.f.**
GARAGE/MECH.:	**877 s.f.**
LIVING PORTALS:	**851 s.f.**
ACCESS DWELLING HEATED:	**939 s.f.**
ACCESS DWELLING PORTAL:	**172 s.f.**
GUEST BEDROOM:	**402 s.f.**
GUEST PORTAL	**33 s.f.**
TOTAL ROOFED:	**7,082 s.f.**
LOT COVERAGE:	**7,082 / 31,555 = 22.4%**

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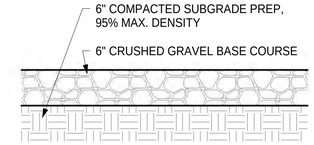
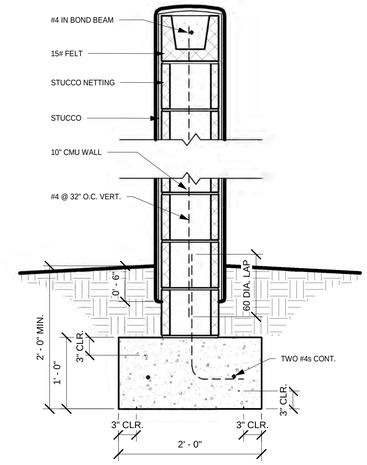
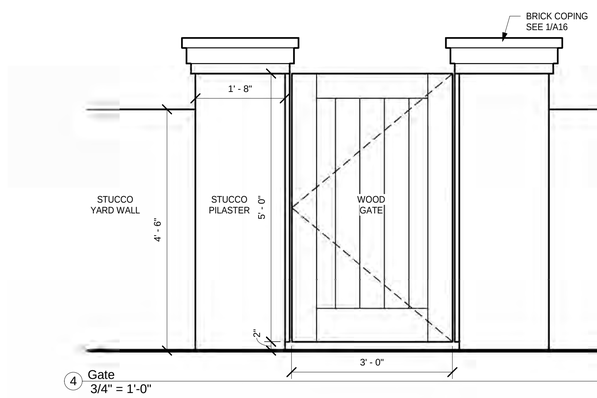


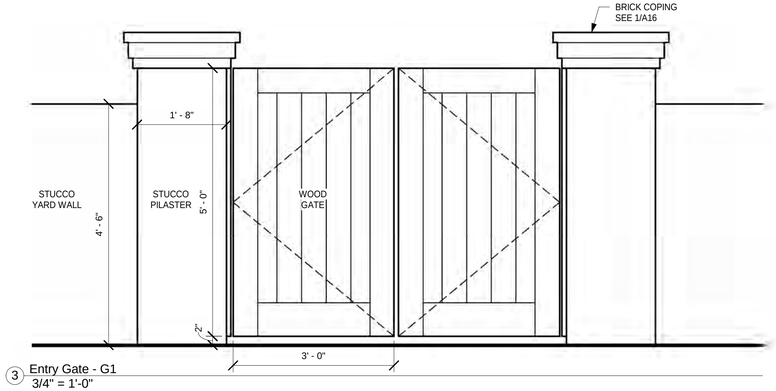
5 Gravel Drive Section
1" = 1'-0"



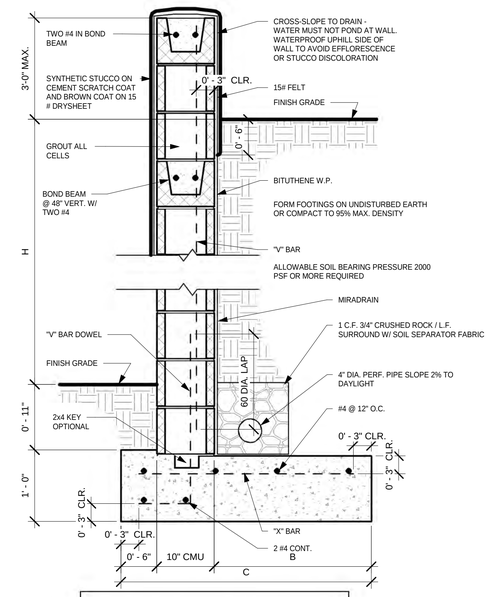
1 Yard Wall - 10" CMU
1" = 1'-0"



4 Gate
3/4" = 1'-0"



3 Entry Gate - G1
3/4" = 1'-0"



10" CMU RETAINING WALL SCHEDULE				
H	B	C	"V"	"X"
2'-0"	8"	2'-0"	#4 @ 24"	#4 @ 24"
4'-0"	1'-4"	2'-8"	#4 @ 16"	#4 @ 16"
6'-0"	2'-2"	3'-6"	#5 @ 16"	#4 @ 16"

NOTE: "V" BAR DOWELS SAME SIZE, SPACING AND CLEARANCE AS "V" BARS

Rebar f'y = 60,000 psi
Conc. F'c = 3,000 psi
CMU f 'm = 1,500 psi

2 Yard Wall Section - Retaining
1" = 1'-0"

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Site Details

Scale As indicated

C4

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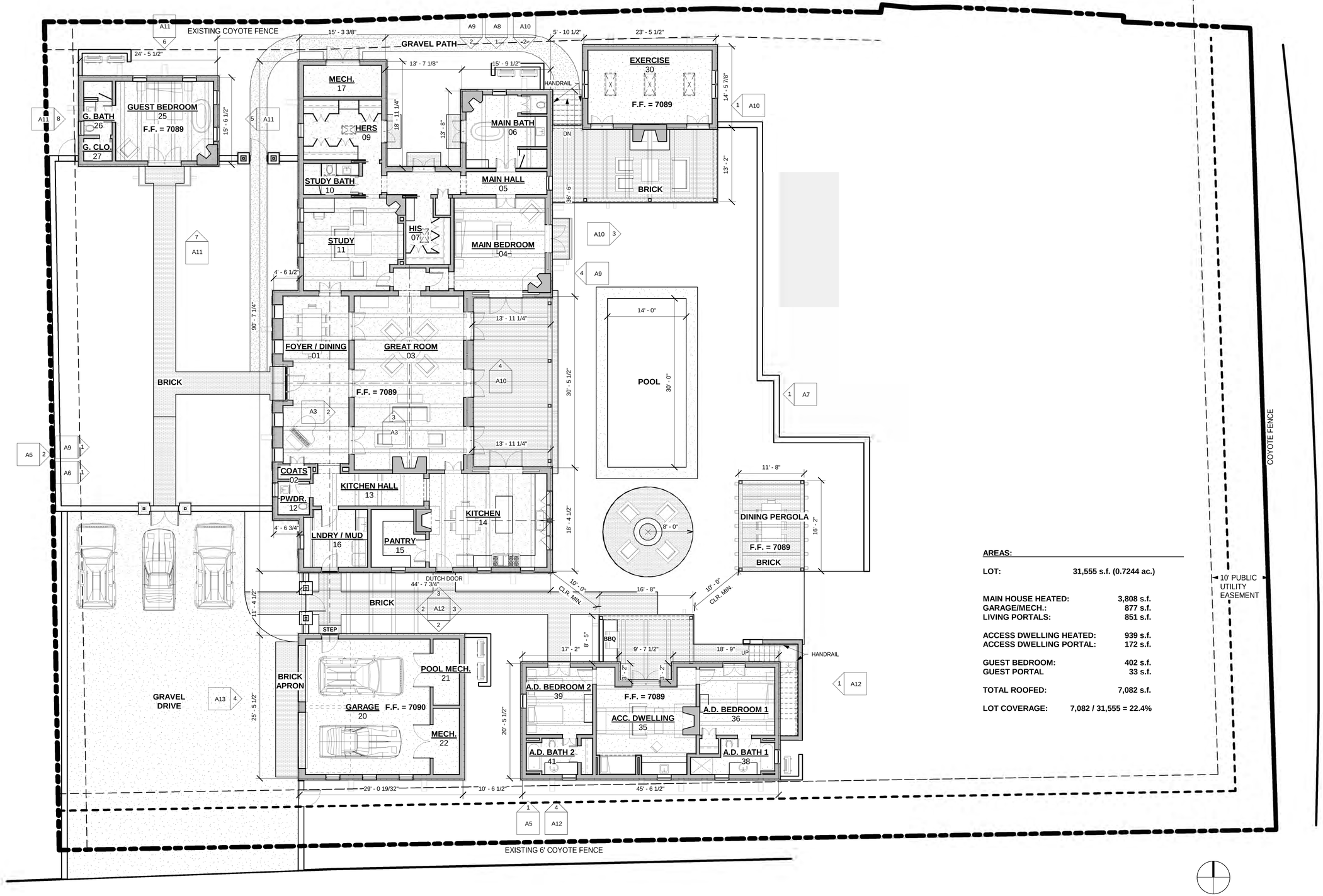

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GUEST PORTAL	**33 s.f.**
TOTAL ROOFED:	**7,082 s.f.**
LOT COVERAGE:	**7,082 / 31,555 = 22.4%**

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

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

0 8 16 24 32

D:\Lorn Tryk Architects Dropbox\Clark\Clark 17.rvt

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Date:
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7:17:51 PM

Floor Plan

Scale 1/8" = 1'-0"

A1

FOYER / DINING
01

GREAT ROOM
03

PORTAL
18

POOL

COATS
02

PWDR.
12

KITCHEN HALL
13

KITCHEN
14

LNDRY / MUD
16

PANTRY
15

DINING PERGOLA
50

GARAGE
20

POOL MECH.
21

MECH.
22

A.D. BEDROOM 2
39

A.D. BEDROOM 1
36

ACC. DWELLING
35

ACC. PORTAL
42

A.D. BATH 2
41

A.D. CLO. 2
40

A.D. CLO. 1
37

A.D. BATH 1
38

SCREEN DOOR POCKETS

DUTCH DOOR

BBQ

UP

NOTE:

ALL DIMENSIONS ARE TO FRAMING

1 Floor Plan - South
1/4" = 1'-0"

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

0 4 8 12 16

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STATE OF NEW MEXICO
LORN C. TRYK
NO. 1381
10-29-24
REGISTERED ARCHITECT

Clark Residence

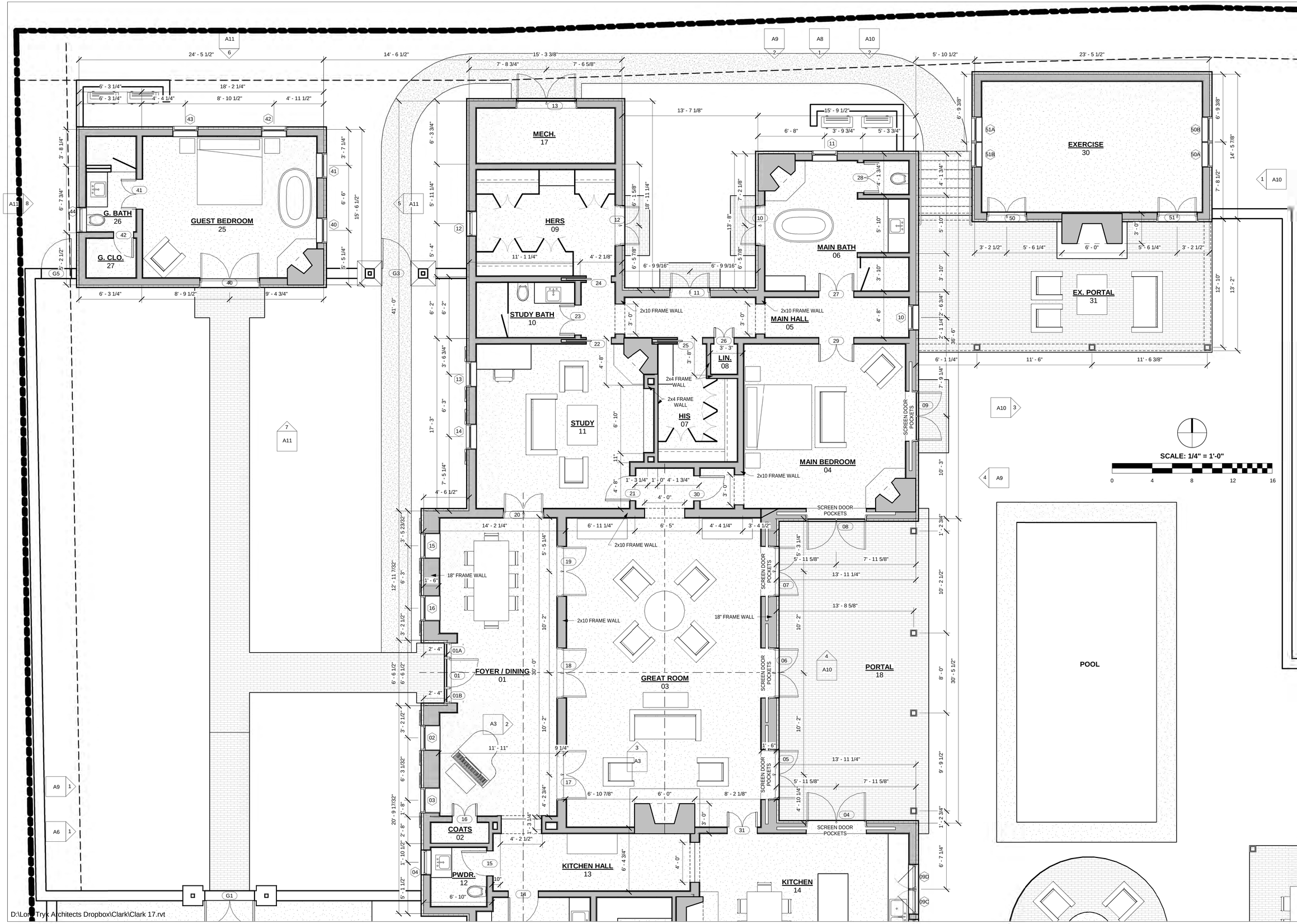
449 Camino Monte Vista

Date:
11/27/2024
7:17:53 PM

Floor Plan - South

Scale 1/4" = 1'-0"

A2.1



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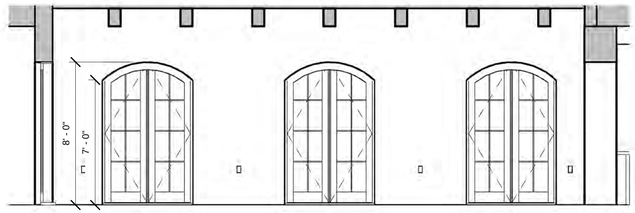
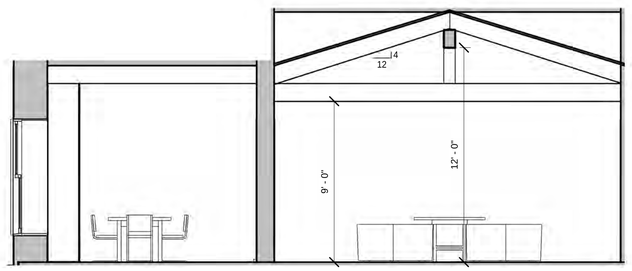
Floor Plan - North

Scale 1/4" = 1'-0"

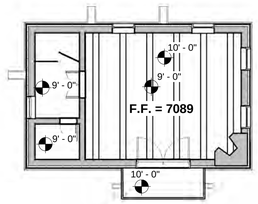
A2.2

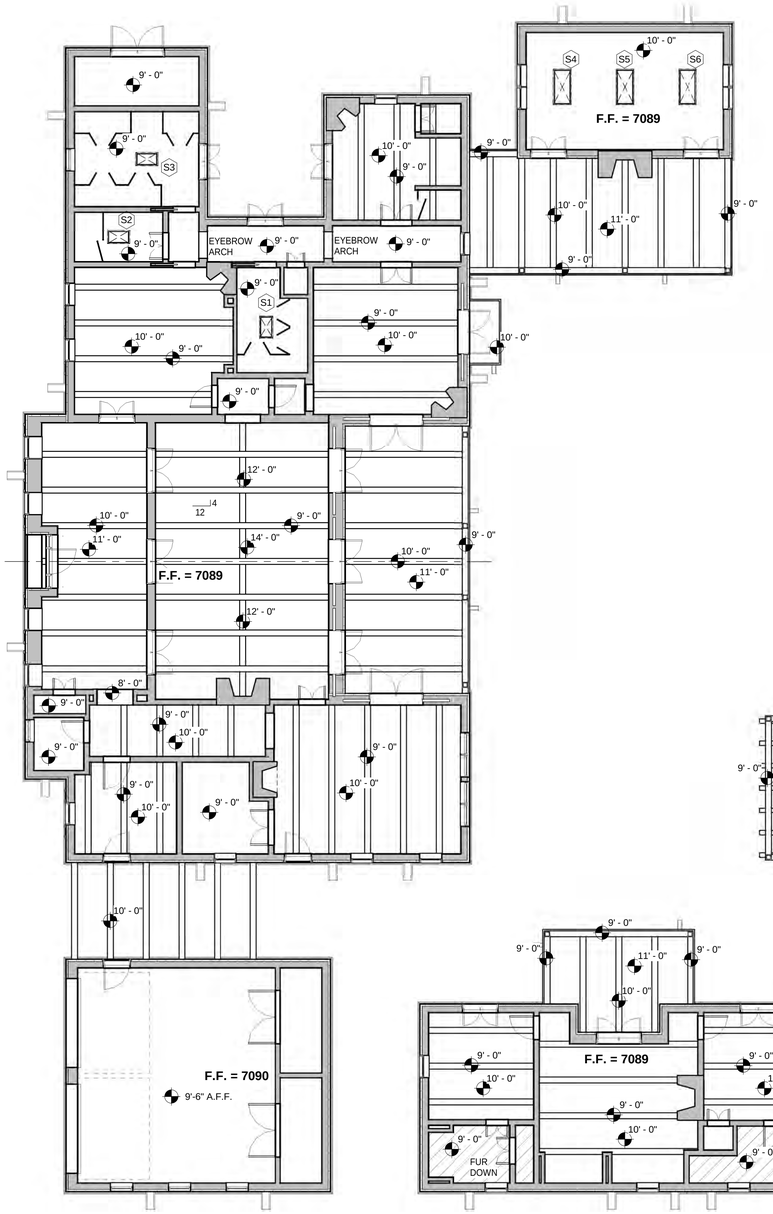


2 Entry Elevation
1/4" = 1'-0"



3 Great Room Elevation
1/4" = 1'-0"





1 Ceiling Plan
1/8" = 1'-0"

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Reflected Ceiling Plan

Scale As indicated

A3

Skylight Schedule			
Mark	Width	Height	Comments
S1	1' - 6"	2' - 6"	
S2	1' - 6"	2' - 6"	
S3	1' - 6"	2' - 6"	
S4	2' - 0"	4' - 0"	
S5	2' - 0"	4' - 0"	
S6	2' - 0"	4' - 0"	

F.F. = 7089
F.F. = 7090
POOL
30% SLOPE
WHITE PAINTED WOOD DECK
BRICK STEPS
T.O.W. = 93.0
T.O.W. = 89.0
F.G. = 88.5
F.G. = 85.0
F.G. = 88.0

1 Roof Plan
1/8" = 1'-0"

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

0 8 16 24 32

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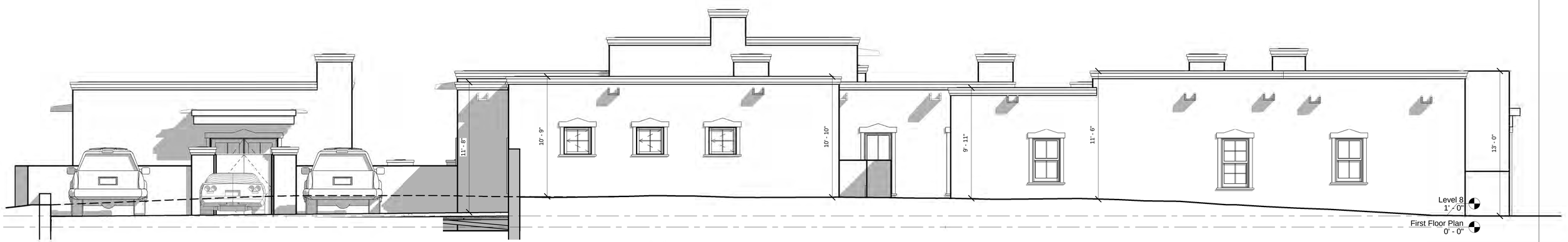
Roof Plan

Scale 1/8" = 1'-0"

A4



1 South
1/4" = 1'-0"

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

0 4 8 12 16

NOTES:

WINDOWS ARE DOUBLE HUNG PAINTED WOOD
TRUE DIVIDED LITE

KITCHEN WINDOWS ARE CASEMENT PAINTED WOOD
TRUE DIVIDED LITE

EXTERIOR COLORS:

STUCCO:	ADOBE BROWN
WINDOWS, DOORS, SCREEN FRAMES:	PAINTED WHITE
POSTS, BEAMS, CANALES:	PAINTED WHITE
GARAGE DOORS:	PAINTED WHITE
ROOF:	SANTA FE BROWN GRAVEL

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South Elevation

Scale 1/4" = 1'-0"

A5

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1 West
1/4" = 1'-0"

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

0 4 8 12 16

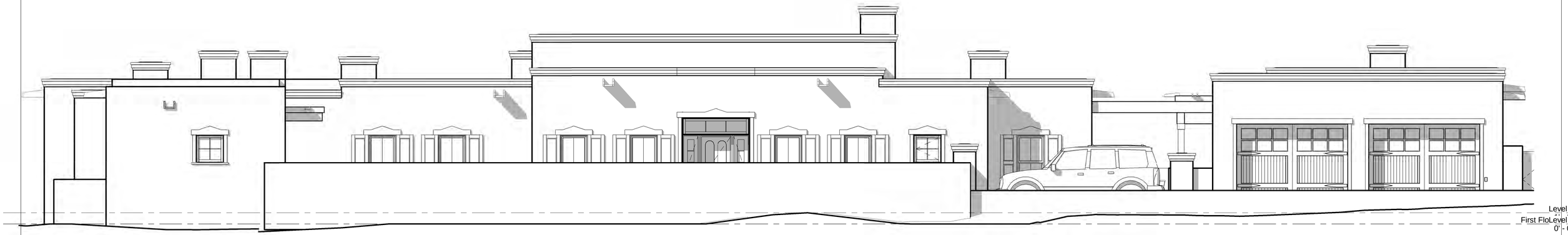
NOTES:

WINDOWS ARE DOUBLE HUNG PAINTED WOOD
TRUE DIVIDED LITE

KITCHEN WINDOWS ARE CASEMENT PAINTED WOOD
TRUE DIVIDED LITE

EXTERIOR COLORS:

STUCCO:	ADOBE BROWN
WINDOWS, DOORS, SCREEN FRAMES:	PAINTED WHITE
POSTS, BEAMS, CANALES:	PAINTED WHITE
GARAGE DOORS:	PAINTED WHITE
ROOF:	SANTA FE BROWN GRAVEL



2 West Outside Wall
1/4" = 1'-0"

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

0 4 8 12 16

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West Elevations

Scale 1/4" = 1'-0"

A6

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1 East
1/4" = 1'-0"

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

0 4 8 12 16

NOTES:

WINDOWS ARE DOUBLE HUNG PAINTED WOOD
TRUE DIVIDED LITE

KITCHEN WINDOWS ARE CASEMENT PAINTED WOOD
TRUE DIVIDED LITE

EXTERIOR COLORS:

STUCCO:	ADOBE BROWN
WINDOWS, DOORS, SCREEN FRAMES:	PAINTED WHITE
POSTS, BEAMS, CANALES:	PAINTED WHITE
GARAGE DOORS:	PAINTED WHITE
ROOF:	SANTA FE BROWN GRAVEL

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East Elevation

Scale 1/4" = 1'-0"

A7

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1 North
1/4" = 1'-0"

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

0 4 8 12 16

NOTES:

WINDOWS ARE DOUBLE HUNG PAINTED WOOD
TRUE DIVIDED LITE

KITCHEN WINDOWS ARE CASEMENT PAINTED WOOD
TRUE DIVIDED LITE

EXTERIOR COLORS:

STUCCO:	ADOBE BROWN
WINDOWS, DOORS, SCREEN FRAMES:	PAINTED WHITE
POSTS, BEAMS, CANALES:	PAINTED WHITE
GARAGE DOORS:	PAINTED WHITE
ROOF:	SANTA FE BROWN GRAVEL

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North Elevation

Scale 1/4" = 1'-0"

A8

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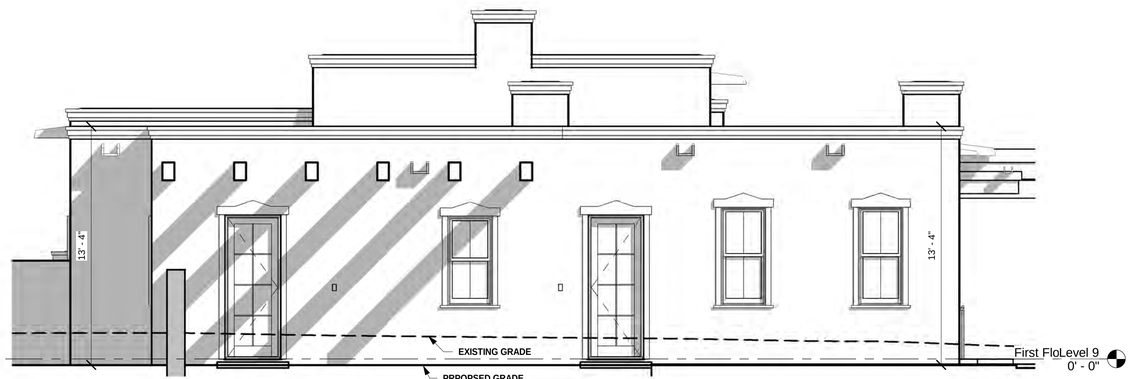
1 Main House West
1/4" = 1'-0"

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

0 4 8 12 16



3 Main House South
1/4" = 1'-0"

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

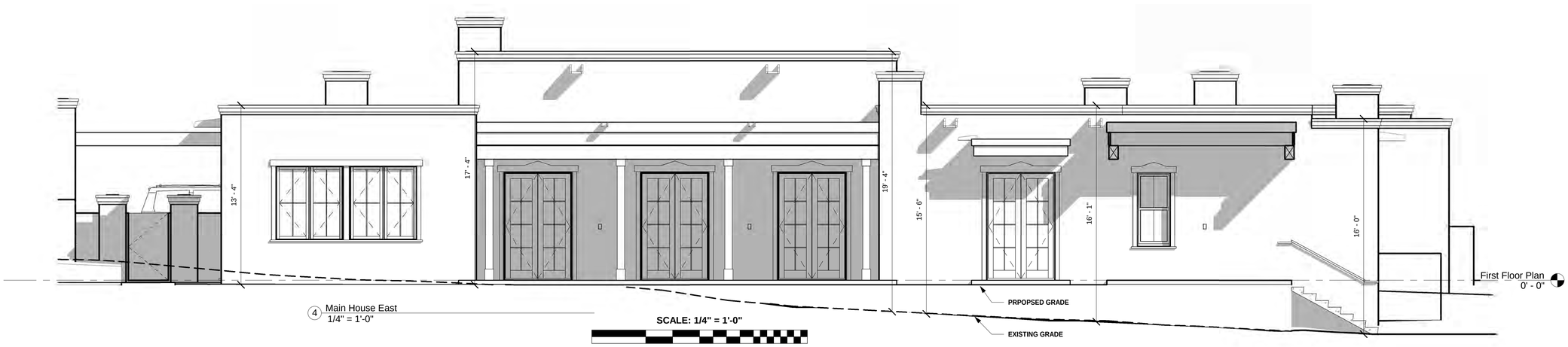
0 4 8 12 16



2 Main House North
1/4" = 1'-0"

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

0 4 8 12 16



4 Main House East
1/4" = 1'-0"

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

0 4 8 12 16

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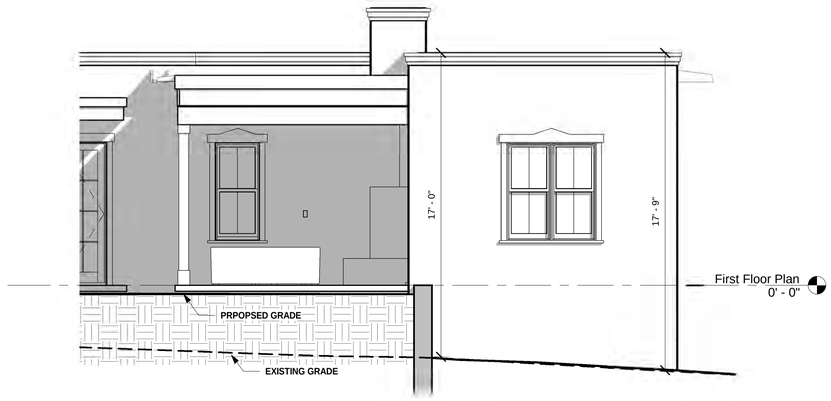
Main House Elevations

Scale 1/4" = 1'-0"

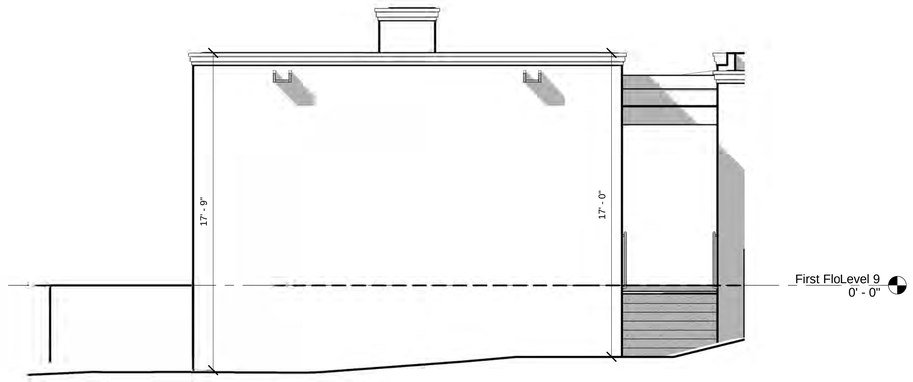
A9



1 Exercise East
1/4" = 1'-0"

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

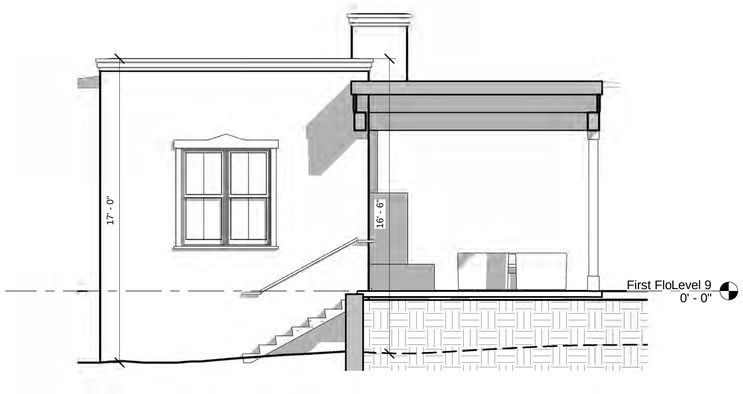
0 4 8 12 16



2 Exercise North
1/4" = 1'-0"

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

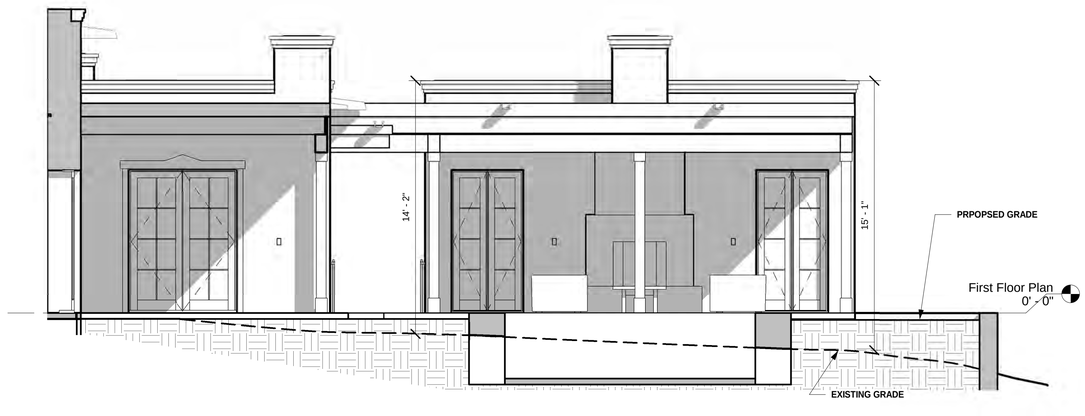
0 4 8 12 16



3 Exercise West
1/4" = 1'-0"

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

0 4 8 12 16



4 Exercise South
1/4" = 1'-0"

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

0 4 8 12 16

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Exercise Elevations

Scale 1/4" = 1'-0"

A10

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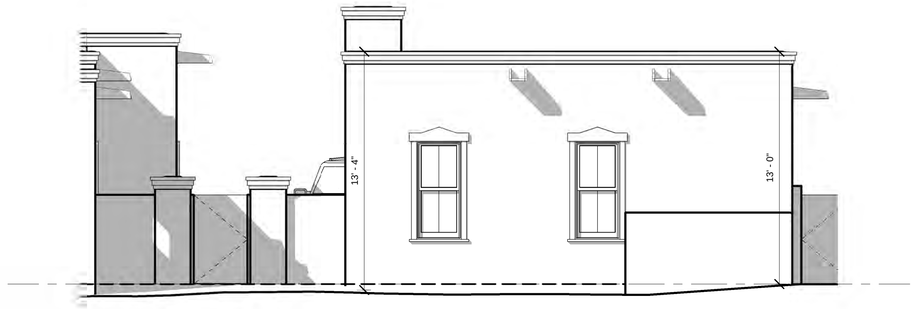
5 G. Bedroom East
1/4" = 1'-0"

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

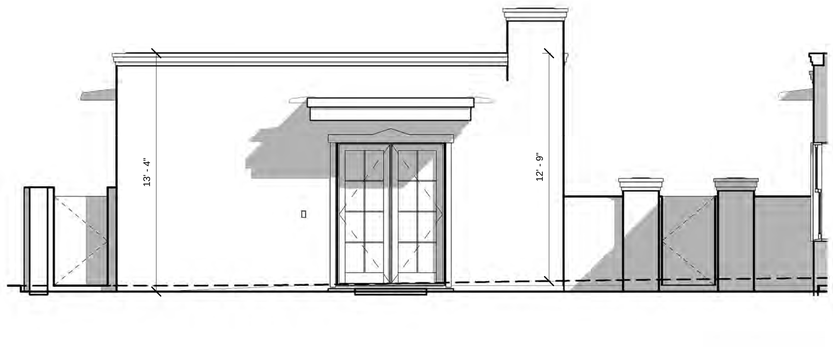
0 4 8 12 16



6 G. Bedroom North
1/4" = 1'-0"

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

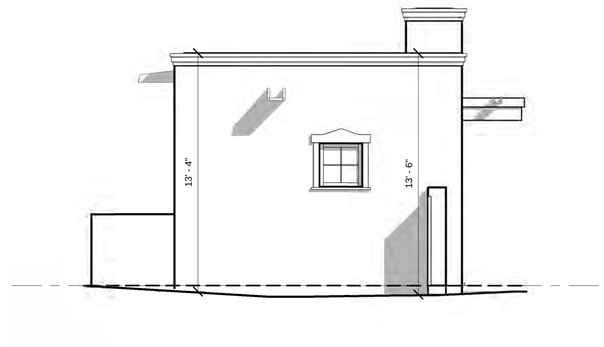
0 4 8 12 16



7 G. Bedroom South
1/4" = 1'-0"

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

0 4 8 12 16



8 G. Bedroom West
1/4" = 1'-0"

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

0 4 8 12 16

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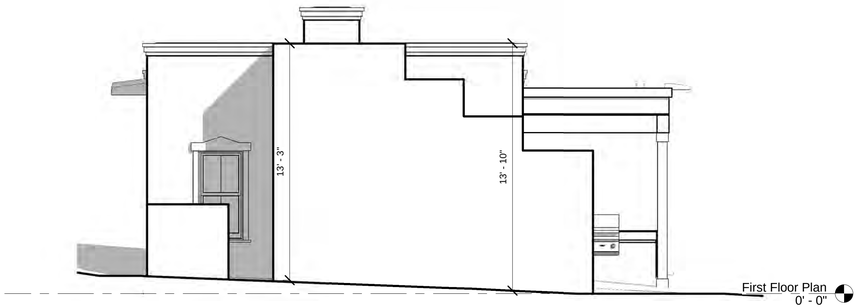
G. Bedroom Elevations

Scale 1/4" = 1'-0"

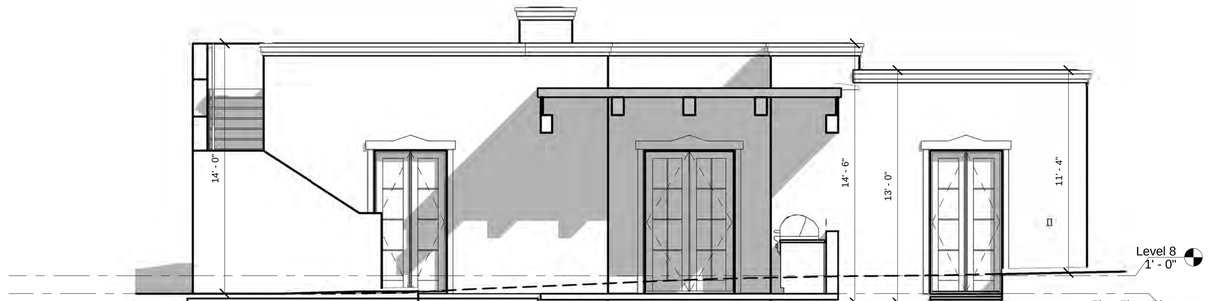
A11



1 Acc Dwelling East
1/4" = 1'-0"

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

0 4 8 12 16



2 Acc Dwelling North
1/4" = 1'-0"

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

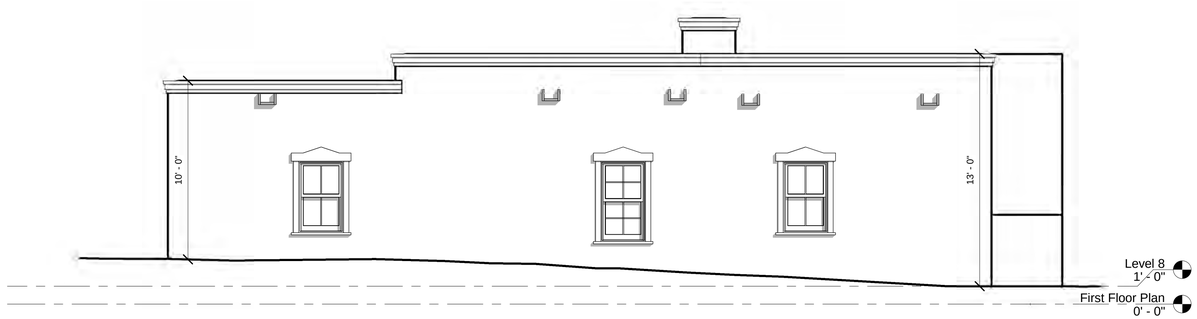
0 4 8 12 16



3 Acc Dwelling West
1/4" = 1'-0"

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

0 4 8 12 16



4 Acc Dwelling South
1/4" = 1'-0"

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

0 4 8 12 16

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Accessory Dwelling Elevations

Scale 1/4" = 1'-0"

A12

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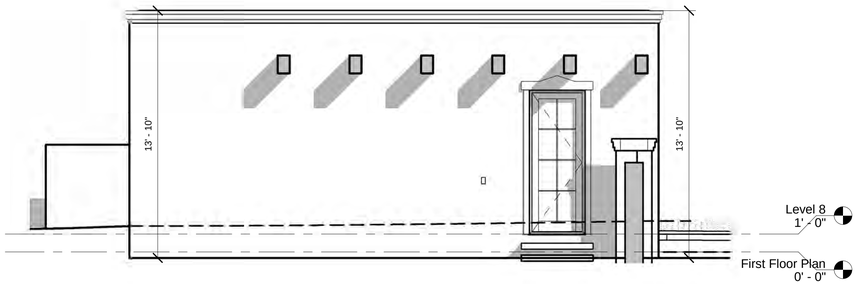
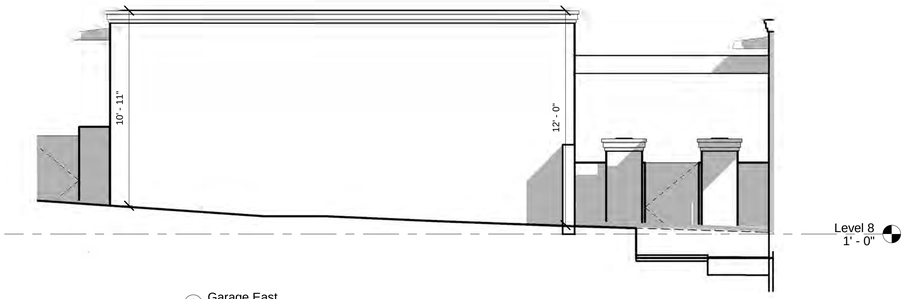


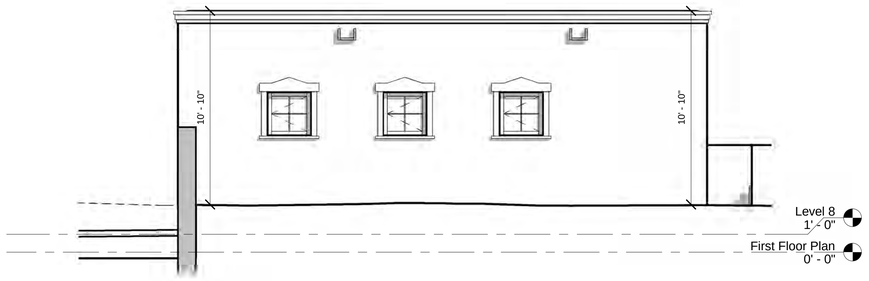
1 Garage North
1/4" = 1'-0"



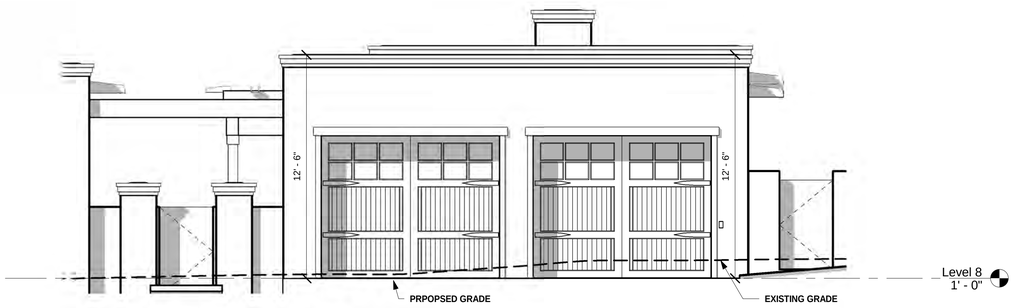
2 Garage East
1/4" = 1'-0"

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

0 4 8 12 16



3 Garage South
1/4" = 1'-0"



4 Garage West
1/4" = 1'-0"

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

0 4 8 12 16

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

0 4 8 12 16

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Garage Elevations

Scale 1/4" = 1'-0"

A13

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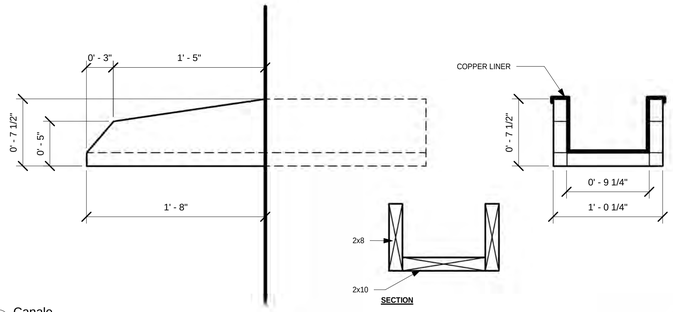
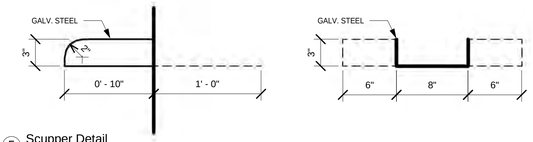
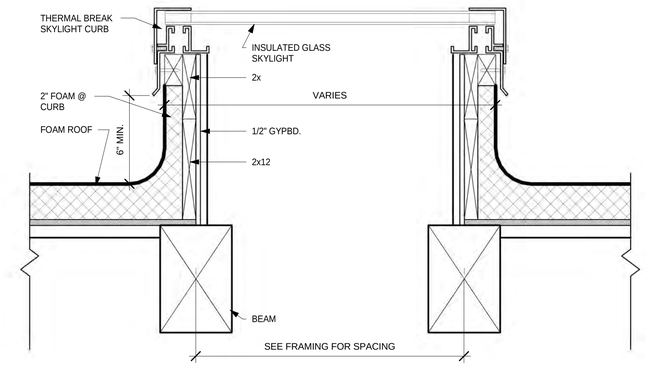


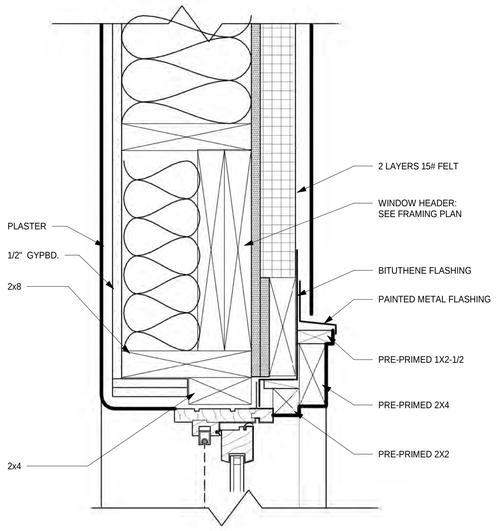
4 Canale
1 1/2" = 1'-0"



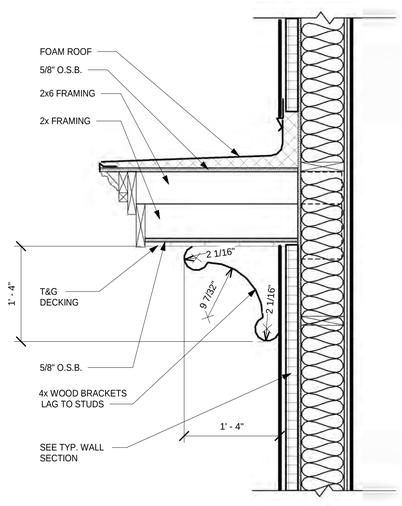
5 Scupper Detail
1 1/2" = 1'-0"



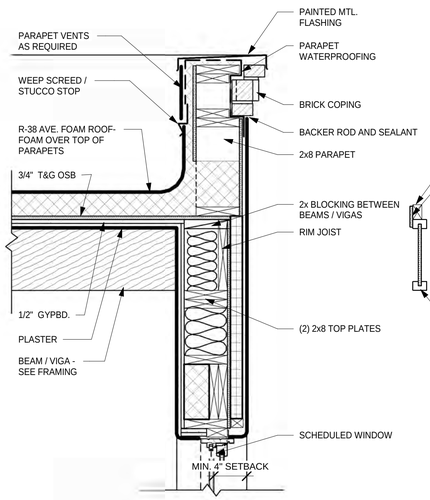
6 Skylight Glass Section @ Beam
1 1/2" = 1'-0"

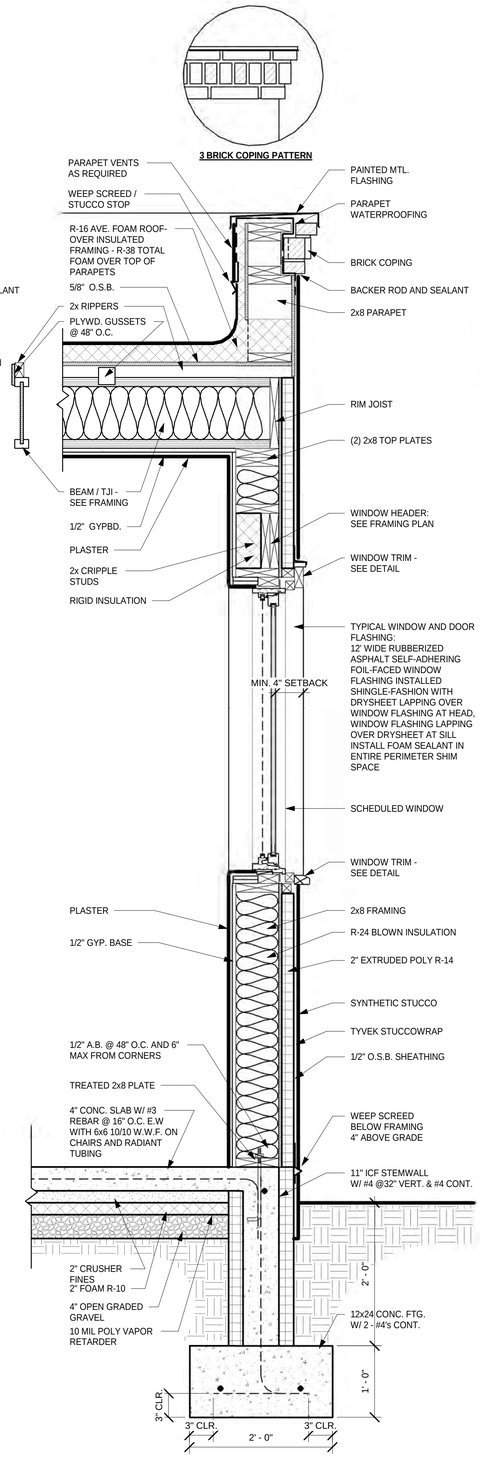


2 Typ. Wood Trim Head / Sill Detail
3" = 1'-0"



3 Eyebrow
1" = 1'-0"





1 Typical Wall Section
1" = 1'-0"

LORN TRYK ARCHITECTS
436 W. San Francisco Street
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltryk.com

STATE OF NEW MEXICO
LORN C. TRYK
NO. 1381
10-29-24
REGISTERED ARCHITECT

Clark Residence

449 Camino Monte Vista

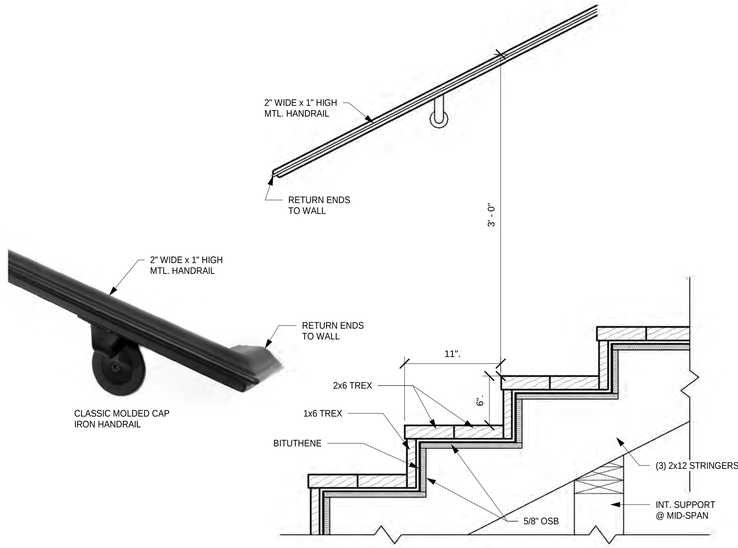
Date:
11/27/2024
7:18:50 PM

Wall Sections

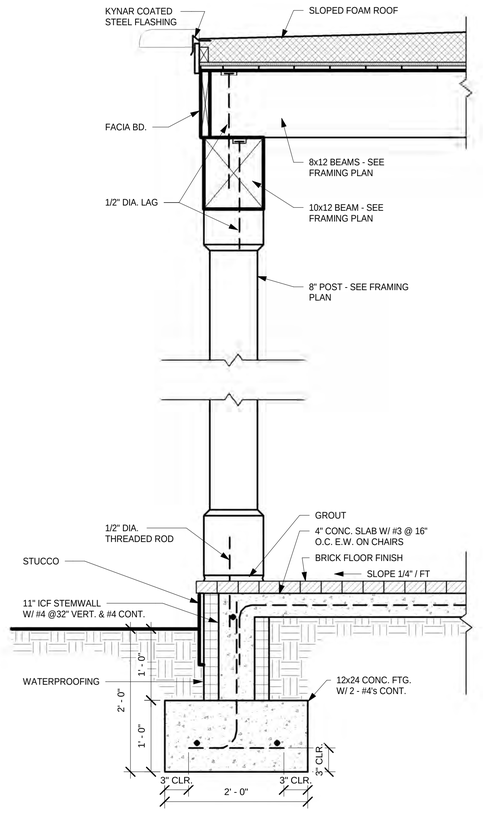
Scale As indicated

A16

D:\Lorn Tryk Architects Dropbox\Clark\Clark 17.rvt



2 Stair Detail
1 1/2" = 1'-0"



1 Portal Section
1" = 1'-0"

D:\Lorn Tryk Architects Dropbox\Clark\Clark 17.rvt

LORN TRYK ARCHITECTS
436 W. San Francisco Street
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
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STATE OF NEW MEXICO
LORN C. TRYK
NO. 1381
10-29-24
REGISTERED ARCHITECT

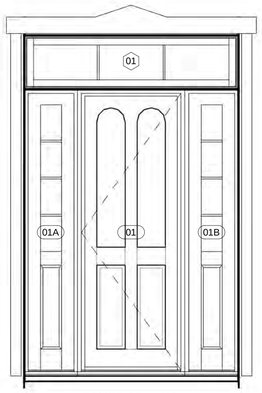
Clark Residence
449 Camino Monte Vista

Date:
11/27/2024
7:18:51 PM

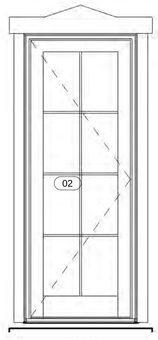
Wall Sections

Scale As indicated

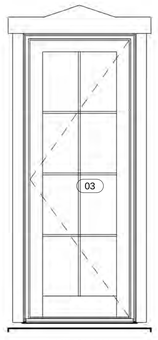
A17



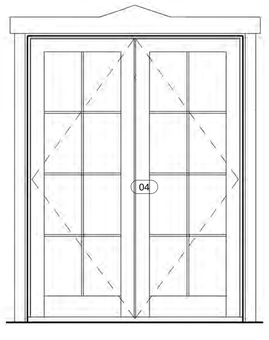
FOYER / DINING



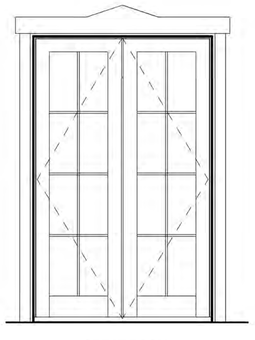
LNDRY / MUD



KITCHEN



KITCHEN



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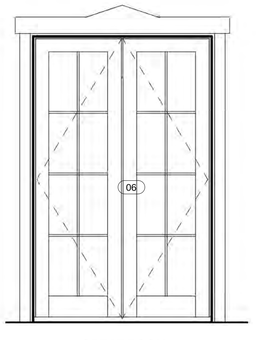

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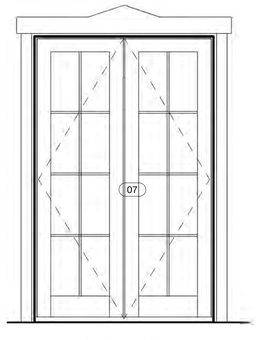

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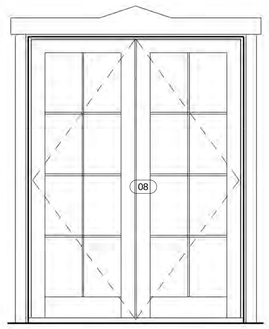

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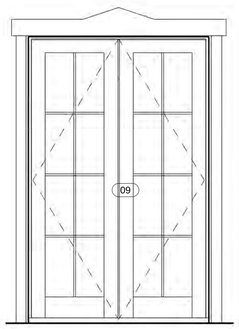

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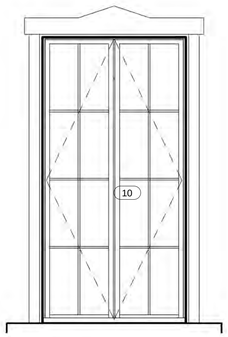
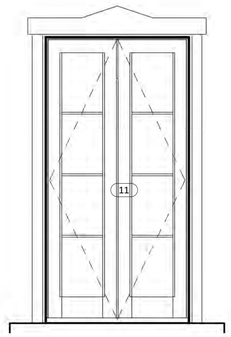
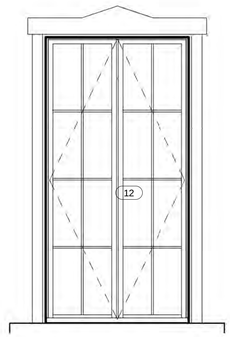


MAIN BATH



MAIN HALL



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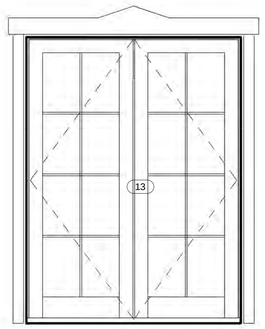
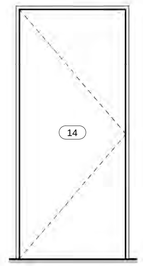
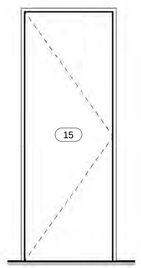


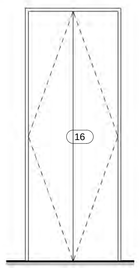
MECH.



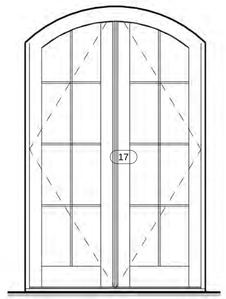
LNDRY / MUD



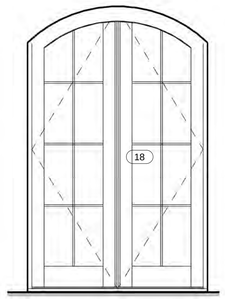
PWDR.



COATS



GREAT ROOM



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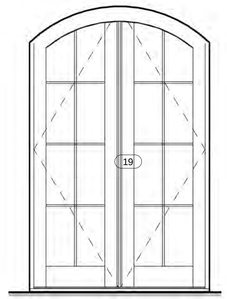

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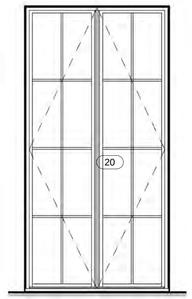
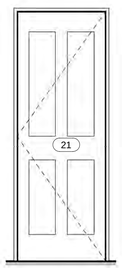


STUDY



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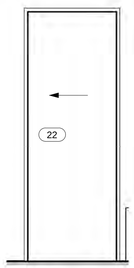
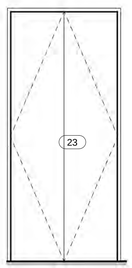
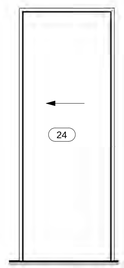


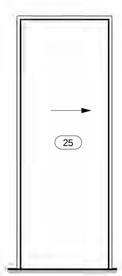
MAIN HALL
(STUDY)



STUDY BATH



HERS CLO.



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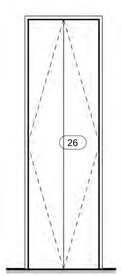
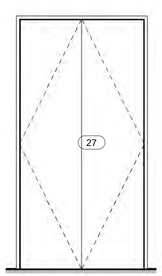


LINEN



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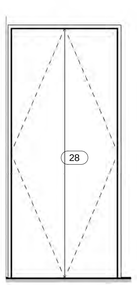

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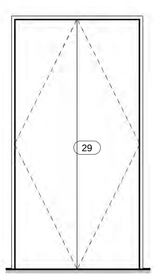
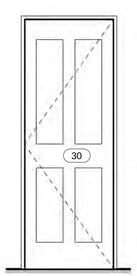


MAIN HALL
(MAIN BEDROOM)



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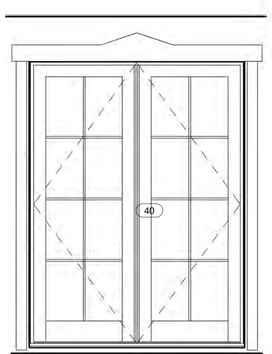
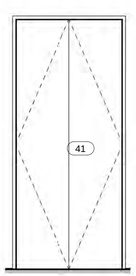
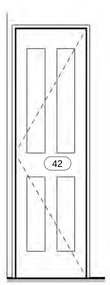


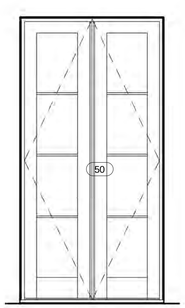
GUEST BEDROOM



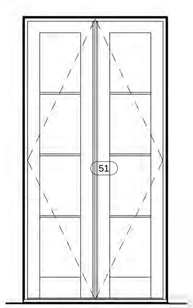
G. BATH



G. CLO.



EXERCISE



EXERCISE

Door Schedule

Door Number	Width	Height	Fire Rating	Finish Comments
01	3' - 0"	8' - 0"		
01A	1' - 6"	8' - 0"		
01B	1' - 6"	8' - 0"		
02	3' - 0"	8' - 0"		
03	3' - 0"	8' - 0"		
04	6' - 0"	8' - 0"		
05	5' - 0"	8' - 0"		
06	5' - 0"	8' - 0"		
07	5' - 0"	8' - 0"		
08	6' - 0"	8' - 0"		
09	5' - 0"	8' - 0"		
10	4' - 0"	8' - 0"		
11	4' - 0"	8' - 0"		
12	4' - 0"	8' - 0"		
13	6' - 0"	8' - 0"		
14	3' - 0"	7' - 0"		
15	2' - 6"	7' - 0"		
16	2' - 6"	7' - 0"		
17	5' - 0"	8' - 0"		
18	5' - 0"	8' - 0"		
19	5' - 0"	8' - 0"		
20	4' - 0"	8' - 0"		
21	2' - 6"	7' - 0"		
22	2' - 6"	7' - 0"		
23	3' - 0"	7' - 0"		
24	2' - 6"	7' - 0"		
25	2' - 6"	7' - 0"		
26	2' - 0"	7' - 0"		
27	3' - 6"	7' - 0"		
28	3' - 0"	7' - 0"		
29	3' - 6"	7' - 0"		
30	2' - 6"	7' - 0"		
31	3' - 0"	7' - 0"		
32	4' - 0"	7' - 0"		
40	6' - 0"	8' - 0"		
41	3' - 0"	7' - 0"		
42	2' - 0"	7' - 0"		
50	4' - 0"	8' - 0"		
51	4' - 0"	8' - 0"		
60	5' - 0"	8' - 0"		
61	4' - 0"	8' - 0"		
62	4' - 0"	8' - 0"		
63	2' - 8"	7' - 0"		
64	2' - 6"	7' - 0"		
65	2' - 6"	7' - 0"		
66	2' - 8"	7' - 0"		
67	2' - 6"	7' - 0"		
68	3' - 0"	7' - 0"		
70	3' - 0"	8' - 0"		
71	6' - 0"	8' - 0"		
72	6' - 0"	8' - 0"		
73	10' - 0"	8' - 0"		
74	10' - 0"	8' - 0"		

LORN TRYK ARCHITECTS
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Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
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STATE OF NEW MEXICO
LORN C. TRYK
NO. 1381
10-29-24
REGISTERED ARCHITECT

Clark Residence

449 Camino Monte Vista

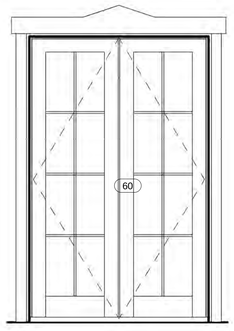
Date:
11/27/2024
7:19:05 PM

Door Types and Schedule

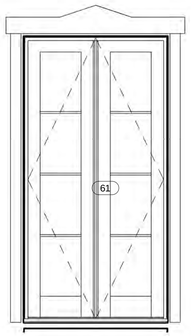
Scale 1/2" = 1'-0"

A22

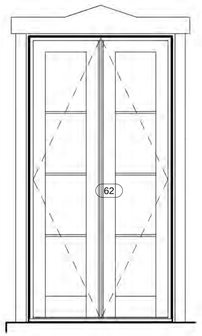
D:\Lorn Tryk Architects Dropbox\Clark\Clark 17.rvt



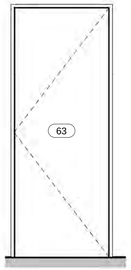
ACC. DWELLING



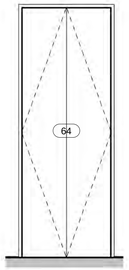
A. D. BEDROOM 2



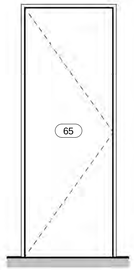
A. D. BEDROOM 1



A. D. BEDROOM 1



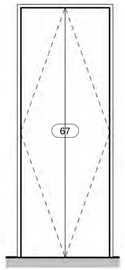
A. D. CLO. 1



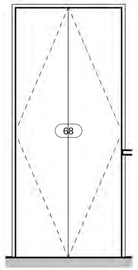
A. D. BATH 1



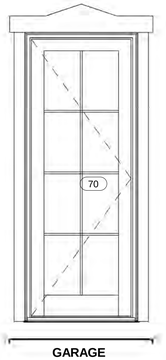
A. D. BEDROOM 2



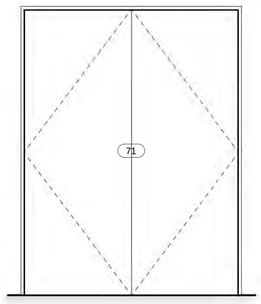
A. D. BATH 2



A. D. CLO. 2



GARAGE



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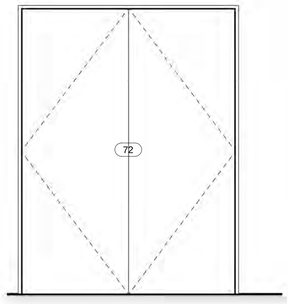
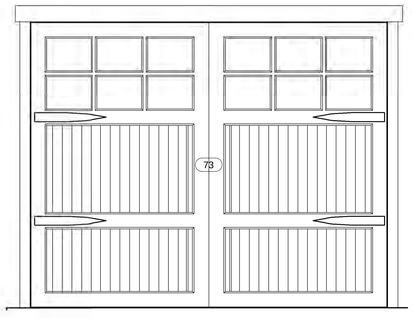


MECH.



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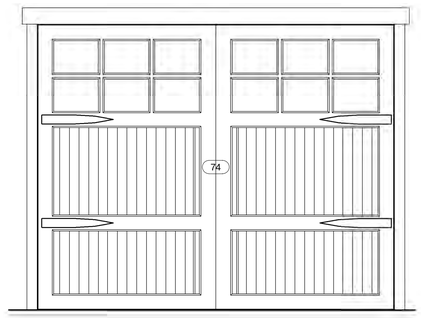

GARAGE

Door Schedule

Door Number	Width	Height	Fire Rating	Finish Comments
01	3' - 0"	8' - 0"		
01A	1' - 6"	8' - 0"		
01B	1' - 6"	8' - 0"		
02	3' - 0"	8' - 0"		
03	3' - 0"	8' - 0"		
04	6' - 0"	8' - 0"		
05	5' - 0"	8' - 0"		
06	5' - 0"	8' - 0"		
07	5' - 0"	8' - 0"		
08	6' - 0"	8' - 0"		
09	5' - 0"	8' - 0"		
10	4' - 0"	8' - 0"		
11	4' - 0"	8' - 0"		
12	4' - 0"	8' - 0"		
13	6' - 0"	8' - 0"		
14	3' - 0"	7' - 0"		
15	2' - 6"	7' - 0"		
16	2' - 6"	7' - 0"		
17	5' - 0"	8' - 0"		
18	5' - 0"	8' - 0"		
19	5' - 0"	8' - 0"		
20	4' - 0"	8' - 0"		
21	2' - 6"	7' - 0"		
22	2' - 6"	7' - 0"		
23	3' - 0"	7' - 0"		
24	2' - 6"	7' - 0"		
25	2' - 6"	7' - 0"		
26	2' - 0"	7' - 0"		
27	3' - 6"	7' - 0"		
28	3' - 0"	7' - 0"		
29	3' - 6"	7' - 0"		
30	2' - 6"	7' - 0"		
31	3' - 0"	7' - 0"		
32	4' - 0"	7' - 0"		
40	6' - 0"	8' - 0"		
41	3' - 0"	7' - 0"		
42	2' - 0"	7' - 0"		
50	4' - 0"	8' - 0"		
51	4' - 0"	8' - 0"		
60	5' - 0"	8' - 0"		
61	4' - 0"	8' - 0"		
62	4' - 0"	8' - 0"		
63	2' - 8"	7' - 0"		
64	2' - 6"	7' - 0"		
65	2' - 6"	7' - 0"		
66	2' - 8"	7' - 0"		
67	2' - 6"	7' - 0"		
68	3' - 0"	7' - 0"		
70	3' - 0"	8' - 0"		
71	6' - 0"	8' - 0"		
72	6' - 0"	8' - 0"		
73	10' - 0"	8' - 0"		
74	10' - 0"	8' - 0"		

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STATE OF NEW MEXICO
LORN C. TRYK
NO. 1381
10-29-24
REGISTERED ARCHITECT

Clark Residence

449 Camino Monte Vista

Date:
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Door Types and Schedule

Scale 1/2" = 1'-0"

A23

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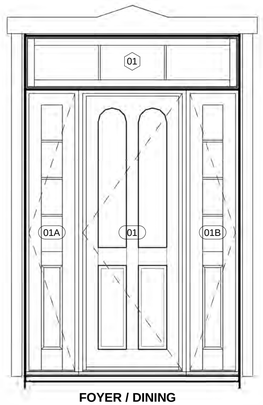
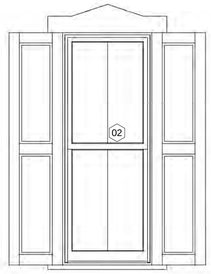


FOYER / DINING



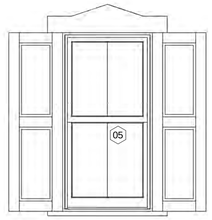
FOYER / DINING



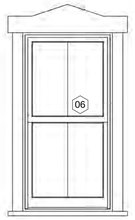
FOYER / DINING



PWDR.



LNDRY. / MUD



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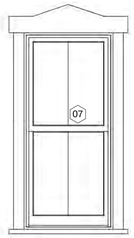
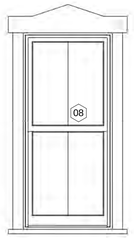


KITCHEN



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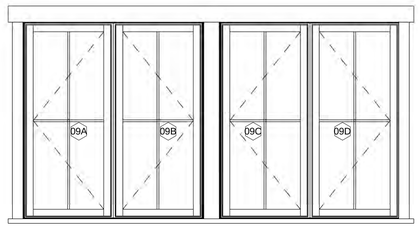

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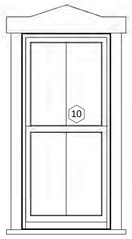
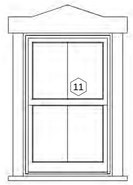


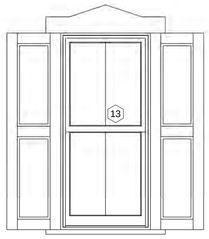
MAIN HALL



MAIN BATH



HERS CLO.



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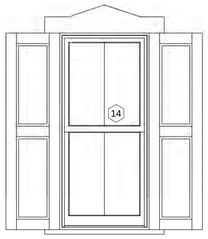

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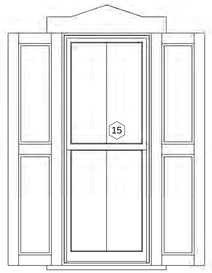
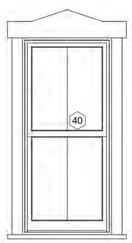


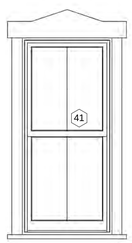
FOYER / DINING



FOYER / DINING



GUEST BEDROOM



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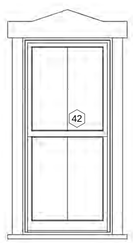

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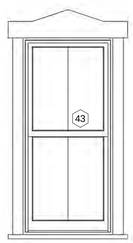

GUEST BEDROOM



GUEST BATH

Window Schedule				
Mark	Width	Height	Head Height	Comments
01	6' - 0"	1' - 6"	8' - 6"	
02	2' - 6"	6' - 6"	8' - 0"	
03	2' - 6"	6' - 6"	8' - 0"	
04	2' - 6"	2' - 6"	8' - 0"	
05	2' - 6"	5' - 0"	8' - 0"	
06	2' - 6"	5' - 0"	8' - 0"	
07	2' - 6"	5' - 6"	8' - 6"	
08	2' - 6"	5' - 6"	8' - 6"	
09A	2' - 6"	5' - 6"	8' - 6"	
09B	2' - 6"	5' - 6"	8' - 6"	
09C	2' - 6"	5' - 6"	8' - 6"	
09D	2' - 6"	5' - 6"	8' - 6"	
10	2' - 6"	5' - 6"	8' - 0"	
11	2' - 6"	4' - 0"	8' - 0"	
12	2' - 6"	2' - 6"	8' - 0"	
13	2' - 6"	5' - 6"	8' - 0"	
14	2' - 6"	5' - 6"	8' - 0"	
15	2' - 6"	6' - 6"	8' - 0"	
16	2' - 6"	6' - 6"	8' - 0"	
40	2' - 6"	5' - 6"	8' - 0"	
41	2' - 6"	5' - 6"	8' - 0"	
42	2' - 6"	5' - 6"	8' - 0"	
43	2' - 6"	5' - 6"	8' - 0"	
44	2' - 6"	2' - 6"	8' - 0"	
50A	2' - 6"	5' - 6"	8' - 0"	
50B	2' - 6"	5' - 6"	8' - 0"	
51A	2' - 6"	5' - 6"	8' - 0"	
51B	2' - 6"	5' - 6"	8' - 0"	
60	2' - 6"	4' - 0"	8' - 0"	
61	2' - 6"	4' - 0"	8' - 0"	
62	2' - 6"	4' - 6"	8' - 0"	
63	2' - 6"	4' - 0"	8' - 0"	
64	2' - 6"	5' - 0"	8' - 0"	
70	2' - 6"	2' - 6"	8' - 0"	
71	2' - 6"	2' - 6"	8' - 0"	
72	2' - 6"	2' - 6"	8' - 0"	

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STATE OF NEW MEXICO
LORN C. TRYK
NO. 1381
10-29-24
REGISTERED ARCHITECT

Clark Residence

449 Camino Monte Vista

Date:
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Window Types and Schedule

Scale 1/2" = 1'-0"

A24

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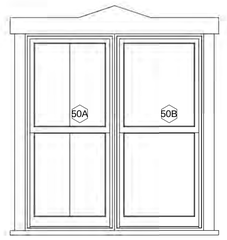
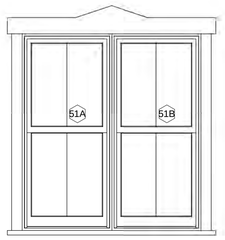
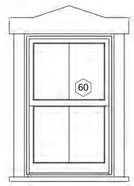


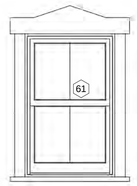
EXERCISE



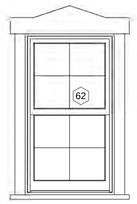
EXERCISE



A.D. BEDROOM 2



A.D. BATH 2



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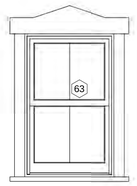
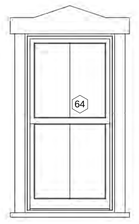


A.D. BATH 1



A.D. BATH 1







GARAGE

GARAGE

GARAGE

Window Schedule				
Mark	Width	Height	Head Height	Comments
01	6' - 0"	1' - 6"	8' - 6"	
02	2' - 6"	6' - 6"	8' - 0"	
03	2' - 6"	6' - 6"	8' - 0"	
04	2' - 6"	2' - 6"	8' - 0"	
05	2' - 6"	5' - 0"	8' - 0"	
06	2' - 6"	5' - 0"	8' - 0"	
07	2' - 6"	5' - 6"	8' - 6"	
08	2' - 6"	5' - 6"	8' - 6"	
09A	2' - 6"	5' - 6"	8' - 6"	
09B	2' - 6"	5' - 6"	8' - 6"	
09C	2' - 6"	5' - 6"	8' - 6"	
09D	2' - 6"	5' - 6"	8' - 6"	
10	2' - 6"	5' - 6"	8' - 0"	
11	2' - 6"	4' - 0"	8' - 0"	
12	2' - 6"	2' - 6"	8' - 0"	
13	2' - 6"	5' - 6"	8' - 0"	
14	2' - 6"	5' - 6"	8' - 0"	
15	2' - 6"	6' - 6"	8' - 0"	
16	2' - 6"	6' - 6"	8' - 0"	
40	2' - 6"	5' - 6"	8' - 0"	
41	2' - 6"	5' - 6"	8' - 0"	
42	2' - 6"	5' - 6"	8' - 0"	
43	2' - 6"	5' - 6"	8' - 0"	
44	2' - 6"	2' - 6"	8' - 0"	
50A	2' - 6"	5' - 6"	8' - 0"	
50B	2' - 6"	5' - 6"	8' - 0"	
51A	2' - 6"	5' - 6"	8' - 0"	
51B	2' - 6"	5' - 6"	8' - 0"	
60	2' - 6"	4' - 0"	8' - 0"	
61	2' - 6"	4' - 0"	8' - 0"	
62	2' - 6"	4' - 6"	8' - 0"	
63	2' - 6"	4' - 0"	8' - 0"	
64	2' - 6"	5' - 0"	8' - 0"	
70	2' - 6"	2' - 6"	8' - 0"	
71	2' - 6"	2' - 6"	8' - 0"	
72	2' - 6"	2' - 6"	8' - 0"	

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LORN C. TRYK
NO. 1381
10-29-24
REGISTERED ARCHITECT

Clark Residence

449 Camino Monte Vista

Date:
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Window Types and Schedule

Scale 1/2" = 1'-0"

A25

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LANDSCAPE LIGHTING

FLOOR OUTLETS VERIFY LOCATIONS

G.D. W/ AIR SW.

W.

D.

REF.

OPENER

OPENER

CAR CHARGER - DEDICATED CIRCUIT

PANEL

METER

W.P.

PROVIDE POWER TO BBQ

SUB-PANEL

UP

NOTES:

ALL CEILING LIGHTS ON DIMMERS

ALL SWITCHES AND COUNTER OUTLETS @ 44" TO TOP

PROVIDE POWER TO CISTERN AND IRRIGATION SYSTEM

VERIFY HEIGHTS OF WALL SCONCES AT VANITIES

PROVIDE WHOLE HOUSE SURGE PROTECTION

QUAD RECEPTACLES W/ USB AT ALL BATHROOM VANITIES AND EITHER SIDE OF BEDS AT ALL BEDROOMS

PROVIDE POWER TO RADON VENTS ON ROOF

POWER AND REMOTE CONTROL FOR FIREPLACES

ELECTRICAL LEGEND:

- SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH
- DUPLEX RECEPTACLE
- GFI GROUND FAULT INTERRUPT RECEPTACLE
- 220 220 VOLT RECEPTACLE
- WALL SCONCE
- WP WATERPROOF FIXTURE
- CEILING SURFACE
- CEILING PENDANT
- DIRECTIONAL MONO-POINT
- LED LIGHT (GARAGE)
- EXHAUST FAN
- CEILING FAN
- LED STRIP LIGHT
- LED LIGHT (CLOSET)

1 Electrical Plan - South
1/4" = 1'-0"

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Clark Residence

449 Camino Monte Vista

Date:
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Electrical Plan - South

Scale 1/4" = 1'-0"

E1

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10-29-24
REGISTERED ARCHITECT

Clark Residence

449 Camino Monte Vista

Date:
11/27/2024
7:19:22 PM

Electrical Plan - North

Scale 1/4" = 1'-0"

E2

SUB-PANEL
FLOOR OUTLET VERIFY LOCATION
FLOOR OUTLETS VERIFY LOCATIONS
LANDSCAPE LIGHTING
G.D. W/ AIR SW.
W.P.
GFI

1 Electrical Plan - North
1/4" = 1'-0"

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PORTAL PENDANTS



GATE POST SCONCES



WALL
SCONCES





City of Santa Fe, New Mexico

memo

DATE: **December 10, 2024**

TO: **Historic Districts Review Board**

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

2024-009399-HDRB, 465 Camino Manzano, Downtown and Eastside Historic District, Richard Martinez, agent for Craig Smith and Carolyn Kenney, property owners, propose to remodel the north entrance portal, construct exterior fireplace in courtyard, recess to the garage, raise courtyard wall to 8', replace gate with 6'-8" board gate, replace windows and doors, and construct an 8' tall coyote fence and request (2) exceptions to 14-5.2(D)(2)(c) additions, canales and downspouts are not permitted on a primary façade and 14-5.2(D)(2)(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 on a contributing 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
__x__ Other: HPD Code Violation and Previous HDRB Case Documents	__x__ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff found that the applicant did not meet the exception criteria for 2 of the 3 exceptions and recommends denial of those exceptions. Staff found that the applicant met the criteria for the exception to 14-5.2(D)(2)(d) and recommends approval. Staff recommends approval of the other items in 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.

a. Approve or deny the exception to Section 14-5.2(D)(2)(d) to allow an addition less than 10' set

back from a primary façade;

b. Approve or deny the exception to Section 14-5.2(D)(2)(c) additions, canales and downspouts are not permitted on a primary façade; and

c. Approve or deny Case #2024-9399 and that the applicant has met or has not met all of the exception criteria.

BACKGROUND & SUMMARY:

The single-family residence at 465 Camino Manzano is listed as contributing to the Downtown and Eastside Historic District. The main residential structure was built in 1947 on a 0.47-acre lot. The structure now totals approximately 3,270 sq. ft. of heated space. The partial two-story structure was built in the Spanish Pueblo Revival and Territorial architectural design styles as seen by the adobe block and wooden viga construction materials, flat roof with rounded parapets, recessed doors and windows, and wooden casement divided lite windows. The north façade, which was recently designated as the primary, has a wooden two-story portal which once overlooked an orchard on the property.

The evolution of the structure is well documented by Mr. John Murphey's 2024 Historic Cultural Property Inventory (HCPI) form. Murphey (2024:16) demonstrates how the structure developed between 1947, 1958, post-1958, and post-1978. Murphy (2024:15) concludes that the north façade of the two-story structure expresses the design intention of the Dodge family and holds the most preserved integrity of the structure and recommended the north façade as primary. Earlier this year (February 2024), the HDRB made a determination to upgrade the status of the structure to contributing and designate the north façade as primary as recommended by Mr. Murphey. In keeping with the historian's recommendation, the HDRB's determination, and the preservation of the primary north façade including the portal, the proposed changes to the primary north façade should be taken into consideration that the changes will not change the architectural vocabulary of the structure in which actions have been made to preserve.

The proposed remodel also includes replacing all the windows and several doors at the residence excluding those located on the primary north façade. In Mr. Ra Patterson's 2023 historic window and door assessment concludes that windows G, H, L, M, N, S and U and doors #1, 2, 3, 5, 7, 8, and 9 are not historic. Windows A, B, C, E, F, I, J, P, Q, R, and V and doors #4 and 6 are historic and restorable. Windows D, K, O, S, T, W, and X are historic but rotted and beyond repair and need to be replaced. Mr. Patterson also states that all the windows and doors with copper sills should have the copper removed due to adverse affects to the wall and sills. The window removal process may destroy the window entirely and the windows with copper sills will need to be replaced either historic or non-historic. Staff agrees with Mr Patterson's assessment and recommends the HDRB approve the historic architect's window and door assessment.

Previous Historic Districts Review Board (HDRB) cases include:

On February 27, 2024, in Case No. 2024-007828-HDRB, Member Guida moved to upgrade the status of the structure from non-contributing to contributing, per staff's recommendation and designate the north façade of the 1958 building as primary, inclusive of the two-story portal, noting that the portal had been altered over time and that many parts of it and its detailing are non-historic

materials. The motion was seconded by Member Bienvenu with a friendly amendment, because he doesn't know that the Board has established that those are non-historic materials in the alterations because if it happened prior to 1973 they'd still be historic. He agreed that the Board should state that it acknowledges that there have been alterations to the portal and that the Board would be open to hearing more evidence to establish the historic status or significance. Member Guida accepted as friendly. The motion passed by (5-0) roll call vote with Members Aguilar Medrano, Biedscheid, Bienvenu, Guida, and Valdo voting in favor and none voting against.

The current request (Case 2024-009399-HDRB) is for a remodel which includes the following:

1) Front portal remodel that completely changes the character of the portal, for which two exceptions are requested.
2) Raise courtyard wall to 8'-0" and replace existing gate with 6'-8" door for which an exception is requested.
3) Add exterior fireplace in courtyard.
4) Create a recess for a garage.
5) Document existing coyote fence on top of existing retaining wall along south/rear property line and existing replacement coyote fence on top of retaining wall along the east/side property boundary for which the property owner received a violation for constructing the coyote fence without construction permit or Historic Preservation Division review.
6) Remove and replace all windows on non-primary facades.
7) Add two new windows on a non-primary facade.
8) Interior remodel.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(c): Staff requests an exception to 14-5.2(D)(2)(c) additions are not permitted to primary facades. The Applicant proposes to enclose the front and sides of the existing wood and stucco portal/balcony with stucco walls. The exception request is limited to the proposed work on the portal/balcony and does not include any alteration of the primary north façade of the house. The proposed work to the portal/balcony will include adding stucco to the vertical posts and horizontal faces of the north, west and east sides. The existing wood posts and railing will remain, except that the two posts at the east and west end of the portal/balcony will be within the stuccoed wall. The north ends of the existing corbels beneath the second level floor are proposed to be removed, to accommodate the stucco wall.

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

Applicant Response: The house and its north primary facade are not on a public street and are not publicly visible. The proposed addition of stucco to the portal/balcony is intended to compliment the contributing house by adding substance to the existing spindly, perhaps not original structure, with its thin band of stucco at the top that is not visually supported. The addition is consistent with the house design and complies with historic overlay requirements, apart from being on a primary façade, and is common in the Downtown and Eastside District. As such the addition on a non-publicly visible contributing house will not damage the character of the district.

Staff Response: Staff has evaluated the applicant's response and in reference to Mr. Murphey's 2024 HCPI form states the double two-tiered porch was a common sight during the territorial era by Anglo and Hispano merchants (2024:5). Albeit Mr. Dodge and his family were not merchants, they designed and built their portal from a design he created years before and this primary north façade speaks to the time of his inception. The proposed design alters the historic status which best communicates the design intention from the Dodge period (2024:15). For the reasons stated above, staff finds the exception criteria has not been met.

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

Applicant Response: The existing portal/balcony has suffered from deferred maintenance and its design detracts from the contributing north façade given its relatively thin wood elements and narrow band of stucco at the top that is not visually supported. The drainage off the roof is poorly resolved and the addition of stucco walls is proposed as part of a remodel intended to strengthen the structure, extend its useful life and provide a more cohesive appearance that compliments the existing house. Retaining the existing portal/balcony would perpetuate the existing drainage and design issues, constituting a hardship to the Applicants, and would preclude extending the useful life of the primary portal/balcony, which would also injure the public welfare.

Staff Response: Staff has evaluated the applicant's response and understands there are some drainage issues with the current structure in regards to the portal. Given the evaluation of the historian, the HDRB's previous determination to designate the north façade including the portal as primary, and staff's role in preserving historic structures in the historic districts, the proposed design envelopes the current portal which would impact the north facades historic integrity. Due to the change in the primary north façade staff finds that the exception criteria has not been met.

(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 Applicants evaluated design options to address the existing drainage issues relating to the portal/balcony and the existing design that is not in harmony with the contributing house behind. Retaining the existing design would perpetuate the existing spindly nature of the structure and disharmony with the balance of the house design. The proposed design is intended to compliment the historic stucco house while strengthening the portal/balcony and facilitating enhanced roof drainage and extending the life of the structure.

Staff Response: Staff has evaluated the applicant's response and refers back to the historians evaluation of the structure and recommendation and the HDRB's determination in upgrading the structure to contributing and designating the north façade as primary. The historian, the HDRB, and staff find that the structure is contributing to the Historic Downtown and Eastside Historic District and that the north façade including the portal has the most preserved integrity. By stating it disharmonizes with the balance of the structure, streetscape, or historic district is incongruent with what has been established by the HDRB. The proposed design will envelop

the portal and remove the current historic integrity of the portal. For this reason, staff finds the exception criteria has not been met.

Exception to 14-5.2(D)(2)(c): Staff requests an exception to 14-5.2(D)(2)(c) additions are not permitted to primary facades. An existing wood canale/scupper is located on the east side of the two-story portal, draining onto the earth, directly north/in front of the portal. The Applicants propose to replace the canale/scupper with a new wood canale and downspout on the east extremity of the north-facing portal. The new canale will be designed to match existing canales on the house. The downspout will be dark brown metal.

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

Applicant Response: The house and its north primary facade are not publicly visible. The proposed canale and downspout comply with historic overlay requirements, apart from being on a primary façade, and are common in the Downtown and Eastside District. As such the addition of a new canale and downspout on a non-publicly visible contributing house will not damage the character of the district.

Staff Response: Staff has evaluated the applicant's response and understands there are drainage issues with the roof. However, the location of the new downspout on the primary north façade may need further consideration given there is a canale on the east façade adjacent to the north façade. Is it possible for the applicant to design a downspout on the east façade where a canale currently exists and not alter the primary facade which the board has found to exemplify the character of the district. For this reason, staff finds the exception criteria has not been met.

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

Applicant Response: Drainage from the existing second-story portal roof is poorly resolved and runoff from the canale, falling two stories, causes erosion and a potential safety issue for residents and guests. Along with reworking the portal roof drainage, the proposed canale and downspout will improve the existing drainage situation and eliminate the ongoing hardship to the Applicants resulting from the canale on top of the second story portal roof discharging runoff directly onto the ground.

Staff Response: Staff has evaluated the applicant's response and understands there are drainage issues with the roof. However, the location of the new downspout on the primary north façade may need further consideration given there is a canale on the east façade adjacent to the north façade. Is it possible for the applicant to design a downspout on the east façade where a canale currently exists and not alter the primary facade. For this reason, staff finds the exception criteria has not been met.

(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 Applicants evaluated design options to address the existing drainage

problems. Maintaining the existing configuration would perpetuate these issues. The proposed portal remodel necessitates modification or removal of the existing canale and the Applicants determined that adding a downspout is the most effective and least intrusive means of resolution in a manner consistent with upper story drainage control methods found in the District.

Staff Response: Staff has evaluated the applicant's response and recommends the canale and downspout addition be added on the east façade where one currently exists. This would preserve the integrity of the primary north façade and allow for better roof drainage for the structure in the future. For this reason, staff finds the exception criteria has not been met.

Exception to 14-5.2(D)(2)(d): Staff requests an exception to 14-5.2(D)(2)(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 non-primary façade between the non-historic one story, two car garage at the northwest corner and the primary north two-story façade of the house consists of two +/- 5' stucco pilasters/wall on either side of a wood yard gate that does not have a header. Thewall and gate are set back about 5' from the primary façade and connect to the rear of the garage, which projects to the north of the primary façade and two-level portal of the house.

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

Applicant Response: The house is not publicly visible. Raising the height of the wall and replacing the existing yard gate would strengthen the connection between the two-story house and one-story garage, while maintaining the general appearance of the long east/west façade. The materials and color of the wall and gate would remain and the two-story primary façade, with portal in front would retain prominence compared to the lower wall/gate and slightly higher garage. The proposal is consistent with the design styles that embody the district and would not damage the character of the district.

Staff Response: Staff has evaluated the applicant's response and agrees that the raising of the courtyard wall will strengthen the heterogenous design of the structure. Staff finds that the exception criteria has been met.

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

Applicant Response: The Applicants propose to increase the height of the gate and provide a header/wall above the gate to increase the privacy and security of the interior courtyard that includes a bedroom with a door accessing the courtyard. Presently it is possible for a taller person to see over the gate/wall and into the courtyard and increasing the height is necessary to avoid the existing hardship relating to privacy and security.

Staff Response: Staff has evaluated the applicant's response and agrees that the raising of the courtyard wall will give the residence the privacy and security they need. Staff finds that the exception criteria has been met.

(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 Applicants evaluated design options to address the existing concerns about privacy and security. Maintaining the existing gate/wall configuration would perpetuate these issues. Raising the wall higher than the proposal is not necessary to achieve the Applicants' objectives and would have a greater effort on the prominence of the primary façade. The proposed design solution will maintain the existing design style, strengthen the connection between the house and garage and is the minimum height necessary to achieve the simple design solution of adding a header above the gate.

Staff Response: Staff has evaluated the applicant's response and agrees that the design harmonizes with the contributing structure while providing the necessary privacy and security needed. Staff finds that the exception criteria has been met.

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.

(C) **Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

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

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

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

(5) Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

(a) Height

If the *applicant* requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the *applicant* shall first receive an exception to this Section 14-5.2. If approved by the historic board, the *applicant* shall proceed to the board of adjustment or other applicable *city* body for consideration of the proposed variance.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

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

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

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

(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.

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(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 facade. 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 facade. 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.

(e) The height of additions:

(i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

(a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)

(b) For significant and *landmark structures*, *publicly visible* roof top appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical

equipment, shall not be added nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(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. 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. *Replacement* or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(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)

F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings* , *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(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*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(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 *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.

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	**Name**	**Initials**
Department Director	Heather Lamboy	
Assistant Department Director	Maggie Moore	
Planning Manager	Gary Moquino	GM
Planner Senior	Paul Duran	

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: January 15, 2023 – Final

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-3591
Natt and Mildred Dodge House/ Florence H. Dodge Apartment	465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe Parcel # 10618496

5. Property Type:
_x Buildings: 1 house and apartment
_x_Structures: 2 wall sections
__ Site __ Object

6. Date of Survey: January 9, 2024

7. Previous Survey Date(s):
_x_Yes: April 21, 1992
_ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long: 35.6776552,-105.9293902



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View north elevation, facing northwest.

11. Brief Description of the Property:

The house that naturalist Natt Dodge built in the late 1940s was a two-story block containing a large living room on the ground floor and bedrooms upstairs and a lower area holding a kitchen and others rooms. It had an unusual upper-story porch overlooking an old orchard. Attached to the main house, via a portal, was a one-story rectangular structure, containing his mother's apartment. Connected to this apartment at a right angle was a smaller, lower rectangle holding a one-car garage. After the sale of the property in 1974, a two-car garage was added to the front, a small kitchen extension and bathroom addition across the rear, and other changes were made, bringing it to its present appearance. Collectively, it holds 3,270 square feet of heated space.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: c.1947
_x_Known __ Estimated Source: newspaper county 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: Craig A. Smith and Carolyn M. Kenny

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

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 th**ink this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: house and apartment _x_ No Status: walls
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: H-3591
Natt and Mildred Dodge House/ Florence H. Dodge Apartment	465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: January 9, 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
_x_ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _x_Asphalt: brai and rock
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp: Red Panel
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Casement	Wood	4-Light	4
Casement	Wood	6-Light	2
Casement	Wood	8-Light	21
Double-Hung	Wood	6/6	18

11. Door Types

Type	Style	Material	Number
Single-Leaf	Panel	Wood	3
Single-Leaf	15-light	Wood	3
Double	French	Wood	1
Garage	Pieced	Wood	2

12. Chimneys _x low, stuccoed stacks at corners

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Post-1958; creation of dining addition; aerial photographs
#2 Date: Post-1958; alteration of south elevation and north portal; aerial photographs
#3 Date: Post-1978; construction of two-car garage, bathroom addition and front yard wall; 1978 aerial photographer and 1992 HBI

 (Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	_x_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

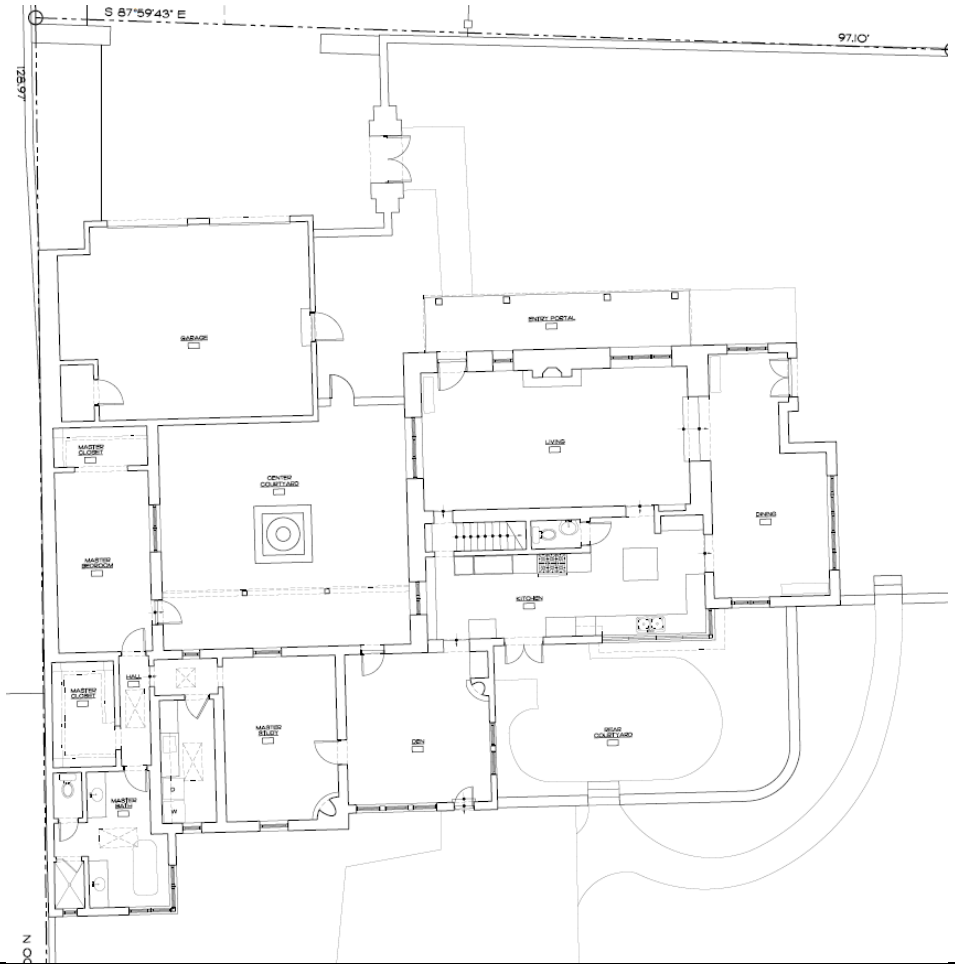
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: 2023 site plan. Courtesy Martinez Architecture Studio PC.



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Architectural Description Continued

Setting

The former Dodge House is located approximately 890' south of Acequia Madre, on a private lane where Camino Manzano officially ends. Turning into the driveway, the first thing that comes to view is the two-car garage (Photo 2). The house occupies a 0.5-acre rectangular lot. It is situated roughly in the middle of the lot, with another parcel under the same ownership at the front. The course of the old Acequia de Loma forms its south edge. The lot is graced with old and newer garden walls. It historically boasted a showcase garden.

Core Block – Main House

The main house looks over two fir trees and a patch of lawn with a two-story façade. Unusual for Santa Fe is its double porch design (Photo 3). Perhaps better described as a portal with a balcony above, the structure is a nod to territorial-era architecture. It is supported by square posts which continue to the second story porch roof (Photo 4). Underneath the balcony are large wood beams that appear to be old (Photo 5). On closer inspection, they are stock pieces that have been rusticated on their sides. The detailing of the beams, with their shaped corbels and close spacing, give the feeling of a Colonial-era mission church. The portal floor is paved with flagstone; the balcony deck is made of different sized boards. Based on a photograph in an earlier survey, its railing has been replaced.

The double or two-tiered porch was a common sight during the territorial era, applied to numerous buildings on the Plaza and its intersecting streets. Anglo and Hispano merchants erected two-story porches to increase useable space.[1] Photographs show them at various sizes and setbacks from the street (Fig. 2, L). Each was made up of a *portal* — or, more accurately, a portico — appended to the front of the building. The porticos were all different heights and supported by square wood posts terminating with a simple, classically rendered base and capital. Sitting above the portico was a balcony of the same dimension, lined with wood railing and capped with a roof.

[1] John W. Murphey, "Santa Fe Historic Context Study: 1610-1986," document prepared for the City of Santa Fe (Revised June 4, 2021), 6.

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These ad hoc structures began coming down as the town modernized. Starting in the 1930s, Santa Fe's cultural elite — led by architect John Gaw Meem — sought to return them to the Plaza, but as one-story, adobe-looking *portales* in a romanticized view of Santa Fe's colonial architecture.[2]

Before the return of *portales in the 1960s,* José M. Baca, owner of the New Mexican Building on West Palace Avenue, redesigned his two-story brick structure with a territorial-style double veranda. Completed in 1937 and renovated in 1942[3], the Bishop Building (now Manitou Galleries) still reflects his inspiration. Many years later, Armand Ortega redesigned his commercial building in the double porch mode. Assisted by architect Bill Lumpkins, the Ore House (now Thunderbird Bar & Grill) at the Plaza's southwest corner and Manitou Galleries are the only structures in downtown Santa Fe reflecting this once common — and authentic — design.[4]

The ground floor has a grouping of wood casements at the east end, providing light and ventilation to the living room. The three, eight-light casements are a mulled set, e.g., individual windows joined together with mull strips and framed in a single casing with a continuous sill. At the other end is a custom, non-historic door. Adjacent to the door is a solo casement window. The wood inswing casements on this façade are likely original to the home's construction. Though they vary in muntin style, and some have wood headers while others don't, they look to be of the same era. The upper story has two symmetrically placed doors, each a 15-light unit protected by a wood-frame screen. Their design and hardware suggest that they are older.

West

The west side faces a non-historic courtyard. Both floors have openings with grouped eight-light wood casements (Photo 7). These, like the front windows, are a mulled set. They differ, however, as they have copper-sheeted sills and rustic wood headers. Two six-light wood casements south of the block at the kitchen are also older. This lower

[2] Ibid., 97.
[3] Ibid., 68, and John W. Murphey, "123 West Palace Avenue, Santa Fe Press Building/Bishop Building, Santa Fe, Santa Fe County, New Mexico," New Mexico Historic Cultural Properties Inventory 1 & 2 (Draft, January 2024).
[4] John Gaw Meem's 1937 design for the Santa Fe Municipal Building (Santa Fe Main Library) could be considered a revival of this style.

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portion joins oddly with the two-story block and the primary bedroom wing, indicating an extension of the portal.

East

Attaching to the block on its east elevation is a one-story dining room (Photo 8). The space, with its play of cubic massing and lintel-crowned openings, has a strong Pueblo Revival feeling. The main fenestration is a band of five eight-light casements. Similar to other windows around the house they are a mulled set, though of a different design. It is entered from the yard through French doors.

The addition does not appear on a 1958 aerial (Fig. 6). Subsequent aerials show something in this area, but it's unclear what is being observed because of heavy tree cover. While a window report identifies the mulled windows as "historic," they do not match the other sets on the block.[5] Those are arranged in a molded frame and have mullions made of several pieces of wood. These have a simpler casing and one piece of wood used at the mullion (Photo 9).

The origin of the addition is inconclusive.

South

Like the east elevation, the south-facing façade is also altered (Fig. 1). It begins at the east end with older casement windows at the dining room addition (Photo 10). At the middle of the elevation is a hipped roof section creating the southeast corner of the kitchen (Photo 11). A line of modern double-hung windows brings light into this room (Photo 12). An aerial from 1966 suggests that some of this area was originally part of the yard (Fig. 7). A modern set of ten-light doors terminates west end of the one-story section. The upper story represents the original two-story block. It has a few small multi-light wood casements that appear to be older.

Historically, the lower portion of the south elevation appears to have had a portal of the same width and axis as the portal across the apartment (Fig. 6). Eventually, the south portal was enclosed or demolished to build new heated space. The kitchen's southwest

[5] PA & Associates, Historic Assessment No. 301123-HA [465 Camino Manzano], November 30, 2023.

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wall and ceiling construction differs from the rest of the ground floor, supporting this assumption.

Primary Bedroom Wing and Former Garage

Most of the one-story primary bedroom wing, located west of the main house, is original. From aerial photographs and archival sources, the L-shaped structure was a small dwelling with an attached one-car garage. It took on a courtyard form with the addition of the two-bay garage in the 1980s.

South

Facing the backyard, the south elevation has numerous openings containing a mix of historic and newer windows (Photo 13). The older windows are confined to the east end, which begins with a four-panel wood door. West of the entry are grouped and individual 6/6 double-hung wood windows. Bumping out at the west end is a post-1978 addition enclosing a bathroom. This volume's east and south elevations have recent double-hung windows forming a corner (Photo 14, Fig. 1). Aside from this bathroom bump-out, this piece shows on the 1958 aerial. A slight wall offset and change in ceiling height may indicate incremental construction.

North

The north elevation of the primary bedroom wing looks onto the courtyard and is protected by a portal (Photo 15). It has a few openings, including a glass-panel wood door, a double-hung wood window, and a wood casement. The placement of the door and windows is not particularly harmonious. It has a brick floor and wood decking that does not seem historic.

On the 1958 aerial, the portal was shorter, with an open space at the east end (Fig. 6). This may have represented an open passage between the main house and the apartment.

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West and East

The west side has no openings, as it bumps into a wall shared by the neighboring property. The east elevation has double-hung wood windows which seem to align in position with an opening appearing on older aerials.

Former Garage

Creating the west arm of the courtyard and holding the primary bedroom is a rectangular volume that once worked as a garage (Photo 16). Fenestration is found only on the east side with a glazed door and a set of 6/6 double-hung wood windows. All of the fenestration is modern.

Two-Car Garage

Probably the youngest part of the house but playing a big role in its presentation is the two-bay garage (Fig. 1). Likely constructed in the 1980s, it pushes out beyond the footprint of the older house (Photo 17). It has two custom doors made of pieced wood (Photo 18). A wood panel entry is found on its east elevation.

Connecting to the original garage, the new structure changed the space from an L-plan to a courtyard. Before its construction, grass and trees grew in front of the apartment. After its construction, a flagstone courtyard and fountain were installed.

Interior

The interior of the older core reveals a rustic aesthetic. Principal rooms have exposed vigas (rusticated square beams), tongue-and-groove decking, and strip oak flooring. The living room has the most interest with wall *nichos* and an adobe-sculpted fireplace (Photo 19). Other rooms show a medium level of finish, with painted plastered walls, simple floor molding, and wood headers over doors. Changes in floor level in the dining room and the kitchen may indicate additions and/or alterations.

Walls

The property has two major walls. The north section enclosing the front yard is recent. The rear, radial section is older, appearing on the 1958 aerial.

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Historical Overview

Nineteen-Forty-Six was Natt Dodge's fortunate year. That year, he was named regional naturalist for the Southwestern National Monuments, a National Park Service administrative area covering Arizona, New Mexico, Colorado, and Utah. It was a plum job. The same year, the 46-year-old, along with his wife and mother, acquired a farm lot off Acequia Madre where they would build a two-story home. There, Natt and his wife, Mildred Johnson Dodge, would live into their retirement. At their home on Camino Manzano, Natt penned several Southwest nature guides. In 1974, Natt and Mildred sold the property, and changes occurred to the home. Sometime after 1973, as evidenced by aerials, the house received a two-car garage across its façade, altering its plan.

A Long Fruit Orchard

The future Natt and Mildred Dodge House sits at the bottom of a strip once covered with fruit trees (Fig. 3). At statehood, the orchard was owned by Jacob W. Waffensmith, a Cincinnati native and trained physician. In 1906, Waffensmith and his wife Lillian moved to New Mexico, and he established a medical office.[6] Based on advertisements in the *New Mexican*, Waffensmith maintained an office on future Camino Manzano. He planted fruit trees there, including pears, peaches, apricots, and apples, which were harvested for sale.[7]

Waffensmith and his family left the property around 1920, relocating to New Haven, Connecticut, where he established a new practice. He continued, however, to own property in Santa Fe. John Q. Adams, a cattleman, acquired Waffensmith's orchard off Acequia Madre and created Los Arboles Subdivision in 1927, dividing it into residential lots (Fig. 4). The name probably reflected the many fruit trees in the area. Adams joined other investors and builders (including prominent real estate speculator Harry Dorman),

[6] John W. Murphey, "415 Camino Manzano, Joseph and Helen Flynn House and Associated Buildings, Santa Fe, Santa Fe County, New Mexico," New Mexico Historic Cultural Properties Inventory 1 & 2 (Revised September 13, 2017), 10.
[7] Ibid.; Warranty Deed, J.W. and Lillian Waffensmith, to John Q. Adams, recorded May 24, 1920, Book M3/Page 411, 1920000220.

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purchasing former Hispanic agricultural long lots along the mother ditch to convert them into residential developments.[8]

Adams died in 1928, with his subdivision passing on to his wife, Mary Beatrice Adams. The title to the subdivision was settled in court in 1930, with houses along the lane being slowly being erected after that.[9]

Based on a 1935 aerial, the property may have included a structure but not a house (Fig. 5). The north-south oriented structure observed on the aerial is much smaller than houses visible on nearby Camino la Paz and San Antonio streets. There is a slight chance that this structure is incorporated into the current house, but its location is not evident.

Natt and Mildred Dodge

Natt Dodge was not born a Westerner, though he would adopt that persona once he reached the Southwest. He was born, instead, in Boston. He came into the world on August 23, 1900, as Nathan Noyes Dodge.[10] His parents, Robert Parker Dodge and Florence Griffin Dodge, were teachers. Natt's first years were spent in Roxbury, a former colonial town absorbed into Boston. The family then moved to Boulder, Colorado, where his father died in 1907. Florence relocated, with Natt — her only son — to a ranch on Maxwell Mesa north of town.[11] It is likely in this setting that the young boy gained an interest in nature and botany.

He attended Boulder Preparatory School and served briefly in the Army in 1918 as a private. He later enrolled in Colorado Agriculture College, graduating with a B.S. in 1924.[12] He was a member of the college's debate team and the Pad and Pencil Club, a group associated with Pi Delta Epsilon, the national collegiate journalism fraternity.[13]

[8] Ibid., 11.
[9] Final Decree, Mary Beatrice Adams, recorded November 13, 1930, Book X/Page 139, 1930040792.
[10] *Massachusetts, U.S., Town and Vital Records, 1620-1988* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.
[11] "Death Claims Florence Dodge," *Santa Fe New Mexican*, March 4, 1958, 7.
[12] Texas Tech University Southwest Collection/Special Collections Library, "Natt Noyes Dodge: An Inventory of His Papers, 1926-1971, at the Southwest Collection/Special Collections Library," https://txarchives.org/ttusw/finding_aids/00753.xml, accessed January 11, 2023.
[13] "National Journalistic Fraternity Grants Chapter to Aggies," *Fort Collins Express*, May 2, 1922, 1.

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After graduating, he married Mildred Johnson, an Illinois native whom he had met at prep school. She graduated two years earlier from the University of Colorado with a degree in education.[14] Mildred went on to become a teacher.

The couple moved to Seattle, where Natt worked for several honey-making companies over the next decade.[15] He would maintain an interest in apiculture throughout his career, writing years later about honey production in the Santa Fe *New Mexican*. During this period, he also began writing, working as a columnist for *Bees and Honey*, *American Bee Journal*, *Gleanings in Bee Culture*, and other trade magazines.[16] As a freelancer, he wrote articles for *Sunset* magazine and contributed pieces over the years to *Arizona Highways*, *Desert,* and other Southwest-oriented magazines.[17]

Amid the Great Depression, Dodge joined the National Park Service as a ranger-naturalist assigned to Mount Rainer National Park.[18] While not formally trained as a photographer, Dodge took captivating photographs of mountaineers ascending the park's icy slopes. His pioneering work was recently recognized with the NPS "Eminent Photographer" designation.[19] Dodge would keep at photography after his move to Santa Fe, photographing Fiesta and Spanish and Indian markets. These photos frequently appear in the *New Mexican*.

After passing a civil service test in 1935, Dodge was offered an assignment at Mount McKinley, but with two young children he chose a less challenging climate, opting to work for the Southwestern National Monuments office headquartered at Casa Grande, Arizona.[20] The Monuments program covered a wide area, encompassing 27 units, from

[14] "Mildred J. 'Hap' Dodge [obituary]," *Santa Fe New Mexican*, January 21, 1991, 6.
[15] National Park Service, "50 Nifty Finds #28: Shuttering in the Cold," June 22, 2023, https://www.nps.gov/articles/000/50-nifty-finds-28-shuttering-in-the-cold.htm. This blog entry presents the only biographical on Natt N. Dodge and is, therefore, referenced multiple times.
[16] In the late 1920s, working for the Pacific Coast Slope Honey Company, Dodge suggested that polar explorer Richard E. Byrd pack honey for his First Antarctic Expedition, resulting in a quarter ton of the natural sweetener being packed to the South Pole; Ibid.
[17] Texas Tech University Southwest Collection/Special Collections Library, "Natt Noyes Dodge: An Inventory of His Papers, 1926-1971.
[18] National Park Service, "50 Nifty Finds #28: Shuttering in the Cold."
[19] Ibid.
[20] Ibid.

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Arches in Utah to the Yucca House in Colorado.[21] During his time in Arizona, Dodge developed an interest in desert environments, a topic he would write about later in guidebooks.

Responding to the war, in October 1942, the Southwestern National Monuments moved all of its staff and operations from Casa Grande to Santa Fe, joining the regional office on Old Santa Fe Trail. The *New Mexican* welcomed the arrival of the young professionals ("the people that matter") to Santa Fe.[22]
The Dodges first lived in a rental on West Berger Street. With his promotion, the family looked around for property.[23] Harry Percival Mera, the head of the Laboratory of Anthropology, was a Southwestern National Monuments board member and may have helped newcomers find homes. Harry Boatright, who would head the Southwest Monuments Association — a non-profit organization assisting the Southwest parks — acquired a house nearby on Calle la Paz around the same time.[24]

Natt, Mildred, and his mother, Florence, received a deed for the property at the end of Camino Manzano in 1946 from Keith and Letta Wofford.[25] Wofford, an Oklahoma-born rancher, does not appear to have lived on the site and may have acquired it for investment.[26]

A Social House

Natt and Mildred hosted a tea in honor of Florence on February 23, 1947, which also served, as described by the *New Mexican* as an "open house . . . to the new Dodge

[21] Southwestern Monuments Association, *The Guide to the Southwestern Monuments* (Coolidge, Ariz.: Southwestern Monuments Association, 1938).
[22] "Seven Families," *Santa Fe New Mexican*, October 9, 1942, 15.
[23] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1944 (El Paso: Hudspeth Directory Company, 1944), 114.
[24] John W. Murphey, "435 Calle la Paz, Lawson Property/Guadalupe and Frances Moya House," Santa Fe, Santa Fe County, New Mexico," New Mexico Historic Cultural Properties Inventory 1 & 2, November 2, 2023, 10.
[25] Warranty Deed (Joint Tenants), Keith J. and Letta C. Wofford, to Natt N. and Mildred J. Dodge, and Florence H. Dodge, recorded January 20, 1947, Book 30/Page 491, 1947083982.
[26] Deeds show that Wofford and his wife were substantial landowners and had purchased other property from Waffensmith.

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home on Acequia Madre."[27] The house included a separate area for Florence, who moved in after the party. This dwelling would later be identified as 465½ Camino Manzano. The 1950 census documented the small household as including Natt, then 49, Mildred 50, their youngest child, Judith, 10, and Natt's mother, Florence, 83.[28]

From newspaper accounts — many appearing in the society column — the Dodges used the home frequently to host parties and events. This included the couple's different roles at the Presbyterian church and Natt's work with the Kiwanis. Mildred additionally hosted events for the Santa Fe Women's Club, the American Association of University Women, and the National Park Service Wives, so the house was well used. After his mother's death in 1958, Natt and Mildred rented her apartment to single women. In the early 1960s, it was leased to Vernice Johnson who operated a children's clothing store on College Street (now Old Santa Fe Trail).[29]

Natt Dodge wrote or co-wrote more than a dozen books, many of which were guidebooks (Fig. 10).[30] His output started with NPS printed booklets and monographs, but by the late 1940s it included more popular publications published by the Southwest Monuments Association. His 1947 *Poisonous Dwellers of the Desert* was a book that remained in print through the 1970s. In the 1950s, he worked with the Western Publishing Company to prepare two guidebooks printed under their popular Golden Guides imprint. Working with the publication's editor, naturalist Howard Spencer Zim, Dodge published guidebooks on the Northwest and Southwest regions. Following his retirement in 1963, Dodge wrote several Southwest flower identification guides.

[27] "Mrs. Florence Dodge Honored at Tea," *Santa Fe New Mexican*, February 27, 1947, 6.
[28] U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 77; Enumeration District: 26-5.
[29] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1960 (El Paso: Hudspeth Directory Company, 1960), 169.
[30] National Park Service, "50 Nifty Finds #28: Shuttering in the Cold."

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After the Dodges

In 1974, the Dodges sold their home to Martha McCleskey Mayfield.[31] Mayfield, a native of Floydada, Texas and an employee of First National Bank, lived on the property for only a short time, dying in the home on August 20, 1976.[32] Her estate sold it in 1977 to B. Daniel and Susan S. Summers. They owned the property through 1994. It is assumed the garage was constructed during their ownership. This is affirmed by viewing a 1978 aerial and photographs taken of the house for the 1992 Historic Building Inventory. Nathan Noyes Dodge died in Santa Fe in 1982, at age 82; his wife, Mildred J. Dodge would pass nine years, at 91.

Evaluation of Historical Status

As a college student, Natt Dodge sketched a house plan for the college's experiment station publication on beautifying home landscapes (Fig. 2, R). His design was a two-bedroom house with a full-width front porch and a semi-attached garage to the side. Some 20 years later, as the regional NPS naturalist in Santa Fe, he built a larger version of this home, increasing it to two stories and including a separate apartment for his mother.

Given its age and nostalgic design, upgrading the building to Contributing status is recommended. The front (north) façade of the two-story block best communicates the design intention and the Dodge period. This elevation also appears to have the most preserved integrity, with the other sides altered by additions or other changes. For this reason, this elevation is recommended as the only primary façade.

[31] Warranty Deed, Natt N. and Mildred J. Dodge, to Martha McCleskey Mayfield, recorded March 9, 1974, Book 310/Page 471, 363617.
[32] "Martha Mayfield," *Lubbock Avalanche-Journal*, August 21, 1976, A-15.

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Illustrations

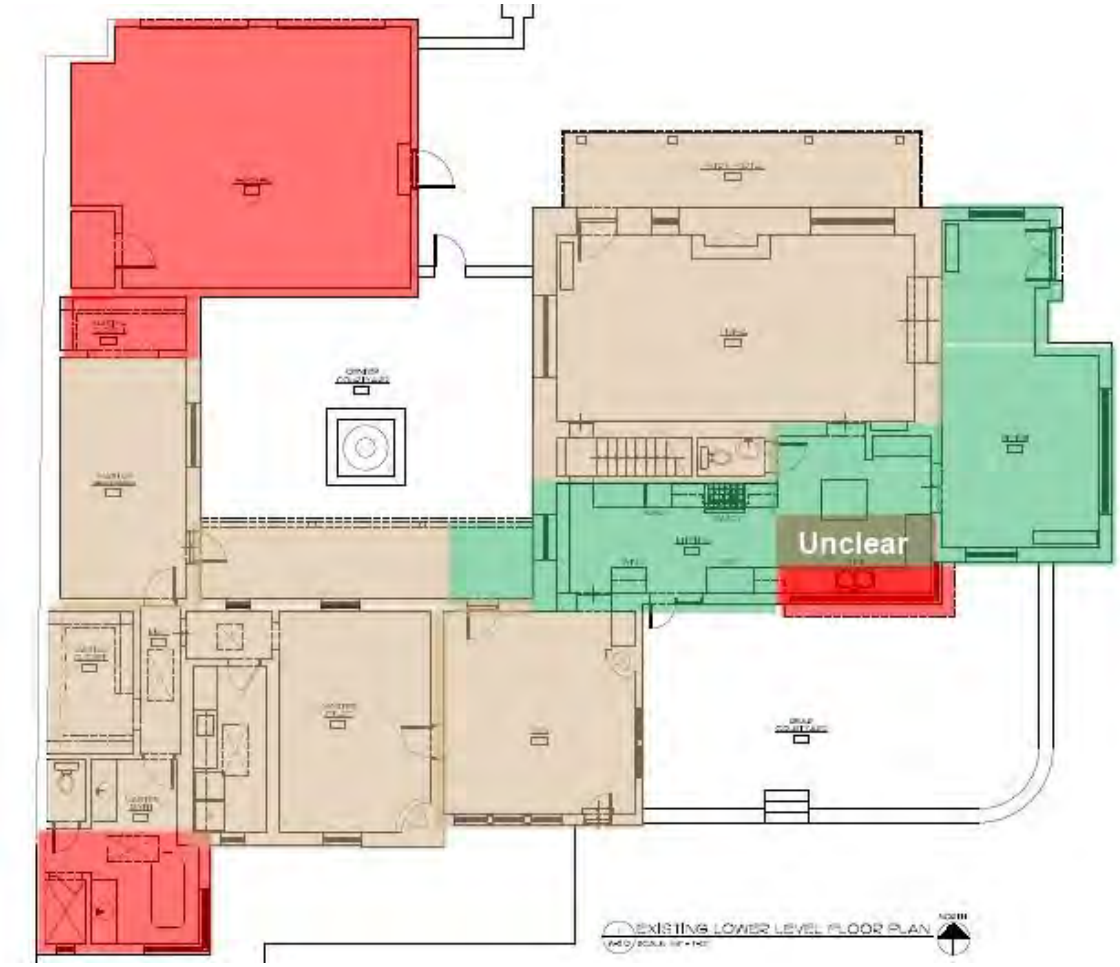

Figure 1: Footprint Evolution.

Tan = footprint in 1958, based on an aerial photograph of that year
Green = alterations and/or additions made after 1958, based on an aerial photograph of that year.
Red = alterations and/or additions made after 1978, based on an aerial photograph of that year.

A clear understanding of the changes in the Green areas is complicated by the use of adobe wall construction and older-looking windows.

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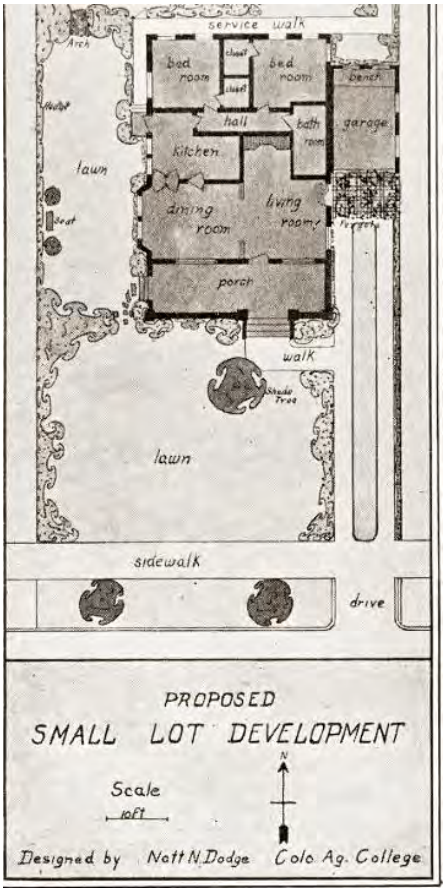

Figure 2: Left, c. 1880-90 view of West San Francisco Street. Courtesy Palace of the Governors Photo Archives, 011328. Right, c.1924 Natt N. Dodge student drawing. Courtesy Colorado State College.

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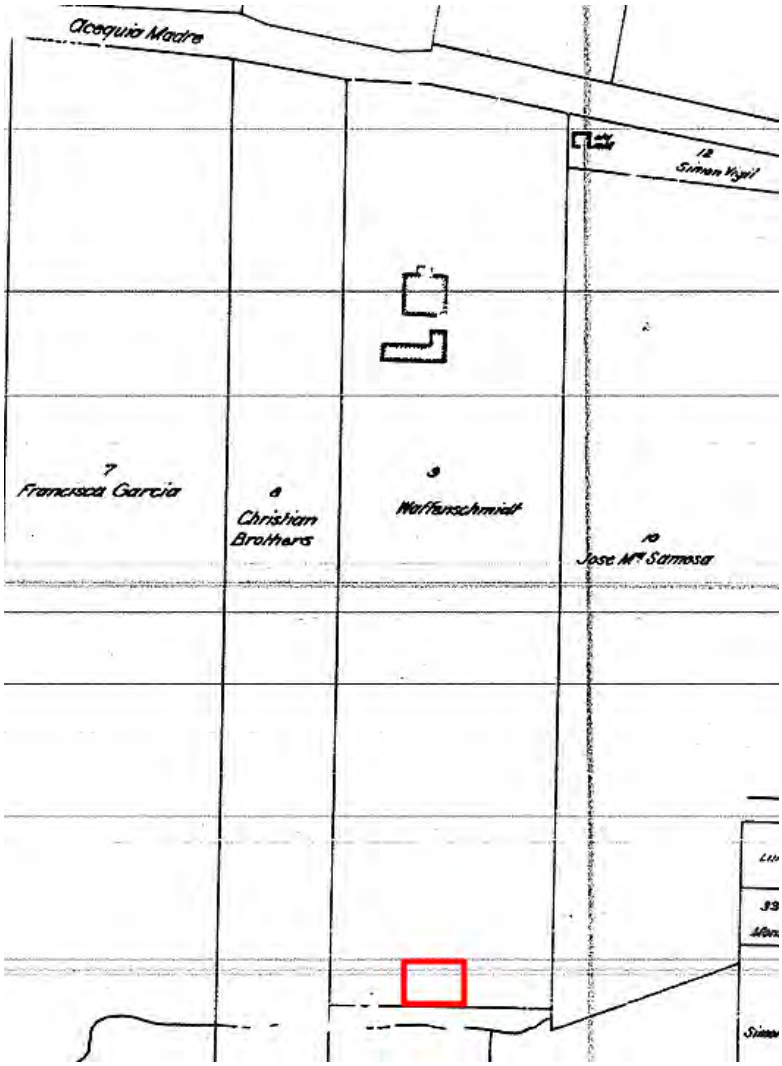

Figure 3: N. L. King, "Map of the City of Santa Fe," 1912. Approximate location of subject parcel is highlighted.

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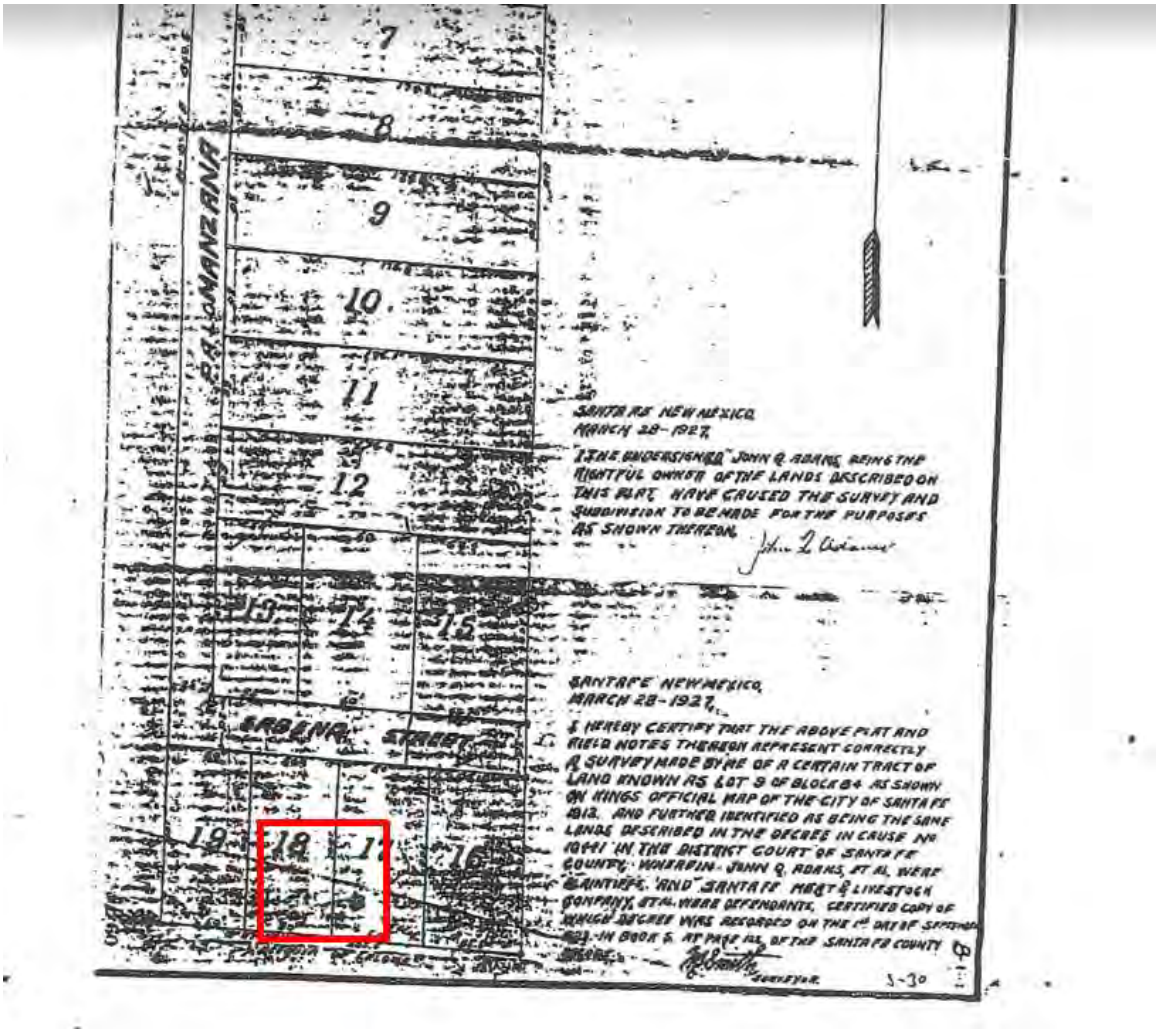

Figure 4: Portion of 1927 Los Arboles subdivision map. Approximate location of subject parcel is highlighted.

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Figure 5: 1935 aerial photograph.
Approximate location of subject parcel and possible small structure are highlighted.

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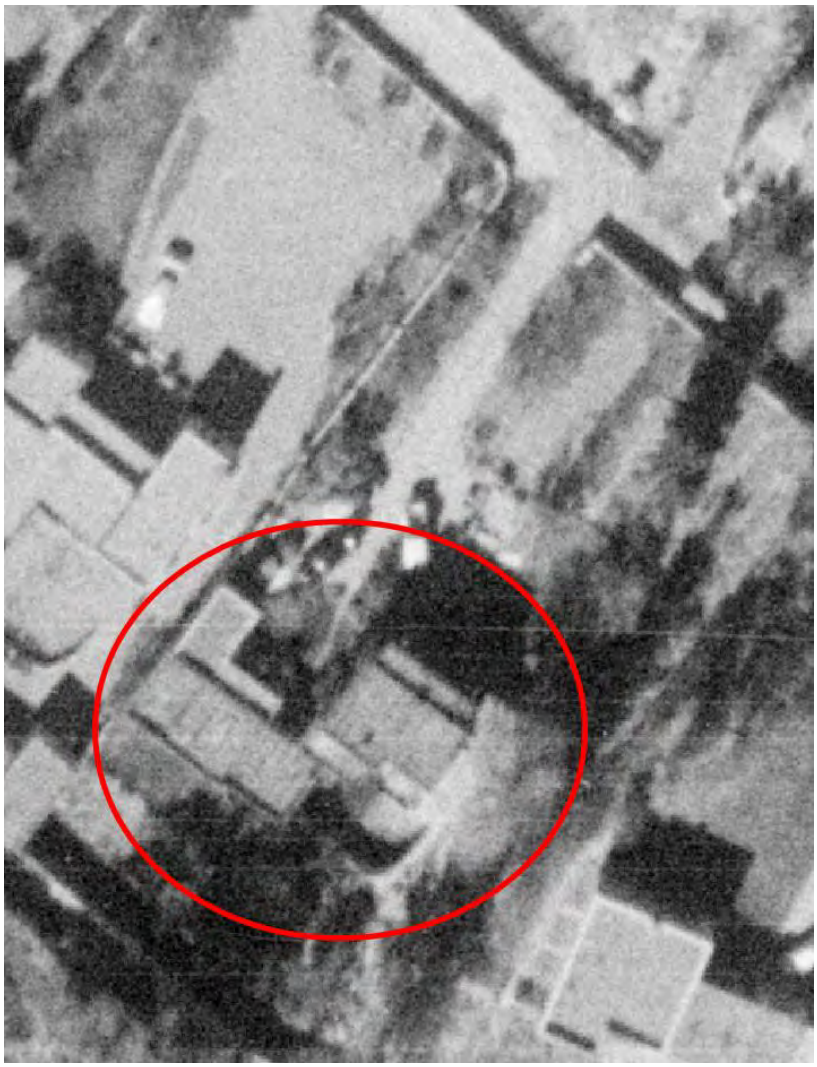

Figure 6: November 10, 1958, aerial photograph.
House is highlighted. Note shorter north portal and absence of dining room addition.

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Figure 7: May 2, 1966, aerial photograph.
House is highlighted.

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Figure 8: May 11, 1973, aerial photograph.
House is highlighted.

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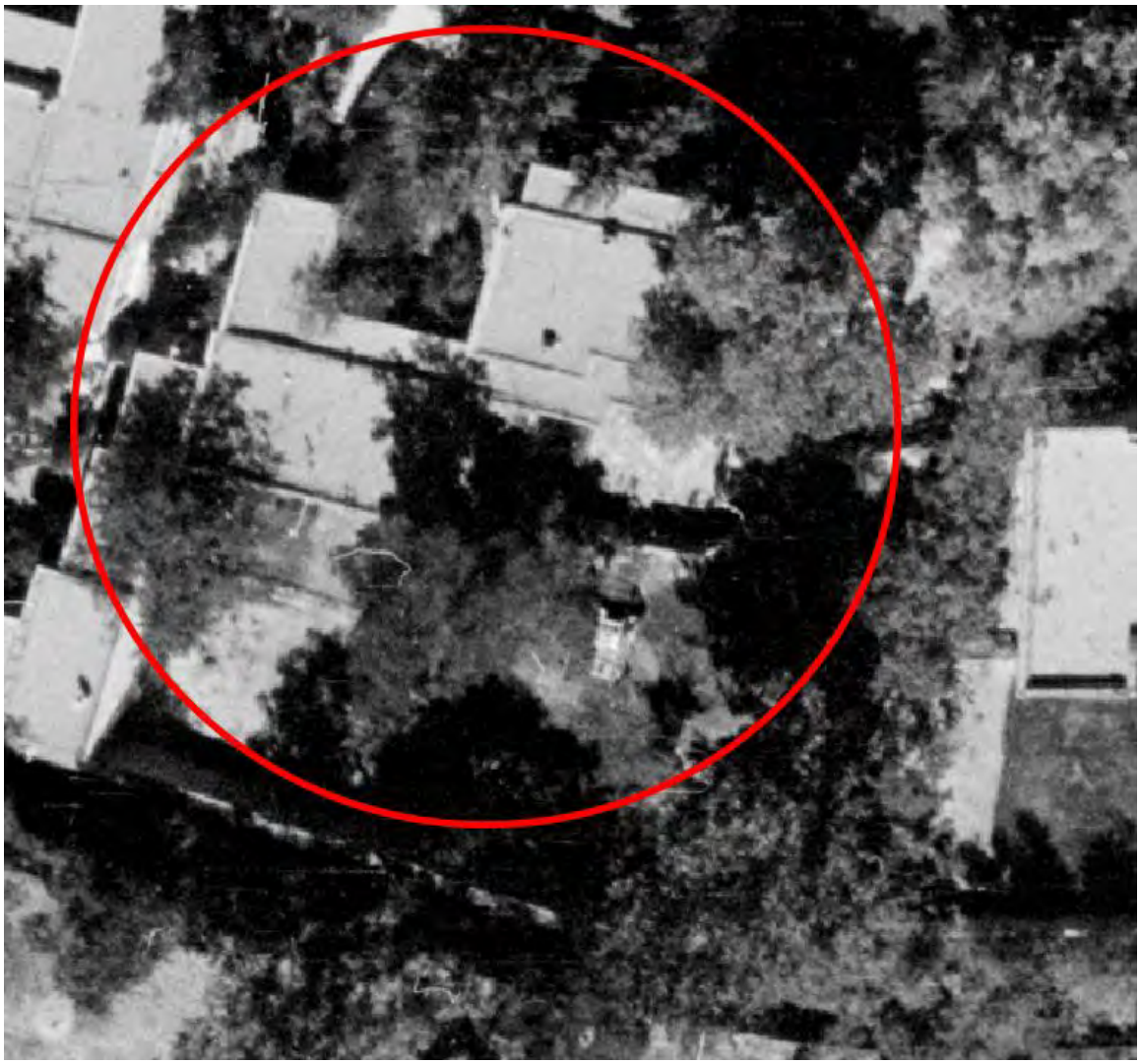

Figure 9: September 11, 1978, aerial photograph.
House is highlighted. Note absence of two-car garage and bathroom addition.

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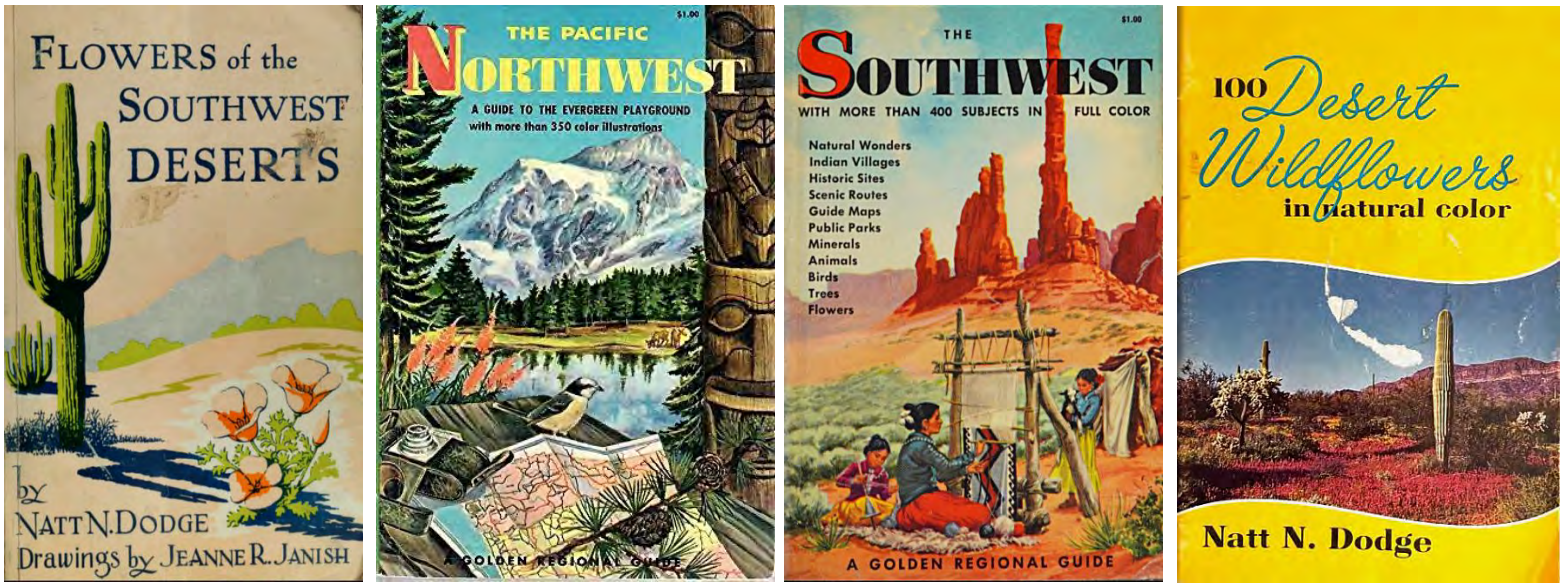

Figure 10: Sample of guidebooks authored or co-authored by Natt N. Dodge.

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Survey Photographs

(All images taken by Giulia Caporuscio on January 9, 2024, unless otherwise noted)



Photo 2: North elevation of house from entry drive. Historic two-story core block, left; non-historic two-car garage, right. Camera facing southeast.

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Photo 3: North elevation. Dining room addition, left; historic two-story core block, center; non-historic two-car garage and gate, right.

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Photo 4: North façade of historic two-story core block. Camera facing south.

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Photo 5: Supporting structure of two-tiered porch. Camera facing up.

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Photo 6: Beams and decking of second-story porch. Camera facing up.

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Photo 7: West elevation of historic two-story core block, center. Camera facing east. January 14, 2024.

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Photo 8: East elevation, dining room addition. Camera facing southwest.

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Photo 9: Closeup of dining room window. Camera facing west.

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Photo 10: Full south elevation. Primary bedroom wing (former apartment), left; infilled portal and kitchen extension, center; dining room addition, right; historic two-story core block, background. Camera facing northwest.

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Photo 11: Partial south elevation. Primary bedroom wing (former apartment), left; infilled portal and kitchen extension, center; dining room addition, right; historic two-story core block, background. Camera facing north.

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Photo 12: South elevation, kitchen extension. Camera facing northwest.

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Photo 13: Full South elevation. Non-historic bump-put bathroom addition, left; primary bedroom wing, center; infilled portal and kitchen extension, right; dining room addition, extreme right. Camera facing northeast.

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Photo 14: Non-historic bump-put bathroom addition. Note wall juncture, right. Camera facing northwest.

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Photo 15: North elevation, primary bedroom wing. Camera facing south. January 14, 2024. Note odd juncture of portal and kitchen, left.

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Photo 16: East elevation, former one-car garage. Camera facing west. January 14, 2024.

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Photo 17: Non-historic two-car garage, center. Camera facing north. January 15, 2024.

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Photo 18: Non-historic two-car garage, north elevation. Camera facing south.

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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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 19: Living room. Camera facing west. Yusuf Coffman, September 15, 2023.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 7/8/2024

Property Owner of Record:

Applicant/Agent Name: Martinez Architecture Studio PC

Contact Person Phone Number: (505) 989-4958

Site Address: 465 Camino Manzano

Proposed Construction Description: Front portal remodel; expand main bedroom; raise main bedroom ceiling, add interior fireplace; add exterior fireplace at main courtyard; create rececess for garage; raise courtyard wall to 8'; replace gate with 6'8" board gate; interior remodel; document existing coyote fence.

TOTAL ROOF AREA: 3,375 SF

Zoning District: R-5

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 N/A

Lot Coverage : 29.5 %
☐ Open Space Required: N/A (sf provided)

Setbacks:
Proposed Front: 15'-8" Minimum: 7'-0"
2nd Front? N/A
Proposed Rear: 43'-2" Minimum: 15'-0"
Proposed Sides: L18' R 0' Minimum:5'-0"

Height: Proposed: Existing
Maximum Height: _____ or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible N/A
Minimum: 2

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.

Martinez Architecture Studio PC [☐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.

RichMartz 7/8/2024
SIGNATURE **DATE**

To Be Completed By City Staff: 2024-008768-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:** 7/26/24

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

Revised 20 November 2020

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

Case # 2024-7828-HDRB
Address – 465 Camino Manzano
Agent's Name – Richard Martinez, Martinez Architecture Studio PC
Owner/Applicant's Name – Craig Smith and Carolyn Kenney

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 27, 2024.

BACKGROUND

465 Camino Manzano is a single-family residence in the Spanish Pueblo Revival / Territorial architectural styles, with an attached supplemental living unit, listed as non-contributing to the Downtown and Eastside Historic District. The core house was built in the late 1940s as a two-story block containing a large living room, kitchen and other rooms on the ground floor, and bedrooms upstairs. It had an upper-story porch overlooking an old orchard. Adjacent to the main house, to the south, was a one-story rectangular structure containing a mother-in-law's apartment. Connected to this apartment at a right angle was a smaller rectangle holding a one-car garage.

After the sale of the property in 1974, a two-car garage was added on the western end, in front of the old garage, substantially changing the front elevation. Other changes to the core were made, although their extent is unknown. According to a 2024 Historic Cultural Property Inventory, the second-story balcony has a mix of historic and non-historic elements. Large wood beams under the balcony appear historic, but are actually stock pieces that have been rusticated, and the railing has been replaced, judging from photos in an earlier survey. The west-side portal has been extended, creating a walkway from the original kitchen to the old garage, although the date of that alteration is unknown. The east façade received a dining-room addition sometime after 1958; the historian was unable to determine more specifically the date of this extension. There have been substantial modifications on the south elevations: A kitchen addition has been placed in an in-filled portal, connecting the original core to the apartment, and a dining room and bathroom added. See Figure 1, depicting the original core of the house in tan:



Additions shown in green took place after 1958, and those in red after 1978, as shown in aerial photographs from those years. Collectively, the structure now holds 3,270 square feet of heated space. The Applicant requests a status review with primary façades designation.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings, which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: The Staff recommended the historic status of the structure be upgraded to contributing, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures, and the front (north) façade of the historic core be designated as primary.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
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. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately 50 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."
8. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a "non-contributing structure" is a "structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District."
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a contributing structure, as recommended by the Staff.
11. The Board finds that the north façade of the original, pre-1958 core structure, including the two-story portal, to be an elevation with features that define the character of the structure's architecture. The Board finds that some elements of this front portal/balcony

may not be historic, and that in future project applications the Applicant may present additional evidence demonstrating which materials are non-historic.

12. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant's request to review the historic status of this property.
3. The Board upgrades the status of the structure to contributing.
4. The Board designates the following elevation of the original core structure as the primary façade: the north façade (excluding the east-end dining room addition and the two-car garage on the western end).

IT IS SO ORDERED ON THIS 9th DAY of APRIL, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____ _

Cecilia Rios Date
Chair

FILED:

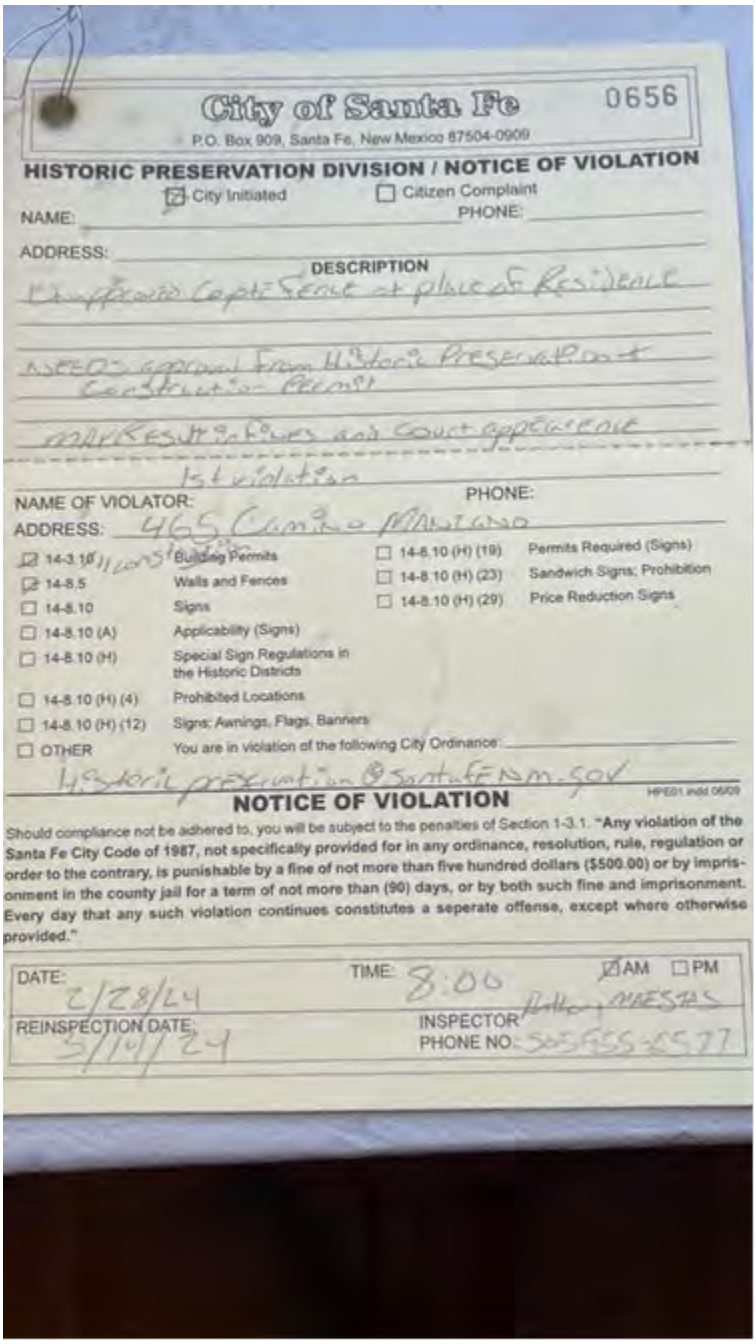
_____ _____

Geralyn Cardenas Date
Interim City Clerk

APPROVED AS TO FORM:

_____ _____

Frank Ruybalid Date
Assistant City Attorney



City of Santa Fe 0656

P.O. Box 909, Santa Fe, New Mexico 87504-0909

HISTORIC PRESERVATION DIVISION / NOTICE OF VIOLATION

☒ City Initiated ☐ Citizen Complaint

NAME: PHONE:

ADDRESS:

DESCRIPTION

Unapproved Capt Fence at place of Residence

NEEDS approval from Historic Preservation + Construction Permit

MAY Result in fines and court appearance

1st violation

NAME OF VIOLATOR: PHONE:

ADDRESS: 465 Camino Manzano

☒ 14-3.10 (1) construction	Building Permits	☐ 14-8.10 (H) (19)	Permits Required (Signs)
☒ 14-8.5	Walls and Fences	☐ 14-8.10 (H) (23)	Sandwich Signs; Prohibition
☐ 14-8.10	Signs	☐ 14-8.10 (H) (29)	Price Reduction Signs
☐ 14-8.10 (A)	Applicability (Signs)		
☐ 14-8.10 (H)	Special Sign Regulations in the Historic Districts		
☐ 14-8.10 (H) (4)	Prohibited Locations		
☐ 14-8.10 (H) (12)	Signs; Awnings, Flags, Banners		
☐ OTHER	You are in violation of the following City Ordinance:		

historicpreservation@santafenm.gov

HPE01.indd 06/09

NOTICE OF VIOLATION

Should compliance not be adhered to, you will be subject to the penalties of Section 1-3.1. **"Any violation of the Santa Fe City Code of 1987, not specifically provided for in any ordinance, resolution, rule, regulation or order to the contrary, is punishable by a fine of not more than five hundred dollars ($500.00) or by imprisonment in the county jail for a term of not more than (90) days, or by both such fine and imprisonment. Every day that any such violation continues constitutes a seperate offense, except where otherwise provided."**

DATE: 2/28/24 TIME: 8:00 ☒ AM ☐ PM

REINSPECTION DATE: 3/14/24 INSPECTOR: Anthony MAESTAS

PHONE NO: 505 955-2577

465 Camino Manzano Notice of Violation regarding Fence

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

Carolyn Kenny &Craig Smith Residence
465 Camino Manzano
October 28, 2024
Downtown/Eastside Historic District, Contributing status

EXISTING CONDITIONS:

The existing house was built in the late 1940s as a two-story block containing a large living room on the ground floor and bedrooms upstairs and a one-story area holding a kitchen. It had a two-story porch. Attached to the main house, via a portal, was a one-story rectangular structure, containing his mother's apartment. Connected to this apartment at a right angle was a smaller, lower rectangle holding a one-car garage. After the sale of the property a two-car garage was added to the front, a small kitchen extension and bathroom addition across the rear, and other changes were made, bringing it to its present appearance. Collectively, it holds 3,270 square feet of heated space. See the HCPI prepared by John Murphey dated January 15, 2023, and the Window and Door Report prepared by Ra Patterson dated November 30, 2023.

PROPOSED CONSTRUCTION:

- Front portal remodel
- Expand existing master bedroom, raise ceiling, and add interior fireplace
- Add exterior fireplace in Courtyard
- Create a recess for garage
- Raise courtyard wall to 8'-0" and replace existing gate with 6'-8" door
- Document existing coyote fence on top of existing retaining wall along south/rear property line and existing replacement coyote fence on top of retaining wall along the east/side property boundary.
- Replace windows that are not on primary façade, add two windows
- Interior remodel.

A two-story portal was always in front of the historic house, but this portal is a later construction that is not in harmony with the house behind. The existing portal is spindly and has a thin band of stucco at the top that is not visually supported, and the drainage off the roof is poorly resolved. The proposed renovations will address all these issues and will complement the historic house. The renovations will make the existing portal no taller and slightly wider because of the new stuccoed walls. See attached Exceptions.

The existing Primary Bedroom is too small for a bed and does not open onto the Courtyard in the way it should; this expansion will take care of both those problems. The garage is the main view of the house when you approach it from the street, the recessed garage doors will make this view more attractive and will be in the tradition of historic garages in Santa Fe.

MARTINEZ
ARCHITECTURE
STUDIO PC
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A pre-existing retaining wall runs along the southern property boundary adjacent to a pedestrian alley and a coyote fence on top of a single-row concrete block retaining wall existed along the southeast property boundary. The owners installed new coyote fencing on top of the south retaining wall and replaced a section of rotted/falling down coyote fence along the southeast property boundary. The Historic Preservation Division issued a Notice of Violation for the new fencing. (see attachment) The existing southerly retaining wall is 4'6" high on the pedestrian alley side and 6'6" high on the yard side. The new coyote fencing is 2'6" high. The pre-existing coyote fence along the southeast property boundary was 8'9" high and was replaced in kind at the same height. Given that the property does not have street frontage and existing fences within the streetscape are higher, staff determined no exception is necessary. The Owners propose to add an additional row of non-uniform posts to the outside of the south fence to conceal the metal framing.

We will also replace some windows that are not on the primary façade and add two windows at the top of the stairway on the rear façade.

All City of Santa Fe building codes and zoning regulations will be met.

Sincerely,

Richard Martinez
Martinez Architecture Studio PC

465 Camino Manzano

Applicants' Response to Exception Criteria
Modification of Primary Façade – Portal/Balcony Remodel

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request for an addition to the primary north portal/balcony consisting of a remodel of the two-story structure. (§14.5.2(D)(2)(c): "additions are not permitted to primary facades.")

The Applicants propose to add stucco walls to front and sides of the existing wood and stucco portal/balcony. The exception request is limited to the proposed work on the portal/balcony and does not include any alteration of the primary north façade of the house.

Existing: The HCPI prepared by John Murphey describes the "double porch design" (or portal with balcony above, the "portal/balcony") as a nod to territorial-era architecture. The balcony is supported by square posts that continue to the second story flat roof. Based on a photograph in an earlier survey, Mr. Murphey concludes that the second story wood railing has been replaced. Mr. Murphey describes the large wood beams on the underside of the balcony as stock pieces that have been rusticated on their sides. A thin band of stucco exists along the top of the second story balcony, wrapping around to the north façade of the house on the east and west. During the status review hearing, an HDRB member observed that many parts of the detailing on the portal/balcony are of non-historic materials.

Proposed: The Applicants propose to add substance to the portal/balcony by adding stucco to the vertical posts and horizontal faces of the north, west and east sides. The existing wood posts and railing will remain, except that the two posts at the east and west end of the portal/balcony will be within the stuccoed wall. The north ends of the existing corbels beneath the second level floor are proposed to be removed, to accommodate the stucco wall.

(1) Do not damage the character of the district.

Response: The house and its north primary facade are not on a public street and are not publicly visible. The proposed addition of stucco to the portal/balcony is intended to compliment the contributing house by adding substance to the existing spindly, perhaps not original structure, with its thin band of stucco at the top that is not visually supported. The addition is consistent with the house design and complies with historic overlay requirements, apart from being on a primary façade, and is common in the Downtown and Eastside District. As such the addition on a non-publicly visible contributing house will not damage the character of the district.

(2) Are required to prevent hardship to the applicant or an injury to the public welfare;

Response: The existing portal/balcony has suffered from deferred maintenance and its design detracts from the contributing north façade given its relatively thin wood elements and narrow band of stucco at the top that is not visually supported. The drainage off the roof is poorly resolved and the addition of stucco walls is proposed as part of a remodel intended to strengthen the structure, extend its useful life and provide a more cohesive appearance that compliments the existing house. Retaining the existing portal/balcony would perpetuate the existing drainage and design issues, constituting a hardship to the Applicants, and would preclude extending the useful life of the primary portal/balcony, which would also injure the public welfare.

(3) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.

Response: The Applicants evaluated design options to address the existing drainage issues relating to the portal/balcony and the existing design that is not in harmony with the contributing house behind. Retaining the existing design would perpetuate the existing spindly nature of the structure and disharmony with the balance of the house design. The proposed design is intended to compliment the historic stucco house while strengthening the portal/balcony and facilitating enhanced roof drainage and extending the life of the structure.

465 Camino Manzano

Applicants' Response to Exception Criteria
Modification of Primary Façade – Canale/Downspout

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request for an addition to the primary north portal. (§14.5.2(D)(2)(c): "additions are not permitted to primary facades.") The Applicants propose to replace the existing canale/scupper with a new canale/scupper and downspout on the eastern side of the primary north portal façade.

Existing: An existing wood canale/scupper is located on the east side of the two-story portal, draining onto the earth, directly north/in front of the portal.

Proposed: The Applicants propose to replace the canale/scupper with a new wood canale and downspout on the east extremity of the north-facing portal. The new canale will be designed to match existing canales on the house. The downspout will be dark brown metal.

(1) Do not damage the character of the district.

Response: The house and its north primary facade are not publicly visible. The proposed canale and downspout comply with historic overlay requirements, apart from being on a primary façade, and are common in the Downtown and Eastside District. As such the addition of a new canale and downspout on a non-publicly visible contributing house will not damage the character of the district.

(2) Are required to prevent hardship to the applicant or an injury to the public welfare;

Response: Drainage from the existing second story portal roof is poorly resolved and runoff from the canale, falling two stories, causes erosion and a potential safety issue for residents and guests. Along with reworking the portal roof drainage, the proposed canale and downspout will improve the existing drainage situation and eliminate the ongoing hardship to the Applicants resulting from the canale on top of the second story portal roof discharging runoff directly onto the ground.

(3) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.

Response: The Applicants evaluated design options to address the existing drainage problems. Maintaining the existing configuration would perpetuate these issues. The proposed portal remodel necessitates modification or removal of the existing canale and the Applicants determined that adding a downspout is the most effective and least intrusive means of resolution in a manner consistent with upper story drainage control methods found in the District.

465 Camino Manzano

Applicants' Response to Exception Criteria
Addition within 10' of a Primary Facade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request for an addition within 10' of the primary north façade. (§14.5.2(D)(2)(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 facade.") The Applicants propose to raise the wall above the existing gate adjacent to and west of the primary north façade and to replace the existing yard gate.

Existing: The non-primary façade between the non-historic one story, two car garage at the northwest corner and the primary north two-story façade of the house consists of two +/- 5' stucco pilasters/wall on either side of a wood yard gate that does not have a header. The wall and gate are set back about 5' from the primary façade and connect to the rear of the garage, which projects to the north of the primary façade and two-level portal of the house.

Proposed: The proposal would raise the wall to 8' and replace the gate with a taller 6'8" wood gate in the same location.

(1) Do not damage the character of the district.

Response: The house is not publicly visible. Raising the height of the wall and replacing the existing yard gate would strengthen the connection between the two-story house and one-story garage, while maintaining the general appearance of the long east-west façade. The materials and color of the wall and gate would remain and the two story primary façade, with portal in front would retain prominence compared to the lower wall/gate and slightly higher garage. The proposal is consistent with the design styles that embody the district and would not damage the character of the district.

(2) Are required to prevent hardship to the applicant or an injury to the public welfare;

Response: The Applicants propose to increase the height of the gate and provide a header/wall above the gate to increase the privacy and security of the interior courtyard that includes a bedroom with a door accessing the courtyard. Presently it is possible for a taller person to see over the gate/wall and into the courtyard and increasing the height is necessary to avoid the existing hardship relating to privacy and security.

(3) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.

Response: The Applicants evaluated design options to address the existing concerns about privacy and security. Maintaining the existing gate/wall configuration would perpetuate these issues. Raising the wall higher than the proposal is not necessary to achieve the Applicants' objectives and would have a greater effort on the prominence of the primary façade. The proposed design solution will maintain the existing design style, strengthen the connection between the house and garage and is the minimum height necessary to achieve the simple design solution of adding a header above the gate.

.

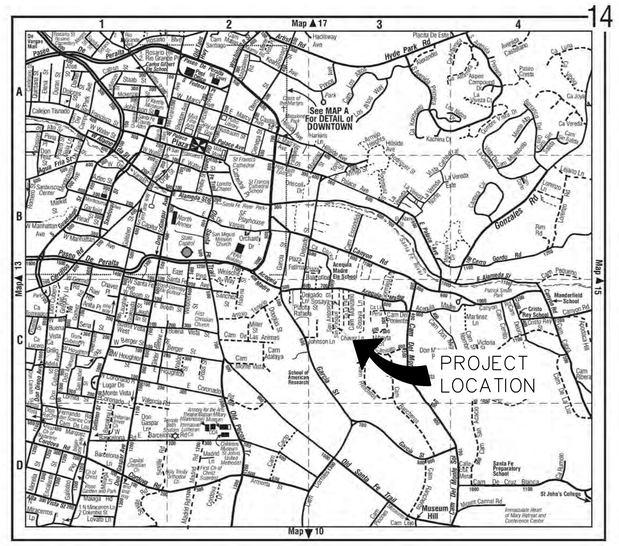
MANZANO ADDITION & RENOVATION

465 CAMINO MANZANO
SANTA FE, NEW MEXICO 87505

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA

VICINITY MAP



DIRECTIONS TO SITE:

FROM 200 LINCOLN AVE. HEAD SOUTH ON LINCOLN AVE. TOWARD W. MARCY ST. TURN LEFT ONTO W. MARCY ST. TURN RIGHT ONTO PASEO DE PERALTA. TURN LEFT ONTO ACEQUIA MADRE THEN TURN RIGHT ONTO CAMINO MANZANO. FOLLOW CAMINO MANZANO TO 465 CAMINO MANZANO. PROJECT IS AT THE END OF THE STREET.

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: 2021 NM COMMERCIAL BUILDING CODE (2021 IBC AS AMENDED), 2021 NM RESIDENTIAL CODE (2021 IRC AS AMENDED), 2021 NM EXISTING BUILDING CODE (2021 IEBC AS AMENDED), 2021 NM PLUMBING CODE (2021 UPC AS AMENDED), 2021 NM MECHANICAL CODE (2021 UMC AS AMENDED), 2020 NM ELECTRICAL CODE (2020NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2021 NM HISTORIC EARTHEN BUILDINGS CODE, 2021 NM EARTHEN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2021 NM ENERGY CONSERVATION CODE (2021 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USEC AS AMENDED), 2015 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: ENTRY PORTAL REMODEL, EXPAND EXISTING MASTER BEDROOM, RAISE CEILING & ADD FIREPLACE, ADD EXTERIOR FIREPLACE IN COURTYARD, BUMP OUT FRONT WALL OF EXISTING GARAGE TO CREATE DEEP RECESS FOR GARAGE DOORS, RAISE EXISTING COURTYARD WALL TO 8'-0" & REPLACE EXISTING GATE WITH NEW 6'-8" BOARD GATE, INTERIOR REMODEL.

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: (IBC SECTION 602) V-B

FIRE RATED WALLS: (IBC TABLE 601) EXISTING 1 HOUR FIRE SEPARATION BETWEEN GARAGE & HOUSE

MAX BUILDING HEIGHT: EXISTING

NET AREAS: EXISTING:

HEATED	3,270 S.F.
GARAGE/MECH.	625 S.F.
PORTALS	532 S.F.
TOTAL ROOFED	3,591 S.F.

NET AREAS: PROPOSED:

HEATED	76 S.F.
PORTALS/OVERHANG	17 S.F.
TOTAL ROOFED	93 S.F.

LOT AREA: - 12,679.6 S.F.

LOT COVERAGE: EXISTING = 3,591/12,679.6 = 28.3%
PROPOSED = 3,684/12,679.6 = 29.1%

ZONING: RC8

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE

UTILITY DATA:

GAS	:	NATURAL GAS
ELECTRIC	:	OVERHEAD
SEWER	:	MUNICIPAL
WATER	:	MUNICIPAL

PARKING REQUIREMENTS: 2 SPACES IN DRIVEWAY

DESIGN PROFESSIONALS

ARCHITECT
RICHARD MARTINEZ
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. BOX 925 SANTA FE, NM 87504
(505) 989-4958, FAX (505) 989-8933

DRAWING INDEX

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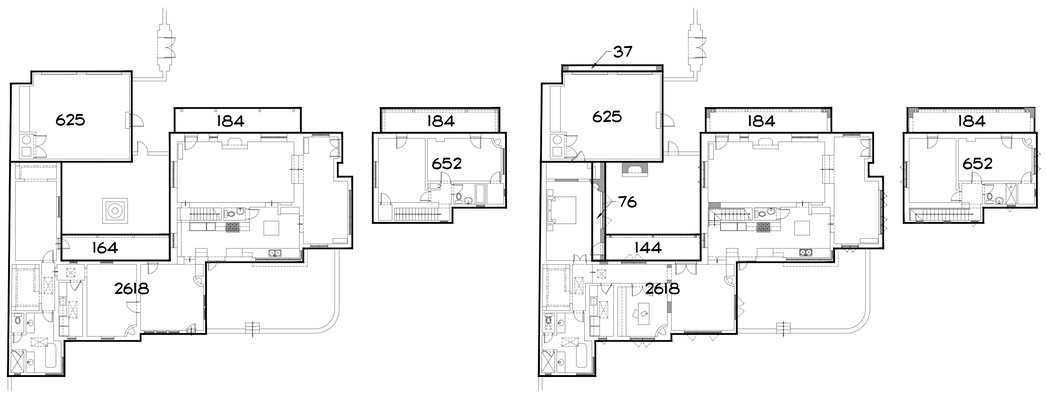
AREA DIAGRAM



EXISTING SCALE: 1/16"=1'-0"

PROPOSED SCALE: 1/16"=1'-0"

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MANZANO RESIDENCE
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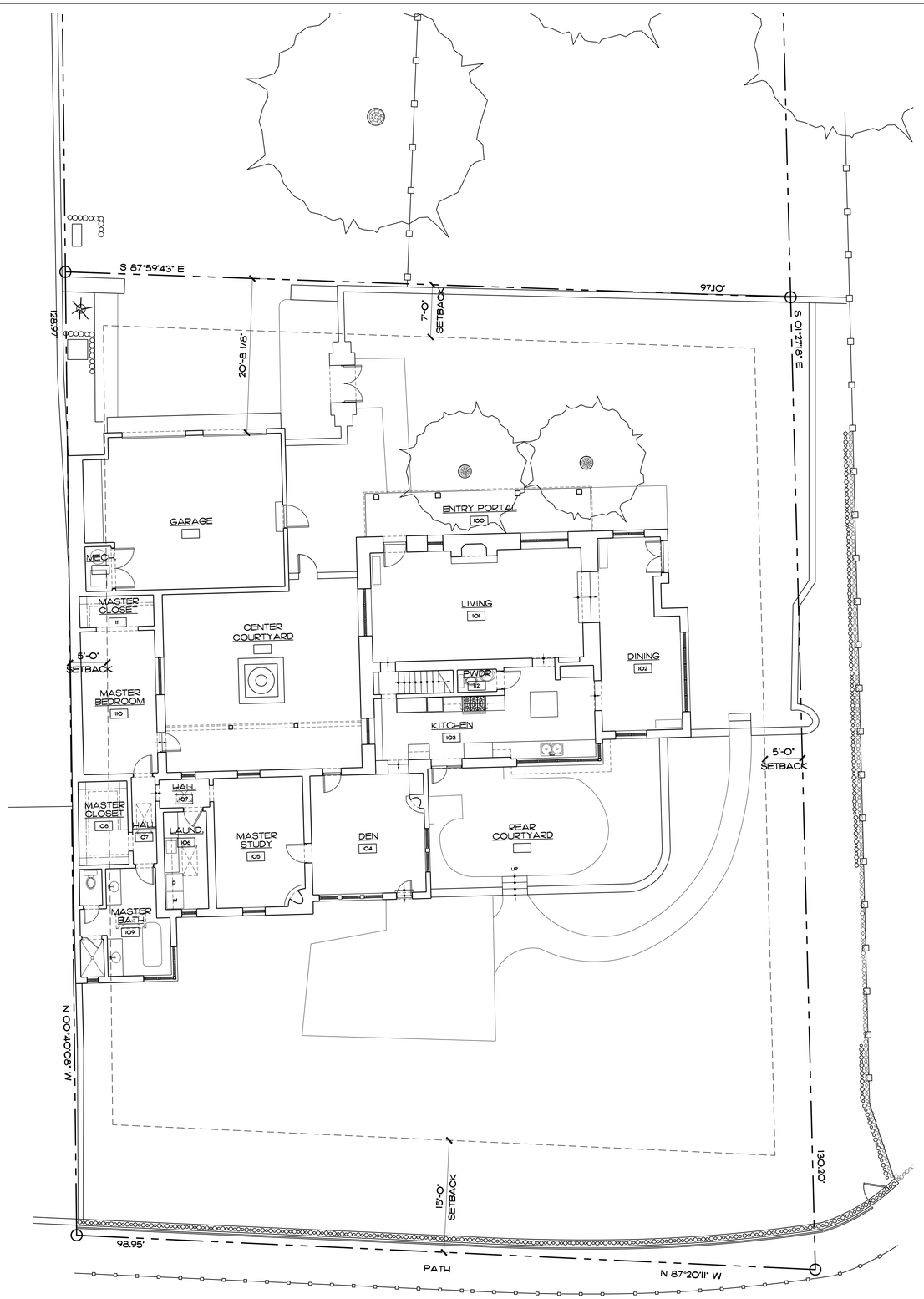
OCTOBER 28, 2024

COVER SHEET & PROJECT DATA

A 0.1

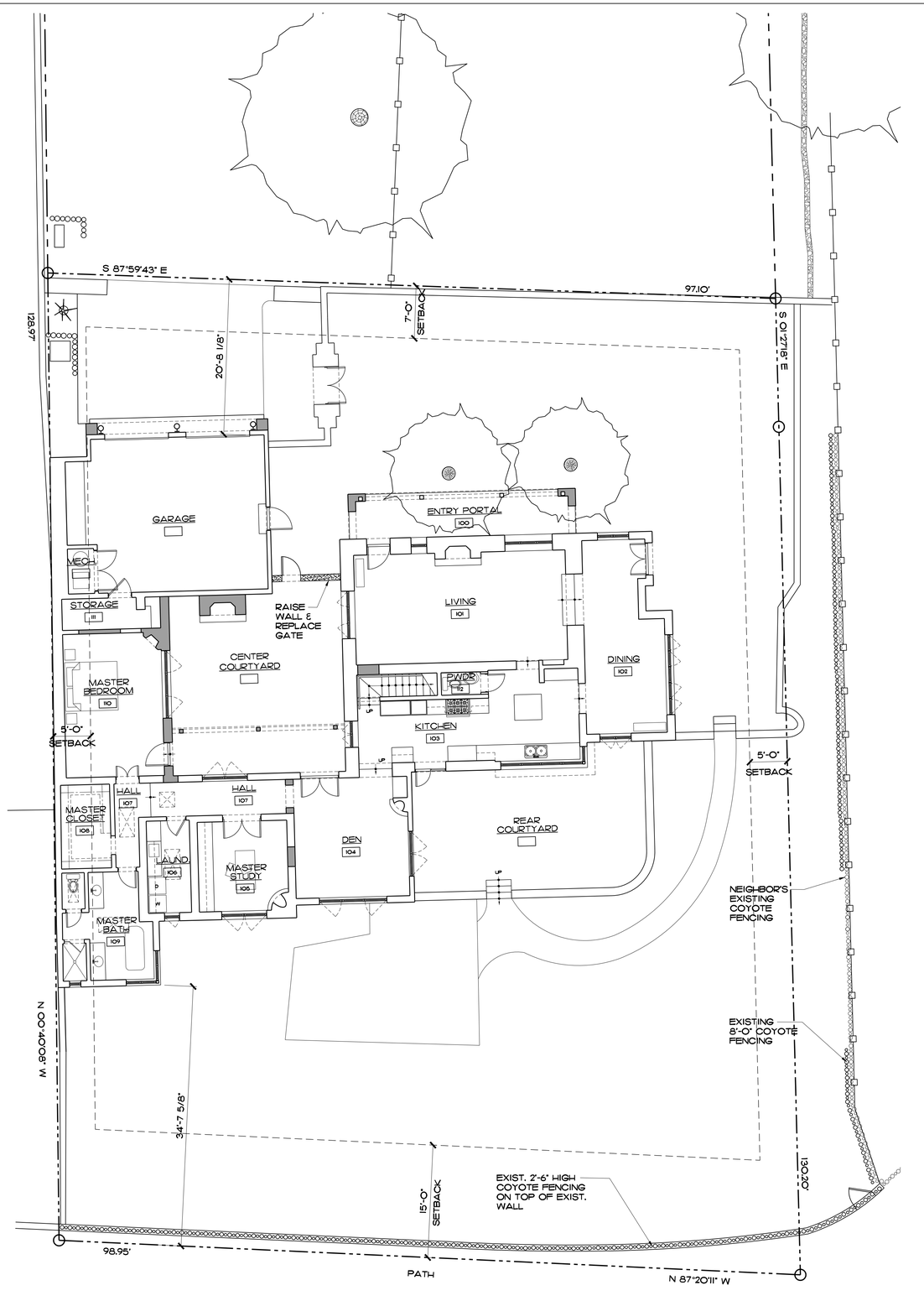
SET #

MANZANO - 2315



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

NORTH



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

NORTH

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

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EXISTING & PROPOSED SITE PLAN

A
1.0

SET #

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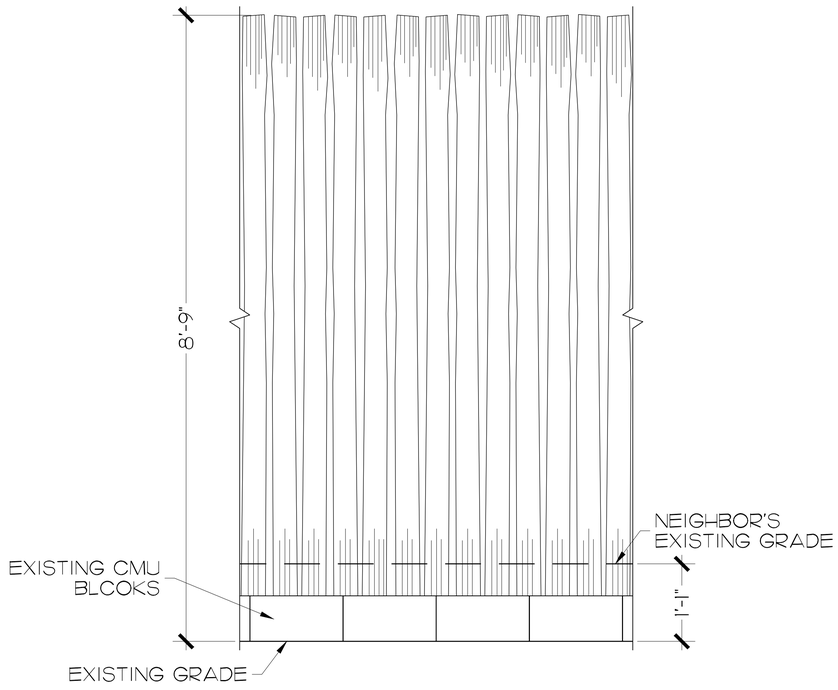
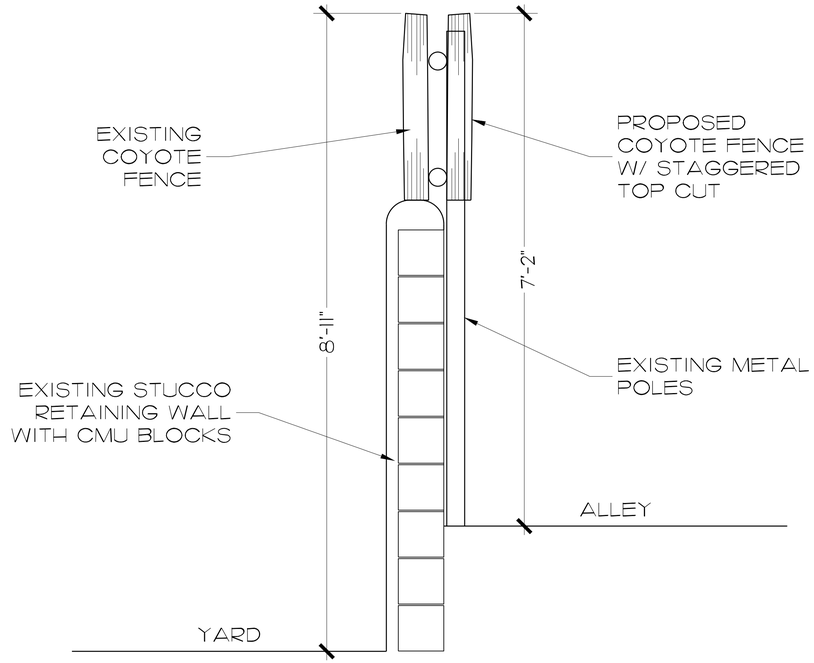
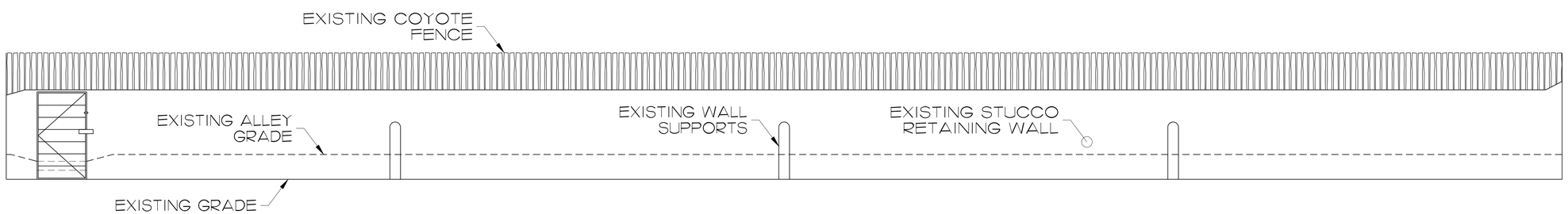


1 A-1.1 EXISTING EAST COYOTE FENCE DETAIL
SCALE: 1" = 1'-0"



2 A-1.1 COYOTE FENCE ON SOUTH WALL DETAIL
SCALE: 1" = 1'-0"



3 A-1.1 SOUTH WALL ELEVATION
SCALE: 1/4" = 1'-0"

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FENCE/WALL
DETAILS

A
1.1

SET #

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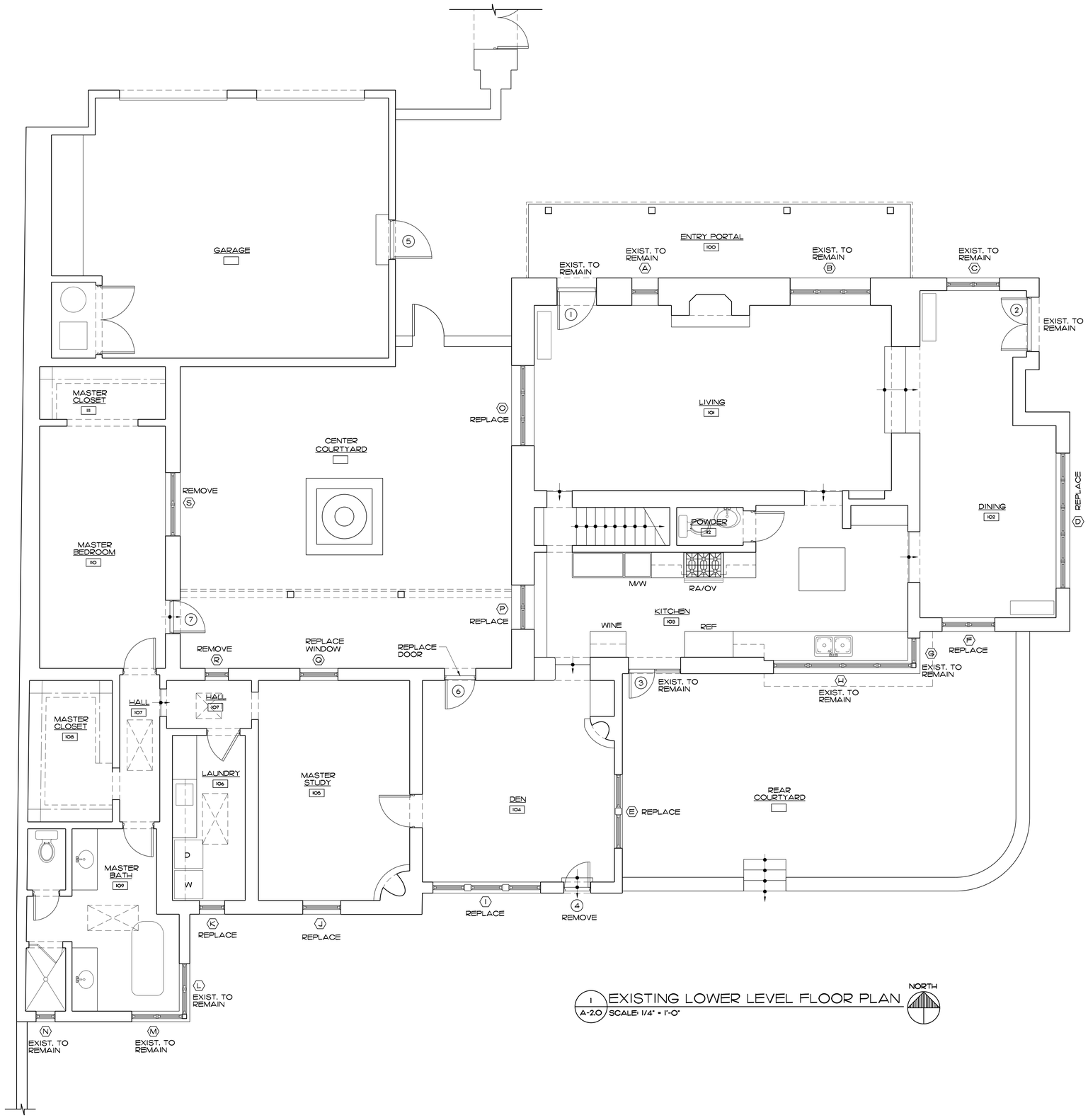

2 A-2.0 EXISTING UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

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

NORTH

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

0' 2' 4' 8' 12'

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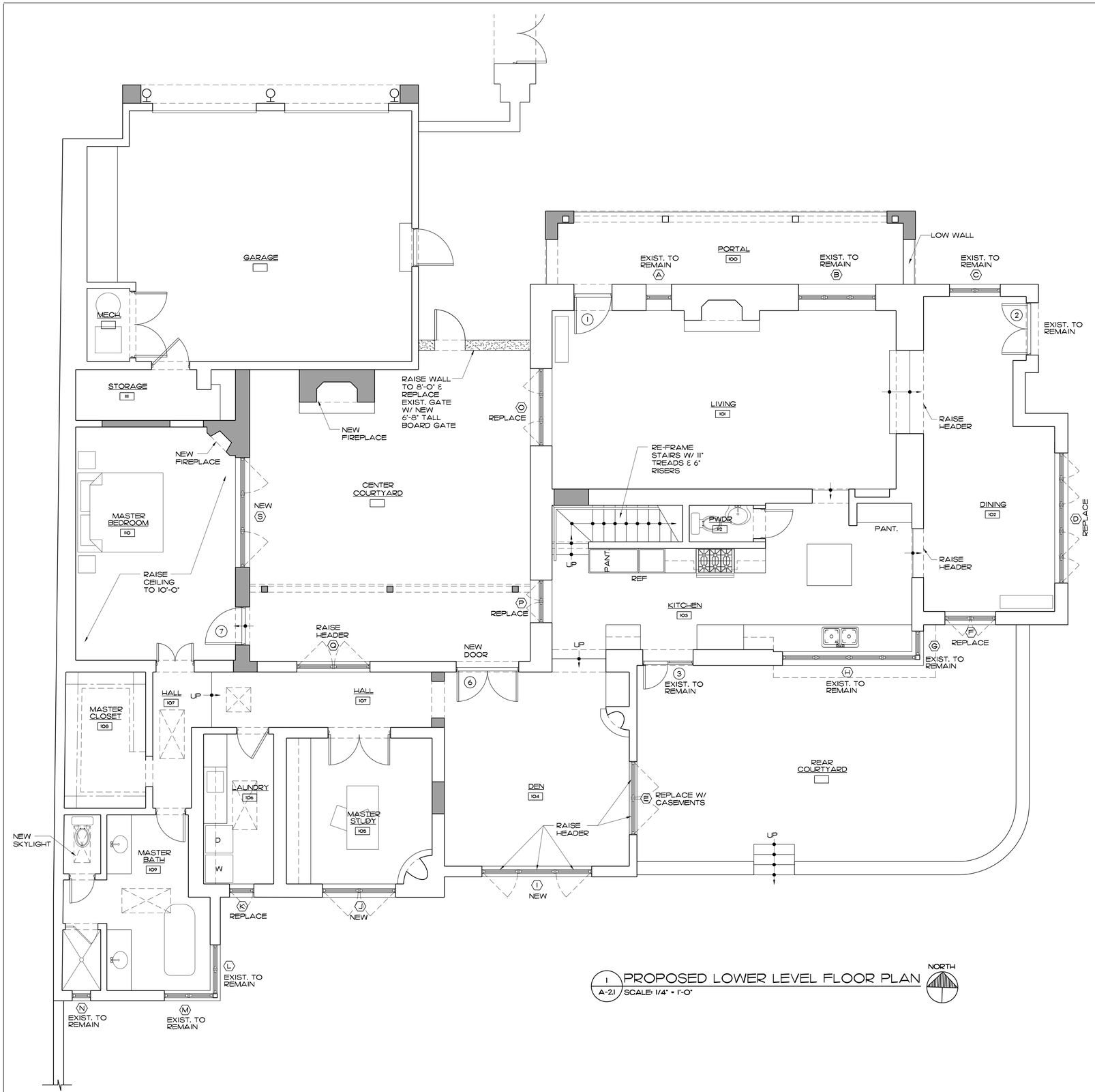
EXISTING FLOOR PLAN

A 2.0

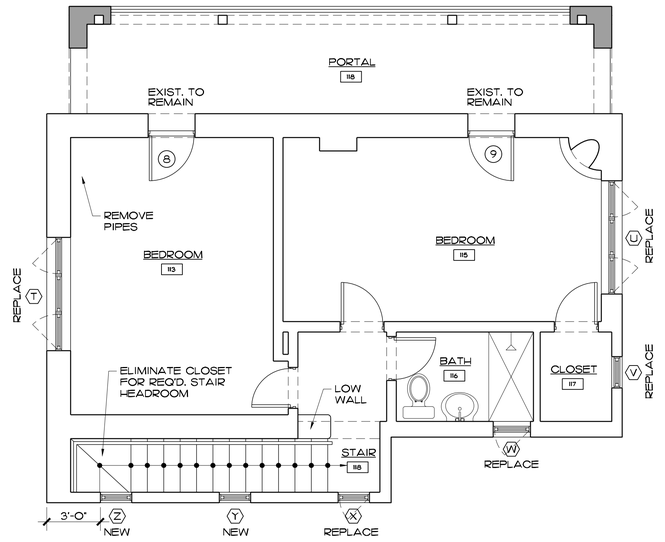
SET #

MANZANO - 2315



1 A-2.1 PROPOSED LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH



2 A-2.1 PROPOSED UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

LEGEND:
PROPOSED FLOOR PLAN

- EXISTING WALLS TO REMAIN
- NEW WALLS

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

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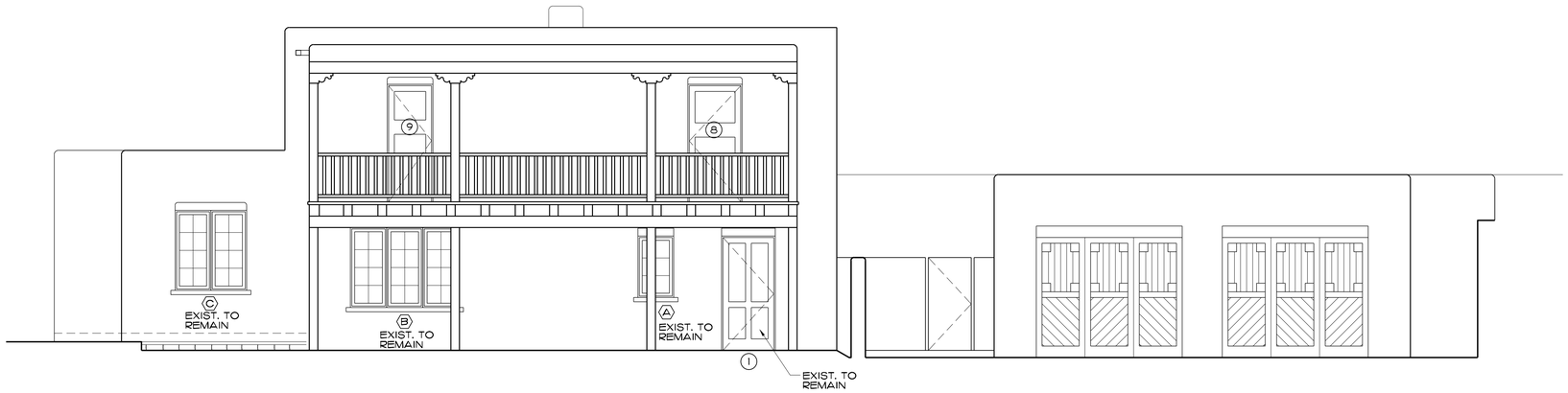
PROPOSED FLOOR PLAN

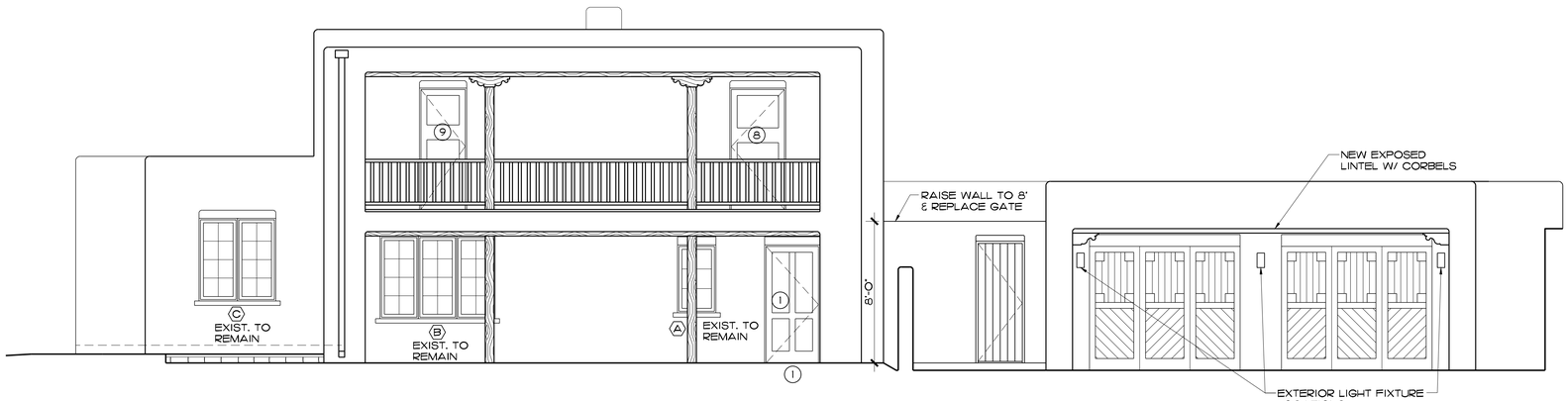
A 2.1

SET #

MANZANO - 2315



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

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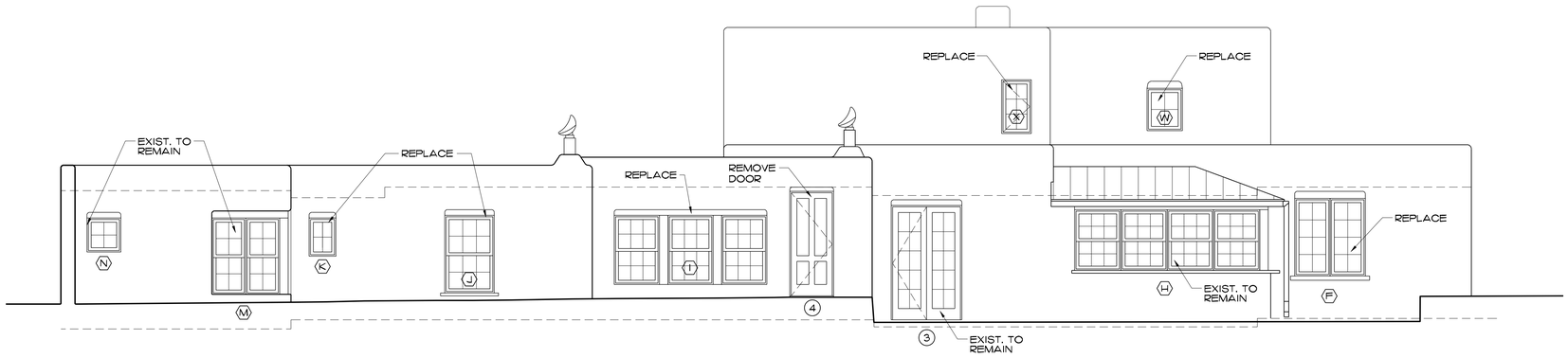
EXISTING & PROPOSED NORTH ELEVATION

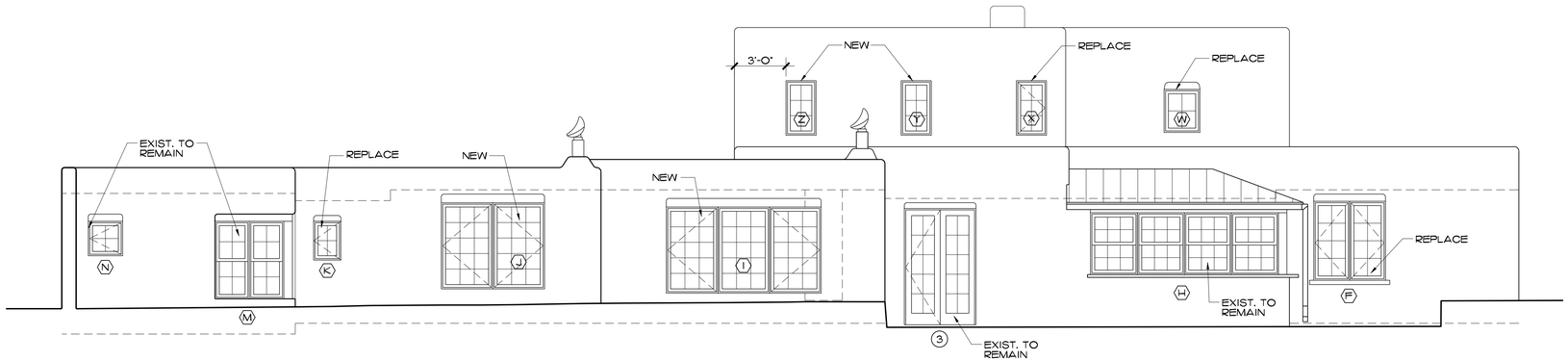
A
3.0

SET #

MANZANO - 2315



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



2 A-3.1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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

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EXISTING & PROPOSED SOUTH ELEVATION

A
3.1

SET #

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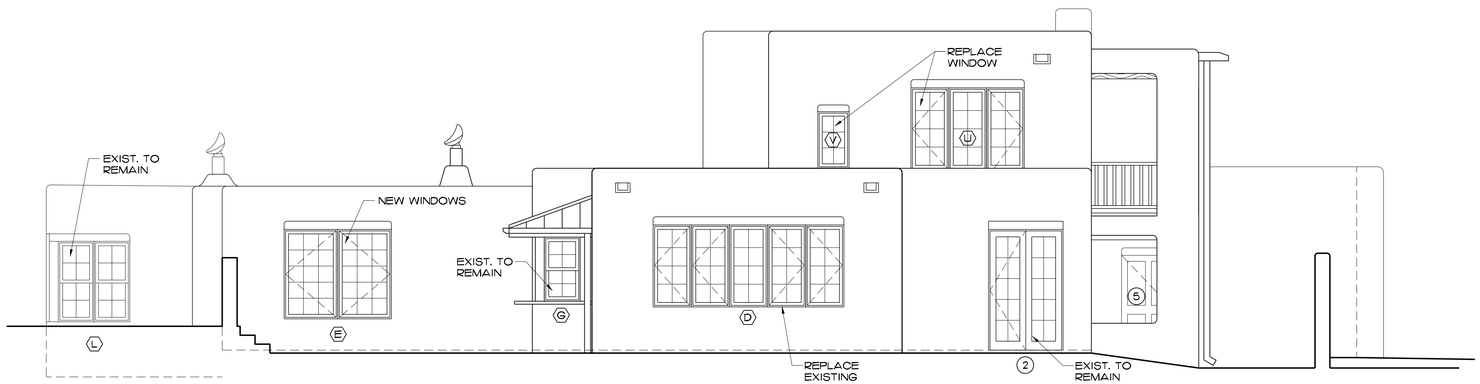
2 A-3.2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-3.2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

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

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EXISTING & PROPOSED EAST ELEVATION

A
3.2

SET #

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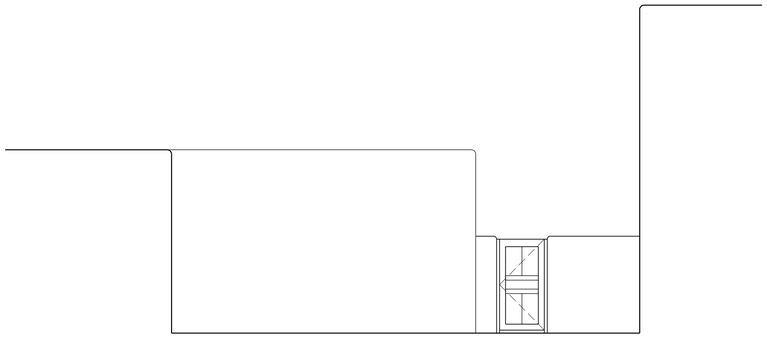
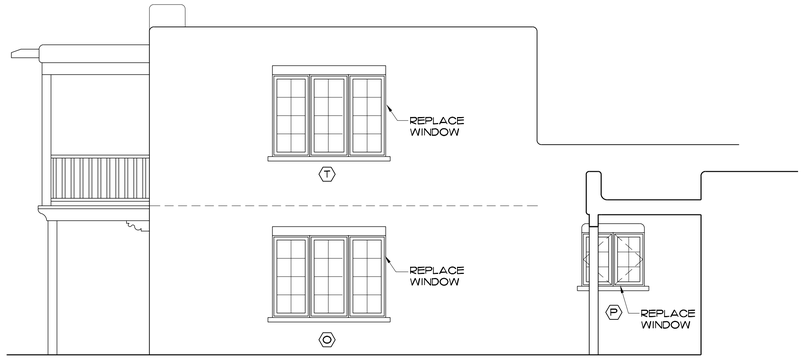
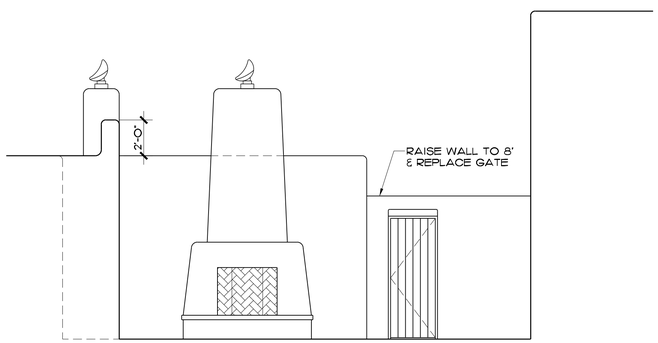


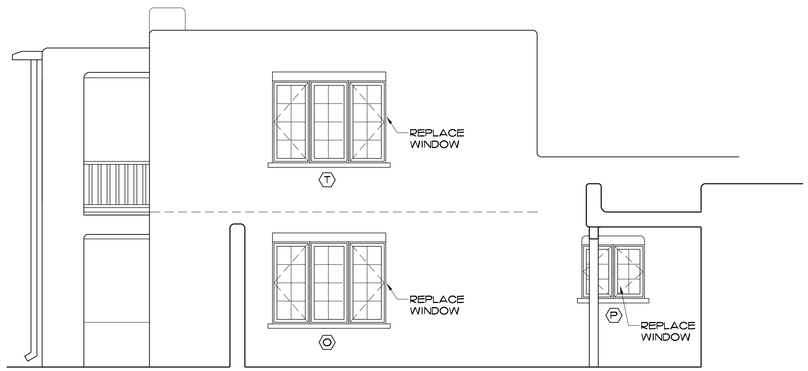
1 A-3.3 EXISTING COURTYARD LOOKING NORTH
SCALE: 1/4" = 1'-0"



3 A-3.3 EXISTING COURTYARD LOOKING EAST
SCALE: 1/4" = 1'-0"



2 A-3.3 PROPOSED COURTYARD LOOKING NORTH
SCALE: 1/4" = 1'-0"



4 A-3.3 PROPOSED COURTYARD LOOKING EAST
SCALE: 1/4" = 1'-0"

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

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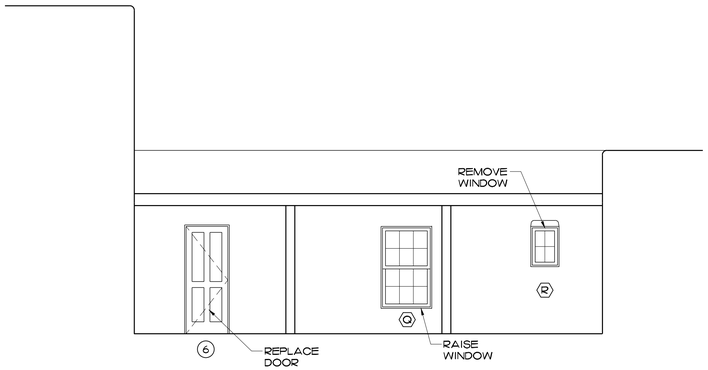
OCTOBER 28, 2024

EXISTING & PROPOSED COURTYARD ELEVATIONS

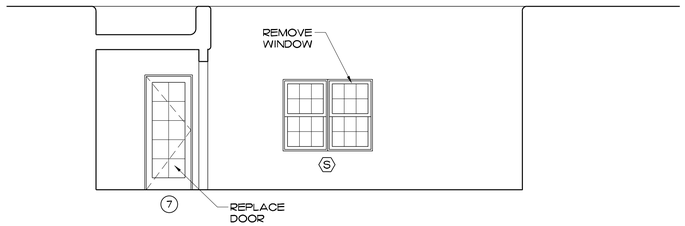
A 3.3

SET #

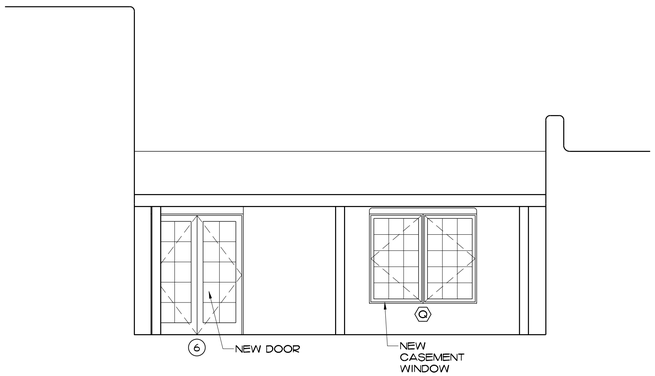
MANZANO - 2315



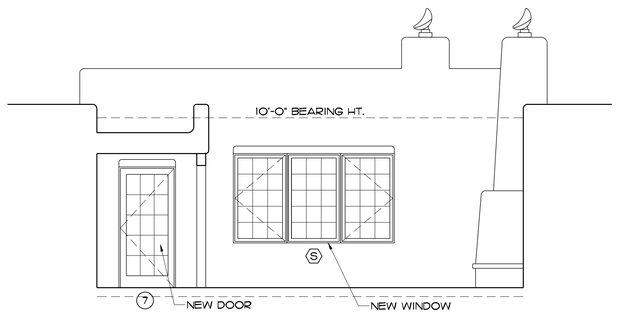
1 A-3.4 EXISTING COURTYARD LOOKING SOUTH
SCALE: 1/4" = 1'-0"



3 A-3.4 EXISTING COURTYARD LOOKING WEST
SCALE: 1/4" = 1'-0"



2 A-3.4 PROPOSED COURTYARD LOOKING SOUTH
SCALE: 1/4" = 1'-0"



3 A-3.2 PROPOSED COURTYARD LOOKING WEST
SCALE: 1/4" = 1'-0"

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

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OCTOBER 28, 2024

EXISTING & PROPOSED COURTYARD ELEVATIONS

A
3.4

SET #

MANZANO - 2315

EXISTING WINDOW SCHEDULE

SYM Ⓧ	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	MODEL	FINISH	REMARKS
A	LIVING	101	2'-1"X3'-7"	CASEMENT				
B	LIVING	101	6'-4"X4'-7"	CASEMENT				
C	DINING	102	4'-2"X4'-7"	CASEMENT				
D	DINING	102	(5) 2'-1-1/2"X4'-7"	CASEMENT				
E	DEN	104	5'-4"X4'-1"	DOUBLE HUNG				
F	DINING	102	4'-2"X4'-1"	CASEMENT				
G	KITCHEN	103	2'-0"X3'-7"	DOUBLE HUNG				
H	KITCHEN	103	(4) 2'-8"X3'-7"	DOUBLE HUNG				
I	DEN	104	(3) 2'-8"X4'-1"	DOUBLE HUNG				
J	MASTER STUDY	105	2'-11"X4'-7"	DOUBLE HUNG				
K	LAUNDRY	106	1'-7"X2'-3"	CASEMENT				
L	MASTER BATH	109	(2) 2'-0"X4'-6"	DOUBLE HUNG				
M	MASTER BATH	109	(2) 2'-0"X4'-6"	DOUBLE HUNG				
N	MASTER BATH	109	2'-0"X2'-0"	CASEMENT				
O	LIVING	101	(3) 2'-1"X4'-7"	CASEMENT				
P	KITCHEN	103	(2) 1'-9"X3'-0"	CASEMENT				
Q	MASTER STUDY	105	2'-10"X4'-7"	DOUBLE HUNG				
R	HALL	107	1'-7"X2'-3"	CASEMENT				
S	MASTER BEDROOM	110	(2) 2'-6"X4'-0"	DOUBLE HUNG				
T	BEDROOM	113	(3) 2'-1"X4'-7"	CASEMENT				
U	BEDROOM	115	(3) 2'-1"X4'-7"	CASEMENT				
V	CLOSET	117	1'-9"X3'-2"	CASEMENT				
W	BATH	116	2'-1"X2'-6"	CASEMENT				
X	STAIR	118	1'-9"X3'-2"	CASEMENT				

NOTE: ALL OPERABLE WINDOWS TO HAVE SCREENS.

PROPOSED WINDOW SCHEDULE

	SYM Ⓧ	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	MODEL	FINISH	REMARKS
	A	LIVING	101	2'-1"X3'-7"	CASEMENT			TURQUOISE	EXISTING TO REMAIN
	B	LIVING	101	6'-4"X4'-7"	CASEMENT			TURQUOISE	EXISTING TO REMAIN
	C	DINING	102	4'-2"X4'-7"	CASEMENT			TURQUOISE	EXISTING TO REMAIN
▪	D	DINING	102	(5) 2'-1-1/2"X4'-7"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
▪	E	DEN	104	(2) 3'-0"X5'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
▪	F	DINING	102	4'-2"X4'-7"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
	G	KITCHEN	103	2'-0"X3'-7"	DOUBLE HUNG			TURQUOISE	EXISTING TO REMAIN
	H	KITCHEN	103	(4) 2'-8"X3'-7"	DOUBLE HUNG			TURQUOISE	EXISTING TO REMAIN
▪	I	DEN	104	(3) 3'-0"X5'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	NEW WINDOWS
▪	J	MASTER STUDY	105	(2) 3'-0"X5'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	NEW WINDOWS
▪	K	LAUNDRY	106	1'-7"X2'-3"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
	L	MASTER BATH	109	(2) 2'-0"X4'-6"	DOUBLE HUNG			TURQUOISE	EXISTING TO REMAIN
	M	MASTER BATH	109	(2) 2'-0"X4'-6"	DOUBLE HUNG			TURQUOISE	EXISTING TO REMAIN
	N	MASTER BATH	109	2'-0"X2'-0"	CASEMENT			TURQUOISE	EXISTING TO REMAIN
▪	O	LIVING	101	(3) 2'-1"X4'-7"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
▪	P	KITCHEN	103	(2) 1'-9"X3'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
▪	Q	HALL	107	(2) 3'-0"X5'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
	R	NOT USED							
▪	S	MASTER BEDROOM	110	(3) 3'-0"X5'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	NEW WINDOW
▪	T	BEDROOM	113	(3) 2'-1"X4'-7"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
▪	U	BEDROOM	115	(3) 2'-1"X4'-7"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
▪	V	CLOSET	117	1'-9"X3'-2"	FIXED	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
▪	W	BATH	116	2'-1"X2'-6"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
▪	X	STAIR	118	1'-9"X3'-2"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
▪	Y	STAIR	118	1'-9"X3'-2"	FIXED	KOLBE	HERITAGE	TURQUOISE	NEW WINDOW
▪	Z	STAIR	118	1'-9"X3'-2"	FIXED	KOLBE	HERITAGE	TURQUOISE	NEW WINDOW

NOTE: ALL OPERABLE WINDOWS TO HAVE SCREENS.
▪ WINDOWS TO BE REPLACED AND/OR NEW WINDOWS

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OCTOBER 28, 2024

EXISTING & PROPOSED WINDOW SCHEDULES

A
4.0

SET #

MANZANO - 2315



RPA & Associates

PRESERVING OUR HISTORY

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P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO MARTINEZ ARCHITECTURE STUDIO
1524 PASEO DE PERALTA
SANTA FE, NM 87505
(505) 989-4958
studio@martinezarch.com



JOB	DATE
465 CAMINO MANZANO	11/30/2023

LOCATION	DESCRIPTION
NORTH	
DR #1	36 x 80 RH CUSTOM ENTRY
A	25 x 43 INSWING CASEMENT LH 2W3H
B	76 x 55 INSWING CASEMENT LSR 2W4H
C	50 x 55 INSWING CASEMENT LR 2W4H
EAST	
DR #2	50 x 82 INSWING LH FRENCH DOOR 2W5H
D	128 x 55 INSWING CASEMENT LSSSR 2W4H
E	64 x 49 TWIN DH (2-32") 3W2H/3W2H
SOUTH	
F	50 x 55 INSWING CASEMENT LR 2W4H
G	24 x 43 DH 2W2H/2W2H
H	131 x 43 - 4 WIDE DH (4-32") 3W2H/3W2H
DR #3	48 x 80 OUTSWING FRENCH DOOR RH 2W5H
DR #4	29 x 75 INSWING RH 4-PANEL DOOR ALL WOOD
I	97 x 49 - 3 WIDE DH (3-32") 3W2H/3W2H
J	35 x 55 DH 3W2H/3W2H
K	19 x 27 INSWING CASEMENT L 2W2H
L	48 x 54 TWIN DH (2-24") 2W2H/2W2H
M	48 x 54 TWIN DH (2-24") 2W2H/2W2H

90° BAY

90° BAY

JOB	DATE
465 CAMINO MANZANO	11/30/2023

LOCATION	DESCRIPTION
SOUTH	
N	24 x 24 CASEMENT CRANK-OUT R 2W2H
GARAGE EAST	
DR #5	36 x 80 OUTSWING DOOR LH 4-PANEL ALL WOOD
WEST COURTYARD	
O	76 x 55 INSWING CASEMENT LSR 2W4H
P	42 x 36 INSWING CASEMENT LR 2W2H
NORTH COURTYARD	
DR# 6	28 x 72 INSWING DOOR RH 2-LT 2-PANEL
Q	34 x 55 DH 3W2H/3W2H
R	19 x 27 INSWING CASEMENT RH 2W2H
EAST COURTYARD	
DR #7	31 x 76 OUTSWING DOOR RH 2W5H
S	60 x 48 TWIN DH (2-30") 3W2H/3W2H
2ND FLOOR WEST COURTYARD	
T	76 x 55 INSWING CASEMENT LSR 2W4H
2ND FLOOR NORTH	
DR #8	30 x 78 INSWING DOOR RH 3W5H
DR #9	30 x 78 INSWING DOOR LH 3W5H

JOB	DATE
465 CAMINO MANZANO	11/30/2023

LOCATION	DESCRIPTION
2ND FLOOR EAST	
U	76 x 55 INSWING CASEMENT LSR 2W4H
V	21 x 38 INSWING CASEMENT L 2W3H
2ND FLOOR SOUTH	
W	25 x 30 INSWING CASEMENT R 2W3H
X	21 x 38 INSWING CASEMENT R 2W3H

In closing, my professional opinion is the following Windows and Doors are all non-historic:

Windows G, H, L, M, N, S, & U and DR # 1, 2, 3, 5, 7, 8, 9.

The following Windows and Doors are historic and restorable:

Windows A, B, C, E, F, I, J, P, Q, R, V and DR # 4 & 6.

The following Windows are historic but rotted beyond repair and need to be replaced:

Windows D, K, O, S, T, W, & X.

Note: All the windows with copper sills should have the copper removed because this has been trapping moisture in the wall. In some cases, the whole window might need to be removed if sills are rotted underneath the copper. The window removal process may destroy the window entirely. At this point, the window will need to be replaced, historic or non-historic.

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

Assessment prepared by: Ra N. Patterson

RPA & ASSOCIATES| 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
DR #1	36 x 80 RH – CUSTOM MADE	S	NON-HISTORIC – MACHINED DOOR WITH CURRENT 1990's MATERIALS
A	25 x 43 INSWING LH 2W3H	S	HISTORIC
B	76 x 55 INSWING LSR 2W4H	S	HISTORIC
C	50 x 55 INSWING LR 2W4H	S	HISTORIC
DR # 2	128 x 55 INSWING LH FD 2W5H SIMPSON	S	NON-HISTORIC – 1990's SIMPSON MACHINED DOOR W/CURRENT MATERIALS
D	128 x 55 INSWING LSSSR 2W4H	U	HISTORIC – FRAME IS ROTTED UNDER COPPER SILL AND BOTTOM RAIL OF SASHES. COPPER SILL IS TRAPPING MOISTURE IN THE WALL & NEEDS TO BE REPLACED.
E	64 x 49 – 2 DH 3W2H/3W2H	F	HISTORIC
F	50 x 55 INSWING LR 2W4H	F	HISTORIC
G	24 x 43 DH 2W2H/2W2H	S	NON-HISTORIC – 2000's JELD-WEN
H	131 x 43 – 4 WIDE (32") DH 3W2H/3W2H	S	NON-HISTORIC – 2000's JELD-WEN
DR #3	48 x 80 LR OUTSWING DOOR 2W5H	S	NON-HISTORIC – 2000's JELD-WEN
DR #4	29 x 75 INSWING RH 4-PANEL	F	HISTORIC
I	97 x 49 – 3 WIDE (32") DH 3W2H/3W2H	F	HISTORIC
J	35 x 55 DH 3W2H/3W2H	F	HISTORIC
K	19 x 27 INSWING LH 2W2H	U	HISTORIC
L	48 x 54 – 2 WIDE (24") DH 2W2H/2W2H	S	NON-HISTORIC – 2000's JELD-WEN

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
M	48 x 54 – 2 WIDE (24") DH 2W2H/2W2H	S	NON-HISTORIC – 2000's JELD-WEN
N	24 x 24 R CASEMENT CRANK-OUT 2W2H	S	NON-HISTORIC – 2000's JELD-WEN
DR #5	36 x 80 OUTSWING LH 4-PANEL	S	NON-HISTORIC – 2000's SIMPSON MACHINED DOOR W/ CURRENT MATERIALS
O	76 x 55 INSWING CASEMENT LSR 2W4H	U	HISTORIC – BOTTOM OF SASHES ARE ROTTED BEYOND 40%, COPPER SILL IS TRAPPING MOISTURE IN THE WALL AND NEEDS TO BE REPLACED
P	42 x 36 INSWING CASEMENT LR 2W3H	F	HISTORIC
DR #6	28 x 72 RH INSWING DOOR 2-LITE/2-PANEL	S	HISTORIC
Q	34 x 55 DH 3W2H/3W2H	F	HISTORIC
R	19 x 27 INSWING RH 2W2H	F	HISTORIC – SILL IS BURIED IN THE STUCCO, POSSIBLE WALL DAMAGE
DR #7	31 x 76 OUTSWING DOOR RH 2W5H	S	NON-HISTORIC – 2000's JELD-WEN
S	60 x 48 – 2 WIDE (30") DH 3W2H/3W2H	S	NON-HISTORIC – 2000's KOLBE
T	76 x 55 INSWING CASEMENT LSR 2W4H	U	HISTORIC – BOTTOM OF SASHES ARE ROTTED BEYOND 40%, THE COPPER SILL IS TRAPPING MOISTURE IN THE WALL AND NEEDS TO BE REPLACED
DR # 8	30 x 78 RH INSWING DOOR 3W5H	S	NON-HISTORIC – 1990's SIMPSON MACHINED DOOR W/CURRENT MATERIALS
DR # 9	30 x 78 LH INSWING DOOR 3W5H	S	NON-HISTORIC – 1990's SIMPSON MACHINED DOOR W/CURRENT MATERIALS

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
U	76 x 55 INSWING CASEMENT LSR 2W4H	U	NON-HISTORIC – SASHES HAVE BEEN REPLACED, DIVIDED LITE BAR DOES NOT MATCH HISTORIC WINDOW, COPPER SILL IS TRAPPING MOISTURE IN THE WALL
V	21 x 38 INSWING CASEMENT LH 2W3H	F	HISTORIC
W	25 x 30 INSWING CASEMENT RH 2W2H	U	HISTORIC – ROTTED BEYOND REPAIR
X	21 x 38 INSWING CASEMENT RH 2W3H	U	HISTORIC – ROTTED BEYOND REPAIR

NOTES:


North
Door #1



North
Window A


North
Window B


North
Window C


East
Door #2


East
Window D


East
Window E


South
Window F


South-
East
Window
G-Bay


South-East
Window H—Bay


South
Door #3


South
Door #4


South
Window
I


South
Window J

South
Window K


South-East
Window
L—Bay


South-
East
Window
M-bay


South
Window
N


East
Door #5
Garage



West Courtyard
Window O


West Courtyard
Window P


North Courtyard
Door #6



North Courtyard
Window Q



North Courtyard
Window R


East Courtyard
Door #7


East Courtyard
Window S


2nd Floor
West Courtyard
Window T


2nd Floor-
North
Door #8


2nd Floor-North
Door # 9


2nd Floor
East
Window
U


2nd Floor
East
Window V


2nd Floor
South
Window W



2nd Floor
South
Window X


North
Garage Doors
465


Window U
Current divided
lite bar


South
Door
#4



South
Door #4


Jelled-Wen
Logo





MARTINEZ
ARCHITECTURE
STUDIO PC

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

CAMINO MANZANO
RESIDENCE
465 CAMINO MANZANO
SANTA FE, NEW MEXICO

NORTH ELEVATION
VIEW FROM
CAMINO MANZANO
OCTOBER 28, 2024





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CAMINO MANZANO
RESIDENCE
465 CAMINO MANZANO
SANTA FE, NEW MEXICO

NORTH ELEVATION
OCTOBER 28, 2024



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CAMINO MANZANO
RESIDENCE
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NORTH GARAGE
ELEVATION
OCTOBER 28, 2024





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CAMINO MANZANO
RESIDENCE
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SANTA FE, NEW MEXICO

EAST ELEVATION
OCTOBER 28, 2024



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CAMINO MANZANO
RESIDENCE
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EAST GARAGE
ELEVATION
OCTOBER 28, 2024





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CAMINO MANZANO
RESIDENCE
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SANTA FE, NEW MEXICO

SOUTH ELEVATION
OCTOBER 28, 2024



CENTER SOUTH GARAGE ELEVATION LOOKING NORTH



CENTER COURTYARD LOOKING WEST

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RESIDENCE
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COURTYARD
ELEVATIONS
OCTOBER 28, 2024



CENTER COURTYARD LOOKING SOUTH



CENTER COURTYARD LOOKING EAST

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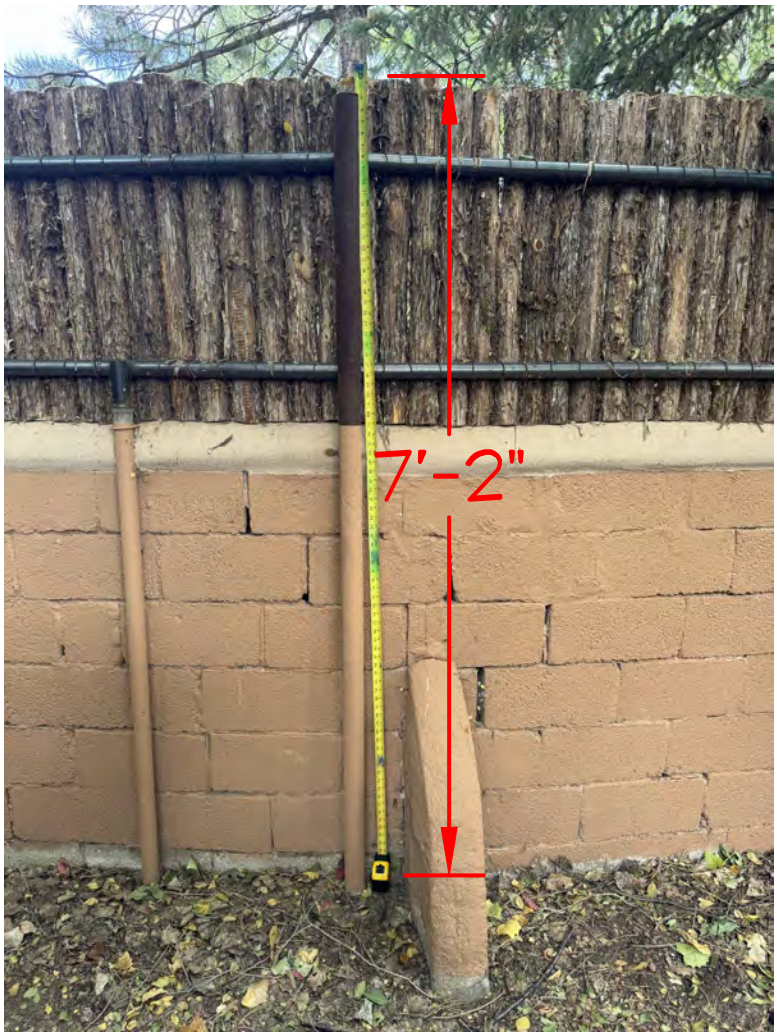
CAMINO MANZANO
RESIDENCE
465 CAMINO MANZANO
SANTA FE, NEW MEXICO

COURTYARD
ELEVATIONS
OCTOBER 28, 2024



SOUTH FENCE FROM OUR PROPERTY



SOUTH FENCE FROM ALLEY

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STUDIO PC
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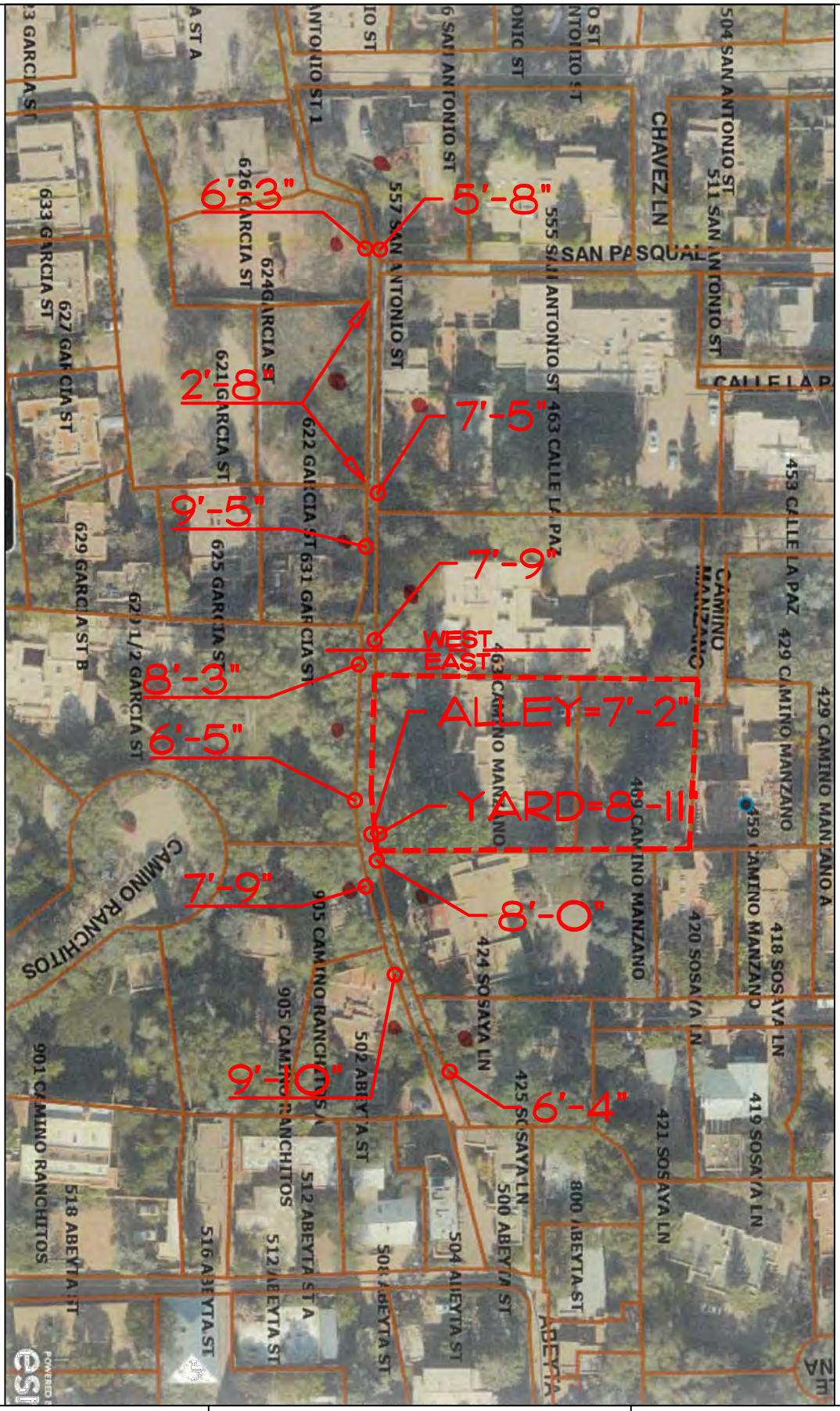
CAMINO MANZANO
RESIDENCE
465 CAMINO MANZANO
SANTA FE, NEW MEXICO

COYOTE FENCING
ELEVATIONS
OCTOBER 28, 2024



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CAMINO MANZANO
RESIDENCE
465 CAMINO MANZANO
SANTA FE, NEW MEXICO

ALLEY OVERVIEW
OCTOBER 28, 2024



623D GARCIA ST.
6'-3"

557 SAN ANTONIO ST.
5'-8"







622 GARCIA ST
2'-8" (FEILD)

463 - CLL LA PAZ
7'-5"



463 CAMINO MANZANO
7'-9"

625-631 GARCIA ST
9'-5"



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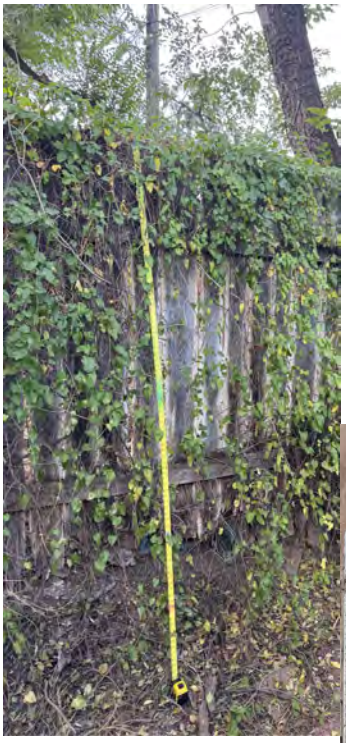
CAMINO MANZANO
RESIDENCE
465 CAMINO MANZANO
SANTA FE, NEW MEXICO

WEST ALLEY
MEASUREMENTS
OCTOBER 28, 2024



904 CAMINO RANCHITOS
8'-3"



424 SOSAYA LN
8'-0" (ALLEY)



905 CAMINO
RANCHITOS
7'-9"



SAME CORNER

424 SOSAYA LN
(INSIDE BACKYARD)



502 ABEYTA ST.
9'-10"

425 SOSAYA LN.
6'-4"



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CAMINO MANZANO
RESIDENCE
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SANTA FE, NEW MEXICO

EAST ALLEY
MEASUREMENTS
OCTOBER 28, 2024







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CAMINO MANZANO
RESIDENCE
465 CAMINO MANZANO
SANTA FE, NEW MEXICO

ALLY GRAFFITI
OCTOBER 28, 2024



EAST FENCE FROM OUR PROPERTY



BACK YARD LOOKING EAST/SOUTH



EAST FENCE FROM
NEIGHBOR'S PROPERTY

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CAMINO MANZANO
RESIDENCE
465 CAMINO MANZANO
SANTA FE, NEW MEXICO

EAST FENCE
HEIGHTS
OCTOBER 28, 2024







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STUDIO PC

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CAMINO MANZANO
RESIDENCE
465 CAMINO MANZANO
SANTA FE, NEW MEXICO

EAST FENCE
OVERVIEW
OCTOBER 28, 2024

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

Kenny-Smith Residence - 465 Camino Manzano

Exterior Finishes

Stucco – "Abiquiu"



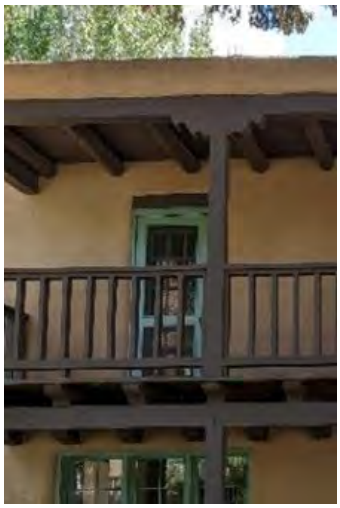
Doors and Windows – Turquoise Trim to Match Existing

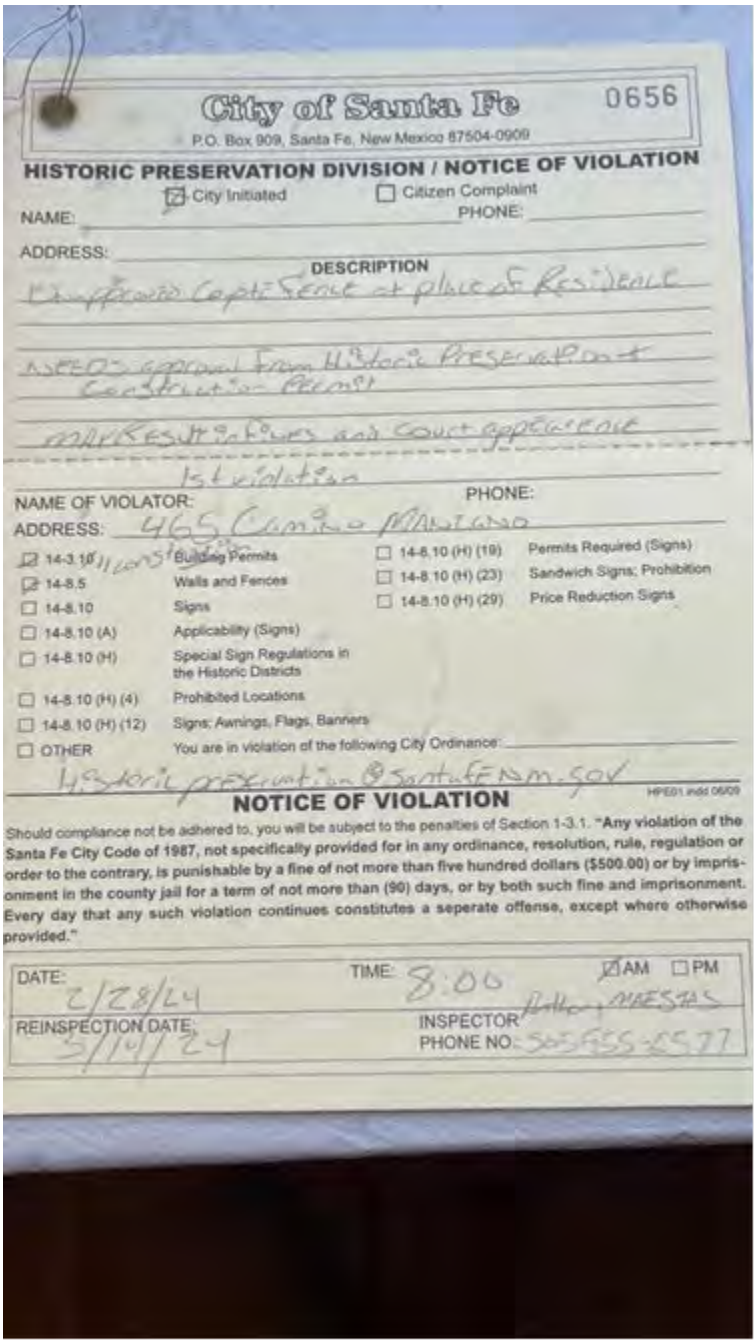


Flagstone Paving - Courtyard



Posts & Beams – Dark Brown Stain





City of Santa Fe 0656

P.O. Box 909, Santa Fe, New Mexico 87504-0909

HISTORIC PRESERVATION DIVISION / NOTICE OF VIOLATION

☑ City Initiated ☐ Citizen Complaint

NAME: PHONE:

ADDRESS:

DESCRIPTION

Unapproved Capt Fence at place of Residence

NEEDS approval from Historic Preservation + Construction Permit

MAY Result in fines and court appearance

1st violation

NAME OF VIOLATOR: PHONE:

ADDRESS: 465 Camino Manzano

☑ 14-3.10 (1) construction	Building Permits	☐ 14-8.10 (H) (19)	Permits Required (Signs)
☑ 14-8.5	Walls and Fences	☐ 14-8.10 (H) (23)	Sandwich Signs; Prohibition
☐ 14-8.10	Signs	☐ 14-8.10 (H) (29)	Price Reduction Signs
☐ 14-8.10 (A)	Applicability (Signs)		
☐ 14-8.10 (H)	Special Sign Regulations in the Historic Districts		
☐ 14-8.10 (H) (4)	Prohibited Locations		
☐ 14-8.10 (H) (12)	Signs; Awnings, Flags, Banners		
☐ OTHER	You are in violation of the following City Ordinance:		

historicpreservation@santafenm.gov

HPE01.indd 06/09

NOTICE OF VIOLATION

Should compliance not be adhered to, you will be subject to the penalties of Section 1-3.1. **"Any violation of the Santa Fe City Code of 1987, not specifically provided for in any ordinance, resolution, rule, regulation or order to the contrary, is punishable by a fine of not more than five hundred dollars ($500.00) or by imprisonment in the county jail for a term of not more than (90) days, or by both such fine and imprisonment. Every day that any such violation continues constitutes a seperate offense, except where otherwise provided."**

DATE: 2/28/24 TIME: 8:00 ☑ AM ☐ PM

REINSPECTION DATE: 3/14/24 INSPECTOR: Anthony MAESTAS

PHONE NO: 505 955-2577

465 Camino Manzano Notice of Violation regarding Fence

City of Santa Fe, New Mexico

memo

DATE: **December 10, 2024**

TO: **Historic Districts Review Board Members**

FROM: **Lani McCulley, Senior Planner, Historic Preservation Division**

2024-009398-HDRB, 346 Hillside Ave., Downtown & Eastside Historic District, Contributing, Martinez Architecture Studio, agent for Martha Davis, owner, requests to alter a previous approval including removing a fireplace, changes to windows, doors, exterior stairs, patio, installing a water feature, HVAC, skylights, constructing fencing with pedestrian and vehicle gates to the maximum allowable height of 4'-11", and adding a standing seam metal roof. An exception is requested to 14-5.2(D)(6) for changing the roof material not in-kind.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: previous case documents

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Exception Criteria

STAFF RECOMMENDATION:

Staff finds that the exception criteria have not been met and recommends denial of the exception request to replace the shingle roof with a charcoal-colored metal roof. Otherwise, staff recommends approval of Applicant's Request Items 2-15 of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards. Two motions will be required in this case.

Sample motions:

a. Approve or deny the exception to 14-5.2(D)(6) to replace roof materials not in-kind.

b. Approve or deny Case #2024-009398 to allow those alterations to 346 Hillside Ave. that do not require an exception.

Should the Board deny the exception request, the applicant shall return with an alternative proposal for review and approval prior to proceeding to building permit.

BACKGROUND & SUMMARY:

The property located at 346 Hillside contains both a single-family residence and a studio. The main residence is listed as contributing to the Downtown and Eastside Historic District, and the detached studio is listed as non-contributing to the Downtown and Eastside Historic District.



Figure 1: Location of 346 Hillside Avenue

The home was constructed around 1920 in a simplified craftsman bungalow style. The fenestration is symmetrical on the north elevation, with a front door flanked by large windows. The hipped roof had brick red asphalt shingles. The kitchen addition on the east elevation, constructed between 1948-1958, has a flat roof (see Figure 2).

A sunroom on the south elevation was approved for removed in 2004, but the addition which was approved to replace it under case H-04-035 was never built. At that time a non-historic portal on the north elevation which connected to the kitchen was also approved for removal. The rear door

"floats" and it is likely that there were concrete stairs similar to the ones further east on the south elevation that led to the backyard (see aerials). A tall wall on the west elevation connects the residence with the studio, which was likely a garage.

A status review with primary façade designation was heard under case #2022-006142-HDRB. At that time, the HDRB retained the main residence's contributing status and assigned the north elevation, west elevation, and the northernmost portion of the east elevation excluding the kitchen addition at the southeast corner (with flat roof) as the primary facades and designated the garage/studio as a non-contributing structure.

In 2023, under case #2022-006237-HDRB the HDRB approved additions to the east and south elevations (non-primary), a portal on the south elevation and a deck and stone planters on the south elevation of the main residence. They further approved the removal of a portal on the south of the studio with an addition and portal to replace it. Later under case 2024-007809-ADMIN a roof mounted mini split system was added to the overall project.



Figure 2: Pre (2022) and Post (2024) construction

During construction, the applicant made unauthorized changes to the board approved design (Case #2022-006237) and constructed items not previously considered or approved by the HDRB. On 10/25/2024 Historic Preservation inspectors issued a Stop Work Order (Red Tag) to the owner for the unauthorized alterations.

APPLICANT'S REQUEST:

The applicant now requests approval of the unauthorized and unapproved items, including:

1) Replace the shingle roof with a charcoal-colored metal roof. An exception to section 14-5.2(D)(6) for changing the roofing material not in-kind is requested.
2) Eliminate the fireplace in the new addition design (Studio).
3) Eliminate a bedroom window under the portal of the addition (Studio).
4) Install a roof mounted HVAC on the main residence. The HVAC unit will not be publicly visible.
5) Reconstruct the stairs on the north side of the kitchen to bring them up to current code.
6) Install guard and handrails at the steps.

7) Install skylights. The skylights are not publicly visible.
8) Install exterior lighting.
9) Construct an 18" high coyote fencing on top of the existing 4'6" tall yard wall for a total height of 72" in the rear of the property.
10) Construct coyote fencing along the street frontage to the maximum allowable height of 59". Staff notes that this fence currently stands at 86" in height and is planned to be cut down. The 73" high metal pedestrian and 69" high metal vehicular gate along the street frontage that were installed in 2020 will be retained in this newer fencing.

As stated in the previous case (2022-006237-HDRB) for this property's alteration:
"The character of the proposed renovation treatments is divergent from the historic character of the main residence. Unique architectural features on the historic building speaks to the place and time it was built as in the 1920s the bungalow was a very popular building type. This structure does not express that which is described in the Downtown and Eastside design standards; as a contributing building and the standards associated with additions set forth in Section 14-5.2(D)(2)(a) having similar materials and architectural treatments. The proposed windows and doors do not illustrate compatibility with the historic windows and doors on the residence."

Relative to the studio, the architectural vocabulary is very modern in nature and is not of "Old Santa Fe Style" or "Recent Santa Fe Style." The cantilevered portal element and large glass doors on the south elevation is inconsistent with the design standards that are set forth for non-contributing buildings in the Downtown & Eastside District.

It is the opinion of staff that, as designed, the proposed additions will impact the overall architectural integrity of the building and could threaten the contributing status of the residence."

Changing the roof of the contributing structure further diverts from the character of the contributing building as there is no evidence that the roof material has ever been metal. The dark color of the metal roof is also not present on the streetscape. Therefore, staff recommends denial of the roofing material change for this contributing structure.

It should be noted that no evidence has been provided by the applicant as to a historic existence of a metal roof on the historic structure. Section 14-5.2(D)(5)(b) states, "*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. 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. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence*." Without any documentation regarding the roof material, it is conjectural as to whether metal roofing existed historically.

Staff has done some research of historic aerials, and it is inconclusive as to the material of the roof. The only evidence available is the 1984 HCPI which stated that the roof had asphalt shingles.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(6): The applicant requests an exception to replace the roof with a material not in-kind on a contributing structure.

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

Applicant Response: The pre-existing asphalt shingle roof is not an architectural feature that embodies the District. The new roof matches the dimensions, hipped design and character of the pre-existing roof, which is most likely not a historic roof, given the typical lifespan of asphalt shingle roofs. The color of the new roof is similar to the pre-existing roof and design and color styles present in the streetscape along Hillside, including the house at 368 Hillside, and in the Downtown/East side of Santa Fe generally, and will match the historic character of the neighborhood more closely than the pre-existing roof. The new roof will not damage the character of the district. The metal flat roof on the addition indicates that the original roof on the main house may have also been metal. However, neither the HCPI nor review of historic air photos provide documentation of the original roof material.

Staff Response: Staff does not agree with this. While the roof shape and dimensions have not changed, the asphalt shingle roof was a reddish brown not a black in color and there is not a single black roof in the streetscape.



Figure 3: previous roof of structure and neighborhood roofs

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

Applicant Response: The pre-existing roof suffered from multiple major leaks that caused interior damage and the Applicant's roofing contractor concluded that the asphalt shingle roof was at the end of its lifespan. Periodic replacement of roofs is necessary to protect against water intrusion that would adversely affect the structural integrity of houses as well as its livability. As with all roofs reaching the end of their lifespan, the new roof is necessary to prevent further hardship in both respects. Deterioration of the house due to ongoing leaks would ultimately harm the public welfare, as the structural integrity of this 100+ year old contributing house would be compromised. The Applicant's desire in carrying out the remodel, of which this exception request is a part, is to protect and preserve the house and its appearance as a part of the fabric of the District.

Staff Response: Staff finds this does not address the reason for the change in material. The need for a new roof is not in dispute. Per section 14-5.2(D)(6) roofs on contributing structures shall be replaced in-kind. As there is no proof that this roof has ever been a pro-panel metal roof, the applicant needs to clarify why it is a hardship to install a new asphalt shingle roof.

(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 Applicant evaluated design options for the new roof, including patching the existing roof and installing a new asphalt shingle roof. The Applicant's roofing contractor advised that the condition of the pre-existing roof was such that patching was not a viable option, as the roof had reached the end of its useful lifespan. The Applicant chose to retain the longstanding design of the hipped roof, with a material that provides better performance and durability than the pre-existing asphalt shingle roof and a color consistent with metal roofs in the neighborhood. Metal roofs are common in the neighborhood and given the original construction date in the early 1920's the original roof may have been metal as well. The roof on the addition was metal when the Applicant purchased the property. The Applicant rejected other design options that would change the appearance of the roof.

Staff Response: Staff disagrees with this response. While replacement of the roof was required, there is not sufficient evidence that this roof has ever been metal. Contributing structures are required to have architectural features replaced in-kind by code section 14-5.2(D)(6), an asphalt shingle roof is a viable replacement for an asphalt shingle roof and will last approximately 20 years under Santa Fe weather conditions. A metal roof is not a requirement to "improve performance and durability" of a roof. Historically in the 1920s, roofing materials included asphalt, slate, tin, galvanized steel, concrete tiles and wood shingles. The product of pro-panel would not have been original to a 1920s constructed building. If the roof had previously been metal, it would have been galvanized steel sheets or tin most likely as a terneplate roof or tin shingles.

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	**Name**	**Initials**
Department Director	Heather Lamboy	HLL
Assistant Department Director	Maggie Moore	MRM
Planning Manager	Gary Moquino	GM
Planner Senior	Lani McCulley	LMcC

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

Case # 2022-6237-HDRB
Address – 346 Hillside Ave.
Agent's Name – Richard Martinez, Martinez Architecture Studio, P.C.
Owner/Applicant's Name – Martha Davis

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 10, 2023.

BACKGROUND

The property located at 346 Hillside Ave. contains both a single-family residence and a studio. The main residence is listed as contributing to the Downtown and Eastside Historic District, and the detached studio is listed as non-contributing to the Downtown and Eastside Historic District. The Board confirmed the historic status of the main house as contributing, and the studio as non-contributing, in a hearing December 13, 2022. (See Case # 2022-6142-HDRB.) The Board also designated as primary façades the north and west elevations, and the east elevation, excluding the flat-roofed kitchen addition.

The home was constructed around 1920 in a simplified craftsman bungalow style. The fenestration is symmetrical on the north façade, with a front door flanked by large windows. The roof is a hipped roof with asphalt shingles. The kitchen addition on the east elevation, constructed between 1948-1958, has a flat roof.

A sunroom on the south elevation existed prior to its removal in 2004 (see Case # 04-35). This addition was removed, but the addition which was approved in 2004 was never built. At that time a non-historic portal on the north elevation which connected to the kitchen was removed. The rear door "floats" and it is likely that there were concrete stairs similar to the ones further east on the south elevation that led to the backyard. A tall wall on the west elevation connects the residence with the studio, which was likely a garage.

The Applicant now proposes the following exterior alterations to the main residence:

1) An expansion of the kitchen on the east elevation by 182 square feet;
2) A bathroom addition on the south elevation of 101 square feet;
3) A 494-square-foot portal addition on the south elevation; and
4) A deck and stone planters on the south elevation.

The following exterior renovations are proposed to the studio:

1) Removal of the existing 78-square-foot freestanding portal south of the studio;
2) A 230-square-foot addition on the south elevation; and
3) A portal on the south elevation attached to the new addition.

The character of the proposed renovation treatments is divergent from the historic character of the main residence. Unique architectural features on the historic building speaks to the place and time it was built as in the 1920s the bungalow was a very popular building type. This structure does not express what is described in the Downtown and Eastside design standards as a contributing building and the standards associated with additions set forth in Section 14-5.2(D)(2)(a). The proposed windows and doors do not illustrate compatibility with the historic windows and doors on the residence.

Relative to the studio, the architecture of the proposal is very modern in nature and is not of "Old Santa Fe Style" or "Recent Santa Fe Style." The cantilevered portal element and large glass doors on the south elevation are inconsistent with the design standards set forth for buildings in the Downtown & Eastside District.

It is the opinion of Staff that, as designed, the proposed additions will impact the overall architectural integrity of the building and could threaten the contributing status of the residence.

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 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. Staff did not find that all the criteria have been met regarding additions to contributing buildings, but the Board may find that they have upon further testimony.
4. The main residence 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 & 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. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The Board finds that the proposed alterations will not cause the main residence to lose its contributing status. The project does not involve the removal of historic materials or alteration of architectural features and spaces that embody the structure's contributing status. The additions to the main residence attach to non-primary façades, are not within 10 feet of a primary façade, and do not exceed 50 percent of the square footage of the existing, historic footprint.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves project Items 1 through 4 of the alterations to the main residence, as recommended by Staff.
3. The Board approves project Items 1 through 3 of the alterations to the studio, as recommended by Staff.

IT IS SO ORDERED ON THIS 28th DAY of FEBRUARY, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

Frank Z Ruybalid Apr 20, 2023
Frank Ruybalid Date
Assistant City Attorney

5. **2022-006237-HDRB. 346 Hillside Ave.** Downtown & Eastside Historic District. Richard Martinez, agent for Martha Davis, proposes additions on the south elevations of the main house and the studio and the construction of an attached deck on the main house. (Heather Lamboy)

STAFF REPORT

The property located at 346 Hillside contains both a single-family residence and a studio. The main residence is listed as contributing to the Downtown and Eastside Historic District, and the detached studio is listed as non-contributing to the Downtown and Eastside Historic District.

The home was constructed around 1920 in a simplified craftsman bungalow style. The fenestration is symmetrical on the north façade, with a front door flanked by large windows.

The roof is a hipped roof with asphalt shingles. The kitchen addition on the east elevation, constructed between 1948-1958, has a flat roof.

A sunroom on the south elevation existed prior to its removal in 2004 (please see case 04-35, attached to staff report). This addition was removed, but the addition which was approved in 2004 was never built. At that time a non-historic portal on the north elevation which connected to the kitchen was removed. The rear door “floats” and it is likely that there were concrete stairs similar to the ones further east on the south elevation that led to the backyard (see aerials). A tall wall on the west elevation connects the residence with the studio, which was likely a garage.

Now, the applicant proposes the following exterior alterations to the main residence:

1) An expansion of the kitchen on the east elevation by 182 square feet;
2) A bathroom addition on the south elevation of 101 square feet;
3) A 494 square-foot portal addition on the south elevation; and,
4) A deck and stone planters on the south elevation.

The following exterior renovations are proposed to the studio:

1) Removal of the existing 78-square foot freestanding portal south of the studio;
2) A 230 square-foot addition on the south elevation; and,
3) A portal on the south elevation attached to the new addition.

The character of the proposed renovation treatments is divergent from the historic character of the main residence. Unique architectural features on the historic building speaks to the place and time it was built as in the 1920s the bungalow was a very popular building type. This structure does not express that which is described in the Downtown and Eastside design standards; as a contributing building and the

standards associated with additions set forth in Section 14-5.2(D)(2)(a) having similar materials and architectural treatments. The proposed windows and doors do not illustrate compatibility with the historic windows and doors on the residence.

Relative to the studio, the architectural vocabulary is very modern in nature and is not of “Old Santa Fe Style” or “Recent Santa Fe Style.” The cantilevered portal element and large glass doors on the south elevation is inconsistent with the design standards that are set forth for non-contributing buildings in the Downtown & Eastside District.

It is the opinion of staff that, as designed, the proposed additions will impact the overall architectural integrity of the building and could threaten the contributing status of the residence.

STAFF RECOMMENDATION

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

Staff does not find that all the criteria have been met regarding additions to contributing buildings, but the Board may find that they have upon further testimony.

Member Guida asked for more explanation of why an exception was needed.

Ms. Lamboy explained there is no exception. The addition is less than 50% of the footprint and meets this District's standards. Regarding its relating to the house, staff finds that it does, but the Board may find differently.

Member Guida asked if this district has a provision that generally additions should be of this time or differentiate themselves from historic construction.

Ms. Lamboy said they do have that provision.

APPLICANT PRESENTATION

Richard Martinez, PO Box 925, Santa Fe was sworn in. He said a status review on the project determined that the two façades are primary. This proposal is not for the front façade. They had a HCPI report done which shows there is a lot of history on the house. Their addition is to the rear of the house and is not visible publicly at all and they will ensure the view from the street remains unchanged. They have proposed that the walls enclosing the casita and the kitchen will remain in place and unchanged. All the additions will be behind those walls and are not visible from the street. The Code states that additions should have similar materials and details as the existing structure but not duplicate making the addition indistinguishable from the

original structure. He plans to use the stone bases, walls, stucco color and white trim in ways that are compatible. He said he believes Recent Santa Fe style takes into account the existing elements of the house. They are not publicly visible and have nothing in the style that precludes what they want to do. He said there is nothing in their proposal that needs an exception. The addition proposed will bring the house down to the ground in the back, which currently drops off. The casita cannot be free standing because 10 feet between structures is required, or it must be attached to the house.

Chair Rios asked Mr. Martinez how the addition is characterized to the house in terms of architectural style.

Mr. Martinez said Recent Santa Fe style. He would have the same question of how to characterize the style of the existing house. It is an amalgamation of a Bungalow style and Santa Fe style. The HCPI mentions that the addition of the kitchen shows there were additions over time.

Member Aguilar Medrano asked for a description of the existing roof and material for the new portion.

Mr. Martinez said the existing house has a hip roof and the casita has a flat roof. He noted the white on the drawing indicates the additions and part is the existing kitchen and it doesn't mean it is a white roof, it's just indicating a roof. He said the roof materials are not shown because the roof is not visible.

Member Aguilar Medrano asked if the material of the flat portions is stucco.

Mr. Martinez said no, it is a roof.

Member Aguilar Medrano said they discussed at the last meeting what a special property this is. She said she is surprised and disappointed to see the changes proposed to the back. She agrees with staff's summary of the issues, and everyone agrees it should not mimic the original house. She thought this feels like a completely different house and the portal in the addition pushes the limits. She said although not technically cantilevered it gives that impression. She thanked staff for a good job summarizing the issues and she agreed.

Member Guida said he found what is presented an exemplary addition and remodel to a house noted as contributing. The Board was clear about its intent to preserve the character of the original house because it is a style they do not see often. The applicant has maintained the entire presence of the house and the features the Board deemed necessary to keep. The proposed addition is subordinate to the house. And the style beyond being allowed by Code, does not attempt mimic or cover

up the existing structure the Board finds important. Recent Santa Fe style is allowed in this district and shouldn't be excused because it is not publicly visible. This is a great example of how to do an addition that is of a time and place and meets the needs of a contemporary owner. It integrates not only with the existing structure but keeps clear what is new and what is old and integrates artfully with the project site by stepping down gradually with the backyard. He didn't see any conflict with the design and the districts standards and what is allowed under Recent Santa Fe style. He said he was pleased to see this and thought it exceptionally well done.

Member Guida said a member of the public made the point earlier about the obligation of the Board to only enforce the letter of the Code. He said that is not true and he would shudder to think what we would have in the district if all design decisions were made by attorneys or the Code. This shows an application of the Code done in a subjective way and one that incorporates good professional design sense and an understanding of what we are attempting to do in the historic district and values that are expressed in the Code. He said he strongly supports this application.

Chair Rios said she could see a wall with one window that appeared to be dominant to the elevation of the house. She asked the height of the wall to the height of the home.

Mr. Martinez said half the wall with the window is the wall of the kitchen and they are extending the existing wall 13 feet. They will mix the wall only as tall as the kitchen wall which is much lower than the hipped roof of the main house. He explained from the perspective she was looking from it appeared taller but is much shorter than the hip of the house.

Chair Rios confirmed that what is proposed was absolutely not publicly visible.

Mr. Martinez said yes because it is behind the wall of the kitchen and the casita.

Member Aguilar Medrano said she has no issues with the siting and the proportions to the existing house. Her issues mostly pertain to the architectural treatments and style. She asked Ms. Lamboy to give her opinion on a recent case in which the Board had a lot of discussion about window patterning and if Ms. Lamboy thought that applies to this case.

Ms. Lamboy said the interpretation of Recent Santa Fe style is the question. The Board has to determine if dissimilar enough that it does not meet the criteria they have been referencing. Or if some of the components of the historic house can be picked up, without being the same. She said typically, that is the overall intent of that

section of Code. It needs to be distinguished and show the evolution of the house. The Board has to make that value judgment.

Member Aguilar Medrano asked if she had ideas of changes that could bring it closer to what she hoped to see in terms of accepting it as is.

Ms. Lamboy said the changes to the portal and the studio, are very modern. She likes the architecture, but her role is to review the Code. She said this is a great idea in a different place. If she were the applicant, she would use elements from the Bungalow style, such as sleeping porches, which is what she looks for as staff.

Member Berkley said she agrees with both sides. The work of the architect and complying completely with the style regulations. At the same time, she thought it striking how different it looks; like two different houses. She said she was torn between the two. Also, most of all the windows are so different from the rest of the style of the house. She asked the architect to address to that.

Mr. Martinez said they took off the narrow windows on either side of the front façade and will do a variation of those. The narrow windows were used to emphasize the new fireplace in the back, which is where the design came from. Recent Santa Fe style requires a 30-inch maximum for the pieces of glass which they made sure to maintain.

Chair Rios asked Mr. Martinez to review the elevation.

Mr. Martinez referred to the windows on the sides of the fireplace and the one at the end of the inside bathroom. He said the pattern is replicated on the doors, under the portals that come out of the kitchen and the casita.

PUBLIC HEARING

Shawn Evans, 1121 North Luna Circle, was sworn. He supported the project. He said he agreed this is one of the most exemplary cases in the historic district. It doesn't comply with the original historic house, which is not of Santa Fe style. He thought one of the odd things about design in Santa Fe that is peculiar is to require an addition to be done in Santa Fe style, or something the house does not purport to have. He said he is particularly concerned about overregulating private backyards that are not visible to the public. He thought this a very reasonable approach and attractive.

Martha Davis, 346 Hillside Ave., was sworn. She is the owner of the home. She thanked everyone for their time and efforts. She said she supports making sure the architecture and character of Santa Fe remains unique and is committed to in this

property. She has worked with Mr. Martinez to ensure materials and treatments are maintained with the evolving of the house, and ensure it is not publicly visible. They did pick up on the windows, the narrow elements on the front. The south elevation is the only one that gets light. They wanted that as much as possible but to be discreet.

Chair Rios asked the square footage of the existing home and of the proposal.

Mr. Martinez said the home is 1,285 square feet and the casita is 230 square feet with portals about 208 square feet. The additions will be 449 square feet for the main house and 230 square feet for the casita addition.

Sybil Mueller, 130 Candelario St. was sworn. She said she is in favor of the applicant's additions. She really likes that the character of the contributing facades still remain and the addition is different from the original. She thought it beautiful that the material is contemporary but also matches and adds to the existing house.

Stefanie Beninato, previously sworn, agreed with Member Aguilar Medrano that some elements in the addition are not harmonious. She said contemporary does not mean modern Santa Fe Style. She noted that the roof materials were unknown and the column by the casita is free standing, not round or square. She said the design is nice if someplace else but is too contemporary. She addressed Attorney Ruybalid's opinion on the resolution. She said the voting majority requires a majority of the member's present, not the voting members. That means three of the four members have to vote.

BOARD DISCUSSION

MOTION: In 2022-006237-HDRB, 346 Hillside Ave., Member Guida moved to approve the application as submitted. Member Berkley seconded the motion.

VOTE: The motion passed by (2-1) roll call vote with Members Berkley and Guida voting in favor and Members Aguilar Medrano voting against.

This following three cases are postponed to January 24, 2023.

6. **2022-006110-HDRB. 50 Mt. Carmel Rd.** Santa Maria Building. Historic Review District. Lisa Gavioli, JenkinsGavin Design, agent for the Modern Elder Academy, proposes to remodel the Santa Maria building including non-historic window replacement, window restoration, restore the historic portal on the south elevation, re-stucco, construct a 4’ high yard wall and wrought-iron fence. (Heather Lamboy)

City of Santa Fe

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

PROJECT DESC: 2022-006237-HDRB. 346 Hillside Ave. Downtown & Eastside Historic District. Richard Martinez, agent for Martha Davis, proposes additions on the south elevations of the main house and the studio and the construction of an attached deck on the main house.

CASE NUMBER: 2022-006237--HDRB

PROJECT TYPE: Remodel

LOCATION: 346 HILLSIDE AVE
Santa Fe, NM 87501

CONTACTS:			
	Applicant	Martinez Architecture Studio PC	P. O. Box 925 Santa Fe, NM 87504
	Property Owner	Martha E Davis	346 Hillside AVE 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 Jan 10, 2023. The decision of the Board was to approve the project.

For further information please call 505-955-6605.

Sincerely,

Heather Lamboy

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.**

Ver. 12 1/14/2020

City of Santa Fe, New Mexico

memo

DATE: January 10, 2023

TO: Historic Districts Review Board Members

FROM: Heather Lamboy, Assistant Director, Planning & Land Use

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Case # 2022-006237-HDRB

Address: 346 Hillside Ave
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:** Renderings

STAFF RECOMMENDATION:

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

Staff does not find that all the criteria have been met regarding additions to contributing buildings, but the Board may find that they have upon further testimony.

BACKGROUND & SUMMARY:

The property located at 346 Hillside contains both a single-family residence and a studio. The main residence is listed as contributing to the Downtown and Eastside Historic District, and the detached studio is listed as non-contributing to the Downtown and Eastside Historic District.

The home was constructed around 1920 in a simplified craftsman bungalow style. The fenestration is symmetrical on the north façade, with a front door flanked by large windows. The roof is a hipped roof with asphalt shingles. The kitchen addition on the east elevation, constructed between 1948-1958, has a flat roof.

A sunroom on the south elevation existed prior to its removal in 2004 (please see case 04-35, attached). This addition was removed, but the addition which was approved in 2004 was never built. At that time a non-historic portal on the north elevation which connected to the kitchen was removed. The rear door "floats" and it is likely that there were concrete stairs similar to the ones further east on the south elevation that led to the backyard (see aerials). A tall wall on the west elevation connects the residence with the studio, which was likely a garage.

Now, the applicant proposes the following exterior alterations to the main residence:

1) An expansion of the kitchen on the east elevation by 182 square feet;
2) A bathroom addition on the south elevation of 101 square feet;
3) A 494 square-foot portal addition on the south elevation; and,
4) A deck and stone planters on the south elevation.

The following exterior renovations are proposed to the studio:

1) Removal of the existing 78-square foot freestanding portal south of the studio;
2) A 230 square-foot addition on the south elevation; and,
3) A portal on the south elevation attached to the new addition.

The character of the proposed renovation treatments is divergent from the historic character of the main residence. Unique architectural features on the historic building speaks to the place and time it was built as in the 1920s the bungalow was a very popular building type. This structure does not express that which is described in the Downtown and Eastside design standards; as a contributing building and the standards associated with additions set forth in Section 14-5.2(D)(2)(a) having similar materials and architectural treatments. The proposed windows and doors do not illustrate compatibility with the historic windows and doors on the residence.

Relative to the studio, the architectural vocabulary is very modern in nature and is not of "Old Santa Fe Style" or "Recent Santa Fe Style." The cantilevered portal element and large glass doors on the south elevation is inconsistent with the design standards that are set forth for non-contributing buildings in the Downtown & Eastside District.

It is the opinion of staff that, as designed, the proposed additions will impact the overall architectural integrity of the building and could threaten the contributing status of the residence.

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.

Additions, Section 14-5.2(D)(2):

(a)Additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure , but shall not duplicate those of the existing structure in a manner that will make the addition indistinguishable from the existing structure .

(b)Additions to buildings that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(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 facade. 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 facade. 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.

Windows & Doors:

14-5.2(D)(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:
  (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
  (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
  (iii) No existing opening shall be closed.
(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. 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. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

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

(1) Purpose and Intent

It is intended that:

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

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

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

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

14-12 Contributing Structure:

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

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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: H-2319
Whitwell/Fegan House	346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	4. County: Santa Fe Parcel # 10191360

5. Property Type:
_x_Buildings: 2
__ Structures:
__ Site __ Object

6. Date of Survey: October 17, 2022
Form: November 11, 2022

7. Previous Survey Date(s):
_x_Yes: Sept. 19, 1984
__ No:

8. Name of Project:

HDRB Status Review

9. Lat/Long:

35.6872826,-105.9322813



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of north (front) elevation, facing south.

11. Brief Description of the Property:

Mostly obscured by a tall coyote fence, a small hipped-roof cottage erected in the early 1920s stands back from the street. It is surrounded by larger homes, primarily constructed in the 1910s and '20s when the 300-block of Hillside took form. These include the Cockins House (317), built for California health seeker Anna Lee Cockins; the Seligman House (321), a sprawling home with a manicured front lawn, commissioned by James L. Seligman; and — directly across the street — the Dunn House, a sizeable Pueblo-style home built for banker Carlos P. Dunn.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: c.1921
_ _Known _x_ Estimated Source: Sanborn Fire Insurance Maps, newspaper accounts, city directories, property records

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: Current owner: 346 Hillside LLC/Martinez Architecture Studio PC

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

Current owner: 346 Hillside LLC

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

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

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If **'no' or unknown, do you th**ink 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 __ Non-contributing _x_ No Status ? – Studio
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 Santa Fe ID #: H-2319
Whitwell/Fegan House	346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	4. County: Santa Fe
		5. Date of Survey: October 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition _x_ Concrete: Block

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

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

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

_x_Stucco: _x_ 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 _x_ Raised
Materials: __ Concrete: _x_Stone
Other:
Notes

9. Roof: __ N/A

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

10. Window Types
House and Studio

Operation	Material	Glazing	Number
Single-Hung	Wood	3/1	10
Double-Hung	Clad	1/1 paired	2
Fixed	Wood	1	1
Casements	Wood	1	3

Note: Based on visibility and access during survey

11. Door Types
House and Studio

Type	Style	Material	Number
Single-Leaf	T&G	Wood	1
Single-Leaf	10-light	Wood	1
Single-Leaf	2-Light	Wood	1
Single-Leaf	Full-Glass	Wood	1

Note: Based on visibility and access during survey

12. Chimneys __ one, exterior, stone, east elevation

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date:1948-1958; addition to southeast corner; Sanborn maps and aerial photographs
#2 Date: Unclear; alteration to south elevation; visual observation
#3 Date: late 1960s; alteration of garage and construction of Studio; aerial photographs

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne __ Gothic Revival __ Mission Revival __ Pueblo _x_ Spanish-Pueblo Revival
_x_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

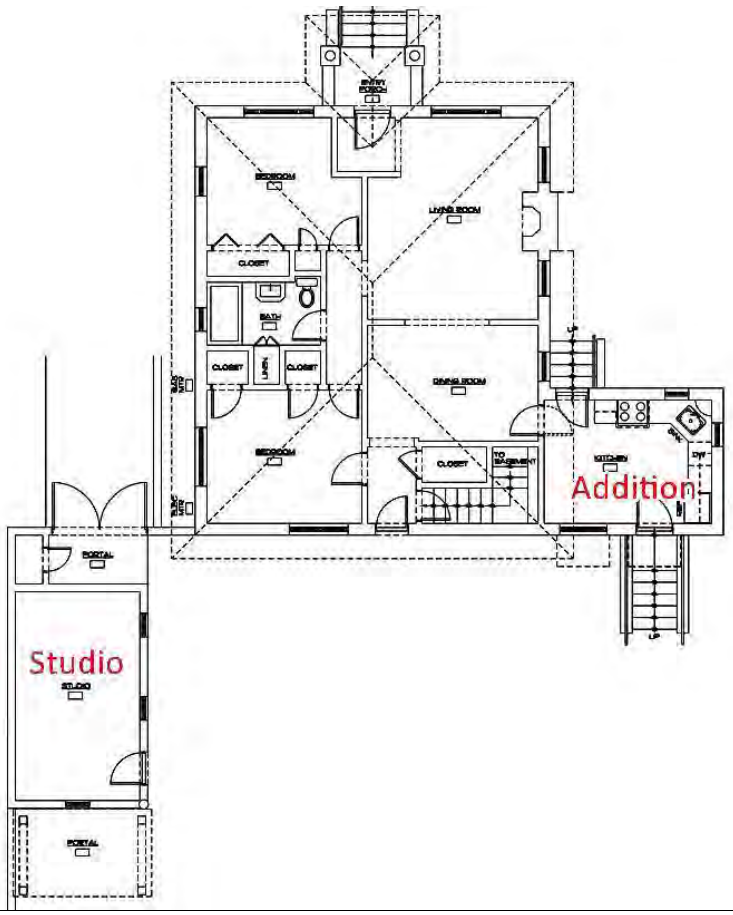
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Existing floor pan, Courtesy Martinez Architecture Studio PC, November 9, 2022.



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Architectural Description Continued

House

With a roughly 1,830-square-foot footprint[1], the house is a one-story, tile-constructed dwelling with an addition at the southeast corner (Field 19, Photo 2). It rests on a raised stone foundation enclosing a partial basement. A hipped roof with a pronounced overhang caps the original section; the addition is flat-roofed. Lightly textured stucco, painted in the mocha tone, covers its walls. The building is a cottage with a modest Craftsman influence confined to its basic form and front windows.

North – Façade

Its façade is divided symmetrically, with a central door flanked by large windows (Photos 1 & 3). Three concrete steps lead from the front walk to the entry. The bull-nosed opening holds a narrow tongue-and-groove door that appears original (Photo 4). The flanking windows are large openings — roughly 62” x 66” — containing a 3/1 wood sash bracketed by small three-light fixed units (Photo 5). While larger than usual, the combination window’s configuration resembles windows found on Craftsman bungalows.

A 60-square-foot porch shelters the entry. Large round posts with Colonial Revival-like capitals hold up the hipped roof structure. Supporting the posts is a low stone wall capped with concrete coping. The decking is older and made of tongue-and-groove siding (Photo 6).

West

Aside from the front façade, the west elevation shows the least change (Photos 7 & 8). This functional side of the building is plain and penetrated with rectangular openings fitted with 3/1 wood sash. They are positioned high along the wall, a few inches below the top plate.

[1] Measurements represent Santa Fe County Assessor field sketch calculations, and may not be accurate.

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South

Opening onto the backyard, the south side of the home shows alteration (Photo 9). It begins with the removal of a wood deck. While this feature was not original, the position of the back door, situated awkwardly several feet above grade, suggests stairs once existed below. Aerial photographs, starting with the clearest in 1968, show a short run of enclosed stairs leading to the back door (Figure 8). To the west is a set of newer sashes looking onto a bedroom. Overall, the south elevation's fenestration seems altered. The limestone foundation runs roughly 41" to 45" above grade along this side.

Addition

Attaching at the southeast is the aforementioned addition. The 180-square-foot space holding the kitchen was erected at some point in the 1950s (Figures 4 & 5). It rises above the eaves of the hipped section and is crowned with a rounded parapet. The addition is entered from the yard by concrete steps leading to a glass door (Photo 10). A picture window is west of the door; below it is an exterior entrance to the basement.

The addition continues along the east elevation as a short façade with one wood sash window. It wraps to the north with another 3/1 wood window and a door painted with a scene featuring a century plant (Photo 11). Aerial photographs and a previous survey indicate this side of the building had a roof covering a patio (Figures 7-9).

East

North of the addition, the east elevation returns to its original presentation. Most striking about the façade is a rustic stone chimney cutting through the overhang (Photo 13). Unworked fieldstones, consisting of pink gneissoid granite, schist, quartzite, and other native material, are arranged in irregular courses. The rest of the façade is flat, containing three 3/1 wood sash windows.

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Interior

While not subject to HDRB review, the interior shows a mix of original and altered finishes. As is sometimes the case for this period in Santa Fe, the windows are reversed, with their casings and trim facing inward. Doors are standard wood panel units of the time. Passages between larger spaces are crowned with segmental arches.

Studio

The Studio, a small, box-like building, stands along the west property wall (Photos 15-17). The structure, enclosing roughly 312 square feet, appears to incorporate an older, and possibly partially disassembled garage (Photo 14).

The building is simple in its block and frame construction and has two windows and a door facing east onto the yard (Photo 16). All of these are modern, undivided-light units. Another window looks south onto a patio. A non-historic porch shelters this area (Photo 17).

A building of this size and shape appears on the 1968 aerial photograph (Figure 8).

Historical Overview

Second only to Palace, Hillside Avenue — with a name suggesting a broad, tree-lined street — is where Santa Fe's wealthy and middle class clustered, starting around statehood. The straighter part of Hillside, between Paseo de Peralta and Harkins Lane, is populated by homes (some designed by architects) sitting on large lots. By the 1920s, the 300-block was solidly middle class, with all homes along the block owned by their occupants.

Here lived Charles Proebestel, manager of the Santa Fe Building & Supply Company; T. Harmon Parkhurst, the town photographer; Robert C. Ten Eyck, supervisor of the Denver & Colorado Railroad; James L. Seligman, retired merchant and antique dealer; Manuel B. Salazar, a justice of the peace; Anna L. Cockins, a Santa Monica health seeker, and others of a similar demographic.

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In some instances, live-in servants and renters were tucked into the larger household. Seligman's household in 1920 included James and his wife Ruth, daughter Beatrice, and two servants: Reita Gonzales, 16, a cook, and Frances Martinez, 17, a maid. Both were Native American.[2]

Whitwell Home

Into this milieu arrived Fidella May Powers-Whitwell, the first known owner of the subject house. Born in Ohio in 1859, Fidella May Powers married Pleasant A. Whitwell, a Missouri native, in 1881.[3] They took up residence in Jasper, Missouri, but divorced around 1920. Fidella, who used her former husband's name, came to Santa Fe in the early 1920s. It is unknown what brought her to Santa Fe, but her daughter, De Etta, joined her, both taking up residence at 346 Hillside.

This originally five-room house was likely erected around 1920 over land historically owned by the Martinez family and, according to the King's map, undeveloped until that time (Figure 1).

Like their neighbors, the Ten Eycks, mother and daughter became members of the Presbyterian Church on Grant Avenue.[4] Fidella stayed home while De Etta worked at the city library, becoming the assistant librarian. She likely made waves in 1923 when she presented Sinclair Lewis' then-controversial novel, *Babbitt* (1922), to the Santa Fe Women's Club (Figure 2).[5] Two years later, De Etta married Frank P. Woods, a rancher, at the Hillside home.[6] De Etta would move out, leaving her mother alone.

From a newspaper advertisement, Fidella attempted to sell the house in May 1940.[7] A month before, federal census takers found her at home, and recorded her information.

[2] U.S. Census Bureau, 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 12B; Enumeration District: 0014; FHL microfilm: 2341134.
[3] Background information on Whitwell was gathered from various sources, including census enumerations, newspaper accounts, and public records.
[4] "Presbyterians Plan to Spend $17,500 on Church," *Santa Fe New Mexican*, April 7, 1921, 3.
[5] "Miss Whitwell Will Review Lewis Book," *Santa Fe New Mexican*, March 12, 1923, 8.
[6] "Miss De Etta Whitwell Weds Frank P. Woods," *Santa Fe New Mexican*, October 20, 1925, 2.
[7] "Sale," *Santa Fe New Mexican*, May 20, 1940, 6.

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She lived alone at 80 and did her own housework.[8] She owned the home outright, and it was valued at $4,000.

Fidella lived in the house for another five years and, after deteriorating health, moved in with her daughter on Agua Fria Street. Fidella May Powers-Whitwell died on the evening of April 4, 1948, at age 87.[9]

The Fegans

The house was sold to Oscar and Margaret Fegan, who would be the second-longest owners of the property. Born in 1897 in Durango, Mexico, Oscar George Fegan was a trained engineer who arrived in Santa Fe after the war. He graduated from the College of Mines and Metallurgy in El Paso and had served 30 years in the army, rising to the rank of colonel.[10] He entered the Quartermaster's Corps in World War I and became a commanding officer in the following war, overseeing ordnance depots in Arizona and Illinois.[11]

After retiring as a full colonel and moving to Santa Fe, he worked as an appraiser in the State Highway Department's right-of-way division. Margaret, 20 years younger, had grown up in Illinois, where the two met when Oscar was stationed at the Rock Island Arsenal.[12]

The 1950 census recorded the family soon after moving into the Hillside home. The household included Oscar, 52, Margaret, 32, and two sons, Frank, 16, and George, 14.[13] The Fegans lived in the home for nearly 20 years. Newspaper notices from the period

[8] U.S. Census Bureau, 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 61A; Enumeration District: 25-20A.
[9] "Whitwell, Mrs., Fidella, 87" *Santa Fe New Mexican*, April 5, 1948, 3.
[10] Background information on Fegan was gathered from various sources, including census enumerations, newspaper accounts, and public records.
[11] "Col. Fegan Dies Here," *Santa Fe New Mexican*, July 17, 1969, 2.
[12] "Margaret Tippel. Col. Oscar Fegan, United in Marriage," *Quad-City Times*, May 2, 1946, 5.
[13] United States of America, Bureau of the Census; Washington, D.C.; Seventeenth Census of the United States, 1950; Record Group: Records of the Bureau of the Census, 1790-2007; Record Group Number: 29; Residence Date: 1950; Home in 1950: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Sheet Number: 12; Enumeration District: 26-14.

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show Margaret involved in various charity work. This included hosting events at the home tied to her work with the St. Mary's Guild and the St. Nicolas Bazaar organizations of the Episcopal Church (Figure 6).[14]

Oscar retired from the highway department in 1966 and died three years later at age 71. Margaret moved to Hawaii, later remarrying, and the Hillside house appears to have turned into a rental. The names of individuals tied to the house during this period are obscure. They include George Gallatin Gordon, who died in the home of an apparent suicide by drug overdose on July 8, 1974.[15]

Around 1995, Joel and Lisa Kantor purchased the property, and used it for 25 years as a second home.[16] It was again on the market in 2021, with the current owner acquiring it.

Evaluation of Historical Status

The recommendation is to maintain Contributing status for the House, with the north elevation recommended as the primary façade, as it represents the best-preserved and most architecturally significant aspect of the building, communicating its original design and period of association. Recommend Noncontributing status for the Studio, reflecting its late construction, modest architecture, and alteration.

[14] "St. Mary's Guild to Meet at Fegan Home," *Santa Fe New Mexican*, February 9, 1958, 17; "Zozobra Cookies are Newest Feature for Fiesta Decoration or For Munching," *Santa Fe New Mexican*, August 18, 1963, 19.
[15] "Man Found Dead at Hillside Home," *Santa Fe New Mexican*, July 9, 1974, A-2.
[16] Cathy Griffith, Telephone conversation with John Murphey, November 7, 2022.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

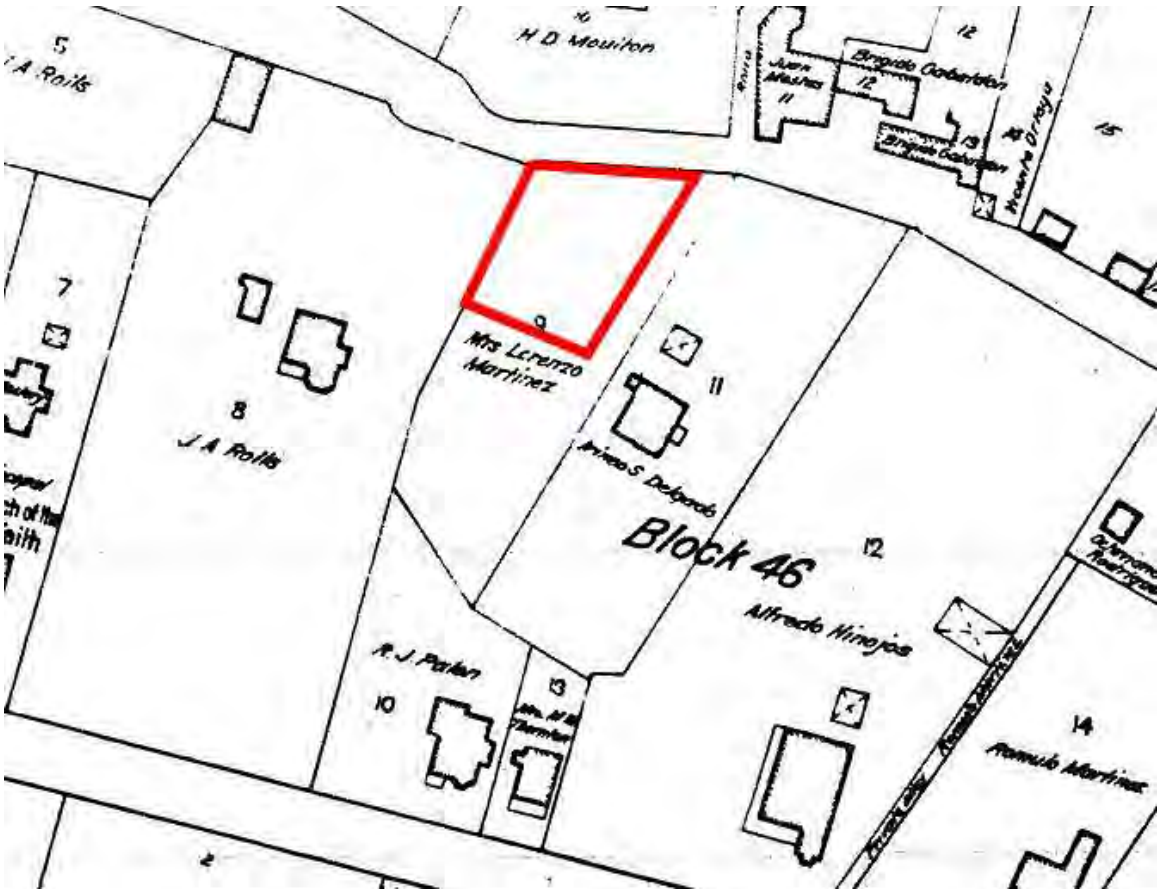

Figure 1: 1912 King's map. Red outline indicates roughly the parcel lines for the current property.

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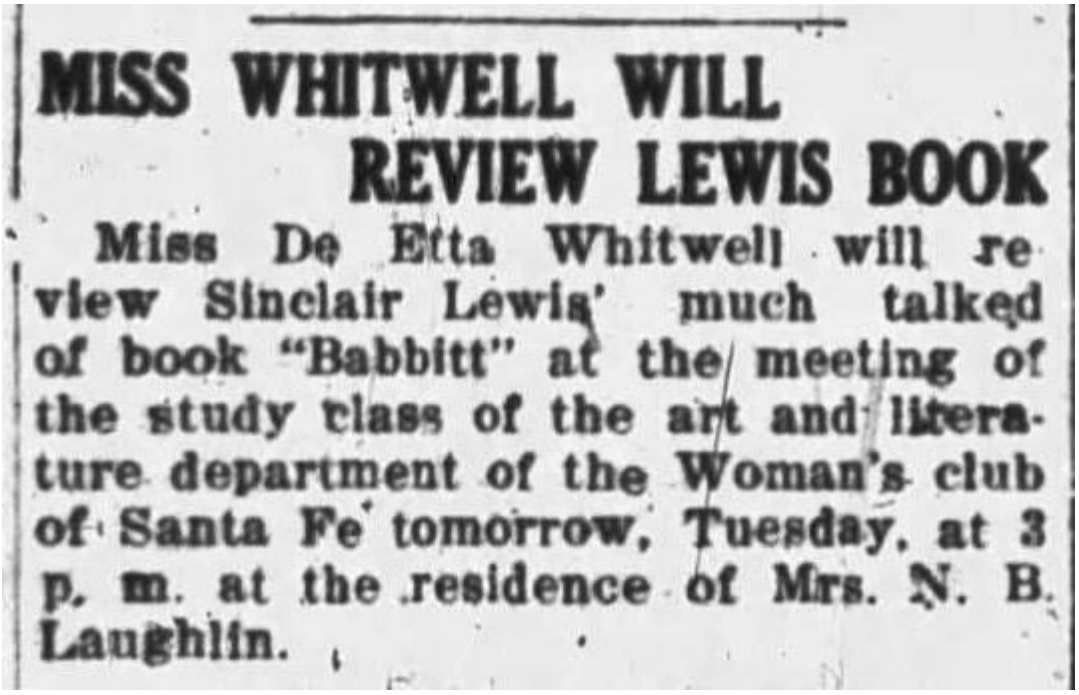

MISS WHITWELL WILL
REVIEW LEWIS BOOK

Miss De Etta Whitwell will review Sinclair Lewis' much talked of book "Babbitt" at the meeting of the study class of the art and literature department of the Woman's club of Santa Fe tomorrow, Tuesday, at 3 p. m. at the residence of Mrs. N. B. Laughlin.

Figure 2: 1923 announcement of De Etta Whitwell's reading of *Babbitt*. Courtesy Santa Fe New Mexican.

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

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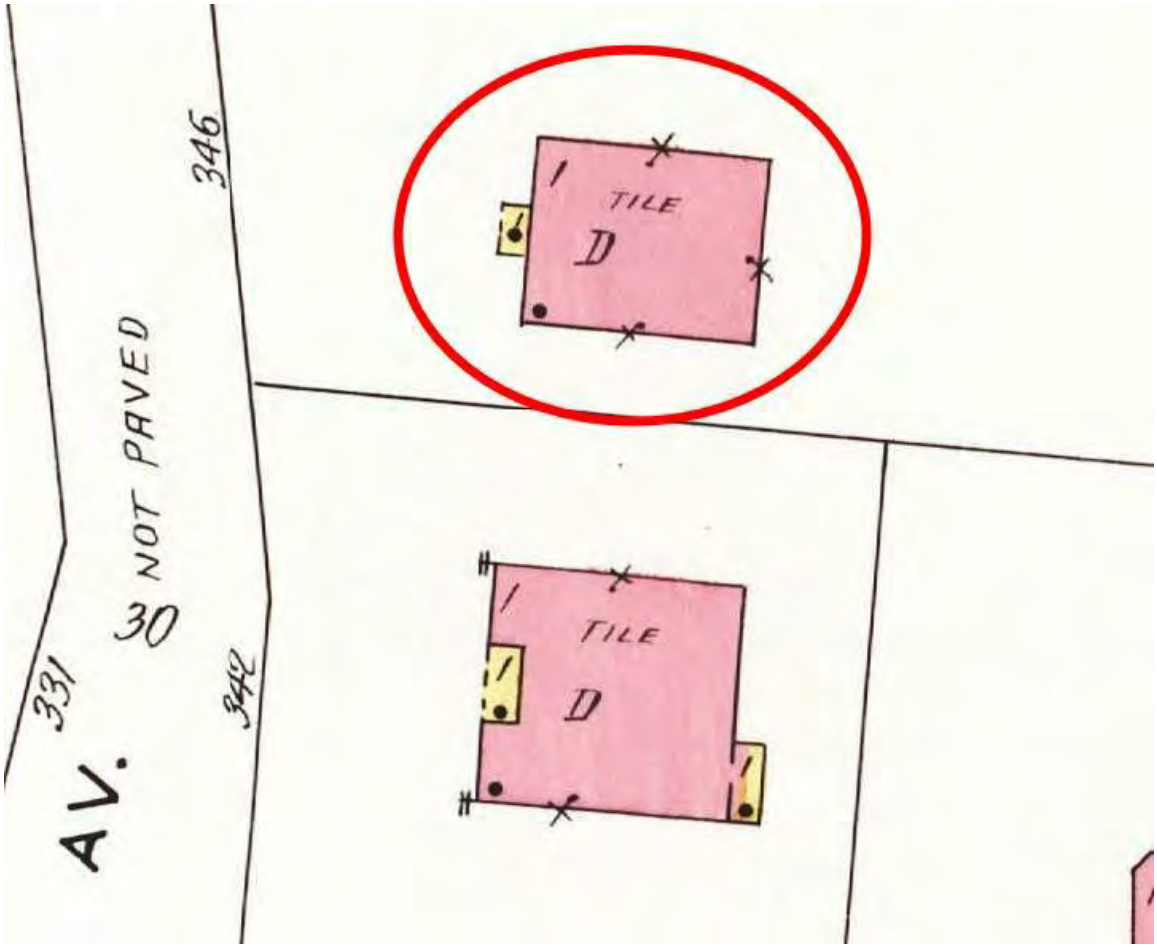

Figure 3: 1930 Sanborn Fire Insurance Map, Sheet 9.

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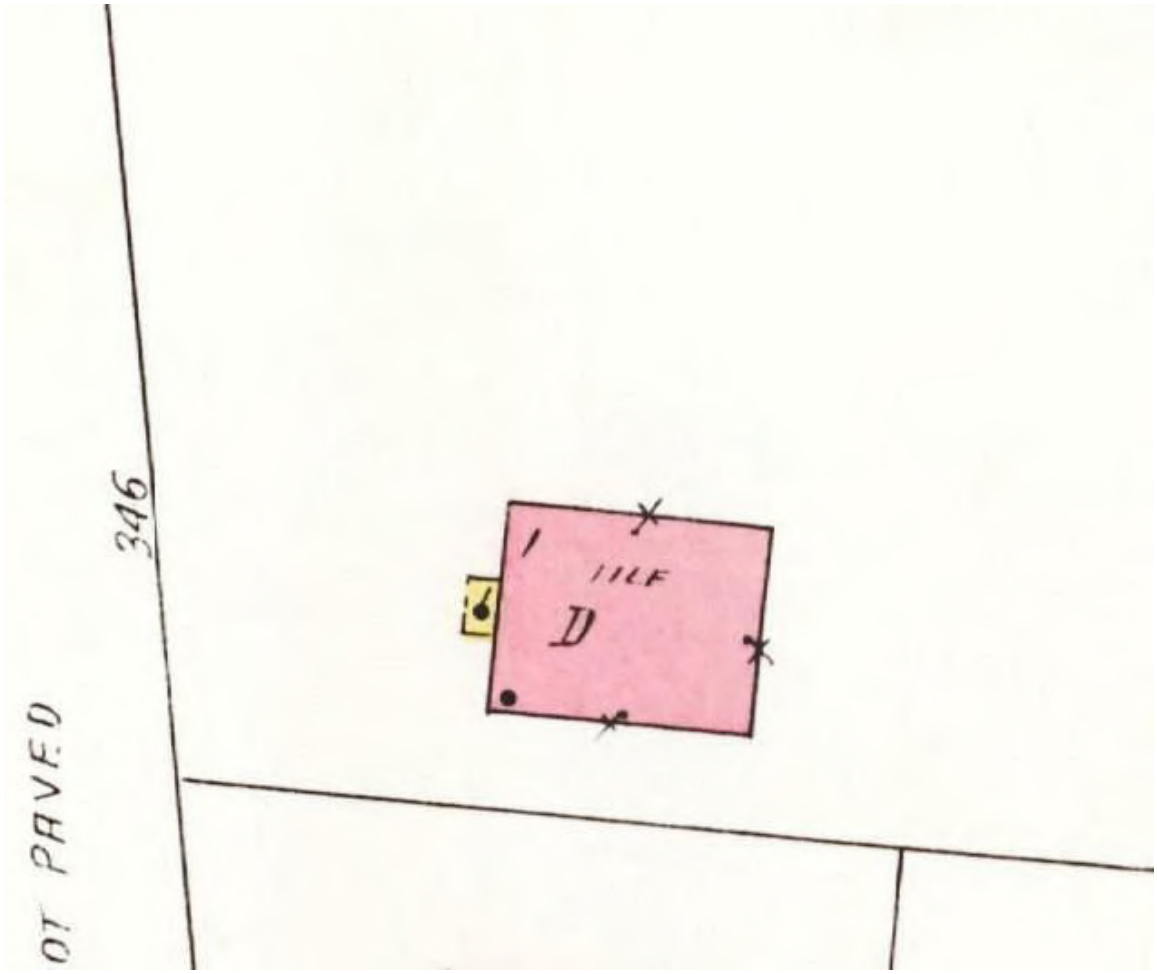

Figure 4: 1930/1948 Sanborn Fire Insurance Map, Sheet 9.
Note no presence of garage or addition.

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: Whitwell/Fegan House	2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319
		4. County: Santa Fe
		5. Date of Survey: October 17, 2022

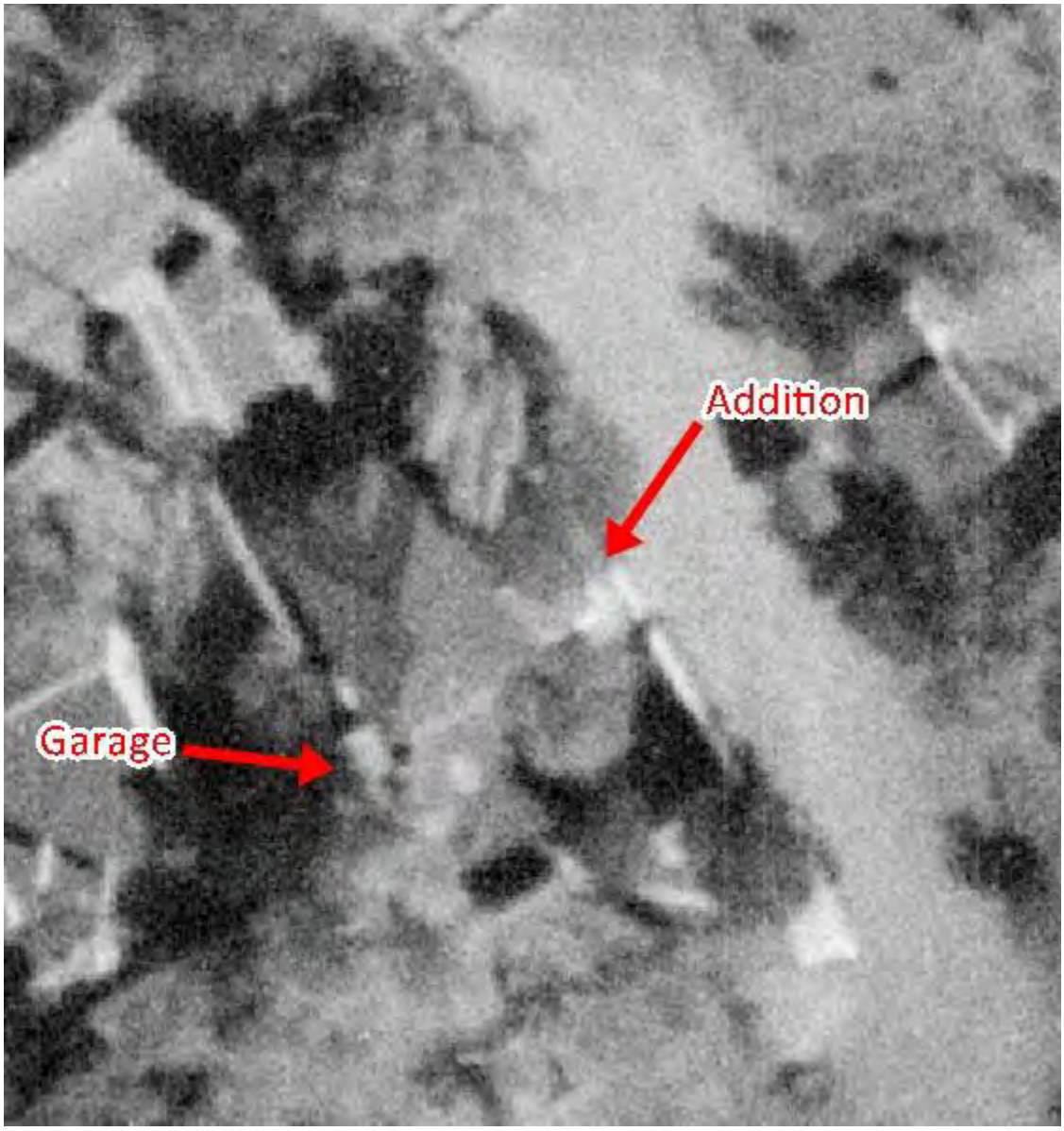

Figure 5: November 10, 1958, Aerial Photograph, Image 1.

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: Whitwell/Fegan House	2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319
		4. County: Santa Fe
		5. Date of Survey: October 17, 2022



Figure 6: 1963, Margaret T. Fegan preparing Zozobra cookies. Courtesy Santa Fe New Mexican.

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: Whitwell/Fegan House	2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319
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Figure 7: May 2, 1966, Aerial Photograph, Image 16.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Whitwell/Fegan House	2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319
		4. County: Santa Fe
		5. Date of Survey: October 17, 2022



Figure 8: February 2, 1968, Aerial Photograph, Image 2.

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: Whitwell/Fegan House	2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319
		4. County: Santa Fe
		5. Date of Survey: October 17, 2022



Figure 9: May 11, 1973, Aerial Photograph, Image 6.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Whitwell/Fegan House	2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319
		4. County: Santa Fe
		5. Date of Survey: October 17, 2022

Survey Photographs

(All images taken by Giulia Caporuscio, October 17, 2022, unless otherwise noted)



Photo 1: Front (north) façade. Camera facing south.

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: Whitwell/Fegan House	2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319
		4. County: Santa Fe
		5. Date of Survey: October 17, 2022



Photo 2: Partial north façade with addition at rear. Camera facing south.

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: Whitwell/Fegan House	2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319
		4. County: Santa Fe
		5. Date of Survey: October 17, 2022



Photo 3: North façade entry. Camera facing south.

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: Whitwell/Fegan House	2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319
		4. County: Santa Fe
		5. Date of Survey: October 17, 2022



Photo 4: North façade, detail of front door. Camera facing south.

.

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: Whitwell/Fegan House	2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319
		4. County: Santa Fe
		5. Date of Survey: October 17, 2022



Photo 5: North façade, detail of combination window. Camera facing southeast.

.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Whitwell/Fegan House	2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319
		4. County: Santa Fe
		5. Date of Survey: October 17, 2022



Photo 6: North façade, detail of porch decking. 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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1. Name of property: Whitwell/Fegan House	2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319
		4. County: Santa Fe
		5. Date of Survey: October 17, 2022



Photo 7: Northwest corner. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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		4. County: Santa Fe
		5. Date of Survey: October 17, 2022



Photo 8: Partial west elevation. 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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1. Name of property: Whitwell/Fegan House	2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319
		4. County: Santa Fe
		5. Date of Survey: October 17, 2022



Photo 9: South elevation. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Whitwell/Fegan House	2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319
		4. County: Santa Fe
		5. Date of Survey: October 17, 2022



Photo 10: Addition, south elevation. Camera facing north.

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: Whitwell/Fegan House	2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319
		4. County: Santa Fe
		5. Date of Survey: October 17, 2022



Photo 11: Addition, east elevation. 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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1. Name of property: Whitwell/Fegan House	2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319
		4. County: Santa Fe
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Photo 12: Addition, north elevation. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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Photo 13: East elevation. 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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1. Name of property: Whitwell/Fegan House	2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319
		4. County: Santa Fe
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Photo 14: Former garage, north elevation. 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 15: House and Studio. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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Photo 16: Studio, east elevation. 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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		4. County: Santa Fe
		5. Date of Survey: October 17, 2022



Photo 17: Studio, south elevation. Camera facing north.



NORTH



NORTH & EAST

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

DAVIS RESIDENCE
346 HILLSIDE AVENUE
SANTA FE, NEW MEXICO

NORTH & EAST
ELEVATION
NOVEMBER 14, 2022



EAST



EAST

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

DAVIS RESIDENCE
346 HILLSIDE AVENUE
SANTA FE, NEW MEXICO

SOUTH & SOUTHWEST
ELEVATION
NOVEMBER 14, 2022



SOUTH



SOUTH

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STUDIO PC
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DAVIS RESIDENCE
346 HILLSIDE AVENUE
SANTA FE, NEW MEXICO

SOUTH & SOUTHWEST ELEVATION
NOVEMBER 14, 2022



STUDIO - SOUTH



SOUTH & EAST

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505-989-4958 studio@martinezarch.com

DAVIS RESIDENCE
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SANTA FE, NEW MEXICO

STUDIO
SOUTH & EAST
ELEVATION
NOVEMBER 14, 2022



STUDIO - NORTH



WEST

MARTINEZ
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DAVIS RESIDENCE
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SANTA FE, NEW MEXICO

STUDIO
NORTH & MAIN HOUSE
WEST ELEVATION
NOVEMBER 14, 2022



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

DAVIS RESIDENCE
346 HILLSIDE AVENUE
SANTA FE, NEW MEXICO

MAIN HOUSE & STUDIO
SOUTH & EAST FACADE
REAL ESTATE PHOTO
NOVEMBER 14, 2022

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 11/9/2022

Property Owner of Record: Martha Davis

Applicant/Agent Name: Martinez Architecture Studio PC

Contact Person Phone Number: (505) 989 - 4958

Site Address: 346 Hillside Avenue

Proposed Construction Description: Addition & renovation to an existing single family residence

TOTAL ROOF AREA: 2,402 SF

Zoning District: RC-8

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 N/A

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

Lot Coverage : 26.9 %
□Open Space Required:_____

Setbacks:
Proposed Front: 53.6' Minimum: 7'
2nd Front? _____
Proposed Rear: 15' Minimum: 15'
Proposed Sides: L 6.5' R 5' Minimum: 5'

Height: Proposed 14'
Maximum Height: 16' existing or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible_____
Minimum: 3

Bicycle Parking:**
Proposed:_____ Minimum:_____
** Commercial Requirement

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

Martinez Archtiecture Studio PC _____ **[□OWNER ☒APPLICANT □AGENT]**
PRINT NAME

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

SIGNATURE **DATE** 11/9/2022

To Be Completed By City Staff:

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

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

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

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

Revised 20 November 2020

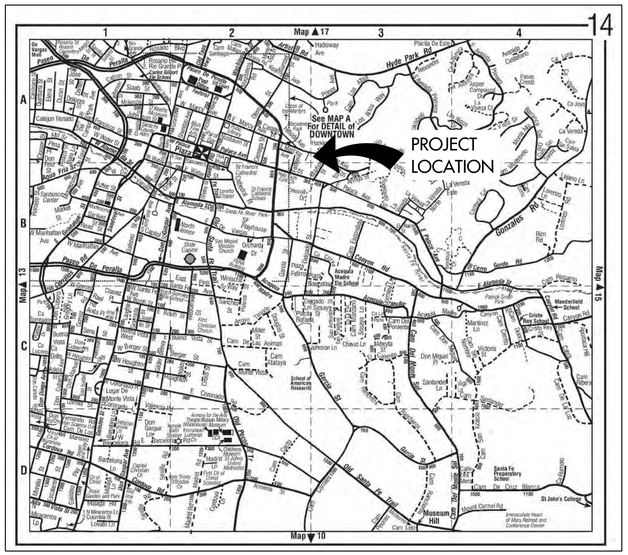
DAVIS RENOVATION & ADDITION

346 HILLSIDE AVENUE
SANTA FE, NEW MEXICO 87501

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA

VICINITY MAP



DIRECTIONS TO SITE:

HEAD SOUTH ON LINCOLN AVE. TOWARD W. MARCY ST. TURN LEFT AT THE 1ST CROSS STREET ONTO W. MARCY ST. CONTINUE ONTO HILLSIDE AVE. DESTINATION WILL BE ON THE RIGHT AT 346 HILLSIDE AVENUE.

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 (2015 IBC AS AMENDED), 2015 NM RESIDENTIAL CODE (2015 IRC AS AMENDED), 2015 NM EXISTING BUILDING CODE (2015 IEBC AS AMENDED), 2015 NM PLUMBING CODE (2015 UPC AS AMENDED), 2015 NM MECHANICAL CODE (2015 UMC AS AMENDED), 2017 NM ELECTRICAL CODE (2017 NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 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, 2018 NM ENERGY CONSERVATION CODE (2018 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USEC AS AMENDED), 2015 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: ADDITION & RENOVATION TO A SINGLE FAMILY RESIDENCE & CASITA

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: V-B
(IBC SECTION 602)

FIRE RATED WALLS: N/A
(IBC TABLE 601)

MAX BUILDING HEIGHT: EXISTING

NET AREAS: EXISTING MAIN HOUSE

HEATED - UPPER LEVEL	1,285 S.F.
HEATED - BASEMENT	205 S.F.
PORTALS	70 S.F.
TOTAL ROOFED AREA:	1,355 S.F.

NET AREAS: EXISTING STUDIO

HEATED	230 S.F.
PORTALS	138 S.F.
TOTAL ROOFED AREA:	368 S.F.

NET AREAS: PROPOSED MAIN HOUSE

HEATED (KITCHEN & BATH ADDITION)	283 S.F.
PORTALS	166 S.F.
TOTAL ROOFED AREA:	449 S.F.

NET AREAS: PROPOSED CASITA

HEATED	230 S.F.
PORTALS	78-78 = 0 S.F.
TOTAL ROOFED AREA:	230 S.F.

ROOFED AREA EXISTING = 1,723 S.F.
ROOFED AREA PROPOSED = 679 S.F. = 39.4%

LOT AREA: - 8,925.6 S.F.

LOT COVERAGE: - EXISTING = 1,723/8,925.6=19.3%
PROPOSED = 2,402/8,925.6=26.9%

UTILITY DATA:

GAS	:	NATURAL GAS
ELECTRIC	:	OVERHEAD
SEWER	:	MUNICIPAL SEWER
WATER	:	MUNICIPAL WATER

ZONING: RC8

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE
HISTORIC STATUS - CONTRIBUTING

PARKING REQUIREMENTS: 2 SPACES IN DRIVEWAY

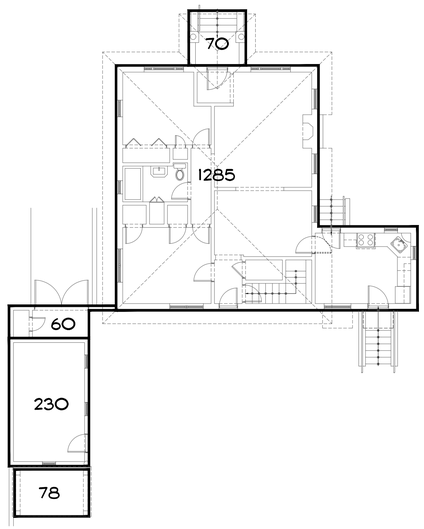
DESIGN PROFESSIONALS

ARCHITECT
RICHARD MARTINEZ
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. BOX 925 SANTA FE, NM 87504
(505) 989-4958, FAX (505) 989-8933

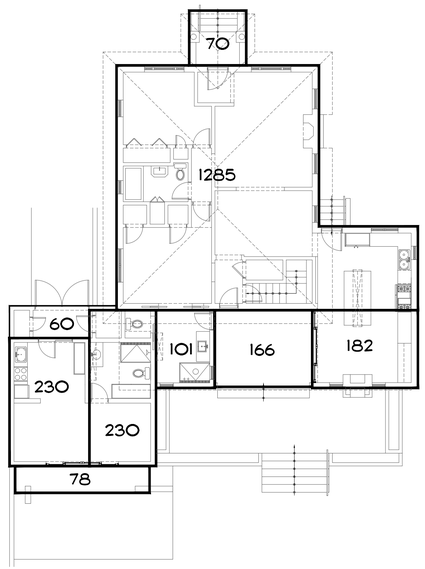
DRAWING INDEX

A-0.1	COVER SHEET & PROJECT DATA
A-1.0	EXISTING & PROPOSED SITE PLAN
A-2.0	EXISTING FLOOR PLAN
A-2.1	PROPOSED FLOOR PLAN
A-3.0	EXISTING & PROPOSED ELEVATIONS
A-3.1	EXISTING & PROPOSED ELEVATIONS
A-3.2	EXISTING & PROPOSED ELEVATIONS

AREA DIAGRAM



EXISTING SCALE: 3/32"=1'-0"



PROPOSED SCALE: 3/32"=1'-0"

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

DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

NOVEMBER 9, 2022

COVER SHEET & PROJECT DATA

A 0.1

SET #

2208 - DAVIS

Z:\2208 - Davis Addition\Current Drawings\2208 - Davis_221108.dwg, 11/9/2022 9:49:04 AM, DWG To PDF.pc3

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

DAVIS RESIDENCE, 346 HILLSIDE AVENUE

November 14, 2022
Downtown/Eastside Historic District, Contributing

EXISTING CONDITIONS:

An existing house and studio occupy the lot. The main house was constructed in the 1920's and is Contributing. An addition was added to the main house in 1950's. The studio was constructed around the same time as the addition to the main house. A full HCPI produced by John Murphey is attached to this letter.

PROPOSED CONSTRUCTION:

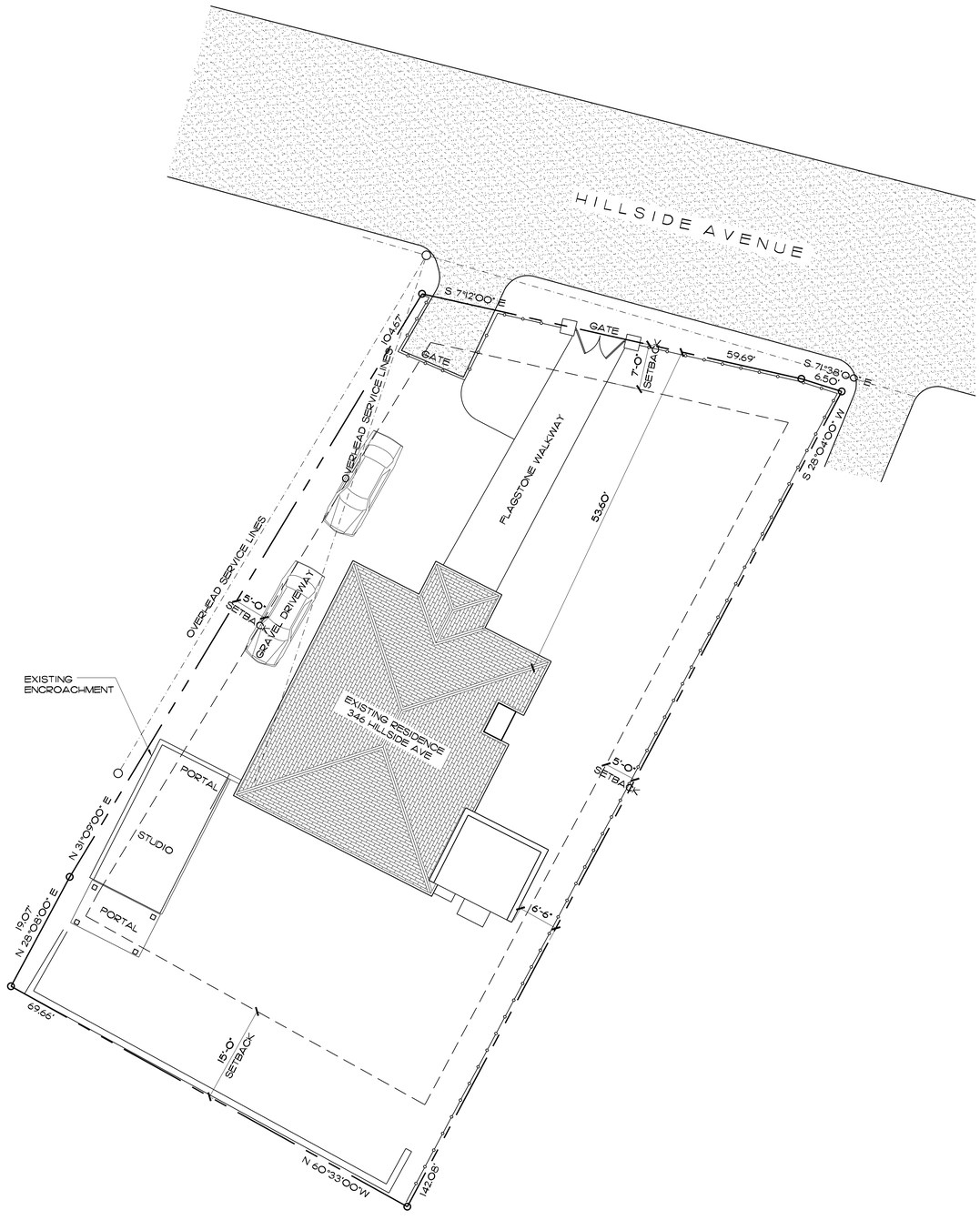
To the main house, we propose a kitchen expansion of 182 heated square feet, a bath addition of 101 square feet and a portal addition of 166 square feet, for a total of 449 square feet roofed. The addition will have no public visibility from the street with the exception of the top of the stone chimney. We also propose a deck and stone planters. To the studio, we proposed to add 230 square feet, including a bathroom and small kitchenette, and converting it into a guest house, again, with no public visibility. We also propose to demolish the existing 78 square foot freestanding portal and add an attached portal in its place.

The main house and guest house addition is a total of 679 square feet, to an existing 1,723 square feet (861 square feet allowed). The addition will have white clad wood windows and doors that will be divided horizontally as shown on the drawings. The exterior stucco of both the main house addition and guest house addition will be 'Buckskin' stucco to match the existing house (see attached exterior finishes). All additions will be well below the existing height of the house.

All City of Santa Fe building codes and zoning regulations will be met.

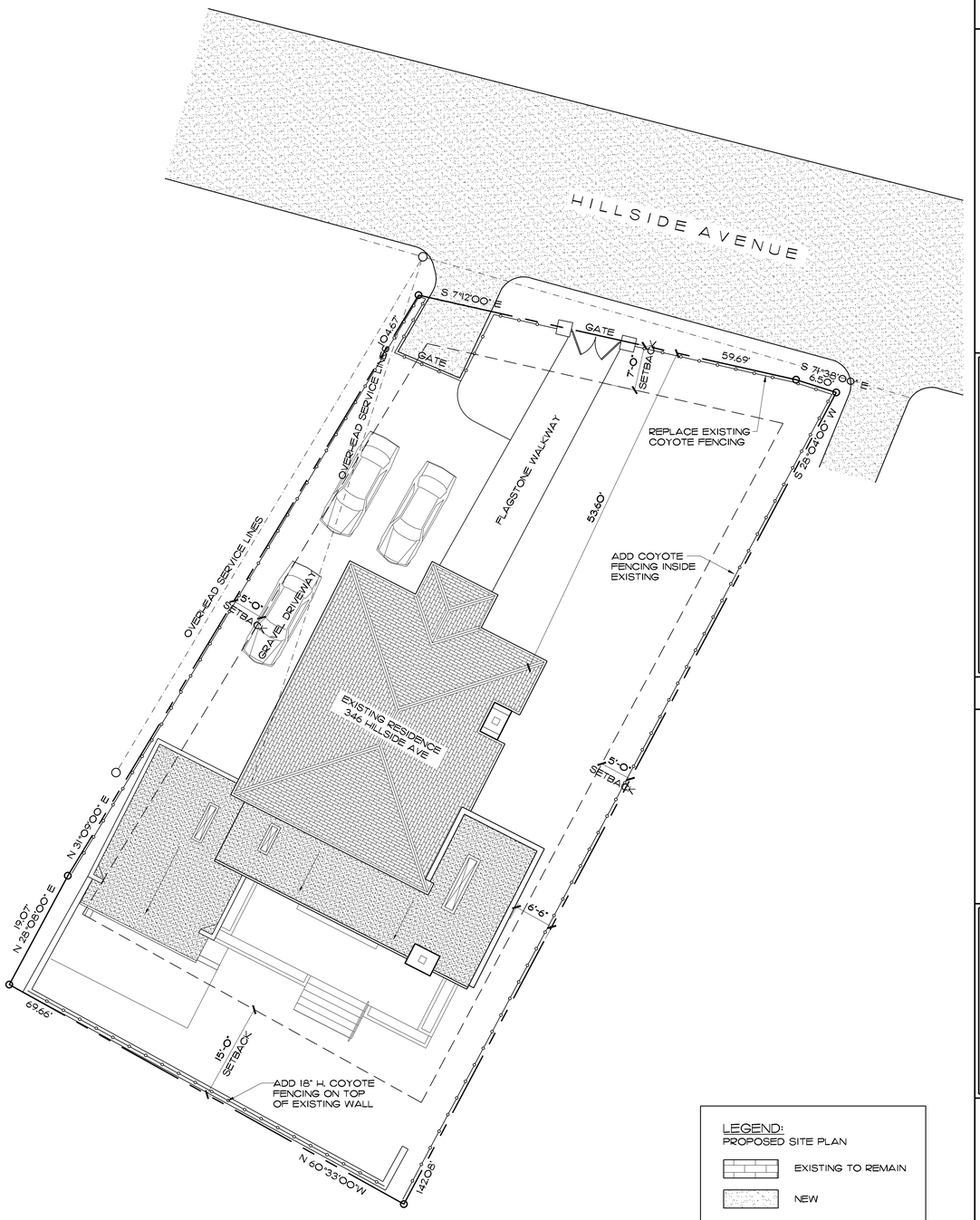


Richard Martinez
Martinez Architecture Studio PC



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

NORTH



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

NORTH

LEGEND:
PROPOSED SITE PLAN

EXISTING TO REMAIN

NEW

GRAPHIC SCALE: 1" = 10'-0"

0' 5' 10' 20' 30'

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

DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

NOVEMBER 9, 2022

EXISTING & PROPOSED SITE PLAN

A 1.0

SET #

2208 - DAVIS

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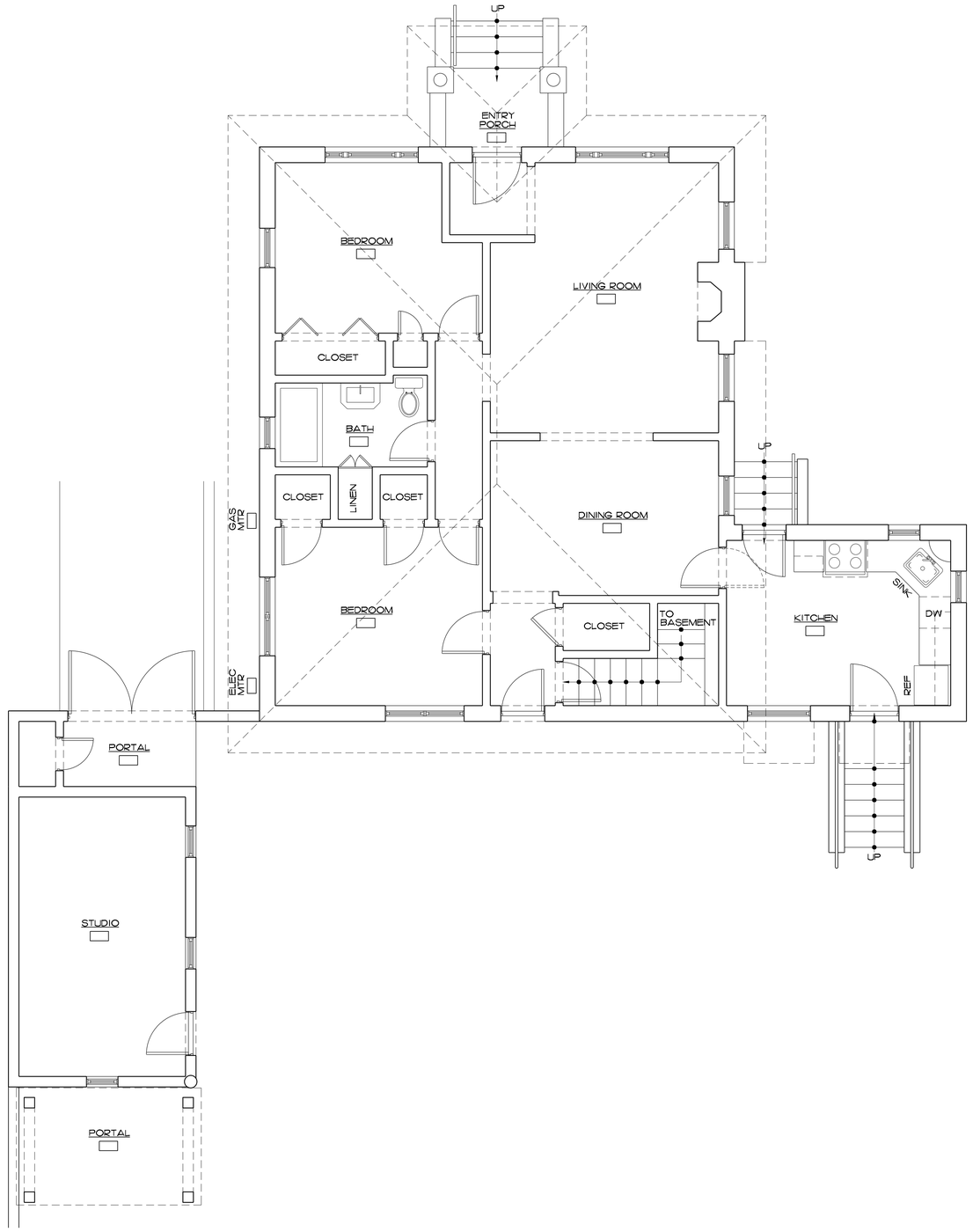

1 A-2.0 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

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

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

DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

NOVEMBER 9, 2022

EXISTING FLOOR PLAN

A 2.0

SET #

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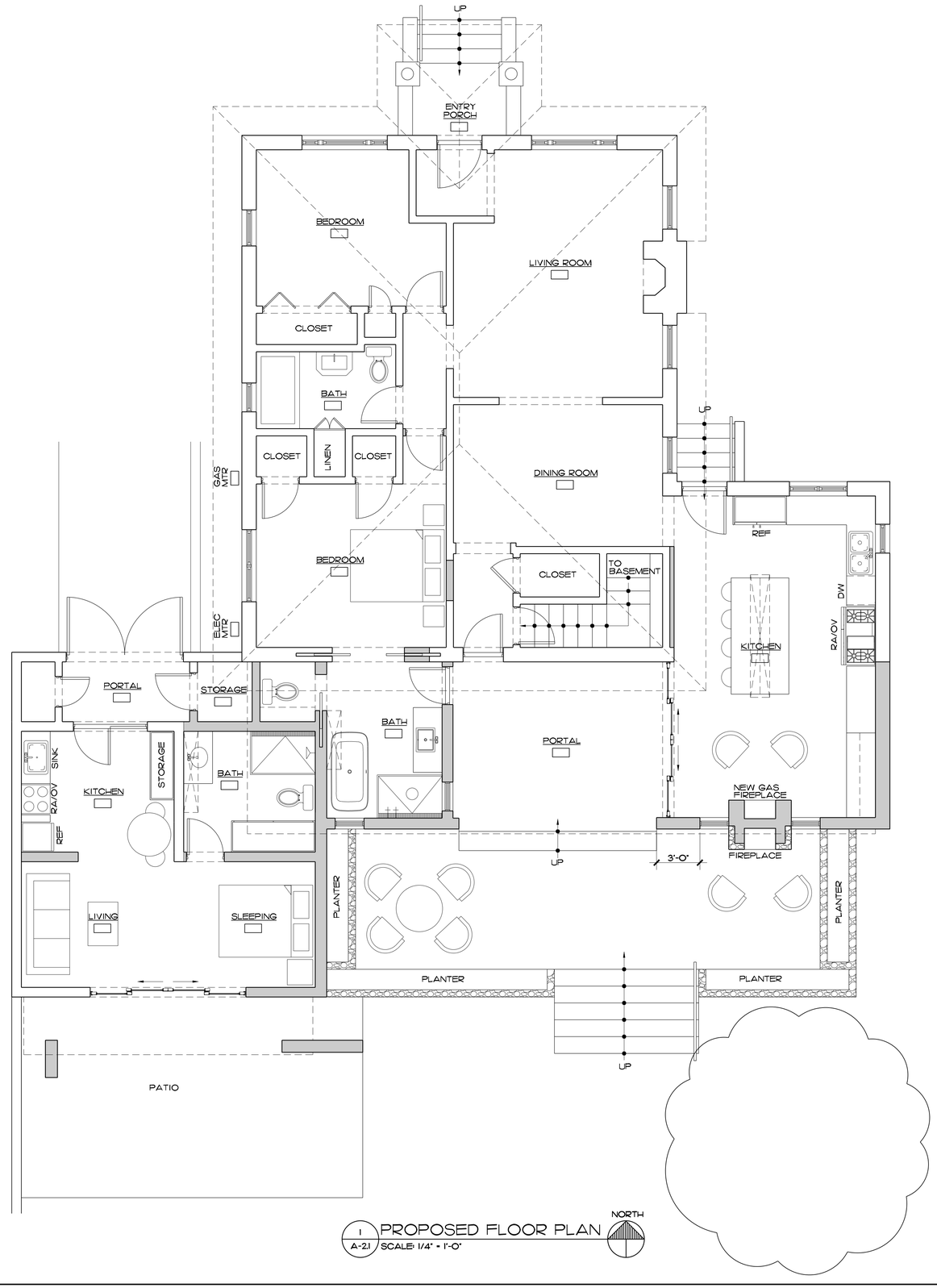

1 A-2.1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

LEGEND:
PROPOSED FLOOR PLAN

EXISTING WALLS TO REMAIN

NEW WALLS

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

DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

NOVEMBER 9, 2022

PROPOSED FLOOR PLAN

A 2.1

SET #

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

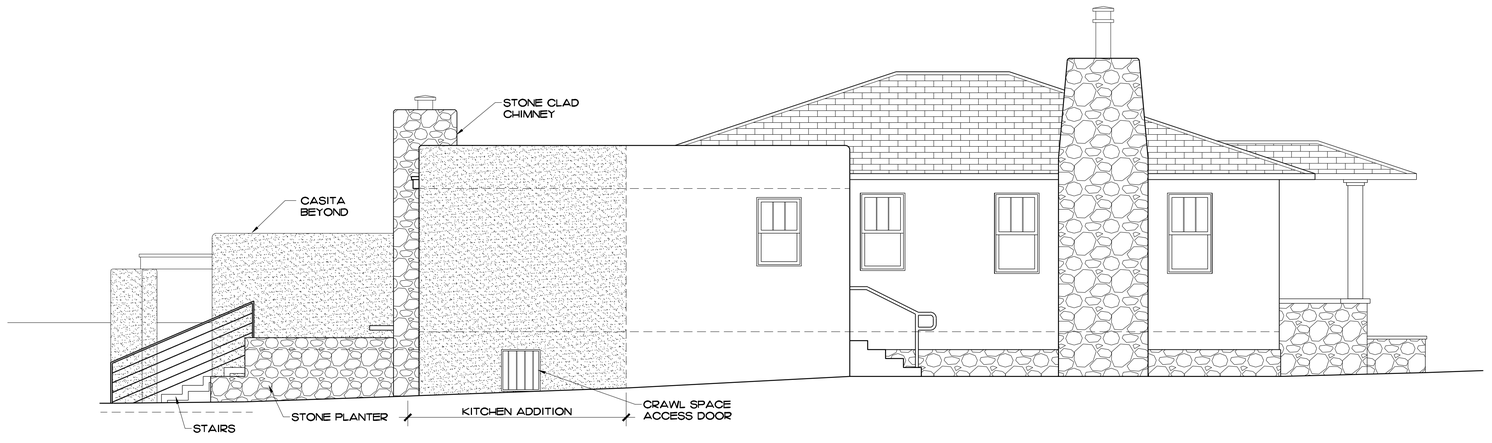


2 A-3.0 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND:
EXTERIOR ELEVATIONS
EXISTING TO REMAIN
NEW



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



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

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

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346 HILLSIDE AVE
SANTA FE, NEW MEXICO

NOVEMBER 9, 2022

EXISTING & PROPOSED EXTERIOR ELEVATIONS

A
3.0

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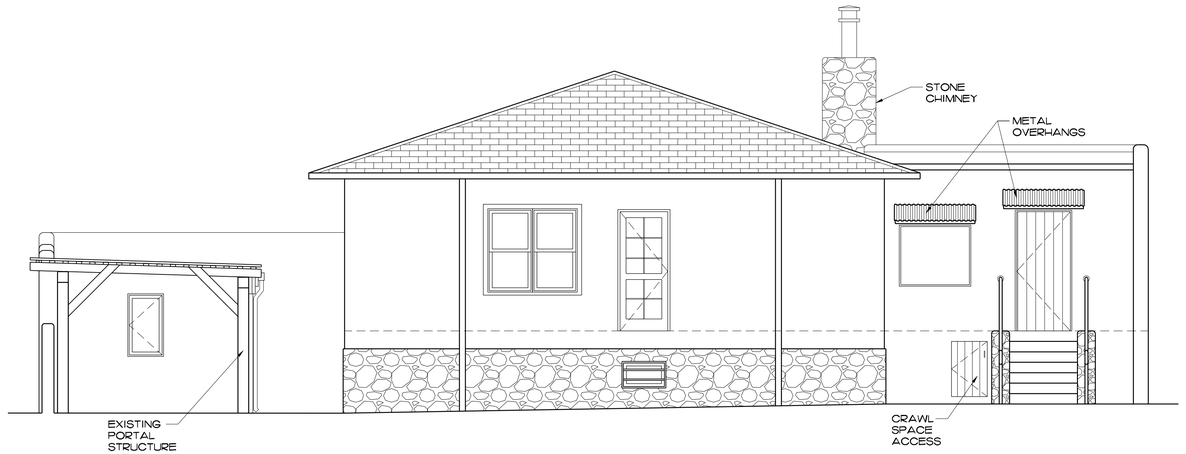

1 / A-3.1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 / A-3.1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND:
EXTERIOR ELEVATIONS

EXISTING TO REMAIN

NEW

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

0' 2' 4' 8' 12'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
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DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

NOVEMBER 9, 2022

EXISTING & PROPOSED EXTERIOR ELEVATIONS

A 3.1

SET #

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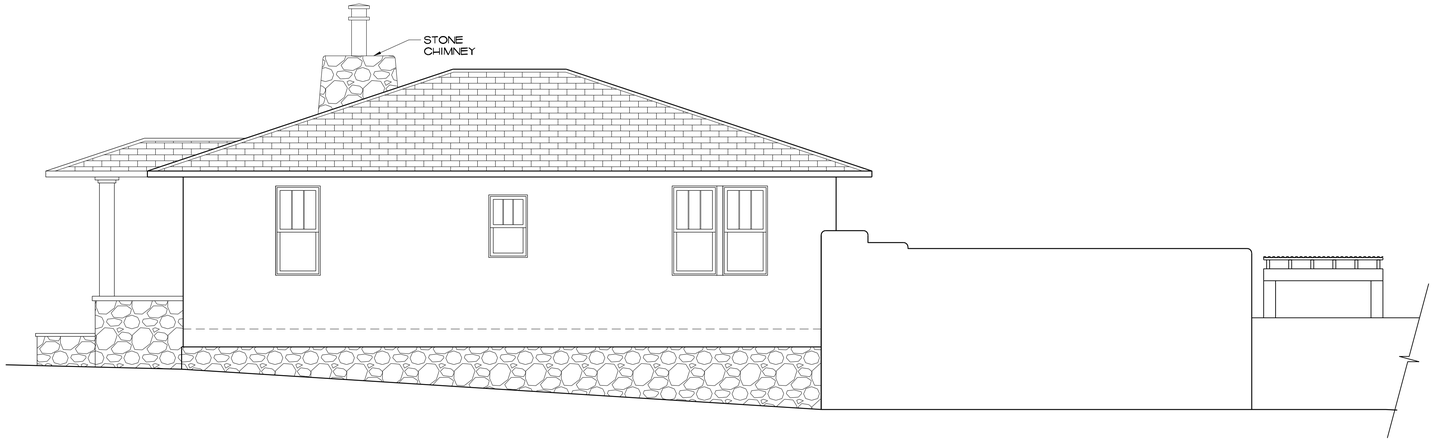
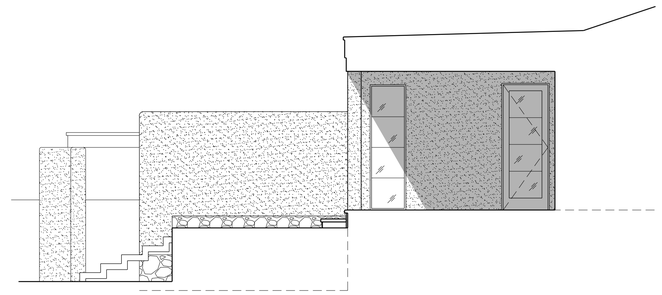
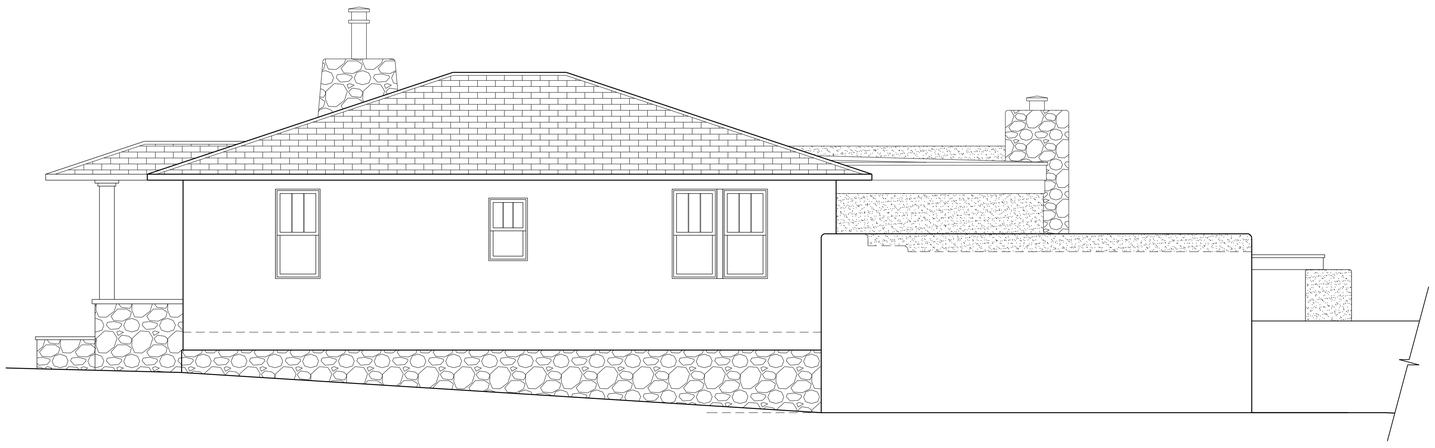


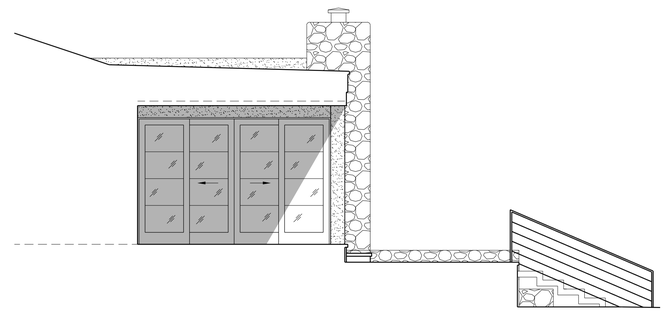
1 A-3.2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 A-3.2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-3.2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 A-3.2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND:
EXTERIOR ELEVATIONS

EXISTING TO REMAIN

NEW

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

0' 2' 4' 8' 12'

MARTINEZ
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505-989-4958 studio@martinezarch.com

DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

NOVEMBER 9, 2022

EXISTING & PROPOSED EXTERIOR ELEVATIONS

A
3.2

SET #

2208 - DAVIS

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MARTINEZ ARCHITECTURE STUDIO PC

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

1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

346 Hillside Avenue
November 14, 2022

Exterior Finishes

Stucco – El Rey "Buckskin"



Windows, Doors & Trim – "White"



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

Stone Planters & Chimney



Medium Brown Wood Decking





1 North Elevation - Proposed

Davis Residence

346 Hillside Avenue
Santa Fe, New Mexico

MARTINEZ ARCHITECTURE STUDIO PC
WWW.MARTINEZARCH.COM



1 East Elevation - Proposed

Davis Residence

346 Hillside Avenue
Santa Fe, New Mexico

MARTINEZ ARCHITECTURE STUDIO PC
WWW.MARTINEZARCH.COM



1 South Elevation - Proposed

Davis Residence

346 Hillside Avenue
Santa Fe, New Mexico

MARTINEZ ARCHITECTURE STUDIO PC
WWW.MARTINEZARCH.COM

City of Santa Fe

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

PROJECT DESC:

CASE NUMBER: 2022-006142--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 346 HILLSIDE AVE
Santa Fe, NM 87501

CONTACTS:	Property Owner	Martha E Davis	346 Hillside AVE Santa Fe, NM 87501
	Applicant	Martinez Architecture Studio PC	P. O. Box 925 Santa Fe, NM 87504

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Dec 13, 2022. The decision of the Board was to retain main house's contributing status and assign the north elevation, west elevation, and the northernmost portion of the east elevation excluding the kitchen addition at the southeast comer (with flat roof) as the primary facades, and designate the garage/studio as a non-contributing structure.

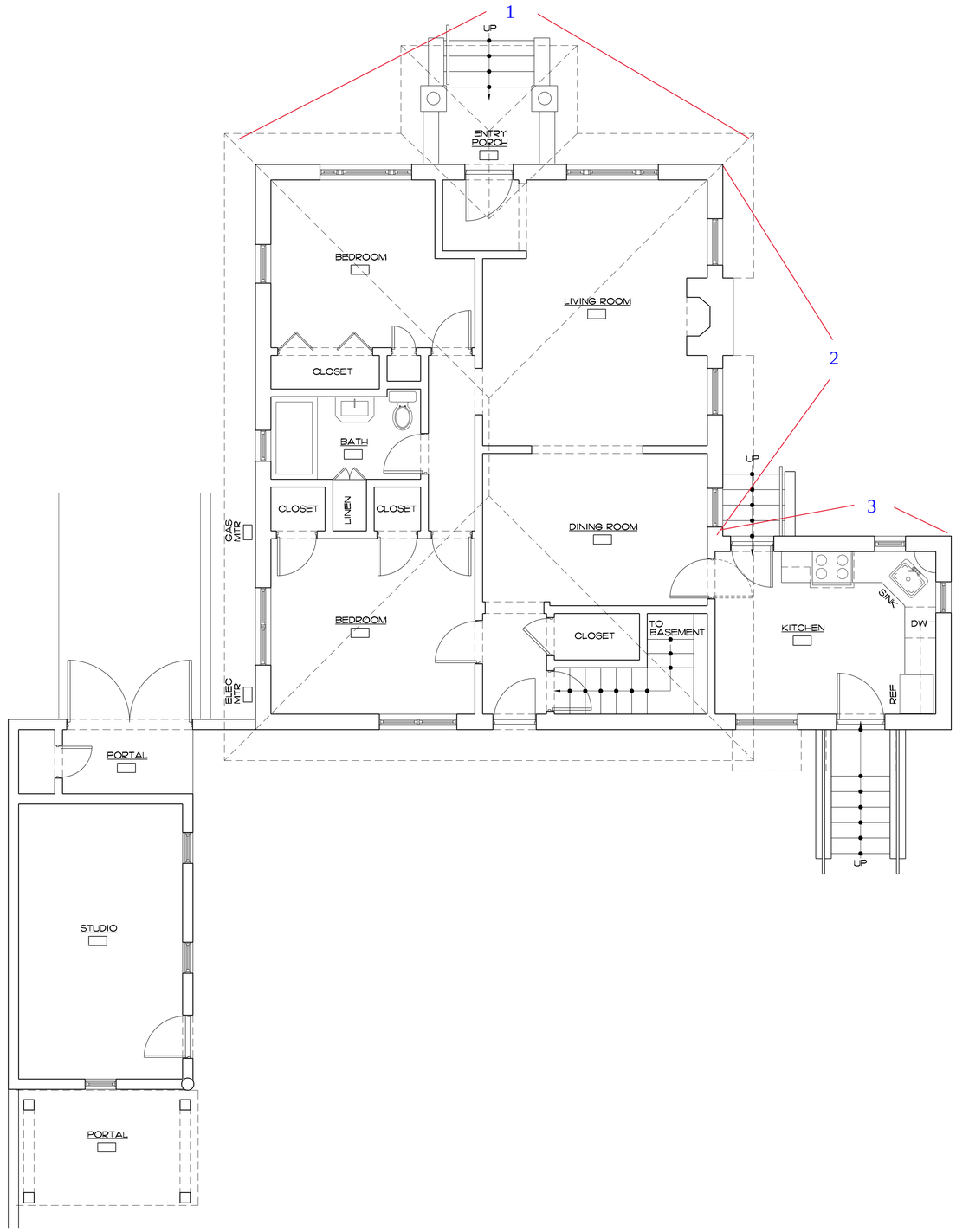
For further information please call 505-955-6605.

Sincerely,

Heather Lamboy

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.**

Primary Facade Diagram



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

NORTH

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

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

DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

NOVEMBER 9, 2022

EXISTING FLOOR PLAN

A 2.0

SET #

2208 - DAVIS

Z:\2208 - Davis Addition\Current Drawings\2208 - Davis_221108.dwg, 11/9/2022 10:01:18 AM, DWG To PDF.pc3

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Whitwell/Fegan House	346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	Santa Fe ID #: H-2319 4. County: Santa Fe Parcel # 10191360

5. Property Type:
_x_Buildings: 2
__ Structures:
__ Site __ Object

6. Date of Survey: October 17, 2022
Form: November 11, 2022

7. Previous Survey Date(s):
_x_Yes: Sept. 19, 1984
__ No:

8. Name of Project:

HDRB Status Review

9. Lat/Long:

35.6872826,-105.9322813



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of north (front) elevation, facing south.

11. Brief Description of the Property:

Mostly obscured by a tall coyote fence, a small hipped-roof cottage erected in the early 1920s stands back from the street. It is surrounded by larger homes, primarily constructed in the 1910s and '20s when the 300-block of Hillside took form. These include the Cockins House (317), built for California health seeker Anna Lee Cockins; the Seligman House (321), a sprawling home with a manicured front lawn, commissioned by James L. Seligman; and — directly across the street — the Dunn House, a sizeable Pueblo-style home built for banker Carlos P. Dunn.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: c.1921
_ _Known _x_ Estimated Source: Sanborn Fire Insurance Maps, newspaper accounts, city directories, property records

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: Current owner: 346 Hillside LLC/Martinez Architecture Studio PC

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

Current owner: 346 Hillside LLC

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

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

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If **'no' or unknown, do you th**ink 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 __ Non-contributing _x_ No Status ? – Studio
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 Santa Fe ID #: H-2319
Whitwell/Fegan House	346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	4. County: Santa Fe
		5. Date of Survey: October 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition _x_ Concrete: Block

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

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

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

_x_Stucco: _x_ 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 _x_ Raised
Materials: __ Concrete: _x_Stone
Other:
Notes

9. Roof: __ N/A

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

10. Window Types
House and Studio

Operation	Material	Glazing	Number
Single-Hung	Wood	3/1	10
Double-Hung	Clad	1/1 paired	2
Fixed	Wood	1	1
Casements	Wood	1	3

Note: Based on visibility and access during survey

11. Door Types
House and Studio

Type	Style	Material	Number
Single-Leaf	T&G	Wood	1
Single-Leaf	10-light	Wood	1
Single-Leaf	2-Light	Wood	1
Single-Leaf	Full-Glass	Wood	1

Note: Based on visibility and access during survey

12. Chimneys __ one, exterior, stone, east elevation

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date:1948-1958; addition to southeast corner; Sanborn maps and aerial photographs
#2 Date: Unclear; alteration to south elevation; visual observation
#3 Date: late 1960s; alteration of garage and construction of Studio; aerial photographs

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
_x_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

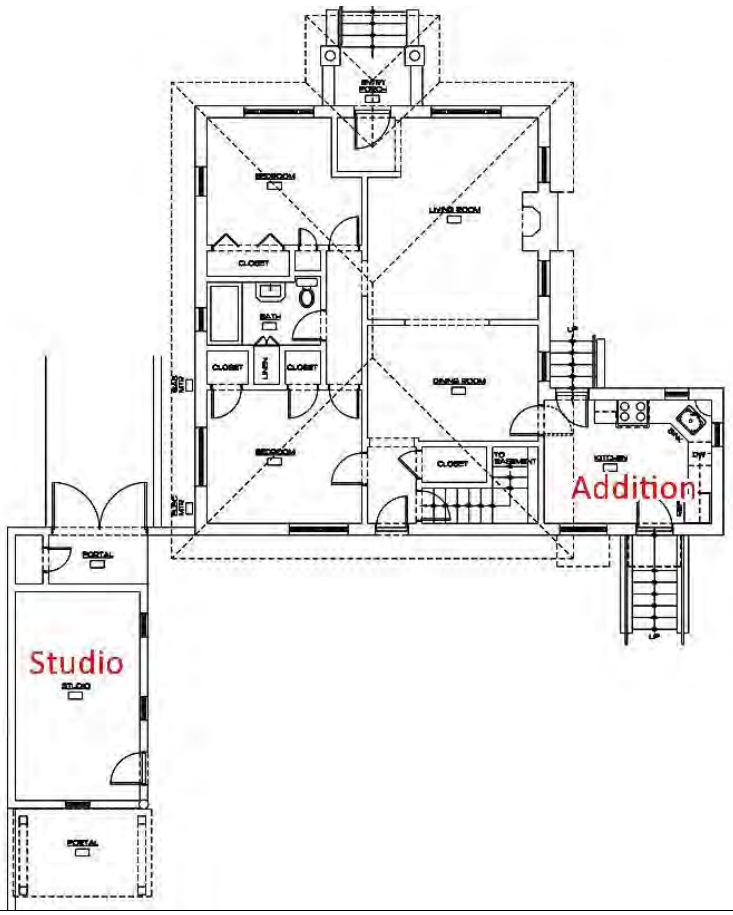
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Existing floor pan, Courtesy Martinez Architecture Studio PC, November 9, 2022.



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: Whitwell/Fegan House	2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319
		4. County: Santa Fe
		5. Date of Survey: October 17, 2022

Architectural Description Continued

House

With a roughly 1,830-square-foot footprint[1], the house is a one-story, tile-constructed dwelling with an addition at the southeast corner (Field 19, Photo 2). It rests on a raised stone foundation enclosing a partial basement. A hipped roof with a pronounced overhang caps the original section; the addition is flat-roofed. Lightly textured stucco, painted in the mocha tone, covers its walls. The building is a cottage with a modest Craftsman influence confined to its basic form and front windows.

North – Façade

Its façade is divided symmetrically, with a central door flanked by large windows (Photos 1 & 3). Three concrete steps lead from the front walk to the entry. The bull-nosed opening holds a narrow tongue-and-groove door that appears original (Photo 4). The flanking windows are large openings — roughly 62” x 66” — containing a 3/1 wood sash bracketed by small three-light fixed units (Photo 5). While larger than usual, the combination window’s configuration resembles windows found on Craftsman bungalows.

A 60-square-foot porch shelters the entry. Large round posts with Colonial Revival-like capitals hold up the hipped roof structure. Supporting the posts is a low stone wall capped with concrete coping. The decking is older and made of tongue-and-groove siding (Photo 6).

West

Aside from the front façade, the west elevation shows the least change (Photos 7 & 8). This functional side of the building is plain and penetrated with rectangular openings fitted with 3/1 wood sash. They are positioned high along the wall, a few inches below the top plate.

[1] Measurements represent Santa Fe County Assessor field sketch calculations, and may not be accurate.

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: Whitwell/Fegan House	2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319
		4. County: Santa Fe
		5. Date of Survey: October 17, 2022

South

Opening onto the backyard, the south side of the home shows alteration (Photo 9). It begins with the removal of a wood deck. While this feature was not original, the position of the back door, situated awkwardly several feet above grade, suggests stairs once existed below. Aerial photographs, starting with the clearest in 1968, show a short run of enclosed stairs leading to the back door (Figure 8). To the west is a set of newer sashes looking onto a bedroom. Overall, the south elevation's fenestration seems altered. The limestone foundation runs roughly 41" to 45" above grade along this side.

Addition

Attaching at the southeast is the aforementioned addition. The 180-square-foot space holding the kitchen was erected at some point in the 1950s (Figures 4 & 5). It rises above the eaves of the hipped section and is crowned with a rounded parapet. The addition is entered from the yard by concrete steps leading to a glass door (Photo 10). A picture window is west of the door; below it is an exterior entrance to the basement.

The addition continues along the east elevation as a short façade with one wood sash window. It wraps to the north with another 3/1 wood window and a door painted with a scene featuring a century plant (Photo 11). Aerial photographs and a previous survey indicate this side of the building had a roof covering a patio (Figures 7-9).

East

North of the addition, the east elevation returns to its original presentation. Most striking about the façade is a rustic stone chimney cutting through the overhang (Photo 13). Unworked fieldstones, consisting of pink gneissoid granite, schist, quartzite, and other native material, are arranged in irregular courses. The rest of the façade is flat, containing three 3/1 wood sash windows.

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: Whitwell/Fegan House	2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319
		4. County: Santa Fe
		5. Date of Survey: October 17, 2022

Interior

While not subject to HDRB review, the interior shows a mix of original and altered finishes. As is sometimes the case for this period in Santa Fe, the windows are reversed, with their casings and trim facing inward. Doors are standard wood panel units of the time. Passages between larger spaces are crowned with segmental arches.

Studio

The Studio, a small, box-like building, stands along the west property wall (Photos 15-17). The structure, enclosing roughly 312 square feet, appears to incorporate an older, and possibly partially disassembled garage (Photo 14).

The building is simple in its block and frame construction and has two windows and a door facing east onto the yard (Photo 16). All of these are modern, undivided-light units. Another window looks south onto a patio. A non-historic porch shelters this area (Photo 17).

A building of this size and shape appears on the 1968 aerial photograph (Figure 8).

Historical Overview

Second only to Palace, Hillside Avenue — with a name suggesting a broad, tree-lined street — is where Santa Fe's wealthy and middle class clustered, starting around statehood. The straighter part of Hillside, between Paseo de Peralta and Harkins Lane, is populated by homes (some designed by architects) sitting on large lots. By the 1920s, the 300-block was solidly middle class, with all homes along the block owned by their occupants.

Here lived Charles Proebestel, manager of the Santa Fe Building & Supply Company; T. Harmon Parkhurst, the town photographer; Robert C. Ten Eyck, supervisor of the Denver & Colorado Railroad; James L. Seligman, retired merchant and antique dealer; Manuel B. Salazar, a justice of the peace; Anna L. Cockins, a Santa Monica health seeker, and others of a similar demographic.

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1. Name of property: Whitwell/Fegan House	2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319
		4. County: Santa Fe
		5. Date of Survey: October 17, 2022

In some instances, live-in servants and renters were tucked into the larger household. Seligman's household in 1920 included James and his wife Ruth, daughter Beatrice, and two servants: Reita Gonzales, 16, a cook, and Frances Martinez, 17, a maid. Both were Native American.[2]

Whitwell Home

Into this milieu arrived Fidella May Powers-Whitwell, the first known owner of the subject house. Born in Ohio in 1859, Fidella May Powers married Pleasant A. Whitwell, a Missouri native, in 1881.[3] They took up residence in Jasper, Missouri, but divorced around 1920. Fidella, who used her former husband's name, came to Santa Fe in the early 1920s. It is unknown what brought her to Santa Fe, but her daughter, De Etta, joined her, both taking up residence at 346 Hillside.

This originally five-room house was likely erected around 1920 over land historically owned by the Martinez family and, according to the King's map, undeveloped until that time (Figure 1).

Like their neighbors, the Ten Eycks, mother and daughter became members of the Presbyterian Church on Grant Avenue.[4] Fidella stayed home while De Etta worked at the city library, becoming the assistant librarian. She likely made waves in 1923 when she presented Sinclair Lewis' then-controversial novel, *Babbitt* (1922), to the Santa Fe Women's Club (Figure 2).[5] Two years later, De Etta married Frank P. Woods, a rancher, at the Hillside home.[6] De Etta would move out, leaving her mother alone.

From a newspaper advertisement, Fidella attempted to sell the house in May 1940.[7] A month before, federal census takers found her at home, and recorded her information.

[2] U.S. Census Bureau, 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 12B; Enumeration District: 0014; FHL microfilm: 2341134.
[3] Background information on Whitwell was gathered from various sources, including census enumerations, newspaper accounts, and public records.
[4] "Presbyterians Plan to Spend $17,500 on Church," *Santa Fe New Mexican*, April 7, 1921, 3.
[5] "Miss Whitwell Will Review Lewis Book," *Santa Fe New Mexican*, March 12, 1923, 8.
[6] "Miss De Etta Whitwell Weds Frank P. Woods," *Santa Fe New Mexican*, October 20, 1925, 2.
[7] "Sale," *Santa Fe New Mexican*, May 20, 1940, 6.

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She lived alone at 80 and did her own housework.[8] She owned the home outright, and it was valued at $4,000.

Fidella lived in the house for another five years and, after deteriorating health, moved in with her daughter on Agua Fria Street. Fidella May Powers-Whitwell died on the evening of April 4, 1948, at age 87.[9]

The Fegans

The house was sold to Oscar and Margaret Fegan, who would be the second-longest owners of the property. Born in 1897 in Durango, Mexico, Oscar George Fegan was a trained engineer who arrived in Santa Fe after the war. He graduated from the College of Mines and Metallurgy in El Paso and had served 30 years in the army, rising to the rank of colonel.[10] He entered the Quartermaster's Corps in World War I and became a commanding officer in the following war, overseeing ordnance depots in Arizona and Illinois.[11]

After retiring as a full colonel and moving to Santa Fe, he worked as an appraiser in the State Highway Department's right-of-way division. Margaret, 20 years younger, had grown up in Illinois, where the two met when Oscar was stationed at the Rock Island Arsenal.[12]

The 1950 census recorded the family soon after moving into the Hillside home. The household included Oscar, 52, Margaret, 32, and two sons, Frank, 16, and George, 14.[13] The Fegans lived in the home for nearly 20 years. Newspaper notices from the period

[8] U.S. Census Bureau, 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 61A; Enumeration District: 25-20A.
[9] "Whitwell, Mrs., Fidella, 87" *Santa Fe New Mexican*, April 5, 1948, 3.
[10] Background information on Fegan was gathered from various sources, including census enumerations, newspaper accounts, and public records.
[11] "Col. Fegan Dies Here," *Santa Fe New Mexican*, July 17, 1969, 2.
[12] "Margaret Tippel. Col. Oscar Fegan, United in Marriage," *Quad-City Times*, May 2, 1946, 5.
[13] United States of America, Bureau of the Census; Washington, D.C.; Seventeenth Census of the United States, 1950; Record Group: Records of the Bureau of the Census, 1790-2007; Record Group Number: 29; Residence Date: 1950; Home in 1950: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Sheet Number: 12; Enumeration District: 26-14.

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show Margaret involved in various charity work. This included hosting events at the home tied to her work with the St. Mary's Guild and the St. Nicolas Bazaar organizations of the Episcopal Church (Figure 6).[14]

Oscar retired from the highway department in 1966 and died three years later at age 71. Margaret moved to Hawaii, later remarrying, and the Hillside house appears to have turned into a rental. The names of individuals tied to the house during this period are obscure. They include George Gallatin Gordon, who died in the home of an apparent suicide by drug overdose on July 8, 1974.[15]

Around 1995, Joel and Lisa Kantor purchased the property, and used it for 25 years as a second home.[16] It was again on the market in 2021, with the current owner acquiring it.

Evaluation of Historical Status

The recommendation is to maintain Contributing status for the House, with the north elevation recommended as the primary façade, as it represents the best-preserved and most architecturally significant aspect of the building, communicating its original design and period of association. Recommend Noncontributing status for the Studio, reflecting its late construction, modest architecture, and alteration.

[14] "St. Mary's Guild to Meet at Fegan Home," *Santa Fe New Mexican*, February 9, 1958, 17; "Zozobra Cookies are Newest Feature for Fiesta Decoration or For Munching," *Santa Fe New Mexican*, August 18, 1963, 19.
[15] "Man Found Dead at Hillside Home," *Santa Fe New Mexican*, July 9, 1974, A-2.
[16] Cathy Griffith, Telephone conversation with John Murphey, November 7, 2022.

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Illustrations

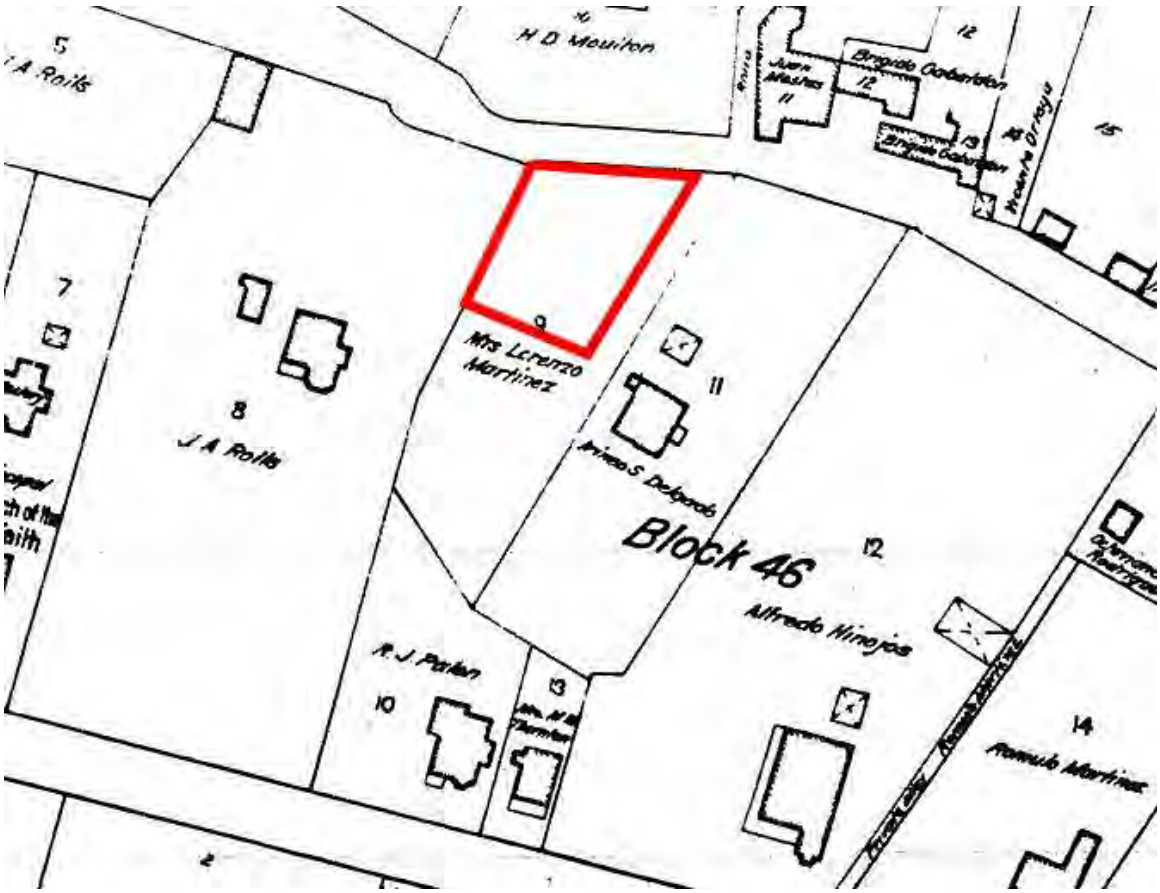

Figure 1: 1912 King's map. Red outline indicates roughly the parcel lines for the current property.

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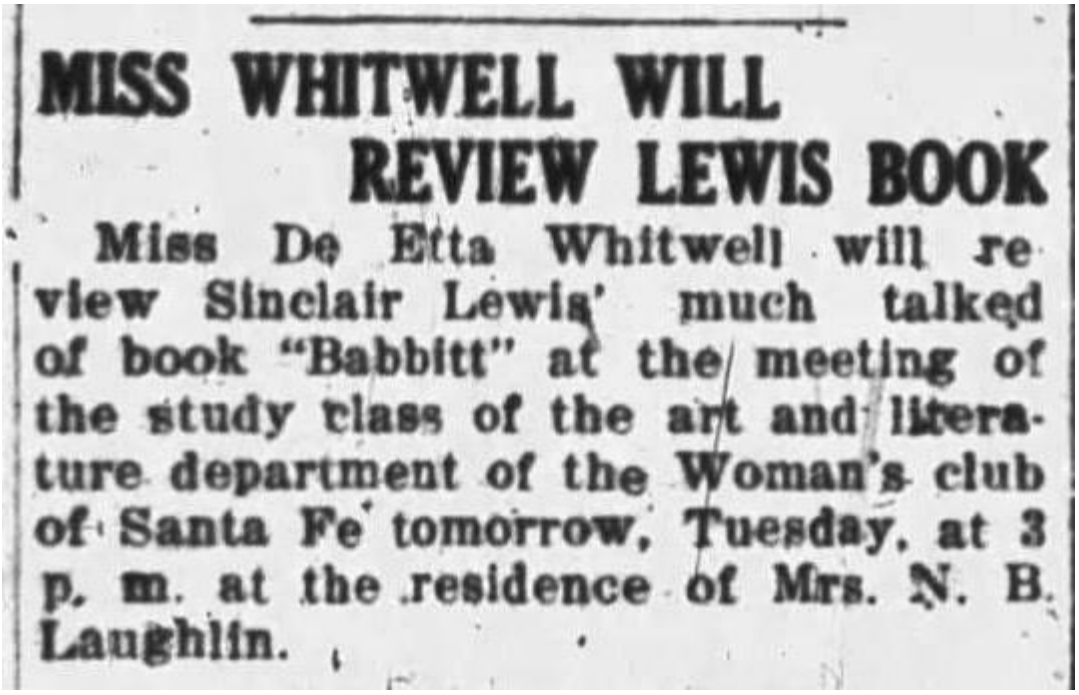

MISS WHITWELL WILL REVIEW LEWIS BOOK

Miss De Etta Whitwell will review Sinclair Lewis' much talked of book "Babbitt" at the meeting of the study class of the art and literature department of the Woman's club of Santa Fe tomorrow, Tuesday, at 3 p. m. at the residence of Mrs. N. B. Laughlin.

Figure 2: 1923 announcement of De Etta Whitwell's reading of *Babbitt*. Courtesy Santa Fe New Mexican.

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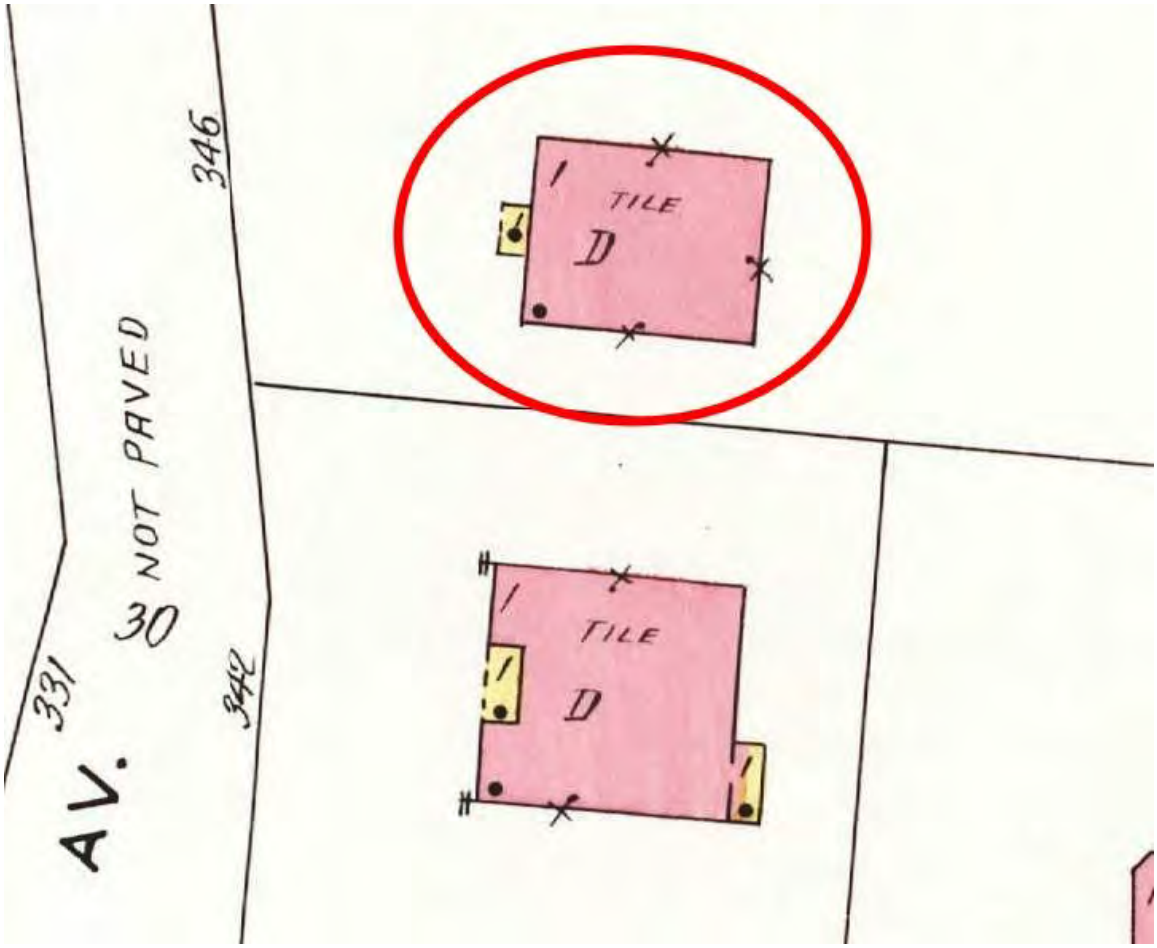

Figure 3: 1930 Sanborn Fire Insurance Map, Sheet 9.

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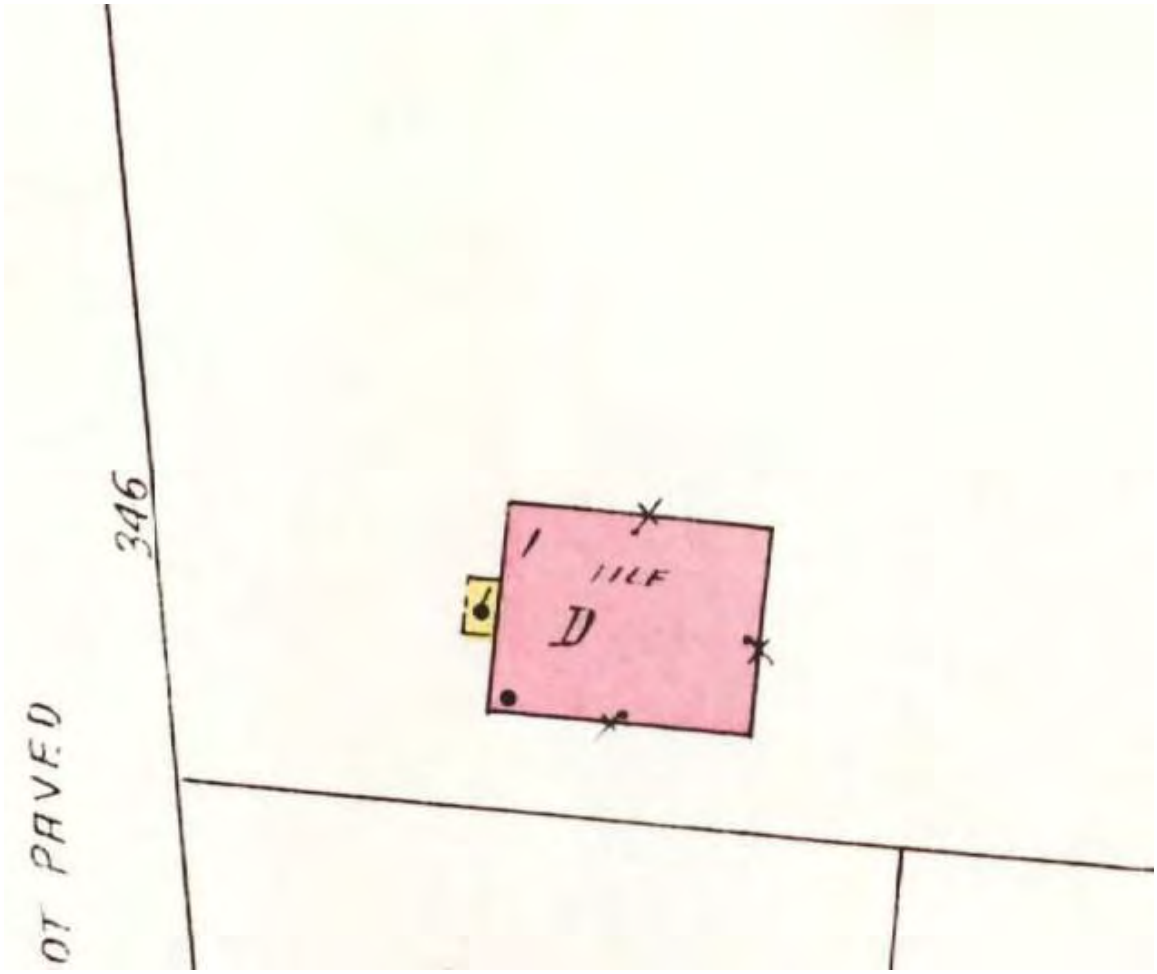

Figure 4: 1930/1948 Sanborn Fire Insurance Map, Sheet 9.
Note no presence of garage or addition.

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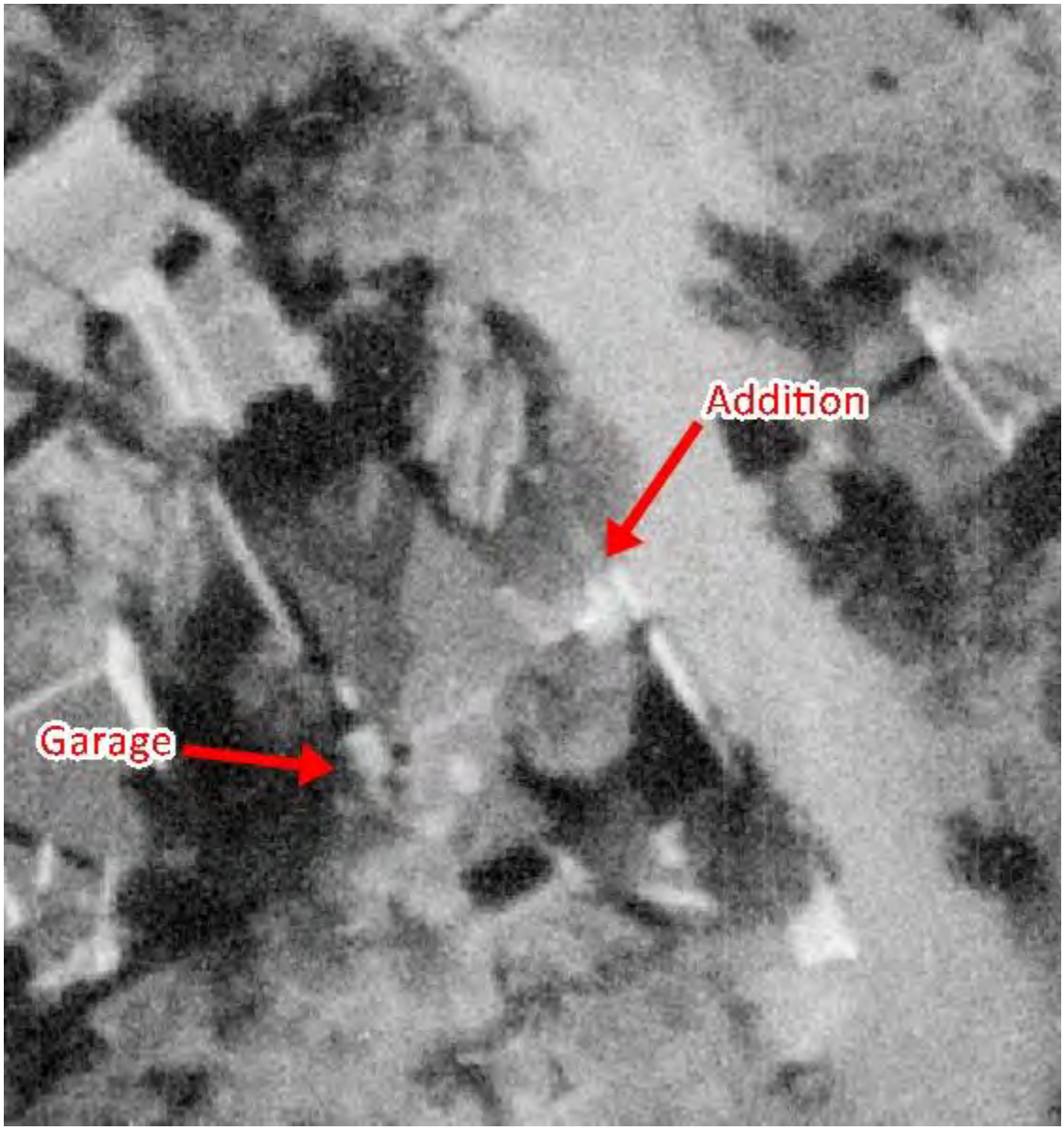

Figure 5: November 10, 1958, Aerial Photograph, Image 1.

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Figure 6: 1963, Margaret T. Fegan preparing Zozobra cookies. Courtesy Santa Fe New Mexican.

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Figure 7: May 2, 1966, Aerial Photograph, Image 16.

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Figure 8: February 2, 1968, Aerial Photograph, Image 2.

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Figure 9: May 11, 1973, Aerial Photograph, Image 6.

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Survey Photographs

(All images taken by Giulia Caporuscio, October 17, 2022, unless otherwise noted)



Photo 1: Front (north) façade. Camera facing south.

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Photo 2: Partial north façade with addition at rear. Camera facing south.

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Photo 3: North façade entry. Camera facing south.

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Photo 4: North façade, detail of front door. Camera facing south.

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Photo 5: North façade, detail of combination window. Camera facing southeast.

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Photo 6: North façade, detail of porch decking. Camera facing east.

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Photo 7: Northwest corner. Camera facing southeast.

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Photo 8: Partial west elevation. Camera facing east.

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Photo 9: South elevation. Camera facing northeast.

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Photo 10: Addition, south elevation. Camera facing north.

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

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Photo 12: Addition, north elevation. Camera facing south.

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Photo 13: East elevation. Camera facing southwest.

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Photo 14: Former garage, north elevation. Camera facing south.

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Photo 15: House and Studio. Camera facing north.

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Photo 16: Studio, east elevation. Camera facing west.

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Photo 17: Studio, south elevation. Camera facing north.



NORTH



NORTH & EAST

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

DAVIS RESIDENCE
346 HILLSIDE AVENUE
SANTA FE, NEW MEXICO

NORTH & EAST
ELEVATION
NOVEMBER 14, 2022



EAST



EAST

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
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DAVIS RESIDENCE
346 HILLSIDE AVENUE
SANTA FE, NEW MEXICO

SOUTH & SOUTHWEST
ELEVATION
NOVEMBER 14, 2022



SOUTH



SOUTH

MARTINEZ
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346 HILLSIDE AVENUE
SANTA FE, NEW MEXICO

SOUTH & SOUTHWEST ELEVATION
NOVEMBER 14, 2022



STUDIO - SOUTH



SOUTH & EAST

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STUDIO
SOUTH & EAST
ELEVATION
NOVEMBER 14, 2022



STUDIO - NORTH



WEST

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STUDIO PC
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STUDIO
NORTH & MAIN HOUSE
WEST ELEVATION
NOVEMBER 14, 2022



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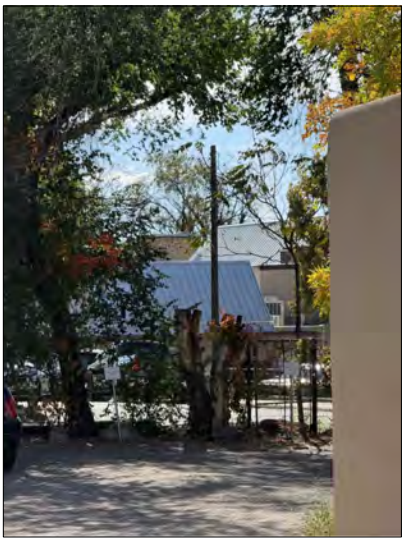
SANTA FE, NEW MEXICO

MAIN HOUSE & STUDIO
SOUTH & EAST FACADE
REAL ESTATE PHOTO
NOVEMBER 14, 2022









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DAVIS RESIDENCE
346 HILLSIDE AVENUE
SANTA FE, NEW MEXICO

EXISTING
NEIGHBOORS ROOF
OCTOBER 15, 2024

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H2319

building threatened? yes	surveyed date 9/19/84 by SL	county SANTA FE	ID no. 051612012
field map SFHD #2	number 2012	UTM reference zone 12 13	easting northing

location description: 346 HILLSIDE AVE.

city/town: SANTA FE

land ~~grant~~/reservation

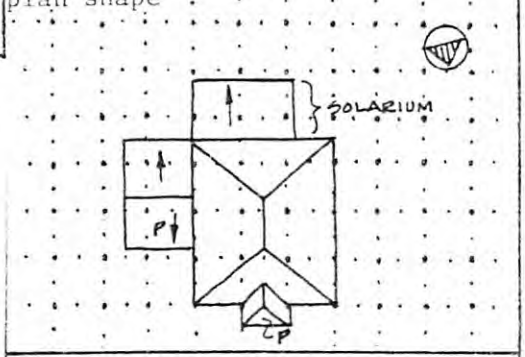
building name

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

film roll by SL no. 37	negative nos. 35	loc. of neg. HPB



plan shape



date of construction: Pre 1930 estimate ___ actual

source: SANBORN (1920's?)

use
present: ✓residential
other:
historic: ✓residential
other:

condition
___excellent ✓good
___fair ___deteriorating

degree of remodeling
___minor ✓moderate ___major
describe: ADDED MASSING ON E & S

style: HIP'D Cottage

foundation material: STONE

wall material/surface: PEN. TILE/STUCCO

architectural features
Hip'd rf. (asp. shngl.) w/ cross gable rf. over porch, extended eave with expos'd rf joists, flat parapeted E. addition w/ exposed shed on S.; windows 3/1 dbh w/ 2/1 flanking sides on front elev., 3/1 in rear, solar 7' tall panes on S w/ alum sliding; doors: front 3paned Bung., sliding glass in rear; round columns support front porch roof + rest on conc. supports

surroundings: OFFICE/RESIDENTIAL

relationship to surroundings: ✓similar ___not similar

district potential: ✓yes ___no

significance: ___eligible ✓of interest ___none

if eligible, why? Contrib.

comments

associated buildings? ___yes
what type?

if inventoried, list ID nos.

JIM GREG 983-2227 past owner w/ info

see back? ___yes

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 11/12/2024

Property Owner of Record: Martha Davis

Applicant/Agent Name: Martinez Architecture Studio PC

Contact Person Phone Number: (505) 989 - 4958

Site Address: 346 Hillside Avenue

Proposed Construction Description: Addition & renovation to an existing single family residence

TOTAL ROOF AREA: 2,402 SF

Zoning District: RC-8

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 N/A

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

Lot Coverage : 26.9 %
□Open Space Required:_____

Setbacks:
Proposed Front: 53.6' Minimum: 7'
2nd Front? _____
Proposed Rear: 15' Minimum: 15'
Proposed Sides: L 6.5' R 5' Minimum: 5'

Height: Proposed 14'
Maximum Height: 16' existing or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible_____
Minimum: 3

Bicycle Parking:**
Proposed:_____ Minimum:_____
** Commercial Requirement

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

Martinez Archtiecture Studio PC _____ **[□OWNER ☒APPLICANT □AGENT]**
PRINT NAME

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

SIGNATURE **DATE** 11/12/2024

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: Legal lot of record is provided. lot coverage at 26.9% Existing encroachment on northwest property line is not increased or altered. Visibility triangle added & deck is no longer within rear setback.

REVIEWER: Carly Venditti **DATE:** 11/26/2024

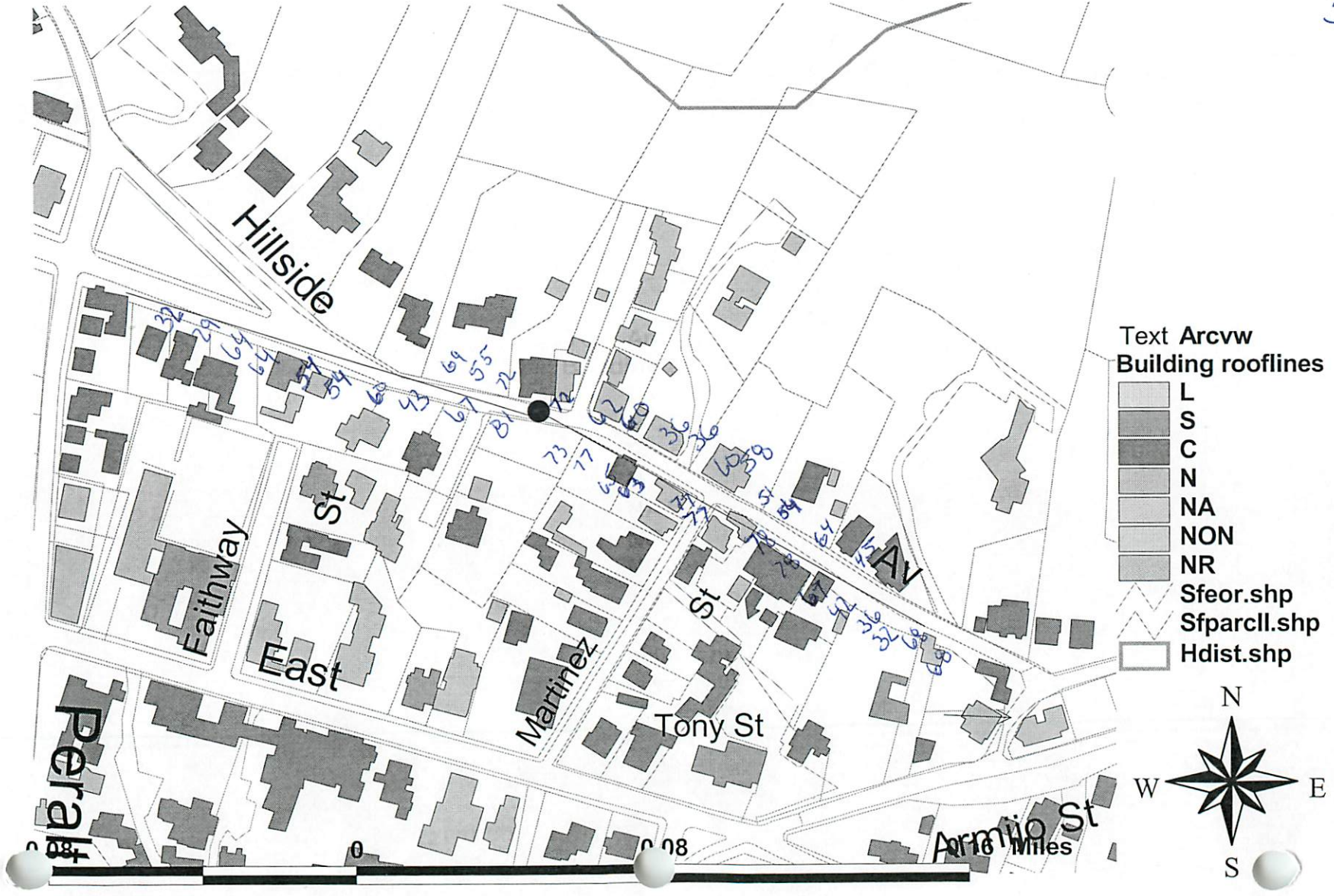
Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

Revised 20 November 2020

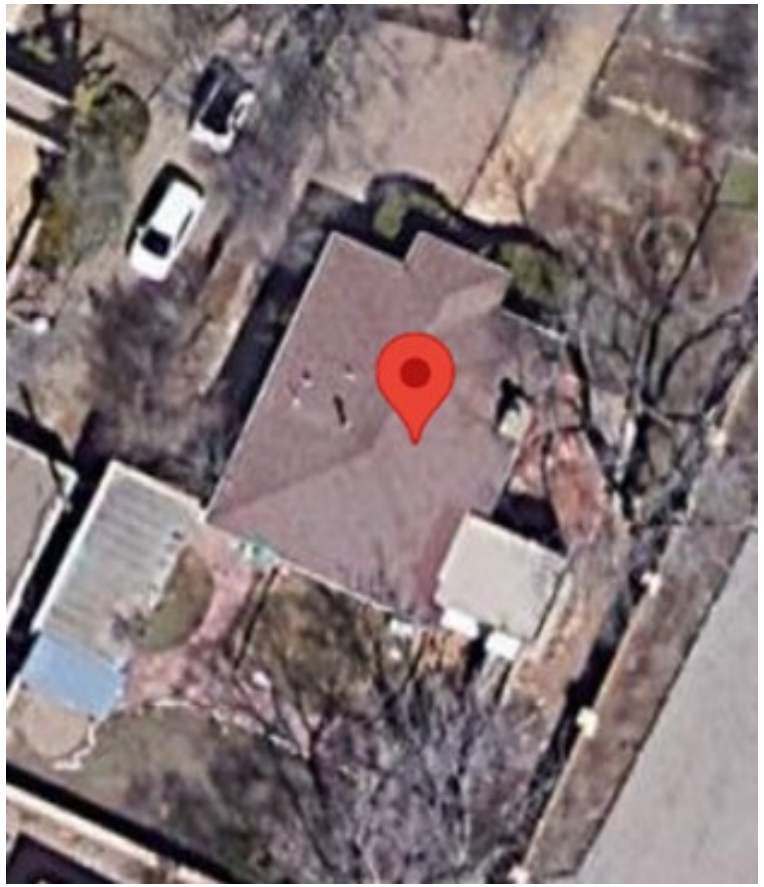
355 Hillside Ave. Wall Height Calculati

Total: 2247
Count: 38
Maximum ALlowable Height

39½



MC
2/2




Hillside Ave
Hillside Ave
Hillside Ave
Harkins Ln
Harkins Ln
Harkins Ln
AdobeStar Properties
Martinez St

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

DAVIS RESIDENCE, 346 HILLSIDE AVENUE
October 15, 2024
Downtown/Eastside Historic District, Contributing

EXISTING CONDITIONS:

An existing house and studio occupy the lot. The main house was constructed in the 1920's and is Contributing. An addition was added to the main house in 1950's. The studio was constructed around the same time as the addition to the main house. A full HCPI produced by John Murphey is attached to this letter.

Our application was approved as submitted at the HDRB hearing on January 10, 2023. See the attached HDRB Board Action Letter. We then submitted for administrative approval for eliminating the exterior fireplace and removing a window under the portal. We received approval but never received our approval letter.

PROPOSED CONSTRUCTION:

As stated in our application for Administrative Approval submitted on April 14, 2023 (see attached)
We received approval but never received our approval letter.

- Eliminate exterior fireplace
- Eliminate bedroom window under portal

As stated in our application for Administrative Approval submitted on June 14, 2024 (see attached)
We never received our approval letter.

Site Plan

- The patio on the south side of the house has been reconfigured to have two different levels. A series of planters will be installed at the edges of the patio for fall protection.
- A water feature has been added that extends under the elevated patio.
- The concrete slab patio outside the Casita has been replaced with flagstone.
- A skylight was added to the Casita. It is not publicly visible.
- 2 condensing units have been added. One on the roof of the Casita and one on the east side of the kitchen.
- The existing stairs on the north side of the kitchen have been redone to meet code.

Floor Plan

- The kitchen window on the east elevation has been removed.
- The entry steps have had flagstone added to the treads.
- The steps at the kitchen door have been demolished and re-built to code with a guard rail and handrail.
- A water feature has been added that extends under the elevated patio.
- The mini-split condensing unit on the east side of the kitchen is shown.
- The Patio on the south side of the house has been reconfigured to have two different levels with steps down to existing grade. A series of planters will be installed at the edges of the patio for fall protection.
- The concrete slab at the south side of the casita has been changed to a random flagstone pattern.
- The exterior light fixture locations are now shown. See attached Finishes for photo of exterior light.

North Elevation

- The steps at the kitchen door have been demolished and re-built to code with a guard rail and handrail.
- Flagstone has been added to the treads of the entry portal steps.
- The condensing unit on the Casita roof is shown.
- The exterior light fixture locations are now shown.

East Elevation

- The steps at the kitchen door have been demolished and re-built to code with a guard rail and handrail.
- The window in the kitchen has been removed.
- The (2) mini-split condensing units are shown.
- The Patio on the south side of the house has been reconfigured to have two different levels with steps down to existing grade. A series of planters will be installed at the edges of the patio for fall protection. The planters are shown dashed for clarity.

South Elevation

- The Patio on the south side of the house has been reconfigured to have two different levels with steps down to existing grade. A series of planters will be installed at the edges of the patio for fall protection. The planters are shown dashed for clarity.
- A water feature has been added that extends under the elevated patio.
- The sliding glass door on the Casita has different divisions.
- The condensing unit on the Casita roof is shown.
- Downspouts have been added.
- Exterior light fixture locations are now shown.

West Elevation

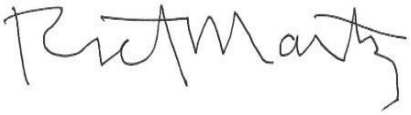
- The condensing unit on the Casita roof is shown.

<u>Current Application of October 15, 2024 - Roof Replacement</u>:

We are now requesting approval for the following changes to the approved drawings (See attached Exception):

- Replacing the existing asphalt shingled roof with a new metal roof. The existing roof roof has multiple leaks and must be replaced. The proposed metal roof matches the color of the shingles and is historic in color, with the appearance of weathered tin roofing.

All City of Santa Fe building codes and zoning regulations will be met.



Richard Martinez
Martinez Architecture Studio PC

MARTINEZ
ARCHITECTURE
STUDIO PC

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

April 14, 2023

City of Santa Fe
Historic Preservation Division
200 Lincoln Ave., Santa Fe, NM 87501

RE: 346 Hillside Ave
Case #2022-006237-HDRB

Our application was approved as presented at the HDRB hearing on January 10, 2023 (see attached). We are now requesting administrative approval for the following changes to the approved drawings:

- The exterior fireplace has been eliminated.
- The bathroom window under the portal has been eliminated.

All City of Santa Fe regulations will be met.

Richard Martinez
Martinez Architecture Studio PC

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 14, 2024

City of Santa Fe
Historic Preservation Division
200 Lincoln Ave.
Santa Fe, NM 87501

RE: 346 Hillside Avenue
Case #2022-006237-HDRB

Our application was approved as submitted at the HDRB hearing on January 10, 2023. See the attached HDRB Board Action Letter. We then submitted for administrative approval for eliminating the exterior fireplace and removing a window under the portal. We received approval but never received our letter. We are now submitting for Administrative Approval for the items on the attached itemized list in order to pass the final historic inspection.

Richard Martinez
Martinez Architecture Studio PC

346 Hillside Avenue

Applicant's Response to Exception Criteria
Removal of Historic Material for a New Roof

Following are the exception criteria set forth in City Code section 14.5.2(C)(5)(b), along with the Applicant's responses to each criterion as they relate to the after-the-fact request to remove historic material in conjunction with replacing the roof on the main house. (§14.5.2(D)(1)(a)): "The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited."

Pre-Existing: A +/- 6' tall coyote fence and trees between the house and Hillside Avenue partially screens views of the house. The Historic Cultural Properties inventory (HCPI) prepared by John Murphey describes the roof on the main house as a hipped roof over the 1,830 SF main house. The pre-existing asphalt shingled roof was not original and was charcoal in color. The applicant does not have information as to when the pre-existing roof was installed. The pre-existing roof suffered from multiple major leaks and was at the end of its useful life.

According to architecturedigest.com and other roofing websites, asphalt shingle-roofs typically have a lifespan of 15-30 years. Absent documentation as to when the pre-existing roof was installed, City historic staff concluded without conclusive evidence that the roof was more than 50 years old and required this request for exception based on removal of historic material.

Existing: The roof has been replaced with a new metal roof matching the color of the pre-existing roof to the extent possible and hipped configuration of the pre-existing roof. The new roof has the appearance of weathered tin roofing. The roof is comprised of Zia Lock standing seam panels.

(1) Do not damage the character of the district.

Response: The pre-existing asphalt shingle roof is not an architectural feature that embodies the District. The new roof matches the pre-existing color, dimensions and hipped design and thereby maintains the character of the pre-existing roof, which is most likely *not* a historic roof. The roof is consistent with roof design styles present in the streetscape along Hillside, including the house at 368 Hillside, and in the Downtown/East side of Santa Fe generally, and will not damage the character of the district.

(2) Are required to prevent hardship to the applicant or an injury to the public welfare;

Response: The pre-existing roof suffered from multiple major leaks that caused interior damage and the Applicant's roofing contractor concluded that the asphalt shingle roof was at the end of its lifespan. Periodic replacement of roofs is necessary to protect against water intrusion that would adversely affect the structural integrity of houses as well as its livability. As with all roofs reaching the end of their lifespan, the new roof is necessary to prevent further hardship in both respects. Deterioration of the house due to ongoing leaks would ultimately harm the public welfare, as the structural integrity of this 100+ year old contributing house would be compromised. The Applicant's desire in carrying out the remodel, of which this exception request is a part, is to protect and preserve the house and its appearance as a part of the fabric of the District.

(3) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.

Response: The Applicant evaluated design options for the new roof, including patching the existing roof and installing a new asphalt shingle roof. The Applicant's roofing contractor advised that the condition of the pre-existing roof was such that patching was not a viable option, as the roof had reached the end of its useful lifespan. The Applicant chose to retain the longstanding structure of the hipped roof and to select a color matching that of the pre-existing roof and maintain the appearance of the roof, and a material that provides better performance and durability. Metal roofs are common in the neighborhood and given the original construction date in the early 1920's the original roof may have been metal. The roof on the addition was metal when the Applicant purchased the property. The Applicant rejected other design options that would change the appearance of the roof.

City of Santa Fe

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

PROJECT DESC: 2022-006237-HDRB. 346 Hillside Ave. Downtown & Eastside Historic District. Richard Martinez, agent for Martha Davis, proposes additions on the south elevations of the main house and the studio and the construction of an attached deck on the main house.

CASE NUMBER: 2022-006237--HDRB

PROJECT TYPE: Remodel

LOCATION: 346 HILLSIDE AVE
Santa Fe, NM 87501

CONTACTS:			
	Applicant	Martinez Architecture Studio PC	P. O. Box 925 Santa Fe, NM 87504
	Property Owner	Martha E Davis	346 Hillside AVE 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 Jan 10, 2023. The decision of the Board was to approve the project.

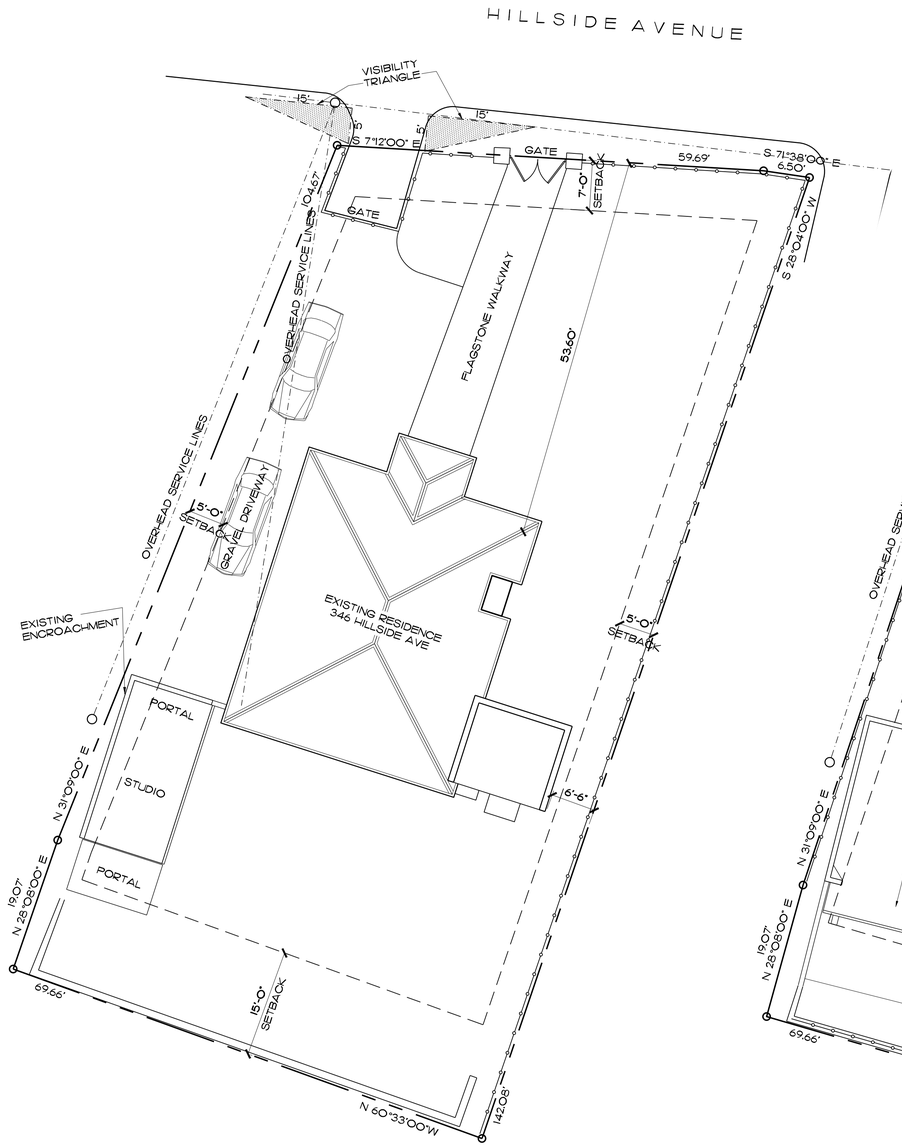
For further information please call 505-955-6605.

Sincerely,

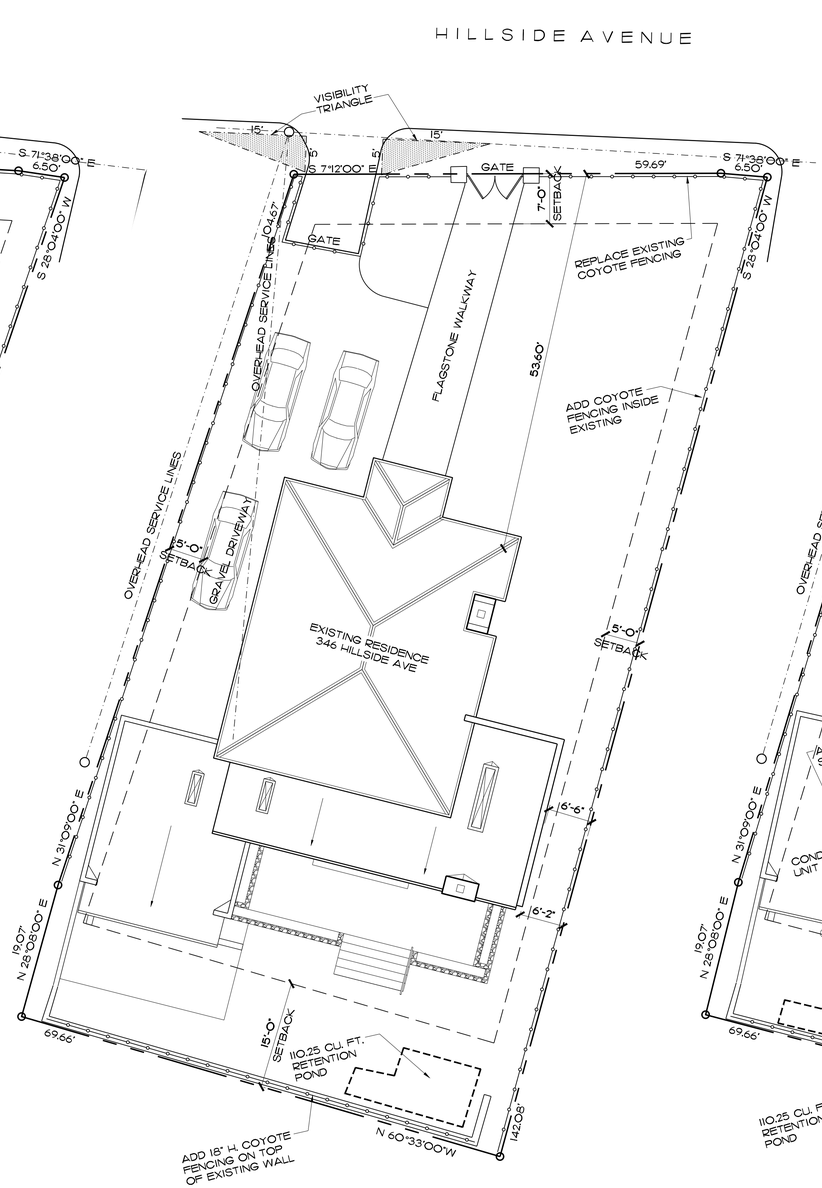
Heather Lamboy

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.**

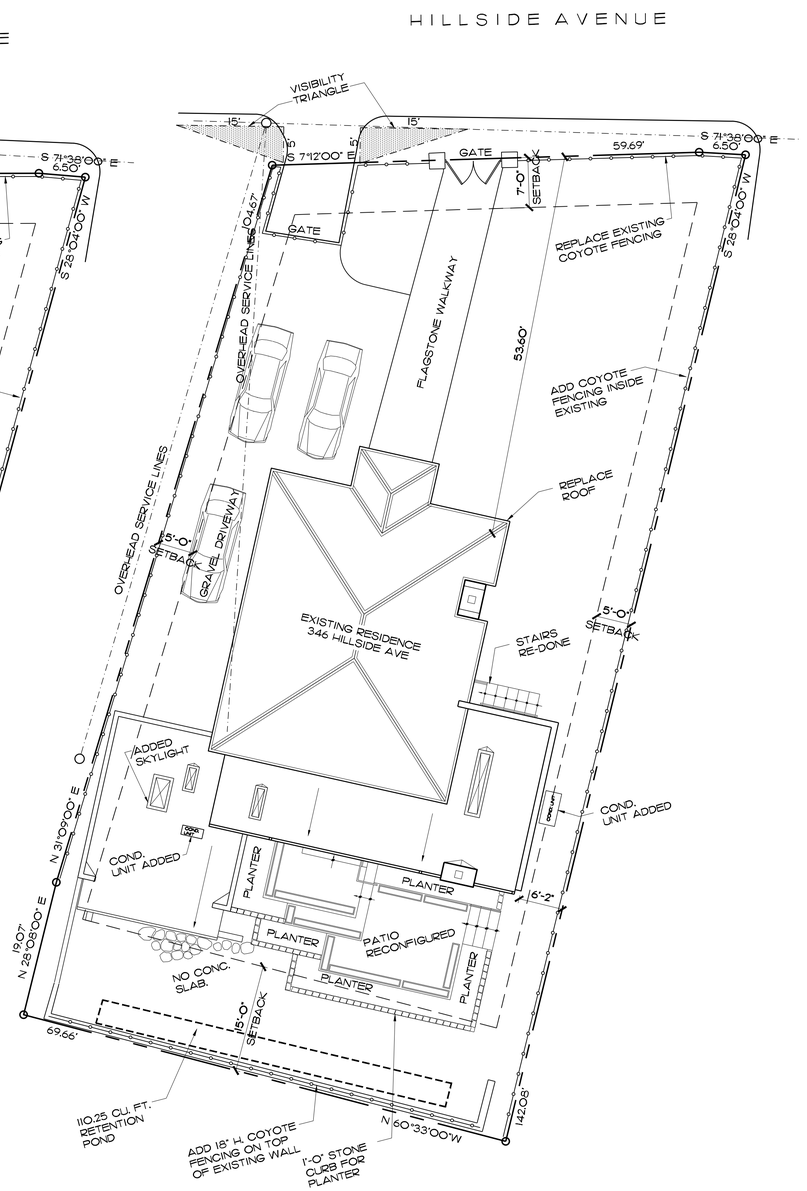
Ver. 12 1/14/2020



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



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



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

LEGEND:
PROPOSED SITE PLAN
EXISTING TO REMAIN
NEW

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

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

DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

NOVEMBER 22, 2024

APPROVED & PROPOSED SITE PLAN

A 1.0

SET #

2208 - DAVIS

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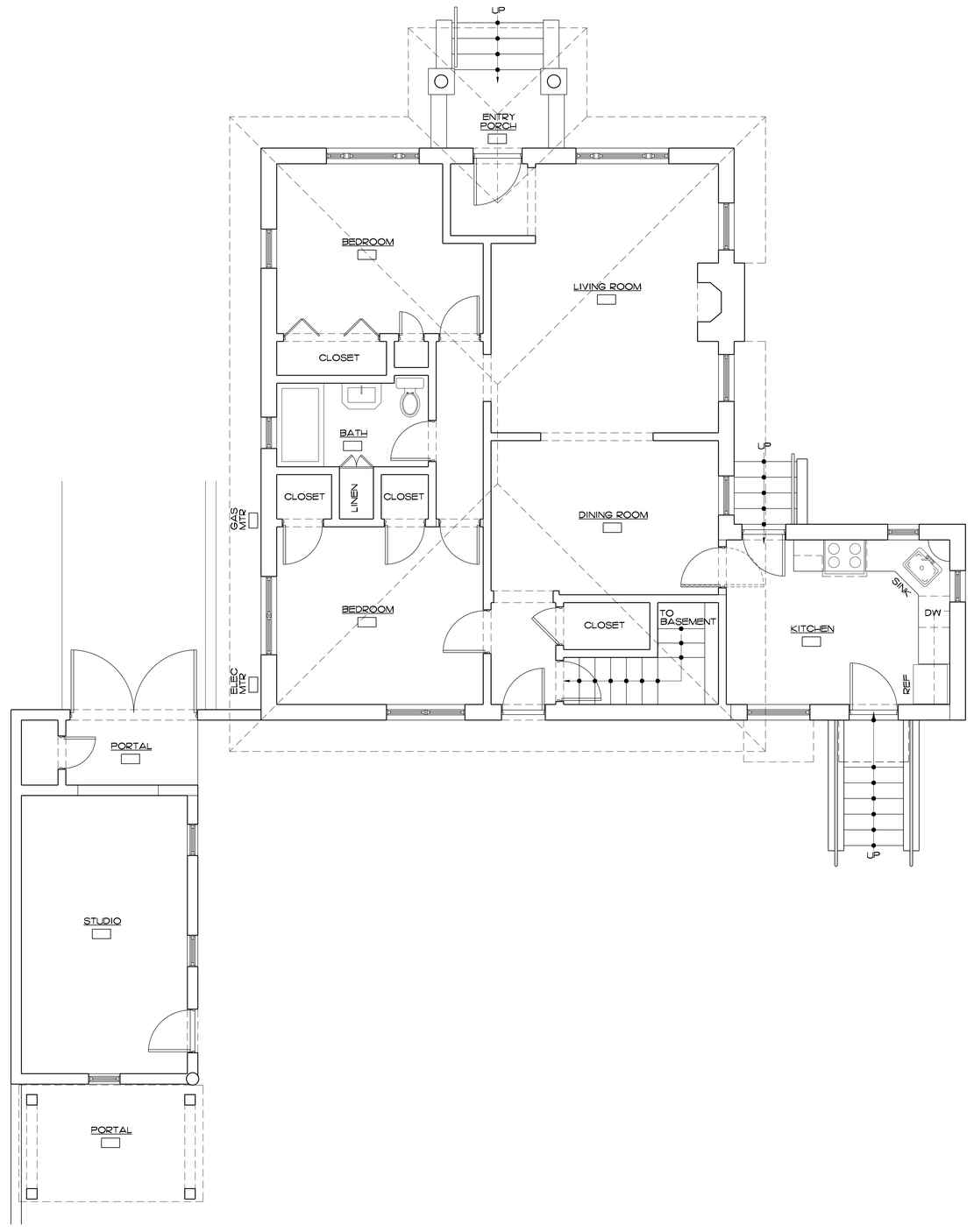

GENERAL NOTES:
PROPOSED FLOOR PLAN

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

KEYED NOTES:
PROPOSED FLOOR PLAN

1
2
3

LEGEND:
PROPOSED FLOOR PLAN

- EXISTING WALLS TO REMAIN
- NEW FRAME WALLS
- STONE CLAD WALLS

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

NORTH

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

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OCTOBER 15, 2024

EXISTING FLOOR PLAN

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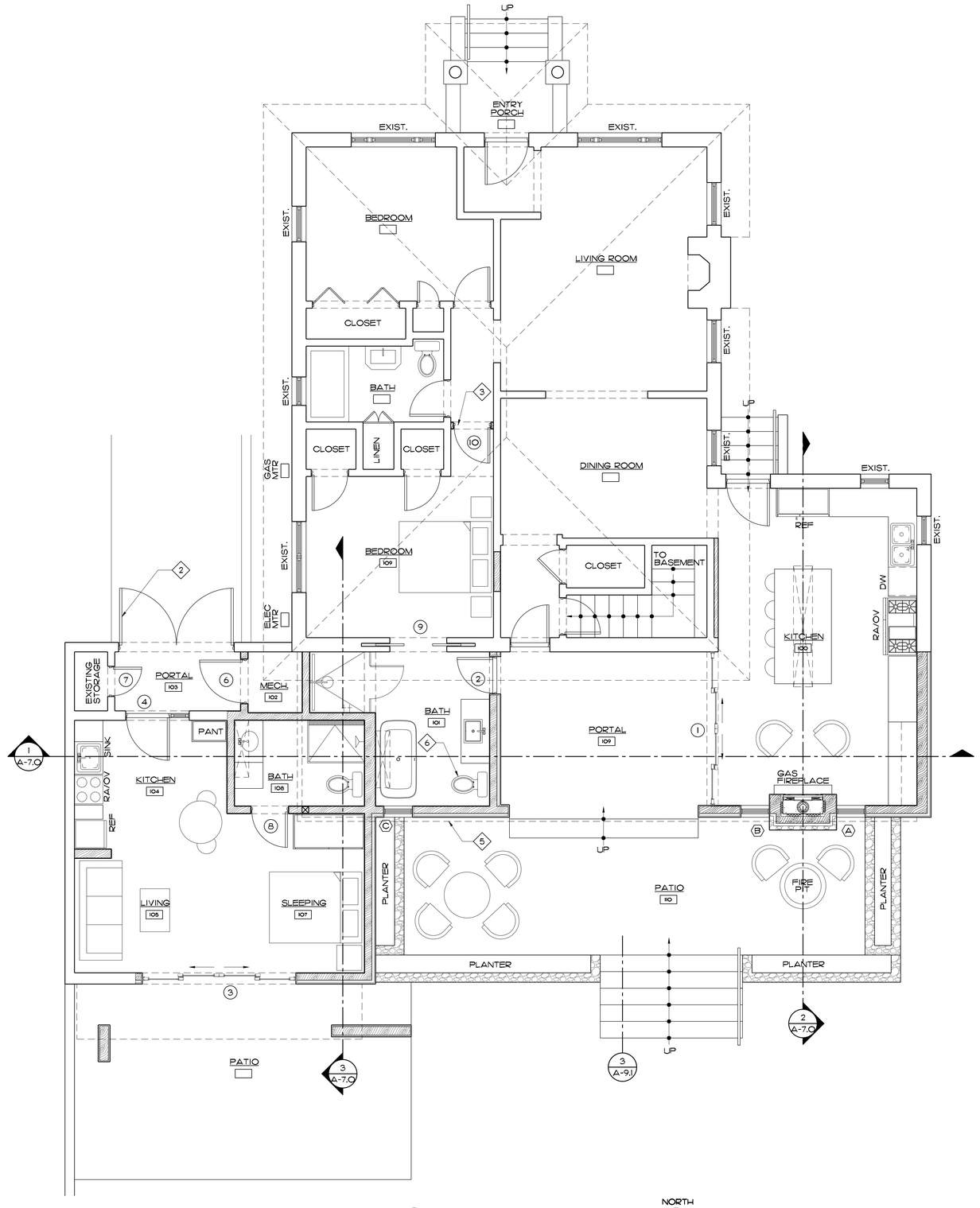

1 APPROVED FLOOR PLAN
A-2.0 SCALE: 1/4" = 1'-0"

NORTH

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

GENERAL NOTES:
PROPOSED FLOOR PLAN

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

KEYED NOTES:
PROPOSED FLOOR PLAN

1
2
3

LEGEND:
PROPOSED FLOOR PLAN

- EXISTING WALLS TO REMAIN
- NEW FRAME WALLS
- STONE CLAD WALLS

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DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

OCTOBER 15, 2024

APPROVED FLOOR PLAN

A 2.1

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GENERAL NOTES:
PROPOSED FLOOR PLAN

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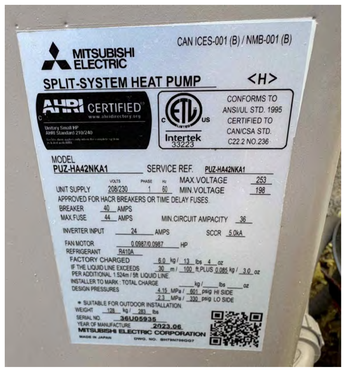
2. CONTRACTOR SHALL COORDINATE DOOR HEIGHTS WITH EXISTING FRAMED OPENINGS.

KEYED NOTES:
PROPOSED FLOOR PLAN

1
2
3

LEGEND:
PROPOSED FLOOR PLAN

- EXISTING WALLS TO REMAIN
- NEW FRAME WALLS
- STONE CLAD WALLS





4 A-2.2 CONDENSORS
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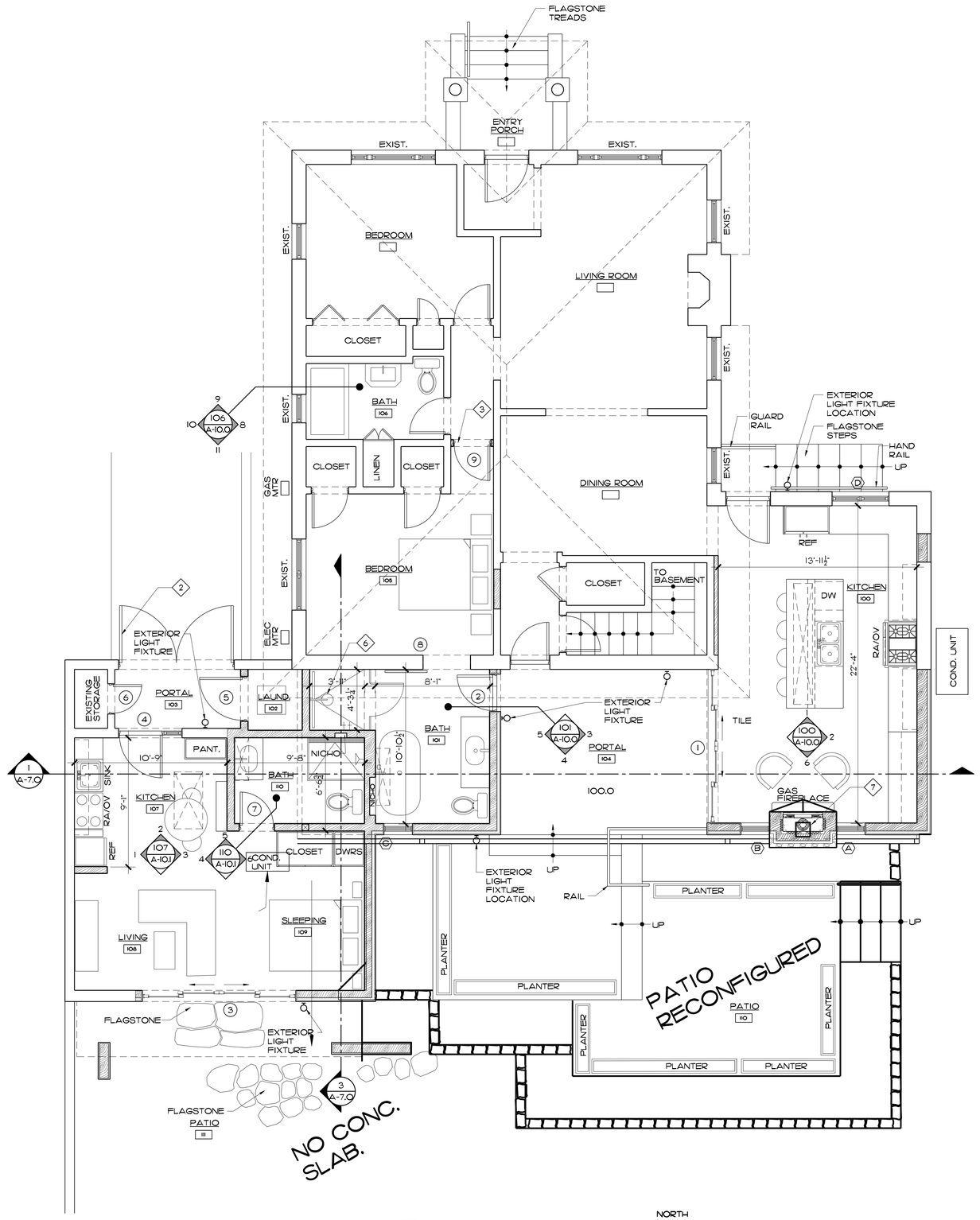
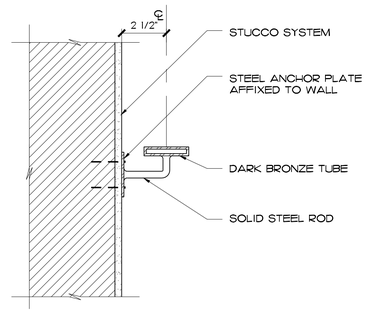


1 A-2.1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH



2 A-2.2 HANDRAIL
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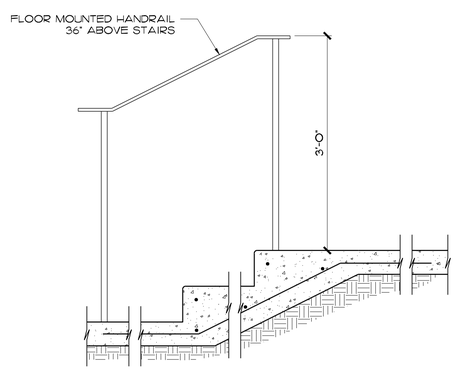

3 A-2.2 GUARDRAIL
SCALE: 1" = 1'-0"

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

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

DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

OCTOBER 15, 2024

PROPOSED FLOOR PLAN

A 2.2

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



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



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

LEGEND:
EXTERIOR ELEVATIONS

- EXISTING TO REMAIN
- NEW

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

MARTINEZ
ARCHITECTURE
STUDIO PC
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346 HILLSIDE AVE
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OCTOBER 15, 2024

APPROVED & PROPOSED EXTERIOR ELEVATIONS

A
3.0

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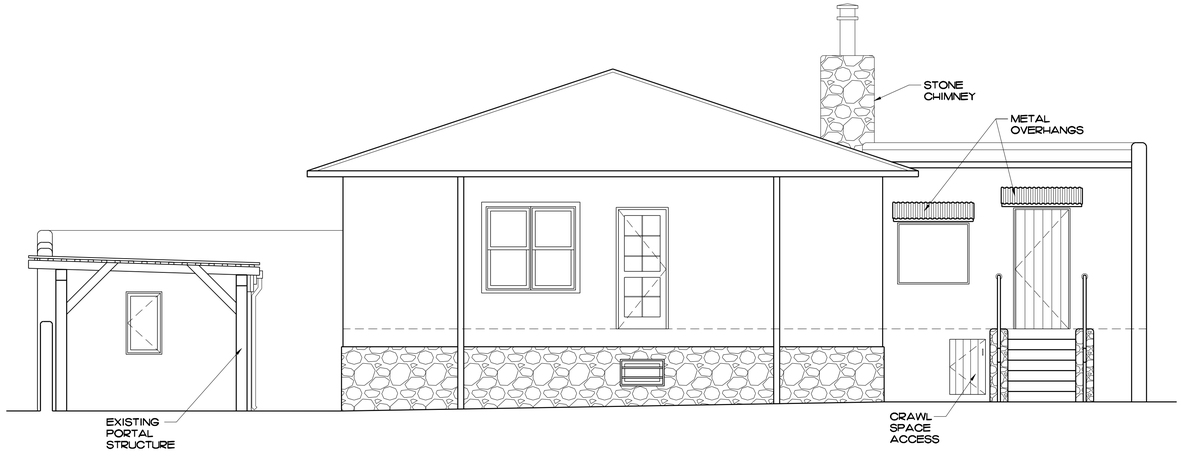

1 A-3.1 PREVIOUS EXISTING SOUTH ELEVATION
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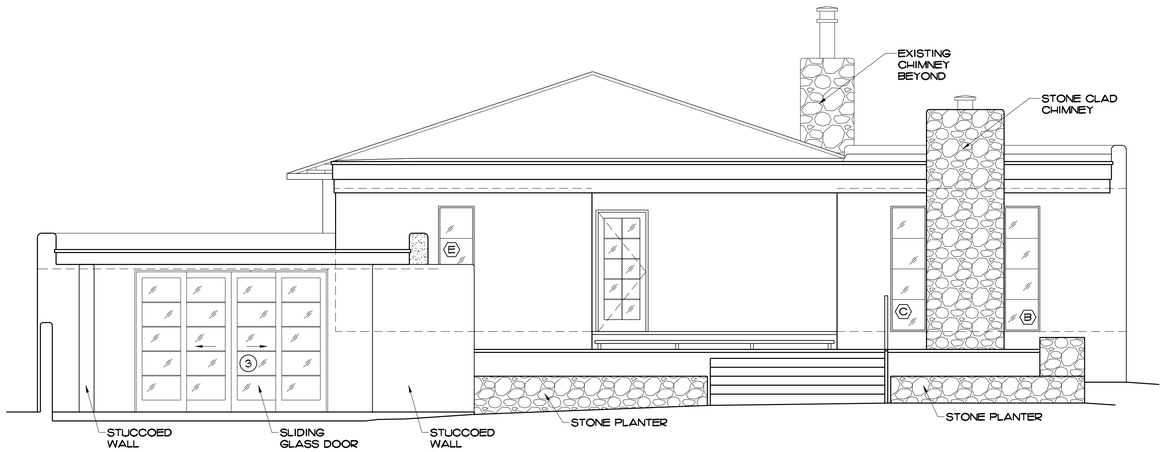

2 A-3.1 APPROVED SOUTH ELEVATION
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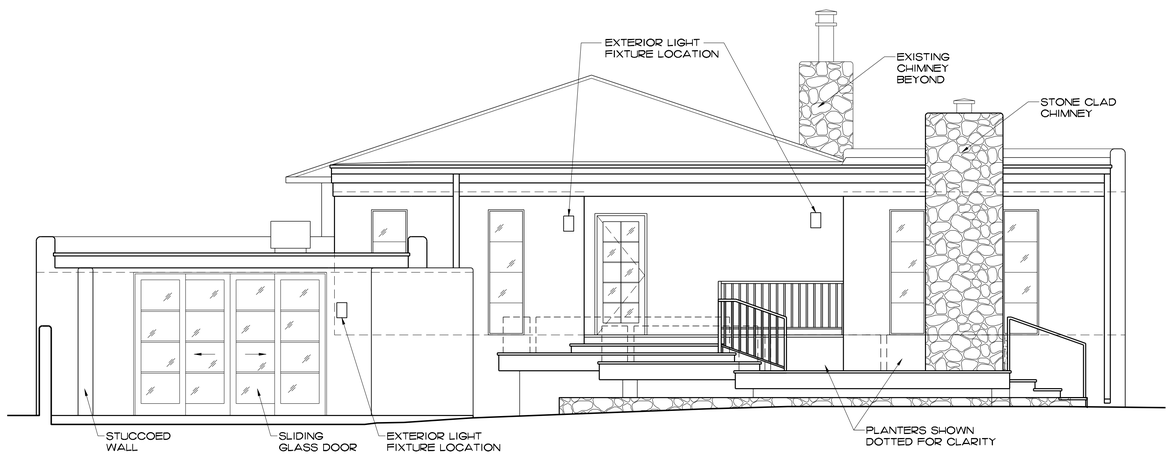

3 A-3.1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND:
EXTERIOR ELEVATIONS
EXISTING TO REMAIN
NEW

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

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DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

OCTOBER 15, 2024

APPROVED & PROPOSED EXTERIOR ELEVATIONS

A 3.1

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2208 - DAVIS

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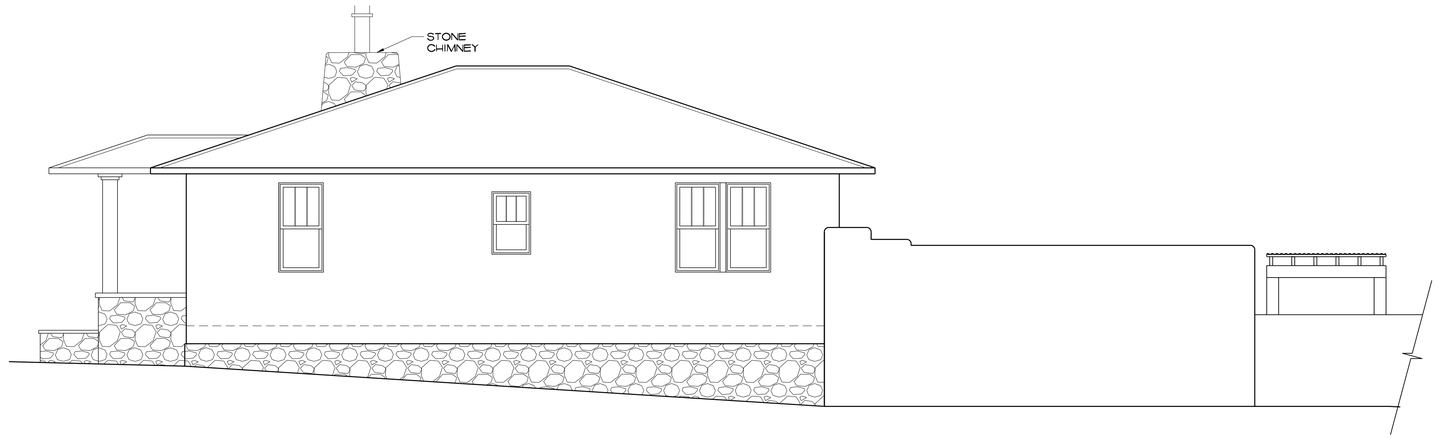
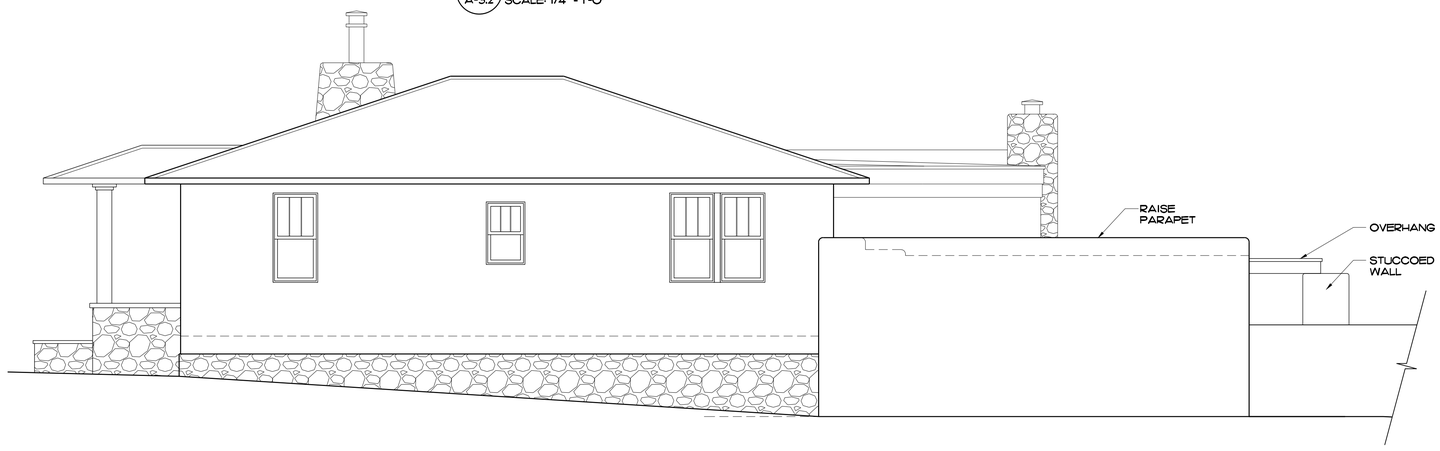
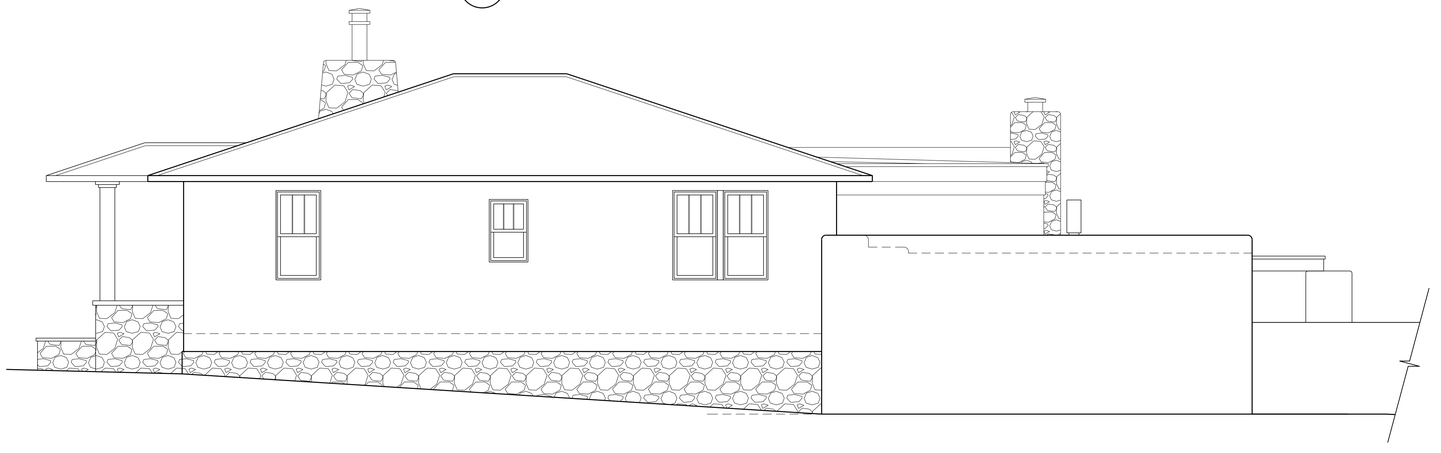


1 A-3.2 PREVIOUSLY EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 A-3.2 APPROVED WEST ELEVATION
SCALE: 1/4" = 1'-0"



LEGEND:
EXTERIOR ELEVATIONS

EXISTING TO REMAIN

NEW

2 A-3.2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

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

0' 2' 4' 8' 12'

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

DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

OCTOBER 15, 2024

APPROVED & PROPOSED EXTERIOR ELEVATIONS

A
3.2

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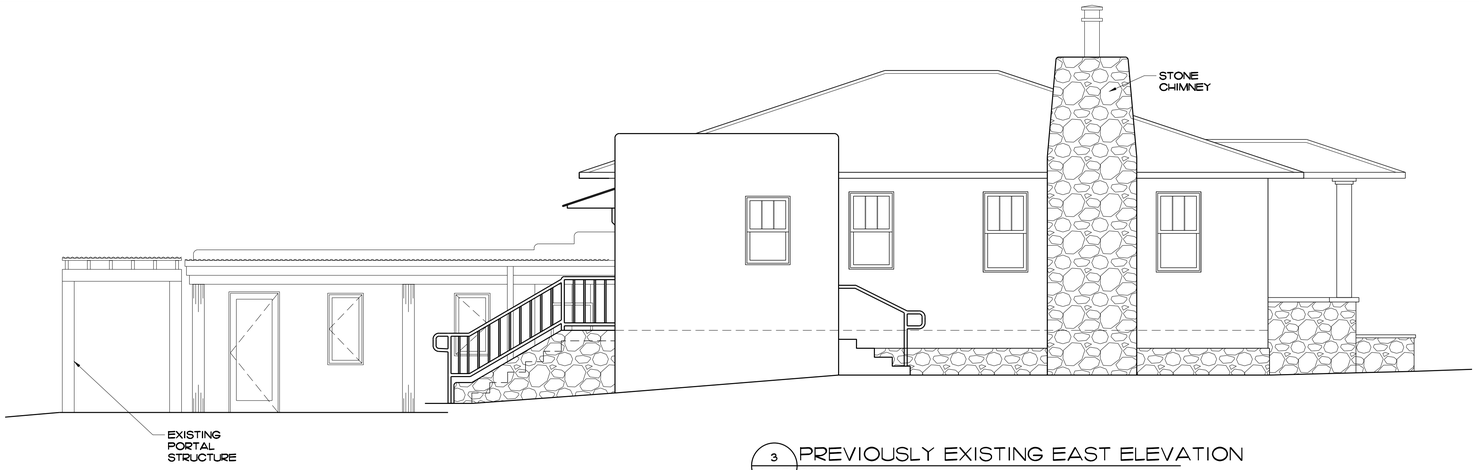
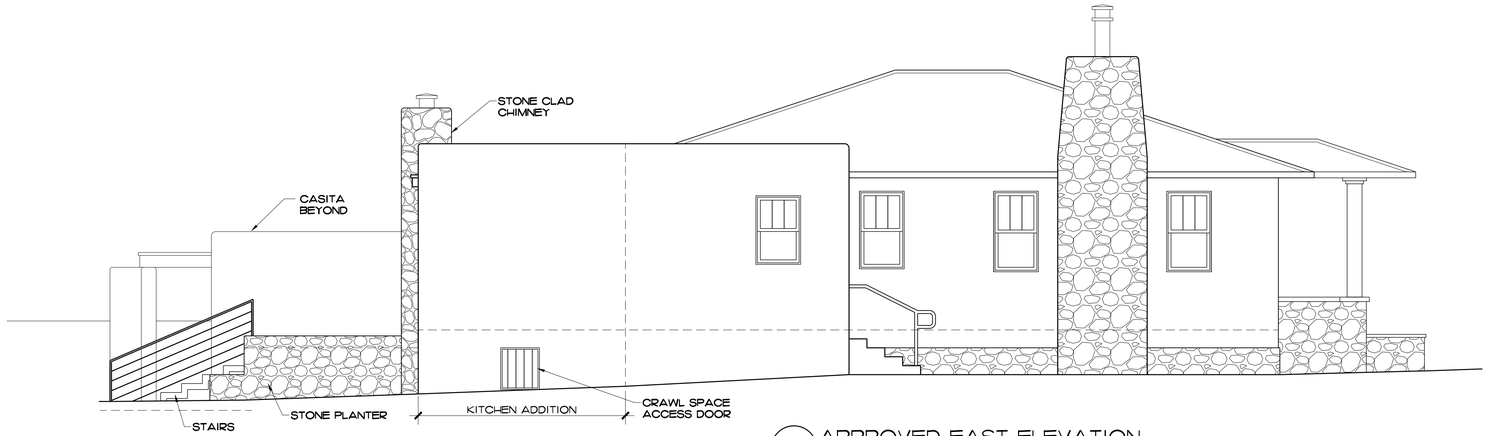
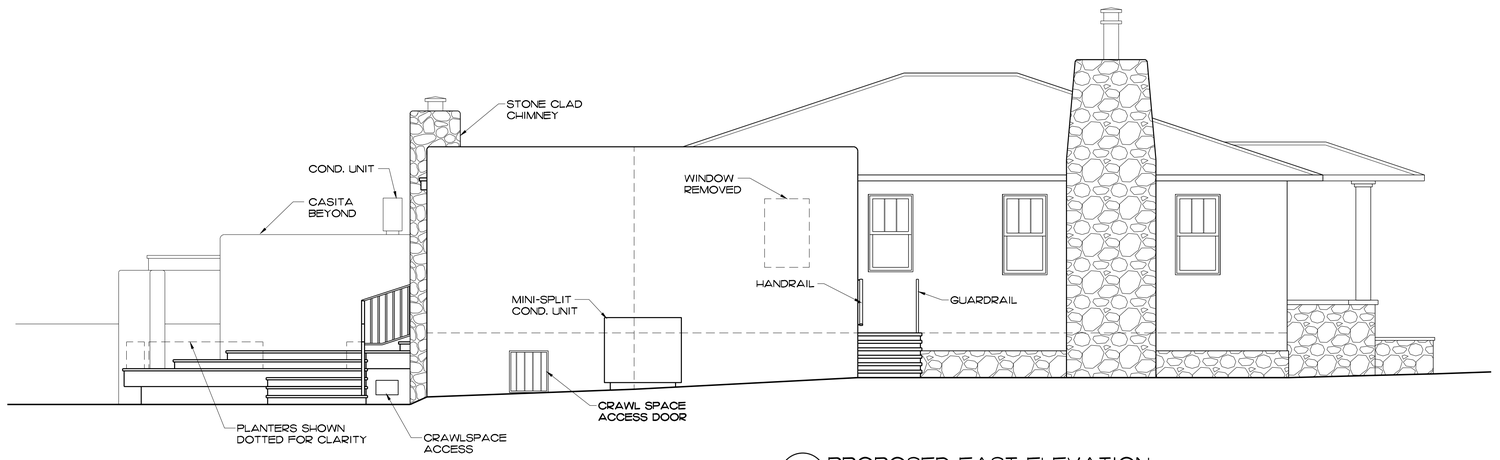


3 A-3.0 PREVIOUSLY EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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

LEGEND:
EXTERIOR ELEVATIONS

EXISTING TO REMAIN

NEW

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

DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

OCTOBER 15, 2024

APPROVED & PROPOSED EXTERIOR ELEVATIONS

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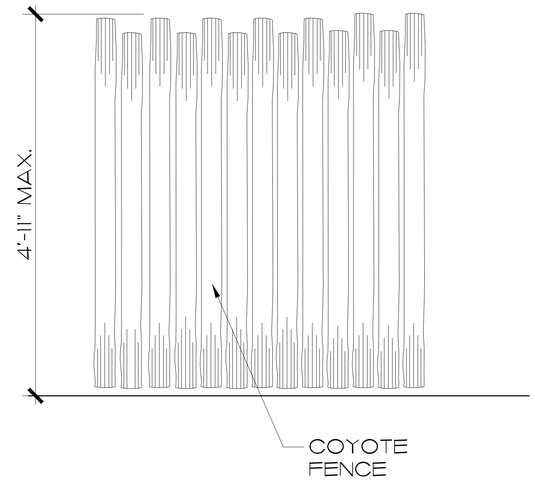
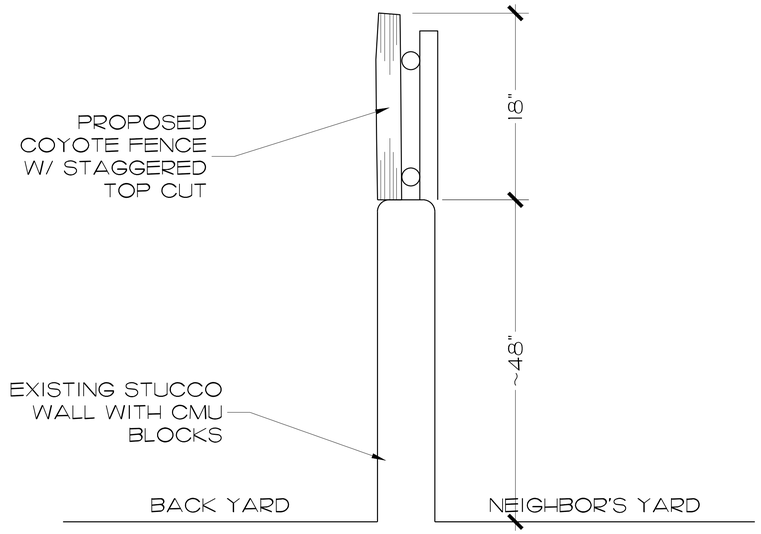


1 A-4.0 TYPICAL COYOTE FENCE ELEVATION
SCALE: 1" = 1'-0"



2 A-4.0 COYOTE FENCE ON WALL DETAIL
SCALE: 1" = 1'-0"



3 A-4.0 PEDSTRAIN FRONT GATE



4 A-4.0 FRONT AUTOGATE

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

DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

NOVEMBER 12, 2024

FENCING
AND GATE
DETAILS

A
4.0

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

346 Hillside Avenue
October 15, 2024

Stucco – El Rey "Buckskin"



Windows, Doors & Trim – "White"

Stone Planters & Chimney



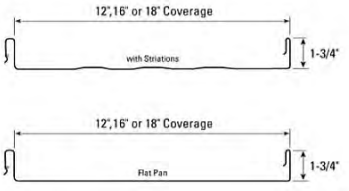
MARTINEZ ARCHITECTURE STUDIO PC
TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

Medium Brown Wood Decking



Roof







Exterior Light Fixture





City of Santa Fe, New Mexico

memo

DATE: **December 10, 2024**

TO: **Historic Districts Review Board Members**

FROM: **Lani McCulley, Senior Planner, Historic Preservation Division**

2024-009478-HDRB, 614 Paseo de Peralta, Downtown & Eastside Historic District, Contributing, Stefanie Beninato, agent for Miriam Leth Espensen, owner, proposes to construct a 5'-8" high coyote fence with pedestrian gates where the maximum allowable height is 4'-6". Exceptions are requested to 14-5.2(D)(9) to exceed the maximum allowable height.

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 the exception criteria of Section 14-5.2(D)(9) have not been met and does not recommend approval of the application as it does not comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

While the applicant is requesting an exception from the HDRB to the streetscape height standard of 4'-6", Section 14-5.2(C)(5)(a) states that, "*if the applicant requests approval of a height in the historic district that exceeds the underlaying zoning district requirement, the applicant shall first receive an exception to this Section 14-5.2. If approved by the historic district board, the applicant shall proceed to the board of adjustment for consideration of the proposed variance*."
The underlying zoning district for this property is Business Capital District East Marcy/East Palace (BCDMAR) which permits a maximum height of 4'-0" for fences, per Table 14-7.4 (A)-1.

Therefore, if the HDRB approves the exception, the applicant shall proceed to the Board of Adjustment for a variance to the standards of the underlying zoning. If the Board denies the exception, the applicant must produce a new proposal which complies with both the underlying zoning and historic design standards. One motion will be required in this case.

Sample motion:

A. Approve or deny Case #2024-009478 to allow an exception to 14-5.2(D)(9) to construct a coyote fence to a maximum height of 5'-8" where a maximum allowable height of 4'-6" is allowed.

BACKGROUND & SUMMARY:

The single-family residence at 614 Paseo de Peralta is listed as contributing to the Downtown and Eastside Historic District. The residence is a moderately pitched gabled roof, deep set windows, and a large bay of windows on the north where a porch has been enclosed. It is obvious that the northern portal was enclosed sometime after 1985 because the photo of the 1985 HCPI shows an open portal. There is no case for that enclosure on file with the Historic Preservation Division office.

The property has held several fences along the street frontage of Paseo de Peralta over the years. Figure 1, shows photographic proof of a blue board fence present from 2007 through 2014, and a wood framed wire fence present from 2015 through 2023. The new coyote fence was constructed in 2023. There is no record of an approval from Historic Preservation and there are no permits on record for the changes to the fencing over time.

The streetscape along Paseo de Peralta was built after the Anglo-American arrival and the houses in this area reflect the Anglo-American style of architecture, including low front yard fences. There is a consistent grade change between the properties on the south side of the street and those on the north side. Retaining walls characterize the streetscape on the north side, with additional walls that are substantially set back from the plane of the retaining walls. The applicant's proposed coyote fence is not in keeping with this streetscape with regard to height and material.

Section 14-5.2(D)(c)(ii) states that, "*yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape*." While the Historic Preservation Streetscape calculation allows for a 4'-6" high fence, this property is located within the BCDMAR subdistrict. In this subdistrict, fences are further limited to a maximum height of 4'-0" per 14-7.4(A)-1 Table of Dimensional Requirements for Townscape Districts. Per Section 14-1.7 the more restrictive code would apply which means the maximum allowable height at this property is the 4'-0" height per zoning code for the BCDMAR.



Figure 1: Board fence 2007-2014, Wire fence 2015-2023, and Coyote Fence 2023

Section 14-5.2(C)(1)(a) states that, "*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.*"

A photograph from the 1985 HCPI (See Figure 2) illustrates that this house, like others in the streetscape, had low transparent fencing at the property line. Although it is difficult to discern the exact fence material, it is clear that historically the house had a direct relationship with the street as do other historic buildings in the streetscape.

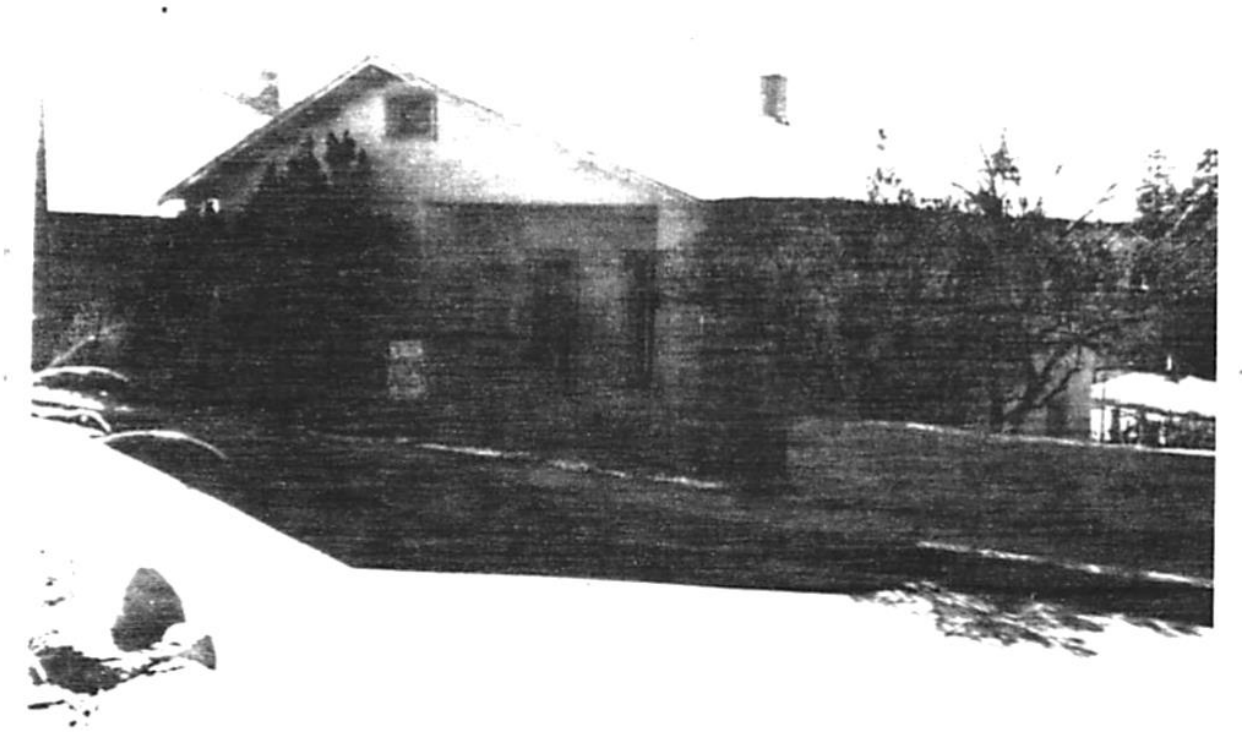


Figure 2: Photo from the 1985 HCPI

Section 14-5.2(D)(1)(a) states, "*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 5'-8" high coyote fence causes a disruption in how the structure relates to the streetscape and if allowed, poses a threat to the building's historic status and the legibility of the streetscape. Additionally, the townscape, as set forth in the BCD design standards for the East Marcy/E Palace subdistrict also identifies the unique nature of the streetscape by limiting the height of fences and/or walls to a maximum height of 4'-0".

The city's inspections office issued a Stop Work Order (red tag) in August 2023 for the construction of the coyote fence without approval from the HDRB, the Historic Preservation Division or a construction permit.

The applicant now requests approval of the coyote fence by proposing the following exterior alterations:

1) Construct a 5'-8" high coyote fence with two wood plank pedestrian gates (one on the street frontage and one on the side property line) where the maximum allowable height is 4'-6". An exception to section 14-5.2(D)(9) to exceed the maximum allowable height is requested.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(9): The applicant requests an exception to exceed the maximum allowable height of a fence.

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

Applicant Response: The streetscape has a variety of fencing types from stone and solid masonry walls to wood fencing including coyote and picket fencing. There are 8 and 10 ft retaining walls less than half block away at the intersection of Paseo and Otero (NW and NE corners) and several coyote fences across the street.

Staff Response: Staff does not agree with this statement. The coyote fence as proposed damages the character of the district, is a violation so the streetscape standards and the underlying BCDMAR zoning standards. The heights of the walls and fences along this streetscape of Paseo de Peralta range in height from 24" (2'-0") and 108" (9'-0") and the walls and fences vary from retaining walls constructed of rock or stuccoed concrete masonry on the north side of the street. The tallest wall is a retaining wall with yard wall on top. The combination of a yard wall with retaining wall is allowed at a height greater than properties with no retaining wall. There is a grade change between the properties on the south side of the street and those on the north side. Retaining walls characterize the streetscape on the north side, with additional walls that are substantially set back from the plane of the retaining walls. The south side of the street is lined with lower yard walls and fences with stepped heights or wrought iron creating an open fenestration of the yard wall, two picket fences, one wire fence, and at the edge of the streetscape there is a single coyote fence located on the Girls, Inc. Property. The Girls, Inc property is part of the Hillside streetscape rather than the Paseo de Peralta streetscape, and is visually disrupted from the property, as it is located around the curve from the subject property. Furthermore, the Girls, Inc. property is part of a different zone district than the subject streetscape.

Streetview images have been provided to illustrate the streetscape and context of yard walls and/or fences in the streetscape.



Figure 3: Streetview looking west



Figure 4: Streetview looking east

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

Applicant Response: The owner is and has been a full-time resident at the address since 1988 and in order to continue to reside there safely needs to raise the fence to its current built height. There have been several 911 calls and a break in at the residence which is located in close proximity to two parks-the Cross of the Martyrs and the Tommy Macione Park.

The owner had replaced a blue wood fence with a lower chain link fence that supported the older wire fencing in 2003. However, with the increase in trespass and robbery at her residence, the owner felt her only recourse was to replace the damaged wire fencing with a fence made of stronger material that will deter unwanted entries.

The coyote fencing will also be easier to maintain given the heavy barrage of salt that it gets in the winter due to the location of the residence at a curve and its extreme proximity to Paseo de Peralta.

Staff Response: This criterion has not been met. There is no hardship that is unique to this property; other residences/shops in the streetscape have direct access to the street. Through the establishment of the Downtown & Eastside Historic District and the adoption of the historic districts ordinances, it was determined by the community that the preservation of historic streetscapes and buildings is important to retain the overall character of Santa Fe.

The proposed coyote fence is a threat to the historic status of the historically contributing residence, and furthermore it disrupts the streetscape as is regulated by both the Historic Districts Ordinance and the Business Capitol East Marcy/East Palace subdistrict standards.

(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 streetscape has a variety of fencing types from stone and solid masonry walls to wood fencing including coyote and picket fencing. The increased height will allow the continued use of the structure as a residence since it will increase the owner's personal safety and decrease maintenance costs.

Staff Response: The Applicant's response does not address the approval criteria. While safety and security are concerns for all residents within the city, they are not a valid reason to violate the height and preservation standards established in the ordinance, which inherently considers the welfare and safety of residents. Other security measures could be employed that would not violate the ordinance.

(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: Other structures have more setback from the street. This lot lost most of its setback when Paseo de Peralta was created in the 1960s. Additionally this structure is the only one that still serves as a live workspace, which has been the historic use of these homes since the 1960s.

Staff Response: The Applicant's response does not address the approval criteria and staff disagrees with this statement. While most of the properties on the north side of Paseo de Peralta are set back further from the road, all the properties on the south side of Paseo de Peralta are set back similarly to the subject property. The setback is not peculiar to this lot. Staff does recognize that some of the properties are commercial such as the art galleries, but the use of the property can change and is not peculiar to the land or structure, other uses are permitted, and other structures could be converted to live work as well, or the existing property could be similarly repurposed.

Street map and aerial images have been provided to illustrate the streetscape and context of yard walls and/or fences in the streetscape.



Figure 5: 1912 Kings map of the vicinity


Figure 6: 1957 Aerial of the vicinity

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

Applicant Response: The owner is not responsible for the rise in property crime and drug use. Her property is located near two parks which at times serve as magnets for these types of behavior.

Staff Response: The Applicant's response does not address the approval criteria. While staff recognizes that the property owner is not responsible for crime rates, the presence of crime or an incidence of crime is not a justification to violate the preservation or height standards of the ordinance, which is the law of the city. All residents may consider responsible and code compliant safety measures to secure their homes and businesses. The applicant should be held to the same standard as all other structures in the streetscape, which must follow the height and design restrictions set in the ordinance. It should be noted that this exception request is due to the action of the applicant to build a fence without a permit and Historic Districts Review Board approval. Had the applicant proceeded through the typical review process there may not have been a need for this request.

(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 owner understood from the contractor that if she kept the fence below six feet, she would not need a permit. She deliberately kept the fence to 5 ft 8 inches for its entire length whether on the street or on a sideline. It is the minimum she feels will deter entry onto her property from Paseo. The type of material being used is compatible with the existing streetscape. There are fences and walls in close proximity that are or will be higher

Staff Response: The Applicant's response does not address the approval criteria. The applicant and her contractor are not in a position to set the rules for permitting, or for height standards and design standards within the historic district, and ignorance of the appropriate processes and standards is not valid justification for violating those standards.

The proposed coyote fence negatively impacts the historic streetscape and a design that does not negatively impact the streetscape has not been considered or proposed by the applicant.

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	**Name**	**Initials**
Department Director	Heather Lamboy	HLL
Assistant Department Director	Maggie Moore	MRM
Planning Manager	Gary Moquino	GM
Planner Senior	Lani McCulley	

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3011

building threatened? yes	surveyed date 2/85 by HMW	county SANTA FE	ID no. 051610400
field map SFHD #1	number 400	UTM reference zone 12 13 easting	northing

location description
614 Pº de PERALTA

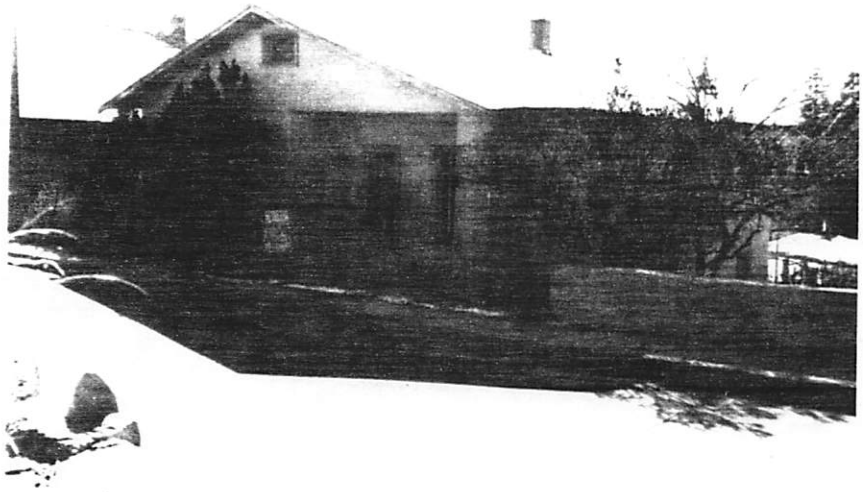
city/town
SANTA FE

land grant/reservation

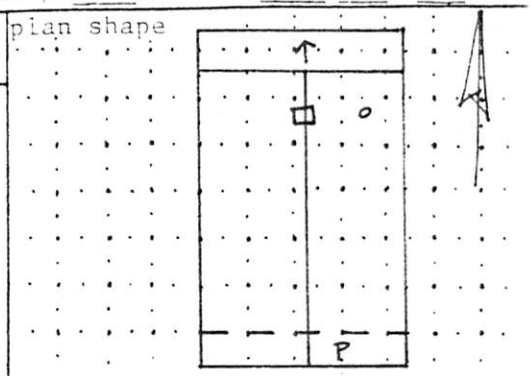
building name

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

film roll by HMW no. SFHD 17	negative nos. 27	loc. of neg. HPB



plan shape



date of construction
1912-30 estimate ___ actual
source
KING'S, SANBORNS

use
present [residential]
other ___
historic [residential]
other ___

condition
___ excellent X good
___ fair ___ deteriorating

style
BUNGALOW

wall material/surface
ADOBE/STUCCO

degree of remodeling
___ minor ___ moderate ___ major
describe:

architectural features 1 S IN FRONT 2 IN REAR. MOD. PITCH FRONT GABLE RF W/ PORCH RECESS'D IN BLDG VOL. SMALL 4-LIGHT WD WDW W/ WD SURROUND IN GABLE 2 SGL 1 SMALL/1 LARGE D.H. WD WDWS W/ STUCCOED LUG SILLS; SGL LEAF SGL LARGE LIGHT WD. DOOR. PORCH CARRIED ON CORNER STUCCOED PIER, CONC. FLOOR. SIDES: 1/1 D.H. WD, SGLS & TANDEM, 1 4/4 WD CASMT ALL W/ STUCCOED LUG SILLS. BASMT SIDES: 4 & 6 PANE HOPPERS, WD. REAR: WD PORCH AT UPPER LEVEL ENCLOSED W/ FRAME CONST & 2 BANDS OF 4 4-LIGHT WD WDWS, CARRIED ON IRON POSTS BELOW, FORMING OPEN PORCH W/ GARAGE DOOR.

surroundings
COMMERCIAL/RESIDENTIAL

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible X of interest ___ none

if eligible, why? CONTRIB.

comments

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

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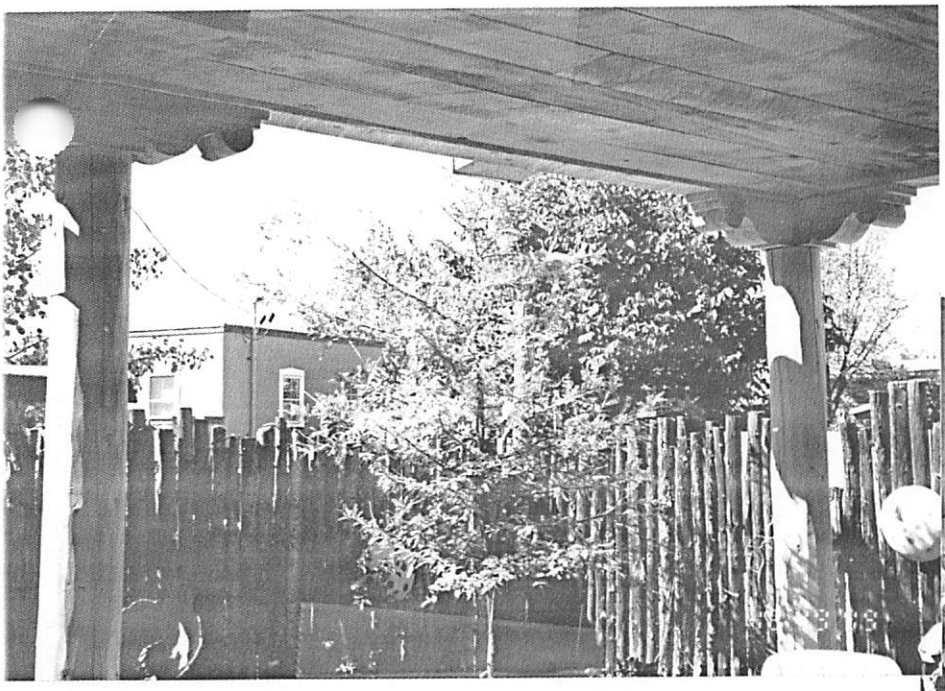
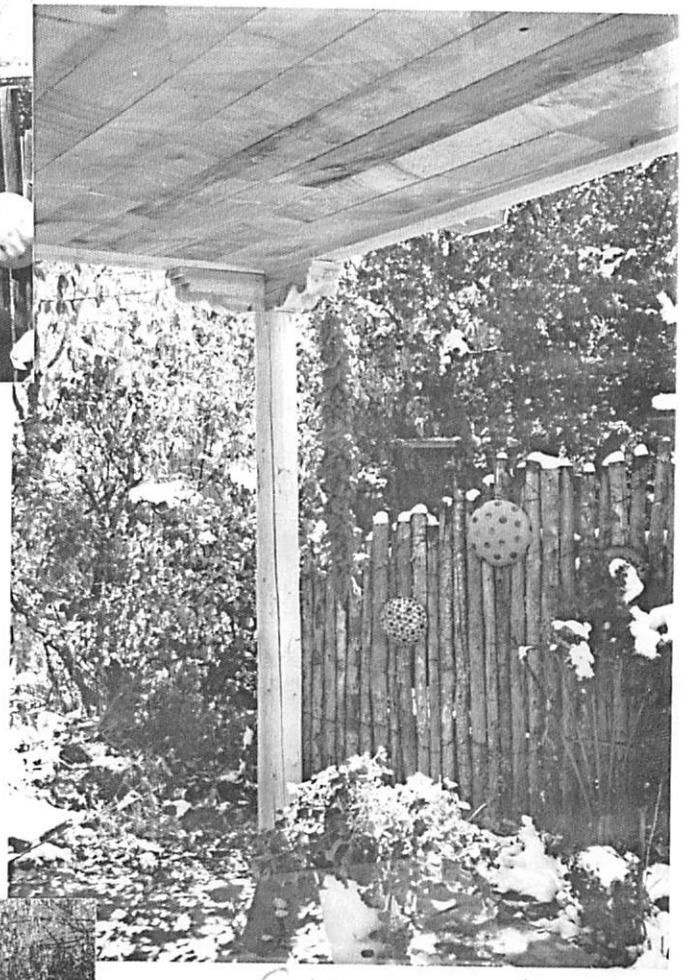
614 Paseo de Peralta



SW View



SE View

View from Loma Lane



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 10/1/24 Miriam ~~Leth~~ Espenson

Property Owner of Record: Leth-Espenson Trust

Applicant/Agent Name: Stefanie Beninato

Contact Person Phone Number: 505 988 8022

Site Address: 614 Paseo de Peralta

Proposed Construction Description: new fence

TOTAL ROOF AREA: 1530 / 3955 (lot size)

Zoning District: BCDES

Lot Coverage: 39 %

□ Open Space Required: ____

Overlay: □ Escarpment ____
□ Flood Zone*
□ Other: Downtown/Eastside Historic District

Setbacks: N/A
Proposed Front: ____ Minimum: ____
2nd Front? ____
Proposed Rear: ____ Minimum: ____
Proposed Sides: L ___ R ___ Minimum: ____

Submittals Reviewed with PZR:
☒ Legal Lot of Record □ Development Plan □ Building Plans
□ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Height: Proposed 5' 8"
Maximum Height: 4' 8" or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Supplemental Zoning Submittals Required for Building Permit:
□ Zero Lot Line Affidavit N/A

Access and Visibility: □ Arterial or Collector** N/A
□ Visibility Triangle Required

Parking Spaces: N/A
Proposed ____ Accessible ____
Minimum: ____

Use of Structure: ☒ Residential
☒ Commercial Type of Use: yarnshop, gallery

Bicycle Parking**: N/A
Proposed: ____ Minimum: ____

Terrain: □ 30% slopes N/A

* provides areas of additional review conducted by Technical Review Division
** Requires additional review conducted by the Traffic Engineering Division
*** Commercial Requirement

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

Stefanie Beninato (PRINT NAME) [□OWNER □APPLICANT ☒AGENT]

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

Stefanie Beninato (SIGNATURE) 10/1/24 (DATE)

2024-009432PAR

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:

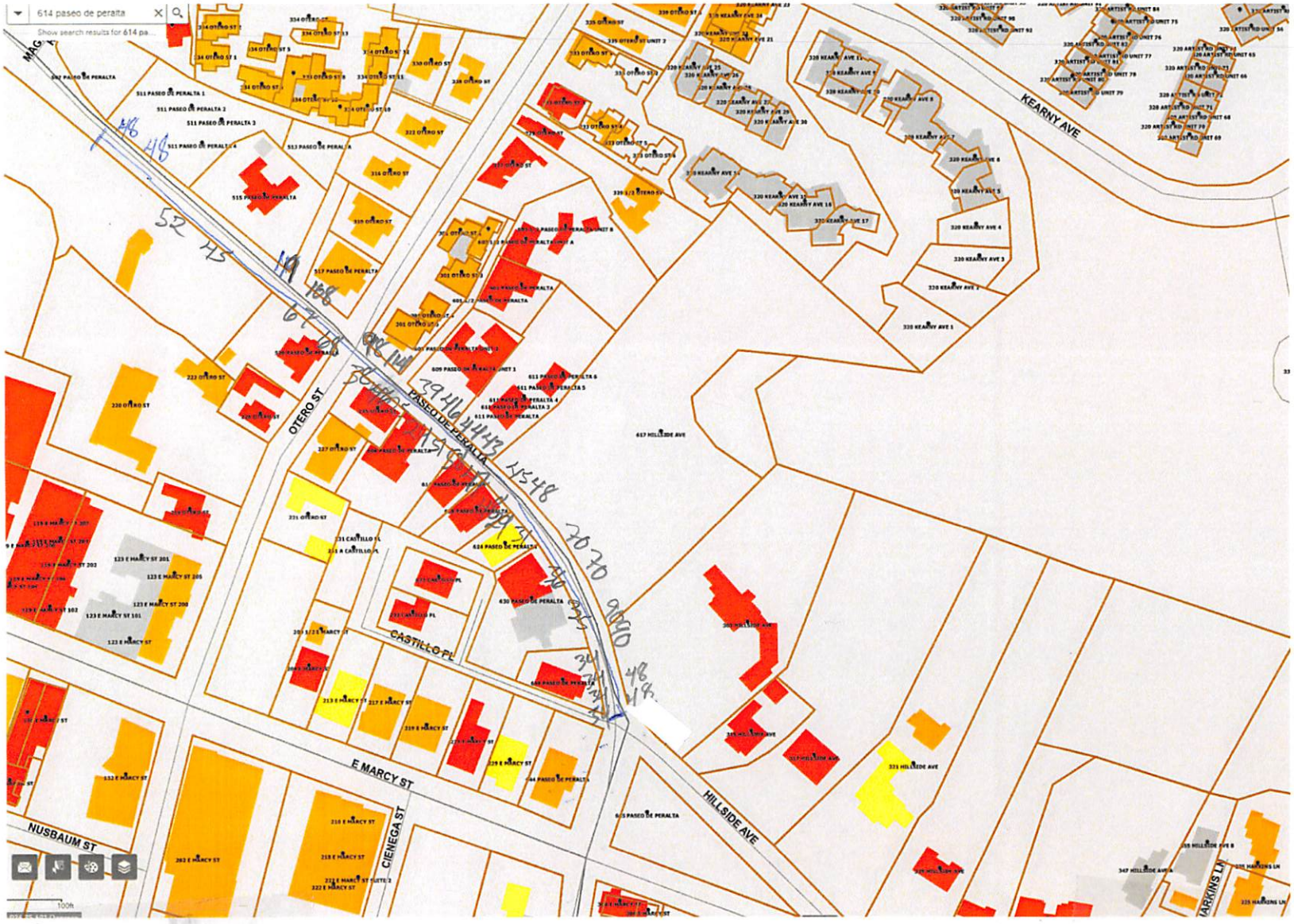
□ Preliminary Approval ☑ with conditions □ Rejected

Comments/Conditions: Legal lot of record provided
Proposed 5'8" fence requires a variance from the Board of Adjustment before permitting per 14-7.4(A) Table of Dimensional Requirements for Townscape Districts for East Marcy/ East Palace

REVIEWER: Rebekah Clouser DATE: 11 / 6 / 2024

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

3/24



Fence/Wall Height Calculation for 614 Paseo de Peralta

Total: 2052

Count: 38

Average: 54"

Maximum Allowable Height:

54" or 4'6"

48 48 119 108 98 114 39 46 44 43 45 48 70 70 90 90 48 48 52 45 67 68 38 46 25 24 51 58 47 48 29 31 36 35 34 34 34 34 54

2052/38 = 54



2007-2014



2015-2023



August 2023





Streetscape looking west from neighbor to the east to the stop sign and then beyond the stop sign



Streetscape looking east from the residence


614


614

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	$ 1.63
Certified Fee	4.35
Return Receipt Fee (Endorsement Required)	3.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 9.53

SANTA FE NM 87501 JAN 12 2024 Postmark Here

Sent To: Leth - Espensen Trust
Street, Apt. No.; or PO Box No.: 614 Paseo de Peralta
City, State, ZIP+4: Santa Fe, NM 87501-1957

PS Form 3800, January 2001 See Reverse for Instructions

7002 0510 0003 6710 6901

HIS SECTION ON DELIVERY

☐ Agent
☐ Addressee

(Printed Name) C. Date of Delivery

Received
JAN 16 2023

ddress different from item 1? ☐ Yes
r delivery address below: ☐ No

Stephen Bartels
NM Taxation & Revenue

Mail ☐ Express Mail
d ☐ Return Receipt for Merchandise
Mail ☐ C.O.D.

elivery? (Extra Fee) ☐ Yes

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-0835

Case Number: BLD-002116-2024
Case Type: Building
Date Case Established: 01/11/2024
Compliance Deadline: 02/22/2024

Santa Fe, NM 87501

Violation: Building without a Permit - Building - 14.5.2.8 Building without a Building permit.
Permits required. Subject to CILA Sections 60-13-3 and Section 60-13-45 NMSA 1978, and the provisions of the division rules, no building or structure shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished, no electrical wiring, plumbing or mechanical work and LP gas work as defined and described in the applicable New Mexico construction codes for those trades, may be installed, repaired or maintained in or on such building or structure, unless the applicable permit has first been obtained from the division, unless otherwise provided by statutes or rule. All re-roofs and applications of roof coatings require a building permit and inspections.

Corrective Action: Obtain Building Permit

Compliance Date: 02/22/2024

NOTICE OF VIOLATION

Should compliance not be adhered to, you will be subject to the penalties of Section 1-3.1. "Any violation of the Santa Fe City Code of 1987, not specifically provided for in any ordinance, resolution, rule, regulation or order to the contrary, is punishable by a fine of not more than five hundred dollars ($500.00) or by imprisonment in the county jail for a term of not more than ninety (90) days, or by both such fine and imprisonment. Every day that any such violation continues constitutes a separate offense, except where otherwise provided."

Sincerely,

City Copy

Kevin Smith

Printed: 1/11/24

USPS TRACKING #

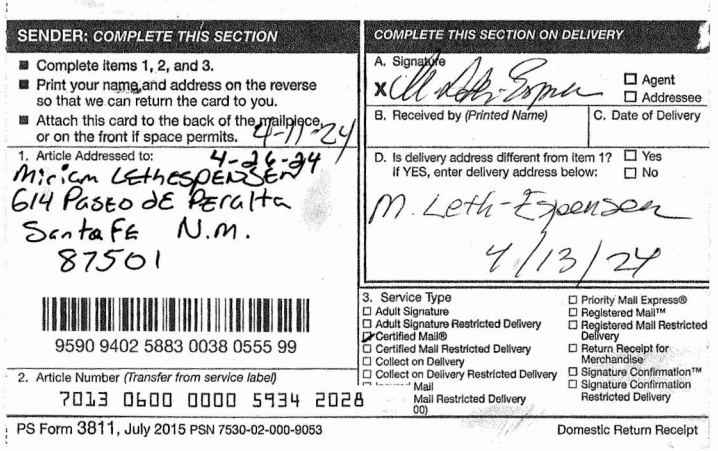
9590 9402 5883 0038 0555 99

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

City of Santa Fe
200 Lincoln Ave
Santa Fe N.M. 87504
Anthony MAESTAS



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

4-11-24

1. Article Addressed to: 4-26-24

Miriam Lethespensen
614 Paseo de Peralta
Santa Fe N.M.
87501

9590 9402 5883 0038 0555 99

2. Article Number *(Transfer from service label)*
7013 0600 0000 5934 2028

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x M. Leth-Espensen ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

M. Leth-Espensen
4/13/24

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- Mail Restricted Delivery 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

City of Santa Fe

0654

P.O. Box 909, Santa Fe, New Mexico 87504-0909

HISTORIC PRESERVATION DIVISION / NOTICE OF VIOLATION

☒ City Initiated ☐ Citizen Complaint

NAME: _____ PHONE: _____

ADDRESS: _____

DESCRIPTION

Unapproved coyote fence at place of residence

NEEDS Approval from Historic Preservation and construction permit

MAY result in fines and court appearance

Historicpreservation@santafenm.gov

NAME OF VIOLATOR: PHONE:

ADDRESS: 614 Paseo De Peralta

☒ 14-3.10 construction	Building Permits	☐ 14-8.10 (H) (19)	Permits Required (Signs)
☒ 14-8.5	Walls and Fences	☐ 14-8.10 (H) (23)	Sandwich Signs; Prohibition
☐ 14-8.10	Signs	☐ 14-8.10 (H) (29)	Price Reduction Signs
☐ 14-8.10 (A)	Applicability (Signs)		
☐ 14-8.10 (H)	Special Sign Regulations in the Historic Districts		
☐ 14-8.10 (H) (4)	Prohibited Locations		
☐ 14-8.10 (H) (12)	Signs; Awnings, Flags, Banners		
☐ OTHER	You are in violation of the following City Ordinance: _____		

NOTICE OF VIOLATION

HPE01.indd 06/09

Should compliance not be adhered to, you will be subject to the penalties of Section 1-3.1. **"Any violation of the Santa Fe City Code of 1987, not specifically provided for in any ordinance, resolution, rule, regulation or order to the contrary, is punishable by a fine of not more than five hundred dollars ($500.00) or by imprisonment in the county jail for a term of not more than (90) days, or by both such fine and imprisonment. Every day that any such violation continues constitutes a seperate offense, except where otherwise provided."**

DATE: 2/23/24 TIME: 14:11 ☐ AM ☒ PM

REINSPECTION DATE: 3/8/24 INSPECTOR Anthony MAESTAS

PHONE NO.: 505-955-6577


NO ENTRANCE TO
614 PASEO DE PERELTA
PRIVATE PROPERTY
FOR THE EXCLUSIVE USE
OF
618 PASEO DE PERALTA
NO PUBLIC ACCESS








YARN

MCCULLEY, LANI J.

From: LAMBOY, HEATHER L.
Sent: Monday, December 2, 2024 7:37 PM
To: MOORE, MARGARET; MOQUINO, GARY S.; MCCULLEY, LANI J.
Subject: FW: Your facts differ from my client's 614 Paseo de Peralta

Follow Up Flag: Follow up
Flag Status: Flagged

Hi all,

I think we need to provide some background on the red-tag process and how Ms. Leth-Espensen has been a scofflaw. That is an important point to share with the HDRB. Please see below.

Sincerely,

Heather L. Lamboy, AICP
Director, Planning & Land Use Department
200 Lincoln Ave, Box 909
Santa Fe, NM 87505
(505) 470-5281

CITY OF SANTA FE
PLANNING & LAND USE

From: LAMBOY, HEATHER L.
Sent: Monday, November 4, 2024 12:25 PM
To: Stefanie Beninato <info@nmmediate.com>
Cc: info@havephd-willtravel.com; VENDITTI, CARLY A. <cavenditti@santafenm.gov>; ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>; MOQUINO, GARY S. <gsmoquino@santafenm.gov>; HIBNER, KYLE J. <kjhibner@santafenm.gov>; CLOUSER, REBEKAH E. <reclouser@santafenm.gov>
Subject: RE: Your facts differ from my client's 614 Paseo de Peralta

Hi Stefanie,

This is the link that I was referring to – the file size was too large to send via email.

Here's the attachment as a link for your review:
Citations and Photos 614 PdP.pdf

Sincerely,

Heather L. Lamboy, AICP
Director, Planning & Land Use Department
200 Lincoln Ave, Box 909
Santa Fe, NM 87505
(505) 470-5281

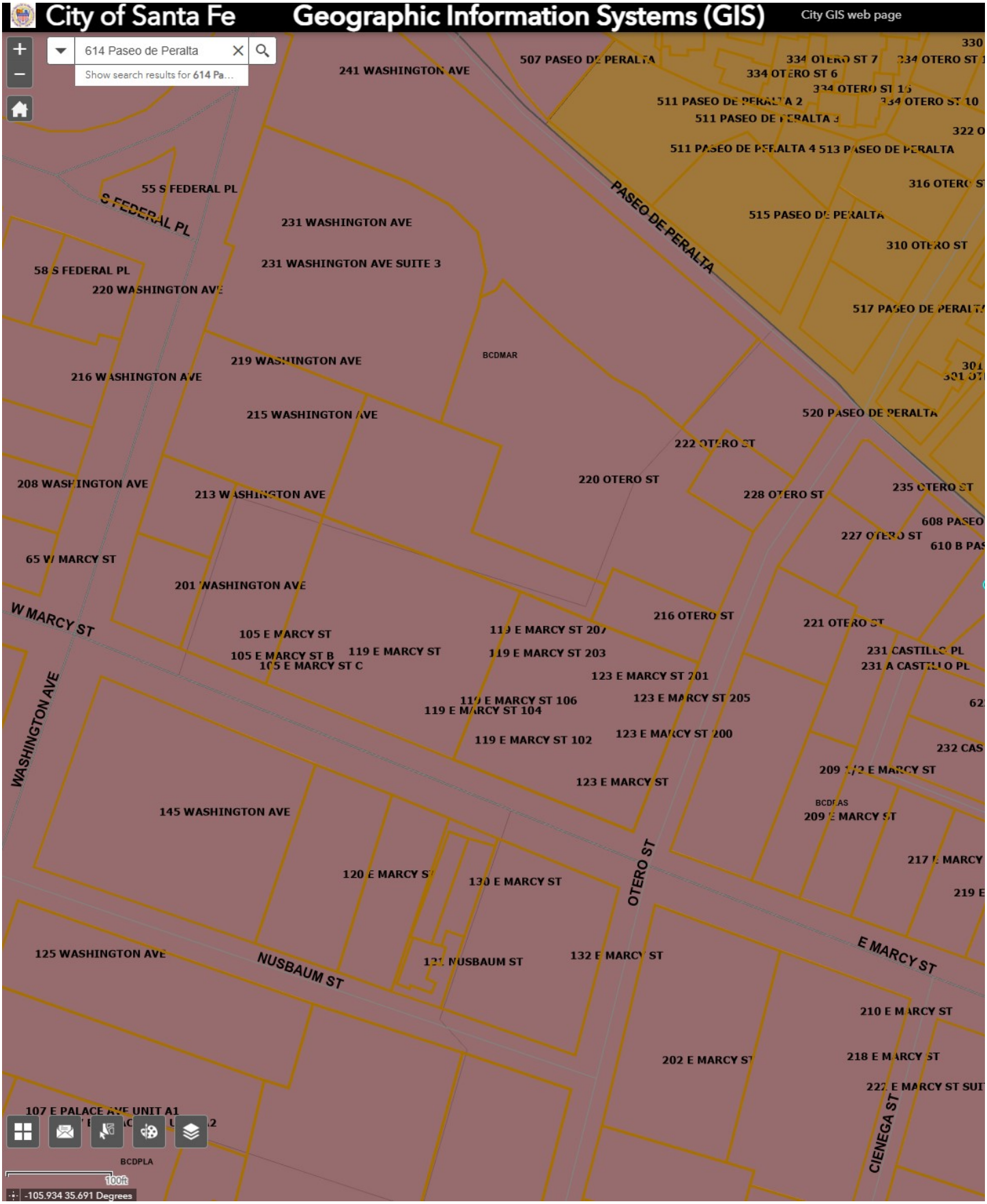
CITY OF SANTA FE
PLANNING & LAND USE

From: LAMBOY, HEATHER L.
Sent: Wednesday, October 30, 2024 5:51 PM
To: Stefanie Beninato <info@nmmediate.com>
Cc: info@havephd-willtravel.com; VENDITTI, CARLY A. <cavenditti@santafenm.gov>; ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>; MOQUINO, GARY S. <gsmoquino@santafenm.gov>; HIBNER, KYLE J. <kjhibner@santafenm.gov>; CLOUSER, REBEKAH E. <reclouser@santafenm.gov>
Subject: RE: Your facts differ from my client's 614 Paseo de Peralta

Good afternoon, Stefanie,

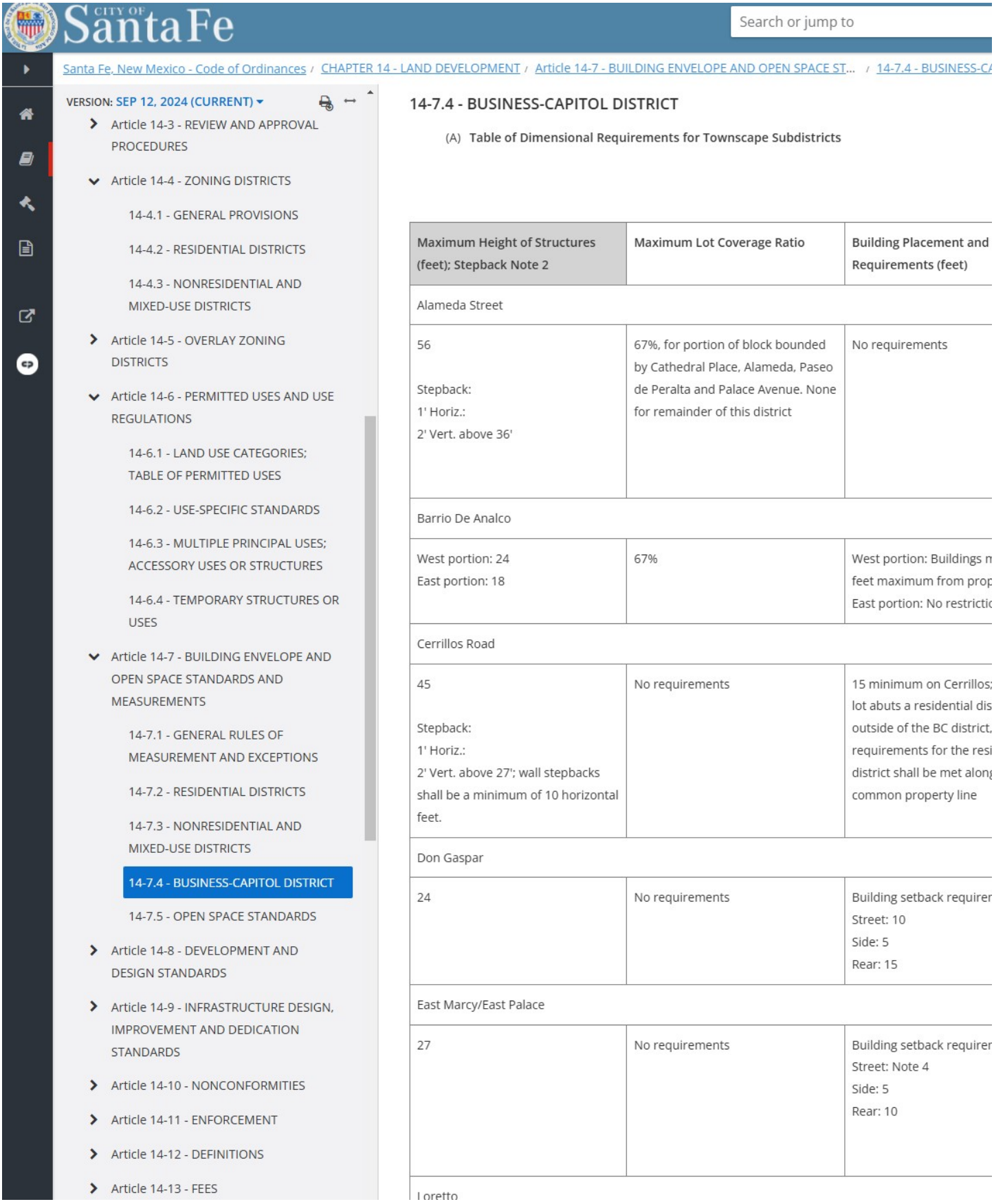
The property was red tagged by Kevin Smith, a citation was given by Anthony Maestas, and finally a citation referring the matter to court was issued (please see file link below with the paperwork).

While Paul may have assisted Ms. Leth-Espensen with scanning some paperwork, she did not do anything further. The first step is to obtain a preliminary zoning review (PZR) to assure that the proposed use and height is permitted in the zone district. The Code reference that Ms. Clouser cited has to do the with Business Capitol District (BCD) zone district standards. We do not accept an application without the PZR form, as that communicates that Current Planning has reviewed the proposal and that there are no zoning issues. The map below is from the City's Geographic Information Systems (GIS) zoning map, a link to which can be found on the City's website: https://gis.santafenm.gov/portal/apps/webappviewer/index.html?id=8cbbefaf87d44d99b4f379564e9f3c83. On a related matter, the Girls Inc property is in an R-2 zone district and not subject to the same standards as the East Marcy/East Palace BCD subdistrict.



As you can see, the subject property is in the Business Capitol District. The subdistrict is East Marcy/East Palace. The BCD has many subdistricts which reflect the unique character of each district; for example,

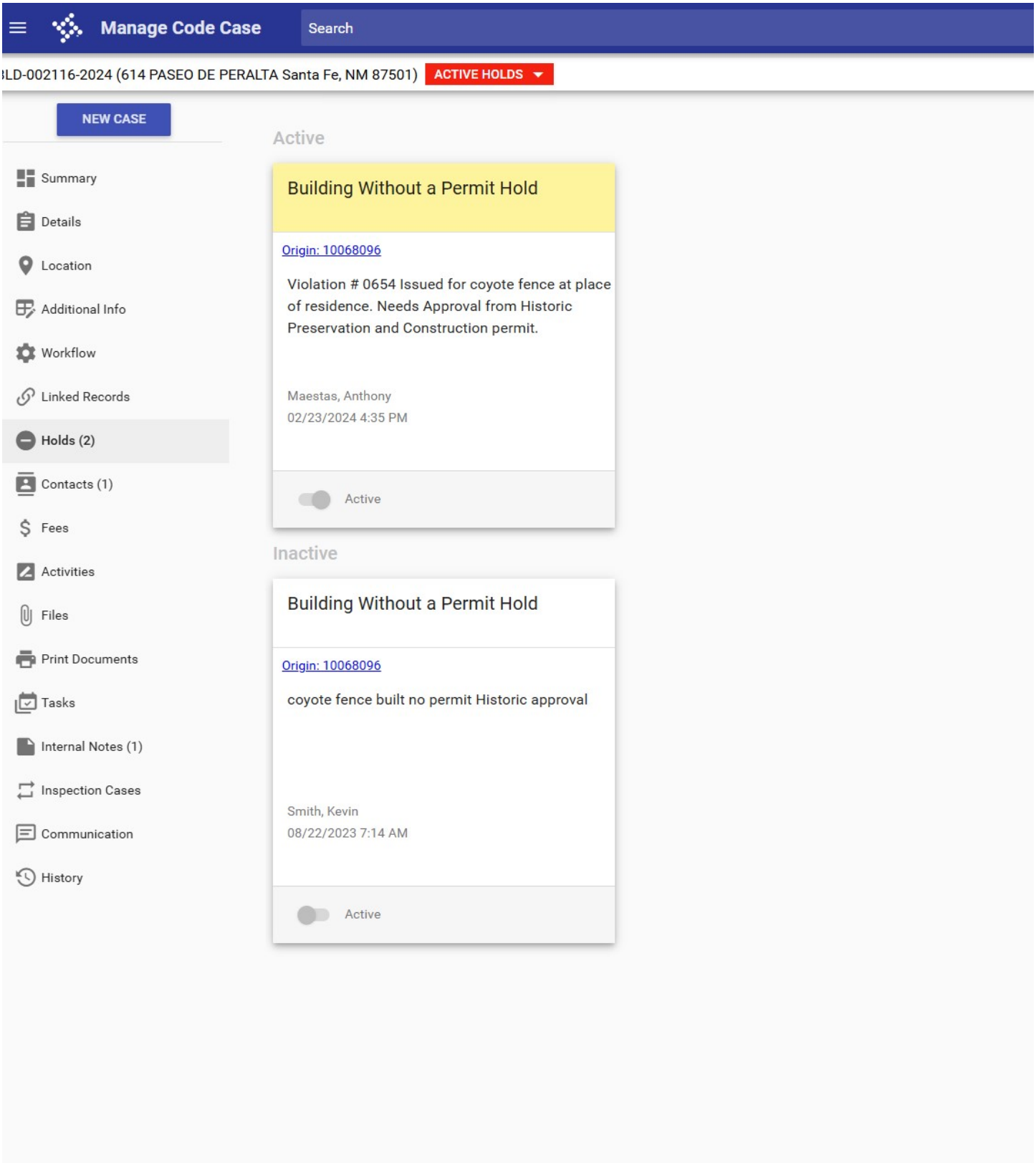
a subdistrict for the Capitol campus, Cerrillos Road, Don Gaspar, etc. The table of dimensional standards for the BCD Zone District can be found in Section 14-7.4(A) SFCC 1987. https://library.municode.com/nm/santa_fe/codes/code_of_ordinances?nodeId=CH14LADE_ART14-7BUENOPSPSTME_14-7.4BUPIDI



Ms. Leth Espensen was originally given a red tag by Kevin Smith (our Zoning Inspector) in August 2023 and January 2024. Anthony Maestas issued a citation on February 23 noting that Ms. Leth-Espensen had

not submitted an application and had not removed the fence. Anthony reinspected on April 26 and the fence remained and yet no application had been submitted. That is when Anthony referred this issue to municipal court. Since then, Assistant City Attorney Kyle Hibner has been processing this case. When the fence was originally constructed in August 2023 Constituent Services received a complaint from a community member, which was investigated and as a result the red tag issued.

Here is a snip from our computer system documenting dates:



We do try to work with applicants so they can come into compliance with the Historic Districts Ordinance. Over the past year, there have been several interactions with Ms. Leth-Espensen with staff as well as with the attorney at municipal court. Mr. Hibner shared with me that the judge most recently requested that Ms. Leth-Espensen make application to the City. As of yet, all that we have processed is a PZR. Even if the Historic Districts Ordinance permits a higher height, the underlying zoning permitted

height of 4 feet still applies; therefore, a variance to the height permitted by zoning (4 feet) will need to be reviewed and acted on by the Board of Adjustment. If a variance is granted, then the Historic Districts Review Board may then review the case.

Finally, you will find the application for a variance on this web page: https://santafenm.gov/land-use/current-planning/application-forms-and-fees.

Here's the attachment as a link for your review:
Citations and Photos 614 PdP.pdf

I hope this helps your understanding of the process and Code standards.

Sincerely,

Heather L. Lamboy, AICP
Director, Planning & Land Use Department
200 Lincoln Ave, Box 909
Santa Fe, NM 87505
(505) 470-5281

CITY OF SANTA FE
PLANNING & LAND USE

Sincerely,

Heather L. Lamboy, AICP
Director, Planning & Land Use Department
200 Lincoln Ave, Box 909
Santa Fe, NM 87505
(505) 470-5281

CITY OF SANTA FE
PLANNING & LAND USE

From: Stefanie Beninato <info@nmmediate.com>
Sent: Wednesday, October 30, 2024 9:04 AM
To: LAMBOY, HEATHER L. <hllamboy@santafenm.gov>
Cc: info@havephd-willtravel.com; VENDITTI, CARLY A. <cavenditti@santafenm.gov>; ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>; MOQUINO, GARY S. <gsmoquino@santafenm.gov>; HIBNER, KYLE J.

<kjhibner@santafenm.gov>; CLOUSER, REBEKAH E. <reclouser@santafenm.gov>
Subject: Your facts differ from my client's 614 Paseo de Peralta
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Heather Apparently my client and her son have a difference of opinion with your staff. I don't see Paul Duran's name on this thread. He is the one who on 1 March 2024 sent Miriam's application in—I believe he helped her scan the documents. See email below
It should be noted that Ms Clousure is citing fence heights for E Marcy and E Palace. This property is not located on either street. It is located on Paseo de Peralta. There is a 4 ft 8 inch picket fence at 618 visible from the street.
Also Ms Leth-Espensen is adamant that her fence was never redtagged. I am not surprised since there are people in my neighborhood who have been reported for unpermitted work and NEVER redtagged such as at 1008, 1023, 1025 Don Diego and 1030 Don Cubero.
My goal is to move this case to a resolution so Ms Leth-Espensen can live there safely.
What is the next step? I would like a clear pathway to resolution—no changes seven months later…like going to BOA instead of Historic…
If it is really necessary to go to the BOA, why was your staff ready to schedule this for a HBoard meeting? Really it seems even with digitalized files the right and left hands in your dept do not know what the other is doing. Please send all necessary applications today to avoid even more delay. I have submitted the PZR application; perhaps you can find the 1 March 2024 H Board application or I can submit a new one. Otherwise please send correct application for variance with instructions.
Thank you
Stefanie Beninato

---------- Forwarded message ----------
From: Robert Kohn <rkohn@outlook.com>
To: Stefanie Beninato <info@nmmediate.com>
CC: Miriam Leth-Espensen <miriamsf@me.com>
Subject: FW: 614 Paseo del Peralta Historic Districts Application
Date: Tue, 29 Oct 2024 23:45:59 +0000
Message-ID: <BL0PR02MB3700C0CD36EF0D5B3F6804D3AC4B2@BL0PR02MB3700.namprd02.prod.outlook.com>

Dear Stefanie,

It is wrong for Heather Lamboy to say that Miriam supposedly caused delays because she supposedly "has not formally applied for a permit." (As stated by Ms. Lamboy in her email sent to lots of people on Oct. 28, 2024.)

Miriam applied for a permit on March 1, 2024. (Please see below.) Would you please consider noting this fact to Ms. Lamboy and her colleagues?

Thank you,
-Rob

From: Miriam Leth-Espensen <miriamsf@mac.com>
Date: Saturday, April 20, 2024 at 8:05 AM
To: Robert Kohn <rkohn@outlook.com>
Subject: Fwd: 614 Paseo del Peralta Historic Districts Application

Sent from my iPhone

Begin forwarded message:
From: Miriam Leth-Espensen <miriamsf@me.com>
Date: March 1, 2024 at 5:02:09 PM MST
To: "DURAN, PAUL A." <paduran@santafenm.gov>
Subject: Re: 614 Paseo del Peralta Historic Districts Application
Thanks for all your help.
Enjoy the week-end.
Miriam
Sent from my iPad

On Mar 1, 2024, at 4:16 PM, DURAN, PAUL A. <paduran@santafenm.gov> wrote:

Hi Miriam,

Attached is the historic districts application. I have sent a copy to the hpdsubmittal@santafenm.gov<mailto:hpdsubmittal@santafenm.gov>

Thank you for coming in today and have a great weekend,

Paul
<614 Paseo Del Peralta.pdf>

From: Stefanie Beninato [mailto:info@nmmediate.com]
Sent: Tuesday, October 29, 2024 5:30 PM
To: 'hllamboy@santafenm.gov'
Cc: 'info@havephd-willtravel.com'; 'cavenditti@santafenm.gov'; 'daesquibel@santafenm.gov'; 'gsmoquino@santafenm.gov'; 'kjhibner@santafenm.gov'; 'reclouser@santafenm.gov'
Subject: New Requirement for 614 Paseo de Peralta

LAMBOY, HEATHER Thank you for city's history of the case. Would you cite the ordinance re BCD height variations by variance? And also what zone is Girls Inc in since it just got an exception to raise the height of its coyote fencing beyond what is allowed by the HBoard. Same concerns as Ms Leth-Espensen.
Thank you
Stefanie Beninato

L. writes:

> Hi Stefanie,
>
> Many of the delays have been caused by Ms. Leth-Espensen. She has not
> formally applied for a permit even though the preliminary contact was
> months prior to Ramon leaving (the meeting was held on September 14,
> 2023). When he did not get timely responses from her, I even reached out
> to Eric Sommer as he was present at the initial meeting.
>
> As she has not done her due diligence, the zoning standards were not
> reviewed until this point. Previously we have only discussed the project
> as it relates to the height standards, preservation and design standards
> of the Historic Districts Ordinance. Chapter 14 clearly states the
> following: Section 14-5.2(A)(5):
>

> (5)Zoning District Regulations
> The property in an historic district shall be subject to the
> requirements, uses, and other regulations of the zoning district of which
> the property is a part, except for height as regulated in Subsection 14-5.2(D).
>
> Typically, the permitted height according to the Historic Districts
> Ordinance is lower than the permitted zoning district height. In this
> case, the BCD standards apply in addition to the Historic Districts
> Ordinance. The only body permitted to vary dimensional standards as set
> forth by the zone district is the Board of Adjustment. If she wants to
> maintain the current height, a variance will be required first and then
> the Historic Districts review board may approve this case.
>
> I am sure that you know that a non-conforming condition (the height of
> the fence she replaced) may not be created again with new construction.
> The non-conforming condition was removed with the removal of the previous fence.
>
> I have included a copy of the email correspondence that Gary and I sent
> to Ms. Leth-Espensen in September 2024 outlining the application process,
> which included the statement that she should apply for her PZR immediately.
>
> Finally, Ms. Leth-Espensen has regularly removed the red tags from the
> fence, which is not permitted according to Code. She has been severely
> deficient in her response to the red tags and citation.
>
> Sincerely,
>
> Heather L. Lamboy, AICP
> Director, Planning & Land Use Department
> 200 Lincoln Ave, Box 909
> Santa Fe, NM 87505
> (505) 470-5281
>
>
>
>
> -----Original Message-----
> From: info@swguides.com <info@swguides.com>
> Sent: Monday, October 28, 2024 10:11 AM
> To: CLOUSER, REBEKAH E. <reclouser@santafenm.gov>
> Cc: info@havephd-willtravel.com; LAMBOY, HEATHER L.
> <hllamboy@santafenm.gov>; VENDITTI, CARLY A. <cavenditti@santafenm.gov>;
> ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>
> Subject: Re: 614 Paseo de Peralta PZR status
>
> CAUTION: This email originated from outside of the organization. Do not
> click links or open attachments unless you recognize the sender and know
> the content is safe.
>
>
> CLOUSER, REBEKAH The client is asking for an exception to the Historic
> standards. She does not want the fence to the accepted height of 4 ft 8

> inches. That is on the PZR application.
> Please can we go forward? This case has been open for over a year and
> delayed because of alleged staff shortages etc. Now it seems that you
> all are not in the loop on why this case is going to Historic.
> Thank you
> Stefanie Beninato
>
>
>
> E. writes:
>
>> Good Morning,
>>
>> Staff has received your legal lot of record for the property.
>> Per 14-7.4(A)-1 Table of Dimensional Requirements for Townscape
>> Subdistricts for East Marcy/ East Palace "Walls, fences, and hedges
>> permitted to maximum of 4 feet."
>> Please lower the proposed fence height to 4'.
>>
>> Thanks,
>> Rebekah Clouser
>> City of Santa Fe Land Use
>> Land Use Planner
>>
>>
>> The City of Santa Fe is initiating a review and update of the Land
>> Development Code, and invites you to participate!
>> Please visit http://www.santafeldcupdate.org/ to learn more, take our
> survey and join the mailing list.
>>
>>
>>
>> -----Original Message-----
>> From: info@havephd-willtravel.com <info@havephd-willtravel.com>
>> Sent: Friday, October 25, 2024 1:48 PM
>> To: VENDITTI, CARLY A. <cavenditti@santafenm.gov>
>> Cc: LAMBOY, HEATHER L. <hllamboy@santafenm.gov>; CLOUSER, REBEKAH E.
>> <reclouser@santafenm.gov>
>> Subject: Re: 614 Paseo de Peralta PZR status
>>
>> CAUTION: This email originated from outside of the organization. Do
>> not click links or open attachments unless you recognize the sender
>> and know the content is safe.
>>
>>
>> VENDITTI, CARLY On Wednesday Dan Esquibel contacted you and sent you
>> verification of the legal lot of record status for 614 Paseo de Peralta.
>> Since that is the only item you pointed out as missing, I was
>> expecting the review to be approved shortly after you received that
>> confirmation. I am trying to make the 28 Oct deadline for the HBoard.
>> Please advise me of status of PZR Thank you Stefanie Beninato
>>

>>
>> A. writes:
>>
>>> Good morning,
>>>
>>> The PZR for 614 Paseo de Peralta is currently incomplete, please
>>> submit legal lot of record for the property so we may move forward with our review.
>>> https://sant/
>>> afenm.gov%2Fland-use%2Flegal-lot-of-record&data=05%7C02%7Creclouser%4
>>> 0
>>> santafenm.gov%7C34c15c891c784dc8bdc308dcf52dfb6a%7C77b69f5a55ed436386
>>> 1
>>> 64867b0bc707f%7C0%7C0%7C638654825426728306%7CUnknown%7CTWFpbGZsb3d8ey
>>> J
>>> WIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C600
>>> 0
>>> 0%7C%7C%7C&sdata=dermLbR4exoKYs4BNzN4W09%2BMFa%2FvrZrOHvdYPPJ%2F58%3D
>>> &
>>> reserved=0
>>>
>>> Thank you,
>>> Carly
>>>
>>> Carly Venditti
>>> Senior Planner
>>> City of Santa Fe
>>> cavenditti@santafenm.gov
>>> Cell: 505.795.0675
>>> Office: 505.955.6656
>>>
>>>
>>> [cid:17ece933-1a05-43f1-9654-eb3fc77f0440]
>>>
>>> The City of Santa Fe is initiating a review of the Land Development
>>> Code, and invites you to participate!
>>>
>>> Please visit
>>> http://www/.
>>> s%2F&data=05%7C02%7Chllamboy%40santafenm.gov%7Ca5c2b9bfcbf24b758eec08
>>> dcf76b1bcc%7C77b69f5a55ed436386164867b0bc707f%7C0%7C0%7C6386572872632
>>> 86508%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJ
>>> BTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C60000%7C%7C%7C&sdata=jhy2ioRmUsp5%2BQqN
>>> vBZLbLDgPVJm7UK9bCJtjwxufsk%3D&reserved=0
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>>> 1
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>>> 1 OSGTZOY8yxAQK7dG%2F0%2BZwJuT8%3D&reserved=0>
>>> to learn more and join the mailing list.
>>>
>>> _____
>>> From: Stefanie Beninato <info@nmmediate.com> on behalf of
>>> info@havephd- willtravel.com <info@havephd-willtravel.com>
>>> Sent: Saturday, October 19, 2024 4:41 PM
>>> To: Land Use Zoning Counter <zoningcounter@santafenm.gov>
>>> Subject: 614 Paseo de Peralta preliminary zoning review work sheet
>>>
>>>
>>> CAUTION: This email originated from outside of the organization. Do
>>> not click links or open attachments unless you recognize the sender
>>> and know the content is safe.
>>>
>>>
>>> Attached please find preliminary zoning review work sheet for 614 Paseo de Peralta.
>>>
>>> The owner built the fence based on bad advice of a contractor and is now seeking a permit.
>>>
>>> Photo attached shows already existing fence that is part of the subject of the permit.
>>>
>>> If you need anything else to complete the application, please let me know.
>>>
>>> I would like to help the owner move forward-she has been working on
>>> resolving the issue for over a year now.
>>>
>>> Thank you.
>>>
>>> Stefanie Beninato
>>>
>>> Agent for Miriam Leth-Espensen
>>>
>>> 505 988 8022
> Stefanie Beninato
> PO Box 1601
> Santa Fe, NM 87504

> 505 988 8022
>

1 October 2024

Historic Design Review Board

Proposal Letter

Coyote Fencing at 614 Paseo de Peralta

The owner mistakenly put up a 5ft 8 in coyote fence based on the advice of the contractor (FabianNava) who installed the fence.

It is made of wood coyote fencing approximately 2 inches in diameter. The frame is 2 3/8 steel vertical bars placed every 4 feet and 1 inch steel pipes for the cross bracing at top and bottom of fence. Bracing is on the inside of the fence as it faces the street. The vertical bars are placed in 2 ¾ inch steel pipes in the ground. On the W side, there is 15 ft of coyote fencing starting at the corner of Paseo de Peralta that is connected by a 5 ft extension to the residence. The elevation drops sharply at this point on the W side. The fence extends the 35 ft length of the property facing Paseo de Peralta with a white-painted, three-foot wide, solid wood gate with a curved top placed approximately midway down that line. The fence then angles behind a utility pole and extends another 60 feet with the elevation dropping at approximately 20 ft from the street. There is a second gate at the lower elevation just where the elevation change occurs on the E side. The fence runs approximately 36 ft past the gate on the E side and attaches to the pre-existing coyote fencing on the lower part of the property. The fence is partially hidden on the E side by the existing picket fence on the neighboring property. Other than the top, it is not visible approximately 20 feet from the street on the E side because of the elevation change.

4/21

614 Paseo de Peralta
Miriam Leth-Espensen, owner

REQUEST FOR AN EXCEPTION TO FENCE HEIGHT
Historic Districts and Historic Landmarks
Height, Pitch, Scale, Massing, and Floor Step backs Exception Criteria

(i) Do not damage the character of the streetscape

Response: The streetscape has a variety of fencing types from stone and solid masonry walls to wood fencing including coyote and picket fencing. There are 8 and 10 ft retaining walls less than half block away at the intersection of Paseo and Otero (NW and NE corners) and several coyote fences across the street.

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

Response: The owner is and has been a full time resident at the address since 1988 and in order to continue to reside there safely needs to raise the fence to its current built height. There have been several 911 calls and a break in at the residence which is located in close proximity to two parks—the Cross of the Martyrs and the Tommy Macione park.
The owner had replaced a blue wood fence with a lower chain link fence that supported the older wire fencing in 2003. However with the increase in trespass and robbery at her residence, the owner felt her only recourse was to replace the damaged wire fencing with a fence made of stronger material that will deter unwanted entries.
The coyote fencing will be also be easier to maintain given the heavy barrage of salt that it gets in the winter due to the location of the residence at a curve and its extreme proximity to Paseo

(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 streetscape has a variety of fencing types from stone and solid masonry walls to wood fencing including coyote and picket fencing. The increased height will allow the continued use of the structure as a residence since it will increase the owner's personal safety and decrease maintenance costs.

(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: Other structures have more setback from the street. This lot lost most of its setback when Paseo de Peralta was created in the 1960s. Additionally this

614 Paseo de Peralta Murami letter - Espensen
Request for Exception

structure is the only one that still serves as a live work space which has been the historic use of these homes since the 1960s.

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

Response: The owner is not responsible for the rise in property crime and drug use. Her property is located near two parks which at times serve as magnets for these types of behavior

(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 owner understood from the contractor that if she kept the fence below six feet, she would not need a permit. She deliberately kept the fence to 5ft 8 inches for its entire length whether on the street or on a side line. It is the minimum she feels will deter entry onto her property from Paseo. The type of material being used is compatible with the existing streetscape. There are fences and walls in close proximity that are or will be higher

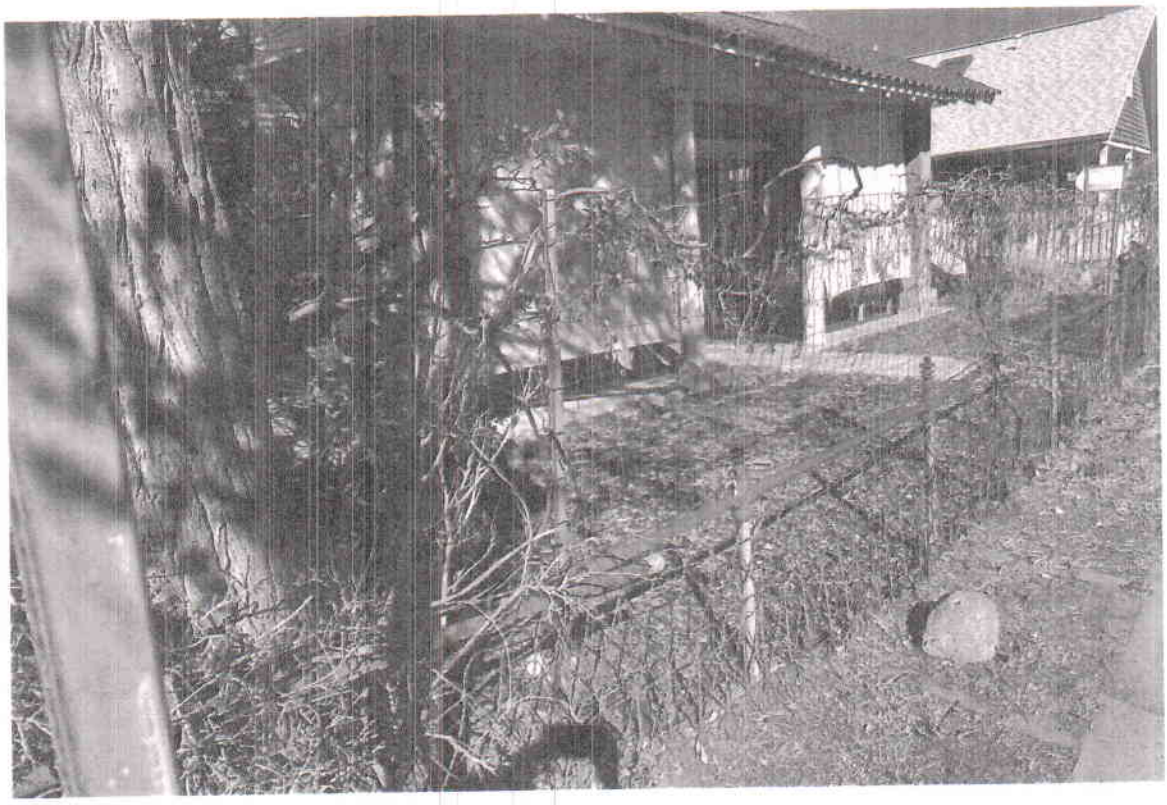
6/21

614 Paseo de Peralta
Miriam Beth Espensen



Original fence in 1988 when I moved here

614 Acequia Madre
Miriam Leth-Espensen



Original wire fence supported by newer wire fence behind

8/21

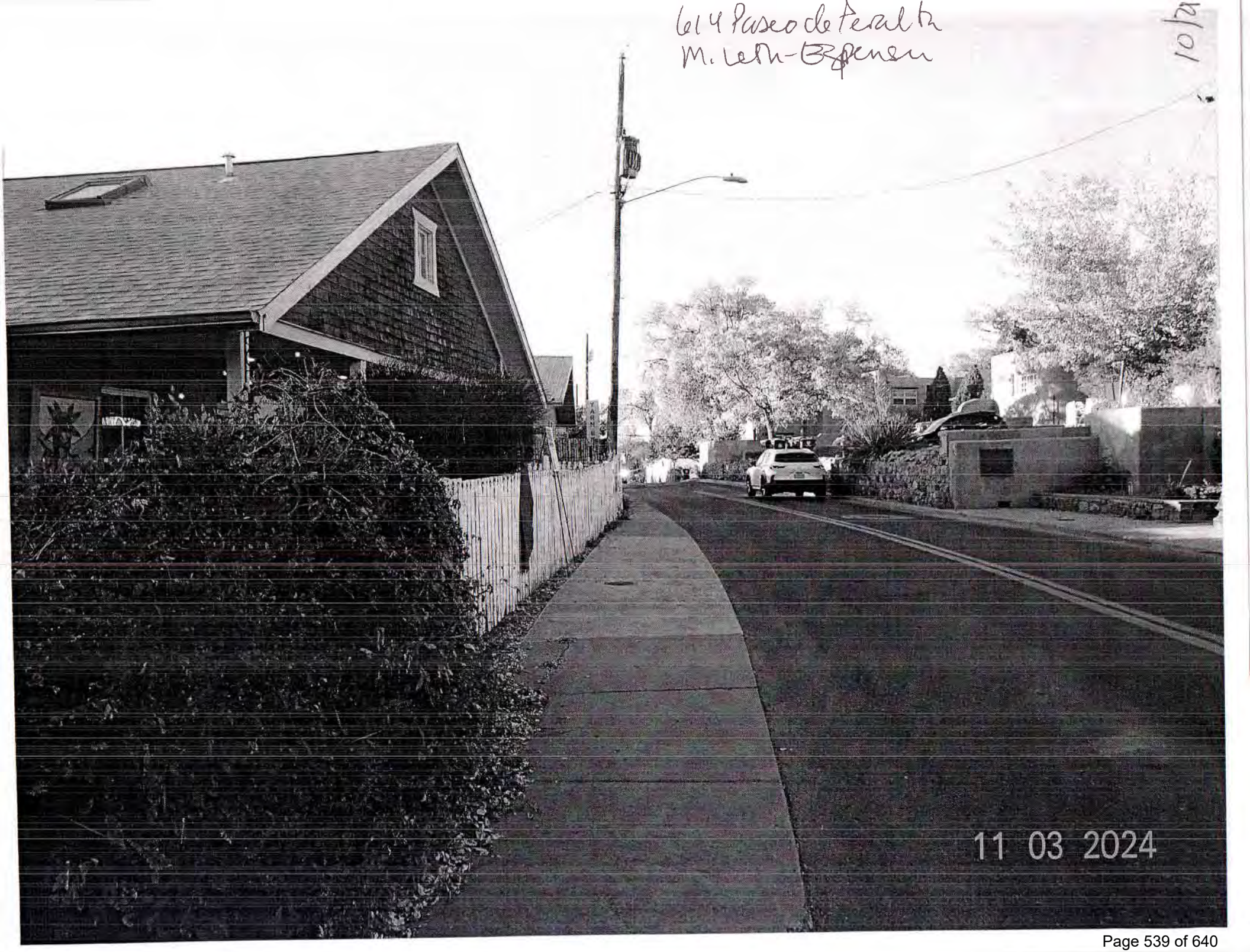
614 Paseo de Peralta
~~Exhibit IV~~

My new fence Miriam Leth
Espensen

5' 8"

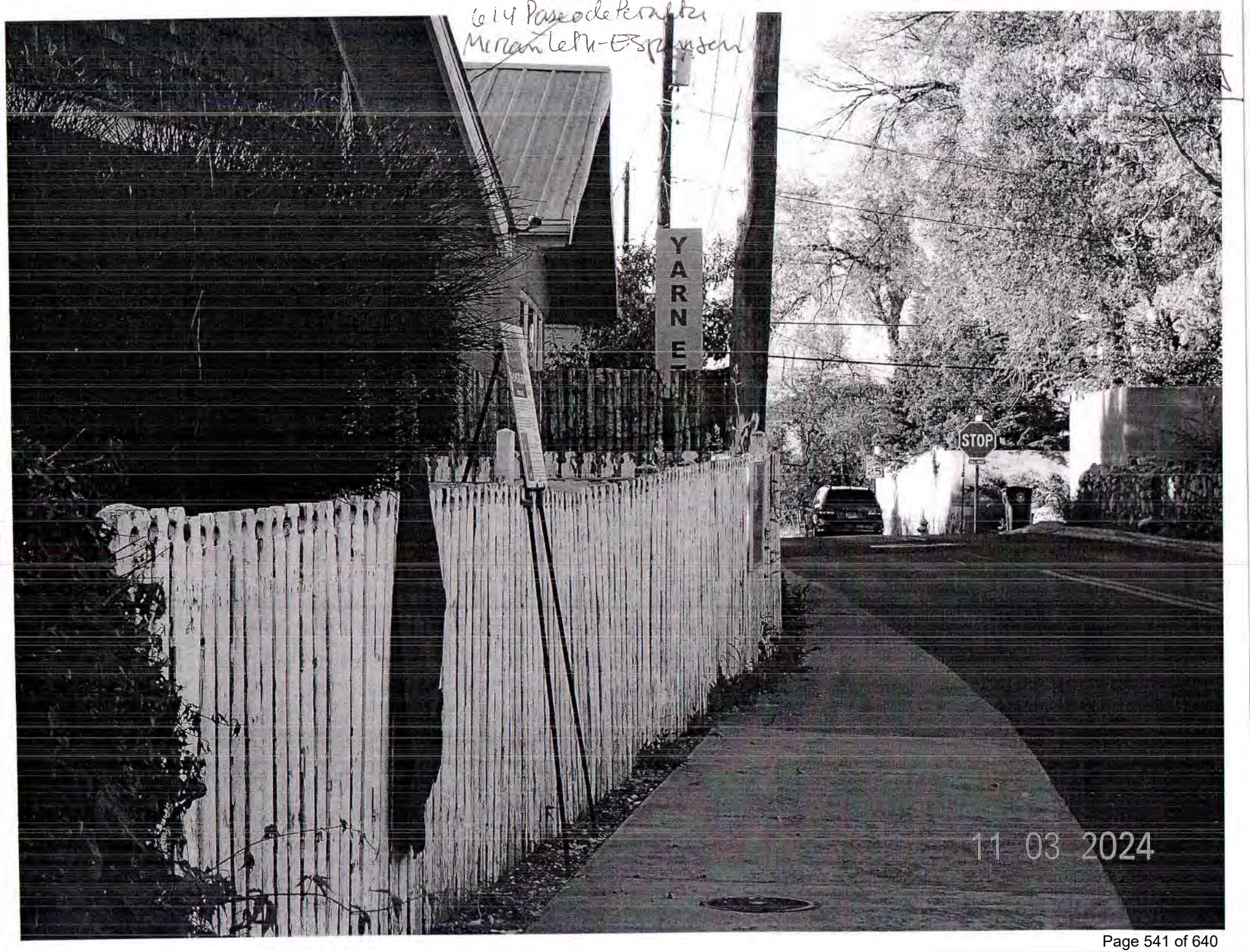


9/21


614 Paseo de Peralta
M. Lehn-Bjensen
10/24
11 03 2024


11 03 2024

614 Paseo de Peralta
Miriam Leth-Espinosa



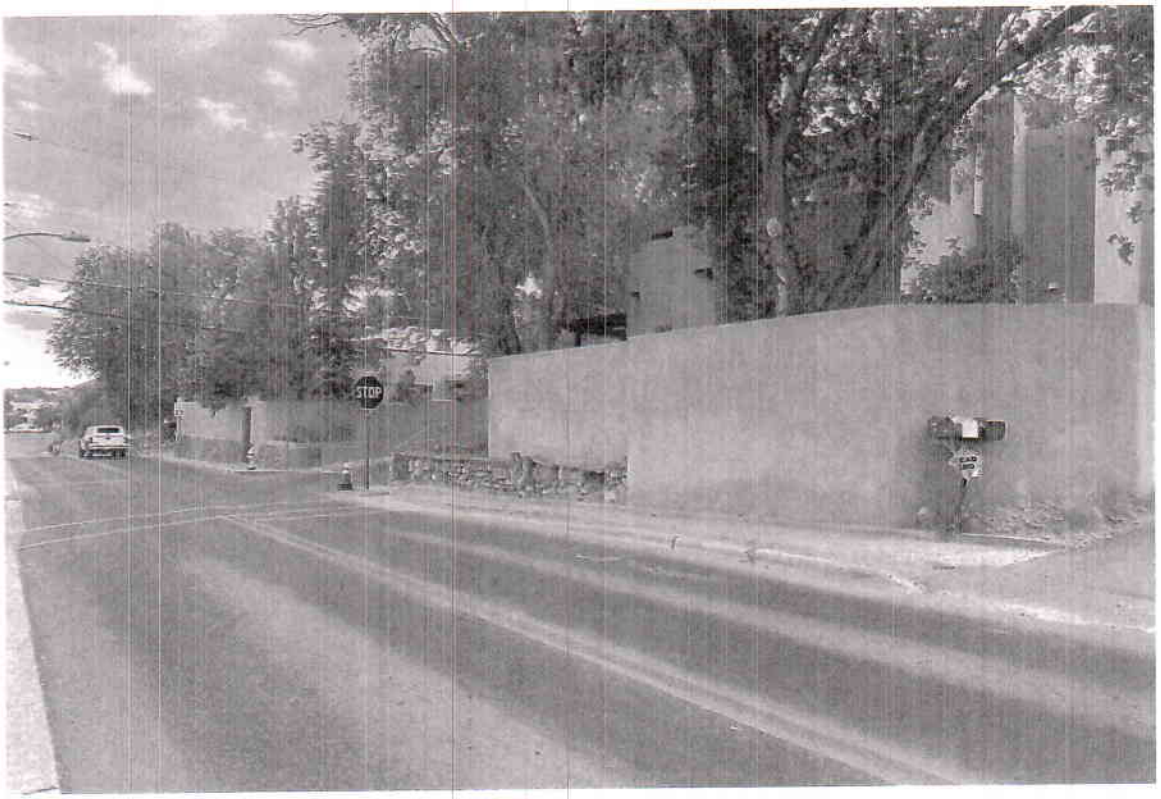
614 Paseo de Peralta
M. Leth-Espensen

13/21




614 Paseo de Peralta
M. Leth Espensen
11 03 2024

614 Paseo de Peralta
Miriam Leth-Espensen



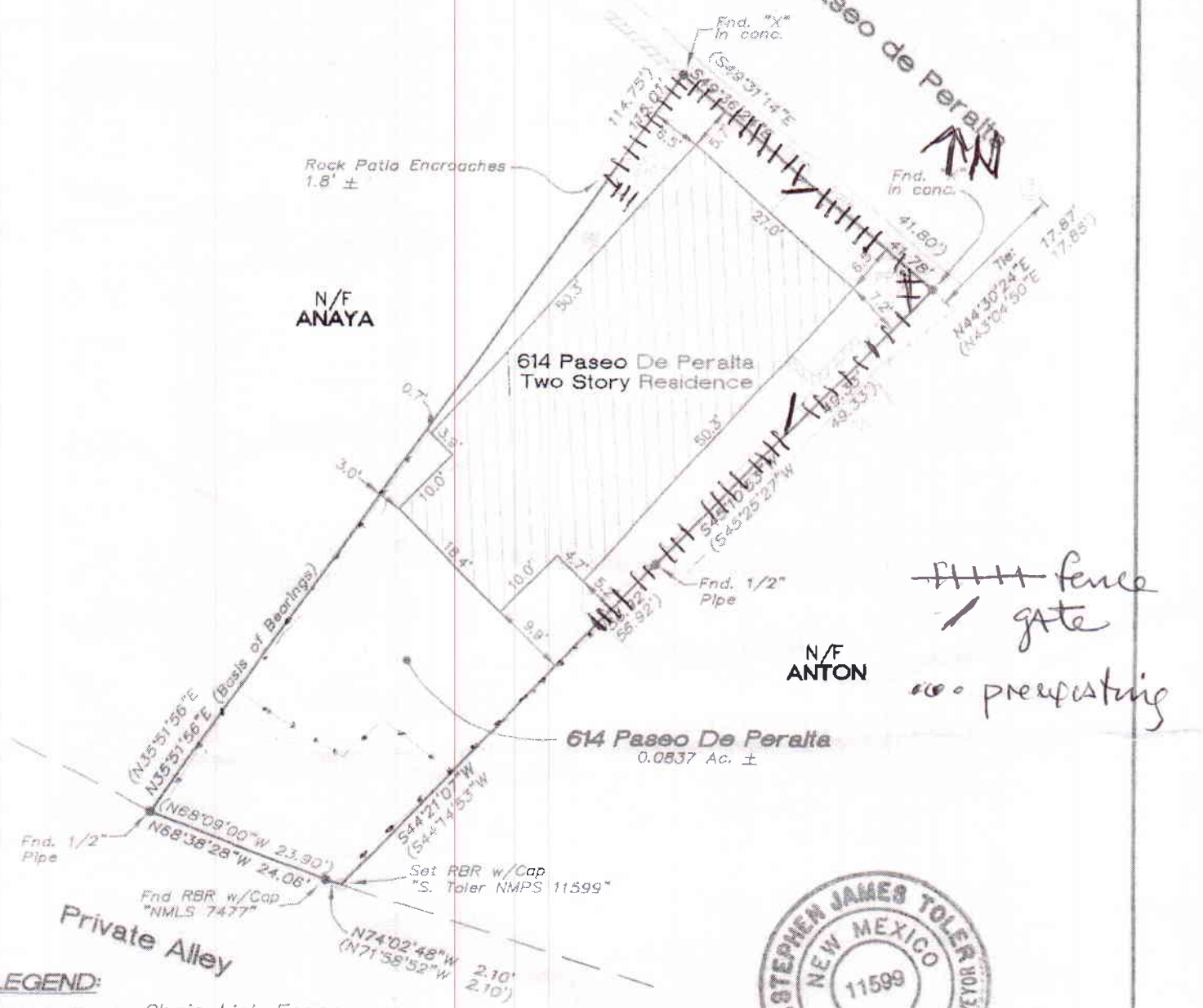
concrete wall/corner of Peralta and Otero 10'

614 Paseo de Peralta
Existing + Proposed Site Plan (Already built)

Boundary Survey Plat for

Santa Fe School of Weaving
Miriam's Well
Fine Arts Gallery

614 Paseo De Peralta
City and County of Santa Fe, New Mexico
July, 2003



STEPHEN JAMES TOLER
NEW MEXICO
11599
REGISTERED PROFESSIONAL SURVEYOR

LEGEND:

- = Chain Link Fence
- = Coyote Fence (EXISTING 2003)
- = Stucco Wall
- = Sanitary Sewer Manhole
- = Power Pole
- = Gas Meter
- = Found Monument as Noted
- = Set Monument as Noted

NOTES:

1.) Bearings shown hereon are referred to the westerly boundary of the subject property per the Plat of Survey of said property filed 2/26/87 in Book 171, Page 032 as Document No. 615,823.

16/21

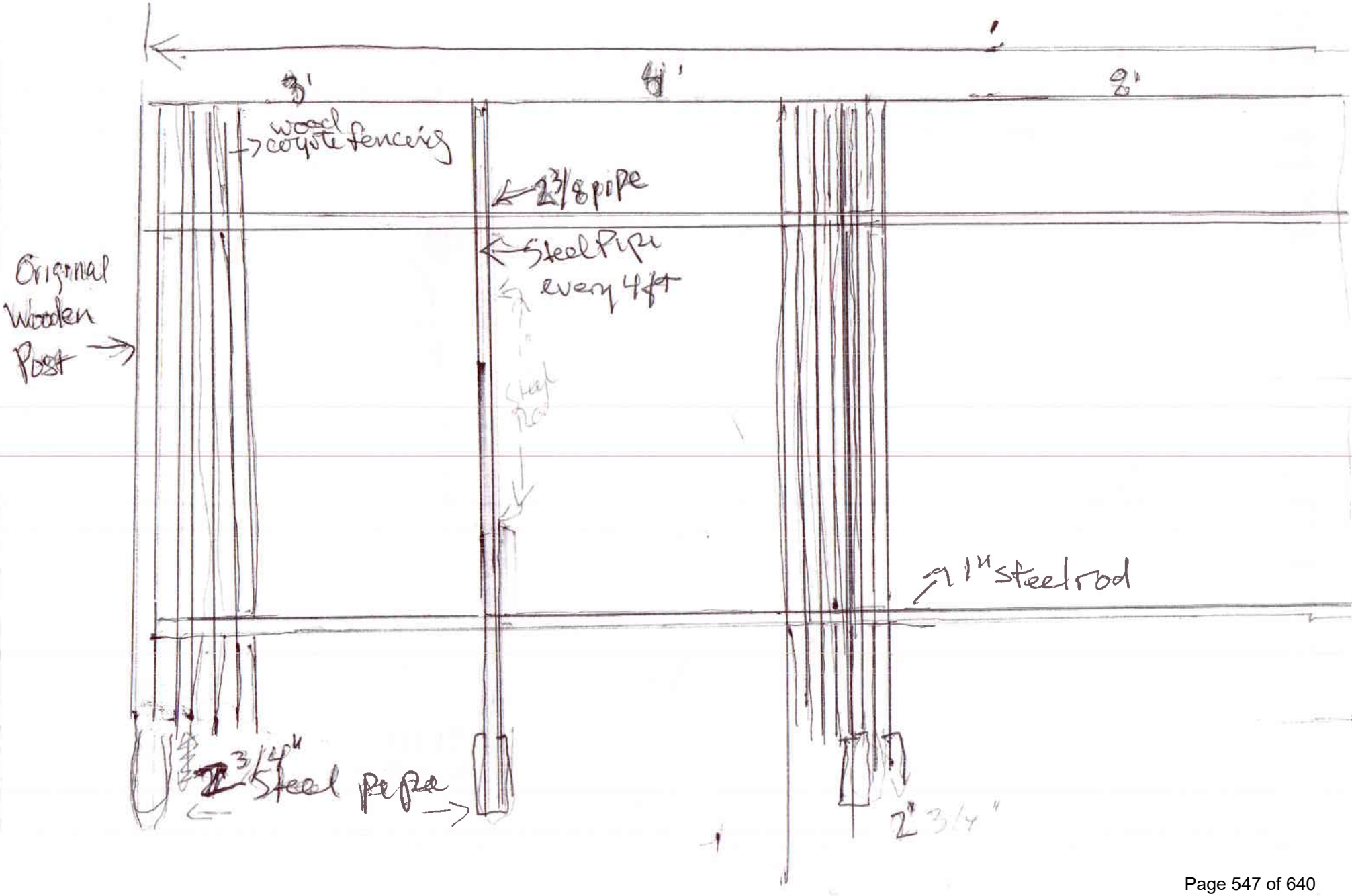


location map of fencing shown

Typical Fence Elevation (Inside View)

614 Paseo de Peralta

Miriam Leth-Espensen



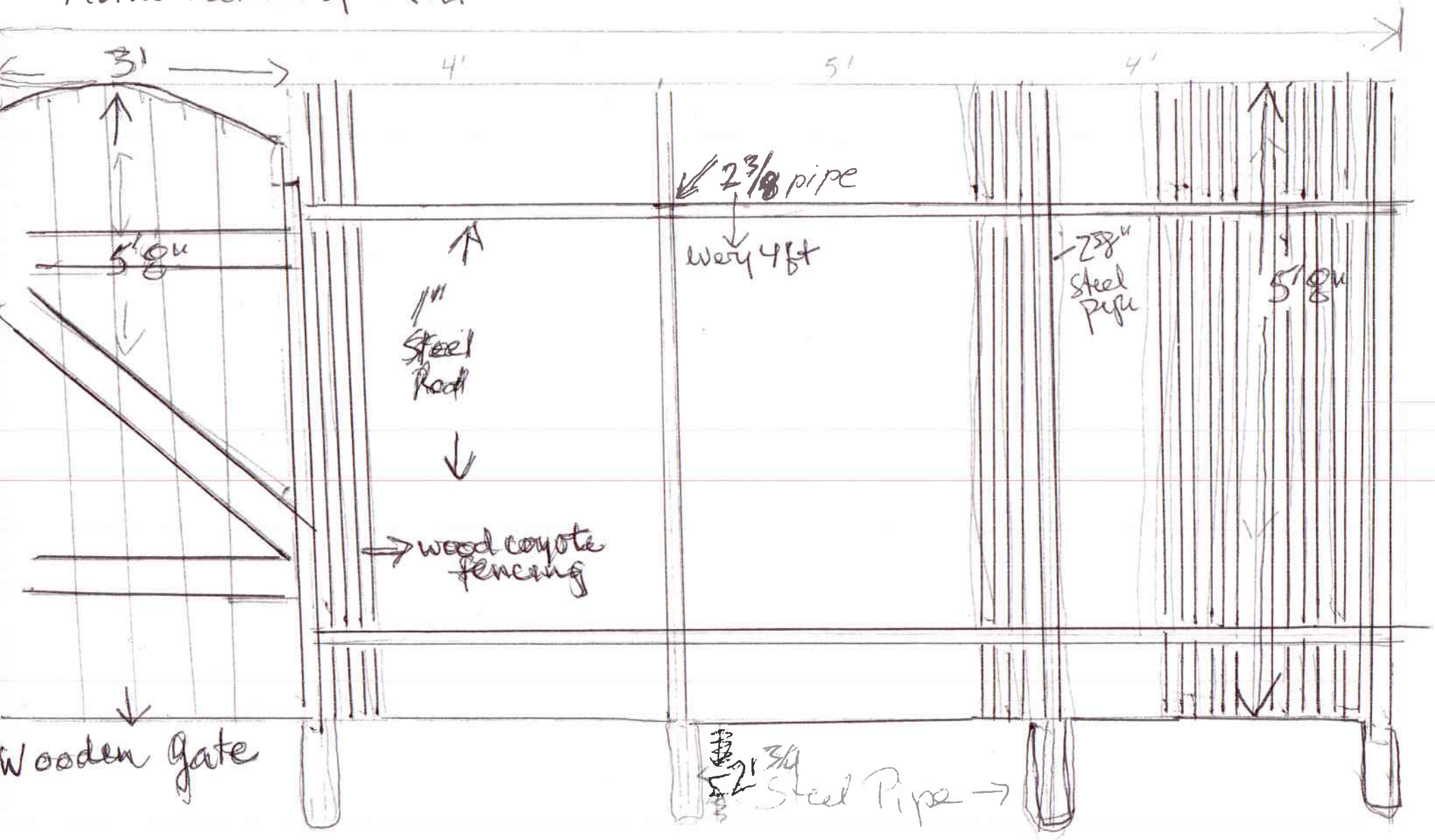
614
Paseo de Peralta

HDRB

19/21

Typical Fence Elevation w/ ~~Gate~~ (Inside View)

Merriam Leth-Espensen



letter from owner to planning staff

From: **Miriam Leth-Espensen** miriamsf@mac.com
Subject: The fence
Date: August 18, 2023 at 9:25 AM
To: Lani J. Mcculley ljmcculley@santafenm.gov
Cc: Miriam Leth-Espensen miriamsf@me.com

Good morning!
I couldn't fall asleep last night, till I remembered why I thought, I did not need a permit for the Peralta fence.
When I came in 1988, there was a wooden fence on my Peralta property, it was natural wood. After a couple of years the fence started to deteriorate, in part because when it snows and the city truck sprays salt on the street, it sprays the nasty salt mixture onto my fence. So, for a couple of years in the spring I would clean it off, and then I began painting it white to make it look nice. I finally had enough and thought that if I replaced it with a coyote fence, which I wouldn't have to paint.

I did go to the permit office to make sure that was ok, and I was told that as long as the new fence did not exceed the old one in hight, I did not need a permit. As it turned out I could not afford the coyote fence at the time with two kids still in college, so I opted for the cheap wire fence.
I don't remember exactly how many inches the wooden fence measured, but it was tall enough, so I didn't need curtains for privacy and similar in hight to the new fence.

The rules may have changed since that time, and I should have checked back. I apologize.
I hope everything will turn out okay, because in addition to aesthetics, I also have security concerns. In the second picture I sent you see a large police presence. There are regular 911 calls from this area. I myself had to call three times during COVID, and before that several times, including when I was robbed at by home.

Thank you for your help and consideration.

Miriam

20/21

614 Paseo de Peralta
Miriam Leth-Espensen owner
HDRB Application Supplement
TIME LINE ACCORDING TO OWNER's DOCUMENTATION

Ms Leth-Espensen (Miriam) hired Fabian Nava in August 2023 to build the fence. Nava, holding myself out as a licensed contractor, assured Miriam that she would not need a permit if the fence was under 6 ft tall. She chose to make it 5 ft 8 inches.

The first LUD meeting was with Eric Sommer who accompanied Miriam to the meeting, Lani McCullen, Ramon Sarason and one other member from zoning on 9/14/2024. Mr Mann, Miriam's neighbor, filed a complaint about the fence. This meeting was in response to the complaint. At that meeting Miriam was told by Lani that coyote fences visible from the street were not allowed in the Historic district and the only fencing in that area that would be allowed was a 4'6" white picket fence.

Anthony Maestas inspected the fence and told Miriam not to change the current fence without a permit because it would cause a lot of trouble. Miriam received 2 red tags by mail dated 2/23/24 and 4/17/24 from Mr. Maestas following his inspection. NO redtag was ever posted on the property and Miriam did not remove any redtag.

After the first redtag by mail, Miriam met with Paul Duran who helped her with the application form (Email 3/1/2024). The email from Mr. Duran indicates that a 48" coyote fence was ok without a permit and at that time he also told Miriam what documents to prepare for the application.
Mariam prepared the documents but was told by Mr. Duran not to bring them in until a planner was assigned and that a planner would be assigned shortly. 3/8/2024 email.

Miriam and her son Rob Kohn met with Gary Moquino on 5/15/2024 following her court appearance in municipal court when she pleaded not guilty to the criminal charge the city lodged against her for construction of the fence. Again Gary Moquino assured them a planner would be assigned shortly. Gary Moquino told them he could administratively approve a 6 ft high white picket fence.

Miriam hired Stefanie Beninato as her agent on approximately 9.26.2024 when there was no movement by the city to assign a planner and resolve this issue.

Beninato requested a planner for the case and followed up with the LUD (9/30/2024 email) on the matter and was assigned HDRB staff, Lani McCulley in the beginning of October 2024.

Beninato submitted the PZR on 10/21/2024 and was told on 10/23/2024 that the case would have to first go to the BOA and that dual approval was needed.

After speaking with Beninato on 11/1/2024, the LUD agreed to have the HDRB decide the case first and then send it to the BOA. The HDRB application was submitted on 11/11/2024

21/21

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

memo

DATE: **December 10, 2024**

TO: **Historic Districts Review Board Members**

FROM: **Lani McCulley, Senior Planner, Historic Preservation Division**

2024-009479-HDRB, 710 Canyon Rd., Downtown & Eastside Historic District, Contributing, Conron & Woods Architects, agent for Anna Marie Hamilton, owner, proposes to remove a portion of the portal, raise parapets, relocate a door, re-roof the portal and residence, replace skylights and canales, stucco, and hardscape. An exception is requested to 14-5.2 (D)(6) to replace the roof not in-kind.

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
	__x__ Other: exception criteria

STAFF RECOMMENDATION:

Staff finds that the exception criteria have not been met and recommends denial of the exception to replace the roof not in-kind. Otherwise, staff recommends approval of the applicant's requested items 2-11 (see Applicant Request) as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards. Two motions will be required in this case.

Sample motions:

a. Approve or deny the exception to 14-5.2(D)(6) to replace roof materials not in-kind.

b. Approve or deny Case #2024-009479 to allow those alterations to 710 Canyon Road that

do not require an exception.

Should the Board deny the exception request, the applicant shall return to the HDRB with an alternative proposal for review and approval prior to proceeding to building permit.

BACKGROUND & SUMMARY:

The commercial property at 710 Canyon Road includes two structures. The front building faces the street and was constructed before 1912. The front building is contributing to the Downtown and Eastside Historic District. The back building was built in 1988 and is non-contributing due to age.

The front structure is a square structure with thick adobe walls and a pitched brown terneplate metal roof. The northwest corner has a long narrow 1973 addition. The south elevation ground level features an addition which according to the Historic Survey was constructed between 1966 & 1973. The addition is constructed with a flat roof and frame with a single glazed door opening near the west end. A portal traces the edge of the addition and continues along the east side of the wing. The owner believes the portal most likely was constructed as part of the 1987 approval; however, the case file is not available for confirmation.



Existing Roof Material

In October 2024, the HDRB assigned the north elevation as the primary façade due to the craftsman influence of unpainted patterned shingles, narrow wood windows, knee braces, pediments, terneplate roof, and thick adobe walls.


Figure 1: North Street Facing Elevation: Primary Facade

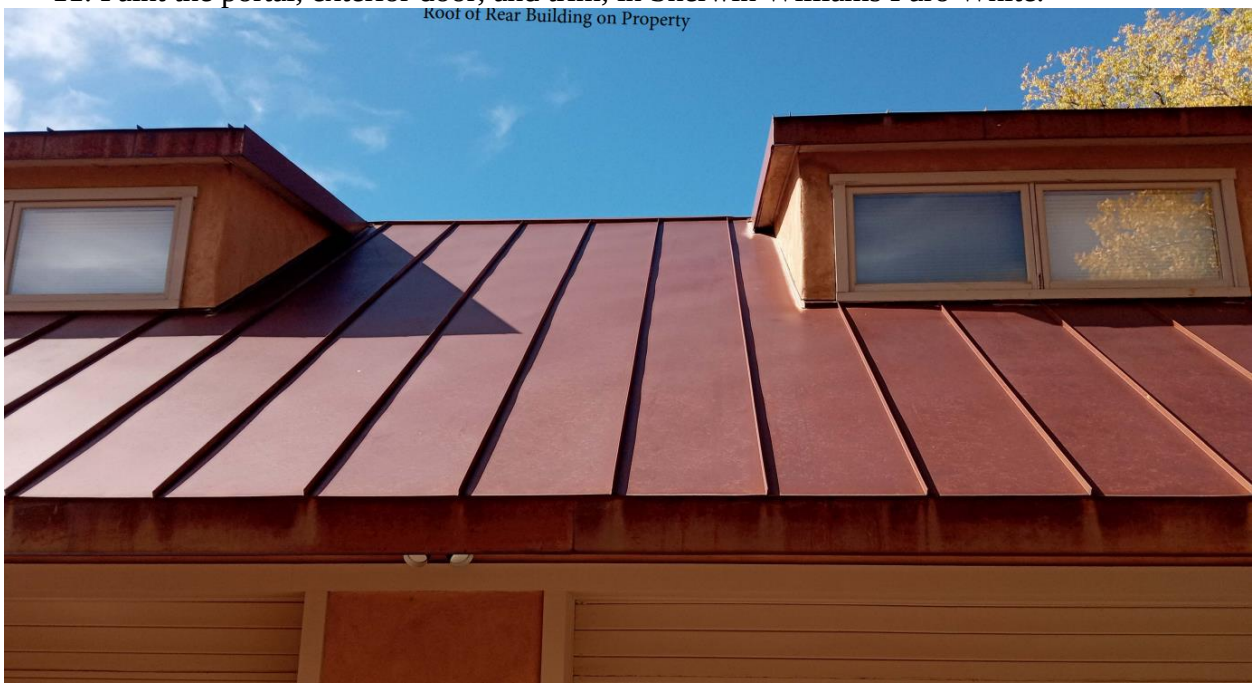
APPLICANT REQUEST:

The applicant now proposes the following exterior alterations:

1. Replace the 3,475 sq. ft. of existing terneplate or crimped metal roofing with a standing seam roof in reddish brown color. An exception is requested to section 14-5.2(D)(6) to replace the roof in a material that is not in-kind.
2. Demolish approximately 323 sq. ft. of the south portal. The eastern portion of the portal will remain. The southern portion will not be reconstructed. It is being removed to protect the building from damage from the significant tree and to save the tree.
3. Relocate the door of the south façade to the west so that it will be under the remaining portion of the portal.
4. Replace the concrete flooring throughout the portal area (both the remaining portal and the removed portal section) with flagstone (fossil creek) flooring.
5. Raise approximately 62 linear feet of the south parapet to a height of 24" above the roof to conceal skylights.
6. Replace the 1,755 sq. ft of existing roofing of the building flat roof area and remaining portal to be removed to decking (damaged decking to be replaced) and replaced with tan colored TPO roofing system.
7. Existing canales on the south and east of the structure will be replaced with new wood, metal lined canales/ scupper Painted to match Buckskin stucco.
8. Replace white dome with aluminum frame skylights in the northwest wing with one 24” X 24” and two 24” X 48” white dome with aluminum frame on 8” curbs to match the existing. The tops of the skylights will be approximately 18” above finished roof and will not be publicly visible.
9. Replace six 24” X 48” white dome with aluminum frame skylights on the southern addition of the main building with three 36” x 120” pyramid skylight with white glazing and aluminum frame on a 12” curb. The tops of the skylights will be approximately 20” above

the finished roof. The skylights are to the rear of the building and will not be publicly visible.

10. Re-Stucco with El Rey cementitious "Buckskin" to match the existing stucco.
11. Paint the portal, exterior door, and trim, in Sherwin Williams Puro White.



Proposed Roof Material

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2 (D)(6): Staff requests an exception to replace the roof with a material that is not in-kind.

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

Applicant Response: Changing from the existing crimped roof to a standing seam roof will not damage the character of the district. There are several structures in the immediate area. (610, 662, 725 Canyon Rd.) as well as throughout the district using a standing seam roofing system.

Staff Response: Staff agrees with this response. There are several pitched roofs on Canyon in this streetscape that have standing seam roofs in browns and reds.

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

Applicant Response: Using a standing seam roofing will prevent hardship to the Owner due to the 3V crimped metal roofing panel are not available. Speaking with metal roofing representatives, the recommendation I received was to go with a 5V crimped panel (available) or standing seam panels. The Owner would prefer to match the roofing (standing seam) of the other structures on the lot.

Staff Response: The Applicant has not addressed this approval criteria. While the 3V crimped is not available, a similar product the 5V crimped is available and would more closely matched the style and material of the existing roof.

(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: Options for other types of roofing were reviewed and discouraged due to wanting to keep in line with the other structures on the lot. Other types of roofing such as granular roll roofing as seen 545, 622 & 802 Canyon Rd or shingles as seen on 403 Canyon Rd. would change the overall look of the building. The metal roofing would work better in keeping with the historic value of the building.

Staff Response: The heterogenous character of the city is built upon the diversity of materials and styles on individual lots, among adjacent lots and along streetscapes. While staff understands that a metal roof is more in-keeping with other buildings of the property, the terneplate 3V crimped roof is a component of the building's contributing status and while that exact material is not available the closest available option or the 5V crimped roof would be more in-keeping with the current style of the roof and strengthen and maintain the heterogeneous character of the city.

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	**Name**	**Initials**
Department Director	Heather Lamboy	HLL
Assistant Department Director	Maggie Moore	MRM
Planning Manager	Gary Moquino	GM
Planner Senior	Lani McCulley	LMcC

City of Santa Fe

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

PROJECT DESC: 2024-009207-HDRB, 710 Canyon Rd., Downtown & Eastside Historic District, Contributing, Conron & Woods Architects, agent for Anna Marie Hamilton, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure.

CASE NUMBER: 2024-009207--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 710 CANYON RD
Santa Fe, NM 87501

CONTACTS:

Applicant	CONRON AND WOODS ARCHITECTS	1222 LUISA ST STE A SANTA FE, NM 87505
Property Owner	Anna M Hamilton	

BOARD ACTION

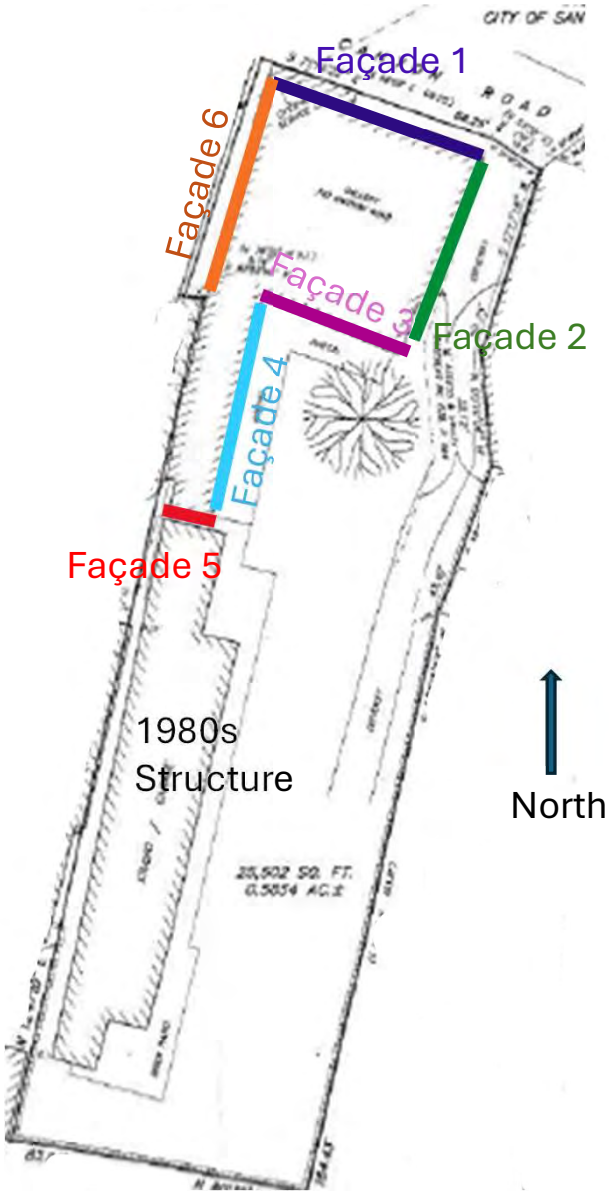
This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Oct 22, 2024. The decision of the Board was to retain the status as contributing to the Downtown and Eastside Historic District and to designate the north elevation or facade 1 as the primary facade.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

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.**


Façade 1
Façade 6
Façade 3
Façade 2
Façade 4
Façade 5
1980s
Structure
North
Recommended
Primary
Façade:
North or
Façade 1

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 20, 2024; Revised September 23, 2024

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

1. Name of property:

Tantalus
Seferino and Paulina Alarid House
Jean Seth Canyon Road Art Gallery
Juan Hamilton – Private Gallery

2. Location:

710 Canyon Road
Downtown and Eastside Historic District - Santa Fe

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

4. County: Santa Fe
Parcel # 12554880

5. Property Type:
_x Buildings: 1 house/gallery & wing
__ Structures:
__ Site __ Object

6. Date of Survey:
August 26, 2024

7. Previous Survey Date(s):
__Yes:
__ No: No previous survey located

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6807268,-105.9284561



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of north (Canyon Road) elevation. Camera facing south.

11. Brief Description of the Property:

The property consists of a rectangular 0.6-acre parcel running from north to south. It includes the Front Building, a former house, and a separate structure, the back building, built in the 1980s which contains an apartment, a laundry room, and a six-car garage. This survey only covers the front building and its wing.

Continued on Page 5.

12. Who uses the property? Private gallery

13. Construction Date:
Date: Before 1912
_x_Known __ Estimated Source: **1912 King's map**

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

15. Relationship to Surroundings: __ Similar _x_ Dissimilar – Gable-front form
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 may not be 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: Conron & Woods Architects

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

Current owner: Juan and Anna M. Hamilton Revocable Trust, Et Al.

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: Front Building __ Non-contributing _x_ No Status: 1980s Back Building
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
Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	710 Canyon Road Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe 5. Date of Survey: August 26, 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 _x_Wood: Shingle: gable face

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: __1 _x_11/2 __ 2
__ 21/2 Other:_____

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

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Casement	Wood	1	1
Casement (grouped)	Wood	1	2
Casement (grouped)	Wood	6/1	1
Casement (grouped)	Wood	6	1
Casement (grouped)	Wood	8	1
West elev.? (grouped)	Wood	2/1 ?	1
Hung Sash	Wood	1/1	1
South elev. Attic (grouped)	Wood	1	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	Full Light	Wood	3

Based on visibility and access during survey.

12. Chimneys _x_ N/A

13. Porches __ N/A
Type: __ Entry __Partial-Width __Full-Width _x_ Wrap: L-Shape

14. Other Significant Features N/A

15. Modifications: x __ No known modifications
1. Various modifications of façade details and window heads; post-1913; historic photograph
2. East elevation ground level addition c.1967; aerial photographs
3. Modification of wing; starting in c.1967 and continuing into 1990s; aerial photographs, architectural drawings, and material and visual evidence
4. Removal of west door of front façade and filling in of opening; 1983 photograph

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 with Craftsman gabled roof

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

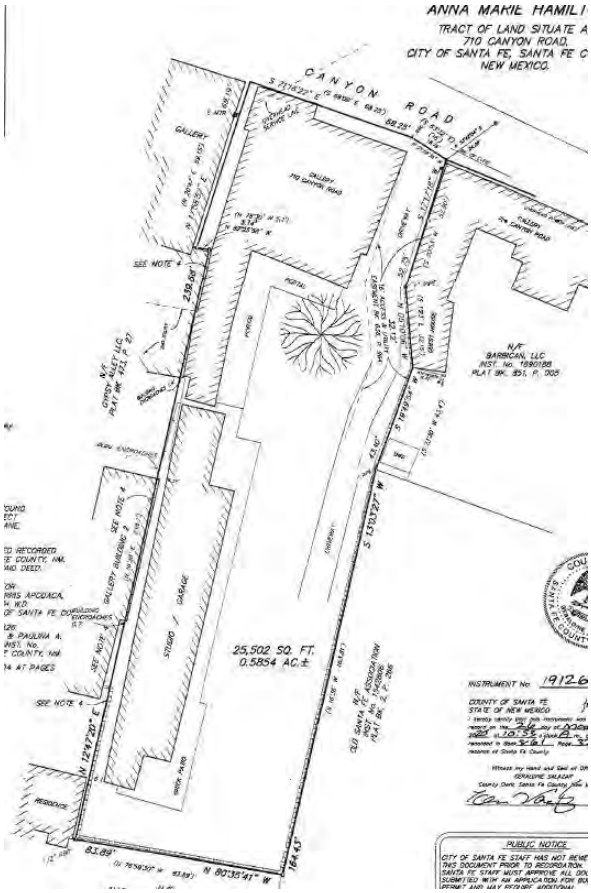
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties: 1980s back building

Are associated properties eligible for listing:

19.Site Plan: Portion of 2020 survey plat. Courtesy of Del Rio Surveys, Inc..



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Architectural Description Continued

<u>Front Building</u>

The main building facing Canyon Road is a thick adobe-walled square with a pitched roof, which was likely added after the original construction. Attached to it is a long section, the wing, that historically contained separate rooms. The front building was probably built in the early 20th century, but its back has been modified in recent decades. There have also been changes to its facade, mainly involving the removal of a door and architectural details. It contains a gallery, a kitchen, and two restrooms. None of the original residential spaces remain. The wing has been more modified with new walls, a roof, and a non-historic entryway

North (Façade) Elevation

The front of the building overlooks Canyon Road and features a wide, medium-pitched gable roof with a Craftsman influence (Photos 1 & 2). This style is characterized by unpainted patterned shingles, knee braces, and grouped 6/1 narrow wood windows in the attic. The ground-level portion of the house is quite different in style. It has thick adobe walls with a few openings containing pedimented windows and one door. At the east end of the building, there is an inset porch lined with stout square posts.

The opening at the west end holds three 8-light wood sash set deeply into the wall (Photo 3). The windows have a narrow muntin pattern; it is unclear if they are original. A historic photograph of the building from around 1913 shows what appears to be a narrower opening at this location, without a pedimented head (Figs. 2 & 3). Adjacent to the window stood a door that has since been removed, with its opening filled (Fig. 11). The portal has a door and window set near the east end. These comprise a full-light door and a 1/1 hung sash window. Both are surmounted by pedimented heads (Photos 5 & 6).

Looking again at the 1913 photo shows that the porch posts have been simplified and given a stocky, late Pueblo style look. This alteration also removed or stuccoed over of wood trim (Fig. 3).

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East Elevation

The building's east side is situated along a gravel driveway and has simple fenestration with only one window opening. This window consists of three six-light sash (Photo 7). The east wall is supported by a raised concrete foundation, indicating that it was reconstructed due to adobe failure.[1]

South Elevation

The ground level of the south elevation features an addition that, based on aerial photographs, was constructed between 1966 and 1973 (Photo 8). Most of this addition is obstructed by a large Sequoia tree which was planted by the previous owner, Oliver Seth, in 1966.[2]

The flat roof and frame addition has a single opening near the west end containing a glazed door. A new portal traces its edge and continues along the wing. The upper level of the old house maintains the Craftsman-like feel but without the shingled siding. Paired single-light windows pierce the center of the gable.

West Elevation

Sitting close to a neighboring property, the west elevation has a single window at the bathroom (Photo 9).

Wing

The long and narrow wing is a combination of older and more recent construction with a mix of adobe and concrete masonry unit walls (Photo 10, Fig. 12). A modern portal shelters its east facade, which is broken by several openings holding recent windows and a door (Photo 11). The windows are single-light, crank-out casement, and the door is fully glazed (Photo 12). The west side of the wing abuts a neighboring wall and has no openings.

[1] Anna Marie Hamilton, telephone conversation with John W. Murphey, August 13, 2024.
[2] Anna Marie Hamilton, email communication to John W. Murphey, September 17, 2024.

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A 1966 aerial photograph shows the wing composed of three separately roofed structures (Fig. 6). These spaces may have had a utilitarian use before the property was first converted into a gallery. By 1973, they had been unified with one roof and a portal (Fig. 7).

Historical Overview

In the late 1980s, Juan Hamilton — the former assistant and confidant of Georgia O'Keeffe and an artist in his own right — took on an adobe home on Canyon Road. He changed its interior radically, transforming the space into a "1980s, New York City-style" art gallery.[3] The building was the former home of Seferino and Paulina Alarid. It had been moved out of domestic use in 1967 when it became the Canyon Road Gallery. Hamilton later named his creation Tantalus and has used it as a private gallery to display his sculpture since 1985.

The Alarids

The famed arts district of Canyon Road began as a trail along the Santa Fe River, leading from Puebloan settlements in the valley to the mountains. It followed a river bench, providing a level grade conducive to movement. In colonial times it gained the name of "El Camino del Cañon" and served as a resource route to the mountains along with providing local access to agricultural plots along the river. These long, narrow lots began to fill in with adobe homes fronting the road in the late 19th century.

Seferino Alarid acquired the lot where the gallery now stands in 1906 from the Sena family.[4] By 1912, as shown on the King's map, the front lot was occupied by the subject building, which consisted of a square mass facing Canyon Road with a wing behind it (Fig. 1). The age of the house likely predated the map by so many decades. With some evident hyperbole, a newspaper account from the 1960s called it "one of the oldest in the city."[5] But tracing Spanish language deeds before statehood is another pursuit. The

[3] Hamilton, telephone conversation, August 13, 2024.
[4] Documento Gorantiazado, Cresencia G. de Sena and others to Seferino Alarid and Paulina G. de Alarid, recorded August 20, 1906, Book O1/Page 307, Instrument # 1912000273, Santa Fe County, New Mexico.
[5] "Mrs. Seth's Gallery is Opening Today," *Santa Fe New Mexican*, June 11, 1967, D-3.

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second lot owned by Alarid to the south was left undeveloped. He would deed this piece to his son Benjamin Alarid. Benjamin would build a house on the property, addressed 777 Acequia Madre, along with a blacksmith shop.[6]

The federal population census from two years prior showed Seferino and Paulina living on Canyon Road, although no specific address was provided.[7] The household consisted of six children ranging in age from two to 27. At the time, 54-year-old Seferino worked as a blacksmith and was listed as the owner of his business. Subsequent city directories confirm that the Alarid family resided at a house addressed 710 Canyon Road.

By 1930, as recorded in the census of that year, Seferino and Paulina were living alone on the property.[8] At 74, Seferino had retired. Paulina Gonzales y Alarid died early on the morning of January 12, 1937, of influenza. She was 87. Following tradition, her body lay in state at home before the funeral mass.[9]

Seferino continued to live in the house on Canyon Road, and he opened it up as a polling place and a bus stop. He passed away in the house on the night of March 28, 1949. He was survived by only two children, his daughters Maria and Lucille.

His granddaughter, Paulina, and her husband, Carlos Spiess, later occupied the property. A roofer, Carlos, announced the opening of Spiess Roofing Service, located at 710 Canyon Road (Fig. 8) in 1958. It can be assumed that the house served as his office and the property as a storage yard. The business was short-lived, as Spiess was implicated in a shooting on Cerrillos Road in 1961.[10] City directories indicate that other Alarid family members lived on the property during this time, and that Maria Alarid was the property owner.

---

[6] "777 Acequia Madre, Benjamin B. and Josefita P. Alarid House and Blacksmith Shed, Santa Fe, Santa Fe County, New Mexico," New Mexico Historic Cultural Properties Inventory 1 & 2. Prepared for City of Santa Fe, Historic Districts Review Board, September 24, 2013.

[7] U.S. Census Bureau, 1910; Census Place: Santa Fe Ward 1, Santa Fe, New Mexico; Roll: T624_918; Page: 11a; Enumeration District: 0223; FHL microfilm: 1374931.

[8] Ibid, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 3A; Enumeration District: 0003; FHL microfilm: 2341134.

[9] "Mrs. Alarid Passes Away," *Santa Fe New Mexican*, January 27, 1937, 3.

[10] "Police Hold Spiess for Café Shooting," *Santa Fe New Mexican*, October 22, 1961, 9. Spiess was later found not guilty.

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The property was surveyed for the family in 1965. The resulting plat map showed the same house captured in the King's map 53 years earlier but with a different dimension to the back wing (Fig. 9). Nothing further was added to the property aside from a small shed which may have been associated with Spiess's former business. Two years later, Seferino and Paulino's daughter, Lucille Alarid, and granddaughter, Paulina Spiess, sold it to Oliver and Jean Seth, who would use it as an art gallery.[11]

Jean Seth's Canyon Road Art Gallery

In 1967, at the age of 45, Jean Seth — who was not an artist — opened an ambitious gallery in the old Alarid-Spiess House. Jean MacGillivray was born in 1922 in Las Animas Valley, Colorado. Her father, Allen MacGillivray, immigrated with three brothers from Scotland to the New Mexico Territory to raise sheep.[12] He died before Jean was born, leaving her mother, Della Comer Grandella MacGillivray, to raise Jean and her two brothers on the family ranch. The work was likely difficult, and the family relocated to Santa Fe when Jean was six.[13]

Jean attended public schools in Santa Fe, leaving in 1940 to enter Mills College in Oakland, California. The college at the time was a prestigious liberal arts school with a strong emphasis on music, dance, and painting. It attracted many European Jewish emigres who were escaping the Nazis. Its roster during Seth's time included modernist French composer Darius Milhaud. It was likely in this fertile setting that Seth was exposed to art.

After graduating from college, she moved to New York City and began working for the FBI as a paymaster.[14] A few years later, she returned to Santa Fe. She initially worked as a salesperson at Old Mexico Shop and later as a stenographer at First National Bank. In Santa Fe, she reconnected with Oliver Seth, a former schoolmate. Seth, from a prominent New Mexico family, was a Yale-educated attorney and a partner at the Seth

[11] Warranty Deed, Paulina A. Alarid Spiess and Lucille [Luz] Alarid to Oliver and Jean M. Seth, recorded April 10, 1967, Book 248/Page 219, Instrument # 1299526, Santa Fe County, New Mexico.
[12] Robin Martin, "Jean Seth: 1922-2013," *Santa Fe New Mexican*, C-1.
[13] Ibid.
[14] Ibid.

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and Montgomery law firm. His father, O. C. Seth, had been Georgia O'Keeffe's attorney.[15] Jean and Oliver got married in 1946.

When they acquired the old Alarid property on Canyon Road, Oliver was serving as a federal judge in the 10th Circuit Court of Appeals — a position he had been appointed to by President Kennedy.[16] Jean spent the spring and early summer of 1967 converting the old house into a gallery. A newspaper account described it as "completely restored and remodeled exposing old vigas and refinishing old floors."[17]

The Canyon Road Art Gallery opened on the afternoon of June 11, 1967, with Georgia O'Keeffe in attendance. It had twelve rooms, each devoted to a different style of art including traditional, modern, and Southwestern. Later that year, it showed the works of Bernique Longley, a painter and associate of Alexander Girard. The gallery displayed a variety of artwork, from the cowboy paintings of Charles Marion Russell to Marilynn Thuma, an unknown artist that O'Keeffe persuaded Seth to exhibit.[18]

The gallery had a significant impact in promoting local artists and initially two rooms were dedicated to showcasing their work. Jean's obituary mentions her role in advancing the careers of Ramon Kelley, Ben Ortega, Valerie Graves, and other local talents.[19]

The business soon took on the name Jean Seth's Canyon Road Art Gallery and Jean managed it for 15 years. In 1982, she turned it over to her daughter, Laurel Seth. Laurel ran the gallery for two more years, until the family closed its doors on March 30, 1984 citing changes in the art world. That same year, the property was purchased by Juan Hamilton, Inc.

[15] Roxana Robinson, *Georgia O'Keeffe: A Life* (New: Harper & Row, 1989), 542.
[16] Scott Sandlin, "Judge Oliver Seth Dies," *Albuquerque Journal*, March 29, 1996, D-3.
[17] "Mrs. Seth's Gallery is Opening Today."
[18] The artist was Marilynn Thuma (AKA Mym Tuma) who contacted O'Keeffe with a fan letter when she was student at Stanford University. Seth's Gallery is Opening Today; "O'Keeffe & Me, Abstracts of Our Letters, Part Two: Our Visits," http://www.okeeffeandme.com/visit.ihtml.html, accessed September 17, 2024; Calla Hay, "Paso Por Acqui," *Santa Fe New Mexican*, August 4, 1971, 5.
[19] Martin, Jean Seth: 1922-2013," C-1 and C-3.

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Tantalus

The often-told story of Juan Hamilton — a 26-year-old potter knocking on the back door of Georgia's O'Keeffe's Ghost Ranch home looking for work — is mostly accurate. Hamilton, who was employed at nearby Ghost Ranch Presbyterian Center as a handyman, wanted to meet the famous artist. He had attempted this before and got nowhere. This time, he came alone. O'Keeffe initially rejected him but later reflected that Hamilton "came just the moment I needed him" (Fig. 10).[20]

John Bruce Hamilton was born in Dallas on December 22, 1945, where his father, Alan H. Hamilton, was completing a doctorate from the Dallas Theological Seminary. His father had traveled widely through Latin America, where he worked in child evangelism.[21] Juan moved to South America with his parents when he was six.[22] Growing up in Colombia, Ecuador, and Venezuela, Spanish became his primary language. O'Keeffe would later appreciate his command of Spanish, as it helped it with her staff. After twelve years of missionary work, the family returned to the United States after his father became the secretary of the Commission on Ecumenical Mission and Relations of the Presbyterian Church.[23]

Juan attended Hastings College in Nebraska, graduating with a double major in American literature and fine art.[24] As the Vietnam War escalated, he was classified as 4-F, missing the conflict.[25] He enrolled in New York University and spent six months in Japan, living with the family of a Japanese fisherman.

In 1969, he left for California and enrolled in Claremont Graduate School (Claremont Graduate University), where he studied sculpture under Henry Takemoto. While there, he met Victoria Weber, a fellow artist from Vermont. After attending only one semester,

[20] Quoted in Laurie Lisle, *Portrait of an Artist: A Biography of Georgia O'Keeffe*, New York: Washington Square Press, 1986, 403.
[21] "Alan H. Hamilton Gets Doctor Degree," *The News-Herald* (Franklin, Penn.), September 6, 1946, 3.
[22] Anna Marie Hamilton, telephone conversation with John W. Murphey, September 21, 2024.
[23] "Alan Hamilton Named to Council Post for Presbyterian Missions," *The News-Herald*, October 13, 1960, 2.
[24] Hunter Drohojowska-Philp, *Full Bloom: The Art of Georgia O'Keeffe*, New York: W. W. Norton & Company, 2004, 512.
[25] Hamilton, telephone conversation, September 21, 2024.

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Hamilton and Weber left Claremont and moved to Vermont, where they got married in November 1970.[26]

Reflecting the back-to-the-land movement of the time, Juan and Victoria "homesteaded" on a wooded lot in Brattleboro, where Juan built a log cabin warmed by a wood-burning stove.[27] They made pottery and grew organic vegetables, living the Vermont hippie lifestyle. However, their time in the woods didn't last long, as the couple divorced two years later.

Dejectedly, Hamilton moved back into his parents' home in New Jersey. Using their church connections, his parents got Juan a job at the Ghost Ranch Presbyterian Center, about a mile from O'Keeffe's home and studio. They wanted to keep their son on the straight and narrow path.[28]

O'Keeffe was startled by Hamilton's appearance at her screen door and sent him packing. She didn't have any work for him.[29] But thinking quickly of her situation, she stepped outside and called to Hamilton who had by then worked his way down her driveway: "Do you know how to pack a painting?"[30] Thus began a nearly 15-year relationship, with Juan serving first as a helper, moving to art assistant and traveling companion, and eventually becoming her manager and the executor of her estate.

He was much maligned in later years, being accused of undue influence over the artist's life and finances. However, following the contentious 1987 final settlement of her estate, the view of their relationship has become more nuanced.[31] They were both strong-willed artists who needed each other.

For his part, Hamilton brought new inspiration to O'Keeffe, teaching her how to sculpt with clay, giving her an artistic lifeline as her eyesight continued to deteriorate.[32] She

[26] Vermont State Archives and Records Administration; Montpelier, Vermont; accessed via Ancestry.com.
[27] Drohojowska-Philp, *Full Bloom*, 512.
[28] Hamilton, telephone conversation, September 21, 2024.
[29] Anna Marie Hamilton has heard the story that during this pause, O'Keeffe asked her cook whether Hamilton was handsome. When she heard affirmative, she changed her mind and called him back. Ibid.
[30] Robinson, *Georgia O'Keeffe,* 525.
[31] Ibid.
[32] Ibid., 530.

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could no longer paint, and clay became her medium. He elevated her stature, managing the production of her influential monograph, *Georgia O'Keeffe* (1972), and worked to raise the price of her paintings. O'Keeffe served as Hamilton's mentor, encouraging his art and giving him confidence. She bought him a kiln and installed it at Ghost Ranch. With her influence and connections, Hamilton was introduced to important art dealers, leading to his first show at the Robert Miller Gallery in New York.[33]

In 1984, Hamilton acquired the Art Gallery on Canyon Road through his connection with the Seths.[34] Initially, the work involved renovating the interior of the old Alarid house. Where Jean Seth exposed and polished vigas, he hid them. He attempted to incorporate other existing materials such as wood flooring, but when they proved to be too worn he introduced new materials to match.[35] The renovated gallery, was completed around 1985. It was later named Tantalus after the Greek mythological figure and Mount Tantalus, the volcanic cinder cone in Oahu.[36]

The settling of O'Keeffe's estate and its attendant lawsuits consumed Hamilton's time. Attempting to maintain his other house on Old Santa Fe Trail overextended him. Working with realtor Margo Cutler, he put the Canyon Road property up for sale in 1986. A real estate ad from that year described it as an "[i]ncredible contemporary space with multiple commercial possibilities. Glowing pale oak floors, clean lines, plenty of parking."[37]

Hamilton eventually pulled the listing and moved into the house around 1987 with his wife, Anna Marie, and their two children.[38] They lived on the property on a part-time basis until 1994. The front building was a showcase for his sculptures. The property did not include a studio or kiln; Hamilton did most of his creative work at his residence in Abiquiu.

[33] Hamilton, telephone conversation, September 21, 2024.
[34] Hamilton, email communication, September 17, 2024.
[35] Ibid.
[36] Ibid.
[37] Margo Cutler [advertisement], *Santa Fe New Mexican*, May 4, 1986, D-9.
[38] Hamilton, email communication, September 10, 2024.

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During this period, Hamilton built the back house and made other improvements. These were all reviewed by the Historic Design Review Board and permitted by the City of Santa Fe. Juan and Anna Marie moved back into the house about five years ago.

The old building now sits quietly along the street, with no signage and only a rusty bell hanging from the front gable that Juan found many years ago in an antique store.[39]

Evaluation of Historical Status

Constructed before 1912, the front building has interest for its hybrid vernacular form and Craftsman style. While its façade has experienced some fenestration alteration and a simplification of detail, it is being recommended as the primary façade. The rear elevation and wing have experienced too many changes, which have affected the historic integrity aspects of design, materials, and workmanship.

While artist Juan Hamilton owns the building, and lived in it for a time, other properties better convey his biography and period of creative work.

[39] Hamilton, email communication, September 17, 2024.

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Illustrations

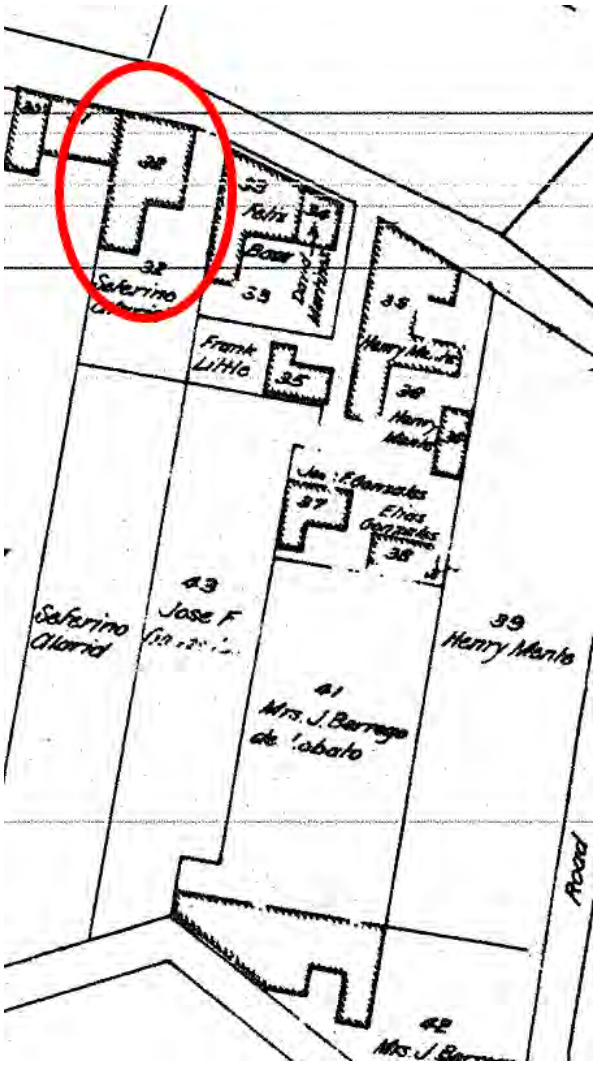

Figure 1: N. L. King, "Official Map of the City of Santa Fe," 1912. Subject building circled.

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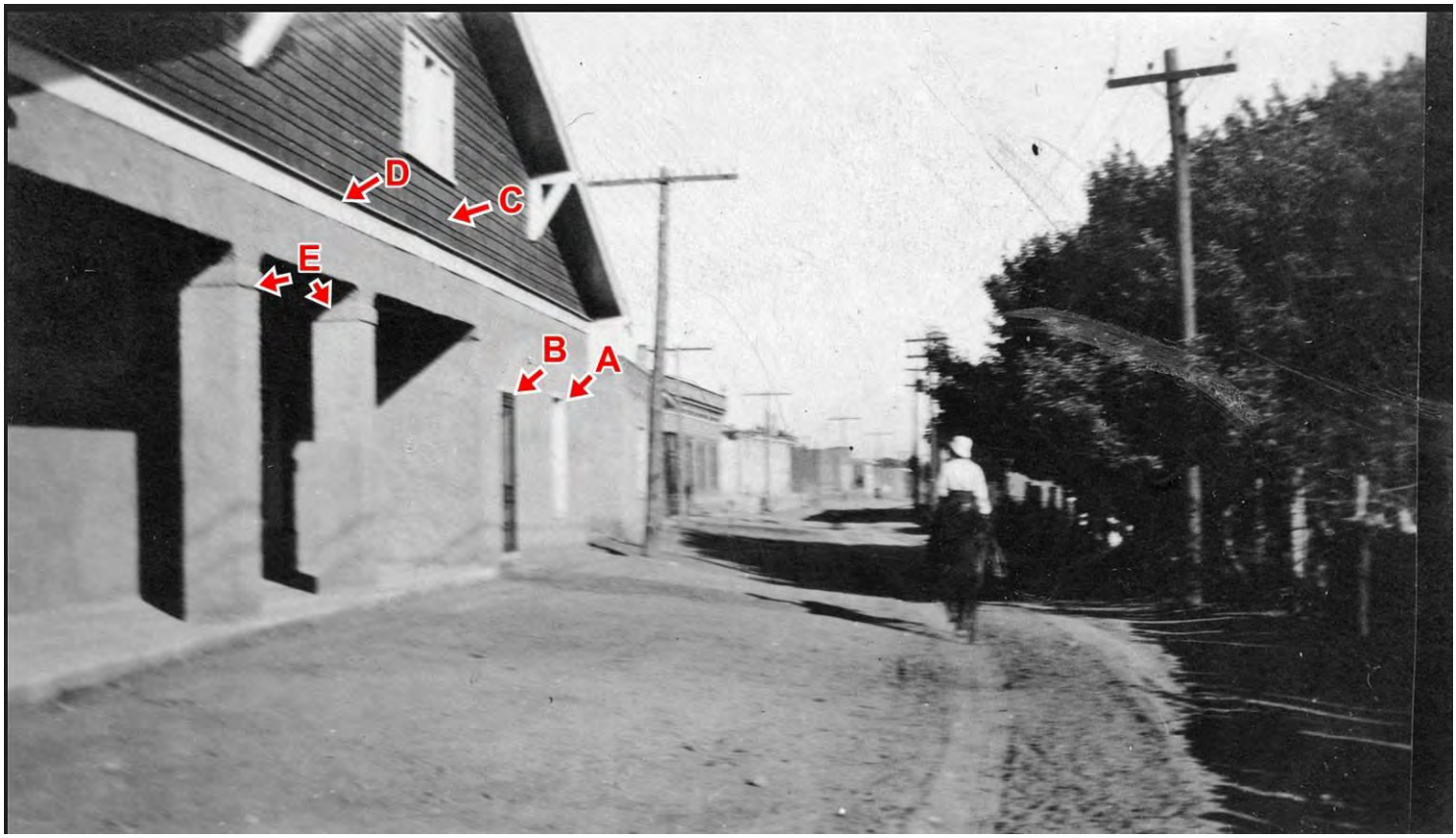

Figure 2: Façade, c.1913. A. West window appears to be narrower and does not have pedimented head; B. presence of door; C. different type of gable cladding; D. presence of wood trim or frieze; E. capital on porch supports.

Title: Coming home on Canyon Road early in the morning, Santa Fe, New Mexico
Date: 1913?. Negative Number: 042882. Courtesy of Courtesy of the Palace of the Governors Photo Archives (NMHM/DCA). Study copy only; not for reproduction.

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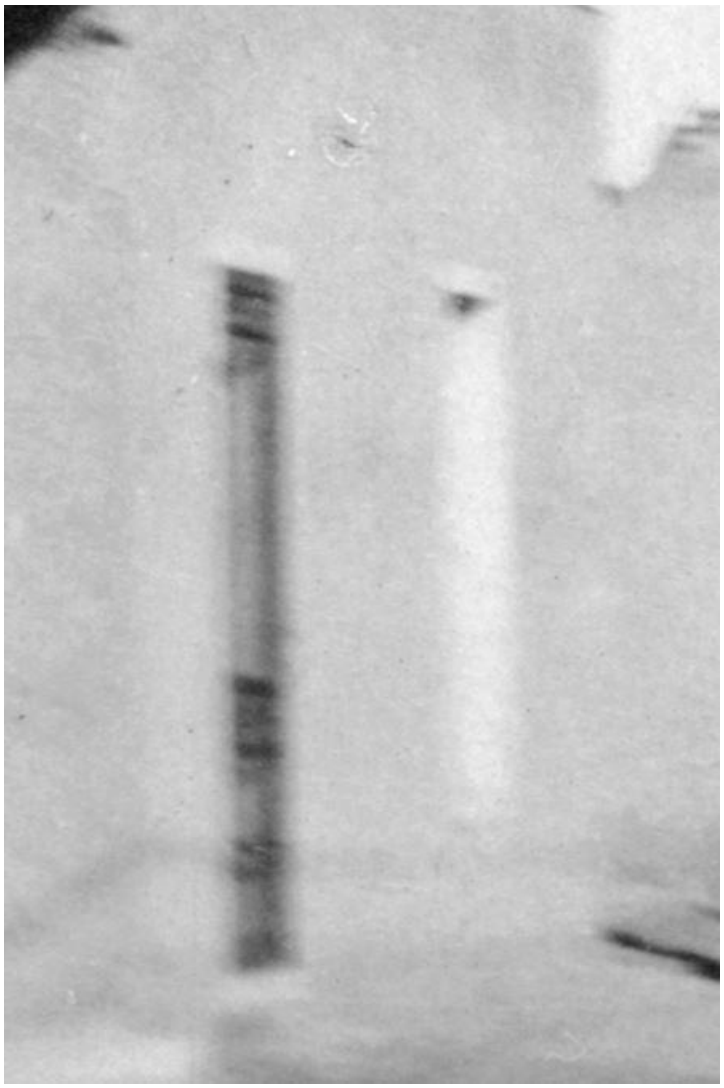

Figure 3: Blowup of Figure 2 showing west door and window.

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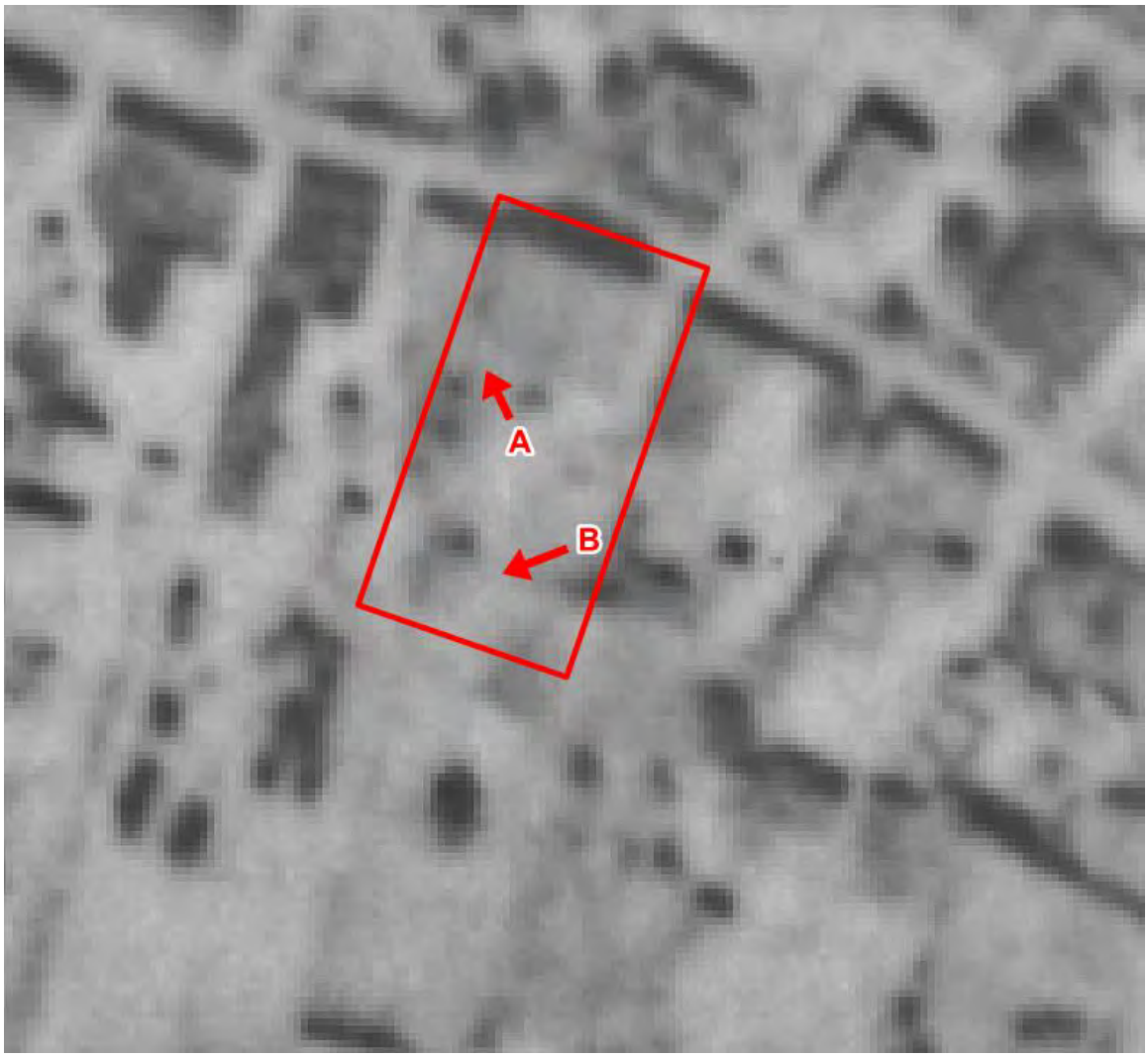

Figure 4: October 25, 1948, aerial photograph. A. The wing does not appear to exist as a unified structure; B. potentially a separate dwelling or shed.

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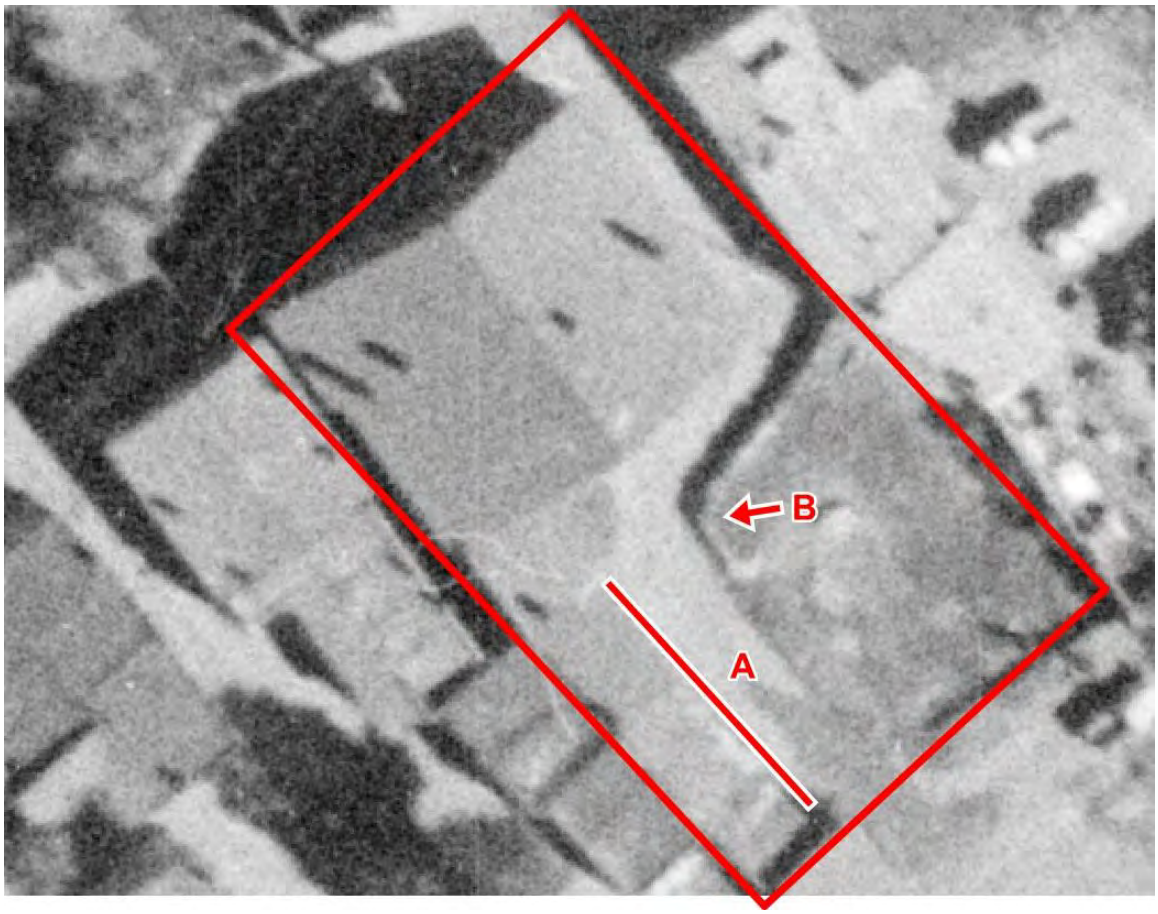

Figure 5: November 10, 1958, aerial photograph. A. existence of wing; B. presence of wall (removed).

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Figure 6: May 2, 1966, aerial photograph. Wing consists of separately roofed structures with a short portal at corner (arrow).

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Figure 7: May 11, 1973, aerial photograph. A. ground-level addition; B. structures of wing unified under one roof; portal is present.

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Figure 8: April 10, 1958, advertisement for Spiess Roofing Service. Courtesy of the *Santa Fe New Mexican.*

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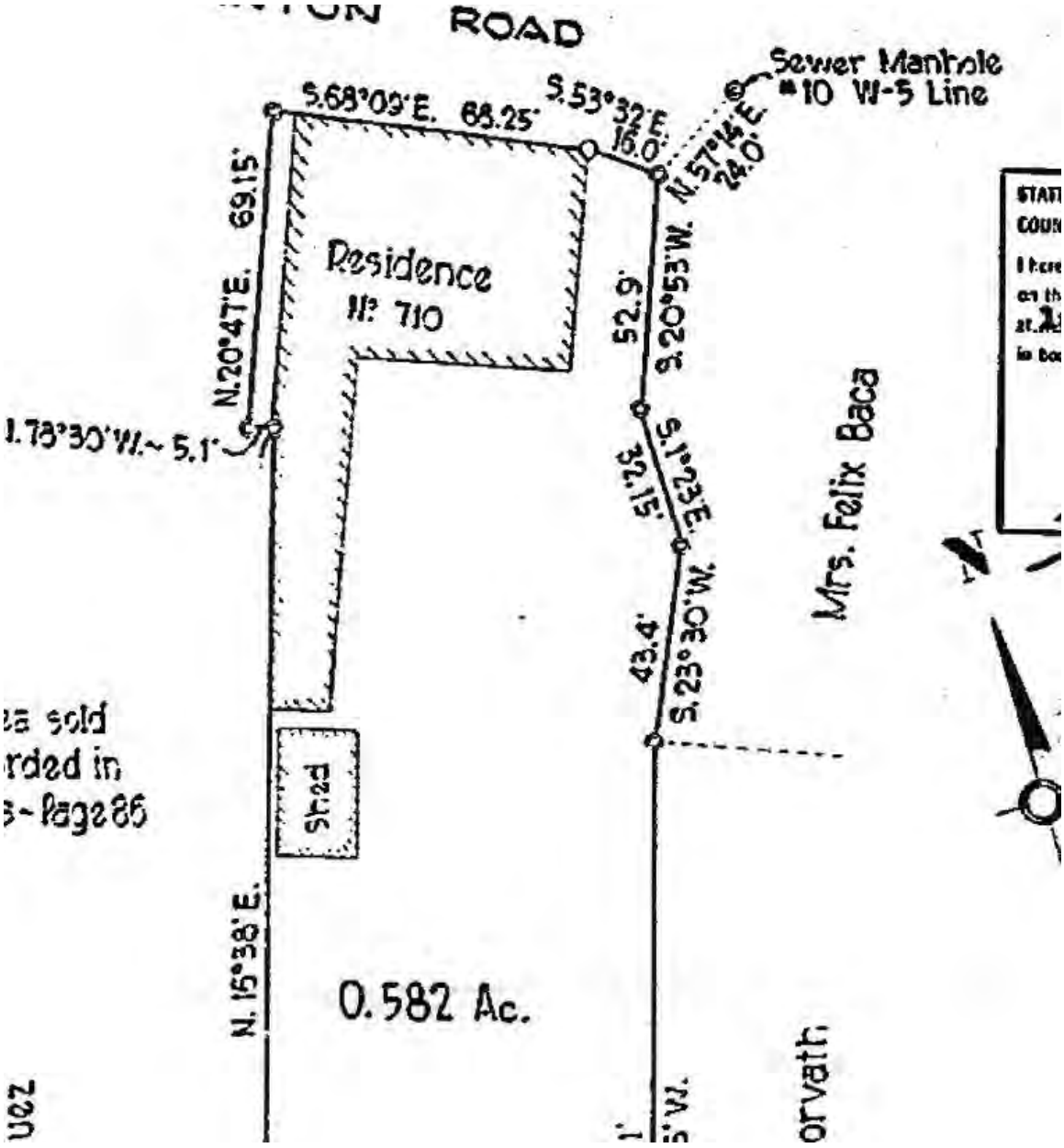

Figure 9: 1965 survey plat. The shed has been removed. Courtesy of the Santa Fe County Clerk.

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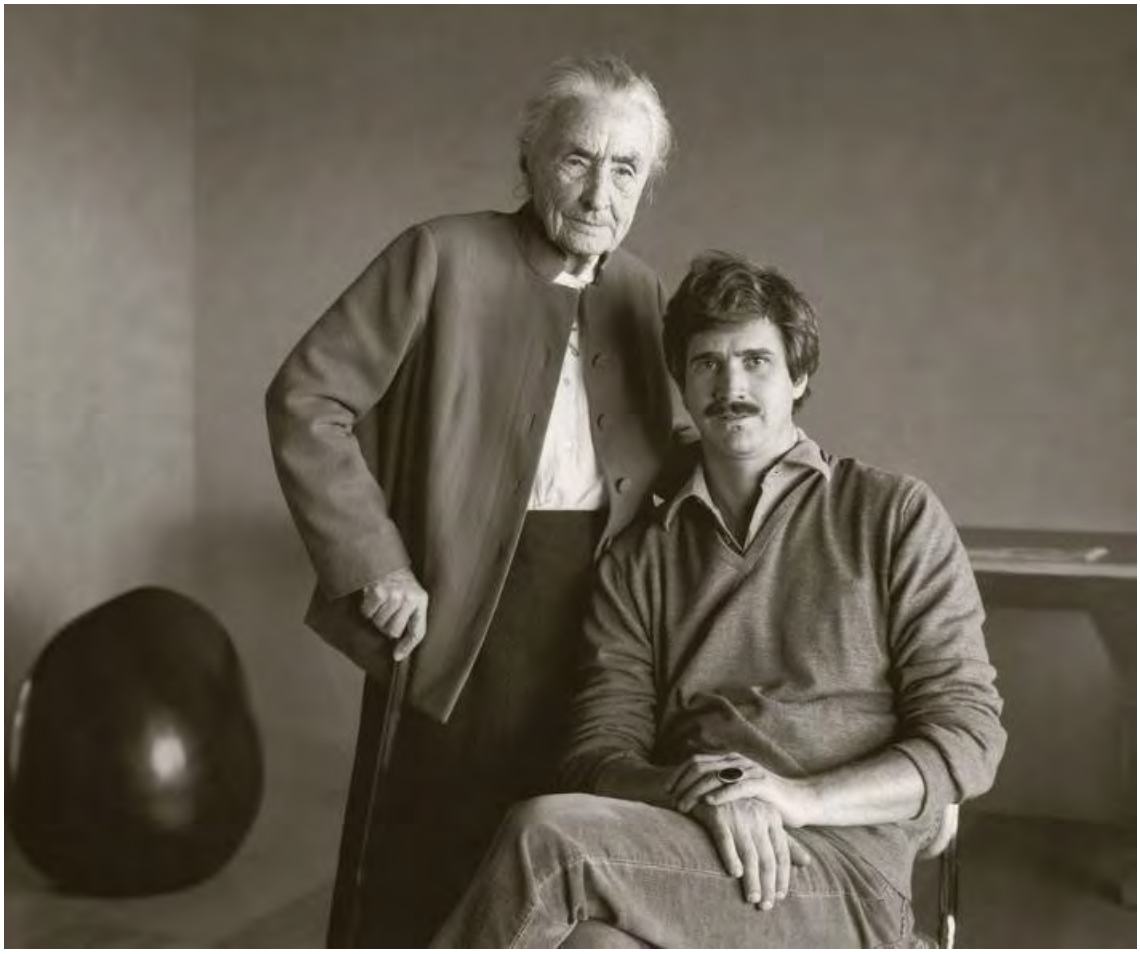

Figure 10: 1983 photograph of Georgia O'Keeffe and Juan Hamilton. Will Craft, photographer. Courtesy of Harpersbizarre.com.

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Figure 11: Crop and blowup of 1983 photograph showing presence of west door or window (arrow).

Title: Canyon Road, Santa Fe, New Mexico
Date: 1983. Negative Number: 122865. Courtesy of Courtesy of the Palace of the Governors Photo Archives (NMHM/DCA). Study copy only; not for reproduction.

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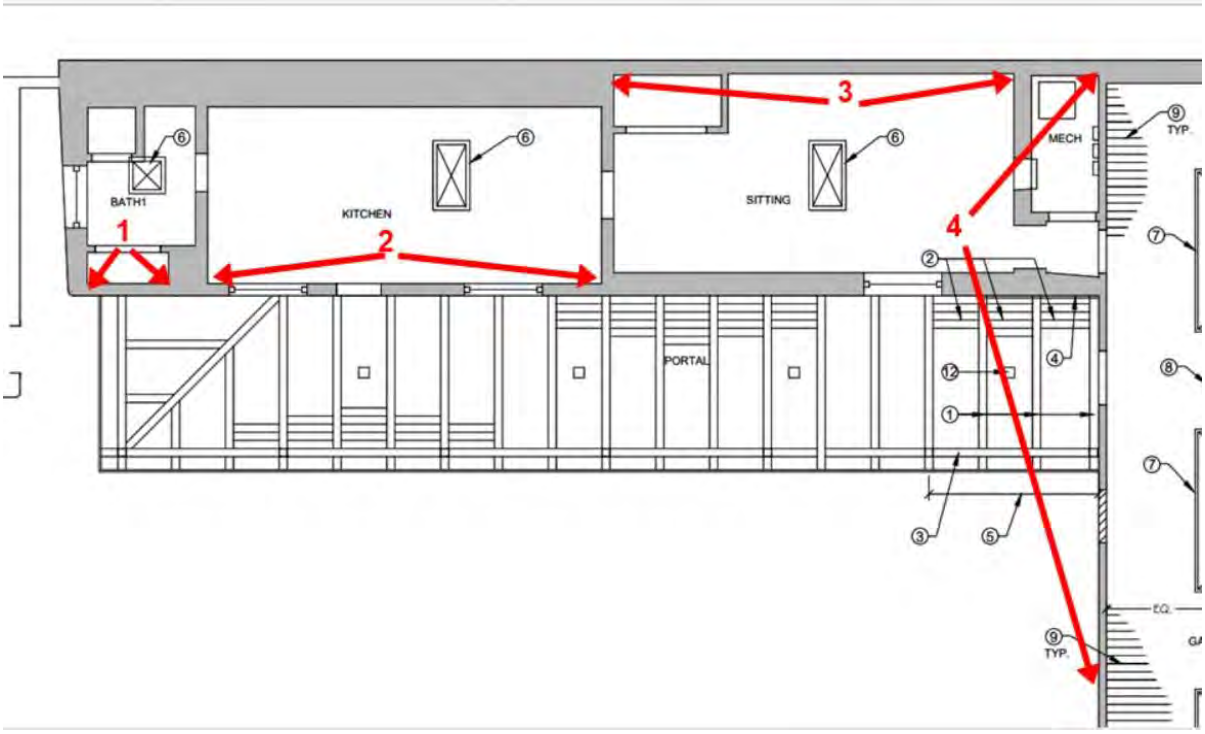

Figure 12: Wall composition of wing. 1 & 2. CMU; 3. CMU; 4. Frame. The thicker walls are adobe. Drawing courtesy of Conron & Woods Architects.

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Survey Photographs

(All images taken by Giulia Caporuscio on August 26, 2024, unless otherwise noted)



Photo 2: 1980s Back Building. Camera facing southwest.

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Photo 3: Front Building. North façade. Camera facing south.

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Photo 4: North elevation. West window. Camera facing up.

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Photo 5: North elevation. East window. Camera facing south.

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Photo 6: East elevation. Camera facing southwest.

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Photo 7: East elevation. Camera facing west.

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Photo 8: South elevation. c.1967 addition highlighted. Camera facing north.

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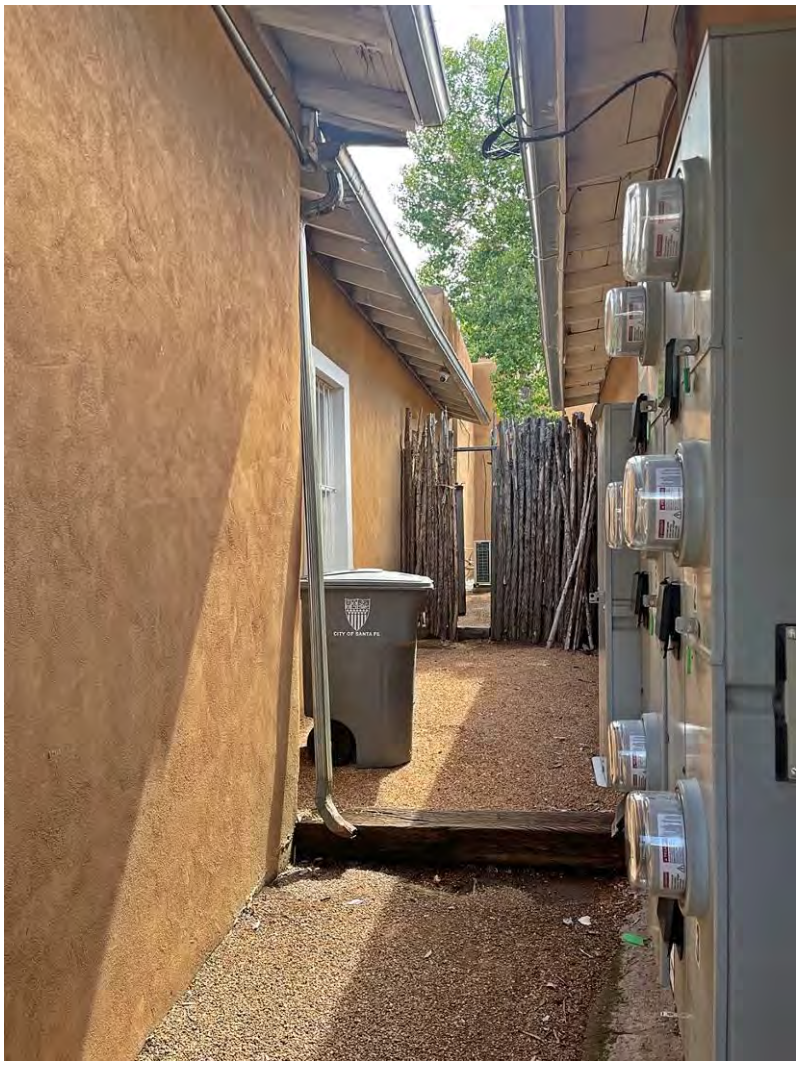

Photo 9: West elevation. Camera facing south.

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Photo 10: Wing. East elevation. 1980s building (highlighted); parapets of adjoining properties (arrow). Camera facing northwest.

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Photo 11: Wing. East elevation. Camera facing northwest.

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Photo 12: Wing. East elevation. Fenestration. Camera facing west.

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Photo 13: Front Building. Gallery. Camera facing north.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 2-27-2024

Site Address: 710 Canyon Rd

Property Owner of Record: Anna Marie Hamilton

Applicant/Agent Name: Henry Avila

Proposed Construction Description: Partial Removal of Existing Portal to Protect Significant Tree

Contact Person Phone Number: (505) 983-6948

TOTAL ROOF AREA: 981 sq. ft.

Zoning District: RC8AC

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☒ Other: Downtown & Eastside HD

Submittals Reviewed with PZR:
☐ Legal Lot of Record ☐ Development Plan ☒ Building Plans
☐ Existing Site Plan ☐ Proposed Site Plan ☐ Elevations

Supplemental Zoning Submittals Required for Building Permit:
☐ Zero Lot Line Affidavit

Access and Visibility: ☐ Arterial or Collector**
☐ Visibility Triangle Required

Use of Structure: ☒ Residential
☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes _____

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

Lot Coverage : _____ %
☐ Open Space Required: _____

Setbacks: UNCHANGED
Proposed Front: 7' Minimum: 15'
2nd Front? 0
Proposed Rear: 164' Minimum: 5'
Proposed Sides: L 5' R 16' Minimum: 5'

Height: Proposed 21'-6" UNCHANGED
Maximum Height: 24' 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.

Henry Avila
PRINT NAME [☐OWNER ☒APPLICANT ☐AGENT]

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

SIGNATURE 2-27-2024 DATE

To Be Completed By City Staff:

Case No. 2024-007996

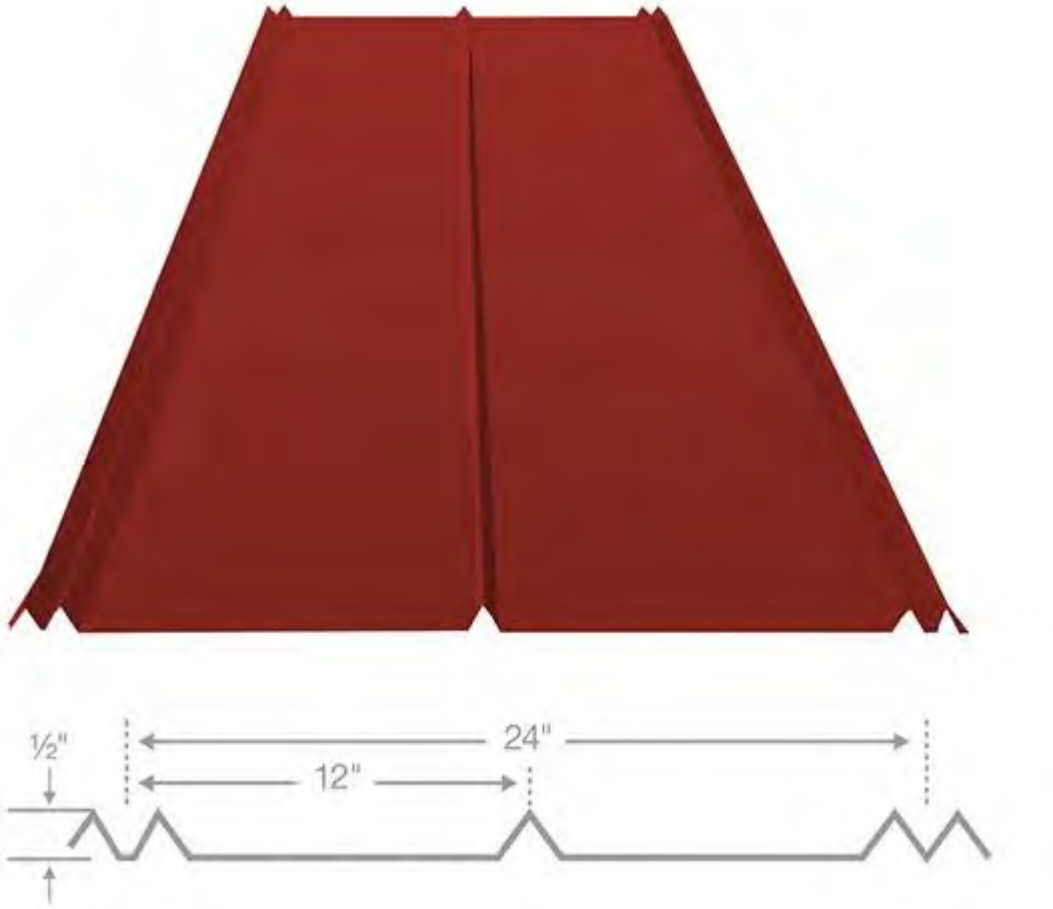
Additional Agency Review if Applicable:
☐ Escarpment Approval by _____ Date: ___/___/___
☐ Flood Plain Approval by _____ Date: ___/___/___
☐ Traffic Engineering Approval by _____ Date: ___/___/___
Notes: _____

Zoning Approval:
☑ **Preliminary Approval ☐ with conditions ☐ Rejected**
Comments/Conditions: Legal lot of record provided, scope does not alter setbacks or height and decreases lot coverage.

REVIEWER: Carly Venditti Carly Venditti **DATE:** 3 / 11 / 24

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


710 Canyon Rd -
Roof Looking North



5V Crimp Metal Roof Panel

The 5V-crimp metal roof, also known as the “5V,” is one of the most widely used metal roofing products. It’s called “5V” because each panel has five inverted Vs, two on each side and one in the center.

5V crimp roof panels are commonly manufactured using Galvalume, a steel core with a zinc and aluminum coating.

It’s suitable for both residential roofing and commercial roofing applications due to its robust construction. Crimp roofs typically come with a 25- to 30-year warranty with long-lasting beauty.



7/8" Corrugated

Trim and flashing for 7/8" Corrugated

- Trim Dimensions
- Trim Details
- Trim Installation Videos
- Metal Roofing & Wall Panels



PBR Panel/R-Panel

Trim and flashing for R Panel/PBR Panel

- Trim Dimensions
- Trim Details
- Trim Installation Videos
- Metal Roofing & Wall Panels



Western Rib® (7.2 Panel)

Trim and flashing for Western Rib/7.2 Panel

- Trim Dimensions
- Trim Details
- Trim Installation Videos
- Metal Roofing & Wall Panels



Western Lock® Standing Seam

Trim and flashing for Western Lock®

- Trim Dimensions
- Trim Details
- Trim Installation Videos
- Metal Roofing Panels



MS2® Mechanical Seam

Trim and flashing for MS2®

- Trim Dimensions
- Trim Details
- Metal Roofing Panels



Western Wave® Wall Panel

Trim and flashing for Western Wave®

- Trim Dimensions
- Trim Details
- Metal Wall Panels

Standing Seam Roofs Panel
Standing seam roofs are incredibly robust and long-lasting. They have elevated seams with tightly fitted panels that help to provide excellent protection against the elements.

Standing seam roofing is well-liked for its attractive appearance and practical advantages.

The diversity of choices and alternatives available to customers is another key selling factor for the roof type. These options go well beyond just the color of the panel and also encompass its length, breadth, thickness, profile, shape, etc. A properly installed 5V crimp roof can last up to 50 years.

Differences Between 5V Crimp Metal Roof and Standing Seam Roof

1. Maintenance

The fact that standing seam roofing requires relatively minimal maintenance is one of its main benefits. Crimp roofing requires less upkeep than standing seam roofs do.

Even though crimp roofing may need more maintenance than standing seam roofs, it is still a good idea to have a roofer inspect your roof for damage once a year. Ongoing roof care will help you avoid major, expensive issues down the road.

2. Durability

As mentioned above, standing seam roofs are more durable and can last up to 50 years, unlike a 5V crimp roof that lasts for about 20 to 30 years.

3. Cost

To be cost-conscious, consider installation cost and cost of the panels. Cost is a significant factor when contrasting a crimp roof with a standing seam roof, and 5V crimp roofs typically cost significantly less. Standing seam roofs require a complicated installation procedure, so if your contractor thinks that this installation will work for your roof and you decide to go ahead with it, be ready to pay roughly 10% more than you typically would for material and labor charges.

However, it’s worth it considering that standing seam roofs can last up to 50 years, much longer than most people live in a single home.

4. Fasteners
The way each panel roofing is attached to other panels is one of the main distinctions between the standing seam roofing panel and the 5V-crimp metal roof panel. Standing seam roofing has hidden fasteners holding the roofs in place.

This allows the metal roof to enlarge and shrink as necessary, together with the clips that keep the roof in place. The 5V-crimp metal roof has exposed fasteners and does not offer the same room for contraction and expansion.

5. Appearance
Standing seam roofs have a higher profile than 5V metal roofing. This causes its ribs to protrude and become more noticeable, even to a casual onlooker. The 5V roof is a better choice if you don't want the roof to look like a metal roof.

6. Warranties
Warranties differ based on the manufacturer. So make sure to compare the warranty offered for standing seam and 5V crimp roofing by different companies before making your choice.

In either case, you should be sure that the warranty you receive covers the product's materials, workmanship, and water damage for at least 20 years. Read the fine print carefully if you're given a "limited lifetime" warranty to find out precisely what is and isn't covered—sometimes, these warranties don't cover as much as you may believe.

Information Provided by: https://perkinsroofing.net/differences-between-5v-crimp-and-standing-seam-metal-roofs/#:~:text=The%205V%2Dcrimp%20metal%20roof,a%20zinc%20and%20aluminum%20coating.

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

HSD Proposal Letter

Exterior Alterations

Existing Portal (± 981 sq. ft.):

Nearby tree roots are uplifting the concrete flooring of the existing portal located at the rear of the building. The existing concrete flooring throughout Portal will be removed and replaced with new flagstone (fossil creek) flooring and walkway. Portion (± 323 sq. ft.) of the Portal structure will be removed and replaced with an open flagstone walkway in order to save significant tree. Remaining (± 658 sq.ft.) portal will be re-roofed with tan colored TPO roofing system. All Portal exterior door & trim, window trim and portal framing will receive a fresh coat of paint in Sherwin Williams Puro White. All disturbed areas will receive a new stucco finish coat in El Rey cementitious “Buckskin”.

Reference Sheets. AD-101, AD-104, A-101, A-104, A-201, A-202.

Reference Photos. Portal 1 - 4

Roofing: Existing Hgts. Ridge @21’-6” AFG Parapet @ 11’-0” AFG

± 1,755 sq. ft of existing roofing (building and remaining portal) to be removed to decking (damaged decking to be replaced) and replaced with tan colored TPO roofing system.

± 62 lin. ft. of existing parapet to be raised to 24" above roof to conceal skylights. Re-Stucco with El Rey Buckskin.

Existing canales/ scuppers will be replaced with new wood, metal lined canales/ scupper Painted to match Buckskin stucco.

± 3,475 sq. ft. of existing metal roofing to be removed to decking (damaged decking to be replaced) and replaced with standing seam metal roofing in Rustic Red to match existing.

Existing skylights (whit dome w/aluminum frame) over Kitchen and Sitting Rm. to be replaced with same type (double dome) and size (1- 24” X 24” & 2-24” X 48”) new skylights (white dome w/ aluminum frame) on 8” curbs. Top of skylight ± 18” above finished roof.

Existing skylights (6 – 24” X 48” white dome w/ aluminum frame) over Gallery will be replaced with 3-36” x 120” pyramid skylight (white glazing w/ aluminum frame) on 12” curb. Top of skylight ± 20” above finished roof.

Reference Sheets. AD-102, AD-103, AD-104, A-102, A-103, A-104, A-501

Reference Photos. Roof 5 – 12 & skylights 13 – 15

Roof Framing at Gallery 1:

± 876 sq. ft. of roof/ ceiling framing to be removed, reframed, and re-roofed (tan TPO system) to accommodate new pyramid skylights.

± 49 lin. ft. of parapet to be removed along with roof framing and replace with raised parapet to 24" above roof to conceal skylights. Re-Stucco parapet, El Rey Buckskin.

New canales will be wood and metal lined. Painted to match Buckskin stucco.

Reference Sheets S-101, S-501, AD-102, AD-104, A-501

Reference Photos. Gallery 22 - 26

General Information

All work in Portal scope is located at rear of building and not visible from Canyon Road/ Street view.

TPO Roofing along with skylights scope is located on rear half of building and not visible from Canyon Road/ Street view.

Metal Roofing scope is visible from Canyon Road/ Street View. New metal Roofing will match existing.

No new construction to take place at the front façade of building.

Reference Photos. Site 16 - 21

We trust that this submittal will satisfy the requirements for this application.

Historic Districts and Historic Landmarks
Design Standards and Signage Exception Criteria

(i) Do not damage the character of the district

Response: Changing from the existing crimped roof to a standing seam roof will not damage the character of the district. There are several structures in the immediate area.
(610, 662, 725 Canyon Rd.) as well as throughout the district using a standing seam roofing system.

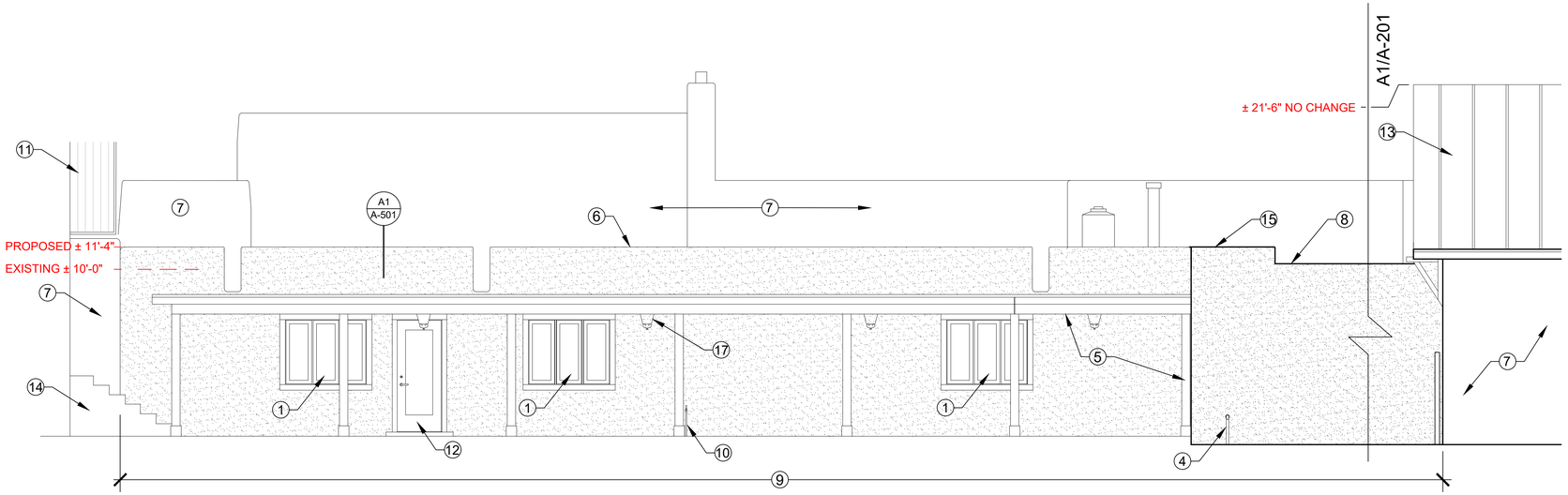
(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare

Response: Using a standing seam roofing will prevent hardship to the Owner due to the 3V crimped metal roofing panel are not available. Speaking with metal roofing representatives, the recommendation I received was to go with a 5V crimped panel (available) or standing seam panels. The Owner would prefer to match the roofing (standing seam) of the other structures on the lot.

(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

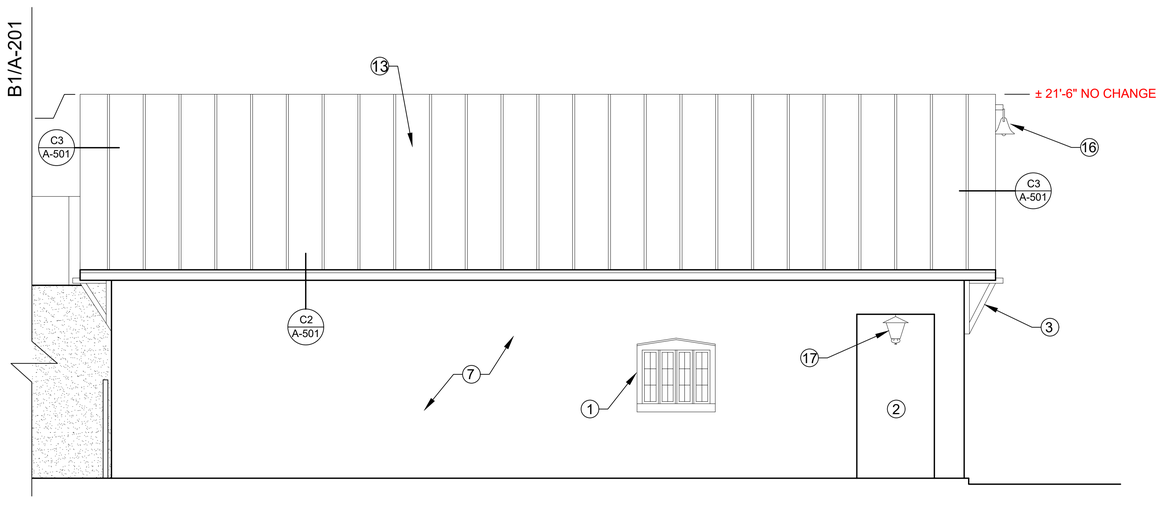
Response: Options for other types of roofing were reviewed and discouraged due to wanting to keep in line with the other structures on the lot. Other types of roofing such as granular roll roofing as seen 545, 622 & 802 Canyon Rd or shingles as seen on 403 Canyon Rd. would change the overall look of the building. The metal roofing would work better in keeping with the historic value of the building.

Thank You
Henry Avila
Conron & Woods Architects



B1 EAST ELEVATION (PARTIAL)

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



A1 EAST ELEVATION (PARTIAL)

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

SHEET NOTES

- DRAWING COMPILED FROM SITE VISIT AND INFORMATION PROVIDED BY OTHERS.
- CHECK ALL SHEETS FOR ADDITIONAL INFORMATION. BEFORE STARTING WORK.
- CONTACT ARCHITECT FOR ANY CLARIFICATIONS.
- NOTES SHALL BE CONSIDERED TYPICAL FOR ALL ITEMS IDENTIFIED AND SHALL APPLY TO ALL SAME AND SIMILAR CONDITIONS. ALL LOCATIONS MAY NOT BE NOTED.
- FIELD VERIFY ALL DIMENSIONS. ANYONE SCALING FROM THESE PLANS SHALL BEAR ALL RESPONSIBILITY FOR THEIR OWN ACCURACY.
- PREPARE AND RE-PAINT ALL WOOD AT PORTAL.
- REPAINT DOORS AND WINDOWS IN WORK AREAS.

KEYED NOTES (#)

1. EXISTING WINDOW: PREP AND REPAINT.
2. PORTAL.
3. WOOD ROOF BRACE: PREP AND REPAINT (TYP).
4. EXISTING GAS PIPE. PAINT TO MATCH STUCCO.
5. NEW PORTAL COLUMN AND STRUCTURE TO MATCH EXISTING. SEE SHEET S-101.
6. EXISTING STUCCO PARAPET RAISED TO NEW HGT. SEE SHEET AD-102 & A-102.
7. EXISTING STUCCO WALL. DO NOT DISTURB.
8. EXISTING PARAPET STEPPED DOWN .
9. REPAIR ALL DISTURBED AREAS. APPLY EL REY WALLEASE, MESH, AND FINISH COAT TO ENTIRE AREA INDICATED. FOLLOW ALL MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. EXTEND NEW STUCCO TO A MIN. OF 6" BELOW GRADE.
10. EXISTING WATER HYDRANT.
11. SLOPED ROOF EAVE BEYOND.
12. EXISTING DOOR. PREP AND REPAINT.
13. NEW METAL ROOFING, EAVES AND SOFFITS.
14. EXISTING STEPS.
15. NEW PARAPET PART OF NEW ROOF STRUCTURE.
16. EXISTING IRON BELL.
17. EXISTING LIGHT FIXTURES (TYP).

PROJECT COLORS LEGEND

- FLAGSTONE: FOSSIL CREEK
- STUCCO: BUCKSKIN, SMOOTH TEXTURE
- FLAT ROOF: GAF, TPO, TAN
- ROOF PENETRATIONS: PAINTED TAN
- SLOPED ROOF: SHEFFIELD METALS, STANDING SEAM, RUST
- CANALES: PAINT TO MATCH STUCCO EL REY BUCKSKIN
- PORTAL WOOD: PURE WHITE SW7005
- EXTERIOR DOORS & TRIM: PURE WHITE SW7005
- WINDOW TRIM: PURE WHITE SW7005
- SKYLIGHTS:
  DOME
  FRAME BLACK
  DOME WHITE FROSTED
  PYRAMID
  FRAME BLACK
  GLASS CLEAR

CONRON & WOODS ARCHITECTS
1222 LUISA STREET SANTA FE, NEW MEXICO 87505
CONRONANDWOODS.COM • 505-983-6948

EXTERIOR ELEVATION - NEW

710 CANYON ROAD - REVISIONS
SANTA FE, NEW MEXICO

REVIEW

#	DATE	REVISION

PROJECT	23CD01
DRAWN	MP/JY
CHECKED	RLW
DATE	11/13/2024

SHEET
A-201

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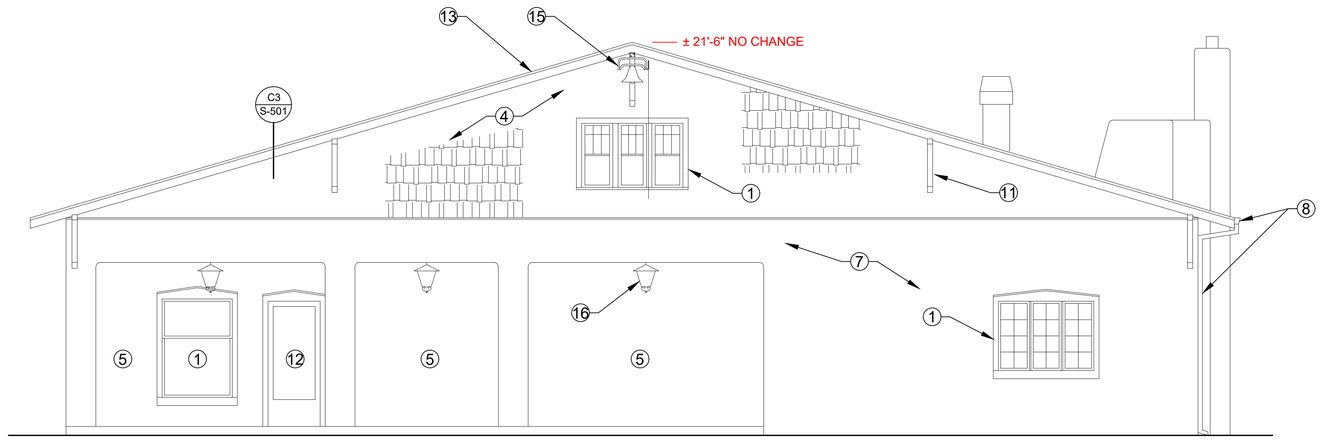

B1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

SHEET NOTES

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- PREPARE AND RE-PAINT ALL WOOD AT PORTAL.
- REPAINT DOORS AND WINDOWS IN WORK AREAS.

KEYED NOTES (#)

1. EXISTING WINDOW: PREP AND REPAINT.
2. RELOCATED DOOR. INSTALL FRAME, TRIM ETC. TO MATCH EXISTING (INSIDE & OUT). PROVIDE ALL HARDWARE, WEATHERSTRIPPING, ETC. FOR A FULLY FUNCTIONING DOOR. PREP AND RE-PAINT. FIELD VERIFY EXACT LOCATION WITH OWNER
3. CUT DOOR BOTTOM A MAX. OF 4" AND RAISE THRESHOLD TO ACCOMMODATE NEW ROOF. FIELD REVIEW WITH OWNER PRIOR TO PROCEEDING. PREP AND REPAINT.
4. WOOD SHINGLE SIDING TO REMAIN.
5. PORTAL.
6. EXISTING STUCCO PARAPET RAISED TO NEW HGT. SEE SHEET AD-102 & A-102.
7. EXISTING STUCCO WALL. DO NOT DISTURB.
8. NEW RAIN GUTTER W/ EXISTING DOWNSPOUT.
9. REPAIR ALL DISTURBED AREAS. APPLY EL REY WALLEASE, MESH, AND FINISH COAT TO ENTIRE AREA INDICATED. FOLLOW ALL MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. EXTEND NEW STUCCO TO A MIN. OF 6" BELOW GRADE.
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11. WOOD ROOF BRACE: PREP AND REPAINT (TYP).
12. EXISTING DOOR. PREP AND REPAINT.
13. NEW METAL ROOFING, EAVES AND SOFFITS.
14. NEW PARAPET PART OF NEW ROOF STRUCTURE.
15. EXISTING IRON BELL.
16. EXISTING LIGHT FIXTURES (TYP).

PROJECT COLORS LEGEND

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- FLAT ROOF: GAF, TPO, TAN
- ROOF PENETRATIONS: PAINTED TAN
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- WINDOW TRIM: PURE WHITE SW7005
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  FRAME BLACK
  DOME WHITE FROSTED
  PYRAMID
  FRAME BLACK
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EXTERIOR ELEVATION - NEW

710 CANYON ROAD - REVISIONS
SANTA FE, NEW MEXICO

REVIEW

#	DATE	REVISION

PROJECT 23CD01
DRAWN MP/JY
CHECKED RLW
DATE 11/13/2024

SHEET
A-202

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SHEET NOTES

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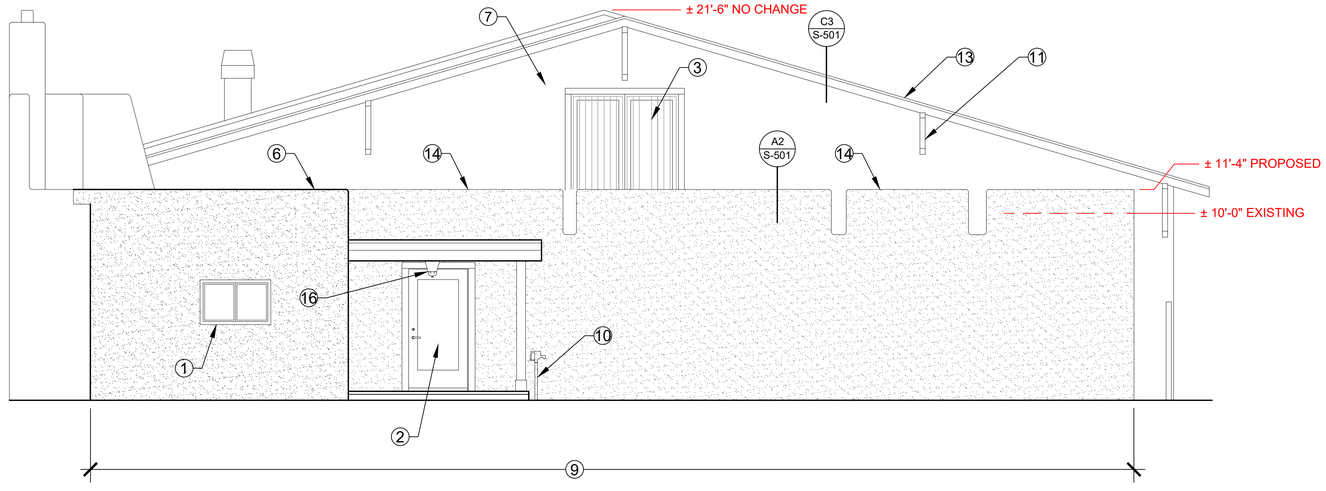
13. NEW METAL ROOFING, EAVES AND SOFFITS.
14. NEW PARAPET PART OF NEW ROOF STRUCTURE.
15. EXISTING IRON BELL.
16. EXISTING LIGHT FIXTURES (TYP).



A1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT COLORS LEGEND

- FLAGSTONE: FOSSIL CREEK
- STUCCO: BUCKSKIN, SMOOTH TEXTURE
- FLAT ROOF: GAF, TPO, TAN
- ROOF PENETRATIONS: PAINTED TAN
- SLOPED ROOF: SHEFFIELD METALS, STANDING SEAM, RUST
- CANALES: PAINT TO MATCH STUCCO EL REY BUCKSKIN
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  FRAME BLACK
  GLASS CLEAR

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EXTERIOR ELEVATION - NEW

710 CANYON ROAD - REVISIONS
SANTA FE, NEW MEXICO

REVIEW

#	DATE	REVISION

PROJECT	23CD01
DRAWN	MP/JY
CHECKED	RLW
DATE	11/13/2024

SHEET
A-203

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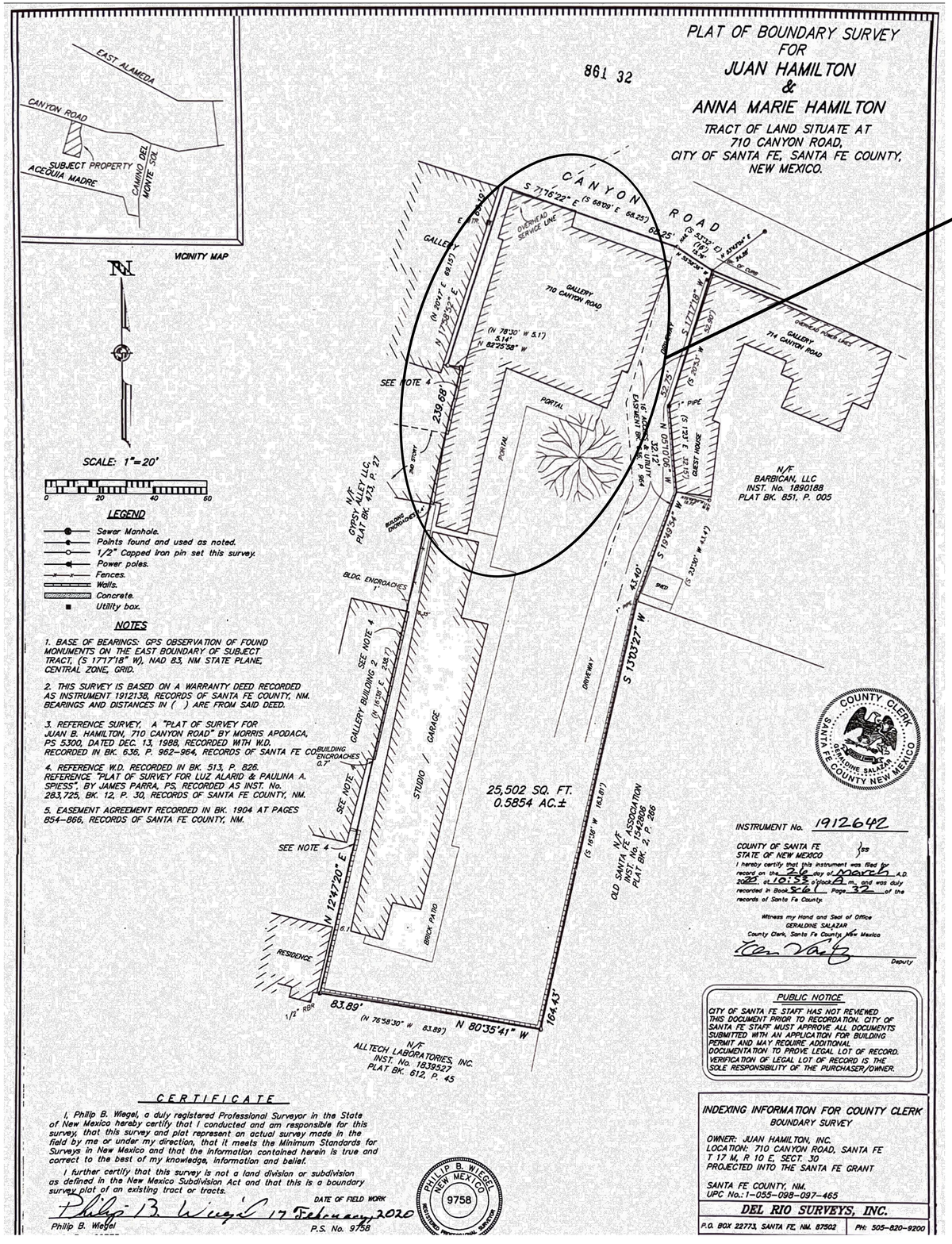
PLAT OF BOUNDARY SURVEY FOR JUAN HAMILTON & ANNA MARIE HAMILTON

TRACT OF LAND SITUATE AT 710 CANYON ROAD, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

861 32



AREA OF WORK

VICINITY MAP

SCALE: 1"=20'

0 20 40 60

LEGEND

- Sewer Manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.
- Utility box.

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND MONUMENTS ON THE EAST BOUNDARY OF SUBJECT TRACT, (S 17°17'18" W), NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID.

2. THIS SURVEY IS BASED ON A WARRANTY DEED RECORDED AS INSTRUMENT 1912138, RECORDS OF SANTA FE COUNTY, NM. BEARINGS AND DISTANCES IN ( ) ARE FROM SAID DEED.

3. REFERENCE SURVEY, A "PLAT OF SURVEY FOR JUAN B. HAMILTON, 710 CANYON ROAD" BY MORRIS APODACA, PS 5300, DATED DEC. 13, 1988, RECORDED WITH W.D. RECORDED IN BK. 636, P. 962–964, RECORDS OF SANTA FE CO.

4. REFERENCE W.D. RECORDED IN BK. 513, P. 826. REFERENCE "PLAT OF SURVEY FOR LUZ ALARID & PAULINA A. SPIESS", BY JAMES PARRA, PS, RECORDED AS INST. No. 283,725, BK. 12, P. 30, RECORDS OF SANTA FE COUNTY, NM.

5. EASEMENT AGREEMENT RECORDED IN BK. 1904 AT PAGES 854–866, RECORDS OF SANTA FE COUNTY, NM.

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.

DATE OF FIELD WORK

Philip B. Wiegel 17 February 2020

Philip B. Wiegel
P.S. No. 9758

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR

INSTRUMENT No. 1912642

COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 26 day of March A.D. 2020 at 10:35 o'clock A m., and was duly recorded in Book 561 Page 32 of the records of Santa Fe County.

Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, New Mexico

Deputy

COUNTY CLERK SEAL — GERALDINE SALAZAR — SANTA FE COUNTY NEW MEXICO

PUBLIC NOTICE

CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

INDEXING INFORMATION FOR COUNTY CLERK

BOUNDARY SURVEY

OWNER: JUAN HAMILTON, INC.
LOCATION: 710 CANYON ROAD, SANTA FE
T 17 M, R 10 E, SECT. 30
PROJECTED INTO THE SANTA FE GRANT

SANTA FE COUNTY, NM.
UPC No.: 1-055-098-097-465

DEL RIO SURVEYS, INC.

P.O. BOX 22773, SANTA FE, NM. 87502 | PH: 505-820-9200

CONRON & WOODS ARCHITECTS
1222 LUISA STREET SANTA FE, NEW MEXICO 87505
CONRONANDWOODS.COM • 505-983-6948

SURVEY PLAT (REFERENCE ONLY)
710 CANYON ROAD - REVISIONS
SANTA FE, NEW MEXICO

REVIEW

#	DATE	REVISION

PROJECT	23CD01
DRAWN	D.R. SURVEY
CHECKED	D.R. SURVEY
DATE	02/13/2024

SHEET
C-101

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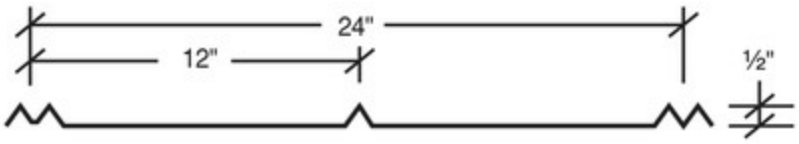
24"
12"
½"


Roof of Rear Building on Property

710 Canyon Rd - Portal East ELevation

710 Canyon Rd - Portal East Elevation

710 Canyon Rd -
Portal South Elevation

710 Canyon Rd -
Portal East Elevation

710 Canyon Rd -
Roof East Elevation

710 Canyon Rd -
Roof East Elevation



710 Canyon Rd -
Roof Looking South



710 Canyon Rd -
Roof South Elevation

710 Canyon Rd -
Canale

710 Canyon Rd -
Roof Looking North

710 Canyon Rd -
Roof Looking North

710 Canyon Rd -
Roof Looking North


710 Canyon Rd - Roof
Skylight 24 x 24



710 Canyon Rd - Roof
Skylight 24 x 48
Over Gallery
Looking West



710 Canyon Rd -
Roof Skylight 24 x 48
Over Gallery
Looking East

710 Canyon Rd - Street View
North Elevation

710 Canyon Rd -
Portal View From
Courtyard
East / South Elevations

710 Canyon Rd -
View From Elevated Parking area
South Elevation

710 Canyon Rd -
View From Elevated Parking Area
East / South Elevation

710 Canyon Rd -
View of Elevated Parking Area
Looking South

710 Canyon Rd -
Significant Tree
in Courtyard

710 Canyon Rd -
Roof of Gallery
Looking North

710 Canyon Rd -
Roof of Gallery
Looking East

710 Canyon Rd -
Roof of Gallery
Looking West



710 Canyon Rd -
Interior of Gallery
Looking West



710 Canyon Rd -
Interior of Gallery
Looking West

Wasco Part of VELUX Commercial

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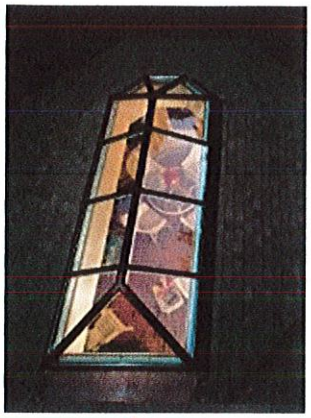

SKU: EPY-36120
Manufacturer: Wasco
36" x 120" Extended Pyramid Architectural Series Skylight

Price: Email for price

Pitch: Please Select...
Finish: Cool Grey (Standard)

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Questions about the Wasco EPY-36120 ?
Send us an email for more information

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ABOUT OUR SKYLIGHTS

iQ SkyLights is the premier online supplier of Wasco Skylights, Fakro SkyWindows and Velux Skylights to architects, builders, remodelers, homeowners and contractors worldwide. We look forward to working with you!

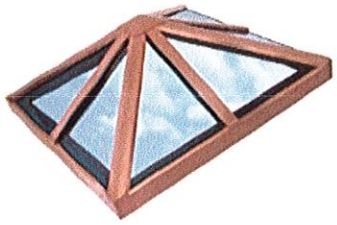
Description | Architectural Series Videos | **Finishes** | Glazing | Install | Reviews

Architectural Skylight Color Finishing - Finish Options

Standard finish for all Curb-Mount Skylights is bronze enamel. Ten baked enamel designer colors are available for all Architectural Series models, and as optional finishes for E-Class and G-Series models. Colors are shown below, approximated by computer display colors. Copper cladding is available on some units.



NOW AVAILABLE IN COPPER CLADDING



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