Agenda

Regular Meeting AMENDED AGENDA of the Historic Districts Review Board
January 14, 2025 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/84566437897

By Phone: 301 715 8592

Webinar ID: 845 6643 7897

The agenda and packet for the meeting will be posted at https://santafenm.portal.civicclerk.com/.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
5. Approval of Findings/Conclusions
   a. 2024-8706-HDRB. 409 Camino del Monte Sol (August 13, 2024)
   b. 2024-8704-HDRB. 636 Garcia St Unit 1 (August 13, 2024)
   c. 2024-8759-HDRB. 645 Garcia St. (August 13, 2024)
   d. *2024-8761-HDRB. 711 Don Cubero Alley (August 13, 2024)*
   e. 2024-8705-HDRB. 807 Gildersleeve St. (August 13, 2024)
   f. 2024-8730-HDRB. 918 B Acequia Madre (August 13, 2024)
   g. 2024-8739-HDRB. 1127 E. Alameda St. (August 13, 2024)

h. 2024-8740-HDRB. 1400 Cerro Gordo Unit D (August 13, 2024)

i. 2024-8936-HDRB. 107 E Palace Ave A1 A2 & A3 (September 10, 2024)

j. 2024-8868-HDRB. 329 Otero St. (September 10, 2024)

k. 2024-8935-HDRB. 807 Gildersleeve St. (September 10, 2024)

l. 2024-9400-HDRB. 821 Acequia Madre (November 26, 2024)

6. Matters from the Public

7. Staff Communications

8. Old Business

9. New Business

a. 2024-009653-HDRB, 1010 Camino San Acacio, Downtown and Eastside Historic District, Non-contributing, Daniel Strongwater, agent for Jeremy and Caroline Rohrlich, owner, requests status review with primary façade designation if applicable. (Paul Duran, paduran@santafenm.gov)

b. 2024-009650-HDRB, 202 Irvine St., Westside-Guadalupe Historic District, Non-contributing, Michael Bodelson, agent for Charles Rennick, owner, proposes to construct two closet additions on the east façade for a total of 125 sq. ft., relocate one window on the south façade, raise height of the chimney to 11'-1" where the maximum allowable building height is 13'-1", and approval of a pre-existing non-conforming shed at the southwest corner of the lot. (Paul Duran, paduran@santafenm.gov)

c. 2024-009611-HDRB, 1226 Cerro Gordo Rd, Downtown & Eastside Historic District, non-contributing, Margery and Emily Howe, agent/owners, proposes to raise the parapet to 12'-0", construct a 114 sq. ft. portal to a height of 10'-0" where the maximum allowable height is 14'-1", relocate a door and install a window. (Lani McCulley, ljmcculley@santafenm.gov)

d. 2024-009323-HDRB, 312 Pino Rd., Downtown and Eastside Historic District, Contributing, Martinez Architecture Studio, agent for Bonny and Byron Goldstein, owners, proposes to replace windows and doors, install door grille, relocate the cellar entrance and requests exceptions to 14-5.2(D)(5)(a)(i) for primary facades of contributing structures, 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)(5)(b) new material on a primary façade. (Paul Duran)

e. 2024-009651-HDRB, 423 Camino Don Miguel, Downtown and Eastside Historic District, Non-contributing, Tim Curry, agent for Gerry and Kris Ronningen Fenrich, owners, proposes to remove 1,570 sq. ft. of non-historic elements and return the building to the original 860 sq. ft. adobe footprint, construct 240 sq. ft. of portals on the south and east elevations, install new divided lite wood clad windows and doors, raise roof to 13'-10" where the maximum building height is 13'-11", and raise yard wall height from 4' to 5'-7" where the maximum yard wall height is 5'-7". (Paul Duran)

f. 2024-009612-HDRB, 1126 Camino Delora, Downtown & Eastside Historic District, vacant lot, Marc Naktin, agent for Gary Shockley, owner, proposes to construct a 3,800 sq. ft. residence to a height of 19'-10" where the maximum allowable is 16'-2". The additional 3'-8" in height is requested per section 14-5.2(D)(9)(c)(ii)(f) the Board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet. (Lani McCulley)

g. 2024-009613-HDRB, 1182 Cerro Gordo Road, Downtown & Eastside Historic District, Contributing, High Desert Contractors LLC, agent for Lanalee Lewis Rev. Trust, owner, proposes to remove the roof of a

contributing structure, construct a new roof deck, exterior staircase, and install deck railing and fencing. Exceptions are requested to 14-5.2 (D)(6) for replacing a roof not in-kind and 14-5.2(D)(2)(5)(b) for constructing an architectural feature on a primary facade. (Lani McCulley) **POSTPONED**

h. 2024-008779-HDRB, 428 San Antonio St., Downtown and Eastside Historic District, Significant, Daniel Lujan, agent for Andrew and Mary Harris, owners, proposes to construct a 300 sq. ft. garage to a height of 12'-6" with a 131 sq. ft. portal on the west elevation to a height of 9'-6" where the maximum allowable building height is 12'-6" in the Territorial design style, and a 5' tall CMU stuccoed yard wall from the southern property boundary to the main residential structure offset by 6". (Paul Duran)

i. 2024-009652-HDRB, 829 A W. Manhattan Ave, Downtown and Eastside Historic District, Contributing, Ju Tan, agent for Brenda Baletti, owner, proposes to construct a 160 sq. ft. entry portal to a height of 10'-2" where the maximum allowable height is 12'-8" and two exceptions are requested to 14-5.2(D)(2)(c) additions are not permitted to primary facades 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 facade. (Paul Duran)

j. 2024-009615-HDRB, 715 Gregory Lane, Don Gaspar Area Historic District, non-contributing, Christopher Purvis, agent for Karen Teutsch, owner, proposes to construct a 215 sq. ft. addition at a height of 12'-0", and a 475 sq. ft. freestanding casita to a height of 12'-8" where the maximum allowable is 16'-1". (Lani McCulley)

k. 2024-009616-HDRB, 1302 Canyon Road, Downtown & Eastside Historic District, non-contributing, Christopher Purvis, agent for Walter Richard Schmeal, owner, proposes to construct a 170 sq. ft. addition to a height of 12'-0" on the casita, and a 600 sq. ft. freestanding garage to a height of 12'-8" where the maximum allowable height is 14'-11". (Lani McCulley)

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

    a. January 28, 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.

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

Case # 2024-8706-HDRB
Address – 409 Camino Del Monte Sol
Agent's Name – Jeremiah Collatz, AIA
Owner/Applicant's Name – James Cahn and Jeremiah Collatz

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 13, 2024.

BACKGROUND

The structure at 409 Camino Del Monte Sol is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The architectural design speaks to a mix of vernacular styles, including Spanish Pueblo Revival, and Territorial styles as seen by the flat roof, gabled roof sections of the structure, and a mix of recessed and wood framed doorways and windows. On June 25, 2024, in Case # 2024-8334-HDRB, the Board maintained contributing status for this property and designated the north and south façades as primary, identified by numbers 3, 13 and 14 on the façade diagram.

The property has undergone several improvements, as noted in the HCPI, including connecting the three stand-alone structures and guest house in the 1980s. The garage addition was constructed in the 1990s. Now the property is an amalgamation of three previously detached structures, the primary residence, a guest house, and a detached garage.

At this hearing, the Applicant requested Board approval for the following items:

1) Re-roof the flat roof with Carlisle TPO roofing system, color tan.
2) Re-roof the pitched roof with new corrugated galvanized sheet metal. (Historic aerial photographs reveal that this material was used historically, as was common at that time.)
3) Replace gutters in kind.
4) Re-slope and reinforce pitch of roof, not changing the pitch of the roof.
5) Insert two new canales on the east elevation.
6) Insert one new canale on the west elevation.
7) Remove downspouts on the north and west elevations.
8) Rebuild in kind the existing overhang on the northwest façade.
9) Replace, relocate and install four roof-mounted condenser units, which will be concealed behind the parapet.
10) Remove existing exterior conduit lines.
11) Construct new entry portal on the south elevation in kind.
12) Repaint garage trim, door and window.
13) Remove corbels on the garage.
14) Repair, refurbish and paint all exterior windows and doors.

For project item # 11, the new entry portal on the south elevation, the Applicant requested an exception to Santa Fe City Code ("SFCC") Section 14-5.2(D)(2)(d) for placing an addition within 10 feet of a primary façade on a contributing structure.

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 SFCC.
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2 (D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards, with the approval criteria for an exception to Section 14-5.2(D)(2)(d), for addition within 10 feet of a primary façade.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. The Applicant proposes to replace a non-historic entry portal on the south primary façade. Under SFCC Section 14-5.2(D)(2)(d), additions to contributing, significant or landmark structures must be set back a minimum of 10 feet from any primary façade.
9. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(d) would be required for approval of the application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the existing portal columns are non-historic and the proposed south-façade portal is consistent with the overall character of the building;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public

welfare, because the existing, non-historic portal columns are out of proportion to traditional Territorial columns, oversized for the portal, the proposed renovation to the portal will provide a more harmonious design, and it will extend the life of the historic elements at the entry portal; and

c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts, because other designs considered for this portal, including the existing design, were inharmonious, and an entry portal at that location serves the utility and the architectural character of the house.

12. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
13. The information contained in the Staff Report, and the exhibits, testimony and evidence submitted at the hearing, establish that all applicable requirements for Board review as herein described have been met.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-14 as set forth in the application, as recommended by Staff.
3. The Board grants the exception requested in the application for project element # 11.

IT IS SO ORDERED ON THIS 14th DAY of JANUARY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

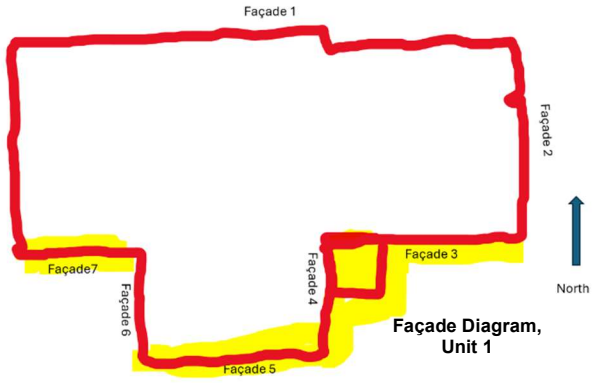
Case # 2024-8704-HDRB
Address – 636 Garcia St., Unit 1
Agent's Name – Annette Vigil, Vigil Design
Owner/Applicant's Name – Laurel Guy

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 13, 2024.

BACKGROUND

The multi-family residence at 636 Garcia St. is a three-unit compound with no historic status assigned to Unit 1. The property is located in the Downtown and Eastside Historic District. The structure was constructed in the early 1950s by adding two dwellings, an apartment and a one-bedroom rental, to an existing 1940s garage. Unit 1 is located closest to the street on the east end of the structure. In the 1950s, the three units were associated with the main residence to the south, which was split from the lot in 2021 and re-addressed as 640 Garcia St. The Board assigned contributing historic status to Units 2 and 3 in a hearing July 23, 2024. See Case # 2024-8478-HDRB.

Unit 1 is a 794-square-foot vernacular style structure which shares a common west wall with Unit 2. The unit has a flat roof with parapets, a concrete foundation and stuccoed adobe walls. The south elevation, façades 3 through 7 (see figure 3 below) is the front of the structure, looking into a small courtyard, and holds a bump out (facades 4, 5 and 6) which consists of one wood casement window. In the center of the elevation (facades 3 and 4) is a small portal giving entry to the dwelling through a faux plank door. To the east of the door (facade 3) is a modern wood casement window. The windows on the south elevation terminate with flared wood sills. The east elevation (facade 2) has one opening holding a modern, double-casement window which looks out onto a courtyard. There are two awnings and one fixed window on the north elevation (facade 1). The window assessment indicates that the windows and doors are all non-historic with all replacements during 1991 and 1999.



Façade Diagram, Unit 1

The Applicant requests:

1) A historic status designation of the residential structure at Unit 1; and
2) Designation of primary facades, if applicable.

Though the property is no longer associated with the primary structure at 640 Garcia St., 636 Garcia St., Unit 1, has historic integrity on its own. It is built of adobe and represents how historic buildings in the Downtown and Eastside evolved and were expanded over time to

meet the owners' needs. Staff recommended a contributing status, and primary façade designation for the south elevation (facades 3 through 7) because the windows and doors are inset in the Old Santa Fe Style. Staff excludes façade 6 as part of the recommendation because it is not visible behind the fence. Staff recommended façade 7 be included because it is connected to the primary façade of Unit 2 and the distinction between the two units is not defined on the exterior of the structure.

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 ("Staff Report"), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of Unit 1 be designated as contributing, and that the south façades (façades 3, 5 and 7) and east façade at the entry (façade 4) be designated as the primary façades per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The property is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The property 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 "non-contributing" 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 an H district, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H 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 south façades (façades 3, 5 and 7) and east façade at the entry (façade 4) are the primary elevations of the structure with the features that define the character of the structure's architecture. The Board bases this on the adobe construction of the structure, the originality of the structure's footprint and window openings, and that the windows and doors are inset in the Old Santa Fe Style common with thick-walled adobe buildings.
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 structure's historic status.
3. The Board designates the structure as a contributing structure.
4. The Board designates the following elevations as the primary façades: the south façades (façades 3, 5 and 7), and the east façade at the entry (façade 4).

IT IS SO ORDERED ON THIS 14th DAY of JANUARY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-8759-HDRB
Address – 645 Garcia St.
Agent's Name – Graham Hogan, Architect
Owner/Applicant's Name – Michael Blum

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 13, 2024.

BACKGROUND

The vacant lot at 645 Garcia St., within the Downtown and Eastside Historic District, is designated as Lot 3 in the Windmill Hill subdivision. An established residence occupies Lot 1 in the subdivision, while Lot 2 is vacant. The subdivision is set back from Garcia Street and access is via a private drive. The proposed construction site is concealed by an existing eight-foot-high coyote fence along the subdivision's north, east and south boundaries.

At this hearing, the Applicant requested Board approval for the following:

1) The construction of an approximately 3,608-square-foot, one-story main structure to a height of 14'6" where the maximum allowable height is 15'11". The structure is designed to meet the Recent Santa Fe Style design standards.
2) The new structure will be one story, with a flat roof and Sto elastomeric stucco, color El Rey Suede, with wood accents, and Santa Fe River cobble walls and cistern.
3) Construct a rainwater cistern to the height of 15'.

The proposed residence will consist of four block masses, with the highest part of the building at the central portion. The Applicant plans three outdoor terraces, one of which will be enclosed by a river-rock wall. The proposed cistern, to be attached to the building on the south elevation, will hold rainwater runoff and will allow the property owners to water the landscaped areas. The Staff recommends a finding that an exception is required to Santa Fe City Code ("SFCC") Section 14-5.2(E), Downtown and Eastside design standards, for the construction of an above-ground cistern.

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 SFCC.
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC

requirements, and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.

3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards. Staff recommended a finding that all criteria have been met regarding the exception to Section 14-5.2(E), Downtown & Eastside Historic District design standards, to permit the construction of an above-ground cistern.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. The Applicant proposes to construct a cylindrical, above-ground cistern to the height of 15' (project item # 3). The Staff determined that this project element is inconsistent the design standards set forth in SFCC Section 14-5.2(E), an exception would be required for its approval, and the Applicant requested an exception.
8. The Board finds that a rock water cistern, or terreon, is not inconsistent with the Santa Fe Styles described in SFCC Section 14-5.2(E), and finds that an exception pursuant to SFCC Section 14-5.2(C)(5)(b) is not required for approval of this item.
9. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work.
10. 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.
11. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-3 as set forth in the application, as recommended by the Staff, with the following additional condition:
    a. The stucco corners on the structure exterior shall be bullnosed.

IT IS SO ORDERED ON THIS 14th DAY of JANUARY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-8761-HDRB
Address – 711 Don Cubero Alley
Agent's Name – Landon Lott
Owner/Applicant's Name – Landon Lott and Bridget Stanga

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 13, 2024.

BACKGROUND

The architectural design of the single-family residence at 711 Don Cubero Alley is a modest quintessential Santa Fe vernacular style, as seen by the original rectangular footprint, adobe block construction, recessed doors and windows, and flat roof with rounded parapets. The structure has evolved through time which can be seen from the rooftop and sunroom addition on the southern façade. General maintenance and repair over the lifetime of the home have changed the original doors and windows of the structure. The original house, built in the early 1900s, was approximately 900 square feet. Currently 1,602 square feet, the structure is listed as contributing to the Don Gaspar Area Historic District. The north façade, part of the original construction and displaying high historic integrity, has been designated primary.

The property received contributing status in an HDRB hearing April 9, 2024, in Case 2024-007992-HDRB. In designating the north façade as primary, the Board noted its quintessential Santa Fe vernacular elements, such as the adobe-block construction, recessed windows and doors, and rounded parapets.

The Applicant previously submitted a proposal for renovations in Case # 2024-7992-HDRB, which the Board reviewed April 9, 2024, however, after hearing input from the Board members on various elements of his proposal, the Applicant agreed to postpone and re-submit his application. In this resubmission, the Applicant requests Board approval of the following items:

1) Demolition of walls in existing, enclosed 225-square-foot portico (sunroom).
2) Remodel the 225-square-foot sunroom with 12-foot high framed/stucco structure, adding 48-square-feet to the existing footings.
3) Reuse the existing front door.
4) Construct three 30"x30" casement windows with colonial grid panels at 4 feet high.
5) Construct one 30"x38" fixed, deck-mount skylight on the roof.
6) Construct canales on south and east façades of proposed entry patio.
7) Construct 8-inch decorative historic corbels around entry patio on the west façade.
8) Construct 8-feet-high, 8-inch diameter wooden columns for use in entry patio on the west façade.

9) Construct 16” by 12-foot by 2-foot back awning with decorative historic corbels on the east façade.
10) Stucco with cementitious stucco framing around existing wooden entry gate (custom Sherwin Williams SW 6627 Emberglow).
11) Construct 12-foot-high kiva fireplace in backyard with 18” attached stucco bench.
12) Stucco with cementitious new entry wall Sherwin Williams SW7102 White Flour.
13) Stucco with cementitious other walls of new structure to match existing exterior paint of house (custom Sherwin Williams SW 6627 Emberglow).
14) Painting new framing around wooden gate to match existing exterior paint of house (custom Sherwin Williams SW 6627 Emberglow).
15) Approval for a 6-foot-high coyote fence on the north and east property lines that was constructed without obtaining Historic Preservation Division approval.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and Section 14-5.2(H), Don Gaspar Area Historic District Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(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
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.

10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-15 as set forth in the application, as recommended by Staff, with the following additional condition:
   a. The overhang at the entrance on the west elevation must be supported at the corner by a column and corbel to the right of the door, as shown in the proposed west elevation drawing.

IT IS SO ORDERED ON THIS 14th DAY of JANUARY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-8705-HDRB
Address – 807 Gildersleeve St.
Agent's Name – A. Christopher Purvis, Architect
Owner/Applicant's Name – Brady McCartney and Nancy Cooey

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 13, 2024.

BACKGROUND

The single-family residence and its associated accessory structure at 807 Gildersleeve St., built around 1942, are shown on the City GIS-system historic status map as non-contributing to the Don Gaspar Area Historic District. Although a 2024 Historic Cultural Properties Inventory describes the structures as contributing, no cases have been found for the property and there is no indication of a previous status review. Therefore, the Historic Preservation Staff has determined that the current status is non-contributing. The Applicant has applied to the HDRB for status review of the accessory structure, originally built as a garage, and designation of its primary façades, if applicable.

The 450-square-foot accessory structure, built vernacularly in the Pueblo Revival style, is a wood-frame, one-car garage with a partitioned storage area holding three storage rooms. The 1960s wrap-around porch reflects a popular style of porches from that era, and it now qualifies as a historic structure due to its age. The garage area has a dirt floor, the center storage area has a wood floor, and the northern storage areas have a concrete floor. Fenestration is found only on the west and north elevations (façades 1 and 4). On the west elevation (façade 4) the former garage door opening is filled with boards with a section cut for a pedestrian door. The central storage room is entered through a wood panel door on the west elevation and adjacent is a six-lite, non-operable wood-sash window. The north side (façade 1) holds two identical three-panel wood doors. The porch extends 5' from the building face and is supported by wood posts on concrete bases. Atop the posts are decorative corbels made of thin, shaped pieces of wood.

Staff finds that the garage structure reflects the evolution of the property over time and the changing use of the structure. Therefore, the Staff recommends a finding that the structure is historically contributing. The Staff notes its deep-set fenestrations at the doors, wood window, simple design, and wrap-around porch. The portal addition is reflective of its time in its design but stays true to the overall Spanish-Pueblo Revival Style architecture of the main building.

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 ("Staff Report"), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the accessory structure be upgraded to contributing and that the west façade (façade 4) including all fenestrations and the portal, and excluding the non-historic wood garage door, be designated as the primary façade, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. This application 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 Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" 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 an H district, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H 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 "non-contributing structure," contrary to the Staff's recommendation. The Board finds that due to its many alterations the structure has insufficient historic integrity to qualify as contributing, and it does not add to the historic associations or historic architectural design qualities significant for the district.
11. 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 the structure's historic status.

3. The Board maintains the structure's historic status as non-contributing.

IT IS SO ORDERED ON THIS 14th DAY of JANUARY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-8730-HDRB
Address – 918 B Acequia Madre
Agent's Name – Ed Caruana, AIA (retired)
Owner/Applicant's Name – Richard Simpson and Melanie Spriggs

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 13, 2024.

BACKGROUND

Built in the 1920s in a mountain vernacular design style, the single-family residence at 918 B Acequia Madre is characterized by a corrugated metal roof, adobe-block construction material, a brick chimney and recessed doors and windows. The structure has been well maintained and is listed as contributing to the Downtown and Eastside Historic District.

The Staff approved a previous application for this property January 18, 2024, in Case # 2024-7787-ADMIN, to repair and replace the metal corrugated roof and wooden eaves, and to demolish the existing chimney, reconstruct it in kind with red brick and replace the flashing. The property owner did not proceed with the construction of this work and the brick chimney fell into such disrepair that it has been completely removed. The Applicant's agent, a retired AIA, told the Board the chimney, assembled with lime mortar and unreinforced, was crumbling. It also was code deficient, below the required height of two feet above obstructions within 10 feet. The original interior kiva fireplace below the chimney has been unusable for many years. The Applicant provided a written opinion from a mason, Jeremy Turner, Turner Masonry, LLC, who wrote that the chimney was structurally unsound, sitting on a large deposit of mortar on top of an unreinforced adobe wall, and resting against a corrugated sheet-metal roof.

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

1) Replace the corrugated metal roof and gutter in kind (previously granted administrative approval by the Land Use Staff).
2) Remove the existing brick chimney, for which the Staff has determined an exception is required to Santa Fe City Code ("SFCC") Section 14-5.2(D)(1)(a) for removal of historic materials or alteration of architectural features that embody the status of a contributing building.

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 SFCC.

2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended a finding that the exception criteria had not been met, and recommended denial of the exception to SFCC Section 14-5.2(D)(1)(a). Staff recommended approval of the other elements of the application as they comply with Section 14-5.2(D), General Design Standards for all Historic Districts, and Section 14-5.2(E) Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(1)(a), the removal of historic materials or alteration of architectural features and spaces that embody the status of a contributing building shall be prohibited.
9. The Applicant proposes to replace the roof of a contributing building and to remove the historic brick chimney. The Staff determined that an exception to SFCC Section 14-5.2(D)(1)(a) would be required for approval of the application with respect to removal of the brick chimney, and the Applicant requested this exception.
10. Contrary to the recommendation of the Staff, the Board finds that the brick chimney on the house does not embody the contributing status of the structure, and therefore an exception per SFCC Section 14-5.2(C)(5)(b) is not required for its removal. The Board has considered that the chimney was poorly constructed, structurally unstable, not in compliance with applicable codes (see IRC Chapter 10, § R 1001.1), and that it no longer served any purpose.
11. Per SFCC Sections 14-2.11 and 14-3.15, and PLUD Interpretation # 2020-001, the Land Use Staff gave administrative approval for replacement of the corrugated steel roof in kind, in metal color with a matte finish, with no change to roof pitch or rooftop appurtenances. See Case # 2024-7787-ADMIN. The Board finds no reason to set aside this administrative approval.
12. 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.
13. 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 Items # 1-2 as set forth in the application.

IT IS SO ORDERED ON THIS 14th DAY of JANUARY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-8739-HDRB
Address – 1127 E. Alameda St.
Agent's Name – Bernie Romero
Owner/Applicant's Name – Sara Rupert

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 13, 2024.

BACKGROUND

The single-family residence at 1127 E. Alameda Street is listed as non-contributing to the Downtown and Eastside Historic District. The structure was built in the mid-1980s, with an addition built on the north elevation in the mid-2000s. The structure was designed in the Recent Santa Fe Style as seen by the flat roof, rounded parapets, CMU stuccoed wall, recessed doors and windows. The property currently has a motorized wooden mechanical gate with metal structure which was installed without Historic Districts Review Board or other City approval.

The property owner seeks HDRB approval of a new vehicle entry gate, in an arched shape, six-feet high at the apex and 13'11" wide, at the existing driveway. The existing wooden gate would be replaced due to rot on the wood surfaces and the extensive restoration and maintenance required for it. The proposed gate will be patina-rusted steel, square-lattice with reinforced unions, similar in size to the existing gate. No work is proposed to the existing yard wall, and existing motorized mechanisms will not be altered for the installation of the new gate.

The Staff has determined that an exception pursuant to SFCC Section 14-5.2(C)(5)(b) would be required for the proposed metal gate, as it is inconsistent with Downtown and Eastside design standards. At this hearing, the Applicant requests Board approval for an exception to SFCC Section 14-5.2(E) for the installation of this proposed metal vehicular gate at the south entrance of the property on East Alameda Street.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of

the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards. Additionally, the Staff recommended a finding that all exception criteria for the use of metal on the vehicular gate have been met.

4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(E), Downtown and Eastside design standards, the styles identified in this section are characterized by adobe, wood, natural stone, brick, tile or terra cotta building materials, with wooden trim elements, and a similarity of materials between Old Santa Fe and Recent Santa Fe Styles.
8. The Applicant proposes to install a patina-rusted steel vehicular gate at the south entrance of the property, facing East Alameda Street. The Staff determined that an exception to SFCC Section 14-5.2(E) would be required for approval of the application, and the Applicant requested an exception.
9. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
10. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met in the specific circumstances of this case:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that, subject to the conditions imposed by the HDRB, as described below, granting the exception would not damage the character of the district because wooden elements will be predominant in the design, there are gates with metal along East Alameda Street on this streetscape, this fenestrated gate would allow a view of the house, and the earthtone color would complement the streetscape;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the proposed fenestrated gate would allow better visibility than the existing solid wooden gate and would require less maintenance; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts because East Alameda Street is heavily traveled, and this street-facing gate would provide additional security while providing harmony with the surrounding streetscape.
11. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no

permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.

12. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met, subject to the condition imposed by the HDRB, as described below.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the condition imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves the item as set forth in the application, as recommended by the Staff, with the following additional condition:
   a. The lower sheet-metal, laser-cut panel be clad on the exterior with wood, rough-sawn panels harmonious in color with the rusted metal and other gates in the vicinity, vertical in orientation, that would leave exposed the taller openings and may either cover or leave exposed the shorter slot openings between the taller ones. The Applicant shall submit a drawing showing the design of these wood panels for Staff review and approval.
3. The Board grants the exception requested in the application, subject to the condition imposed by the HDRB, as described in Section 2, above.

IT IS SO ORDERED ON THIS 14th DAY of JANUARY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-8740-HDRB
Address – 1400 D Cerro Gordo Rd.
Agent's Name – A. Christopher Purvis, Architect
Owner/Applicant's Name – Rick Brenner

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 13, 2024.

BACKGROUND

The single-family residence at 1400 Cerro Gordo Road Unit D is listed as non-contributing to the Downtown and Eastside Historic District. The structure was built in the early 2000s in the Recent Santa Fe and Pueblo Revival Styles as seen in the construction materials, flat roof, rounded parapets, and recessed, divided-lite doors and windows.

Originally built at 1,860 square feet, the Board approved a 702-square-foot addition on the easternmost corner in 2004. See Case # H-04-091 (then addressed as 1400½ Cerro Gordo Rd.). The addition included a bedroom and bathroom suite in the Recent Spanish Pueblo Revival style. The maximum height of the addition was 12'6" tall. Maximum height for the streetscape (a 300-foot radius, in accordance with SFCC Section 14-5.2(D)(9)(a)(ii)(D)) is 15'7".

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

1) Construct a 600-square-foot detached garage to a height of 12'6" on the western quadrant of the lot, opening to the northeast.
2) Stucco the new structure with cementitious stucco, color El Rey Adobe.
3) Install wood-clad garage doors, color dark brown.
4) Install aluminum-clad windows, color dark brown.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of

the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.

4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. 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.
8. 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 Items # 1-4 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 14th DAY of JANUARY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-8936-HDRB
Address – 107 E. Palace Ave., Units A1, A2 and A3
Agent's Name – A. Christopher Purvis, Architect
Owner/Applicant's Name – Martha Field Family, LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on September 10, 2024.

BACKGROUND

The multi-family residential structure at 107 E. Palace Ave. is contributing to the Downtown and Eastside Historic District with the south elevation designated as primary. The structure is tucked behind the buildings lining the 100 block of East Palace Avenue. The south elevation is only partially visible from Palace Avenue. Approximately 2,000 square feet, the building is long, rectangular, single-story, mostly brick, and is oriented east to west with the front facing south. The structure was built approximately 18 inches below grade, and in some places the window sashes are below grade. The building has four sections of slightly varied height. Currently the apartments are used for storage.

According to a 2020 Historical Cultural Properties Inventory (HCPI), the Spanish Pueblo style building originally was constructed for stables circa 1883, then converted for storage and then apartments between 1930 and 1948. The east elevation portal was in place by 1973. The windows are wood sash windows, but a few wood casement windows are found on the north elevation. According to a professional window assessment, two windows on the south primary elevation are non-historic, 1980s windows, and the doors on all sides of the structure are non-historic, 1980s doors. In a hearing May 4, 2021, the HDRB voted to maintain the contributing status of this structure, and to designate the south elevation as the primary façade. See Case # 2021-3458-HDRB for this property, previously addressed as 109 E. Palace Ave. The 2021 status review case for the structure is the only case on record in the Historic Preservation Division.

The Applicant now proposes the following exterior alterations:

1) Replace three doors (doors 1, 3 and 4) with four-lite panel doors, widening them and their openings from 32" to 36".
2) Install an ADA ramp with handrail behind the retaining wall on the south side of the building to create access to units A2 and A3.
3) Re-roof the structure with tan color TPO roofing material.
4) Stucco the building with El Rey cementitious "Buckskin".
5) Repave the parking lot.

The Staff has determined that exception criteria pursuant to Santa Fe City Code ("SFCC") Section 14-5.2(C)(5)(b) are required for project element # 1, which proposes making door openings wider on the primary façade of a contributing building, which is restricted by

SFCC Section 14-5.2(D)(5)(a)(i). The Applicant has requested approval for this exception.

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 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 exception criteria had been met and recommended approval of the application as it complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(5)(a)(i), no opening shall be widened or narrowed on a primary façade of a contributing building. The Applicant proposes to widen three doors, two of which face south and are on the south, primary elevation. Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a) (i) would be required for approval of the application, and the Applicant requested an exception.
9. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
10. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met.
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because to widen the doors by four inches is minimal, the building is set back behind other buildings on East Palace Avenue and has low visibility, and the new doors will have the same design as the existing. Although the door openings are historic, the doors are 1980s replacements and are not historic;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public

welfare because the building is in a commercial area but the existing width of the doors limits the use of the structure as a commercial building, and the new widths will meet building code requirements for commercial buildings and provide accessibility consistent with the ADA; and

c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts because the three wider door openings will allow the structure to be maintained and utilized for more purposes.

11. 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.
12. 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 Items # 1-5 as set forth in the application, as recommended by Staff.
3. The Board grants the exception requested in the application with respect to project element # 1, to widen the openings for three doors.

IT IS SO ORDERED ON THIS 14th DAY of JANUARY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar, City Clerk Date

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-8868-HDRB
Address – 329 Otero St.
Agent's Name – Lisa Martinez, B Constructiv LLC
Owner/Applicant's Name – Mike and Christine Foster

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on September 10, 2024.

BACKGROUND

The single-family residence and sidewall at 329 Otero St. are listed as contributing to the Downtown and Eastside Historic District, with the north, south and west façades designated as primary. The adobe structure is dated to 1935-36, with a small addition added on the east elevation in 1945. The architectural style is Territorial with brick coping (stretcher-dentil-stretcher courses) and an entry porch facing Otero Street to the west. Otero Street slopes down to the south, and the lot features river-stone retaining walls on its west and south sides.

A 1984 New Mexico Historic Building Inventory noted the contributing status of the house, which was confirmed by the HDRB in a hearing February 27, 2024. See Case # 2024-7886-HDRB. In that hearing, the Board also found the river-stone retaining walls on the west and south lot lines to be contributing, and it designated the north, south and west elevations of the structure as the primary façades. The Historic Building Inventory form noted the double-hung windows of the house, and that some are placed horizontally, with lintels and brick sills. The property received Administrative Approvals for solar panels (2021-4566-ADMIN) and for a vehicle gate, stucco, and parapet repair (2023-7644-ADMIN). Other than these administratively approved modifications, the historic components of the house remain largely as they were originally built.

The property owners propose to remodel the main residence by replacing doors and windows, and they request an exception to Santa Fe City Code ("SFCC") Section 14-5.2(D)(5)(a)(i) to replace windows, doors and other architectural features on primary façades of a contributing structure. The Applicant requests Board approval of the following items:

1) Installation of new doors and windows, for which an exception is requested.
2) Re-stucco the entire structure with cementitious stucco color adobe brown.

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 did not find that all the exception criteria have been met and recommended denial of the exception to replace historic windows on the primary façade of a contributing structure. Staff recommended approval of the other part of the application (re-stuccoing), as it complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(5)(a)(i), for the primary facades of contributing structures, historic windows shall be repaired or restored wherever possible.
9. The Applicant proposed to replace historic windows on the north, west and south elevations, all three of which are primary façades. Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a)(i) would be required for approval of the application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has not conclusively demonstrated that all exception criteria have been met.
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would damage the character of the district because the windows and doors in the window assessment identified as windows C, D, E, G, H and I are all historic windows on primary façades and can be restored. Removing and replacing repairable and restorable windows on primary façades damages the character of the historic district;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare because the window assessment reads that windows C, D, E, G, H and I are all in satisfactory or fair condition and can be restored; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would not strengthen the unique heterogeneous character of the City because restoring historic windows including all historic construction material,

architectural features and elements is the owner's responsibility living in the historic districts.

12. The Board finds that no exception is necessary for the following replacements:
    a. East elevation door # 1 and window A, as the east is not a primary façade and this door and window are not historic;
    b. North elevation window B and door # 2, as this door and window are not historic;
    c. West elevation door # 3, as this door is not historic; and
    d. South elevation window F, as this window is not historic.
13. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work.
14. 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.
15. 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 with respect to the project elements approved, subject to the condition imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. With respect to project Item # 1, the Board approves the replacement of:
    a. East elevation door # 1 and window A;
    b. North elevation door # 2 and window B;
    c. West elevation door # 3; and
    d. South elevation window F.
3. The Board approves project Item # 2, re-stucco of entire structure with cementitious stucco, color adobe brown.
4. The Board denies the exception sought by the Applicant, and denies replacement of historic windows on the north façade (window C), west façade (windows D and E), and south façade (windows G, H and I).
5. Replacement of windows permitted under section 2, above, is subject to the following condition: the replacement windows shall have wood, not vinyl, frames.

IT IS SO ORDERED ON THIS 14th DAY of JANUARY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios, Chair Date

FILED:

_____ _____

Andréa Salazar
City Clerk

Date

APPROVED AS TO FORM:

_____

Frank Ruybalid
Assistant City Attorney

_____

Date

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

Case # 2024-8935-HDRB
Address – 807 Gildersleeve St.
Agent's Name – A. Christopher Purvis, Architect
Owner/Applicant's Name – Brady McCartney and Nancy Cooey

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on September 10, 2024.

BACKGROUND

The 450-square-foot accessory structure at 807 Gildersleeve St., built vernacularly in the Pueblo Revival style, is a stuccoed, wood-frame garage with a partitioned storage area holding three storage rooms. The main residence and the accessory structure are listed on the Buildings Historic Status map as non-contributing, and are on a lot at the southern edge of the Don Gaspar Area Historic District. The HDRB reviewed the historic status of the garage/storage structure in a hearing August 13, 2024, and voted to maintain the structure's status as non-contributing due to its many alterations and insufficient historic integrity. See Case # 2024-8705-HDRB.

The Applicant proposes to convert the garage structure to a casita by:

1. Raising the parapet 5" from a height of 8'7" to a total height of 9 feet, and install roof insulation.
2. Replacing the two doors on the north elevation with wood TDL aluminum-clad white windows, and infilling the wall.
3. Converting the exposed plywood siding on the west elevation to a stuccoed wall with two wood TDL aluminum Clad white windows.
4. Installing a compressor on the north elevation behind a 42"-high coyote fence with varying tops.
5. Re-roofing the portal to match the existing granular cap sheet, tan color.
6. Staining the portal woodwork in a medium brown.
7. Stuccoing the casita in El Rey cementitious "Buckskin" color.

No work is proposed for the main residence in this project application.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and

information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.

3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(H), Don Gaspar Area Historic Districts design standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. 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.
8. The information contained in the Staff Report, and the exhibits, testimony and evidence submitted at the hearing, establish 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 Items # 1-7 as set forth in the application, as recommended by the Staff.

IT IS SO ORDERED ON THIS 14th DAY of JANUARY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar, City Clerk Date

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-9400-HDRB
Address – 821 Acequia Madre
Agent's Name – Gayla Bechtol, AIA
Owner/Applicant's Name – Mary and Elaine Alarid, The AlaridCo, LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 26, 2024.

BACKGROUND

The single-family residence at 821 Acequia Madre is listed as contributing, and the detached garage and yard wall as non-contributing, to the Downtown and Eastside Historic District. Built in the late 1940s, the main residential structure has had an addition to the north elevation and an added portal on the east elevation, and contains approximately 1,483 square feet of roofed area. The main structure is in the Spanish Pueblo Revival style as seen by the adobe-block construction material, flat roof with rounded parapets, and recessed doors and windows. The detached garage was built in the 1960s of masonry cinder block and stucco. A yard wall surrounding an open area between the main house and the garage is approximately 4 feet high and is built of masonry cinder block.

The HDRB reviewed the status of this property in a hearing March 15, 2022, Case # 2022-4717-HDRB, designating the house as a contributing structure and the south elevation, facing Acequia Madre, as the primary façade. The HDRB designated the garage and the yard wall as non-contributing.

The Applicants have submitted a proposal to remodel both the main structure and the garage, requesting Board approval of the following items:

Main House:
1) Construct a 296-square-foot bedroom/bathroom addition with a 280-square-foot portal.
2) Raise the roof height from a maximum height of 16'11" to 18'11", for which an exception is requested to Santa Fe City Code ("SFCC") Section 14-5.2(D)(9)(c)(ii)(D).
3) Construct a 4-foot-high yard wall in front of the primary, south façade for which an exception is requested to SFCC Section 14-5.2(D)(2)(c-d).

Garage/Casita:
1) Construct a 358-square-foot ground-floor addition and 428-square-foot garage with a 437-square-foot, second-story addition on top of the current garage.
2) Raise the roof height from a maximum height of 16'11" to 24 feet, for which an exception is requested to SFCC Section 14-5.2(D)(9)(c)(ii)(D).

Exterior Finishes:

1) Stucco will be cementitious, color Buckskin.
2) Wood trim will be painted white and turquoise.
3) New windows will be true divided-lite.
4) Light fixtures will be shielded wrought iron.
5) Concrete will be colored brown.
6) Brown gravel will be placed at the work site.

The Applicant has requested the exceptions necessary for exceeding the maximum allowable height for the second-story additions to the main house and the garage/casita, and for the four-foot-high yard wall, which would attach to the primary, south façade.

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 a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and recommended findings that the exception criteria have been met and the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

Height Exception for Main Building:

8. Under SFCC Section 14-5.2(D)(9)(c)(ii)(D), the maximum building height permitted on that streetscape is 16'11". The Applicant proposes to build an addition on the existing main residence and raise a section of the roof to a height of 18'11".
9. Staff determined that an exception to SFCC Section 14-5.2(D)(9)(c)(ii)(D) would be required for approval of this element of the application, and the Applicant requested the exception.

10. To obtain an exception, the Applicant was required to conclusively demonstrate that the six exception criteria set forth in SFCC Section 14-5.2(C)(5)(c) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(c)(i), the Board finds that granting the exception would not damage the character of the streetscape because the higher roof is planned for a new dining room (in existing space) and a bedroom/ bathroom addition at the rear of the house, which are set back from the street, and the raised parts of the house will not affect the primary façade;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(c)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the existing house ceilings are very low and sagging, on a crawl space above grade, and overhead clearance is below standard;
    c. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts: The addition of a bedroom and bathroom, and a ceiling with more clearance would better accommodate a family;
    d. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iv), the Board finds that there are special conditions or circumstances that are peculiar to the land or structure involved that are not applicable to other lands or structures in the related streetscape: The house, built 77 years ago, has a very low ceiling clearance, and the lot is unusually narrow, leaving no space for the residence to expand east or west;
    e. Pursuant to SFCC Section 14-5.2(C)(5)(c)(v), the Board finds that the special conditions or circumstances are not the result of the actions of the Applicants, who had no involvement in the design of the lot or construction of the house; and
    f. Pursuant to SFCC Section 14-5.2(C)(5)(c)(vi), the Board finds that granting the exception would provide the least negative impact with respect to the purposes set forth in SFCC Section 14-5.2(A)(1) because the proposed design and elevation of the roof meets the current zoning code requirements of SFCC Section 14-7.2, Residential Districts, and would not adversely impact the contributing status of the main house, since the roof elevation is set back from the street and set back from the primary façade.
12. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met for raising the roof of the main residence to a height of 18'11".

Exception for Yard Wall on Primary Façade:

13. Under SFCC Section 14-5.2(D)(2)(c-d), additions are not permitted to primary façades of contributing buildings, or to the side of the existing footprint of a contributing building unless the addition is set back a minimum of ten (10) feet from the primary façade. The Applicant proposes to build a 4-foot-high yard wall, attaching to the primary south façade at the southeast corner and surrounding the yard south of the main residence.
14. The Staff determined that an exception to SFCC Section 14-5.2(D)(2)(c-d) would be

required for approval of this element of the application, and the Applicant requested the exception.

15. To obtain this exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
16. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because this would be a low yard wall which does not obstruct the view of this contributing house, and it is consistent in height and design of other low yard walls that are prevalent on this streetscape;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because this is a heavily traveled street, the proposed yard wall will create additional security, set off the driveway for the accessory dwelling unit in the back of the lot, and will accentuate the parking spaces for the main residence in the front of the residence; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts because the proposed yard wall will provide the owners needed security and full use of the property while still preserving the historic status and design standards of the Historic District.
17. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met for the addition of the four-foot-high yard wall which will attach to the primary, south façade.

Height Exception for Garage/Casita:

18. Under SFCC Section 14-5.2(D)(9)(c)(ii)(D), the maximum building height permitted on that streetscape is 16'11". The Applicant proposes to a build a second floor on the existing garage to a height of 24 feet.
19. The Staff determined that an exception to SFCC Section 14-5.2(D)(9)(c)(ii)(D) would be required for approval of this element of the application, and the Applicant requested the exception.
20. To obtain an exception, the Applicant was required to conclusively demonstrate that the six exception criteria set forth in SFCC Section 14-5.2(C)(5)(c) have been met.
21. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has not conclusively demonstrated all exception criteria:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(c)(i), the Board finds that granting the exception would damage the character of the streetscape because the specifications for Old Santa Fe Style in SFCC Section 14-5.2(E)(1)(a) express a preference for one-story, long and low buildings, and the proposed structure is unusually tall for its footprint;

b. Pursuant to SFCC Section 14-5.2(C)(5)(c)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare;
c. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iii), the Board finds that granting the exception would not strengthen the unique heterogeneous character of the City, and does not provide a full range of design options to ensure that residents can continue to reside within the historic districts: The Applicant has not demonstrated that a garage is necessary for this accessory dwelling unit, and whether a second story would be needed if space for a garage in this ADU was instead allocated to a den, bedroom or other living area;
d. Pursuant to SFCC Section 14-5.2(C)(5)(c)(vi), the Board finds that granting the exception would not provide the least negative impact with respect to the purposes set forth in SFCC Section 14-5.2(A)(1), as the exception sought exceeds the 16'11" height restriction for this streetscape by 7'1" and would be inharmonious with the outward appearance of the main residence and the streetscape.

22. The Board finds that the Applicant has failed to conclusively demonstrate that all of the exception criteria have been met for building a two-story garage/casita to a height of 24 feet.

23. 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.
24. 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 with respect to the modifications to the main residence and the addition of the south elevation yard wall.
25. 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 not been met with respect to the modifications to the garage/casita.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-3 with respect to the main house, and Items # 1-6 with respect to the exterior finishes, as set forth in the application.
3. The Board grants the exception to SFCC Section 14-5.2(D)(9)(c)(ii)(D) requested in the application, and approves the elevation of the roof on the main house to a height of 18'11", as shown in the Applicant's architectural drafts.
4. The Board grants the exception to SFCC Section 14-5.2(D)(2)(c-d) requested in the application, and approves the yard wall addition on the south, primary façade, as shown in the Applicant's architectural drafts.
5. The Board denies Items # 1-2 with respect to the garage/casita as set forth in the application.

6. The Board denies the exception to SFCC Section 14-5.2(D)(9)(c)(ii)(D) requested in the application, and denies the application to build a second story to a height of 24 feet on the garage/casita.
7. The Board's decision with respect to the garage/casita additions shall not prejudice the Applicant if the Applicant returns to the HDRB with a redesign for the garage/casita additions, including a request for exceptions relevant to the redesign.

IT IS SO ORDERED ON THIS 14th DAY of JANUARY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe, New Mexico

memo

DATE: **January 14, 2025**

TO: **Historic Districts Review Board**

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

2024-009653-HDRB, 1010 Camino San Acacio, Downtown and Eastside Historic District, Non-contributing, Daniel Strongwater, agent for Jeremy and Caroline Rohrlich, owner, requests status review with primary façade designation if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: Primary Façade Diagram

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure and rock yard wall be upgraded to contributing and the north, east, and west façades be designated as primary identified in the façade diagram as numbers 1, 3, 9 and 10 per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The single-family residence at 1010 Camino San Acacio is listed as non-contributing to the Downtown and Eastside Historic District. The 2,874 sq. ft. main residential structure was built on a 0.27-acre lot in the early 1960s. The main structure was built in the Spanish Pueblo Revival architectural style as seen by the adobe and rock foundation construction materials, recessed door and windows, and wooden corbel elements. The structure was built by Mr. Louie Ewing, a well-known artist who lived and worked in Santa Fe from 1935-1983. As the Historic Cultural Property Inventory (HCPI) form states, "*The building retains sufficient integrity of setting, design,*

materials, workmanship, feeling, and association to be contributing to the Santa Fe Downtown and Eastside Historic Review District." (Byszewski 2024). Mr. Ewing was most well known for his photographic work that he did for the Laboratory of Anthropology in 1939.

In Case (2024-009653-HDRB) the Applicant requests status review with primary façade(s) designation if applicable.



1010 Camino San Acacio: Primary Façade Diagram

Primary Façade: ——

Non-primary Façade: ——

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.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

(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.

(c) Height, Pitch, Scale, Massing, and Floor Stepbacks

The board is the *city* administrative board reviewing and granting or denying requests for exceptions from regulations set forth in Subsection 14-5.2(D)(9). When requesting exceptions the *applicant* shall use the procedures for public notice and hearing set forth in Section 14-3.6(B)(3), unless the *applicant* also requests a variance to the underlying zoning. In such a case the *applicant* for the H ordinance exception shall not be required to publish a legal ad in the local newspaper. Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. The board may grant exceptions and impose conditions thereon to Subsection 14-5.2(D)(9) for height of *structures* within the historic districts as specified in Subsection 14-5.2(D)(9)(a). 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 *streetscape*;

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

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

(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*;

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

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

(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.

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.

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

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



1010 Camino San Acacio: Primary Façade Diagram

Primary Façade: ——

Non-primary Façade: ——

NMCRIS Historic Cultural Property Inventory (HCPI) Form

HCPI Number: 55017 **NMCRIS No: 157387**

Identification

Historic Name(s) of Property, if known

Property Name

Street Address, if applicable

Building #: 1010

Street Address: Camino San Acacio

City: Santa Fe

County: Santa Fe

If no Street Address, describe how to locate:

Land Status

- ☐ Federal
- ☐ State (inc. county & municipal)
- ☑ Private
- ☐ Tribal

State Register Status

Property listed individually in State or National Register? ☐

SR Number:

SR Property Name:

Property listed individually in State or National Register historic district? ☐

District SR Number:

District Name

NMCRIS Historic Cultural Property Inventory (HCPI) Form

HCPI Number: 55017 **NMCRIS No: 157387**

Description

Recorder Information

Recording Organization: Chama Environmental Research and Consulting, LLC

Recorder: Berenika Byszewski

Recording Date: 20-Dec-2024

Setting of Property

Select the most appropriate setting: Urban

Describe the physical surroundings of the property: The property is on a residential unpaved road in the east side of downtown Santa Fe. It is similar to adjacent properties, but the house is more visible due to absence of the tall coyote fences and stucco walls that obscure many other houses on the road. There is a low, stone border wall along the road and narrow strip of grass and landscaping plants, including two small trees, between the front (south) facade and the road. Two rock border walls are located in the back yard that create narrow terraces up the north-facing slope. A two-story carport and storage building is on the west side of the building, attached to the house by a covered walkway and rear wall. The low stone wall and landscaping plants in front of the house post-date photos taken in the 1970s. In 2021, the stone wall was partially demolished on the eastern end to construct a new, short driveway/parking space.

Description of Property

Descriptions of buildings may include but are not limited to its overall shape, number of stories and bays, foundation, construction materials, structural system, roof plan, and interior plan, if known. Descriptions of structures may include but are not limited to its overall shape, dimensions, structural system, number of bays or bents, foundation, and construction materials. Descriptions of objects may include but are not limited to function, overall shape, size, construction materials, foundation, and inscriptions.

General Description: The building is a single-story stucco house with an irregular plan and a semi-attached two-story carport and storage area on the western side. The house has very low-pitched roof with overhanging eaves and decorative wooden corbels on all elevations. The carport/shed has a similar style roof but is a flat or very slightly pitched shed roof. There is a 2-3 ft high rubble foundation around the base of the building.

The style is a unique expression of the Spanish-Pueblo Revival style. Elements of this style include: one-story massing; very low-pitched (almost flat) roof; courtyard-centered plan that works with the natural contours of the lot (south portal and yard, windows set to capture views); large rough-cut rafters in the interior ceilings; corbeled brackets (decorative); and rubble stone construction material.

Descriptions of specific features may include but are not limited to porches, windows, doors, and chimneys.

NMCRIS Historic Cultural Property Inventory (HCPI) Form

HCPI Number: 55017 **NMCRIS No: 157387**

Description

Specific Features: Windows were replaced in 2021, but those on the north (front) and east elevations are high-set, wide windows similar to the original shape and size of the original windows. The entrance is through a stairway between the house and the carport/portal and not very visible from the road. There is a large stucco interior chimney in the center of the western wall of the house. A 40-ft portal is located on the rear (south) elevation.

Descriptions of decorative elements may include but are not limited to carved features, wrought ironwork, and mass-produced decorative features.

Decorative Elements: Decorative elements include a unique stained-glass window on the front (north) elevation made by Louie Ewing, wooden corbelled brackets under protruding eaves on all elevations of the building, and the rubble stone foundation.

Architectural style(s), if known:

Architectural Styles
Spanish Pueblo Revival

Architect, architectural firm, builder, engineer, and artist, if known: Santa Fe Artist Louie Ewing

Dates of principal construction

From: 1961

To: 1964

Physical changes to the property: Changes to the landscaping in front of the building sometime after the mid 1970s to include landscaping plant and a low rock border wall. Renovations in 2021 included new windows through the house and carport, and construction of a one-car drive/parking spot on the east side of the front of the house.

Changes in the use of the property: Still used as a residence

History of Property, if known: See attachments for history of Artist Louie Ewing and 1974 article about the construction of the house.

NMCRIS Historic Cultural Property Inventory (HCPI) Form

HCPI Number: 55017 **NMCRIS No: 157387**

Location

UTM Coordinates (NAD 83)

Zone: 13 S

Easting: 416670

Northing: 3948415

Geographic Coordinates

Latitude: 35.676112

Longitude: -105.920823

HCPI55017 NMCRIS No: 157387



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HCPI55017 NMCRIS No: 157387

Proposed

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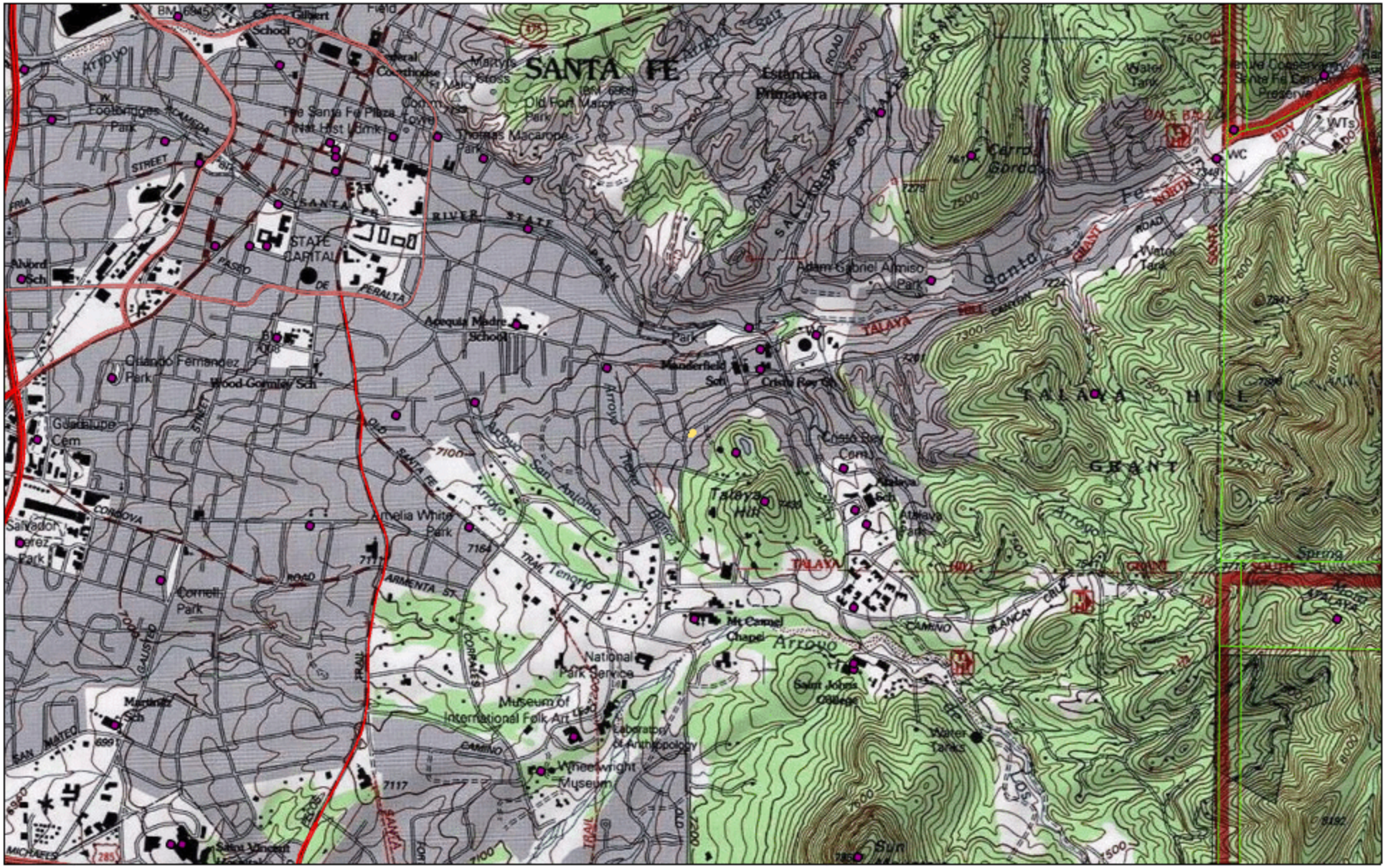
HCPI55017 NMCRIS No: 157387



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HCPI55017 NMCRIS No: 157387



12/20/2024, 3:54:07 PM

HCPI55017 NMCRIS No: 157387

Proposed

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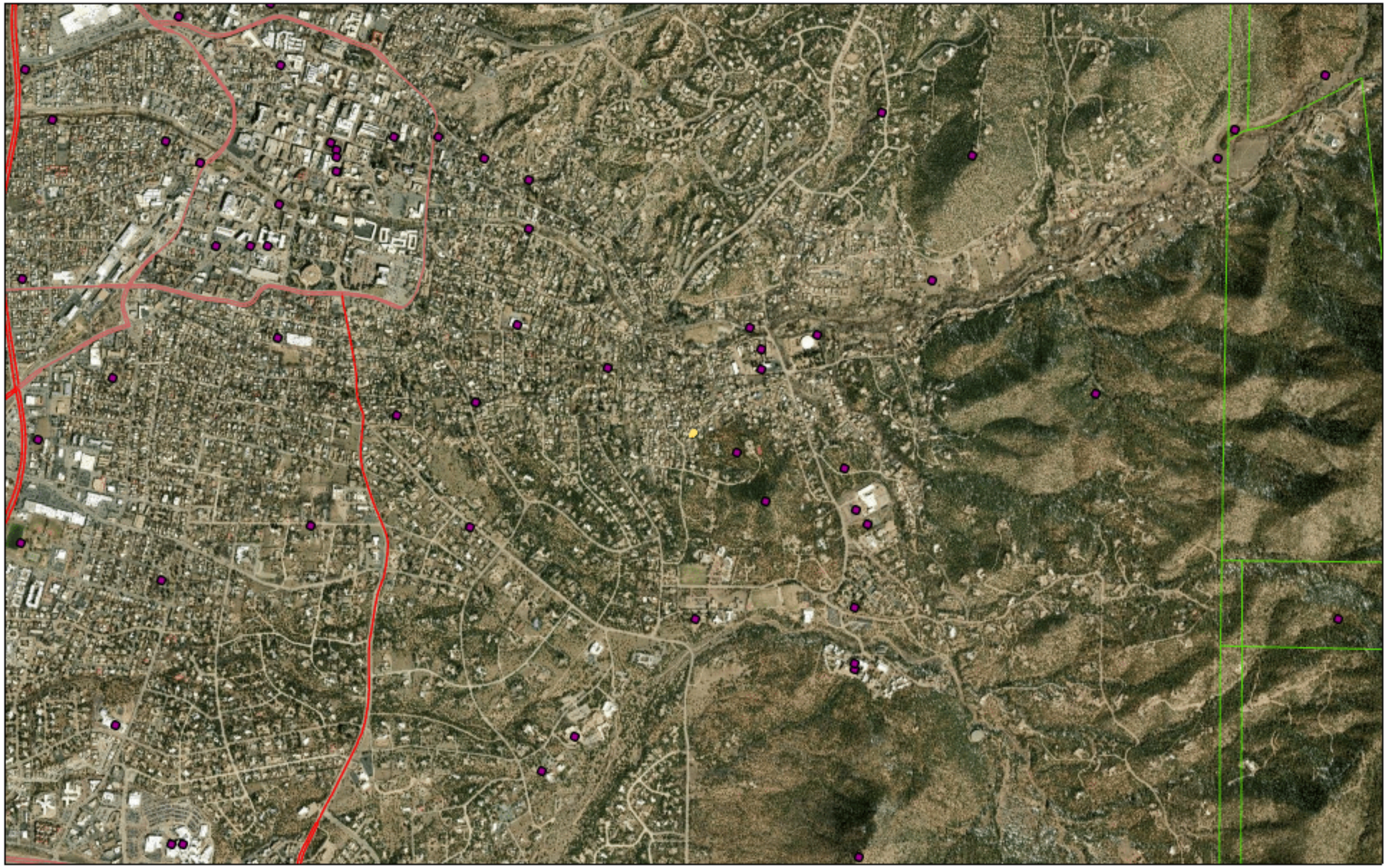

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HCPI55017 NMCRIS No: 157387

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NMCRIS Historic Cultural Property Inventory (HCPI) Form

HCPI Number: 55017 **NMCRIS No: 157387**

N.R. Evaluation

Historic Context: Santa Fe Arts Scene 1930s-1960s **NMCRIS No:** 157387 ☐ National ☐ State ☑ Local ☐ Tribal

Aspects of Integrity: Despite 2021 renovations that replaced all original windows, the building still retains original materials including a raised rubble foundation, decorative corbelled brackets, and a stained-glass window on the front facade. The building retains integrity of setting, design, workmanship, as well as feeling and association with the artist-builder, Louie Ewing.

Eligibility Criteria: ☐ A ☑ B ☐ C ☐ D ☐ MPL

Authority: Recorder **Person:** Berenika Byszewski **Evaluation Date:** 20-Dec-2024 **N.R. Eligible:** U

Remarks: Although the building contains elements of the Spanish-Pueblo Revival Style, it post-dates the typical c1950 end date of this style by over a decade. Recent 2021 modifications include replacement of windows on the front and side elevations. The building retains sufficient integrity of setting, design, materials, workmanship, feeling, and association to be contributing to the Santa Fe Downtown and Eastside Historic Review District; however, it is not recommended as individually eligible for listing as a good or representative example of the Spanish-Pueblo Revival Style (Criterion C).

The house is associated with Louie Ewing, a well-known artist who lived in Santa Fe from 1935 to 1983. Ewing built the house between 1961 and 1964 and lived and worked in it until his death in 1983. The house features a unique stained-glass window on the front façade created by the artist. Ewing was a significant figure in the Santa Fe arts scene beginning in the late 1930s and a pioneer in the artform of serigraphy. As such, the building may qualify for listing under Criterion B, but further research is needed to place the building and the artist in an appropriate historic context.

HPD Log Number: ☐ State Register Listed **State Register Number:**

Edited Date: 20-Dec-2024 ☐ National Register Listed ☐ Formal Determination

NMCRIS Historic Cultural Property Inventory (HCPI) Form

HCPI Number: 55017 **NMCRIS No: 157387**

Attachments

Documents

Activity	Attachment Type	Description	Name	File Type	Upload Date	Upload By

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: 05161552A
Ewing House 1010 Camino San Acacio	1010 Camino San Acacio Santa Fe, NM 87501	4. County: Santa Fe
		5. Date of Survey: 20 December 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

Stone: _X_ 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

X Wood: Tongue and Groove ___ Other:

7. Number of Stories: __ N/A
Number: __1 _X_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: __ Flat _X_ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None _X_ Low
__ Medium __ Steep
Features: _X_ Eave __ Parapet
Materials: _X_ Asphalt __ Earth
__ Composition shingle __ Metal: Pressed
X Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A

Operation	Material	Glazing	Number
Casement	Alu Clad Wood	2 Pane Horizontal	14
Awning	Alu Clad Wood	2 Pane Vertical	1
Awning	Alu Clad Wood	1 Pane	1
Hopper*	Wood	1 Pane	2
Fixed	Alu Clad Wood	2 Pane Horizontal	5
Fixed*	Stained Glass	Glass & Mortar	1

Notes: *Indicates original window; others replaced 2021

11. Doors __ N/A

Type	Style	Material	Number
One-Leaf*	Panel	Ptd & Stained Wood	1
One-Leaf	1 Panel w/ Adornment	Wood	2
One-Leaf	2 Pane Horizontal glass over 1 solid panel	Alu Clad Wood & Glass	1
Bypass Slider	3 Pane Horizontal	Alu Clad Wood & Glass	2
One-Leaf*	Vertical Plank	Painted Wood	1

Notes: *Indicates original door; others replaced 2021

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

Interior Masonry Chimney/Fireplace
Interior Stainless Steel Stove pipe

13. Porches __ N/A

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

14. Other Significant Feature: Stained glass window on front facade. Decorative corbels along rafter eaves. Exposed random rubble foundation. Interior masonry fireplace.

15. Modifications: __ No known modifications
#1 Seligman Renovation Date: 2021 Known X Estimated__ Source: Previous owner / permits

16. Primary Architectural Style __ Not Applicable

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

Notes: Spanish- Pueblo Revival elements typical of owner-built homes of the 60-70s of the neighborhood

17. Documents Available and Their Locations

CERTIFICATE OF SURVEY AND CONSENT TO RESUBDIVISION OF PLATTED TRACTS, recorded March 28, 1930, Instrument # 566024, Santa Fe County, New Mexico.

"Plat of Boundary Survey prepared for The W.E. Lewis, Jr. and K.C. Lewis Trust and David Neidorf", recorded 21 Dec 2020, Document # 1938028, Book 872, Pg 1, Santa Fe County, New Mexico.

WARRANTY DEED, WILLARD .E LEWIS, JR. AND KAY C. LEWIS to WILLARD E.LEWIS, JR. AND KAY CARSON LEWIS TRUST UTA, recorded 29 June 2000, Instrument # 1121874, Santa Fe County, New Mexico.

Plat of Boundary Survey prepared for The W.E. Lewis, Jr. and K.C. Lewis Trust and Alan Ortiz Seligman, recorded 22 Dec 2020, Book 872, Page 5, Document # 1938233, Santa Fe County, New Mexico

WARRANTY DEED for Alan Ortiz Seligman & Robert Presson to Jeremy Rohrlich and Caroline Rose Grant, 12 May 2022, Document #1988372, Santa Fe County, New Mexico

"LOUIE EWING HOUSE" in The Santa Fean, Mar 1974, Pages 4-5

SITE:

18. Attached or Associated Properties

None

Are associated properties eligible for listing? No

19.Site Plan:

See Attached 'Plat Boundary Survey prepared for The W.E. Lewis and K.C. Lewis Trust and Alan Ortiz Seligman'

PLEASE INCLUDE:

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

NOTES:

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Ewing House 1010 Camino San Acacio	2. Location: 1010 Camino San Acacio Santa Fe, NM 87501	3. Local Reference Number: 05161552A 4. County: Santa Fe 5. Date of Survey: 11 December 2024

Historical Overview

The house at 1010 Camino San Acacio was built by the owner over a three year period from 1961-1964. It remains today in m same footprint and updates in 2021, having passed through only 3 other owners.

Louie Ewing designed and constructed the house over a 3-year period from 1961-1964 with help from his son and a few trades for specific tasks such as plastering. The house is sited for solar efficiency and its' unique views of the city and mountains. Louie dug and constructed a rubble foundation with locally sourced rock, both on the property and with the help of the crew concurrently digging a sewer down Camino San Acacio. The most prized rocks were saved for the interior hearth and chimney.

The walls were built of masonry blocks filled with pumice for insulation, and the beams and rafters of the low-pitch eaved roof were sourced locally. Ewing's artistry shows in the decorative corbels anointing each rafter tail, and in the stained glass window that remains in the primary bathroom, made of thick glass in numerous colors, chipped to reveal facets and cast in mortar.

In the 2021 renovation, original opening locations were retained, however glazing dimensions were shrunk, with most original windows and doors replaced with modern double paned aluminum clad wood units. Original openings are evident in the stucco. The stained glass window, and exterior gates at the top of the main stair remain original, as well as the wooden corbels throughout. The rubble foundation remains visible and in good shape.

Inside, the home retains its original layout, with original wooden ceilings and masonry hearth. The kitchens, bathrooms and floors have been updated, with a new slab poured in 2021.

Facade Descriptions

NORTH

The North facade features long horizontal proportions with a stone yard wall in front of an exposed band of random coursed stone rubble foundation, and a blank brown elastomeric stucco wall with asymmetric placement of long horizontal windows with horizontal lite divisions. The facade is broken up by a single vertically oriented site-built stained glass window with small hopper windows above and below the stained glass—the most significant feature of this home. A recently-veneered brick clad stair abuts the East side of the rectanglular mass of the home leading to a de-emphasized entry beneath a covered portal, connecting a small storage unit above a large carport to the home's roofing mass.

The carport and storage above were clearly given less effort than the home's attention to detail, yet feature the same decorative corbels.

EAST

The west facade is largely hidden from public view featuring numerous stucco'ed retaining walls, and recently modified doors and windows. Decorative corbels on the eaves remain the only significant historical feature on this facade.

SOUTH

A large portal dominates the South facade with its original detailing of wood post and beam construction. All window and door openings have been updated with modern doors and windows in 2021. These are non-publicly facing, and feature long horizontal lite divisions.

WEST

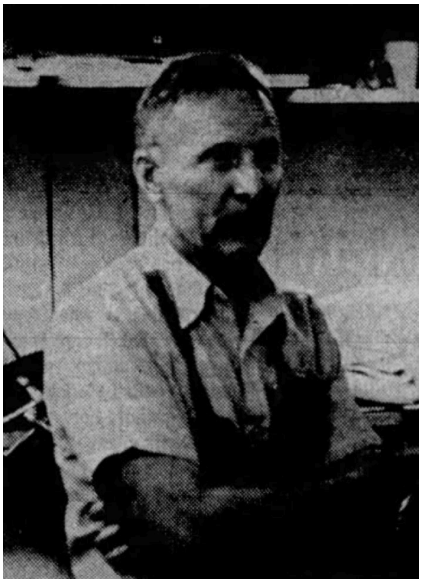
The East facade of the home features a very large window capturing views of the mountains on its North end mimicking the shape and orientation of the hearth to its South on the same wall. The stone hearth is not visible from the exterior. This glazing has been updated in 2021 with modern aluminum clad glazing units, but retains its operation and dimensions.

The other East facade of the carport/storage is largely obscured by its proximity to the lot-line which features a large stucco wall. There are no windows or doors, and electrical service equipment makes this the least significant facade.

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: Ewing House 1010 Camino San Acacio	2. Location: 1010 Camino San Acacio Santa Fe, NM 87501	3. Local Reference Number: 05161552A
		4. County: Santa Fe
		5. Date of Survey: 11 December 2024

Owners

The home was constructed by its first owners, Louie & Virginia Ewing in the early 1960s. The Ewings continued to live in the home until Louie's death in 1983, and Virginia's sale of the house to Willard & Kay Lewis in the mid-1980s. The Lewis' continued to reside in the home until they sold it in 2021 to Boulder-based developer Alan Seligman Ortiz, who renovated the home and sold it to the current owners, Jeremy & Caroline Rohrlich in 2022.



Santa Fe New Mexican, Aug 17, 1969, Page 23

About Louis Ewing

Louie Ewing was born in Pocatello, Idaho. In 1933 he moved to California and studied art in a junior college, then followed his art professor, Stanley Breneiser, to Santa Fe in 1935. There they both taught at the newly organized Eidolon Art School, which unfortunately closed after one year due to creative differences and death of the primary funder in an airplane accident.[1]

Ewing went on to teach alone until that work dried up and he was offered a job engraving with Russell Vernon Hunter who had been given funding from the WPA's Federal Art Project. In the late 1930s the Washington, D.C. headquarters of the Federal Art Project sent Russell a group of materials on the process of silk screening with encouragement to spread the technique in the Southwest. Ewing became a pioneer in silkscreening, experimenting with homemade tools until manufacturers reached out for feedback and they invented appropriate squeegees and inks.

Louie Ewing is viewed by some to be one of the first artists in the United States to



Portfolio of Navajo Blankets, Roswell Museum & Art Center *RMAC #1950.004.0001*



Portfolio of Navajo Blankets, Roswell Museum & Art Center *RMAC #1950.004.0006*



Portfolio of Navajo Blankets, Roswell Museum & Art Center *RMAC #1950.004.0013*

[1] *Oral history interview with Louie H. Ewing*, Transcript. Smithsonian Archives of American Art. 7 Jan 1964.

"work creatively with serigraphy" on posters and book illustrations. He also did many landscape paintings of New Mexico. Perhaps his most notable work was a reproduction of Navajo blankets as prints for the Laboratory of Anthropology in 1939. With WPA funding, Kenneth Chapman, curator of the Laboratory, collaborated with Ewing to make prints of his original paintings of fifteen Navajo blankets. The fifteen silk screens were each printed 200 times and the resulting portfolios were distributed to libraries, universities and museums.[2][3]

Ewing continued a prolific career in serigraphy, landscape paintings of New Mexico, and numerous other media including watercolor, gouache, oil, stained glass, tile, sculpture. Ewing did not seek to acquire fame in the art world. His exhibitions were almost all confined to New Mexico.

Modifications

The 2021 update made a significant modification to the original home removing many character defining features of the home in service of more efficient windows and doors, and desires of the current real estate market.

The opening sizes on all facades have been altered, with the stained-glass window being the only original window remaining. The only original doors are those entering the backyard and the storage unit from under the front portal, both of which do not appear to have received significant thought or attention from Ewing in the original construction.

Based on the current state of the home, the north facade of the home is likely the only remaining significantly contributing façade (to the Santa Fe Downtown and Eastside Historic Review District). It's exposed rubble foundation, decorative corbels and stained-glass window define the home.



The Santa Fe New Mexican Mon, Mar 15, 1948 ·Page 10

[2] *Louie Ewing — Nedra Matteucci Galleries.* Biography. Accessed 12 Dec 2024. https://www.matteucci.com/louie-ewing

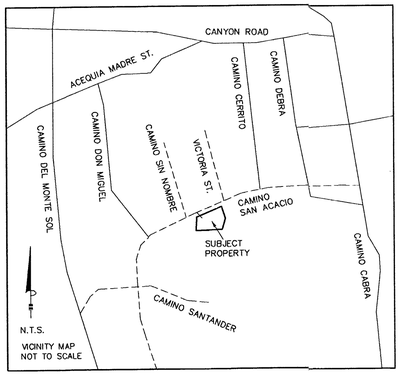
[3] *Portfolio of Navajo Blankets*. Roswell Museum and Art Center, New Mexico Centennial Project. 1935-1939. Accessed 12 Dec 2024. https://econtent.unm.edu/digital/collection/roswell/id/290/rec/9

Plat of Boundary Survey prepared for The W.E. Lewis, Jr. and K.C. Lewis Trust and Alan Ortiz Seligman

BOUNDARY SURVEY OF LOT 1 OF THE L.H. EWING SUBDIVISION LAST DESCRIBED ON SURVEY FILED IN SANTA FE COUNTY CLERK INSTRUMENT NO. 566,024
SAID PROPERTY LYING AND BEING WITHIN THE SANTA FE GRANT
PROJECTED NORTH 1/2 SECTION 30, T17N, R10E, NMPM
SAID LOT 1 LOCATED AT NO. 1010 CAMINO SAN ACACIO IN THE CITY OF SANTA FE
COUNTY OF SANTA FE, STATE OF NEW MEXICO

CITY OF SANTA FE PUBLIC NOTICE

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



SURVEYORS NOTES

1. NOTE: THIS SURVEY IS BEING FILED TO CHANGE THE NAME OF THE PROPOSED BUYER ON THE TITLE AND TITLE BLOCK. NO OTHER CHANGES WERE MADE TO THE PLAT FILED ON DECEMBER 21, 2020, IN PLAT BOOK 872, PAGE 1.
2. SFC ASSESSOR UPC NO. FOR LOT 1: 1-055-098-246-320.
3. COMMIMENT FOR TITLE INSURANCE ON LOT 1 ISSURED BY PRIMA TITLE, LLC FILE NO. 20-1144.
4. DATE OF FIELD SURVEY: OCTOBER 13, 2020.
5. THIS PROPERTY IS SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.
6. THE DATA WITHIN PARENTHESIS IS RECORD DATA TAKEN FROM THE REFERENCE DOCUMENT NOTED WITHIN SAID PARENTHESIS.
   (R1-DATA) IS TAKEN FROM REFERENCE DOCUMENT NO. 1 AS NOTED HEREON.
   (R2-DATA) IS TAKEN FROM REFERENCE DOCUMENT NO. 2 AS NOTED HEREON.

DOCUMENTS OF REFERENCE

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

1. SURVEY ENTITLED "SURVEY FOR MRS. L.H. EWNG, 1G10 SAN ACACIO...", BY J.G. HORNE NMPS NO. 889, FILED ON APRIL 26, 1985, IN MISC. BOOK 519, PAGES 281-284, AS DOCUMENT NO. 566,024 AS DOCUMENT ENTITLED "CERTIFICATE OF SURVEY AND CONSENT TO RESUBDIVISION OF PLATTED TRACTS...LOT 1 AND LOT 2.
2. SURVEY ENTITLED "LOT LINE ADJUSTMENT FOR THE SARAH M. NOLAN 1998 TRUST...", BY P.A. ARMIJO NMPS NO. 13604, FILED ON AUG. 23, 2012, IN PLAT BOOK 749, PAGE 005, AS DOCUMENT NO. 1679,123.
3. WARRANTY DEED-LOT 1. W.E. LEWIS, JR. AND K.C. LEWIS TO THE WILLARD E. LEWIS, JR. AND KAY CARSON LEWIS TRUST, FILED ON JULY 3, 2000, IN MISC. BOOK 1783, PAGE 823, AS DOCUMENT NO. 1121,874.
4. SURVEY ENTITLED "PLAT OF BOUNDARY SURVEY FOR THE W.E. LEWIS JR. AND K.C. LEWIS TRUST ...", BY P.A. ARMIJO, FILED ON DECEMBER 21, 2020, IN PLAT BOOK 872, PAGE 001, AS INSTRUMENT NO. 1938,028.

SURVEYORS CERTIFICATION

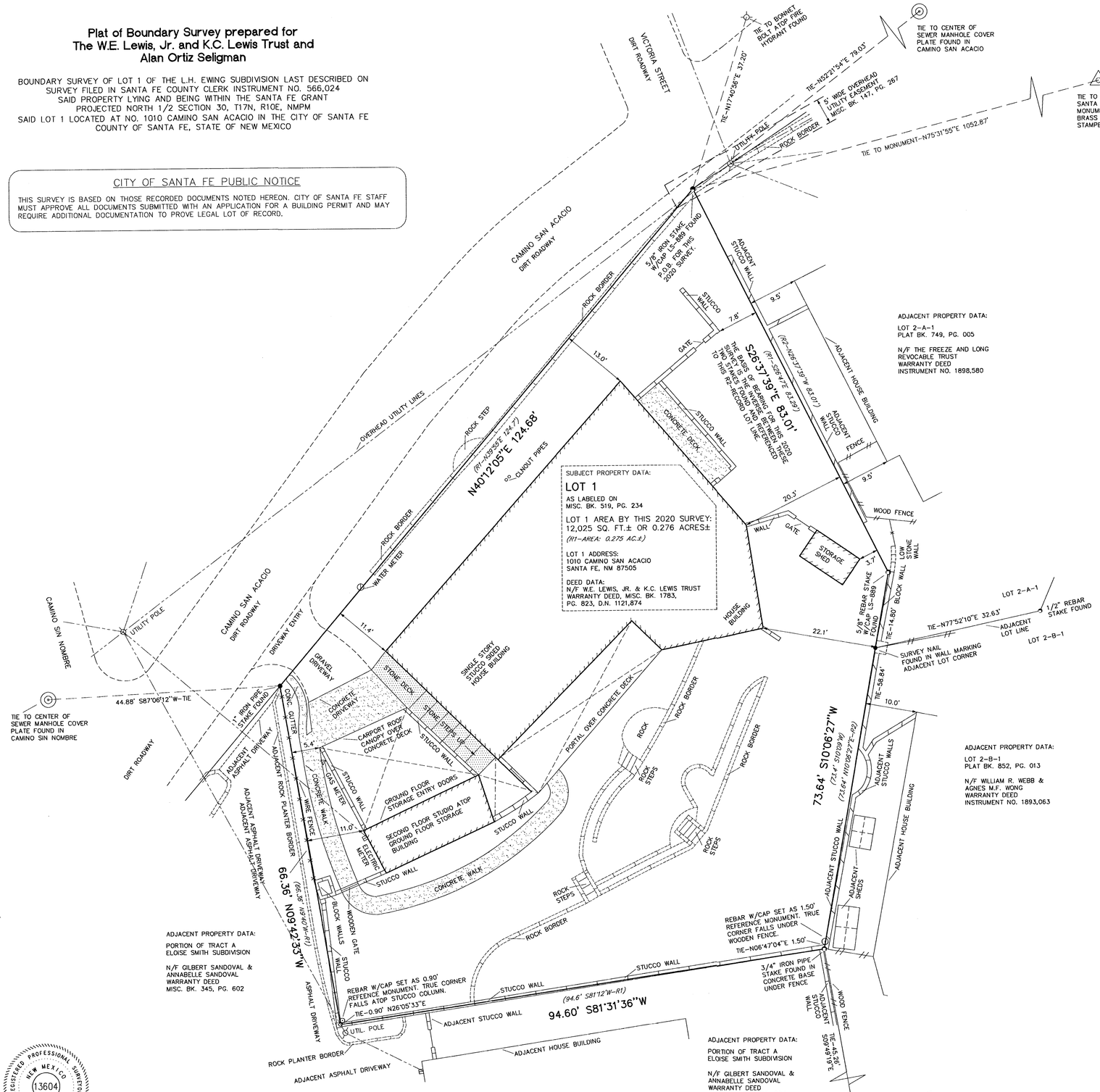
I, PAUL A. ARMIJO, CERTIFY THAT I AM NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 13604, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION ON OCTOBER 13, 2020 AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

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

REGISTERED PROFESSIONAL SURVEYOR NEW MEXICO 13604 PAUL A. ARMIJO

Paul A. Armijo DEC. 22, 2020

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



MAP NORTH ARROW

MAP HORIZONTAL SCALE: 1"=10'

10 5 0 10 20

MAP LEGEND

- ● – SURVEY MONUMENT FOUND SEE MAP FOR DESCRIPTION
- ⊙ – SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- O – RECORD SURVEY CORNER NO MONUMENT FOUND
- N/F – NOW OR FORMER PROPERTY OWNER
- ---⊙--- – UTILITY POLE WITH OVERHEAD UTILITY UTILITY LINES
- – STUCCO WALL
- – WOOD FENCE
- – WIRE FENCE

COUNTY CLERK SEAL

COUNTY CLERK OF SANTA FE COUNTY NEW MEXICO GERALDINE SALAZAR

Document No. 1938233

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

I hereby certify that this instrument was filed for record on the 22 day of December A.D. 2020 at 11:45 o'clock A.m. and was duly recorded in Book 872 Page 05 of the Records of Santa Fe County
Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, New Mexico
DEPUTY

INDEXING INFORMATION FOR COUNTY CLERK
SFC ASSESSOR UPC NO. FOR LOT 1: 1-055-098-246-320
OWNER: THE W.E. LEWIS, JR. & K.C. LEWIS TRUST WARRANTY DEED, INSTRUMENT NO. 1783,823
LOCATION: LOT 1 OF THE L.H. EWING SUBDIVISION, INST. NO. 566,024 LYING AND BEING SITUATE WITHIN THE SANTA FE GRANT PROJECTED NORTH 1/2 SECTION 30, T17N, R10E, NMPM ADDRESS: 1010 CAMINO SAN ACACIO CITY OF SANTA FE, COUNTY OF SANTA FE STATE OF NEW MEXICO

ARMIJO SURVEYS INC.
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1955 FAX. (505) 471-1925

PLAT OF BOUNDARY SURVEY PREPARED FOR THE W.E. LEWIS, JR. AND K.C. LEWIS TRUST AND ALAN ORTIZ SELIGMAN

DRAWN BY P.A.A. DATE OCT. 2020
SURVEY NO. 2020303-2 SHEET NO. 1 OF 1

H877

[illegible]	23-XI-84 by [illegible]	Santa Fe	0516 1552 A
SFHD-6-1552 A		UTM reference easting / northing zone 12 13	

location description

1010 San Acacio

city/town

Santa Fe

land grant/reservation

building name

legal description

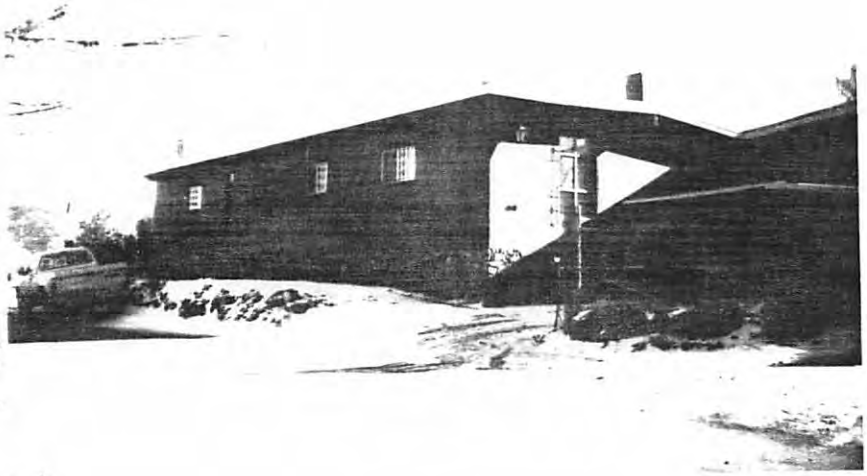
type T S range E W sec

[illegible] by [illegible] no.

negative nos.

[illegible] of neg.

[illegible]



date of construction

P estimate actual

source

BD

use

present residential

other

historic residential

other

condition

excellent good

fair deterioration

degree of remodeling

minor moderate major

describe:

style

foundation material

wall material/surface

architectural features

surroundings

Res

relationship to surroundings

X similar not similar

district potential

yes no

significance

eligible of X none

interest

if eligible,

why? N.C. DATE

associated buildings? yes

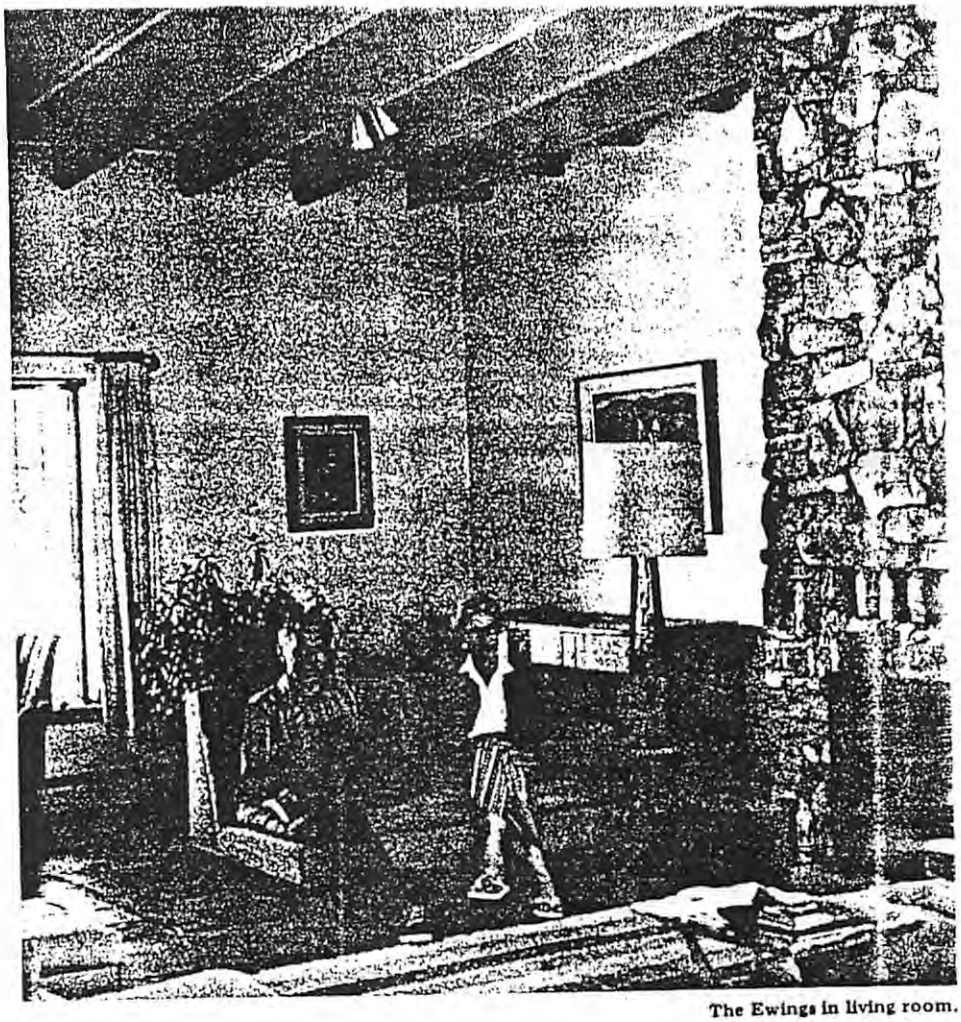
what type?

if inventoried, list ID nos.

see back? yes

LOUIE EWING HOUSE

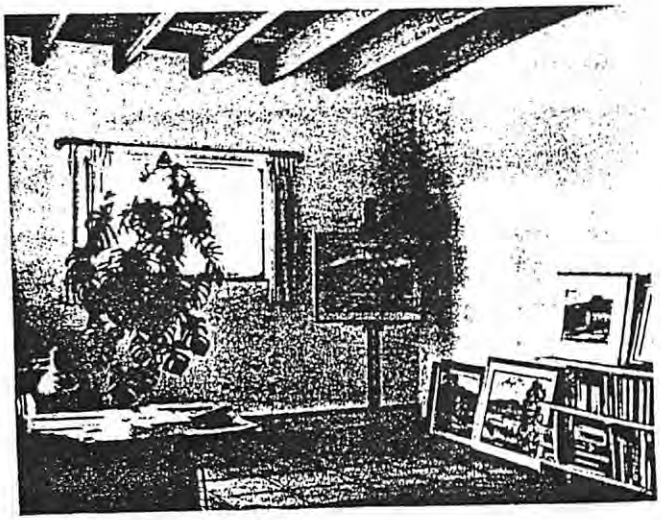
"YOU REALLY HAVE TO HAVE A LOT OF NERVE TO BUILD A HOUSE BY YOURSELF."



The Ewings in living room.

Louie Ewing, distinguished painter and serigrapher and long-time Santa Fean spent his free time from 1961 to 1964 building the house where he and his wife, Virginia, live. Their first meal there, a festive picnic supplied by friends, was spent huddled cozily in a corner while rain poured into the still roofless house. A roaming dog dashed in through the half-open portal door to get out of the wet and, once inside, shook itself in dismay upon observing that the rain was as heavy inside as out. It fled from room to room looking up in puzzlement and howling mournfully while the unfeeling picnickers laughed.

This is the second and largest house which Louie has built but he remarks, "You really have to have alot of nerve to build a house by yourself." As a youngster he helped his father, "a good craftsman", to build the various outbuildings needed on a farm and later worked during summer vacations for construction companies.



Gallery wing of living room.

Louie's labors on his present home were slowed considerably at every step because he knows everyone in the neighborhood and whoever came along the road below Louie's hill had to stop and chat and examine his progress. As the months went by neighbors would holler up at him, "Hey, Louie, pretty soon Christmas, better hurry! "

Just as Louie had finished digging trenches for his foundation along came men and machines to dig up the road for a new water line. The rocks the men heaved out were perfect for Louie's foundation fill and walls. When especially fine stones turned up, the workmen, knowing Louie's need, would yell for him to come and haul them away, and they took as much pride in their suitability for a good fit as did Louie.

He and Virginia made a cardboard scale model of the house and with squares for partitions they worked out the proper proportions and arrangements of rooms in relation to one another. Using the scale model, they also determined the correct orientation of rooms, windows and doors for sunlight and air flow in all seasons of the year.

The finished house gets maximum light and heat from the winter sun, and a 40 foot long portal facing a radiant garden on on the south protects the house from summer heat. High-set wide windows look out upon magnificent far views to the west, the east and the north.

When Louie raised his block walls, filled with pumice, to a respectable height a chipmunk appeared and appointed itself fore-

man of the operation. As soon as Louie came to work the chipmunk would pop out of an unfilled block and scamper back and forth, squeaking commands. The chipmunk was not, however, the arrogant, dictatorial field marshal the plasterer turned out to be. This man did a masterly job but permitted no visitors, no suggestions and no comments. He threw down so many cigar stubs with attached plastic holders around the house that Louie never bothered to pick them up, just paved them in beneath the square, red-brown, concrete tiles he made for the flooring.

Louie built a fireplace and chimney in the big gallery-living room with rocks which he selected and dug out from his own hillside. He and his son, Mark, raised the level ridge beam for the slightly pitched roof in sections, drawing up each section with ropes, first at one end then the other to rest them on the supporting walls. The ridgepole sections, fastened together, run the 70 foot length of the house above the 11 foot high ceilings.

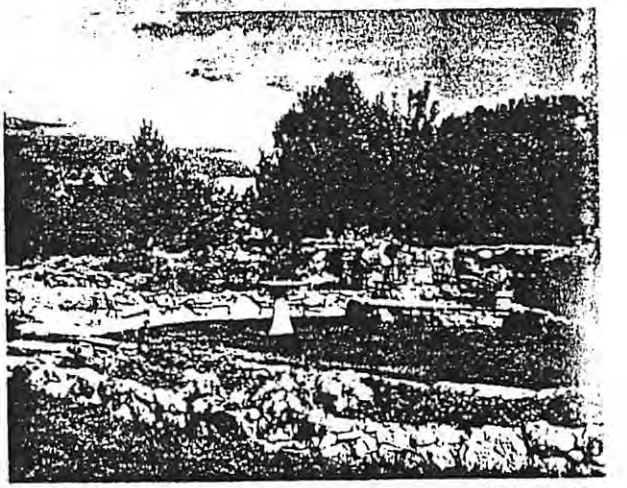
The four by eight inch ceiling beams and the boards of the ceiling are of unfinished lumber. Louie and Virginia tried to paint the wood with brushes but it was impossible and they ended by spraying on a mixture of raw umber "and gallons and gallons of a sealer", choking and gasping and spattering. This messy task was of course done before the arrival of the haughty and disapproving plasterer.

The master bedroom, 15 by 23 feet, is a splendidly bright place with an entire wall of convenient closets and storage cabinets which Louie built. A wide north window near a big corner fireplace looks out over the city, and an eastern window frames foothills and mountains.

Louie made and set in a five-foot long jewel toned stained glass window in the master bathroom, chipping the edges "to make interesting facets", and built a wall of convenient cabinets in the kitchen, cupboards on the opposite wall and beneath the "pass-through" shelf opening into the dining room.

He delighted Virginia by fashioning a three by five foot table set in the center of the kitchen. It has a long spice shelf above it and the table is so thick that even when Virginia uses it as a chopping board it is not marred. Here is where she kneads the many different sorts of bread for which she is famous.

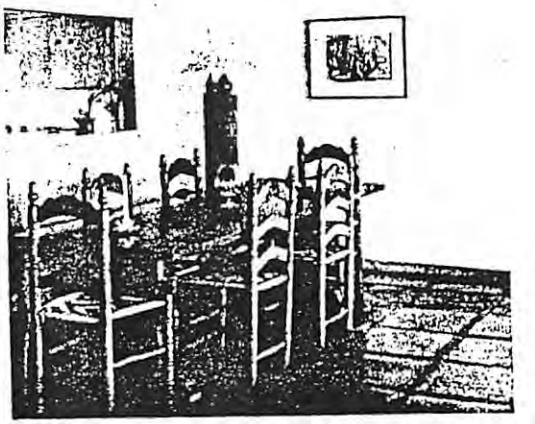
Louie's studio, 14 by 20 feet, holds, besides his easel and silk screen drying racks, a marvelous old dentist's cabinet. It has so many little drawers in it that after he has carefully put away paints, nails, screws and odds and ends, Louie has to go through every one of these "handy" storage drawers searching for what he needs.



Hillside garden.

The Ewings' big, bright, comfortable home was best described by the late poet, Witter Bynner, who, when he first stepped inside it, looked around in delight and exclaimed, "Why, this house opens its arms to you!"





Pass-through counter into kitchen.



The Stiha Studio & Gallery

LA FONDA HOTEL
ENTRANCE FROM HOTEL
FROM SHELBY STREET OR
MAIN ENTRANCE ON WATER STREET
TEL. (505) 983-6145 - SANTA FE, NEW MEXICO 87501

WESTERN ART . . . SCULPTURE

Uniform Residential Appraisal Report

0001124
File # 0001124

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 1010 Camino San Acacio | City Santa Fe | State NM | Zip Code 87505-5955
Borrower Lewis | Owner of Public Record Lewis | County Santa Fe
Legal Description Lot 5 Block 1
Assessor's Parcel # 1-055-098-246-320 Tax ID # 10705536 | Tax Year 2005 | R.E. Taxes $ 1,861.12
Neighborhood Name Eastside | Map Reference smsa 7490 | Census Tract 0005.00
Occupant ☒ Owner ☐ Tenant ☐ Vacant | Special Assessments $ 0.00 ☐ PUD HOA $ Na ☐ per year ☐ per month
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
Assignment Type ☐ Purchase Transaction ☒ Refinance Transaction ☐ Other (describe)
Lender/Client Charter Mortgage | Address 208 Washington Avenue, Santa Fe, NM 87501
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☒ No
Report data source(s) used, offering price(s), and date(s). Multiple Listing Service

CONTRACT

I ☐ did ☒ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Refinance

Contract Price $ Refinance | Date of Contract Na | Is the property seller the owner of public record? ☒ Yes ☐ No | Data Source(s) County Assessor
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☒ No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %	
Location	☒ Urban	☐ Suburban ☐ Rural	Property Values	☐ Increasing	☒ Stable ☐ Declining	PRICE	AGE		One-Unit	100 %
Built-Up	☒ Over 75%	☐ 25-75% ☐ Under 25%	Demand/Supply	☐ Shortage	☒ In Balance ☐ Over Supply	$ (000)	(yrs)		2-4 Unit	%
Growth	☐ Rapid	☒ Stable ☐ Slow	Marketing Time	☐ Under 3 mths	☒ 3-6 mths ☐ Over 6 mths	270	Low	New	Multi-Family	%
Neighborhood Boundaries	Eastside marketing area street boundaries include Artists Road = north, Paseo Peralta = west, Old Santa Fe Trail = east, and the Saint Michaels Drive = south					3,540	High	31+	Commercial	%
						589	Pred.	31+	Other	%

Neighborhood Description See additional comment section

Market Conditions (including support for the above conclusions) See additional comment section

SITE

Dimensions See the attached plat of survey | Area .275 Acre + - | Shape Irregular see plat | View Typical for area
Specific Zoning Classification Residential | Zoning Description Single family residential
Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	☒	☐	Water	☒	☐	Street Paved	☒	☐
Gas	☒	☐	Sanitary Sewer	☒	☐	Alley None	☐	☐

FEMA Special Flood Hazard Area ☐ Yes ☒ No | FEMA Flood Zone C | FEMA Map # 3500700009B | FEMA Map Date 7/2/1980
Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe

IMPROVEMENTS

General Description		Foundation		Exterior Description	materials/condition	Interior	materials/condition
Units ☒ One ☐ One with Accessory Unit		☒ Concrete Slab ☐ Crawl Space		Foundation Walls	Concrete/Average	Floors	Tile/Vinyl/Cnct/Avg
# of Stories	One	☐ Full Basement ☐ Partial Basement		Exterior Walls	Masonry/Stucco/Avg	Walls	Drywall/Plaster/Avg
Type ☒ Det. ☐ Att. ☐ S-Det./End Unit		Basement Area	sq.ft.	Roof Surface	Built-up/Average	Trim/Finish	Wood/Average
☒ Existing ☐ Proposed ☐ Under Const.		Basement Finish	%	Gutters & Downspouts	Gutters/Average	Bath Floor	Vinyl/Average
Design (Style)	Pueblo	☐ Outside Entry/Exit ☐ Sump Pump		Window Type	Metal/Wood/Average	Bath Wainscot	Tile/Average
Year Built	1964 + -	Evidence of ☐ Infestation		Storm Sash/Insulated	Insulated/Average	Car Storage	☐ None
Effective Age (Yrs)	15-18	☐ Dampness ☐ Settlement		Screens	Screens/Average	☒ Driveway	# of Cars 2
Attic	☒ None	Heating ☐ FWA ☒ HWBB ☐ Radiant		Amenities	☐ Woodstove(s) #	Driveway Surface	Paved
☐ Drop Stair	☐ Stairs	☐ Other	Fuel Gas	☒ Fireplace(s) #	2 ☒ Fence	☐ Garage	# of Cars
☐ Floor	☐ Scuttle	Cooling ☐ Central Air Conditioning		☒ Patio/Deck	☒ Porch	☒ Carport	# of Cars 2
☐ Finished	☐ Heated	☐ Individual	☐ Other	☐ Pool	☐ Other	☐ Att.	☒ Det. ☐ Built-in

Appliances ☐ Refrigerator ☒ Range/Oven ☒ Dishwasher ☒ Disposal ☐ Microwave ☐ Washer/Dryer ☐ Other (describe)
Finished area above grade contains: 5 Rooms | 2 Bedrooms | 2 Bath(s) | 2,639 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). The subject property features: two fireplaces, masonry construction, beams with deck ceilings, tract lighting, and a 2-carport with storage. See the attached interior photo addendum for further information.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject appeared adequately maintained with no needed repairs noted.

Note:This appraisal report is not a home inspection and cannot be relied on to disclose defects or conditions in the property.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☐ Yes ☒ No If No, describe

Photographs



Front (north) and west elevations.



Front (north) and west elevations.



Front (north) of carport/storage building and west elevation of house.



Front (north) elevation.



Front (north) elevation with stained-glass window.



Detail of stained-glass window, front (north) elevation.



Detail of entry stairs, north and west elevations.



Detail of entry stairs, east elevation of carport.



Detail of entryway between house (left) and carport (right).



East elevation.



East elevation.



South elevation.



South elevation portal detail.



West and north (front) elevations of house and carport.



Detail of decorative corbelled brackets.



1010 Camino San Acacio: Primary Façade Diagram

Primary Façade: ——

Non-primary Façade: ——

City of Santa Fe, New Mexico

memo

DATE: **January 14, 2025**

TO: **Historic Districts Review Board**

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

2024-009650-HDRB, 202 Irvine St., Westside-Guadalupe Historic District, Non-contributing, Michael Bodelson, agent for Charles Rennick, owner, proposes to construct two closet additions on the east façade for a total of 125 sq. ft., relocate one window on the south façade, raise height of the chimney to 11'-1" where the maximum allowable building height is 13'-1", and approval of a pre-existing non-conforming shed at the southwest corner of the lot.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: Previous Case Documents

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

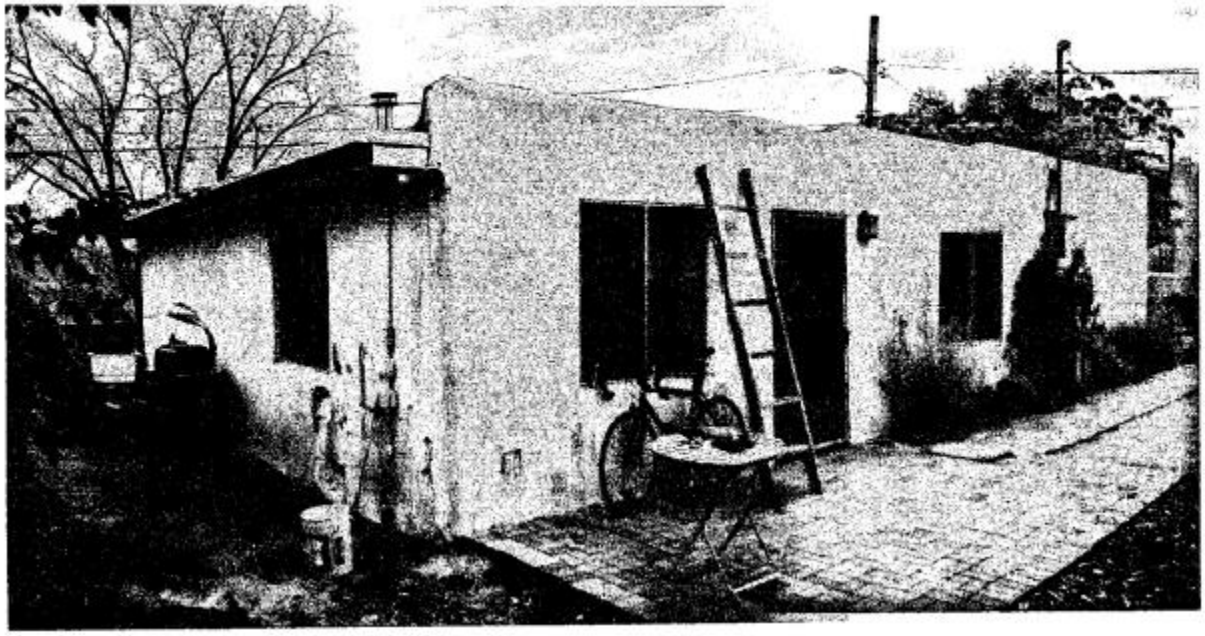
Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Historic District Design Standards.

BACKGROUND & SUMMARY:

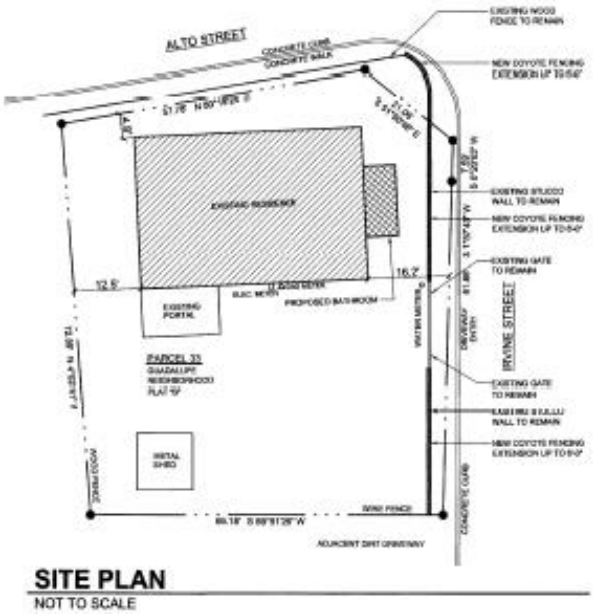
The single-family residence at 202 Irvine Street is listed as non-contributing to the Westside-Guadalupe Historic District. The main residential structure was built in the mid-1930s on a 0.13-acre lot comprising of 1,280 sq. ft. of roofed area. The structure was built in 1933 in the Santa Fe Vernacular architectural design style as seen by the flat roof, rounded parapets, and recessed doors

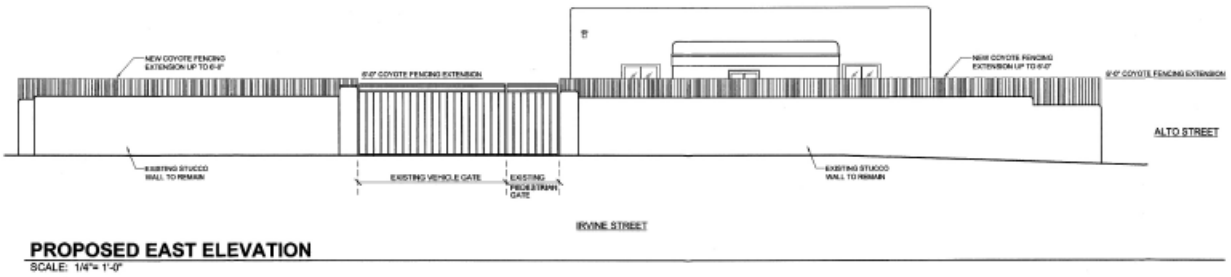
and windows. A 160 sq. ft. enclosed portal addition was added to the south façade in the 1950s along with an addition on the west façade and the replacement of all the doors and windows in 1979-1980 (Barrett 2006).

West and South sides of house



In 2006, the roof was raised and replaced, a 148 sq. ft. portal was added, the aluminum sliding windows were replaced with 3/1 double hung wood clad windows, and the structure was re-stuccoed. In 2012, the Board approved another addition on the east façade with new coyote fencing along the property wall.





Previous Historic Districts Review Board (HDRB) cases include:

On January 31, 2006, in Case No. H-05-214, the decision of the Board was to approve the request for removal of the existing roof and re-roof structure including raising the height from 9'-9" to a height of 12'-6", construct a 148 sq. ft. portal to the height of 10', replace all aluminum slider windows with 3/1 double hung wood clad windows, and restucco the building to match the existing tan color, with the condition that cementitious stucco is used and matches the existing color as close as possible, that windows have a recess of at least 2", and that the parapet is maintained in both style and radius.

On June 26, 2012, in Case No. H-12-034, the decision of the Board was to approve the application per staff recommendations which included conversion of a portal to a bathroom on the east façade and increase the wall height from 53" to 73", citing that the latilla tops would be uneven and none of the wall with latilla tops would exceed 6' and approving the oval window as submitted.

The current request (Case 2024-009650-HDRB) is for a remodel which includes the following:

1) Construct two (2) small closet additions on the east façade.
2) Relocate one (1) window on the south façade.
3) Convert a wood stove to a gas-log fireplace and remodel the chimney on the southwest corner of the structure.
4) Approval for an 8-foot tall, pre-existing, non-conforming storage shed at the southwest corner of the property which will be relocated to meet accessory structure setback requirements.

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:

(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.

(I) **Westside-Guadalupe Historic District**

(1) District Standards

Compliance with the following structural standards shall occur whenever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

(a) Slump block, stucco, brick, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials;

(b) The color of stuccoed *buildings* shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and *portales* or *porches* may be emphasized by the use of white or other colors. Painting of *buildings* with a color that causes arresting or spectacular effects or with bold repetitive patterns or using *buildings* as signs is prohibited. Murals, however, are permitted and may be referred to the *city* arts board for an advisory recommendation;

(c) Roof form, *slope*, and shape. It is intended that *buildings* be designed to be "wall dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, or *hipped roofs* can be designed as "wall dominated" solutions and are allowed. The height of the roof above the *wall* shall be no greater than the height of the *wall*. Folded plate, hyperbolic or mansard roofs are not allowed;

(d) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing *walls* for trombe *walls* or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened as follows:

(i) raising the parapet;

(ii) setting back from the edge of the roof;

(iii) framing the collector with wood;

(iv) in the case of pitched roofs, by integrating the collector into the pitch;

(v) in the case of ground solar collectors by a *wall* or vegetation;

(vi) in the case of *wall* collectors, by enclosing by end or other *walls*;

(vii) other means that screen the collector or integrate it into the overall *structure*. Non-glare materials shall be used in solar collectors.

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

(f) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in the *street* frontage;

(g) *Greenhouses*

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

(i) *Porches* and *portales* are encouraged;

(j) When parking spaces are required for commercial or multi-family *residential buildings*, they shall be placed to the rear or side of the building.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or demolition of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval or referral shall be indicated by the division on the *application* for the building *permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

DEFINITIONS:

14-12 Noncontributing Structure:

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

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

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

H2416

building threatened?	surveyed	county	ID no.
yes	date 8/85 by HMW	SANTA FE	051613524

field map	number	UTM reference	easting	northing
SFHD # 7	524	zone 12 13		

location description

202 IRVINE

SW CORNER @ SLTO.

city/town
SANTA FE

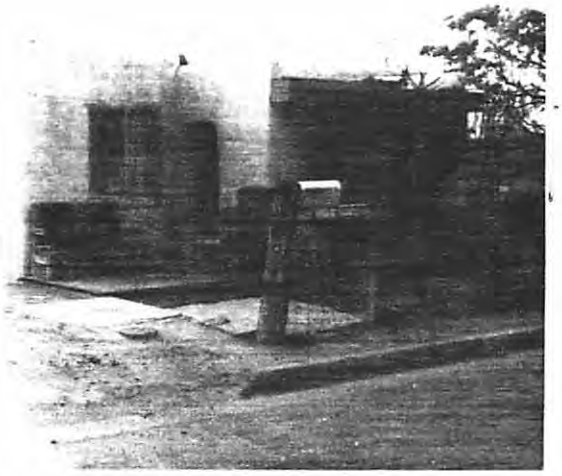
land grant/reservation

building name

legal description
tnsp ___ N S range ___ E W sec ___ ½ ___ ½

film roll	negative nos.	loc. of neg.
by SL no. SFHD # 12	30	HPB

plan shape



date of construction
1933-39 estimate ___ actua

source
SF DIR.

use
present residential
other ___
historic residential
other ___

condition
___ excellent ✓ good
___ fair ___ deteriorating

style
NMUV

foundation material
UNK (CONC.?)

wall material/surface
ADOBE/STUCCO

degree of remodeling
___ minor ___ moderate ✓ major
describe:
P4S ALL WDWS/DOORS

architectural features
FLAT RF
ALL NEW SLID. ALUM WDWS
NEW SGL LF DOORS.
STUCCO'D FRAME PORCH

surroundings
RES.

relationship to surroundings
x similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest x none
if eligible, why? NC ALTER.

comments

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted: 12-18-24	**202 Ervine Street**
Property Owner of Record: Charles Rennick	**Proposed Construction Description:**
Applicant/Agent Name: Michael Bodelson, Architect	**The addition of two separate closets to an existing residence, for a total area of 125 gross square feet, relocate pre-existing/nonconforming storage shed.**
Contact Person Phone Number: (505)-603-2446	**TOTAL ROOF AREA: 125 square feet**

Zoning District: R-21

Overlay: □ Escarpment _____
□ Flood Zone*
X Other: **Westside Guadalupe HD**

Submittals Reviewed with PZR:

□ Legal Lot of Record X Development Plan X Building Plans X Existing Site Plan X Proposed Site Plan X Elevations

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

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

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

Terrain: □ 30% slopes No

Lot Coverage : 33 %
□Open Space Required: **No**

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

Height: Proposed **13'-6"**
Maximum Height: or
X Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 3 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.

Michael Bodelson, Architect **[□OWNER □APPLICANT XAGENT]**
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 **09-02-24** **DATE**

To Be Completed By City Staff: 2024-009474PAR

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:** 12/19/2024

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

Revised 20 November 2020

City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Mike P. Lujan, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description: Increase height to 12' 6" from 9' 9" where the maximum allowable height is 12' 7" and to construct a portal and replace windows on a Non-Contributing residence.
Project number: 05-10100214
Case number: H-05-214
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 202 Irvine

PROJECT NAMES:

OW - Glen Gollrad & Dana Doyle Santa Fe, NM 87501	202 Irvine 505-986-1407
AP - Glen Gollrad & Dana Doyle Santa Fe, NM 87501	202 Irvine 505-986-1407

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on January 31, 2006, acted on the above referenced case. The decision of the board was to approve your request with the following conditions: 1) that cementitious stucco is used and matches the existing color as close as possible, 2) that the windows have a recess of at least 2", and 3) that the parapet is maintained in both style and radius.

For further information please call 955-6605.

Sincerely,

Marissa C. Barrett
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). YOUR PERMIT WILL BE DENIED IF THERE ARE ANY CHANGES ON PLANS THAT WERE APPROVED BY THE HDRB OR IF CONDITIONS OF THE APPROVAL ARE NOT MET. **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

CITY OF SANTA FE, NEW MEXICO

Project description: Increase height to 12' 6" from 9' 9" where the maximum allowable height is 12' 7" and to construct a portal and replace windows on a Non-Contributing residence.
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PROJECT DATA:

HISTORIC DISTRICT	WESTSIDE-GUADALUPE
HISTORIC BUILDING STATUS	NON-CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	YES
PUBLICLY VISIBLE FACADE-NORTH	YES
PUBLICLY VISIBLE FACADE-SOUTH	YES
PUBLICLY VISIBLE FACADE-WEST	YES
HISTORIC DISTRICT SURVEY NUMBER	H-2416
YEAR OF CONSTRUCTION	1933-39
PROJECT TYPE (NEW, ADD, ETC.)	ADDITION/REMODEL
USE, EXISTING	RESIDENTIAL
USE, PROPOSE	RESIDENTIAL
HISTORIC BUILDING NAME	N/A

City of Santa Fe, New Mexico

memo

DATE: January 31, 2006

TO: Historic Design Review Board Members

VIA: Reed Liming, Planning Division Director RL

FROM: Marissa C Barrett, Historic Preservation Planner MCB

CASE # H-05-214

ADDRESS: 202 Irvine Street
Historic Status: Non-Contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ Case Synopsis

___ District Standards & Yard wall & fence standards.

_x_ Historic Survey Form

_x_ Zoning Review Sheet

_x_ Other: Building Height Calculation

APPLICANT SUBMITTALS

_x_ Proposed Letter

___ Vicinity Map

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

___ Other:

STAFF RECOMMENDATIONS:

Staff recommends approval of this application on the condition that stucco type is clarified and that there are no publicly visible skylights or rooftop appurtenances. Otherwise, this application complies with Section 14-5.2 (I) Westside-Guadalupe Historic District Design Standards.

BACKGROUND AND SUMMARY:

The approximately 1,280 square foot single family residence located at 202 Irvine Street is Vernacular in style and was constructed around 1933. The building has been modified since its original construction. Modifications include enclosing the patio area on the south elevation in the late 1950's and construction of an addition to the west elevation in 1979-1980. All window and door openings were also altered during the 1979-1980 alterations. The Official Map lists the building as non-contributing to the Westside-Guadalupe Historic District.

This application proposes the following changes:

1. Remove the existing roof and re-roof including raising the height from 9'9" to a height of 12' 6", where the maximum allowable height is 12' 7".

2. Construct a 148 square foot portal to a height of 10', where the maximum allowable height is 12' 7". The portal will have a corrugated tin roof and a wood beam and posts finished in a natural stain.

3. Replace all aluminum slider windows with 3/1 double hung wood clad windows in a slate blue-grey color or divided light casement windows (north and west elevation). Non-historic doors will be replaced with divided light doors.

4. Re-stucco the building to match the existing light tan/yellow color as close as possible. Stucco type was not submitted.

Plans do not reflect any skylights or rooftop appurtenances.

202 Irvine Street
Parcel 33 Guadalupe District

Proposal Letter
Glen Gollrad and Dana Doyle - Owners

Scope of Work:
My wife and I have owned the property at 202 Irvine Street since February of 2002. When we first bought the house we renovated the interior, replacing all the services from the street, replacing the floor & floor structure, plumbing, wiring and natural gas systems.

We now need to replace a portion of the roof structure that was inadequately designed and constructed in 1980 or so. The portions of the roof that are in need of structural replacement were framed with 2X6 members incapable of resisting the dead loads and the live loads without significant deflection across the 14'-0" spans. In addition, the roofing (existing built-up) on the entire roof will be removed and replaced.

To support the new proposed roof structure, we intend to pour a cast in place concrete bond beam on top of the existing adobe walls (interior and exterior) to receive new timber roof framing. The intent is to shore up the adobe walls and tie them together in a way that will allow for the safe construction and support of the new roof structure. The lack of bond beams in the current structure - wood or otherwise - is causing the tops of the walls to move and crack. The infiltration of water from the damged/inadequate roof structure is likely contributing as well. The existing Vigas and decking are to remain, as they are structurally sound and intact.

Once the new bond beams are in place, the new timber roof structure will receive wood plank decking to be exposed to the interior. The remaining of the roof and parapet will be framed in dimensional lumber and sheathed. The new roof structure will incorporate a 'knee wall' system to address pitch, wiring, heat recovery ducting, and insulation cavity requirements. Height will be kept to a minimum at all areas, keeping the finished parapet height below the maximum allowable of 12'-7" determined in the recent height survey. The driving factor is the existing adobe wall heights, and a minimum concrete bond beam depth of 10".

We also propose to replace the existing single-pane, leaky, drafty, inefficient low-performance single glazed aluminum slider windows (ca. 1980) and unclad non-weather resistant wood doors (also circa 1980). We propose to return to a more traditional 3-over-1 double hung type unit. The windows will be high performance high quality wood clad with extruded aluminum from a manufacturer such as Pella or Sierra Pacific, TBD. Proposed color to be a slate blue/grey such as Sierra Pacific's Slate Blue. We feel either will go with the existing light tan/yellow stucco color and find both equally appealing.

The next proposed portion of construction is the only addition to the property - a simple and small portale over the existing brick patio. It will have new concrete footings, naturally finished timber structure, and corrugated metal roofing, flashed to the new proposed parapet.

We intend to re-stucco once the project is completed, and will keep the color/tone to one very similar to the current one. If we can find a reputable contractor to match the existing stucco finish, we will.

Property History:
As best we can tell, and were told by the previous owner, title company, realtors, and through research at the city; it seems the house was originally constructed in 1933 or thereabouts. At that time, 3 rooms were constructed (the 3 existing rooms with the vigas; the northeast corner room, the southeast corner room, and the kitchen (along the north side of the property) in an "L" shape that faced a small patio to the southwest (where the existing dining room is located). In the late 1950's, the footings were extended around the patio to support new adobe walls enclosing the patio area / dining room. In 1979 or 1980, the living room, bathroom, and mechanical areas were added to the house, and this is when the previous owners replaced the windows and restuccoed the entire structure, dropped gypsum wallboard ceiling below the vigas (we've removed these ceilings), and installed some new plumbing (which in our interior remodel was removed and replaced).

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 11·14·2005

Property Owner of Record GLEN GOLLRAD & DANA DOYLE

Applicant Name GLEN GOLLRAD Phone 505·986·1407

Site Address 202 IRVINE ST.

Proposed Construction NEW ROOF, PARAPET, PORTALE, DOORS + WINDOWS

TO BE COMPLETED BY STAFF:

Zoning District/Overlay RM1 Subdivision GUADALUPE : Lot 33 Block 63

neighborhood

Permitted Use:	☑	Section # 14-6
Accessory Use:	☐	Section #
Special Exception:	☐	Case #
Variance:	☐	Case #
Prohibited Use:	☐	Section #

Setbacks:
(Front) Provided 10 Required 7 (2nd Front) Provided 42 Required 7

(Left Side) Provided 5+ Required 5 (Right Side) Provided 125+ Required 5

(Rear) Provided _____ Required _____ (Special Yard) Provided _____ Required _____

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

Density: 2.52 Open Space: NO Existing Condition

Lot Size: 1,12 Total Roof Area: 1424 Lot Coverage (%): 27.24%

Height of new construction: Existing 10ft Wall Requirement: _____ Visibility triangle: _____

Parking: #Spaces Required 2 #Spaces Provided 2 HC spaces: Van _____ Regular _____ Bike rack _____

Other District Requirements: It-Board

Preliminary Approval: ☐

Preliminary Approval w/Conditions: ☑ Shall submit Application TO BOA for shed set back less than 5' but no @ LOT Line.

Comments:

Reviewer _____ Date 11-14-05

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City staff with questions related to terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting.

Applicant _____ Date _____

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 202 IRVINE ST. • SANTA FE, NM

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

PROJECT PROPOSAL: NEW ROOF + STRUCTURE, CONC. BOND BEAMS, PARAPET + PORTALE

CONSTRUCTION COST: $ 16,000 FEE: $ 105.00 + $20 Poster Cost = $ 125.00

OWNER: GLEN GOLLRAD & DANA DOYLE **PHONE#:** 505.986.1407

OWNER ADDRESS: 202 IRVINE ST.

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

APPLICANT: (SAME AS ABOVE) **PHONE #:** 505.986.1407

ADDRESS: " "

CITY, STATE, ZIP CODE: " "

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

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

PREAPPLICATION MEETING: Date: Nov. 3, 2005 Case Planner: Marissa

PRELIMINARY ZONING REVIEW: Date: _____ Planner: _____
(You must schedule a meeting with Zoning Planner Andrew Harnden @ 955-6654 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

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

What is the proposed height of your project? 12'-6"

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

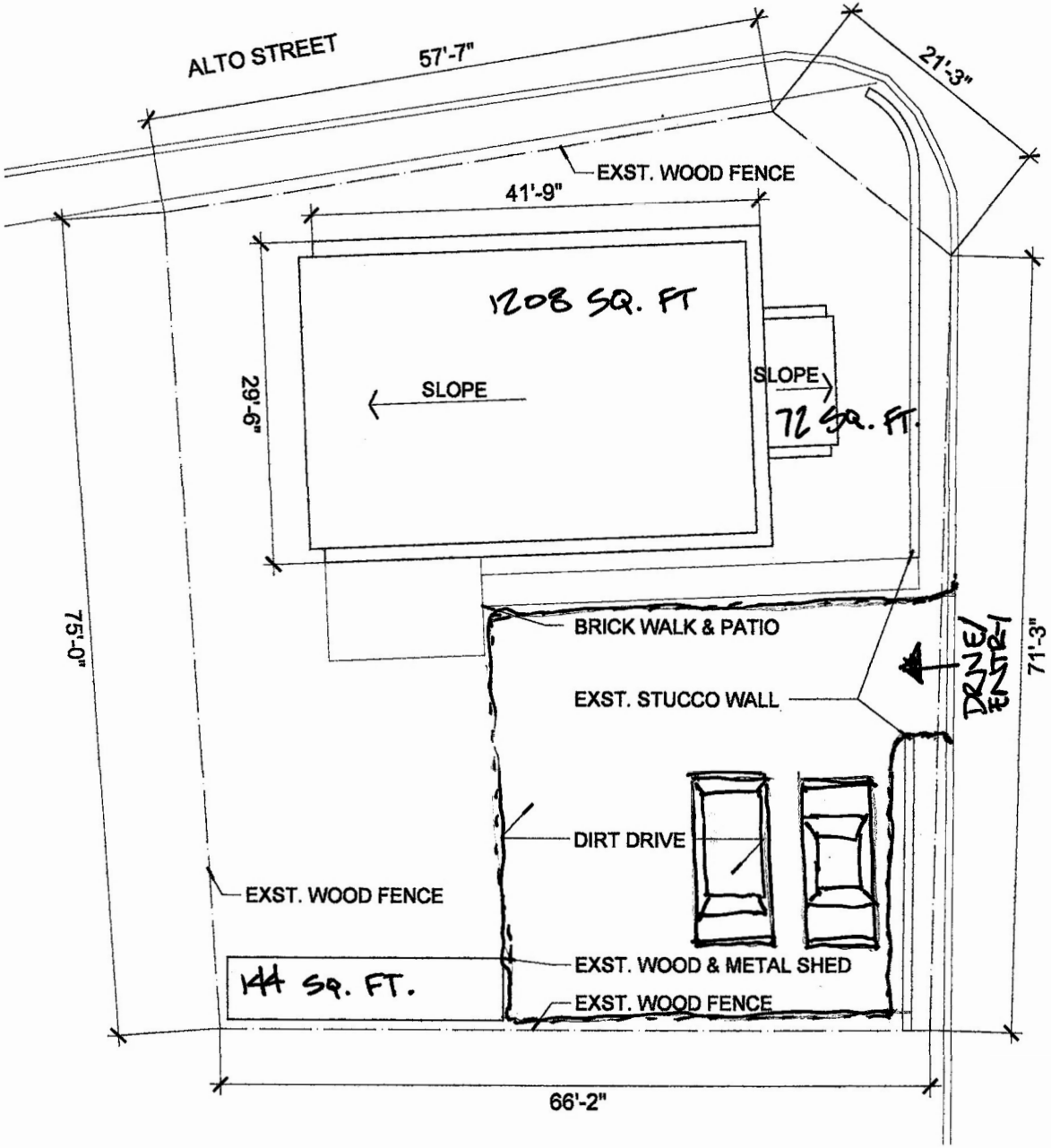
I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

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

RECEIVED
NOV 14 2005
3:10 p.m.

Signature of Applicant/Owner

11.10.2005
Date



1 **Existing Site Plan**

scale: 1" = 20'-0"

10 5 0 10 30 50 feet

202 Irvine Street
Santa Fe, NM 87501
ph. 505.577.6200

SITE PLAN

N

date: 10 NOV 2005

S100

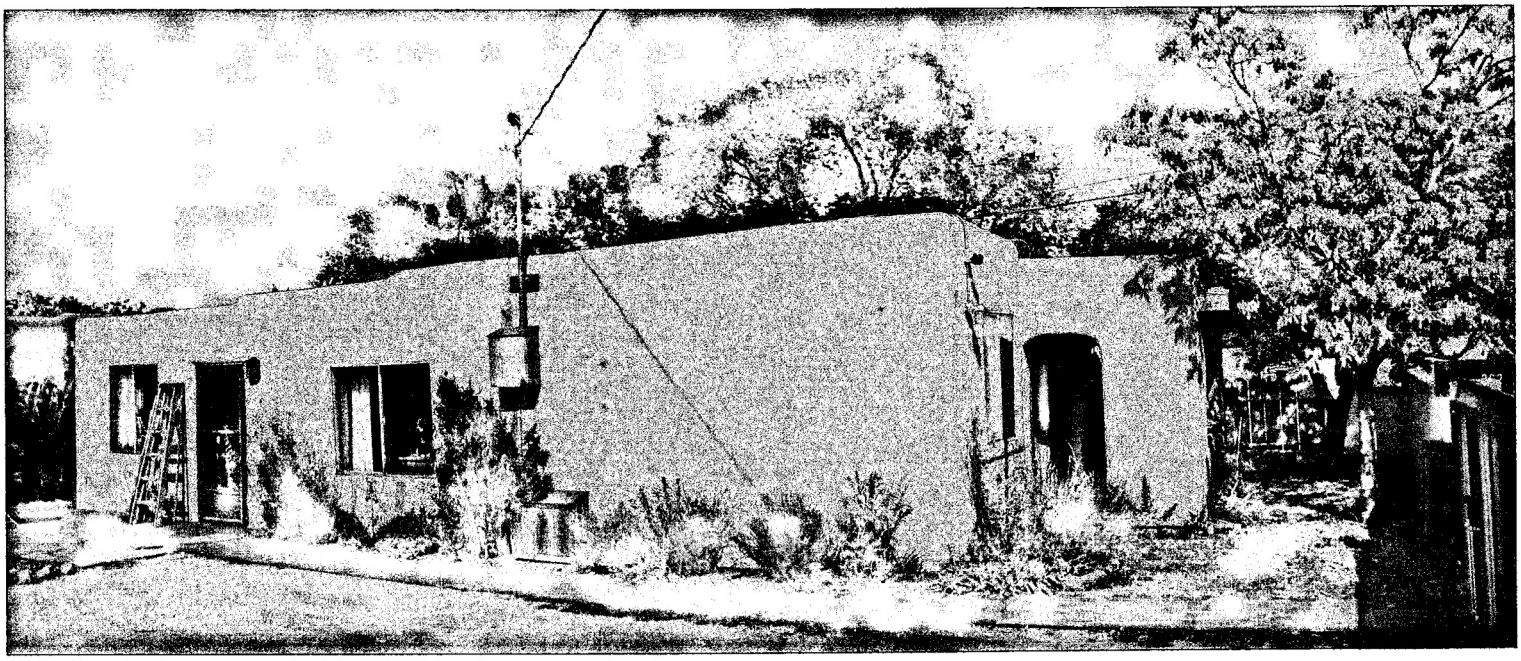
Moldy GWB Ceiling



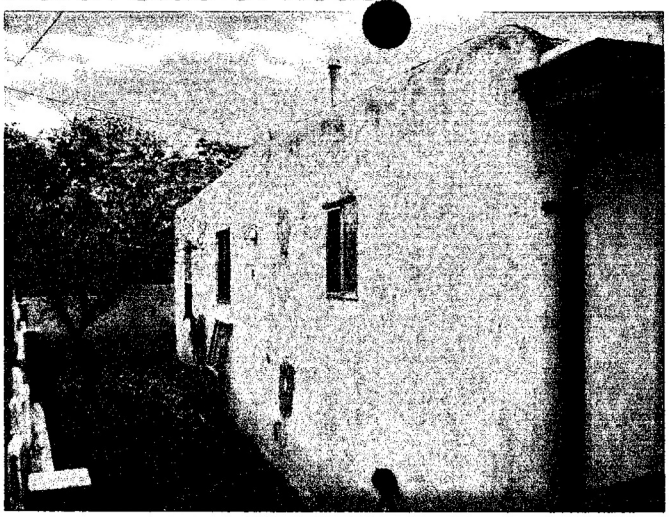
Rotten Eave



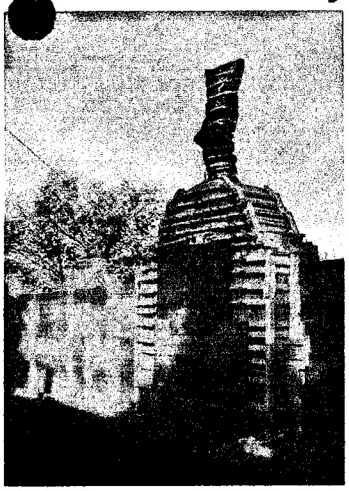
View of house from South East



North Side of house



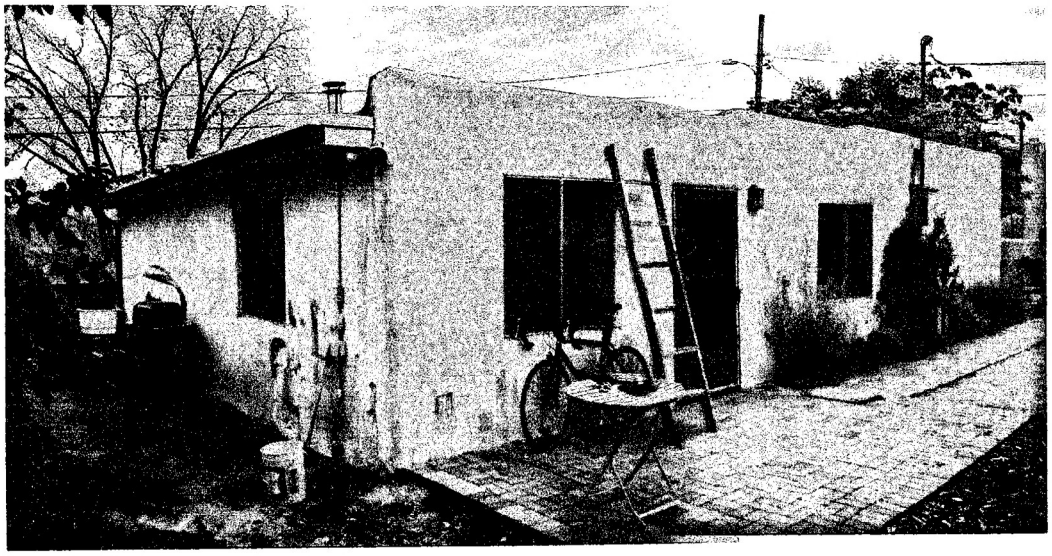
743 Alto Archway



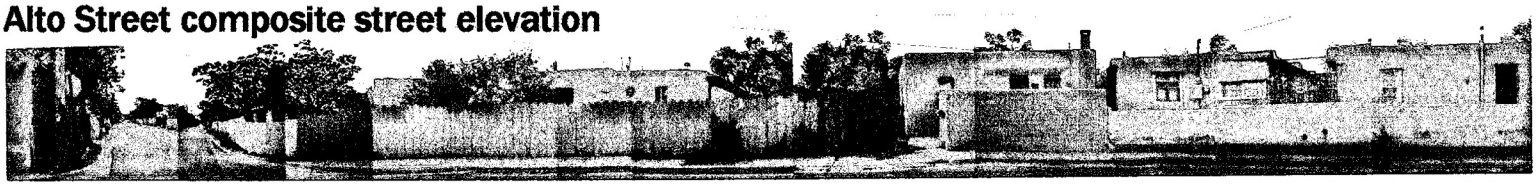
East Side of house



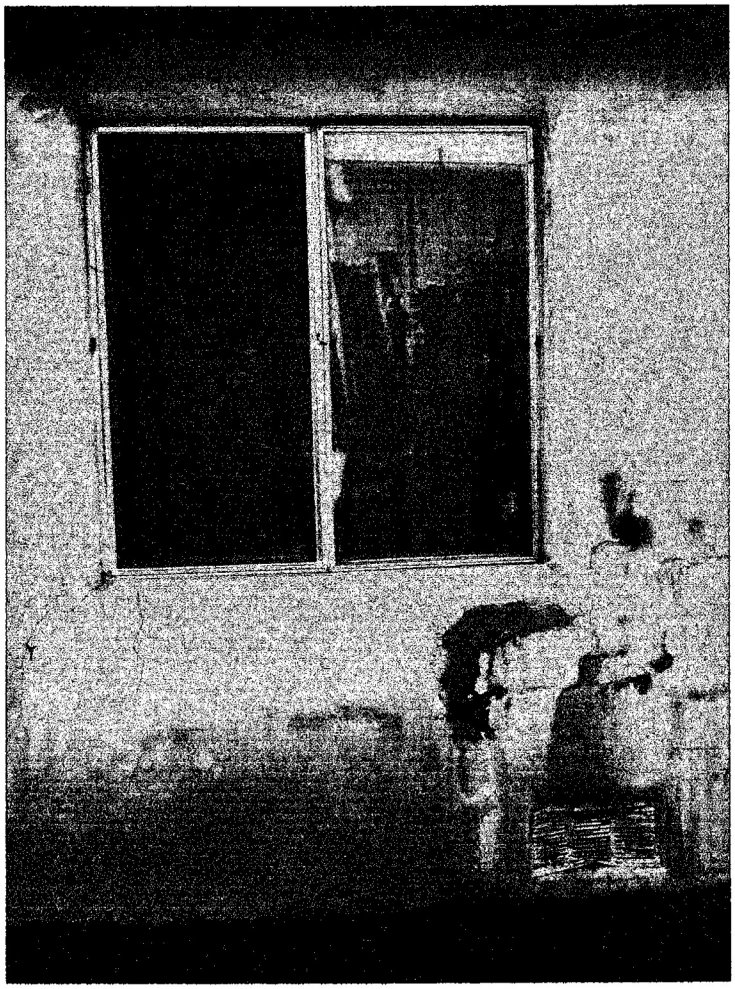
West and South sides of house



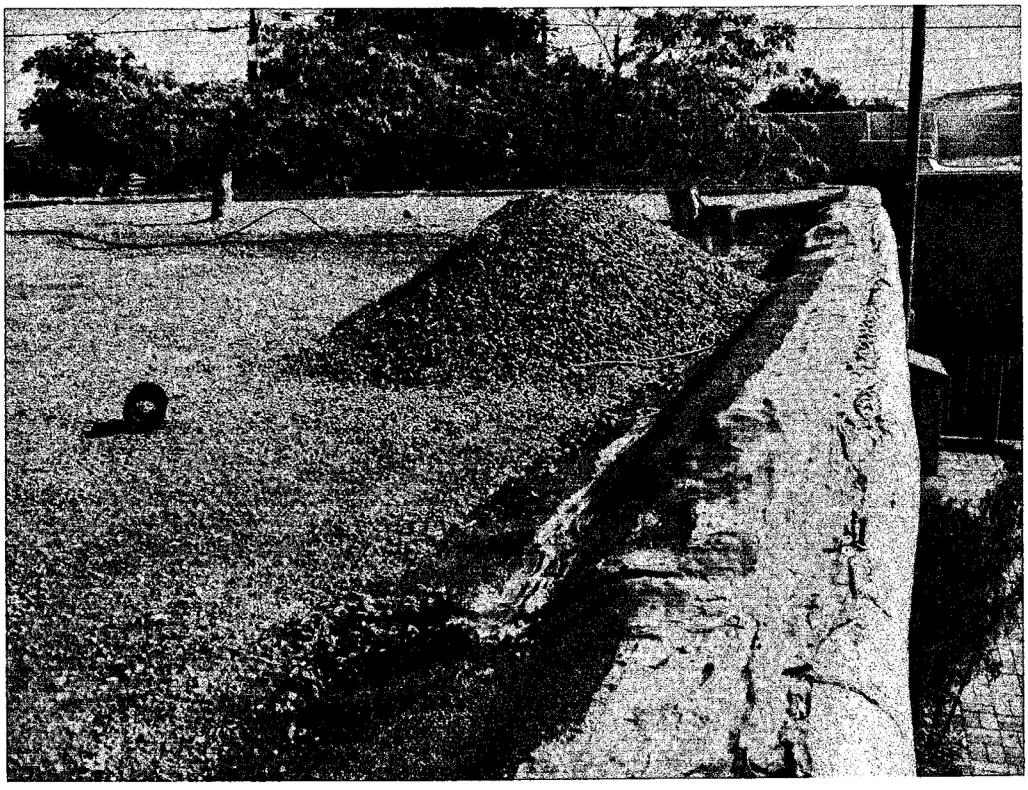
Alto Street composite street elevation



Typical Window and Exterior Finish Condition



South parapet / roof condition



RENNICK/BUELL RESIDENCE

202 Irvine Street
Santa Fe, New Mexico

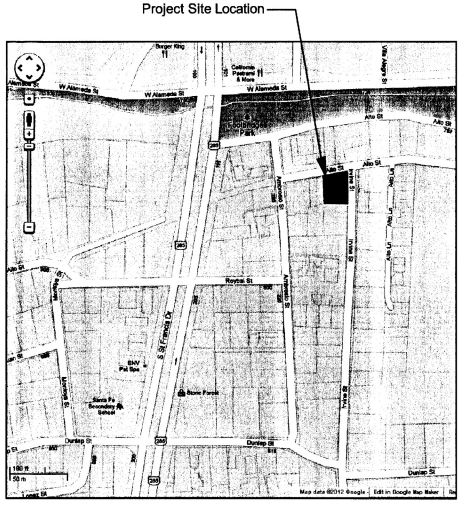
PROJECT TEAM

Owner
Rennick/Buell
202 Irvine Street
Santa Fe, NM 87501

Planner
JenkinsGavin Design & Development Inc.
130 Grant Ave., Suite 101
Santa Fe, New Mexico 87501
505-820-7444

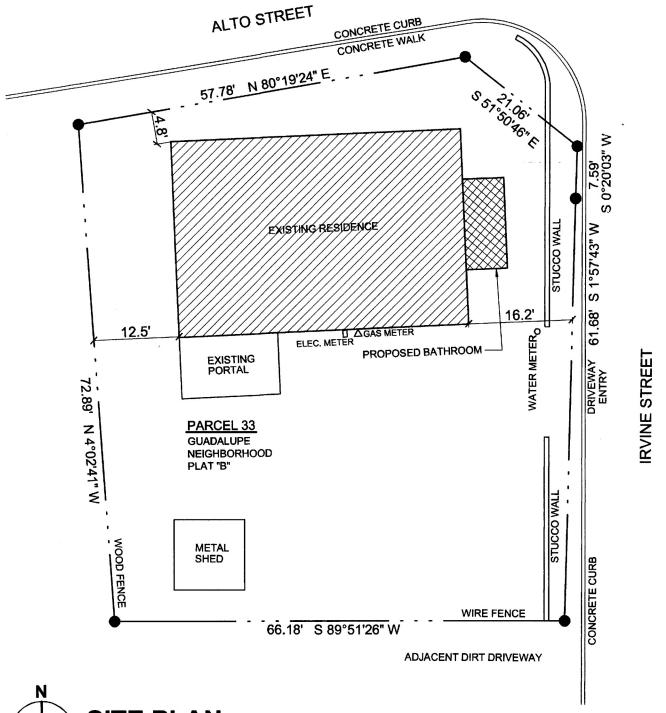
SHEET INDEX

A-1	Title Sheet
A-2	Floor Plans & Exterior Elevations (Existing & Proposed)
A-3	Reflected Ceiling Plan & Interior Elevations



N

VICINITY MAP



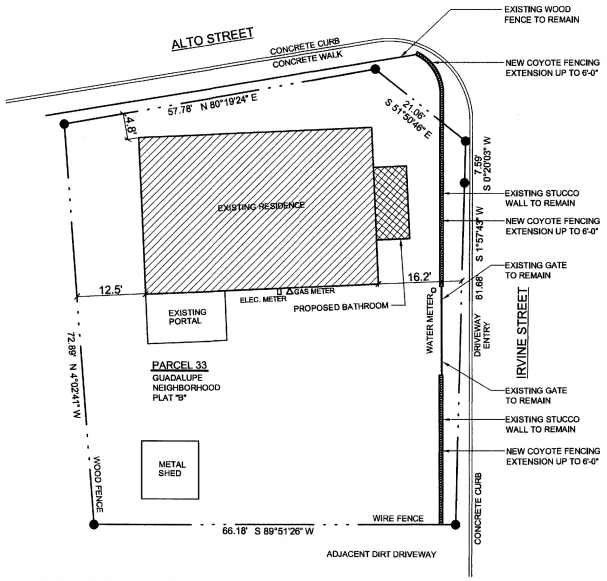
N

SITE PLAN

SCALE: 1"= 10'-0"

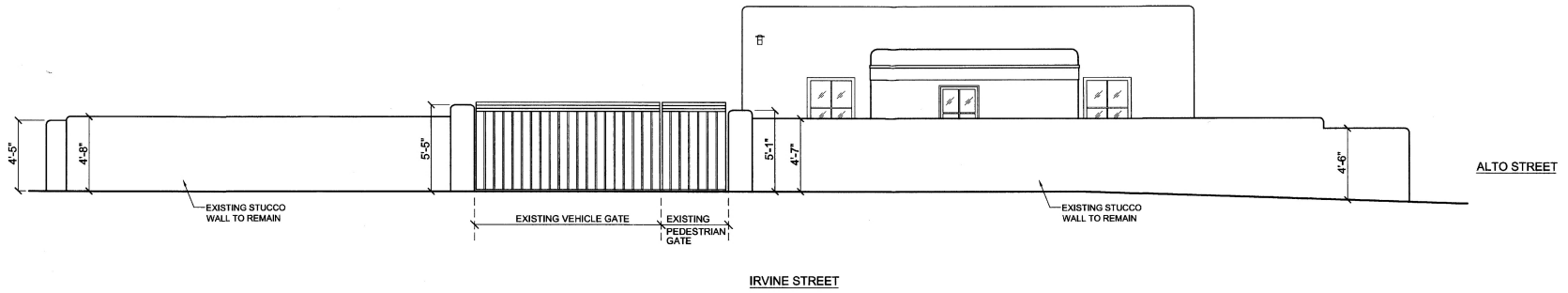
NOTE: INFORMATION SHOWN HAS BEEN PROVIDED BY OTHERS.

40'-0"



SITE PLAN

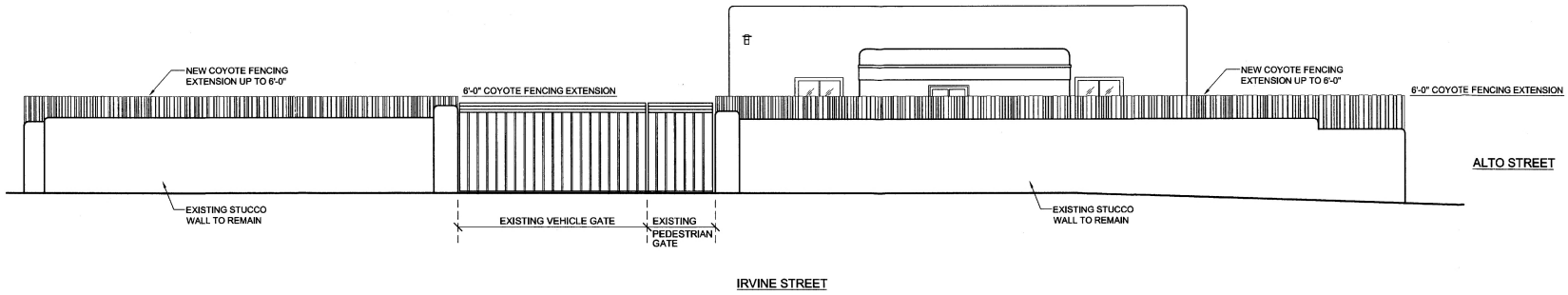
NOT TO SCALE



EXISTING EAST ELEVATION

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

16'-0"



PROPOSED EAST ELEVATION

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

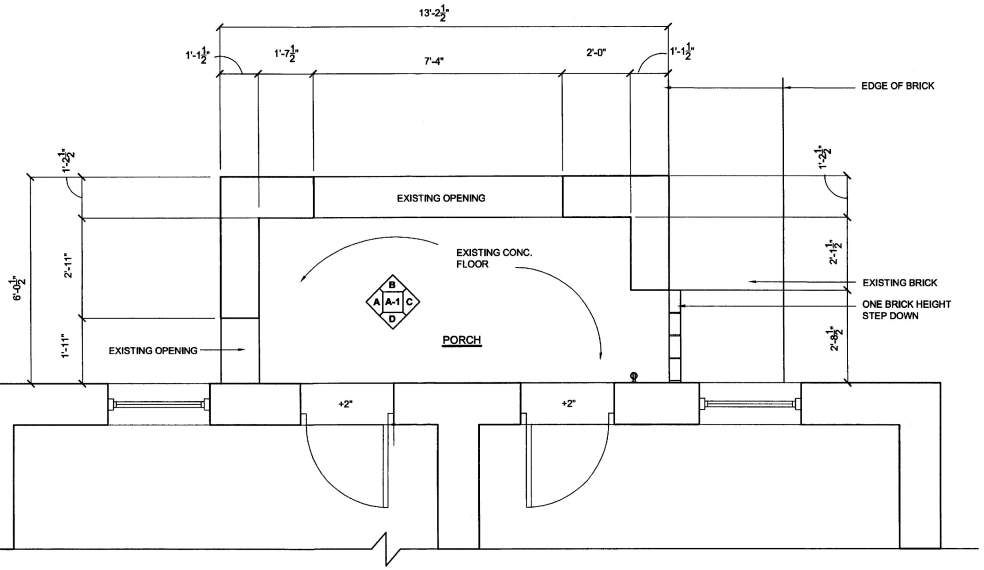
Rennick/Buell Residence
Proposed Coyote Fencing Addition

REVIS
NO. DAT

DAT
5-15-2
DRAWN
PR
CHECKE
PM

jenkin
DESIGN & DEVE
130 Grant Aver
Santa Fe, New

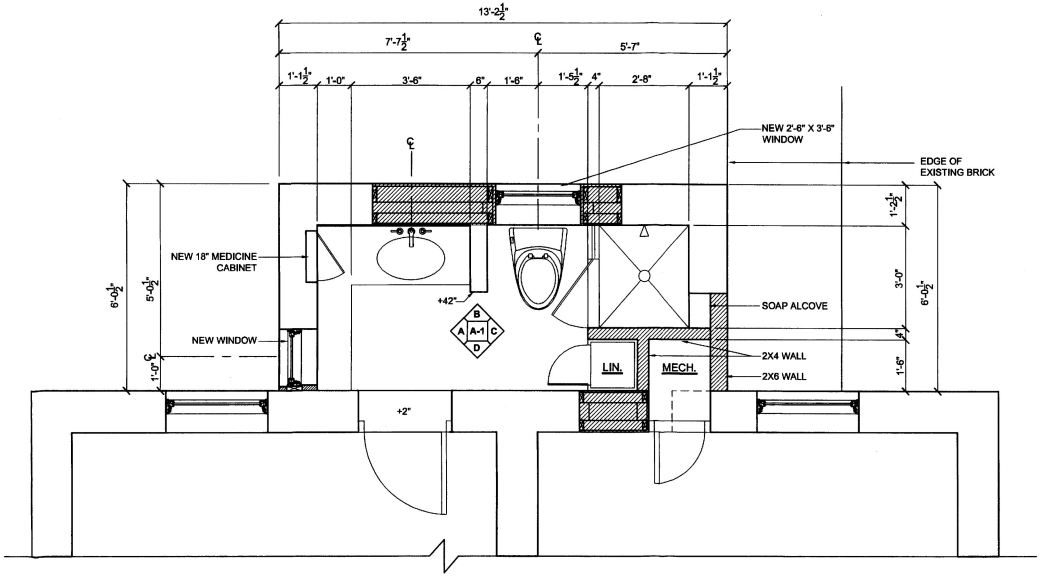
SHE
A-



EXISTING FLOOR PLAN

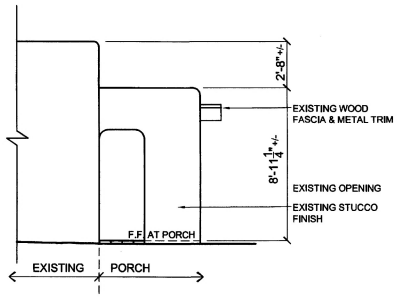
SCALE: 1/2"= 1'-0"

8'-0"



PROPOSED FLOOR PLAN

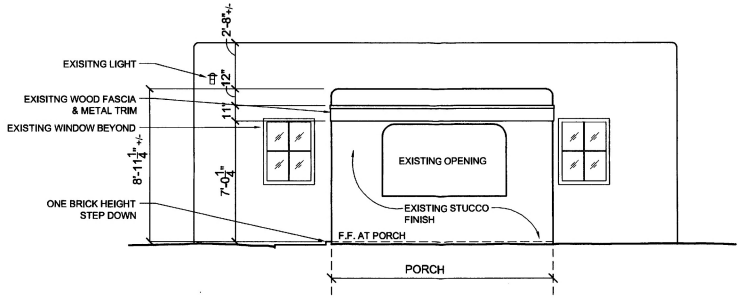
SCALE: 1/2"= 1'-0"



EXISTING SOUTH ELEVATION

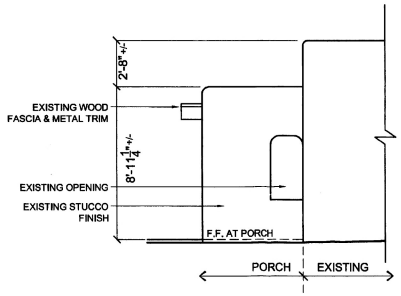
SCALE: 1/4"= 1'-0"

16'-0"



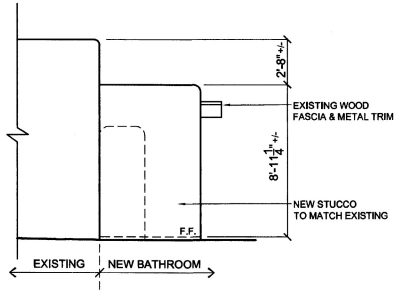
EXISTING EAST ELEVATION

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



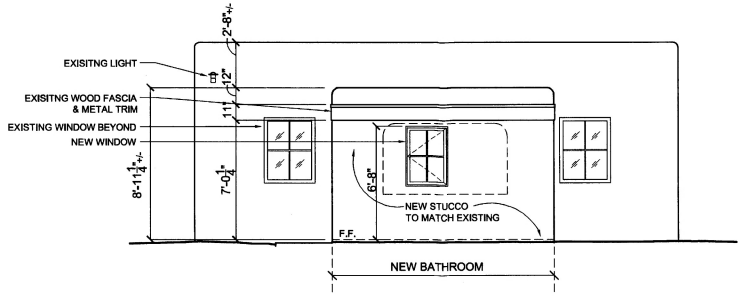
EXISTING NORTH ELEVATION

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



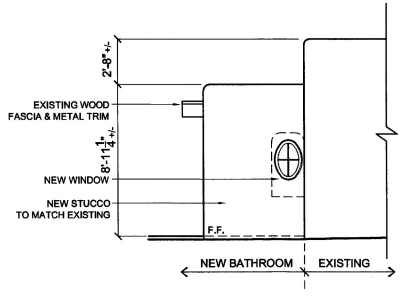
PROPOSED SOUTH ELEVATION

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



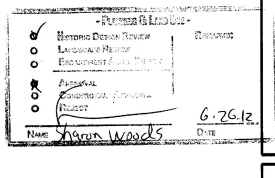
PROPOSED EAST ELEVATION

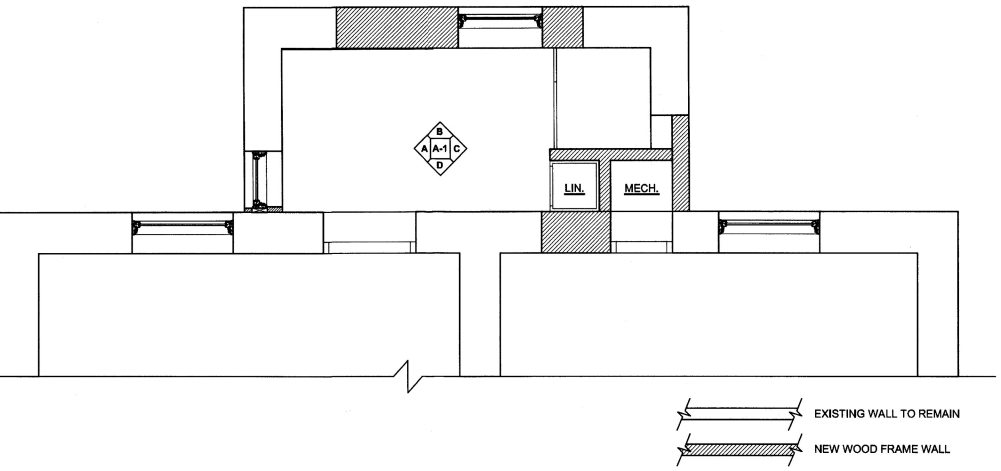
SCALE: 1/4"= 1'-0"



PROPOSED NORTH ELEVATION

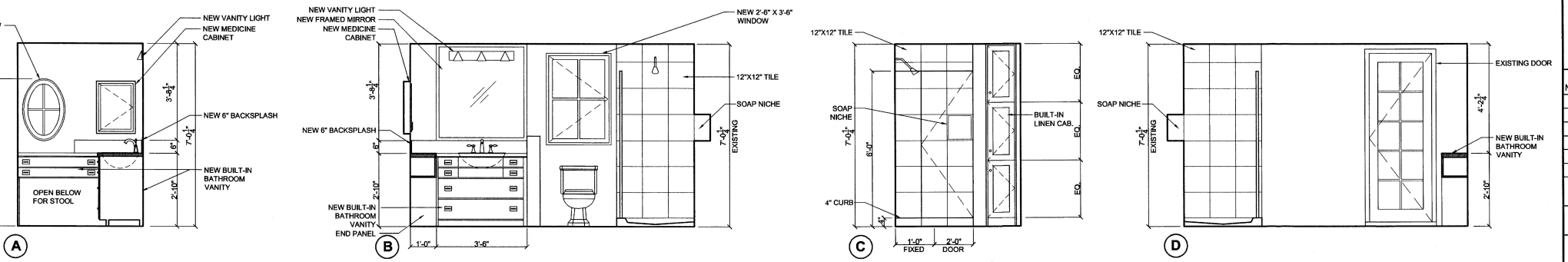
SCALE: 1/4"= 1'-0"





REFLECTED CEILING PLAN - NEW BATHROOM

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



INTERIOR ELEVATIONS - NEW BATHROOM

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

8'-0"

Rennick/Buell Residence

REVIS
NO. DA

4-10-

DRAW

CHECK

jenkin
DESIGN & DEV
130 Grant Av
Santa Fe, New

A

MICHAEL A. BODELSON

ARCHITECT

11 East Wildflower Drive	Santa Fe, New Mexico 87506	(505) 603-2446

December 18, 2024

Mr. Paul Duran, Planner, <paduran@santafenm.gov>
Historic Preservation Division, Land Use Department
City of Santa Fe
Post Office Box 909
Santa Fe, New Mexico 87504

Ref: 202 Irvine Street – Request for 2-Additions/Window Relocation/Gas-Log Fireplace & Shed Relocation
Non-Conforming Structure Status, Westside-Guadalupe HD

Dear Ms. McCulley:

As the Owner's Representative for Charles Rennick, the owner of the residence located at 202 Ervine Street, I am requesting approval for the construction of two (2) small closet additions, relocate one (1) window and convert a wood stove to a gas-log fireplace at the residence. The existing building is a Non-Conforming structure within the Westside-Guadalupe Historic District. The building was built in a vernacular pueblo style, constructed of pentile, and the windows have been previously replaced. In approximately 2013, a bathroom was constructed at an existing east portal of the residence, through an approval by the Historic Review Board.

The proposed work includes: addition of two closets (total ~125 square feet) at each corner of the east elevation. The proposed additions will relocate a window to the south elevation. The proposed additions to the residence will provide a more functional and useable floor plan. An existing wood burning stove will be replaced with a masonry gas-log fireplace and stucco chimney. All exterior finishes will match the existing stucco color and the parapet profile will match the existing residence. An 8-foot tall, pre-existing, non-conforming storage shed at the southwest corner of the lot will be relocated to meet accessory structure setback requirements.

The overall heights of the proposed additions are 11'-1", including parapets. The window relocation will remove an existing window from the east elevation and install it on the south elevation, to provide more natural light in that room. In the Living Room, a wood stove will be replaced with a gas-log fireplace/chimney, for more efficient heating, (matching existing stucco). Please see the plans and elevations for a graphic depiction.

I hope this letter and related drawings clearly convey the intended scope-of-work in regards to the proposed additions and modifications. If you should have any questions or require any additional information, please let me know. Your assistance with this request is appreciated and I can be available at your convenience.

Sincerely,

Michael Bodelson,
Architect, LEED-AP, BD+C

cc: Charles Rennick, Owner

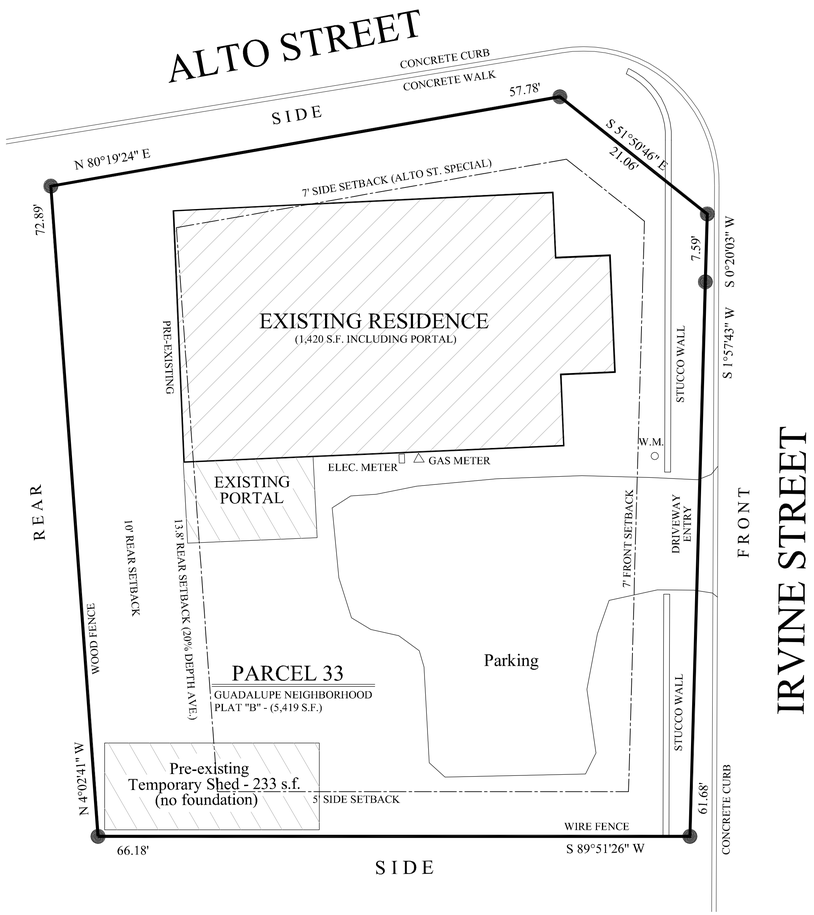
Attachments: Building Photos

The Rennick/Buell Residence Renovations

202 Ervine Street | DECEMBER 18, 2024 | Santa Fe, New Mexico

LIST OF DRAWINGS

1 TITLE SHEET & EXISTING/PROPOSED SITE PLANS
2 EXISTING AND PROPOSED FLOOR PLANS
3 EXISTING AND PROPOSED EAST ELEVATIONS
4 EXISTING AND PROPOSED SOUTH ELEVATIONS
5 EXISTING AND PROPOSED WEST ELEVATIONS
6 EXISTING AND PROPOSED NORTH ELEVATIONS

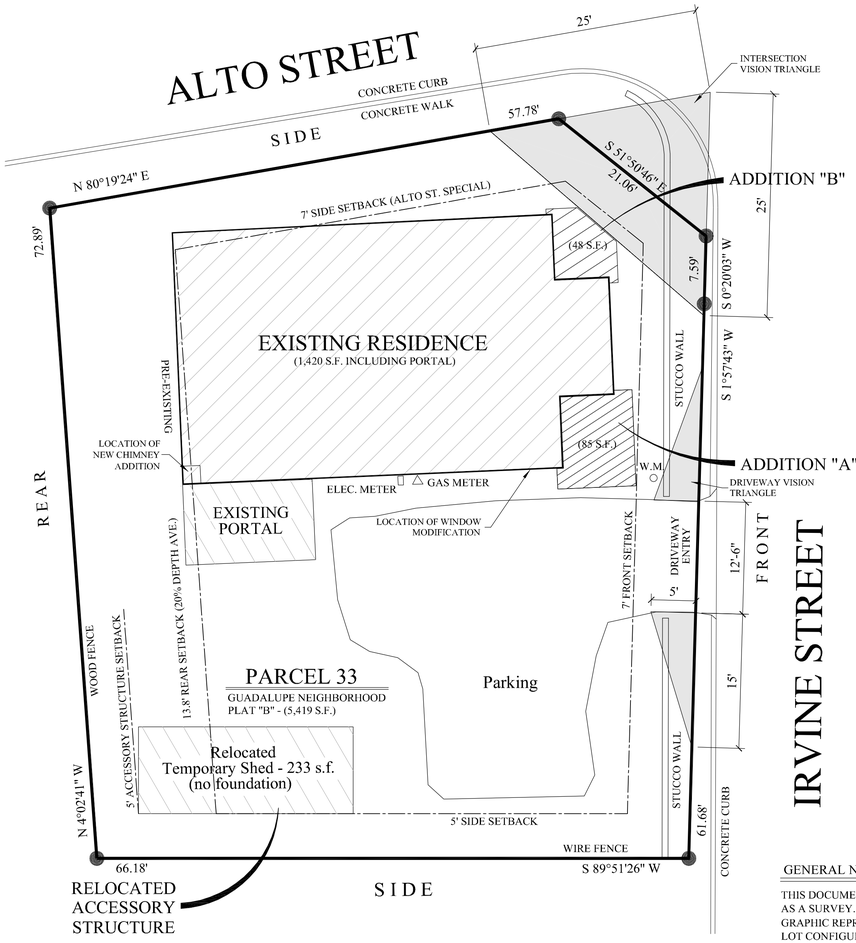


1 EXISTING SITE PLAN

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

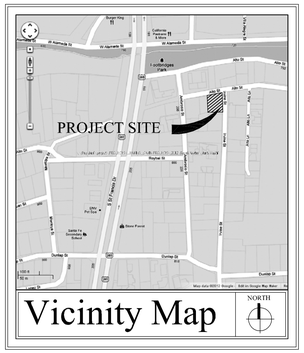
SITE DATA AND INFORMATION

SITE DATA SHOWN WAS TAKEN FROM:
- LEGAL LOT OF RECORED PLAT
- OWNER PROVIDED DATA BY PRIOR DESIGNERS
- CITY OF SANTA FE GIS DATA



2 PROPOSED SITE PLAN

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



PROJECT DATA

CLASSIFICATIONS	
PRIMARY CODE	NEW MEXICO: 2021 IRC
OCCUPANY TYPE (IBC)	RESIDENTIAL (R)
CONSTRUCTION TYPE (IBC)	V-N
SANTA FE ZONING	R-21
TYPE	ADDITION
HISTORIC DISTRICT	WESTSIDE-GUADALUPE

PROJECT SCOPE	
PROJECT TYPE	ADDITION
APPLICABLE CODE	IRC

EXISTING CONSTRUCTION NOTES	
FOUNDATION	STRIP W/ CONCRETE SLAB
WALLS	MASONRY / PLASTER
ROOF FRAMING	VIGAS / BEAMS WITH WOOD DECK
EXTERIOR	CEMENT STUCCO
ROOF TYPE	MODIFIED ASPHALT

LOT COVERAGE CALCULATION

AREA	ROOFED AREA	STATUS
EXISTING RES.	1,420	EXIST.
ADDITION-A	85	PROP.
ADDITION-B	48	PROP.
TEMP SHED	233	EXIST.
TOTAL	1,786	PROP.

40% MAXIMUM ALLOWABLE LOT COVERAGE:
LOT AREA 5,419 S.F. X 40% = 2,167 S.F.

PROPOSED LOT COVERAGE EQUALS: 1,786 / 5,419 = 33%

GENERAL NOTES:

THIS DOCUMENT IS NOT A SURVEY AND SHOULD NOT BE RELIED ON AS A SURVEY. THE USE OF THIS DOCUMENT IS LIMITED TO THE GRAPHIC REPRESENTATION OF THE BUILDING ENVELOPE AND GENERAL LOT CONFIGURATION, FOR THE PURPOSES OF LOCATING THE PROPOSED SCOPES OF WORK

PROJECT SCOPE - GENERAL DESCRIPTION:

SCOPE OF WORK IS DESCRIBED AS 2 CLOSET ADDITIONS AND THE CONVERSION/RELOCATION OF A WOOD BURNING STOVE TO A GAS FIREPLACE.

Michael A. Bodelson
Architect
Santa Fe, New Mexico

Office: (505) 984-2114
Cell: (505) 699-8024
Email: dave@dbcconcretesupply.com

DBC

NO. 1 Colony Court
Santa Fe, New Mexico
dbcconcretesupply.com

SHEET TITLE: TITLE & SITE PLANS

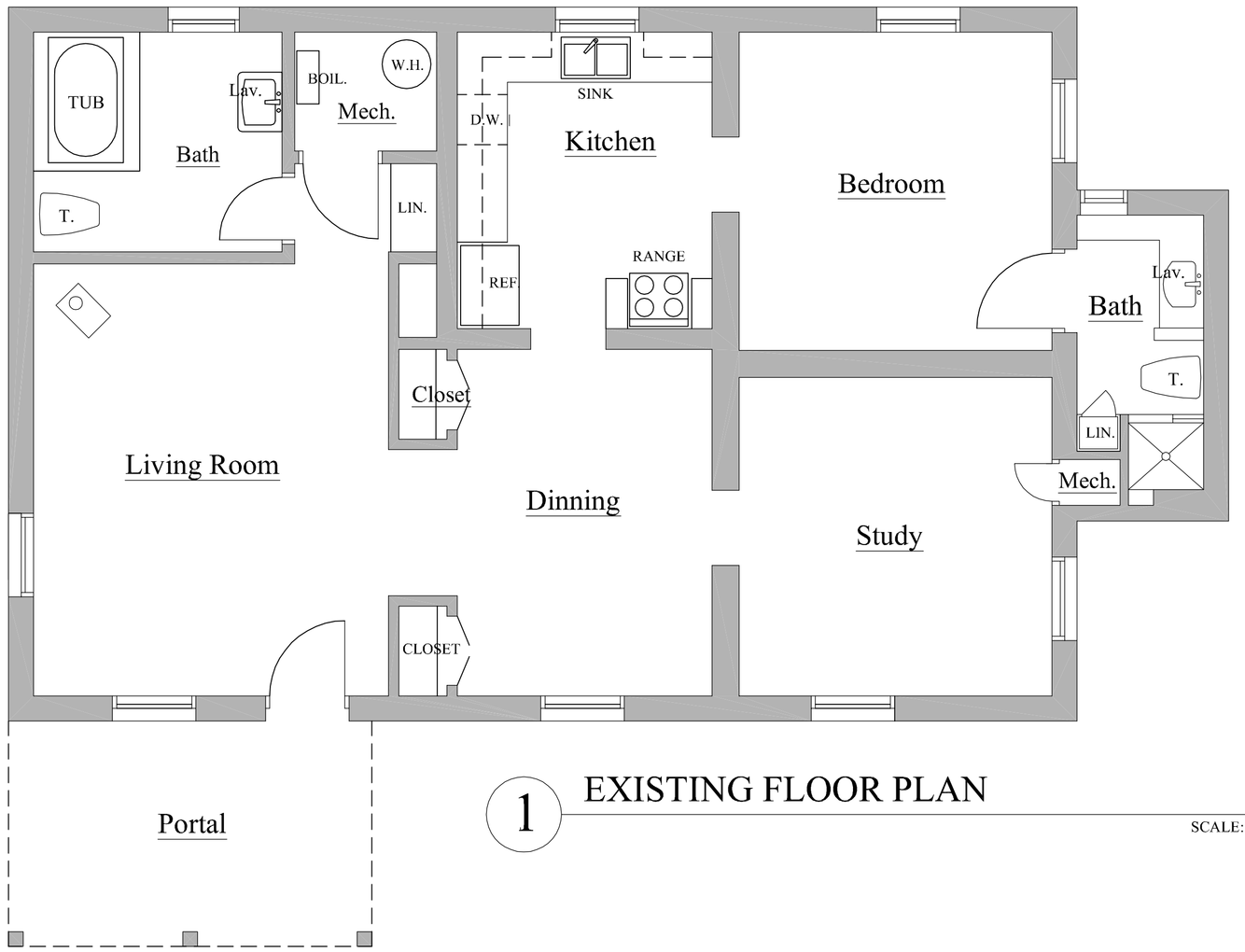
PROJECT NAME: Rennick/Buell Residence- Remodel
202 Ervine Steet - Santa Fe, New Mexico

DESIGNED:	M. BODELSON
DRAWN:	MB
CHECKED:	MB
DATE:	12-18-24
PLOT SCALE:	INDICATED
JOB NO:	005-99
COMP. FILE:	

REVISIONS	
DATE:	BY:
11-13-24	MB

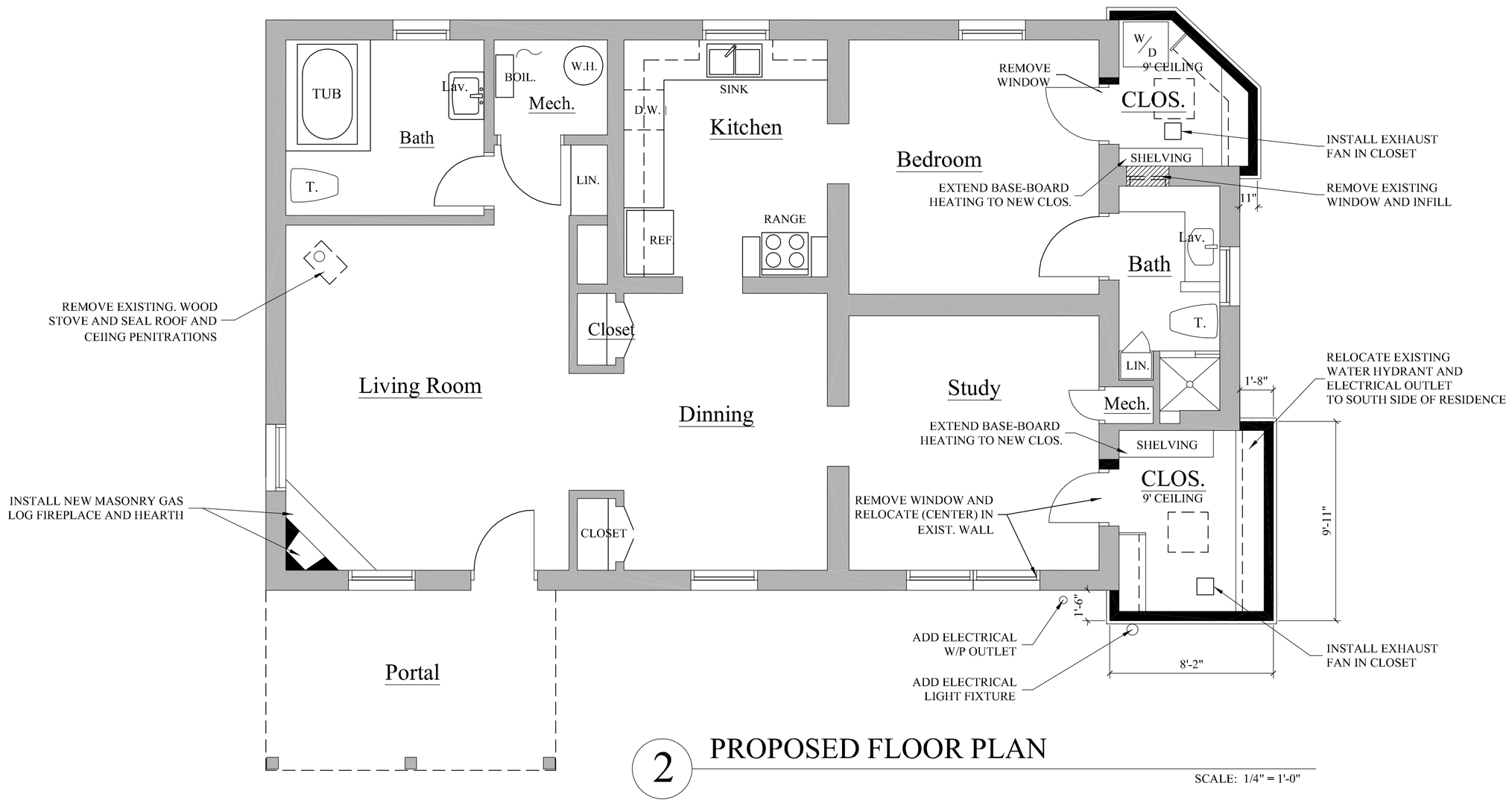
1

SHEET 1 OF 6 SHEETS



1 EXISTING FLOOR PLAN

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



2 PROPOSED FLOOR PLAN

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

NEW MEXICO REGISTERED ARCHITECT 2171 MICHAEL BODELSON

Michael A. Bodelson
Architect
Santa Fe, New Mexico

Office: (505) 984-2114
Cell: (505) 699-8024
Email: dave@dbcconcretesupply.com

NO. 1 Colony Court
Santa Fe, New Mexico
dbcconcretesupply.com

SHEET TITLE: ADDITION FLOOR PLAN

PROJECT NAME: The Rennick/Buell Residence - Addition
202 Irvine Steet - Santa Fe, New Mexico

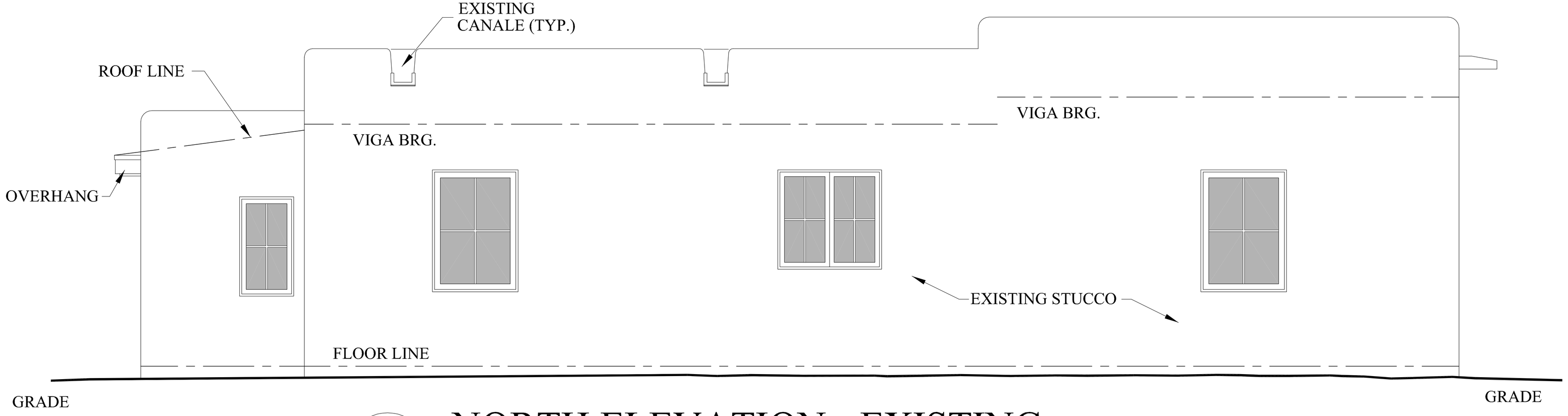
DESIGNED:	M. BODELSON
DRAWN:	MB
CHECKED:	MB
DATE:	12-05-24
PLOT SCALE:	INDICATED
JOB NO:	005-99
COMP. FILE:	

REVISIONS

DATE:	BY:

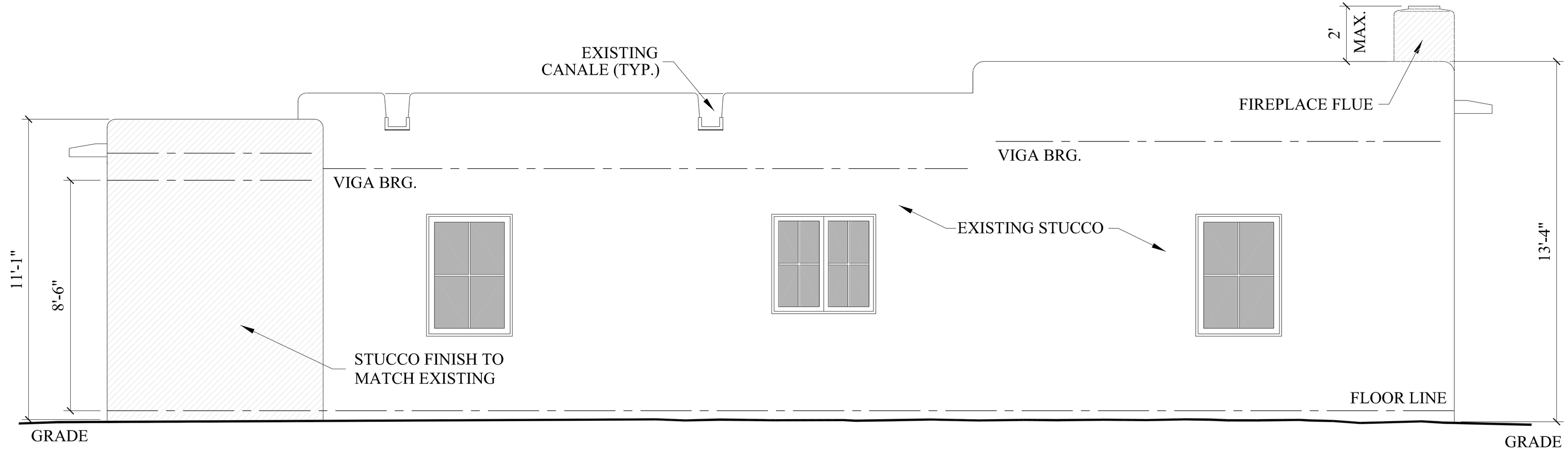
2

SHEET 2 OF 6 SHEETS



7 NORTH ELEVATION - EXISTING

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



8 NORTH ELEVATION - EXISTING

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

Michael A. Bodelson
Architect
Santa Fe, New Mexico

Office: (505) 984-2114
Cell: (505) 699-8024
Email: dave@dbcconcretesupply.com

SHEET TITLE: NORTH ELEVATIONS

PROJECT NAME:
The Rennick/Buell Residence - Addition
202 Irvine Steet - Santa Fe, New Mexico

NO. 1 Colony Court
Santa Fe, New Mexico
dbcconcretesupply.com

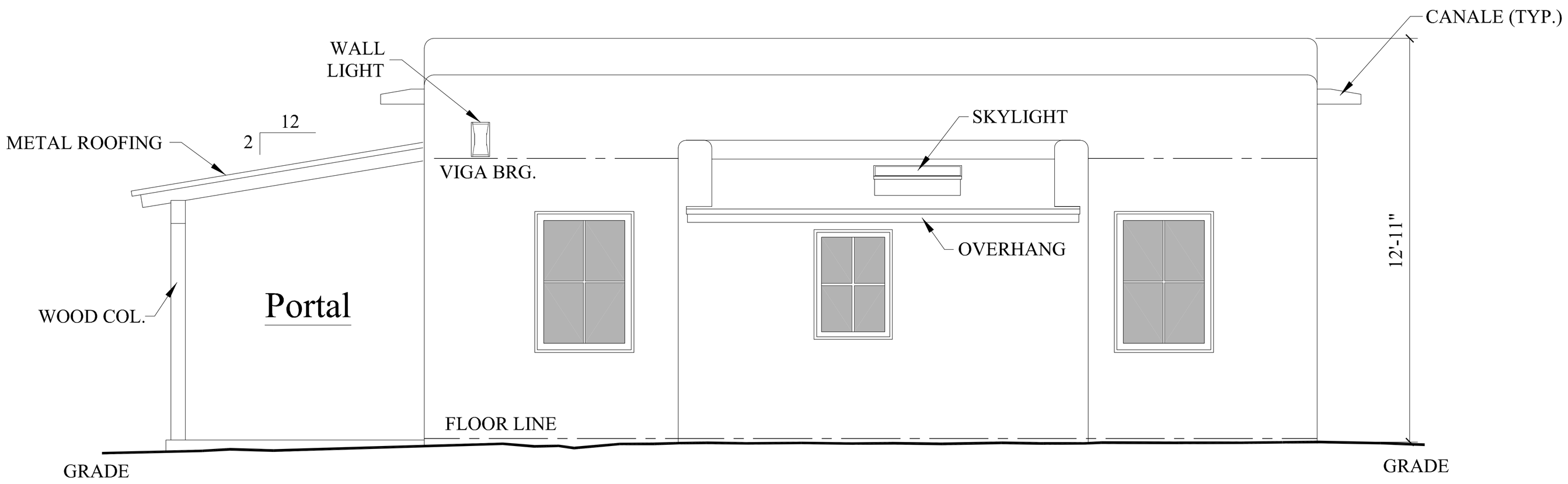
DESIGNED:	M. BODELSON
DRAWN:	MB
CHECKED:	MB
DATE:	12-18-24
PLOT SCALE:	INDICATED
JOB NO:	005-99
COMP. FILE:	

REVISIONS

DATE:	BY:

6

SHEET 6 OF 6 SHEETS



1 EAST ELEVATION - EXISTING

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

2 EAST ELEVATION - PROPOSED

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

Michael A. Bodelson
Architect
Santa Fe, New Mexico

Office: (505) 984-2114
Cell: (505) 699-8024
Email: dave@dbcconcretesupply.com

SHEET TITLE: EAST ELEVATIONS

PROJECT NAME: The Rennick/Buell Residence - Addition
202 Irvine Steet - Santa Fe, New Mexico

NO. 1 Colony Court
Santa Fe, New Mexico
dbcconcretesupply.com

DESIGNED:	M. BODELSON
DRAWN:	MB
CHECKED:	MB
DATE:	12-18-24
PLOT SCALE:	INDICATED
JOB NO:	005-99
COMP. FILE:	

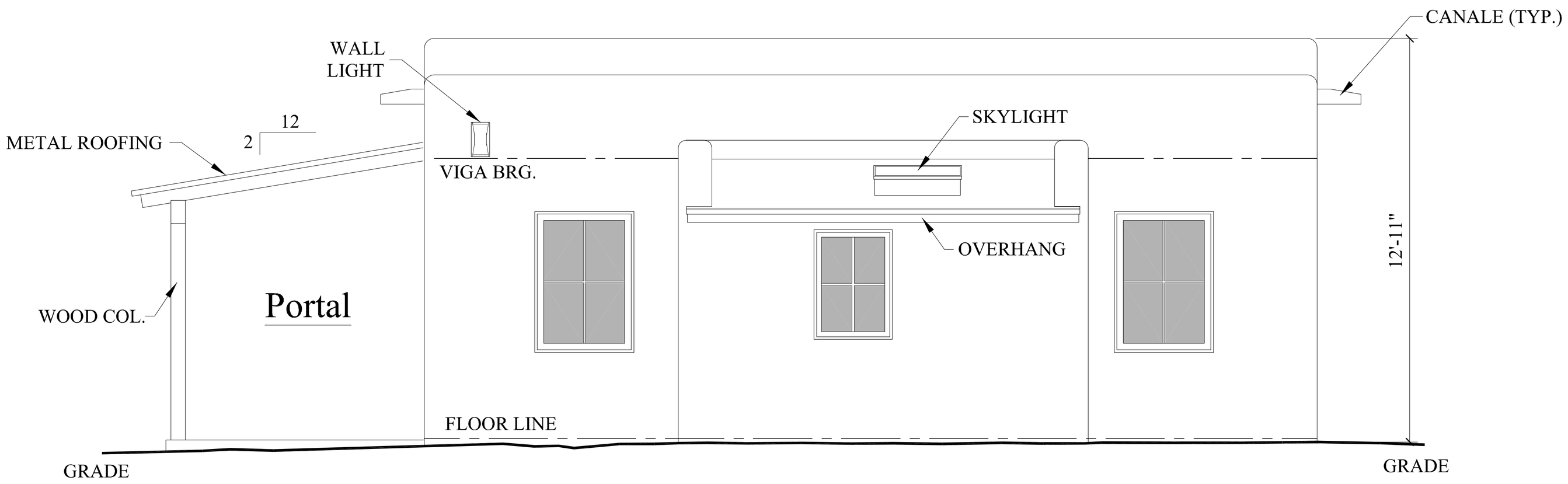
REVISIONS

DATE:	BY:

3

SHEET 3 OF 6 SHEETS

Page 113 of 557



1 EAST ELEVATION - EXISTING

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

2 EAST ELEVATION - PROPOSED

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

Michael A. Bodelson
Architect
Santa Fe, New Mexico

Office: (505) 984-2114
Cell: (505) 699-8024
Email: dave@dbcconcretesupply.com

SHEET TITLE: EAST ELEVATIONS

PROJECT NAME:
The Rennick/Buell Residence - Addition
202 Irvine Steet - Santa Fe, New Mexico

NO. 1 Colony Court
Santa Fe, New Mexico
dbcconcretesupply.com

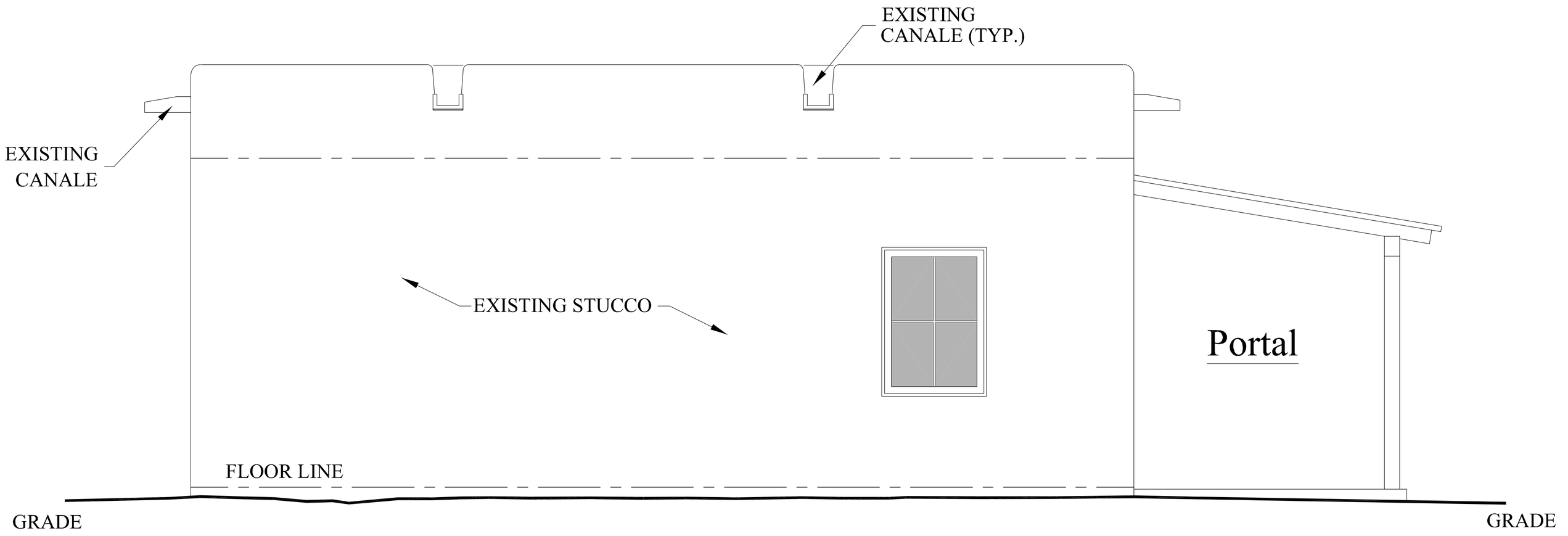
DESIGNED:	M. BODELSON
DRAWN:	MB
CHECKED:	MB
DATE:	12-18-24
PLOT SCALE:	INDICATED
JOB NO:	005-99
COMP. FILE:	

REVISIONS

DATE:	BY:

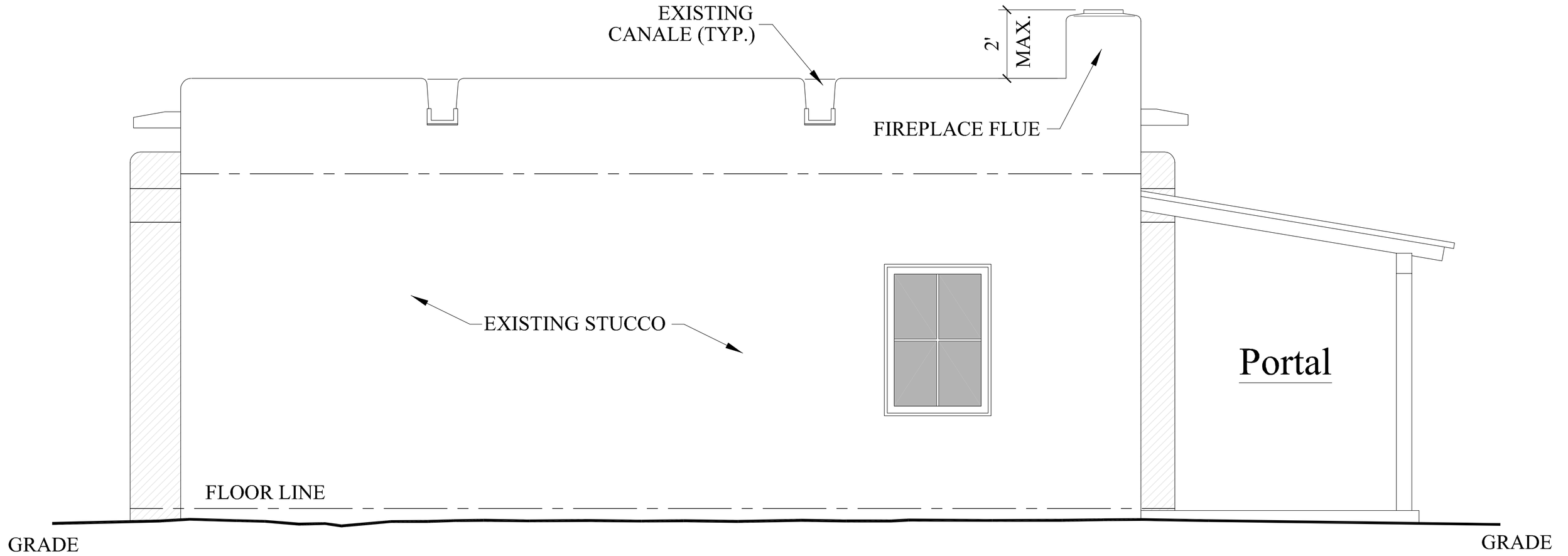
3

SHEET 3 OF 6 SHEETS



5 WEST ELEVATION - EXISTING

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



6 WEST ELEVATION - PROPOSED

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

NEW MEXICO REGISTERED ARCHITECT 2171 MICHAEL BODELSON

Michael A. Bodelson
Architect
Santa Fe, New Mexico

Office: (505) 984-2114
Cell: (505) 699-8024
Email: dave@dbcconcretesupply.com

SHEET TITLE: WEST ELEVATIONS

PROJECT NAME:
The Rennick/Buell Residence - Addition
202 Irvine Steet - Santa Fe, New Mexico

NO. 1 Colony Court
Santa Fe, New Mexico
dbcconcretesupply.com

DESIGNED:	M. BODELSON
DRAWN:	MB
CHECKED:	MB
DATE:	12-18-24
PLOT SCALE:	INDICATED
JOB NO:	005-99
COMP. FILE:	

REVISIONS	
DATE:	BY:

5

SHEET 5 OF 6 SHEETS

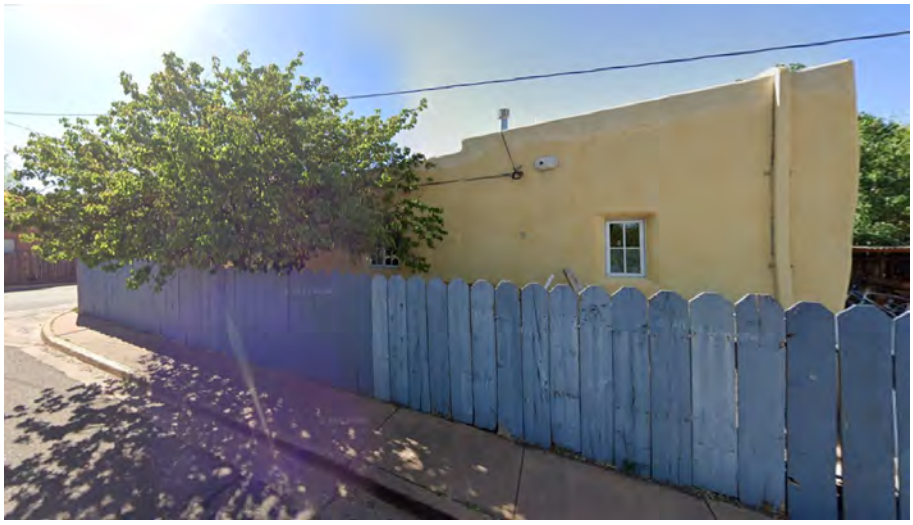
PHOTOS



East Elevation (View looking west)



Northeast Corner (Irvine & Alto Street)



North Elevation (View looking south)

City of Santa Fe, New Mexico

memo

DATE: **January 14, 2025**

TO: **Historic Districts Review Board Members**

VIA: **Heather Lamboy, Planning & Land Use Department Director**
Gary Moquino, Historic Preservation Division Director, *GM*
Maggie Moore, Acting Assistant Land Use Director *MM*

FROM: **Lani McCulley, Senior Planner, Historic Preservation Division** *LMM*

2024-009611-HDRB, 1226 Cerro Gordo Rd, Downtown & Eastside Historic District, non-contributing, Margery and Emily Howe, agent/owners, proposes to raise the parapet to 12'-0", construct a 114 sq. ft. portal to a height of 10'-0" where the maximum allowable height is 14'-1", relocate a door and install a window.

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**: height calc, 2024-8528-ADMIN, Assessors' const. info	__x__ Photographs
	____ Other:

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

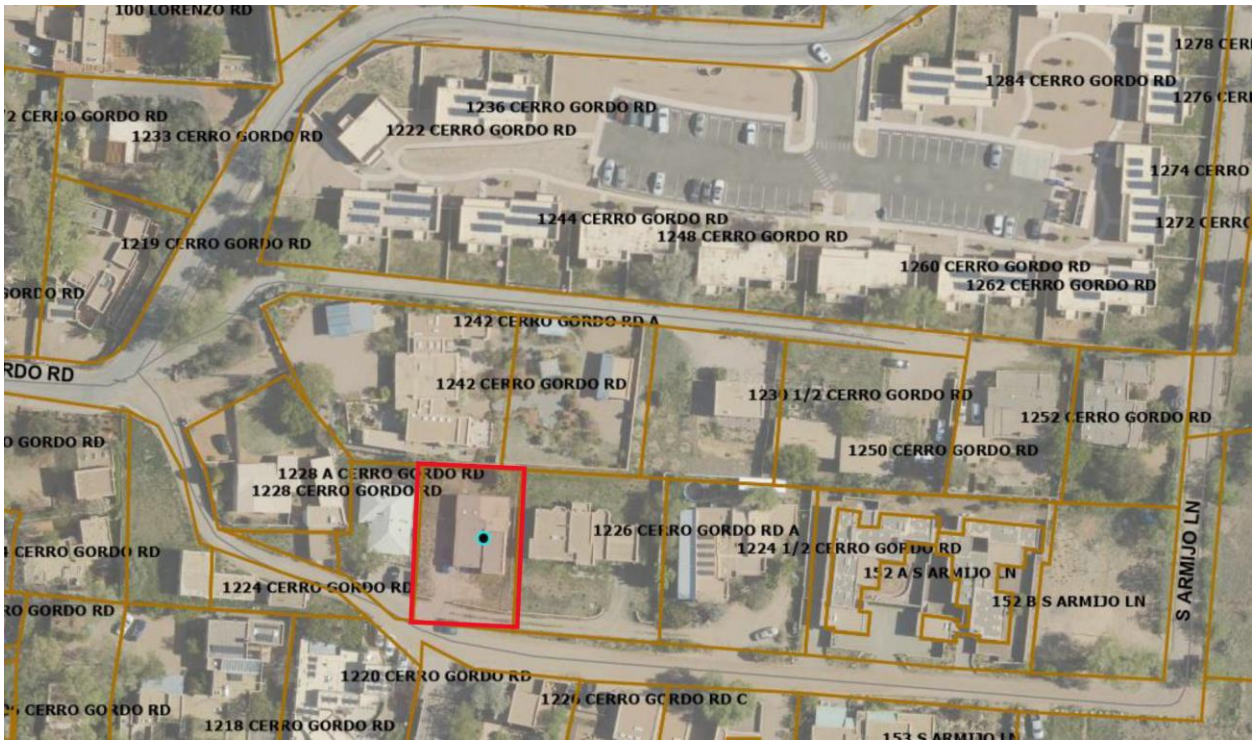
Sample motions:

a. Approve or deny Case #2024-009611 to allow the proposed alterations to 1226 Cerro

Gordo Road.

BACKGROUND & SUMMARY:

The single-family residence at 1226 Cerro Gordo Road is listed as non-contributing to the Downtown and Eastside Historic District. The vernacular style residence is 1,607 sq. ft. including the covered portal in the rear of the structure and stands at a height of 12'-0". The structure was constructed in 1949 according to the County Tax Assessors' office and ten windows were replaced in 2024 under case 2024-008528-ADMIN.



Property Location.



Figure 1. South or front elevation of structure.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1. Raise the parapet height on the lower portion of the residence from 10'-0" to 12'-0".
2. Construct a 114 sq. ft. portal on the south elevation of the residence to a height of 10'-0" where the maximum allowable height is 14'-1".
3. Relocate the entry door on the south elevation to the east.
4. Install a window to the west of the relocated door.
5. Repair stucco to match the existing stucco in cementitious "La Luz".

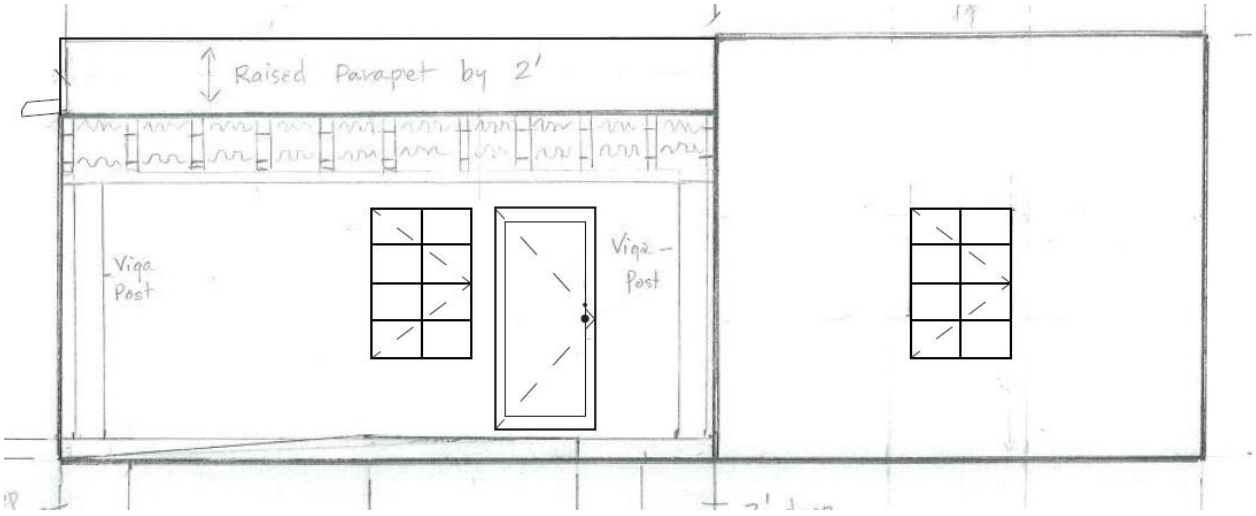


Figure 2. Proposed south elevation.

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.

(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.

H1353

building threatened? yes	surveyed date 7-7-83 by mb	county Santa Fe	ID no. 051600629
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13 easting	northing

location description: 1226 Cerro Gordo

city/town: Santa Fe

~~land grant/reservation~~

building name:

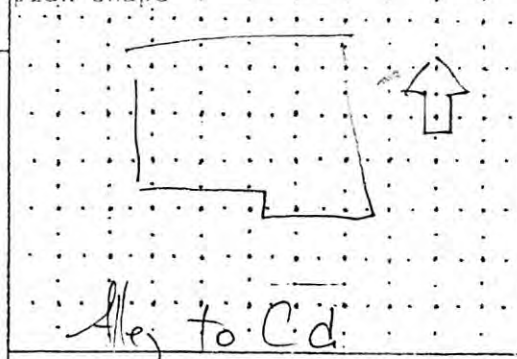
legal description: tnsp 17 N ~~S~~ range 10 E ~~W~~ sec 30 NE¼ NE¼

film roll by m no. 28

negative nos. 15

loc. of neg. (HPB)

plan shape





date of construction: Postwar, estimate ____ actual

source: 24 yrs ago - owner

use
present residential
other ____
historic residential
other ____

condition
___ excellent X good
___ fair ___ deteriorating

style: Sp. Pueblo Ver

foundation material: Not vis

wall material/surface: Stucco

degree of remodeling
X minor ___ moderate ___ major
describe:

architectural features

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes X no

significance
___ eligible ___ of ___ interest X none

if eligible, why?

comments
~~wall~~
~~hedge~~
wire fence
[illegible]
landscape
street trees
stone curb
0 setback
acequia

Streetscape

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

Sketch and Property Description

If you are the owner of the property being researched and you believe there is a significant discrepancy in any of the information being shown, please click here to complete a Property Correction Form. Submission instructions are available on the form.

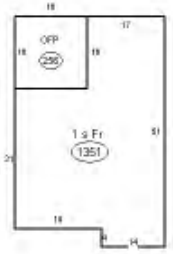
Property Detail and Sketches (below) are current as of **Monday, May 13, 2024.**

LAND DETAIL

Extension	Line	Type	Square Footage	Acreage
L01	1	Residential	7257.09600000	0.16660000

PRIMARY STRUCTURES DETAIL

Extension	ID	Type	Square Footage	Year Built	Bedrooms	Sketch (click image to download)
R01	D	Dwelling	1351	1949	3	
R01	1	Open Frame Porch	256			
		Total Square Footage	1607			



ADDITIONAL STRUCTURES DETAIL

Extension	ID	Type	Square Footage	Year Built	Sketch (click image to download)
No records found					

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 10/02/24

Property Owner of Record: Margery Howe

Applicant/Agent Name: Emily Howe

Contact Person Phone Number: (484) - 880-0131

Site Address:

1226 Cerro Gordo Rd

Proposed Construction Description:

Add front portal to south face of residence, 6' depth.
~~Replace aluminum facia with parapet to match east side of building.~~

TOTAL ROOF AREA: 1607 sq ft existing, ~~1721 sq ft with proposed~~

Zoning District: R5 - Downtown and Eastside HD

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 : 23 **%**
□Open Space Required:_____

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

Height: Proposed 12 ft
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.

Emily Howe [□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 10/01/24 **DATE**

To Be Completed By City Staff: 2024-009210PAR

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:** 10/3/2024

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

Revised 20 November 2020


1226 Cerro Gordo Rd
Total 60.5
Count 5
Avg 12.1
Max. 14'1"
CERRO GORDO RD
CERRO GORDO RD
S ARMIJO LN
14 N
14 N
20.3 N
8.9 C
13.6 N
11.9 N
11.7 N
11.1 N
12.1 N
11.3 N
11.3 N
12.3 N
10.9 N
11.6 N
10.5 N
14.8 N
10.2 C
10.7 C
12.4 N
11.4 N
11.6
11.2 N
13.8 C
13.8 N
10.4 C
10.8 C
9.2 NR
11.7 N
13.1
21.6 N
9.8 S
13.9 C
13.5 N
12

12/16/24

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: October 04, 2024

To: Building Permit Division

From: Lani McCulley

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 1226 CERRO GORDO RD, Santa Fe, NM 87501

Case Number: 2024-008528--ADMIN

Contact Name: Margery M Howe

Phone Number: 484-905-1153 **Email:** margeryhowe@gmail.com

Approved Scope of Work: *Replace 10 windows on a non-contributing residential structure including:*
South Elevation: one 36x54 with a divided lite window.
West Elevation: one 36x37 and one 36x39 divided lite windows
North Elevation: one 35x35 and one 35x24 window with single pane windows.
East Elevation: one 60x36, one 36x38, two 24x43, and one 36x35 window with single pane windows.
Repair stucco at windows as needed after window replacement to match the existing cementitious "La Luz".

Conditions of Approval: *Window sizes and fenestrations shall not be altered.*
No other work at this time.

FURTHER ACTIONS REQUIRED:

PERMIT or PERMIT REVISION

ROUTE TO HISTORIC DIVISION

INTERIM HISTORIC INSPECTION

FINAL HISTORIC INSPECTION



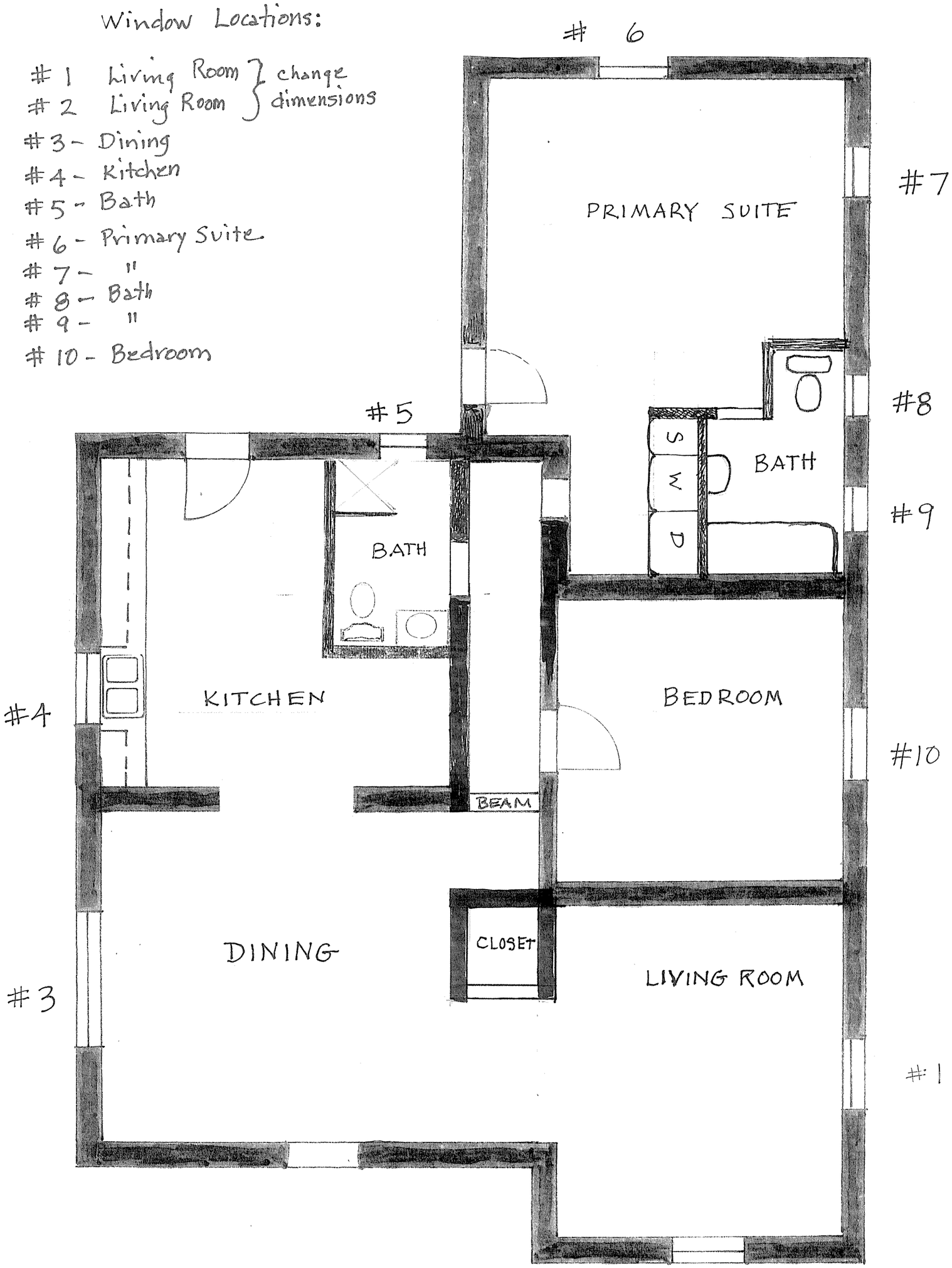

1226





Window Locations:

#1 Living Room } change
#2 Living Room } dimensions
#3 - Dining
#4 - Kitchen
#5 - Bath
#6 - Primary Suite
#7 - "
#8 - Bath
#9 - "
#10 - Bedroom



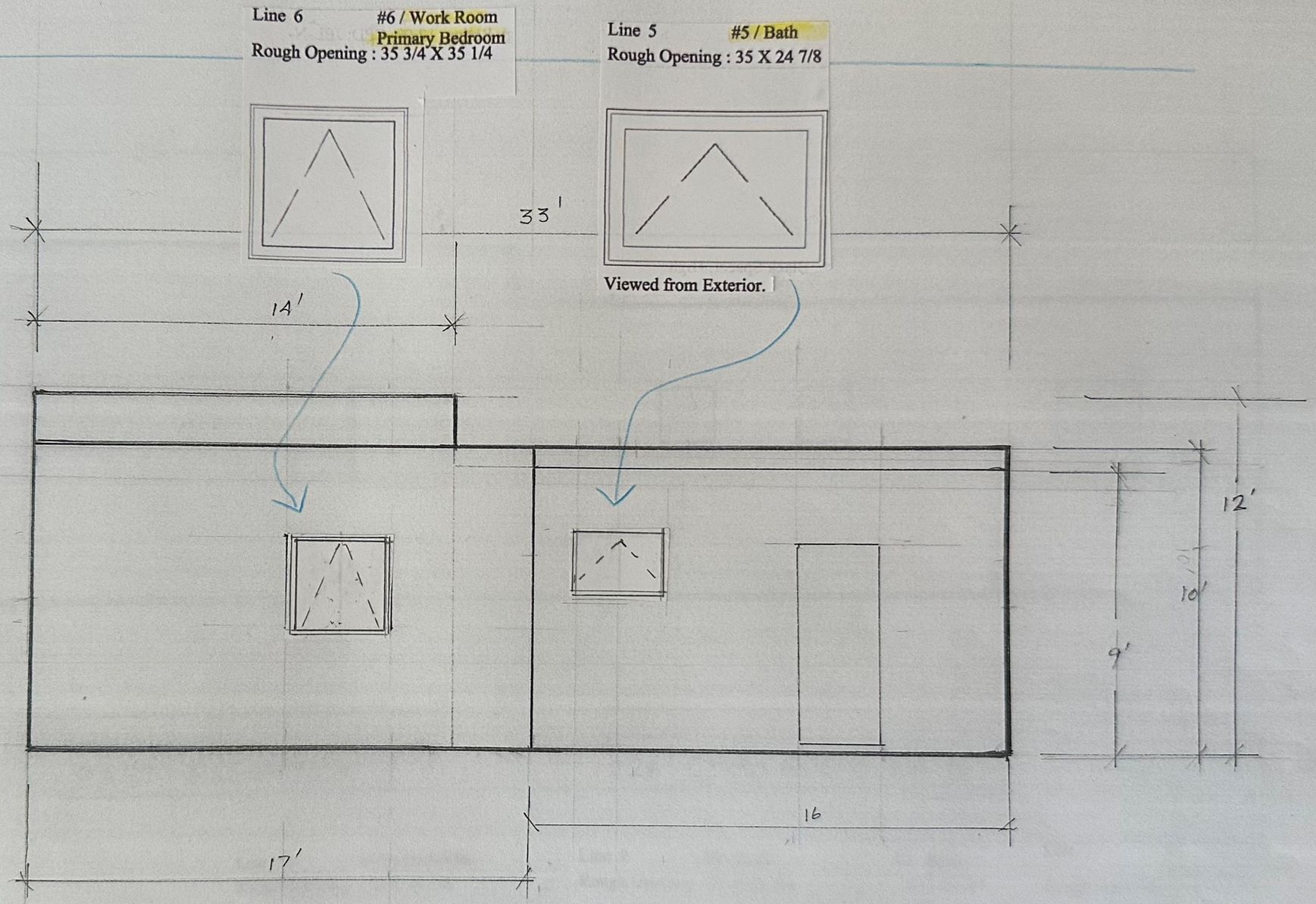
1226 Cerro Gordo Road

#2

Existing Plan — 1/4" = 1' Scale

Line 6 #6 / Work Room
Primary Bedroom
Rough Opening : 35 3/4 X 35 1/4

Line 5 #5 / Bath
Rough Opening : 35 X 24 7/8



Existing - Rear NORTH ELEVATION - 1226 Cerro Gordo Road

Scale: 1/4" = 1'

26'

25'

12'

10'

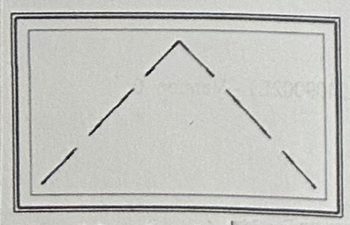
5×3

3×3

51'

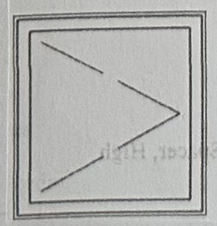
Existing - Side EAST ELEVATION 1226 CERRO GORDO ROAD Scale: 1/4" = 1'

Line 2 #2 / Living Room
Rough Opening : 60 3/4 X 36 3/4

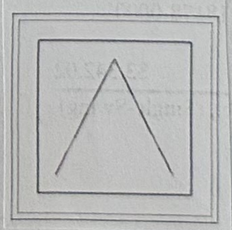


Viewed from Exterior.

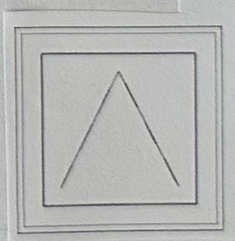
Line 10 #10 / Bedroom
Rough Opening : 36 X 38 1/4



Line 9 #9 / Bath
Rough Opening : 24 X 23 3/4

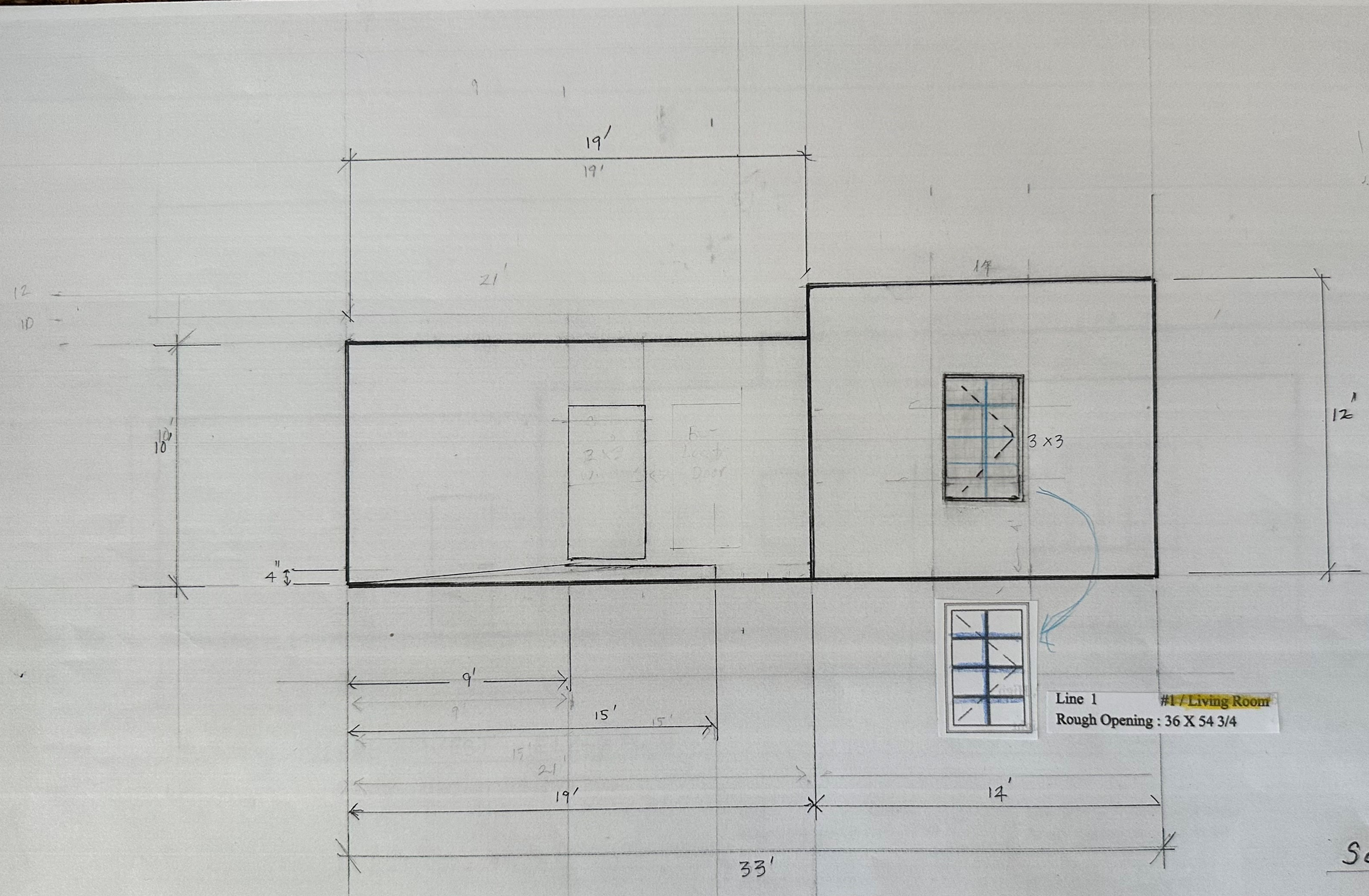


#8 / Bath
24 X 23 3/4



Line 7 #7 / Work Roc
Primary Bedroom
Rough Opening : 35 3/4 X 35 1.





Scale: 1/4" = 1'

Primary Facade

Existing - Front

SOUTH ELEVATION - 1226 Cerro Gordo Rd.

51'

26

9'

10'

16

DOOR

2'

31

6

5"

16

16'

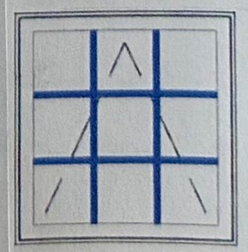
31 31'

4'

Existing-Side WEST ELEVATION 1226 CERRO GORDO ROAD Scale: 1/4

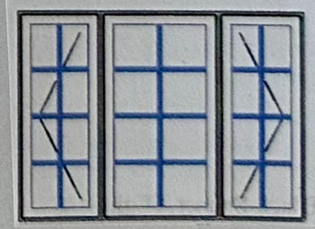
Primary Facade designation

Line 4 #4 / Kitchen
Rough Opening : 36 3/4 X 37 3/4



Viewed from Exterior.

Line 3 #3 / Dining Room
Rough Opening : 68 3/4 X 49 3/4



SUNWEST CONSTRUCTION SPECIALTIES INC SW

Stain Grade Wood Exterior Option

JW QUICK QUOTE LIVE™

50% cost of windows

Greg Hendrix
1254 Calle De Comercio
Santa Fe, NM 87507

505 438-7199

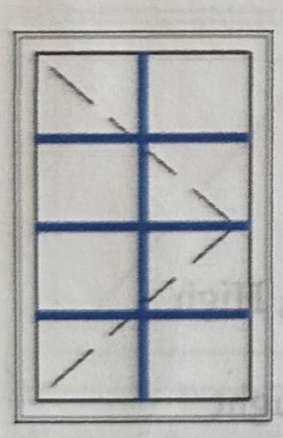
QUOTE BY : Greg Hendrix
SOLD TO : Margery Howe
Margery
1226 Cerro Gordo
Santa Fe NM
Phone : (484) 905-1153
PO# :
Ship Via : Ground

QUOTE # : JW2409002E1 - Version 0
SHIP TO :
PROJECT NAME : 1226 Cerro Gordo
REFERENCE : Wood Option

U-Factor Weighted Average: 0.32 **SHGC Weighted Average:** 0.16

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1 Rough Opening : 36 X 54 3/4	#1 / Living Room	Frame Size : 35 1/4 X 54 Siteline Wood Casement, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, 5/4 JE - 5/4 Reveal Thick, Hinge Right, Traditional Handle, Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, Natural Pine SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial 2 Wide 4 High BetterVue Mesh Chestnut Bronze Screen, *Custom-Width*, IGThick=0.726(1/8 / 1/8), Clear Opening:25.4w, 49.5h, 8.7 sf U-Factor: 0.31, SHGC: 0.18, VLT: 0.39, Energy Rating: 12.00, CPD: JEL-N-877-01871-00001 PEV 2024.2.0.4754/PDV 7.494 (06/06/24)CW	$1,232.23	1	$1,232.23

or awning?



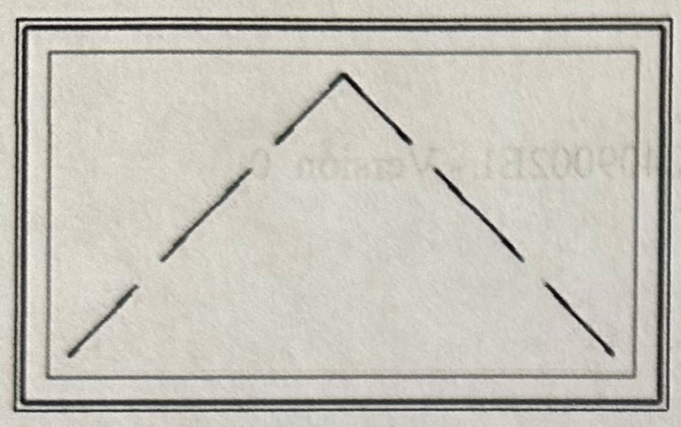
Viewed from Exterior. Scale: 1/2" =1'

Living Room – South

changes: Please prime exterior wood
leave interior wood unprimed

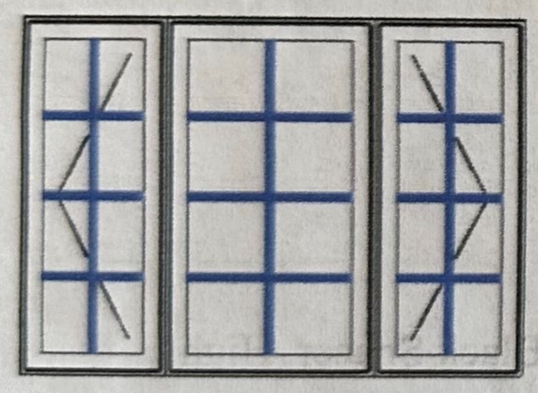
Delete order for door – back bedroom, workroom
Line 11

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2	#2 / Living Room	SWA6036			
Rough Opening : 60 3/4 X 36 3/4		Frame Size : 60 X 36 Siteline Wood Awning, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, 5/4 JE - 5/4 Reveal Thick, Venting, Traditional Handle, Chestnut Bronze Hardware, 2 Locks, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, BetterVue Mesh Chestnut Bronze Screen, IGThick=0.726(1/8 / 1/8), U-Factor: 0.31, SHGC: 0.19, VLT: 0.43, Energy Rating: 12.00, CPD: JEL-N-879-05836-00001 PEV 2024.2.0.4754/PDV 7.494 (06/06/24)CW	$1,041.38	1	$1,041.38



Viewed from Exterior. Scale: 1/2" =1'

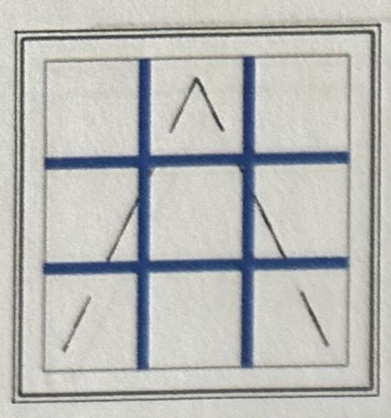
Line 3	#3 / Dining Room	Frame Size : 68 X 49			
Rough Opening : 68 3/4 X 49 3/4		Siteline Wood Casement, Auralast Pine, 3 Wide w/Center Picture Flanker= 20 , Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, 5/4 JE - 5/4 Reveal Thick, Left/Stat/Right, Traditional Handle, Chestnut Bronze Hardware, US National-WDMA/ASTM, DP 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, Natural Pine SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) BetterVue Mesh Chestnut Bronze Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2024.2.0.4754/PDV 7.494 (06/06/24)CW	$3,016.47	1	$3,016.47



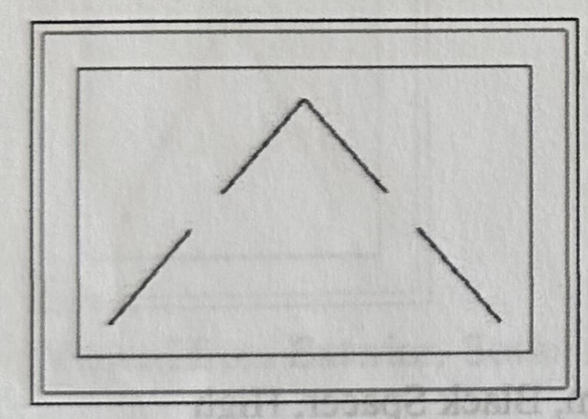
Viewed from Exterior. Scale: 1/2" =1'

Line 3-1(A1)		Frame Size : 20 X 49			
Rough Opening : 20 3/4 X 49 3/4		Siteline Wood Casement, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, 3 3/4 Jamb, Hinge Left, Traditional Handle, Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, Natural Pine SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial 2 Wide 4 High BetterVue Mesh Chestnut Bronze Screen, *Custom-Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:10.1w, 44.5h, 3.1 sf			

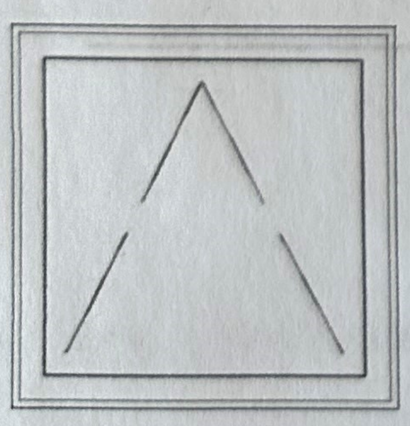
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 4 Rough Opening : 36 3/4 X 37 3/4	#4 / Kitchen	Frame Size : 36 X 37 Siteline Wood Awning, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, 5/4 JE - 5/4 Reveal Thick, Venting, Traditional Handle, Chestnut Bronze Hardware, 2 Locks, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, Natural Pine SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial 3 Wide 3 High BetterVue Mesh Chestnut Bronze Screen, *Custom-Height*, IGThick=0.726(1/8 / 1/8), U-Factor: 0.31, SHGC: 0.18, VLT: 0.39, Energy Rating: 12.00, CPD: JEL-N-879-05881-00001 PEV 2024.2.0.4754/PDV 7.494 (06/06/24)CW	$1,202.17	1	$1,202.17
Line 5 Rough Opening : 35 X 24 7/8	#5 / Bath	Frame Size : 34 1/4 X 24 1/8 Siteline Wood Awning, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, 5/4 JE - 5/4 Reveal Thick, Venting, Traditional Handle, Chestnut Bronze Hardware, 2 Locks, US National-WDMA/ASTM, PG 35, Insulated SunResist Tempered Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, BetterVue Mesh Chestnut Bronze Screen, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), U-Factor: 0.31, SHGC: 0.19, VLT: 0.43, Energy Rating: 12.00, CPD: JEL-N-879-05836-00001 PEV 2024.2.0.4754/PDV 7.494 (06/06/24)CW	$977.05	1	$977.05
Line 6 Rough Opening : 35 3/4 X 35 1/4	#6 / Work Room Primary Bedroom	Frame Size : 35 X 34 1/2 Siteline Wood Awning, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, 5/4 JE - 5/4 Reveal Thick, Venting, Traditional Handle, Chestnut Bronze Hardware, 2 Locks, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, BetterVue Mesh Chestnut Bronze Screen, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), U-Factor: 0.31, SHGC: 0.19, VLT: 0.43, Energy Rating: 12.00, CPD: JEL-N-879-05836-00001 PEV 2024.2.0.4754/PDV 7.494 (06/06/24)CW	$971.71	1	$971.71



Viewed from Exterior. Scale: 1/2" =1'



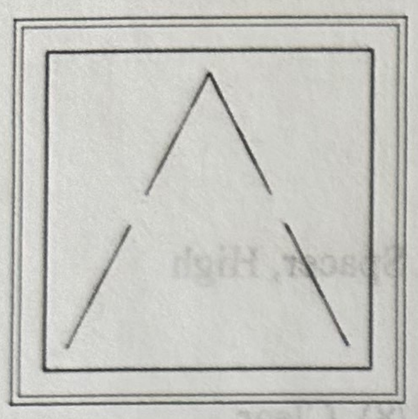
Viewed from Exterior. Scale: 1/2" =1'



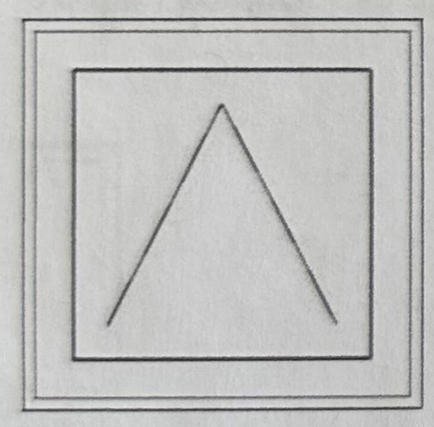
Viewed from Exterior.

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
		U-Factor: 0.31, SHGC: 0.18, VLT: 0.39, Energy Rating: 12.00, CPD: JEL-N-877-01871-00001 PEV 2024.2.0.4754/PDV 7.494 (06/06/24)CW			
Line 3-2(A2) Rough Opening : 28 3/4 X 49 3/4		Frame Size : 28 X 49 Siteline Wood Casement, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, 3 3/4 Jamb, Stationary, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, Natural Pine SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial 2 Wide 4 High *Custom-Height*, IGThick=0.726(1/8 / 1/8), U-Factor: 0.31, SHGC: 0.18, VLT: 0.39, Energy Rating: 12.00, CPD: JEL-N-877-01871-00001 PEV 2024.2.0.4754/PDV 7.494 (06/06/24)CW			
Line 3-3(A3) Rough Opening : 20 3/4 X 49 3/4		Frame Size : 20 X 49 Siteline Wood Casement, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, 3 3/4 Jamb, Hinge Right, Traditional Handle, Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, Natural Pine SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial 2 Wide 4 High BetterVue Mesh Chestnut Bronze Screen, *Custom-Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:10.1w, 44.5h, 3.1 sf U-Factor: 0.31, SHGC: 0.18, VLT: 0.39, Energy Rating: 12.00, CPD: JEL-N-877-01871-00001 PEV 2024.2.0.4754/PDV 7.494 (06/06/24)CW			

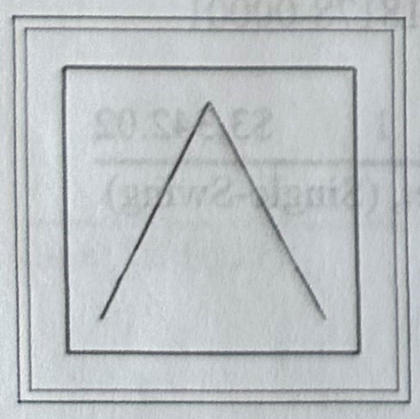
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 7	#7 / Work Room Primary Bedroom Rough Opening : 35 3/4 X 35 1/4	Frame Size : 35 X 34 1/2 Siteline Wood Awning, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, 5/4 JE - 5/4 Reveal Thick, Venting, Traditional Handle, Chestnut Bronze Hardware, 2 Locks, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, BetterVue Mesh Chestnut Bronze Screen, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), U-Factor: 0.31, SHGC: 0.19, VLT: 0.43, Energy Rating: 12.00, CPD: JEL-N-879-05836-00001 PEV 2024.2.0.4754/PDV 7.494 (06/06/24)CW	$971.71	1	$971.71
Line 8	#8 / Bath Rough Opening : 24 X 23 3/4	Frame Size : 23 1/4 X 23 Siteline Wood Awning, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, 5/4 JE - 5/4 Reveal Thick, Venting, Traditional Handle, Chestnut Bronze Hardware, 2 Locks, US National-WDMA/ASTM, PG 35, Insulated SunResist Tempered Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, BetterVue Mesh Chestnut Bronze Screen, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), U-Factor: 0.31, SHGC: 0.19, VLT: 0.43, Energy Rating: 12.00, CPD: JEL-N-879-05836-00001 PEV 2024.2.0.4754/PDV 7.494 (06/06/24)CW	$776.19	1	$776.19
Line 9	#9 / Bath Rough Opening : 24 X 23 3/4	Frame Size : 23 1/4 X 23 Siteline Wood Awning, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, 5/4 JE - 5/4 Reveal Thick, Venting, Traditional Handle, Chestnut Bronze Hardware, 2 Locks, US National-WDMA/ASTM, PG 35, Insulated SunResist Tempered Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, BetterVue Mesh Chestnut Bronze Screen, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), U-Factor: 0.31, SHGC: 0.19, VLT: 0.43, Energy Rating: 12.00, CPD: JEL-N-879-05836-00001 PEV 2024.2.0.4754/PDV 7.494 (06/06/24)CW	$776.19	1	$776.19



Viewed from Exterior.



Viewed from Exterior. Scale: 1/2" =1'

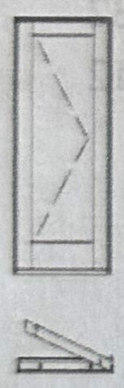


Viewed from Exterior. Scale: 1/2" =1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 10 Rough Opening : 36 X 38 1/4	#10 / Bedroom	Frame Size : 35 1/4 X 37 1/2 Siteline Wood Casement, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, 5/4 JE - 5/4 Reveal Thick, Hinge Right, Traditional Handle, Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, BetterVue Mesh Chestnut Bronze Screen, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:25.4w, 33h, 5.8 sf U-Factor: 0.31, SHGC: 0.19, VLT: 0.43, Energy Rating: 12.00, CPD: JEL-N-877-01826-00001 PEV 2024.2.0.4754/PDV 7.494 (06/06/24)CW	$993.32	1	$993.32
Line 11 Rough Opening : 36 3/4 X 77 1/2	Work Room / Primary Bedroom	Frame Size : 36 X 77 Siteline Wood Auralast Pine, Inswing Door Product, (Single-Swing) Single Panel Door, (Right), 4 5/8" Stile, 8 1/4" Bottom Rail, Natural Pine Exterior, Clear Frame, Natural Interior, No Exterior Trim, 4 9/16 Jamb, HYDROLOCK Sill, Black Sill, Oil Rubbed Bronze Hardware, Black/Bronze Strike Plate, Harleston , Multi Point Bore, Keyed Alike, Adjustable Hinges, Black/Bronze Hinge Insulated SunResist Tempered Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, US National-WDMA/ASTM, PG 35, Door No Screen, Door closers should not be used with adjustable hinges. IGThick=0.756(1/8 / 1/8), U-Factor: 0.33, SHGC: 0.10, VLT: 0.21, CPD: JEL-N-872-18178-00001 PEV 2024.2.0.4754/PDV 7.494 (06/06/24)CW	$3,342.02	1	$3,342.02
Line 11-1(D1)		Siteline Wood Auralast Pine, PANEL, Inswing Door Product, (Single-Swing) Panel Width= 34 5/16 , Panel Height= 74 1/4 , 4 5/8" Stile, 8 1/4" Bottom Rail, Natural Pine Sash, Natural Interior, Right , Multi Point Bore, Adjustable Hinges, Insulated SunResist Tempered Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information,*Custom-Width*, *Custom-			

Viewed from Exterior. Scale: 1/2" =1'

Viewed from Exterior.

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
		Height*, IGThick=0.756(1/8 / 1/8), PEV 2024.2.0.4754/PDV 7.494 (06/06/24)CW			
Line 11-2(F1)		Frame Size : 36 X 77 Siteline ... (Single-Swing) Wood FRAME, Auralast Pine, Inswing Door Product, Single Panel Door, Equal Panel Widths, Natural Pine Exterior, Natural Interior, No Exterior Trim, HYDROLOCK Sill, 4 9/16 Jamb, (Right), Oil Rubbed Bronze Hardware, Black/Bronze Hinge Keyed Alike, Harleston , Multi Point Bore, Prep, Black/Bronze Strike Plate, Adjustable Hinges, PG 35, No Screen, PEV 2024.2.0.4754/PDV 7.494 (06/06/24)CW			
Line 12 Rough Opening : 32 3/8 X 81 1/2  Viewed from Exterior. Scale: 1/2" =1'	Kitchen	Frame Size : 31 5/8 X 81 Siteline Wood Auralast Pine, Inswing Door Product, (Single-Swing) Single Panel Door, (Right), 4 5/8" Stile, 8 1/4" Bottom Rail, Natural Pine Exterior, Clear Frame, Natural Interior, No Exterior Trim, 4 9/16 Jamb, HYDROLOCK Sill, Black Sill, Oil Rubbed Bronze Hardware, Black/Bronze Strike Plate, Harleston , Multi Point Bore, Keyed Alike, Adjustable Hinges, Black/Bronze Hinge Insulated SunResist Tempered Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, US National-WDMA/ASTM, PG 35, Door No Screen, Door closers should not be used with adjustable hinges. IGThick=0.756(1/8 / 1/8), U-Factor: 0.33, SHGC: 0.10, VLT: 0.21, CPD: JEL-N-872-18178-00001 PEV 2024.2.0.4754/PDV 7.494 (06/06/24)CW	$2,474.55	1	$2,474.55
Line 12-1(D1)		Siteline Wood Auralast Pine, PANEL, Inswing Door Product, (Single-Swing) Panel Width= 29 15/16 , Panel Height= 78 1/4 , 4 5/8" Stile, 8 1/4" Bottom Rail, Natural Pine Sash, Natural Interior, Right , Multi Point Bore, Adjustable Hinges, Insulated SunResist Tempered Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-			

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
		WEN warranty for additional information,*Custom-Height*, IGThick=0.756(1/8 / 1/8), PEV 2024.2.0.4754/PDV 7.494 (06/06/24)CW			
Line 12-2(F1)		Frame Size : 31 5/8 X 81 Siteline ... (Single-Swing) Wood FRAME, Auralast Pine, Inswing Door Product, Single Panel Door, Equal Panel Widths, Natural Pine Exterior, Natural Interior, No Exterior Trim, HYDROLOCK Sill, 4 9/16 Jamb, (Right), Oil Rubbed Bronze Hardware, Black/Bronze Hinge Keyed Alike, Harleston , Multi Point Bore, Prep, Black/Bronze Strike Plate, Adjustable Hinges, PG 35, No Screen, PEV 2024.2.0.4754/PDV 7.494 (06/06/24)CW Primed Wood Exterior Option Same Cost			

Total:	$17,774.99 - 14,500
Sales Tax (8.1875%):	$1,455.33
Net Total:	$19,230.32
Total Units:	12

AuraLast Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

Note: Pricing good 30 days from quote date

17,774.99
- 3342.02
14,432.97
1,181
15,674.66 ÷ 2 =
7,807.3347

7,500 deposit
9/9/24
PNC cc

PROPOSAL LETTER - Margery Howe

History of 1226 Cerro Gordo Road

It is my understanding that this adobe house was built about 1949. The property was owned by Tranquillo and Elvira Lujan. In 1949 it became the home of Andres and Estella Gonzales where they raised their family. Immediate relatives lived in neighboring houses along the Lane and some still do. There were open fields between the house and upper Cerro Gordo Road and Mr. Gonzales harvested hay on the property. There is an old Apple tree and a Pear tree, both productive, in the back yard. It appears that the original structure was a two room house with a doorway on the east side. The door was later converted to a window. I was told that the vigas in the two original rooms came from a grandparent's property in the Pecos area. The owner passed away three years ago and the house was put up for sale.

At some time all original windows were replaced with metal and vinyl sliders and modern fiberglass doors with textured plastic windows replaced original doors. A cement ramp was added to the front of the house for the ease of mobility along with a metal hand rail. The house has been well maintained including a newer roof.

Goals

I am looking forward to living in a compact home on one level. The changes I would like to make are largely aesthetic as the structure has been well cared for these past 75 years. I am currently in the process of upgrading the vinyl windows, which has been approved by the HDRB by administrative approval. This proposal is intended to address three other improvements to the aesthetics and functionality of the home.

Replace fascia with parapet and add canales to Western half of dwelling

- The parapet will replace the existing aluminum fascia that wraps the western half of the building. The fascia corresponds to the flat roof covering the "Dining Room" and "Kitchen" as shown in the floor plan, covering approximately 575 square feet. This will be replaced with a parapet to match the existing parapet seen on the flat roof covering "Living Room" and "Bedroom", with coverage of approximately 400 square feet. Existing height is 10' from finished grade, proposed parapet would be 12' from finished grade to match the existing height of parapet on eastern side of the structure. Two canales would be added to the western facade of the building, see drawings for approximate locations. The finish on the parapet addition will be stucco to match the existing cementitious "La Luz." The existing combustion vent from previous gas heating unit will be removed as part of this process.

Add front portal to South facade

- A portal will be added to the front (South) facade of the building. This replaces the existing concrete ramp to the entry door, 12' 4" x 4', with a larger concrete slab of 19' x 6' which extends to the interior corner of the South facade. The portal adds approximately 114 square feet of roof coverage. The roof will be 10' at its highest and extend to 8'6" with a 3/12 pitch. Roof material specified is MasterCraft Metals standing seam in Acrylic Coated Galvalume. The portal will be constructed with two viga posts, 6x6" round, supporting a 20' Glulam. The rafters will be 4x6" dimensional lumber.

Relocate front door and add window to aperture of existing front door

- The location of the front entry door will move 8" to the east from the existing location. The proposed front entry door will be positioned 12' 6" from the Western edge of the building, and 3' 9" from the interior corner of the South facade. Door dimensions are 36"x80", to be positioned 4" from finished grade of the portal. The existing front entry door, painted fiberglass with plastic lites, will be replaced with a solid wood door. The aperture of the existing entry door will be filled with a 36"x54" divided lite window, Siteline wood casement window, Auralast Pine. The window will be installed directly below the existing header, approximately 84" above grade. The area below window will be framed and finished with stucco to match the existing cementitious "La Luz." Moving the door improves use of the interior dining room by not bisecting the space with an entry. The additional window will add natural light to the space. The window specified is the same as what has been ordered for the South elevation "Living Room" window replacement.

Premium Stucco Finish Colors

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



Exterior Finish
1226 Cerro Gordo

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Exterior Finish
1226 Cerro Gordo

To Title Co.: [illegible]
To Underwriter:
To Lender:
that on January 11, 2022 I made an inspection of the premises situated at 1226 Cerro Gordo Road, Santa Fe, Santa Fe County, New Mexico, briefly described as: A tract of land located at 1226 Cerro Gordo Road

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat.

Lands Surveyed for Andres & Estella Gonzales Ward No. Four, Santa Fe..., prepared by Guy D. Hayden, N.M.L.S. No. 4070, on June 25, 1982.

NOTE: The error of closure is one foot for every 20,000 feet along the perimeter of the legal description as provided. Easements shown hereon are as listed in Title Commitment No. 2021-991-1 as provided by Title Company.



N

Scale: 1"= 25'

Legend

- Points found.
- Utility poles.
- Fences.
- Walls.
- Concrete.
- Utility boxes

SIERRA LAND SURVEYING, Inc.
1452 South St. Francis Drive, Santa Fe, NM 87505
(505) 983-5932 Phone

To Title Co.: [illegible]
To Underwriter:
To Lender:
that on January 11, 2022 I made an inspection of the premises situated at 1226 Cerro Gordo Road, Santa Fe, Santa Fe County, New Mexico, briefly described as: A tract of land located at 1226 Cerro Gordo Road

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat.

Lands Surveyed for Andres & Estella Gonzales Ward No. Four, Santa Fe..., prepared by Guy D. Hayden, N.M.L.S. No. 4070, on June 25, 1982.

NOTE: The error of closure is one foot for every 20,000 feet along the perimeter of the legal description as provided. Easements shown hereon are as listed in Title Commitment No. 2021-991-1 as provided by Title Company.

Proposed Site Plan – 1226 Cerro Gordo



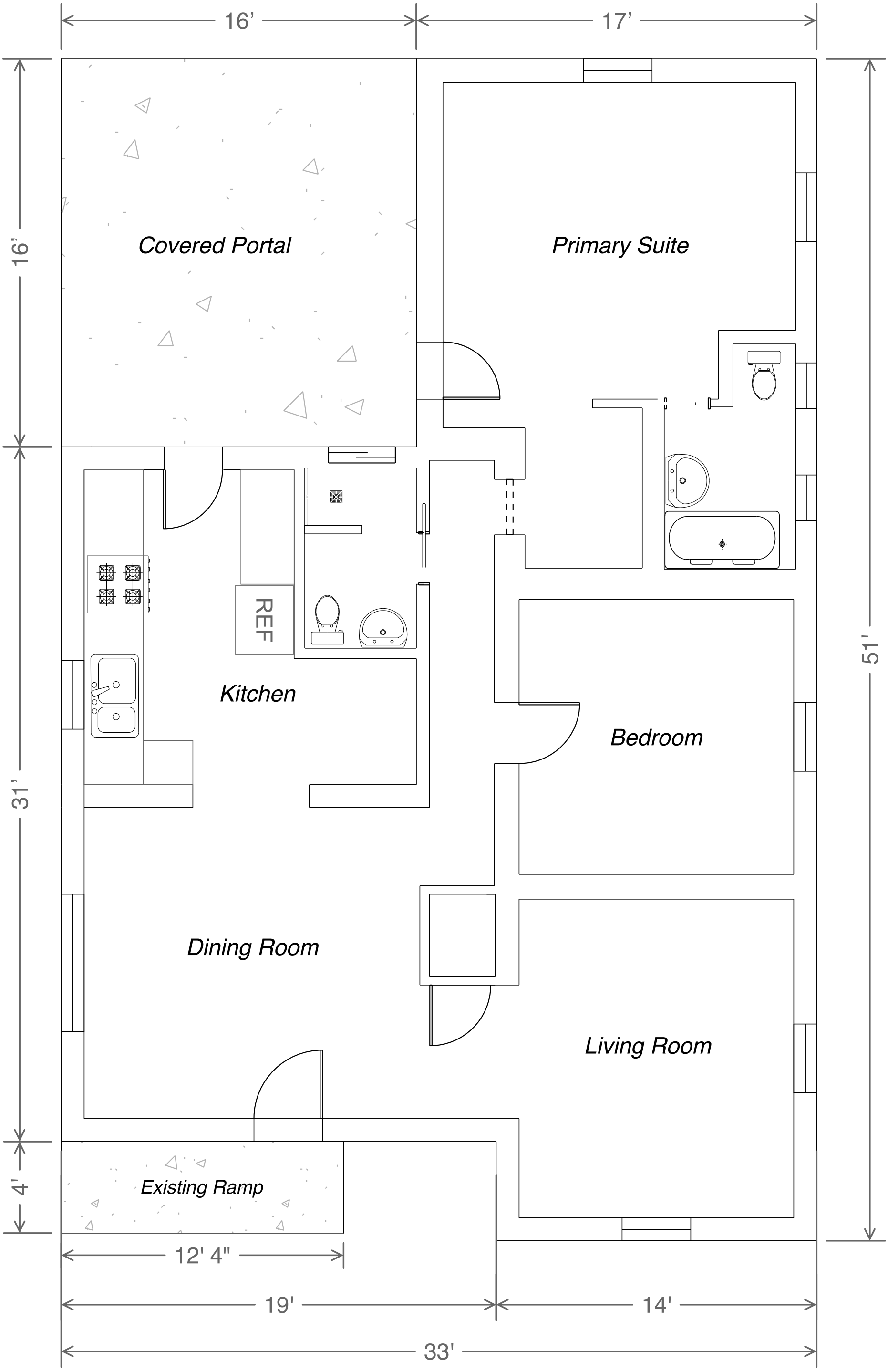
N

Scale: 1"= 25'

Legend

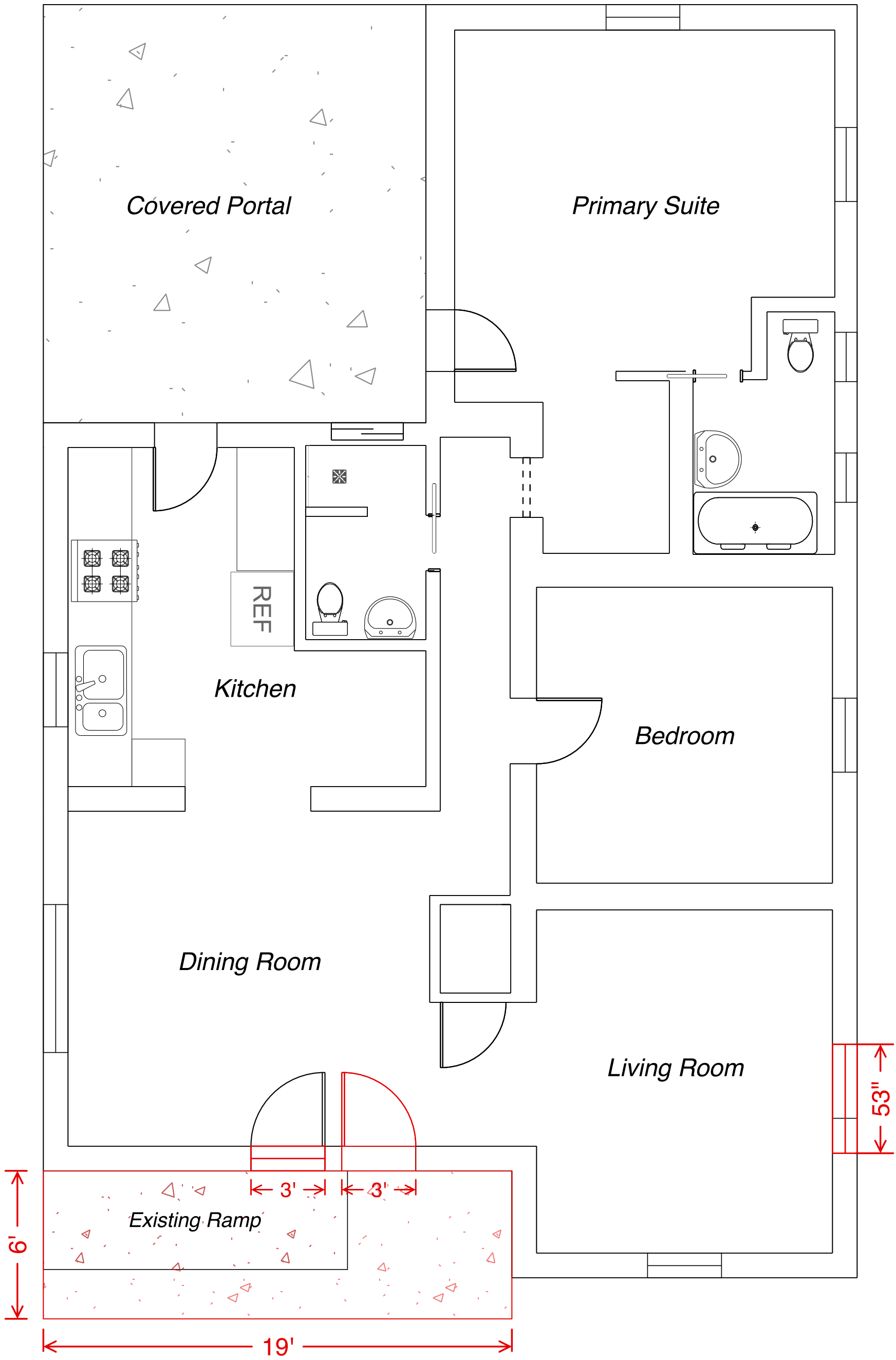
- Points found.
- Utility poles.
- Fences.
- Walls.
- Concrete.
- Utility boxes

SIERRA LAND SURVEYING, Inc.
1452 South St. Francis Drive, Santa Fe, NM 87505
(505) 983-5932 Phone



Floor Plan Existing - 1226 Cerro Gordo

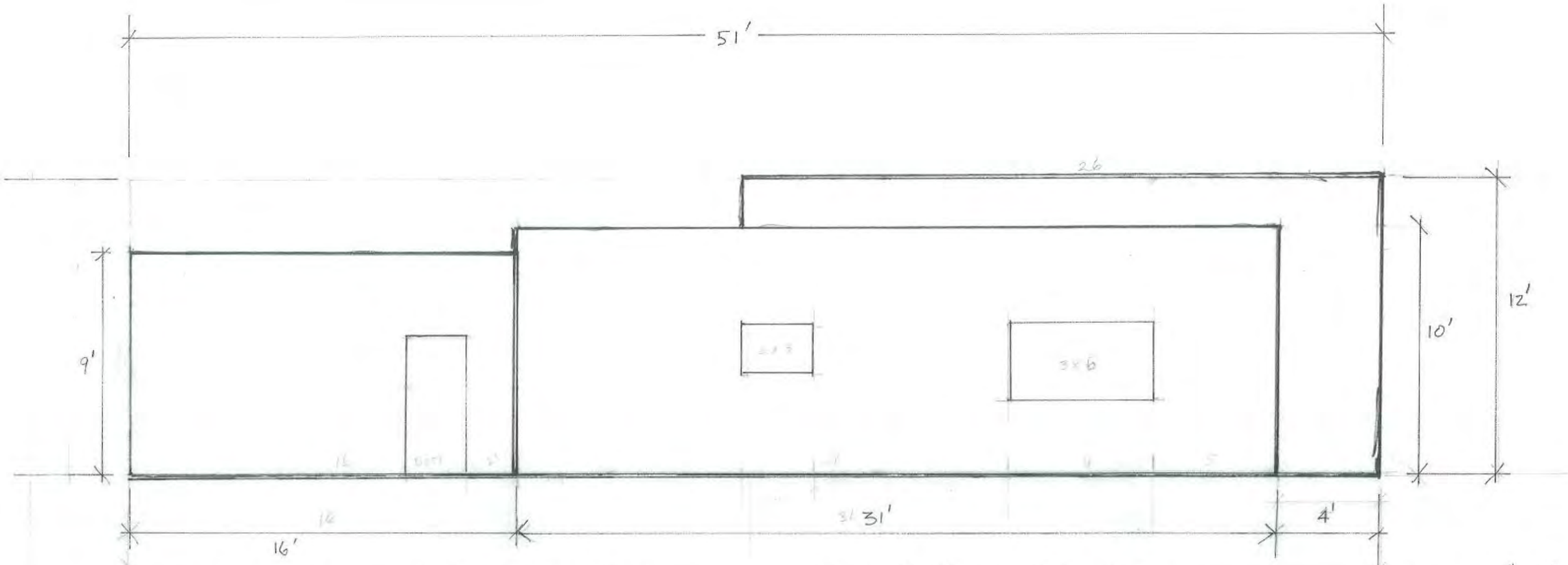
0 1 3 5 10 ft



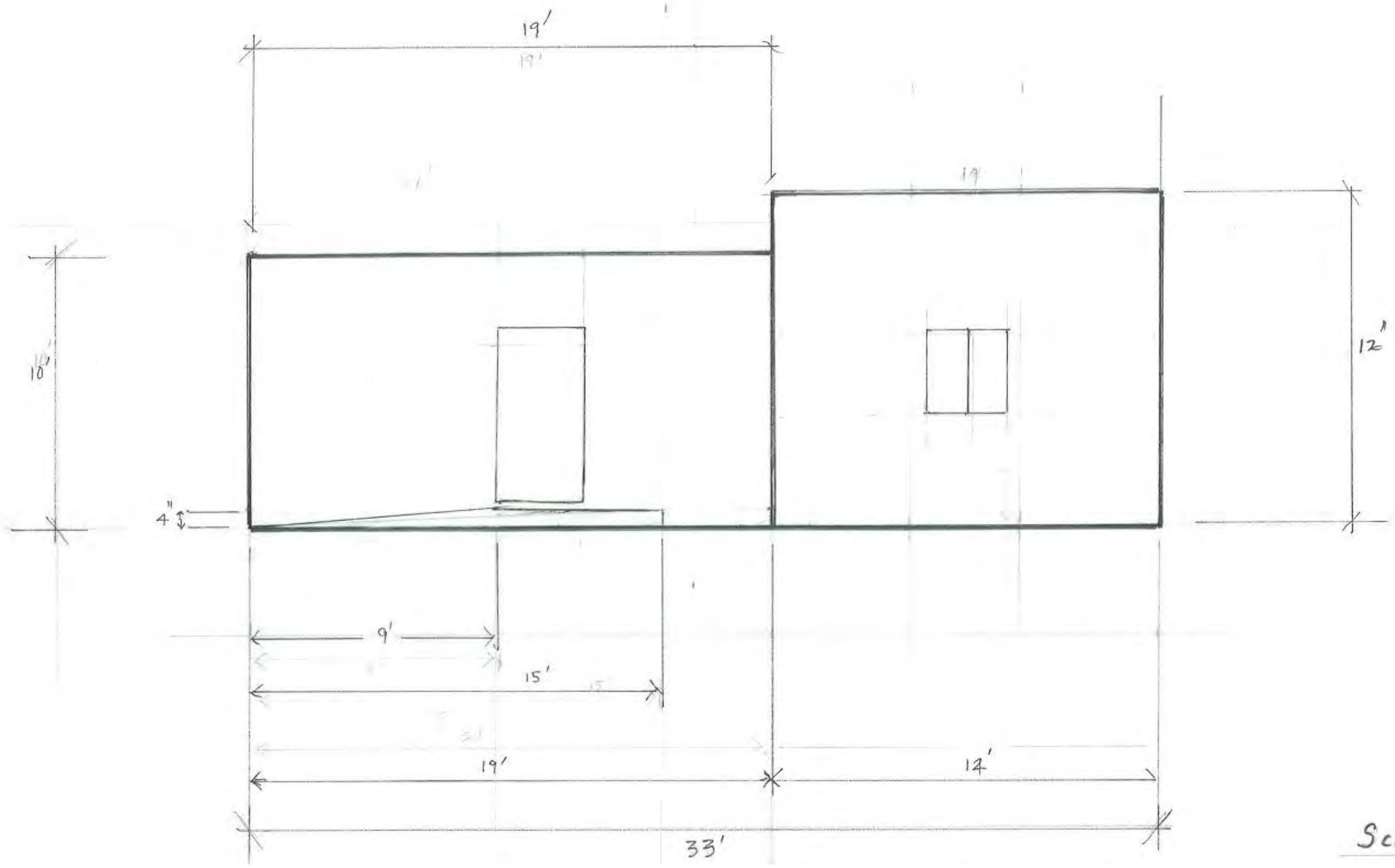
Floor Plan Proposed Changes - 1226 Cerro Gordo

0 1 3 5 10 ft

Expansion of pad for portal; relocate entry door and add window; enlarged window in Living Room, West



Existing-Side WEST ELEVATION 1226 CERRO GORDO ROAD Scale: 1/4" = 1'

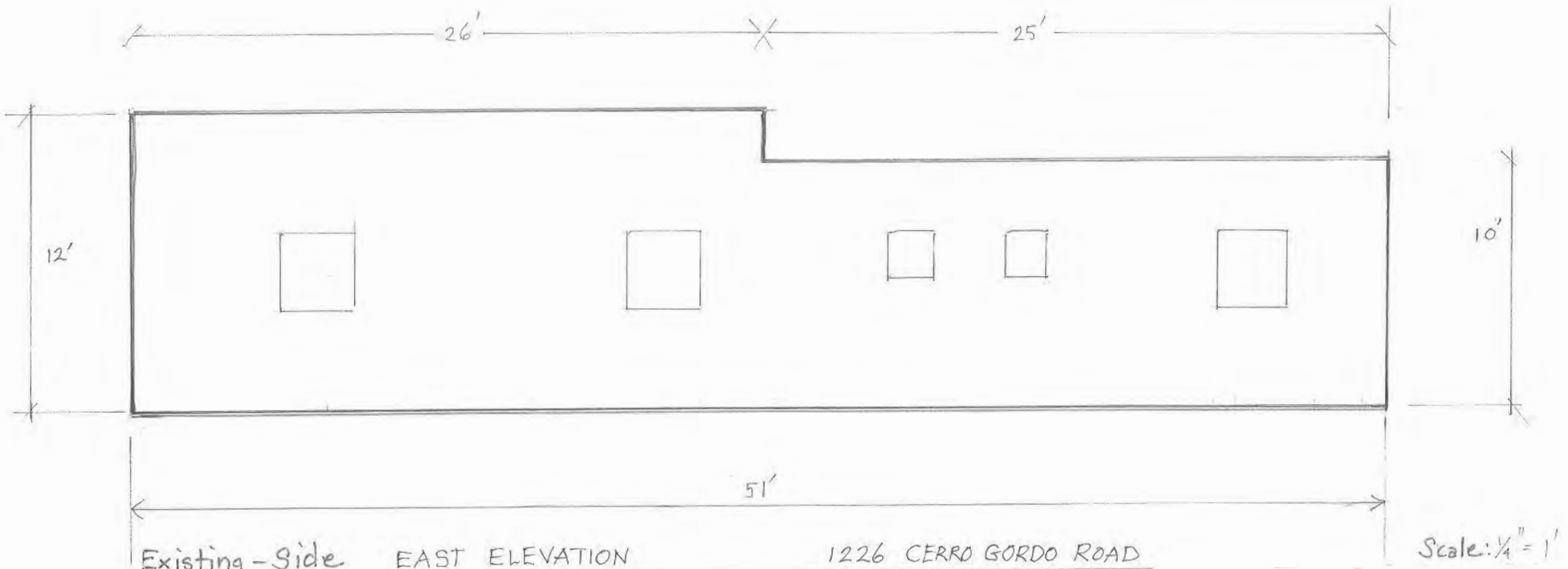


Scale: 1/4" = 1'

0 1 3 5 10 ft

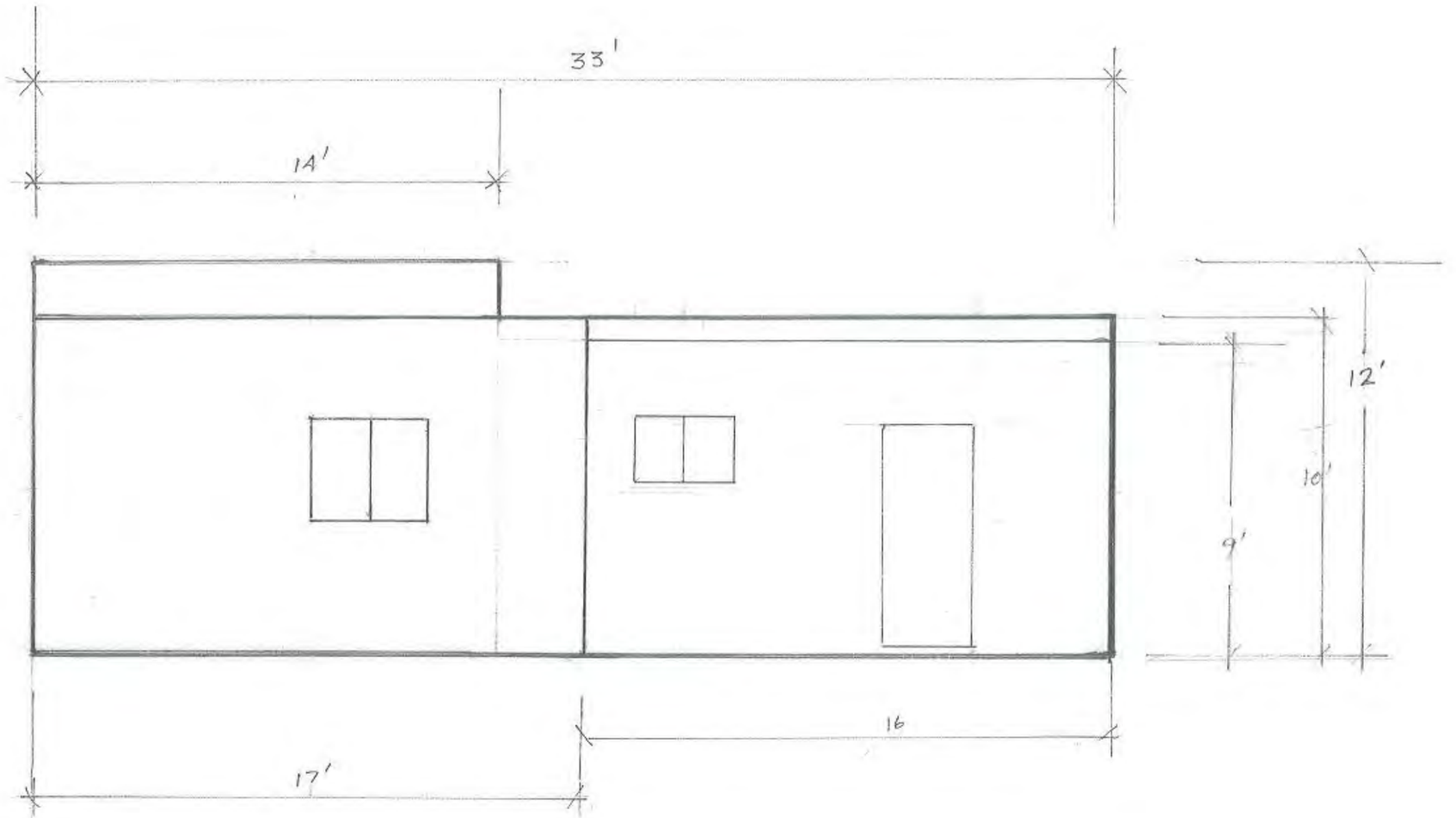
Existing – Front

SOUTH ELEVATION - 1226 Cerro Gordo Rd.



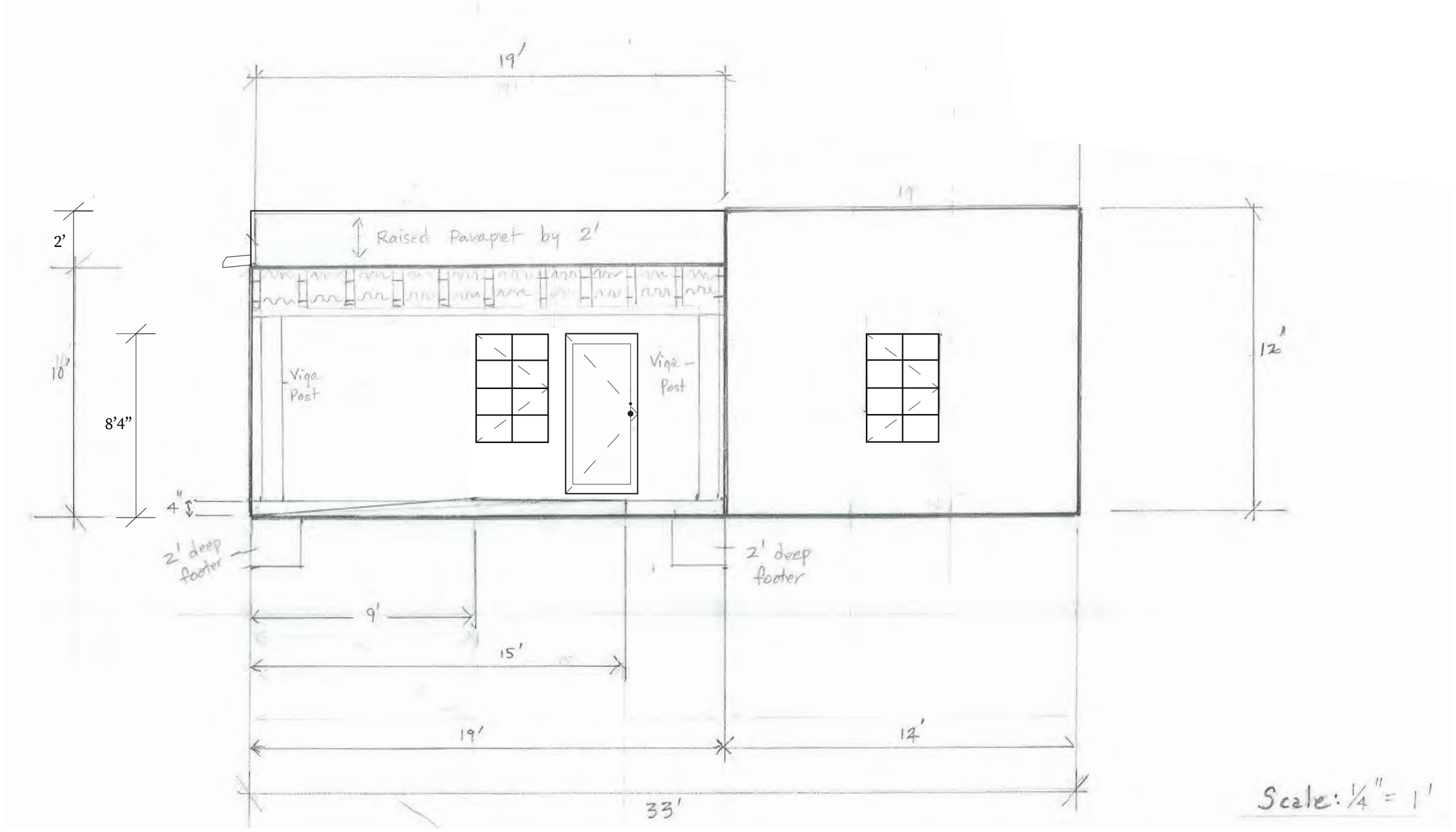
Existing - Side EAST ELEVATION 1226 CERRO GORDO ROAD Scale: 1/4" = 1'





Existing – Rear NORTH ELEVATION - 1226 Cerro Gordo Road

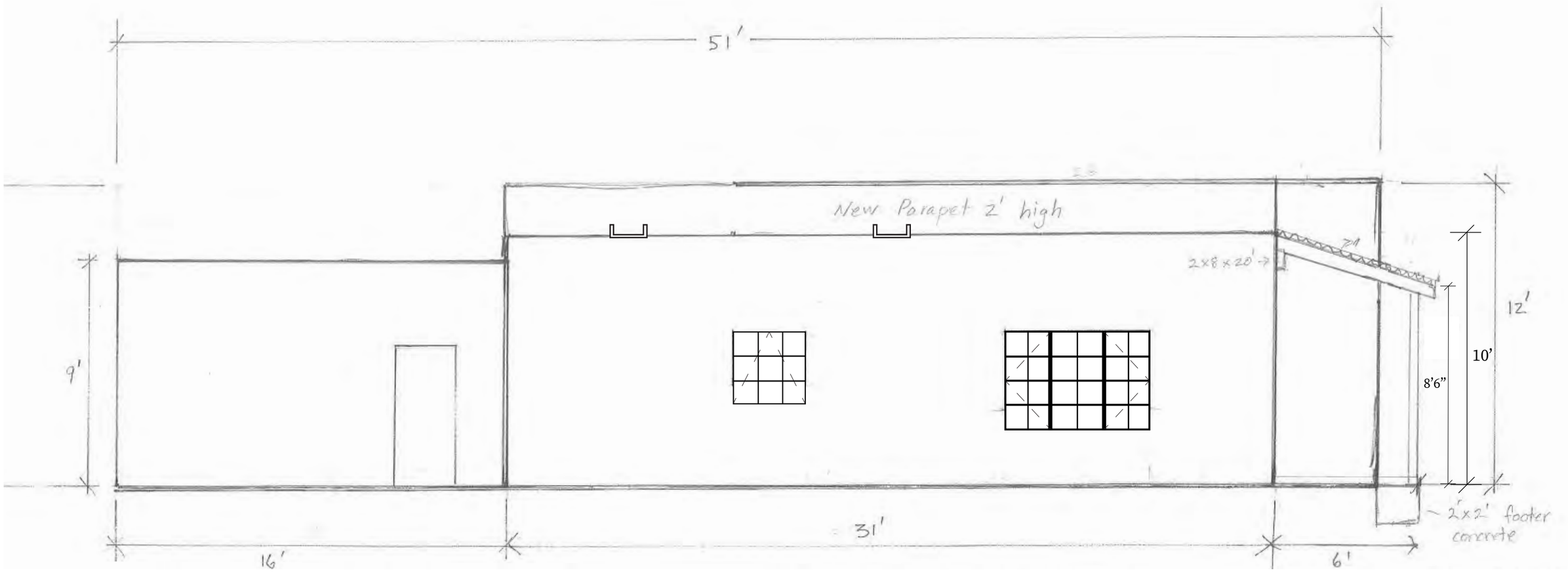
Scale: 1/4" = 1'



Proposed Front SOUTH ELEVATION – 1226 Cerro Gordo

0 1 3 5 10 ft

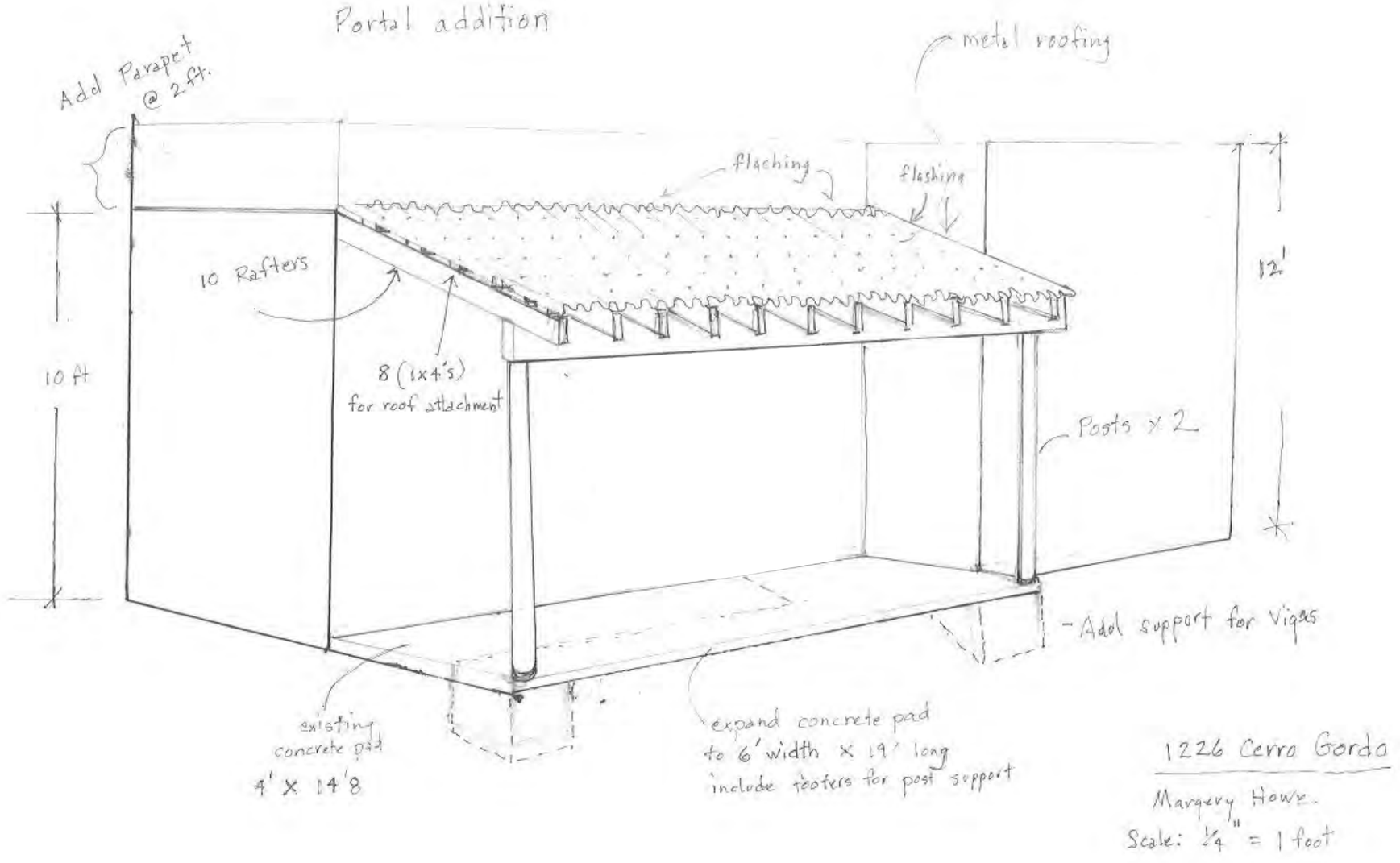
Showing changes of added parapet and canale; added entry portal; relocation of entry door and added window
Window alternation from case number “2024-008528--ADMIN” shown on west facade



Proposed Side WEST ELEVATION – 1226 Cerro Gordo

0 1 3 5 10 ft

Showing changes of added parapet and canales; added entry portal
Window alternation from case number “2024-008528--ADMIN” shown



Proposed Front SOUTH DETAIL – 1226 Cerro Gordo

Showing changes of added parapet and entry portal construction only

City of Santa Fe, New Mexico

memo

DATE: **January 14, 2025**

TO: **Historic Districts Review Board**

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

2024-009323-HDRB, 312 Pino Rd., Downtown and Eastside Historic District, Contributing, Martinez Architecture Studio, agent for Bonny and Byron Goldstein, owners, proposes to replace windows and doors, install door grille, relocate the cellar entrance and requests exceptions to 14-5.2(D)(5)(a)(i) for primary facades of contributing structures, 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)(5)(b) new material on a primary façade.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Previous HDRB Case Documents

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Exception Criteria, Window Assessment

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards. Should the Board deny one or all of the exception requests the applicant shall revise their application and return to the Board for review and approval as needed.

Four motions will be required in this case. Sample motions include:

a. Approve or deny the exception to 14-5.2(D)(5)(a)(i) which requires that historic windows shall be repaired or restored on primary facades of contributing structures;
b. Approve or deny the exception to 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;
c. Approve or deny the exception to 14-5.2(D)(5)(b) new material on a primary facade; and
d. Approve or deny Case #2024-009323, 312 Pino Road approval of exterior alterations to a contributing structure.

BACKGROUND & SUMMARY:

The single-family residence at 312 Pino Road is designated as contributing to the Downtown and Eastside Historic District. The main residential structure was constructed in the late 1920s on a 0.07-acre lot with approximately 1,230 sq. ft. of roofed area. The structure was built in the quintessential Santa Fe Vernacular design style as seen by the adobe block construction materials, shed roof, and recessed doors and windows. There have been several additions and alterations to the property and structure throughout the years. In 1957/'58, a portal was added to the front of the house (west/southwest elevation) and a closet was built onto the southeast corner. The Arroyo Pino acequia which resides on the south end of the property was covered sometime in the 1950s. The stone wall, originally 4 feet in height, increased to over 5 feet in the late 1960's. The original wall is considered historic since it was constructed prior to 1966. A utility/bathroom was built onto the south side of the house in 1981 (Murphey 2024).

Previous Historic Districts Review Board (HDRB) cases include:

On December 8, 2015, in Case No. H-15-109A, the HDRB maintained the contributing historic status of the residential structure, designated facades1-4 as primary including the north façade and west façades with the portals and designated the stone yard wall as a contributing structure.

On December 8, 2015, in Case No. H-15-109B, the HDRB partially approved the application as follows: Removal of the southwest kitchen corner window, removal of two aluminum slider windows in the laundry room, replace windows on non-primary elevations with clad wood divided-lite windows, re-stucco with El Rey cementitious color "Palomino", increase the south yard walls to 5’-6”, and uncover and repair the acequia, with the exception met reconfigure 18' east of stone wall using existing material and deleting the lowered height of the wall along Pino Road.

According to the board action letter from case H-15-109B the HDRB postponed replacing historic windows and doors on primary elevations, replacing the portal, and lowering the portal slab until a historic assessment of these materials had been completed and exceptions are requested. Later in 2016, the portal was approved for removal since it was beyond repair. However, the historic windows were deemed repairable and were required to be repaired rather than replaced.

In Case 2024-009323-HDRB the Applicant requests approval for exterior alterations and three (3) exceptions including:

1) Replace non-historic windows and doors (windows G, H, I 19806 and door #4 1990) on the north facade. An exception to remove historic materials is requested under section 14-5.2(D)(1)(a).
2) Install a security gate on the French doors on the north facade. An exception is requested to add an architectural feature to a primary facade under section 14-5.2(D)(5)(b).
3) Replace non-historic French doors (door #1 1990) on the west elevation in order to lower the sill to ground level.
4) Replace historic corner windows (window A 1960s) on the southwest corner. An exception to remove historic materials is requested under section 14-5.2(D)(5)(a)(i).
5) Relocate the cellar access entrance currently on the west portal floor.
6) Screen the meters on the south elevation.
7) Replace a window with a metal door painted to match the stucco on the south elevation.
8) Install ground mounted HVAC with concealed line sets on the east elevation.
9) Stucco residence using cementitious stucco in a color to match the existing.

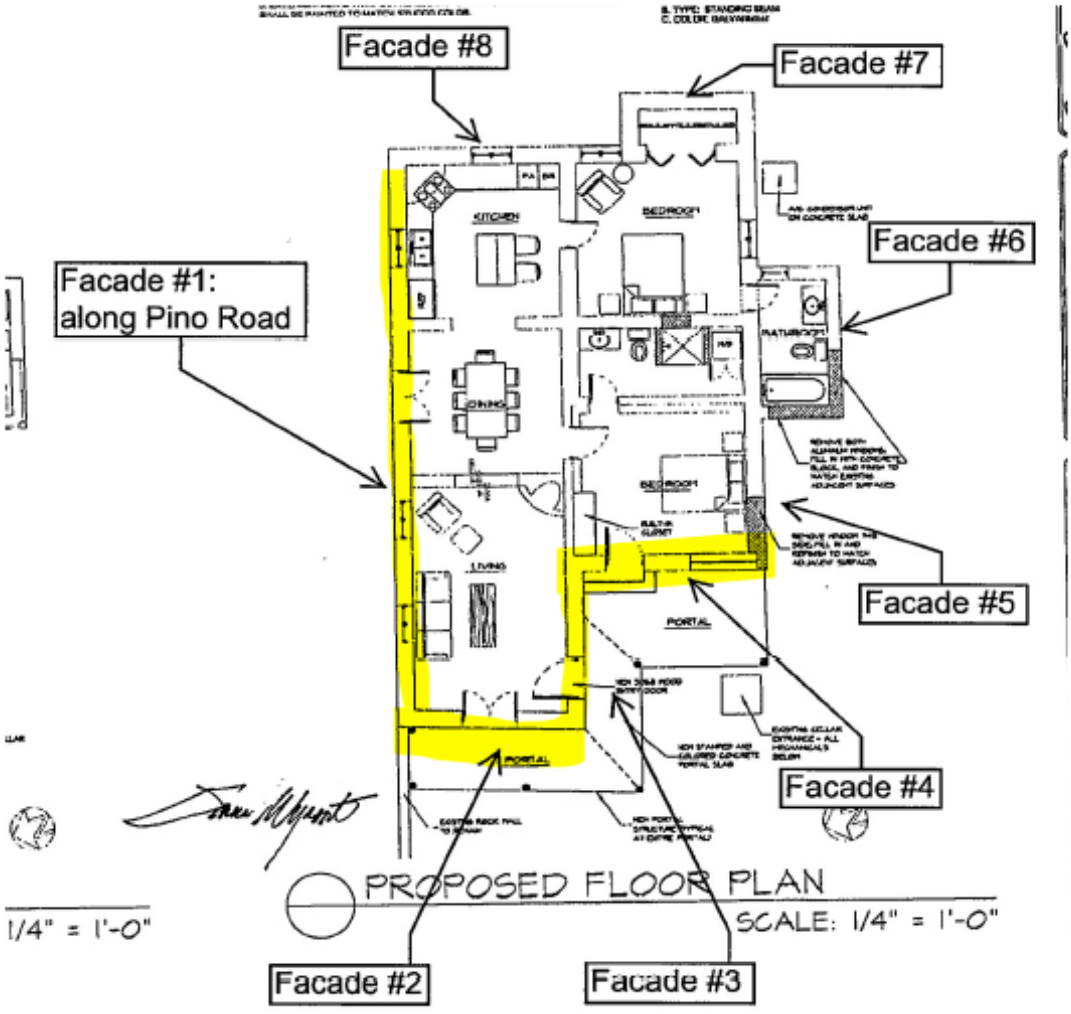


Figure 1. 312 Pino Road: Primary Façade Diagram

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(5)(a)(i): Staff requests an exception to 14-5.2(D)(5)(a)(i) which requires that historic windows shall be repaired or restored wherever possible on primary facades of contributing structures. Ra Patterson's Window and Door Assessment describes the 1960's white-painted steel casement window extending to the ground on the southwest façade corner ("Window A") as historic and being in satisfactory condition, given its age. The single- pane divided lite 70" x 50" casement unit has 4 x 4 panes facing west and 1 x 4 panes facing south. The proposal would replace the historic steel casement window with a new double pane unit for better airtightness and security. The proposed unit would have a historically true lite grid, the same corner wrap configuration and same color.

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

Applicant Response: The existing 1960's steel casement window unit is not characteristic of the two styles that define the Downtown and Eastside Historic District: Old Santa Fe or recent Santa Fe style. The replacement casement unit would match the existing material, lite pattern and color and the appearance of the window would not affect the character of the district compared to the existing condition. Replacement of the casement unit would help extend the lifespan of the building, which would benefit the district.

Staff Response: Staff has evaluated and agrees with the applicant's response and finds the exception criteria has been met. Replacement of the 1960s steel casement window in kind will provide the necessary upgrade and longevity to the contributing structure and will not adversely impact the status, streetscape, or historic districts design standards.

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

Applicant Response: The applicant desires to replace the single-pane casement unit because of its single-pane construction and inoperability. While Ra Patterson's window assessment indicates the window materials are in satisfactory condition for their age, the assessment does not take into account that the window cannot be opened. The single-pane steel casement corner unit allows cold air and moisture in and is a burden on the occupant of the residence, particularly given that the window is adjacent to a bedroom and occupies two facades. While not failing, the steel window is 60+ years old and is nearing the end of its lifespan, allowing cold and moisture to enter the house and to adversely affect the condition of the window and surrounding portions of the building. The applicant desires to replace the casement window as part of her efforts to maintain the contributing home as a viable part of the historic district without changing the appearance of the primary west facade. Denying the exception would preclude the applicant's efforts, to her detriment, and result in the continued deterioration of the windows, ultimately injuring the condition of the home and the public welfare.

Staff Response: Staff has evaluated and agrees with the applicant's response and finds the exception criteria has been met. Replacement of the 1960s steel casement window in kind will provide the necessary upgrade and longevity to the contributing structure and will not adversely impact the status, streetscape, or historic districts design 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 applicant considered retaining the steel casement window and adding a second pane, but that is not feasible given the manner in which the casement unit was constructed. Adding storm windows would detract from the historic appearance of the façade and is not practical. The applicant also considered different styles of corner windows, and decided on the proposed replacement in-kind as the preferable method of achieving her objectives of enhancing the livability of the house and its lifespan while maintaining the historic appearance of the primary west façade.

Staff Response: Staff has evaluated and agrees with the applicant's response and finds the exception criteria has been met. Replacement of the 1960s steel casement window in kind will provide the necessary upgrade and longevity to the contributing structure and will not adversely impact the status, streetscape, or historic districts design standards.

Exception to section 14.5.2(D)(1)(a): Staff requests an exception to 14-5.2(D)(5)(1)(a) the removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited. Ra Patterson's Window and Door Assessment indicates that three non-historic (1986) wood frame true divided lite double pane casement windows exist on the primary north façade. The windows are each about 3' x 3.5' in size. The proposal would replace the three non-historic windows on the north façade. The three windows on the north façade would be replaced with historically true lite grid and wood frames with true divided lite double pane glass.

Staff determined based on communication with the applicant's representative that replacement of the three non-historic windows, while not requiring an exception for the replacement, would necessarily involve removal of historic material, requiring the exception addressed above. Specifically, the historic window bucks would need to be replaced in order for the new windows to fit into the existing openings and function properly. The existing bucks are rotted and out of square. This exception is limited to removal and replacement of the historic window bucks.

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

Applicant Response: The exception criteria addresses the removal of historic materials that embody the contributing status. Replacement of the bucks would not alter the character of the structure, as they would be painted to match the existing. Also, the bucks do not embody to a material degree the character of the home with respect to the qualities that make it contributing. The appearance of the primary north facade would not change in a manner or extent that is perceptible, let alone damaging to the character of the district.

Staff Response: Staff has evaluated and agrees with the applicant's response and finds the exception criteria has been met. The removal of historic material is minimal and necessary to replace the current windows with new windows which will provide the basic upgrade and longevity to the primary north façade and will not adversely impact the status, streetscape, or historic districts design standards.

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

Applicant Response: The applicant desires to replace three non-historic windows on the north facade, which does not require an exception. While not failing, these single pane windows are 30+ years old and are nearing the end of their lifespan, allowing cold and moisture to enter the house and to adversely affect the condition of the windows and surrounding portions of the building. Given their condition, replacement of the bucks is a necessary part of the window replacement, as they cannot be repaired.

The applicant desires to replace the windows as part of her efforts to maintain the contributing home as a viable part of the historic district without altering the appearance of the primary north facade. Denying the exception would preclude the applicant's efforts, to the detriment of the window condition, and would result in the continued deterioration of the windows, ultimately injuring the public welfare given that the north façade is immediately adjacent to the street.

Staff Response: Staff has evaluated and agrees with the applicant's response and finds the exception criteria has been met. The removal of historic material is minimal and necessary to replace the current windows with new windows which will provide the basic upgrade and longevity to the primary north façade and will not adversely impact the status, streetscape, or historic districts design 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: As to the proposed replacement of the three non-historic windows (and necessary removal of historic material), the applicant considered retaining the windows but is not prepared to do so given their single-pane construction and diminished condition. Retaining the existing windows would put off their eventual need for replacement given their condition and in the meantime, the livability of the home would continue to suffer. The applicant also considered other window designs and rejected them in favor of maintaining windows with the existing materials and true divided-lite patterns in an effort to preserve the existing appearance of the primary north façade. The need for removal and replacement of the window bucks is not a design choice and the materials and appearance of the new bucks will match as closely as possible the existing.

Staff Response: Staff has evaluated and agrees with the applicant's response and finds the exception criteria has been met. The removal of historic material is minimal and necessary to replace the current windows with new windows which will provide the basic upgrade and longevity to the primary north façade and will not adversely impact the status, streetscape, or historic districts design standards.

Exception to 14-5.2(D)(5)(b): Staff request an exception to 14-5.2(D)(5)(b) new material on a primary façade. The existing non-historic double hung in-swinging door on the primary north façade opens directly onto Pino Road. John Murphey's 2024 HCPI form notes that entry steps

probably existed and were removed to make way for the passage of larger vehicles. The door is not used and the primary entry to the home is on the west façade. The proposal would add an iron screen/security rail in front of the door spanning the door and rising about 3-feet from the bottom of the door. The screen would allow for the door to be opened, providing ventilation, while precluding access through the door.

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

Applicant Response: The proposed screen at the bottom of the door is a Meem-inspired design intended to complement the existing design of the north facade. There are existing elements on doors facing Pino Road, including full screen/security doors. The partial screen would be less impactful than existing commercial door elements along the road and the 4-foot by 3-foot screen would not damage the character of the District.

Staff Response: Staff has evaluated and agrees with the applicant's response and finds the exception criteria has been met. The proposed Meem-inspired screen does not damage the character of the primary north façade, the streetscape, or the historic districts in which the property resides.

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

Applicant Response: The door is not used, as there are no entry steps and the door enters directly onto the street. Using the door would constitute a safety hazard. The Applicant desires to avoid putting visitors and occupants in harm's way and to avoid the potential of vehicle conflicts, while maintaining the existing non-historic door on the primary north façade. The proposed solution is an effective means of avoiding these longstanding issues going forward for the benefit of residents and visitors to the home and drivers of vehicles on Pino Road.

Staff Response: Staff has evaluated and agrees with the applicant's response and finds the exception criteria has been met. Pino Road is a narrow street with moderate traffic from residents in the area. The screen will provide the owner the ventilation desired while protecting the non-accessible entry way.

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

Applicant Response: The Applicant considered other options for providing security for the door opening onto the street. The door cannot be removed given that it is on a primary façade. A full screen door would require the same exception. The screen spanning the lower portion of the door is the least intrusive means of providing safety at this challenging location while allowing use of the existing opening for ventilation.

Staff Response: Staff has evaluated and agrees with the applicant's response and finds the exception criteria has been met. Pino Road is a challenging location and the proposed design element will provide the owner the desired ventilation for their home.

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:

(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	HLL
Assistant Department Director	Maggie Moore	MM
Planning Manager	Gary Moquino	GSM
Planner Senior	Paul Duran	PAD

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: June 7, 2024 – Rev.

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:
Andrés Sena Property/ **Rosina Hernández O'Dell House**	312 Pino Road Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe Parcel # 11883648

5. Property Type:
_x Buildings: house
_x Structures: walls
__ Site __ Object

6. Date of Survey:
June 5, 2024

7. Previous Survey Date(s):
_x Yes: September 19, 1984, Michael Belshaw
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6804931,-105.9377012



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: North elevation oblique. Camera facing southwest.

11. Brief Description of the Property:

Constructed before 1935, the Rosina Hernández O'Dell House is a simple adobe structure shoehorned into a tight space between an acequia and an angled lane. The house hugs Pino Road with no front yard. Its entry steps were likely removed to make way for larger vehicles. The building remained with its unadorned six-sided plan until the late 1950s when it received a porch across its west façade. This porch was reconstructed and changed in design in 2016. Additions to the rest of the building arrived in the 1970s, and it appears most of the windows were removed and replaced in the 1990s and 2000s. The long, plain façade on Pino Road holds the most integrity. While its windows and door have been replaced, it is free of additions, and the façade communicates the home's historic design and context.

Continued on Page 5.

12. Who uses the property? Short-term rental

13. Construction Date:
Date: Before 1935, with 1970s additions
__Known _x_ Estimated Source: aerial photographs

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: Byron B. and Bonny J. Goldstein, via Martinez Architecture Studio PC

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

Current owner: Byron B. and Bonny J. Goldstein
N/A

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

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

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

22. National or State Register:

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

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

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

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa 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:
Andrés Sena Property/ **Rosina Hernández O'Dell House**	312 Pino Road Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: June 5, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Casement (paired)	Wood	6	6
Casement	Wood/Cladded	4	3
Awning	Wood/Cladded	4	3
Combination (applied at corner)	Steel	4C-8F-4C-4C	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	2-panel	Wood	1
Single-Leaf	Full-light	Wood	1
Double	French 2-10	Wood	2

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: 1935-1958; extension of northwest corner; addition of west porch; aerials (Figs. 5 & 6).
#2 Date: 1969-1973; south and east additions; aerials (Figs. 7 & 8).
#3 Date: c.2007-; change of west porch, including roof form; aerials (Fig. 10) and visual and material observation.
#4 Date: c.2008-; removal of windows and change fenestration type; RPA Associates report and visual and material observation.
#5:Date: Post-2015; removal of portion of stone wall; HDRB review material and visual and material observation.

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

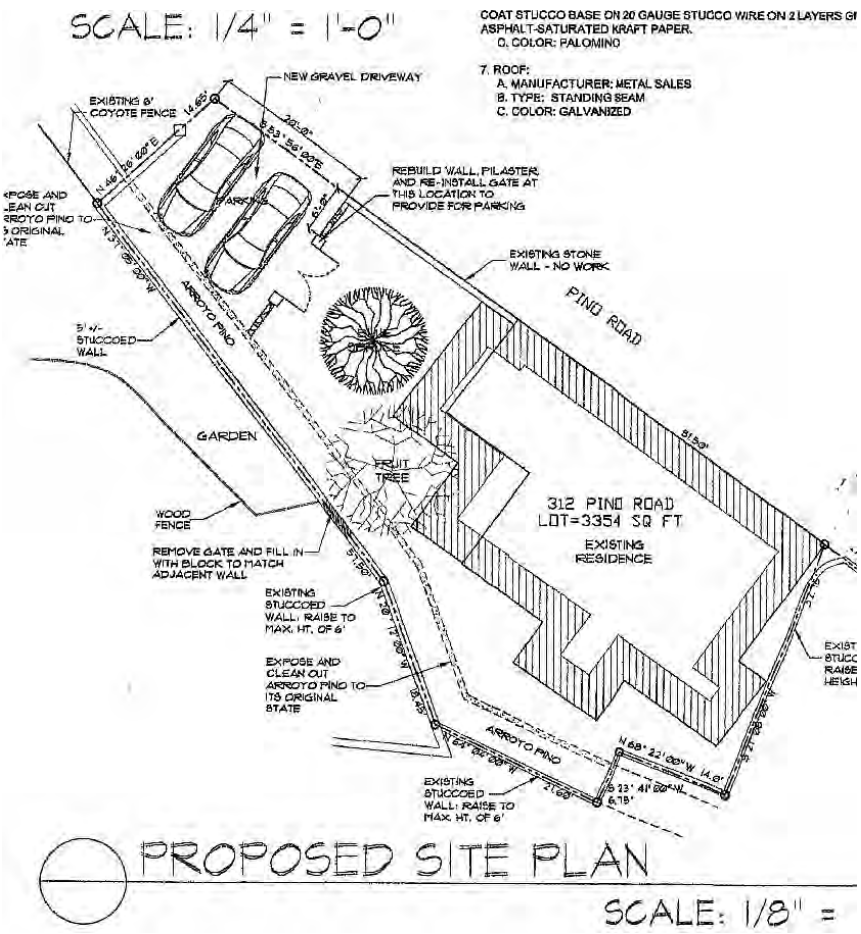
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Portion of December 28, 2015, proposed site plan. Courtesy Jay Jay Shapiro, Architect.



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

Setting

Behind the bustle of Kaune's Neighborhood Market is a quiet enclave of old adobe homes, most unaltered. A narrow dirt lane leads from the market's back parking lot, making a short journey to the southeast. Here, along the twisting road, are vernacular adobe homes set close to or right on its path (Photo 2). The homes on the south, including the subject property, respond to the course of Arroyo Pino, a 19th-century acequia. The acequia, covered by grating, runs along the backyard of the Rosina Hernández O'Dell House. The property includes a stone wall, which the Board designated Contributing at a 2015 hearing. A section of the north wall has been removed, and the west end was reconstructed to create parking.

North

Set on the lane, the north elevation is an uncomplicated façade but retains good integrity (Photos 1, 3 & 4). Four openings cut through its flat adobe wall. These hold three windows and one door. The windows are paired 6-light wood casements that Ra Patterson has dated to 1986 (Photo 5). The door is also recent. Despite their recent vintage, the double casement windows help sustain the home's historical appearance.

West

The west elevation reveals change with its shaded outdoor room (Photos 6-8). The change begins with the façade-long porch. While its origin dates to the late 1950s, the current structure is much more recent and has a different design and style. Windows and doors have been replaced; the most authentic unit is a c.1950s steel combination at the southwest corner (Photo 7 & 9).

South

Facing the acequia, a 1970s addition holding a bathroom dominates this façade (Photo 9). The nearly windowless volume has a shed-like feel to it (Photo 10 & 11). The east end is characterized by altered fenestration and the solid wall of a 1970s closet addition (Photo 12).

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East

The north end of this short elevation has two openings holding 12-light clad casements (Photo 13). Based on the north façade openings and a Google Street View, the east elevation openings held paired 6-light wood units (Fig. 13). The 1970s closet addition crowds its southwest corner (Photo 14).

Stone Wall

Edging the northwest corner of the property is an approximately 53" high, 15" thick native stone wall (Photo 15). In 2015, the Board designated the stone wall Contributing, yet it appears to have permitted the applicant to remove nearly half its length (#H-15-109-A).

Historical Overview

The little twisting lane of adobe homes along the east side of Pino Road likely started in the late 19th century as an acequia-based enclave.

The 1885-86 Hartmann maps show a large anvil-shaped parcel stretching from the north side of Arroyo Pino northward to where it met Manhattan Road, now Paseo de Peralta (Fig. 1). The plot included four buildings north of the arroyo, arranged at a northwest to southeast orientation. The names attached to these homes are indecipherable on the map.

A large structure sat to the northwest and may have been the property's primary structure. Miguel "Michael" Berardinelli, the Italian-born stonemason and politician, would later acquire this land. This building and its grounds sat at the northwest corner of today's Kaune's Neighborhood Market parking lot.

The 1892 Gaynor map indicates a change to the anvil-shaped property (Fig. 2). The four homes hugging the north side of the arroyo were now in a parcel owned by "C. Probst," referring to Charles Probst, a German Immigrant drugstore and brewery owner. The larger land to the north was owned by "Italians," evidently referring to the Berardinelli family.

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The property along future Pino Road was relic farmland, historically irrigated by Acequia de los Pinos (also called Arroyo Pino). The 19th century irrigation ditch worked as a main lateral off Acequia Madre.[1] Its course later formed the alignment of Pino Road.

Development along Pino Road is apparent by the 1912 King's map (Fig. 3). The former Probst land has seven buildings, representing approximately nine separate parcels. These mostly linear adobe structures are all owned by individuals with Spanish surnames. South of the arroyo and fronting College Street is a trapezoid lot with one home owned by "A. Sena." The children of Andrés Sena, an old-time blacksmith, would develop the subject property, which likely saw the construction of the house in the mid-1930s.

The Blacksmith's Land

Andrés Sena, born circa 1856, came from a line of blacksmiths. His father, Loretto Sena, operated a blacksmith shop on Agua Fria Street in the 19th century (demolished). Andrés and his brother Felciano took over the business, which was passed down to Andrés' son, Modesto, who operated it as Capital City Blacksmith Shop until the early 1950s.[2]

Like many along College Street, the Andrés Sena home would develop a back unit — the subject house. Unlike other homes, it had its own address (312 Pino Road), reflecting its position along the dirt lane. A building in this position appears on a 1935 aerial photograph (Fig. 5). The address first appeared in city directories in 1938.

Based on an examination of 1930s city directories, Andrés moved from his home at 533 College to a new house at the back of the property. He and other family members gained what appears to be the property at College Street and Pino Road as part of his father's estate, which was settled in 1934.

[1] David H. Snow, "The Santa Fe acequia systems: summary report on their history and present status, with recommendations for use and protection," (1988), 15.
[2] "'Can't Get Co-operation' Woman Says," *Santa Fe New Mexican*, May 24, 1967, 1.

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The 1938 directory shows Andrés living at 312 Pino Road with his son Modesto and daughter Elenita (commonly Helen).[3] Two years later, the federal census confirms this information, recording Andrés, then 84, as the head of the household consisting of Helen, 37, and Modesto, 36.[4] Andrés owned the property, which was valued at $1,000. Helen agreed to answer a supplementary questionnaire, stating the family spoke Spanish at home and that she didn't have a Social Security number, a question related to the program's effectiveness, which had been introduced just four years earlier.

Andrés Sena died in the home the following year. He was 85. His obituary said he "would be remembered as one of the finest horsemen in the country."[5]

In 1946, Helen and her sister, Miquelita Sena de Hernández, deeded Modesto a portion of the property.[6] A separate transaction on the same day shows the three siblings transferring the property to Miquelita's husband, José (Joe) Hernández.[7]

Succeeding city directories suggest the house worked as a rental, first apparently to family members. Tenants over a few years included Connie Hernández, a cashier at Capital Finance Company; Samuel Hernández, a truck driver and his wife Trinnia; Mary Herera, an employee at La Fonda; and Candelaria Padilla, a dishwasher employed at La Santa Fe Mexican Café.[8]

Change arrived to neighborhood in the late 1940s when investors purchased the Berardinelli property north of the arroyo. The old home, outbuildings, and gardens were torn down to make way for the Fraser-Kaune Corner shopping center, which opened in December 1950. The commercial center changed the neighborhood's feeling, with concrete block buildings and pavement built over what were once farm fields.

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[3] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1938* (El Paso: Hudspeth Directory Company, 1938), 206-207

[4] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 9B; Enumeration District: 25-6A.

[5] "Andres Sena Dies Here," *Santa Fe New Mexican*, July 29, 1941, 1.

[6] Warranty Deed, Elenita Sena and Miquelita Sena de Hernández to Modesto Sena, recorded May 25, 1946, Book 29/Page 513, Instrument # 81534, Santa Fe County, New Mexico.

[7] Warranty Deed, Modesta Sena, Elenita Sena de Hernández to Joe Hernández, recorded May 25, 1946, Book 29/Page 514, Instrument # 81535, Santa Fe County, New Mexico.

[8] *Hudspeth Directory Company*, 1947, 133; 1951, 358; and 1953, 133 and 227.

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Rosina Hernández O'Dell

The house remained in rental status until 1956 when a nurse acquired it; she owned it for nearly 40 years. The February 29 deed includes a plat map indicating that the property had now separated from the house on College Street and was its own entity (Fig. 6).[9]

Born on September 4, 1922, in Santa Fe, Rosina was the daughter of Miquelita and José Hernández, who owned the land during the 1930s and '40s. Rosina married Jesse O'Dell, a Texas-born glazier, in the late 1940s. The couple lived in a rental on Hancock Street. Rosina gave birth to daughter Susan in 1950. Her father, Jesse, seems to have left the scene soon after. Rosina, a pediatric nurse (Fig. 4), kept her husband's name and appears, from city directories, to have lived in the Pino Road home.

In 2002, Rosina deeded the property to her daughter, Linda Marie Aragon.[10]

Recent History

The house went before the Board in 2015, as Case H-15-109A & 109B. Architect Jay Jay Shapiro represented the then-owner, Linda Aragon. During the hearing, Aragon recalled some of the changes to the home, including a porch added to the southwest corner in the late 1950s and a closet created at the southeast corner in 1981.[11]

The Board affirmed the home's Contributing status, selecting primary façades. The Board also gave status to the stone wall. The Board appears to have given conditional approval, pending further research into the building's fenestration and porches, to the second part of the case. It is unclear if the follow-up studies transpired. Since then, a portion of the stone wall has been removed and the west porch replaced.

[9] Warranty Deed, Elenita Sena, Miquelita de Hernández and Modesto Sena to Rosina Hernández O'Dell, recorded March 1, 1956, Book 115/Page 338, Instrument # 21380, Santa Fe County, New Mexico.
[10] Warranty Deed, Rosina Hernández O'Dell to Linda Marie Aragon, recorded February 1, 2002, Book 2063/Page 342, Instrument # 1191728, Santa Fe County, New Mexico.
[11] City of Santa Fe Clerk's Office, Minutes of December 8, 2015, Historic Districts Review Board Hearing, 21-22.

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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The house was placed on the market the following year and advertised as a "historic modernized adobe."[12] Linda Aragon, Jay Jay Shapiro, and realtor Lorenzo Delgado transferred the property to the current owners on February 22, 2017.[13] It is now used as a short-term vacation rental.

Footprint Changes

The 1935 Soil Conservation Service aerial shows a building with the roughly same core walled footprint as the house today (Fig. 5). It consists of a square with a smaller rectangular projection at its northwest corner. There also appears to be a much smaller projection near the southeast corner of the south elevation, which may be a roofed entry.

The 1958 image has much more definition and reveals what looks like an extension to the northwest corner of the west façade (Fig. 7). This corner and the southwest corner now have porches that connect, creating a new structure along the west elevation. This corresponds with Linda Aragon's memory of a porch created in the late 1950s. The small extension on the south elevation is still present.

The 1969 aerial reveals the same footprint (Fig. 8).

By 1973, there was a sizable bump-out (currently holding the bathroom) on the south elevation (Fig. 9). There is also a projection at the south end of the east elevation. Enclosing a closet, this room corresponds with Aragon's memory of a 1981 addition at this position.

This altered footprint holds through the 1978 aerial (Fig. 10) and remains consistent with current imagery.

[12] "Open Houses," *Santa Fe New Mexican*, June 26, 2016, E-8.
[13] Warranty Deed, Linda Marie Aragon, Lorenzo Delgado, and Jay Jay Shapiro to Bonny J. and Byron B. Goldstein, recorded March 3, 2017, Book/Page, NA, Instrument # 1819232, Santa Fe County, New Mexico.

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Fenestration and Other Changes

In his historic window assessment, Ra Patterson has demonstrated that nearly all the windows and doors are replacement units. This HCPI survey concludes that Patterson's inventoried Window A represents a new opening, albeit now more than 50 years old. In addition, several older openings (D, E, F) have changed from paired to single-sash casements, giving these elevations a contemporary appearance (Fig. 13.) (Photos 12 & 13).

The west porch shows relatively new posts, decking, and roofing material. According to the County Assessor, the original porch was removed and reconstructed in 2016. A 2007 Google Street View shows what may have been the original structure in poor condition (Fig. 12). It changed from a nearly flat shed roof to a more sloping roof with a pronounced ridge and valley.

Evaluation of Historical Status

As with the 2015 status review, the recommendation is to maintain Contributing status for the house. This survey concluded that only the north elevation possesses sufficient integrity to be a primary façade. The other elevations have experienced alterations, including additions, changes of fenestration, and the reconstruction of a façade-long porch, which have altered their design and ability to communicate the historical context of the house.

While the stone wall was shortened in length and artificially reconstructed across its west exposure, there is enough left of it to be considered a Contributing resource. With this in mind, the recommendation is to amend the status to include only the surviving north section.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

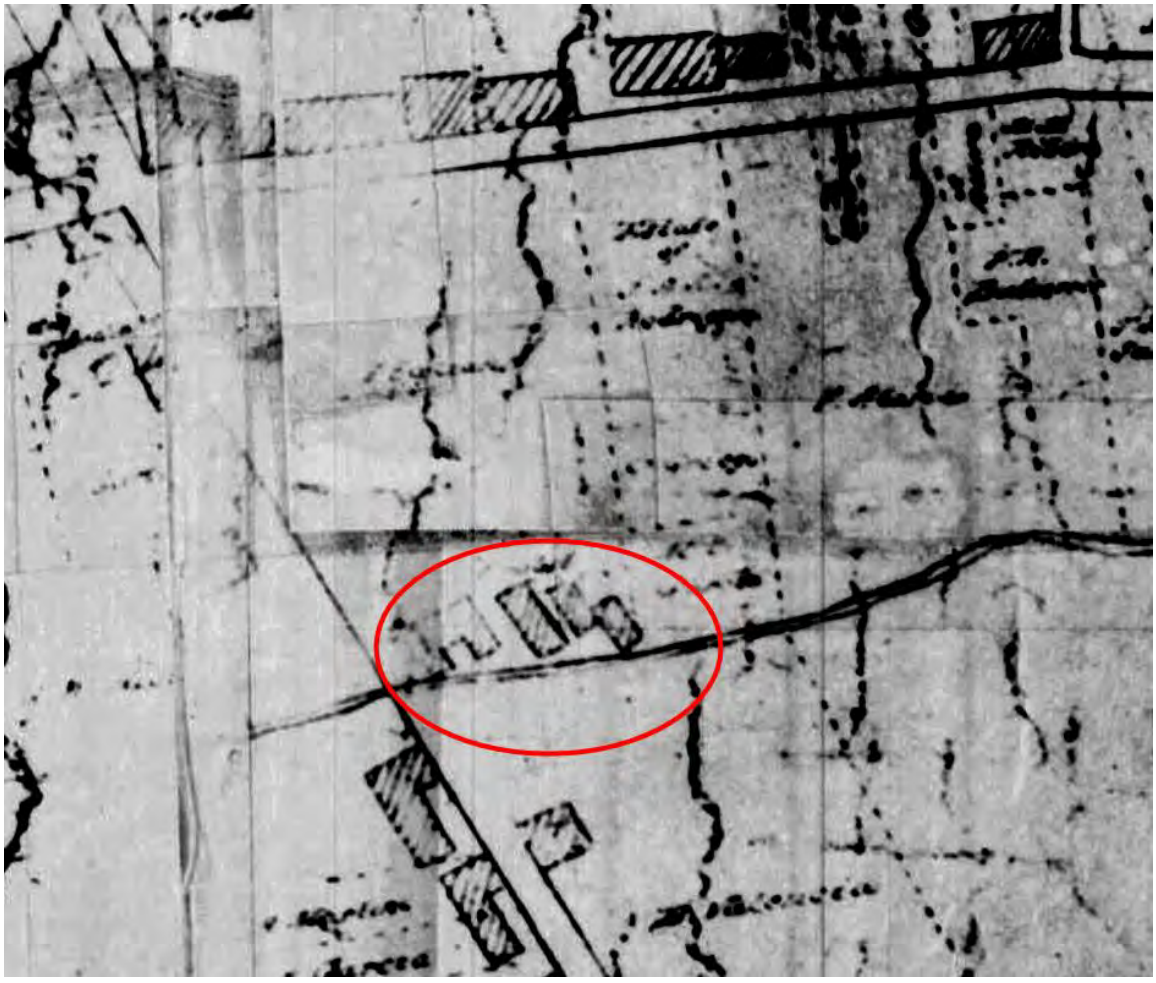

Figure 1: H. H. Hartmann, "Map of the City of Santa Fe, N.M.," c.1885-86. Houses on the north side of Arroyo Pino circled. The Miguel "Michael" Berardinelli home to north is obscured by the overlap of map sections.

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Figure 2: P. C. Gaynor, "Map of Santa Fe," 1892. The Charles Probst lot is highlighted.

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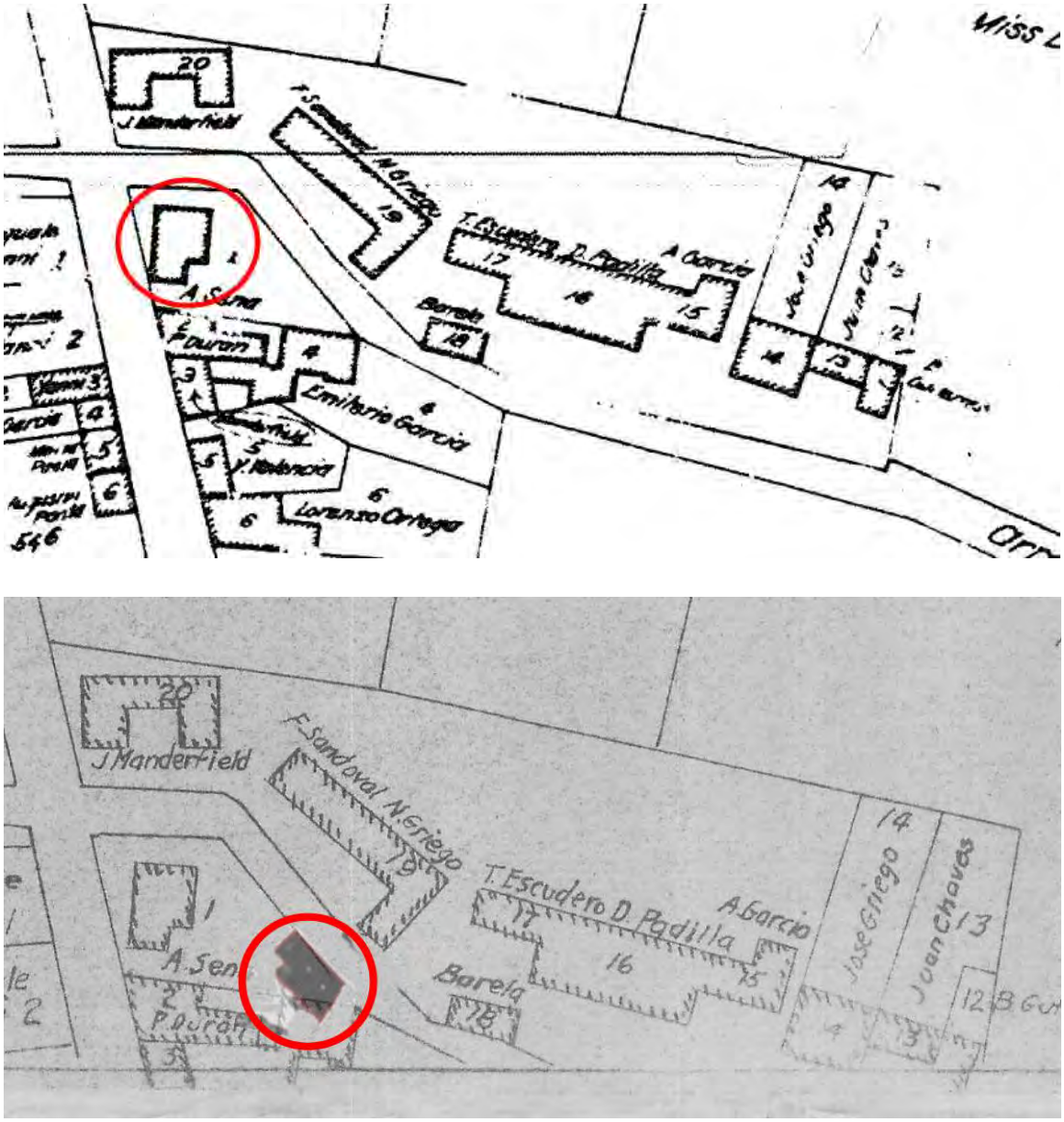

Figure 3: N. L. King, "Official Map of the City of Santa Fe," 1912. Top: Andrés Sena home circled. Bottom: footprint of subject house pasted over same map.

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Figure 4: Rosina Hernández O'Dell, 1955. Courtesy of the Santa Fe New Mexican.

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Figure 5: 1935 aerial photograph. Subject house circled.

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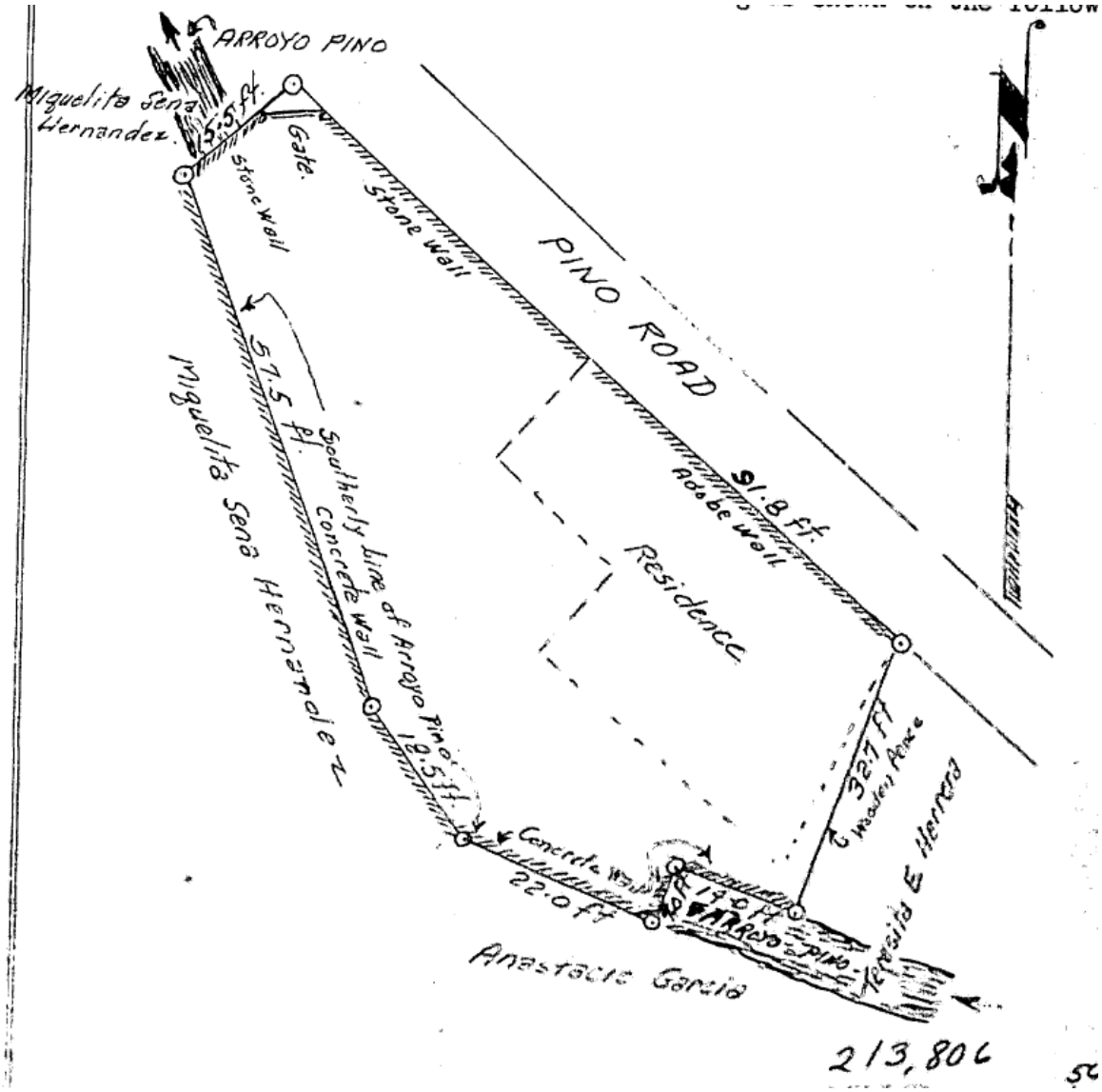

Figure 6: c. 1956 survey plat.
Source: Warranty Deed, Elenita Sena, Miquelita de Hernández and Modesto Sena to Rosina Hernández O'Dell, recorded March 1, 1956, Book 115/Page 338, Instrument # 21380, Santa Fe County, New Mexico.

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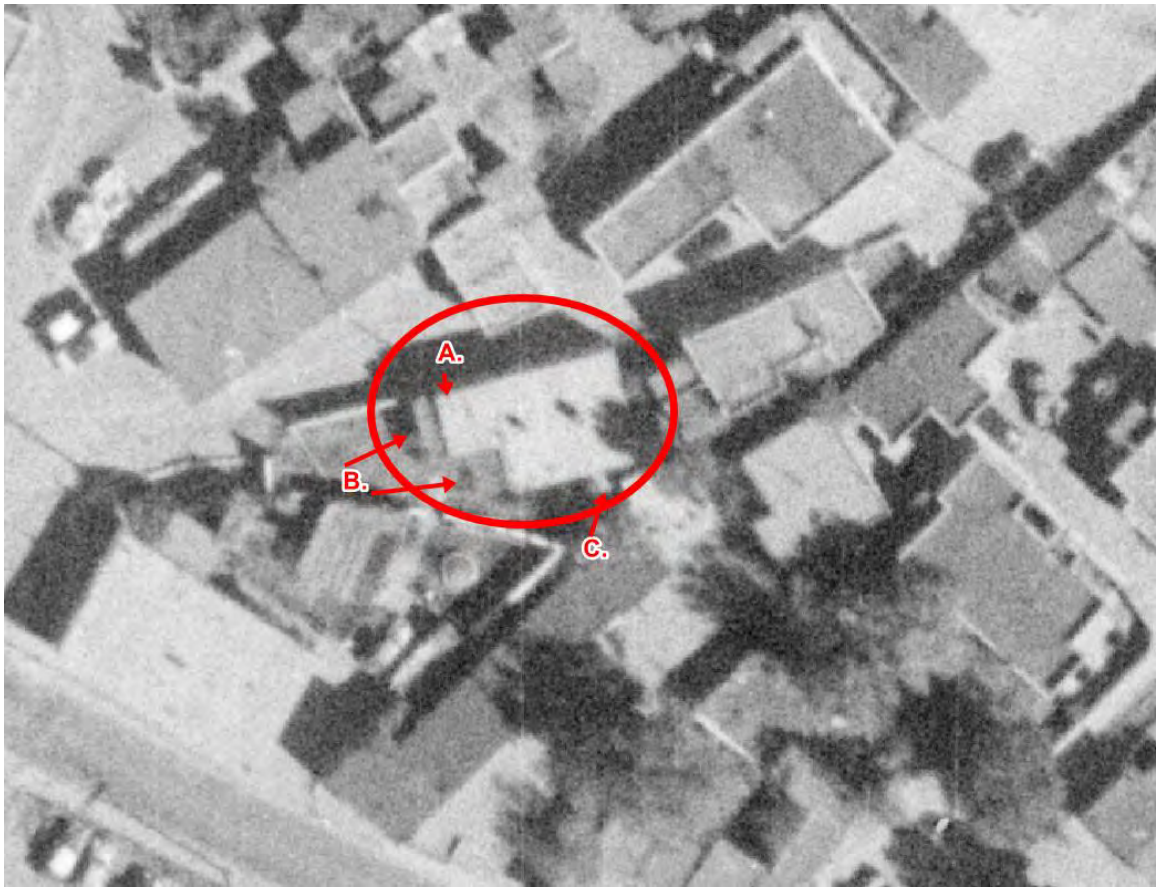

Figure 7: November 10, 1958, aerial photograph. A. probable extension; B. west elevation porches; C. small entry porch or another feature.

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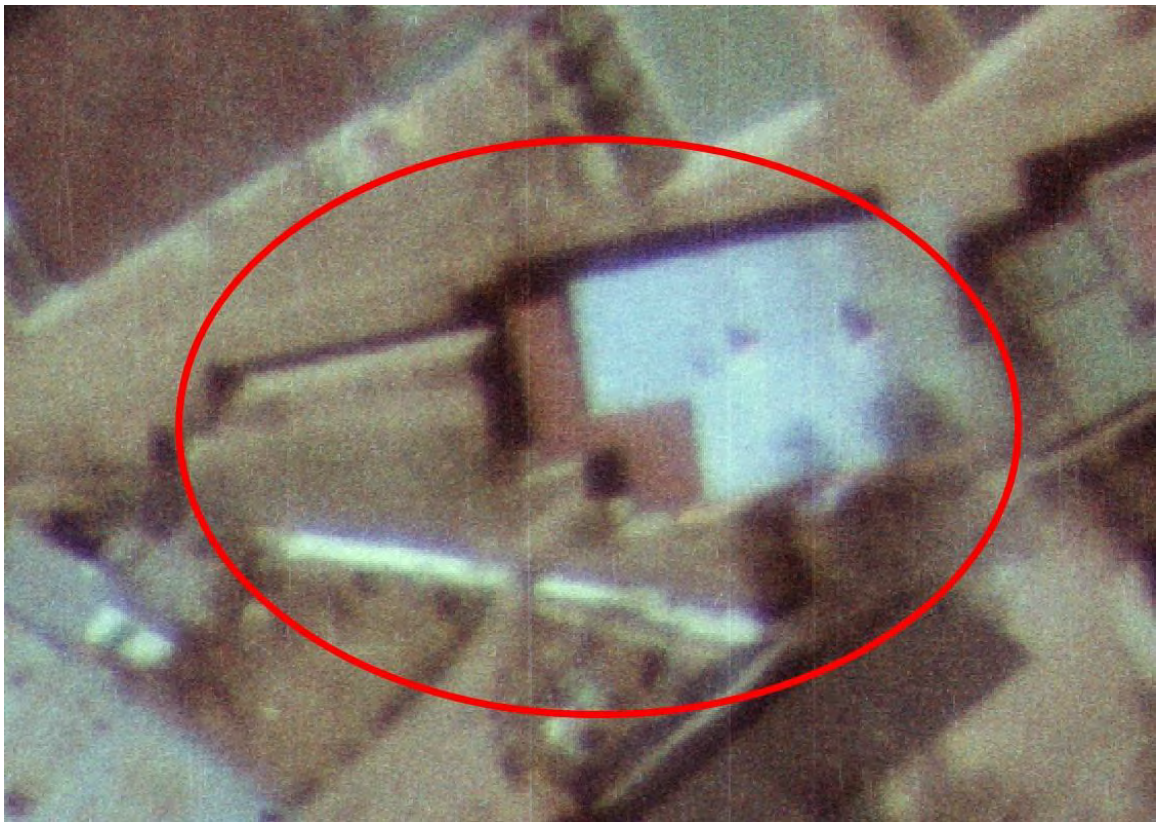

Figure 8: February 27, 1969, aerial photograph. Note there is no large projection on the south elevation.

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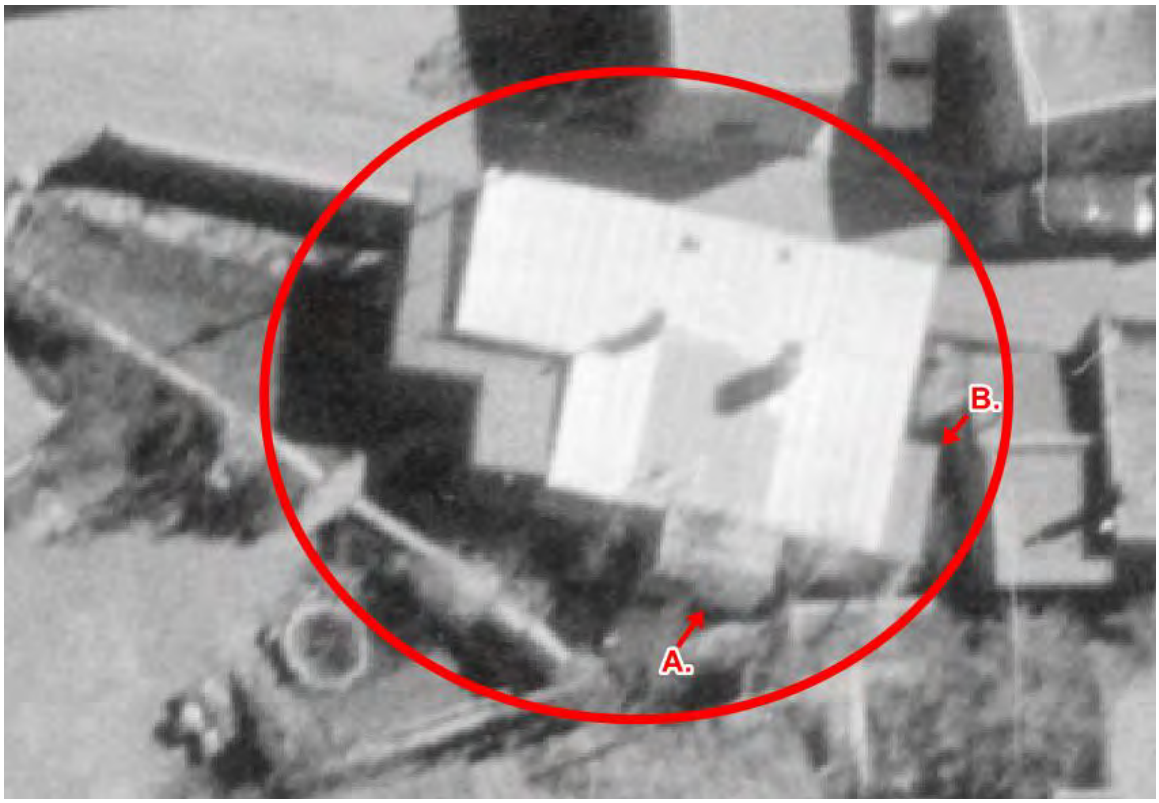

Figure 9: May 11, 1973, aerial photograph. A. bump-out addition; B. closet addition.

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Figure 10: September 11, 1978, aerial photograph. Orientation reversed. Note consistency of fenestration.

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Figure 11: 2005 aerial photograph showing the porch roof at that time.

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Figure 12: December 2007 Google Street View image of northwest porch.

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Figure 13: December 2007 Google Street View image of east elevation showing what appear to be paired casement windows.

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Survey Photographs

(All images taken by Giulia Caporuscio on June 5, 2024)



Photo 2: Streetview. Subject at right foreground. Camera facing southeast. Note shortened stone wall at center.

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Photo 3: North elevation, west section. Camera facing south.

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Photo 4: North elevation, east section. Camera facing south.

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Photo 5: North elevation, casement windows. Camera facing south.

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Photo 6: West elevation, northwest corner. Camera facing east.

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Photo 7: West elevation, southwest corner. Camera facing east.

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Photo 8: South elevation, southwest corner. Camera facing north.

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Photo 9: South elevation oblique. 1970s bump-out highlighted. Camera facing east.

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Photo 10: South elevation, west end. 1970s bump-out highlighted. Camera facing north. Note grated acequia.

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Photo 11: South elevation, middle section. 1970s bump-out highlighted. Camera facing north.

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Photo 12: South elevation, east section oblique. 1970s closet addition highlighted. Note single sash casement at left.

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Photo 13: East elevation oblique. Camera facing southwest. 1970s closet addition highlighted. Note single sash casement at center.

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Photo 14: East elevation. 1970s closet addition highlighted. Camera facing northwest.

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Photo 15: Recently constructed stone wall section, west elevation. Camera facing east.

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

5/27 3:15 Connie Hernandez H3068 983-6540

building threatened? yes	surveyed date 7-9-84 by mb	county Santa Fe	ID no. 05160001031
field map SFHD	number 3-1031	UTM reference zone 12 13	easting northing

location description: 312 Pino

529+
hist. related to 533 OSF Trail - same family

city/town: Santa Fe

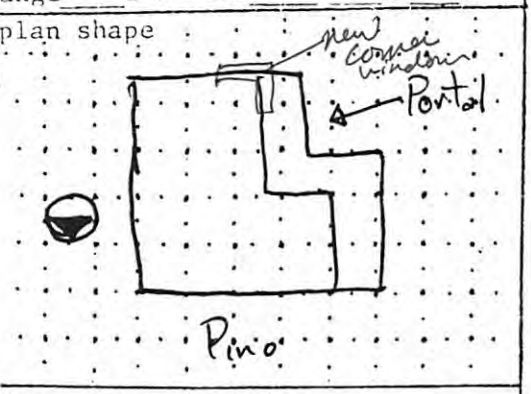
land grant/reservation:

building name: Odell (1983)

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

film roll by mh no. 2	negative nos. 5	loc. of neg. HPB

plan shape





date of construction: Pre 1928 estimate ___ actual
source

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

style: ~~Sp. Colonial~~ NM U Vern.

foundation material: NA

wall material/surface: Adobe & Stucco

degree of remodeling
___ minor X moderate ___ major
describe: Addtn of portal

architectural features
Roof - Shed to S, terne plate w metal fascia, gutter to portal roof, portal roof 9016 felt
Windows - metal csmt to S, 6 lite wood csmt on street. W D W W on st.
Doors - Street - ~~dbl fr~~ and portal, dbl french.
Portal - post & beam, no corbels, gutter.
Stone wall surrounds patio

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

comments: multilite corner window as per site plan (under portal) - added ~~1935~~ c. 1955

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

associated buildings? ___ yes.
what type?

if inventoried, list ID nos.

see back? ___ yes

City of Santa Fe, New Mexico

memo

DATE: June 15, 1992

TO: Historic Design Review Board

FROM: Mary Grzeskowiak, Urban Design Review Specialist

RE: 312 Pino Street (contested after 5-18-92 meeting)

Staff conducted a site visit on this property on 5-27-92 meeting the owner, Ms. Connie Hernandez, at that time to discuss any additional information she might have regarding the structure which is currently considered contributing on the City's Historic District Status Map.

The New Mexico vernacular style adobe residence is historically related to 529 & 533 Old Santa Fe Trail as all three were built by and for the same family. The building retains much of its integrity of design and materials including the shed roof, 6 lite wooden casement windows, and its post and beam west elevation portal. Only one significant alteration has occurred to the building, that being the insertion of a non-historic multi-lite steel casement window wrapping around the southwest corner of the building under the portal.

Staff has determined that 312 Pino Street still retains its historic integrity and recommends the Board consider the building's existing status of <u>contributing</u> to be correct.

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

5/27 3:15 Connie Hernandez

building threatened? yes	surveyed date 17-9-84 by mb	county Santa Fe	ID no. 0516Ø1031 983-6540
field map SFHD	number 3-1031	UTM reference zone 12 13 easting	northing

location description: 312 Pino

city/town: Santa Fe

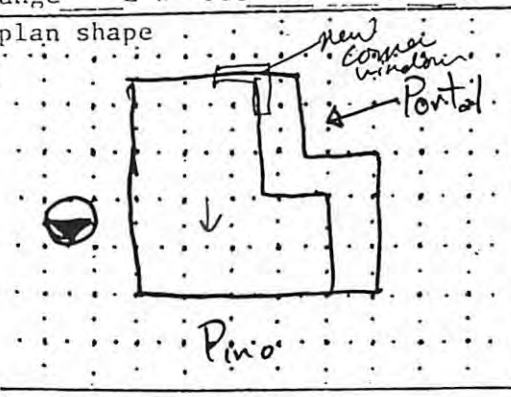
land grant/reservation:

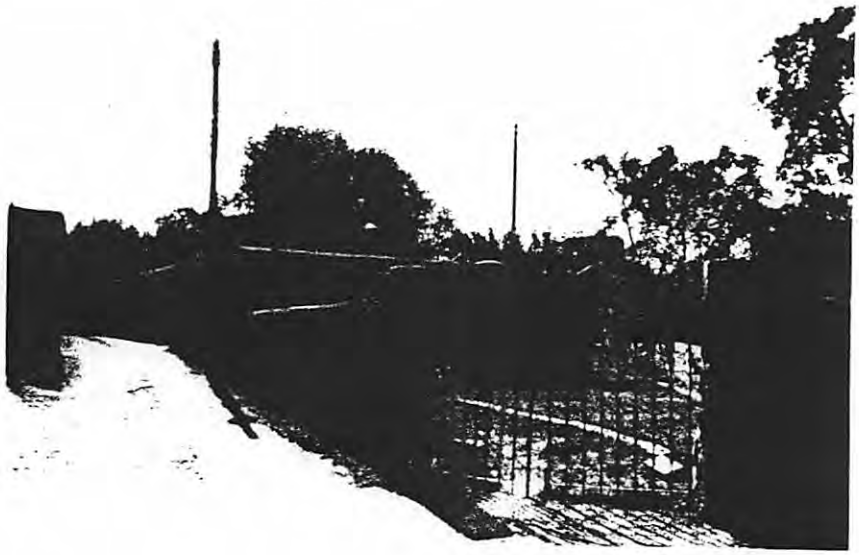
building name: Odell (1983)

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

film roll by mb no. 2 | negative nos. 5 | loc. of neg. HPB

plan shape





date of construction: Pre 1928 estimate ___ actual

source:

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

condition
___ excellent X good
___ fair ___ deteriorating

style: ~~Sp. Colonial~~ Nuu Vern.

foundation material: NA

wall material/surface: Adobe? Stucco

degree of remodeling
___ minor X moderate ___ major

describe: Addtn of portal - No.

architectural features
Roof - Shed to S, terne plate w metal fascia, gutter to portal roof, portal roof 90 lb felt
Windows - metal csmt to S, 6 lite wood csmt on street. W DWW on st.
Doors - Street - ~~dbl fr~~ and portal, dbl french.
Portal - post & beam, no corbels, gutter.
Stone wall surrounds patio

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible X of interest ___ none

if eligible, why? contrib.

comments: multilite corner window as per site plan (under portal) — added ~~c. 1935~~ c. 1955

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes



312 PINO

N + E ELEVATION

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 9/30/24

Property Owner of Record: Bonny & Byron Goldstein

Applicant/Agent Name: Martinez Architecture Studio PC

Contact Person Phone Number: (505)989 - 4958

Site Address: 312 Pino Road

Proposed Construction Description: Window & Exterior door replacement

TOTAL ROOF AREA: 1,452 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 : 46.19%
☐Open Space Required:_____

Setbacks:
Proposed Front: 40'-9" Minimum: 7'
2nd Front? _____
Proposed Rear: 0' Minimum: 15'
Proposed Sides: L 0' R 3'-6" Minimum: 5'-0"

Height: Proposed Exist.
Maximum Height: Exist. or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible_____
Minimum: 2

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

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

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.

Richard Martinez 9/30/24
SIGNATURE **DATE**

To Be Completed By City Staff: 2024-009262-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:** 10/9/24

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

Revised 20 November 2020

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case
H-15-109A
Status
312 Pino Rd.

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: Jay Jay Shapiro, agent for Linda Aragon, owner, requests a historic status review of a contributing residential structure and a yardwall with primary elevation designation if applicable.

Case number: H-15-109A
Project Type: HDRB

PROJECT LOCATION(S): **312 Pino Road**

PROJECT NAMES:

OW – Linda Aragon
Santa Fe, NM 87505

21 Mandy Lane
505-629-7989

AP – Jay Jay Shapiro
Santa Fe, NM 87508

90 Leaping Powder Road
505-699-6161

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on December 8, 2015. The decision of the Board was to maintain the contributing historic status of the residential structure with elevations 1-4 designated as primary which includes the north façade and the west facades with the portals as primary and to designate the stone yardwall as a contributing structure. 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.**

0 10 20 30 40 50 60 70 80

GENERAL NOTES:

1. THIS PROJECT IS A REMODEL OF AN EXISTING RESIDENTIAL STRUCTURE. THE SCOPE OF WORK IS TO REMOVE AND REBUILD THE PORTAL, REMOVE A WINDOW ON THE SW CORNER OF THE EXISTING KITCHEN, REMOVE 7 ALUMINUM SLIDER WINDOWS IN THE EXISTING LAUNDRY ROOM, REPLACE ALL REMAINING WINDOWS WITH NEW CLADWOOD SDL WINDOWS, LOWER THE LIVING ROOM FLOOR APPROXIMATELY 18", LOWER THE PORTAL SLAB APPROXIMATELY 18", [illegible] SOME PERIMETER WALLS TO 5'-6", RECONFIGURE A YARDWALL AND GATE TO ALLOW FOR PARKING, AND REMODEL THE INTERIOR OF THE HOME.

2. WINDOWS: REPLACE WINDOWS WITH PELLA ARCHITECT SERIES 650 CLADWOOD SDL, LOW-E IS WITH ARGON
   A. U-FACTOR - 0.30
   B. SHGC - 0.44
   C. VLT % = 50
   D. CONDENSATION RESISTANCE = 61
   E. COLOR: WHITE

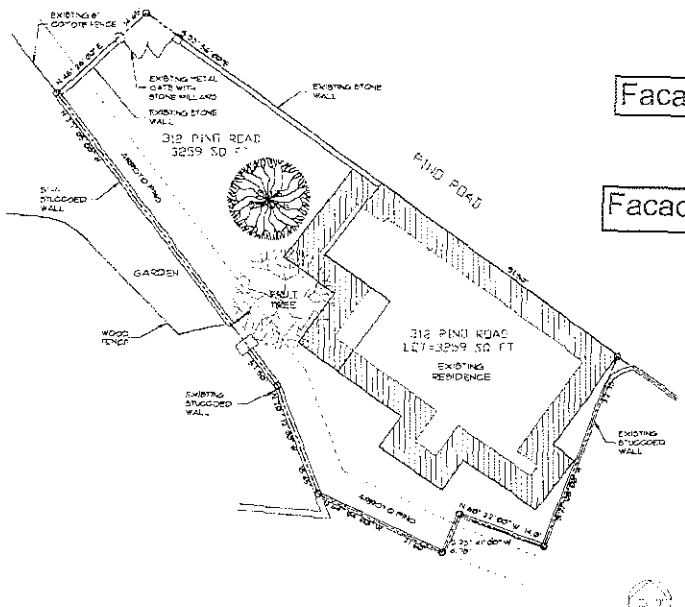
3. EXTERIOR METAL TRIM, GUTTERS, DOWNSPOUTS, AND ROOF APPURTENANCE SHALL BE PAINTED TO MATCH STUCCO COLOR

4. EXTERIOR WOOD:
   A. PORTAL: SAND ALL WOOD, PRIME, AND PAINT.
      1) COLOR: WHITE
   B. TRIM: SAND ALL WOOD, PRIME AND PAINT.
      1) COLOR: WHITE

5. EXTERIOR WOOD DOORS: RESTORE DOORS TO OPERABLE CONDITION AND [illegible]
   A. COLOR: WHITE

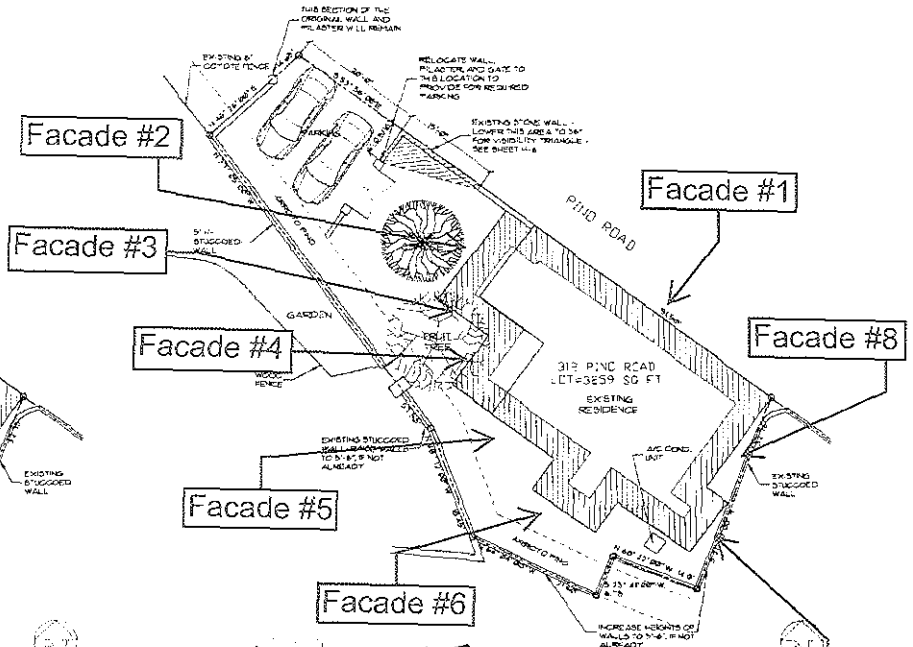
6. STUCCO:
   A. MANUFACTURER: EL REY
   B. TYPE: PREMIUM STUCCO FINISH ON FASTWALL 100 FIBER-REINFORCED ONE COAT STUCCO BASE ON 20 GAUGE STUCCO WIRE ON 2 LAYERS GRADE 'D' ASPHALT-SATURATED KRAFT PAPER
   C. COLOR: PALOMINO

7. ROOF:
   A. MANUFACTURER: METAL SALES
   B. TYPE: STANDING SEAM
   C. COLOR: GALVANIZED



EXISTING SITE PLAN

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



PROPOSED SITE PLAN

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

Jay Shapiro architect
Santa Fe, NM 505.699.6161

A REMODEL FOR
LINDA ARAGON
312 PINO ROAD
SANTA FE, NM 87501

SITE PLANS
DATE: NOVEMBER 05, 2015
DRAWN BY: Rudy DeGlass
APPROVED: JJS

H-2

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case
H-15-109B
Remodel
312 Pino Rd.

ITEM # 16-0014

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

Case #H-15-109B
Address – 312 Pino Rd.
Agent's Name – Linda Aragon
Owner/Applicant's Name – Jay Jay Shapiro

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on December 8, 2015.

BACKGROUND & SUMMARY:

312 Pino Road is a 1,230 square-foot, single-family residential structure that was constructed by 1928 in the Spanish Pueblo Revival Style. As reviewed in the prior hearing on December 8, 2015, the house (including the portal) and the yardwall are designated as contributing to the Downtown and Eastside Historic District. The primary elevations were also designated in the previous hearing to be the north façade, two west façades and the south façade between the two west façades .

The applicant proposes to remodel the property with the following items:

1. Remove and rebuild the portal. (Staff stated that no assessment regarding the removal of historic materials has been made and no exception has been requested.)
2. Replace all remaining windows with new clad/wood SDL windows. (Staff stated that no assessment regarding the removal of historic materials has been made and no exception has been requested.)
3. Remove a window on the SW corner of the existing kitchen.
4. Remove 2 aluminum slider windows in the existing laundry room.
5. Lower the portal slab approximately 16".
6. Re-stucco the entire structure with El Rey cementitious "Palamino" color.
7. Raise some perimeter walls to 5'6".
8. Reconfigure a yardwall and gate to allow for a 2 parking spaces
   (Staff stated that based on further review by Staff, the proposed remodel of the home does not result in an intensification of the structure per §14-10.3(A), and is therefore considered nonconforming and "grandfathered" in with the current configuration. The minimum 2 on-site parking spaces are therefore not required as stated on the PZR form and the site visibility triangle is not required. Consequently no changes to the height of the wall or an enlargement of the opening via the gated entrance is required,)
9. Uncover and repair the acequia (Arroyo Pino) located on the property.

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 postponement or denial of this application since the windows and portals on the primary elevations are being replaced and no window or portal assessment was provided and no exception was requested as part of this application.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
   - __X__ Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
   - __X__ Section 14-5.2(D) General Design Standards
   - __X__ Section 14-5.2(C), Regulation of Significant and Contributing Structures
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
   - __X__ Downtown and Eastside Historic District (Section 14-5.2(E))
6. An Exception Request was Applicable to this Application:
   - __X__ Exception Request Applicable:
     - __X__ Exception criteria were met for Items 7 and 8
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)(a) and (b), and Section 14-5.2(D) the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under 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 for approved items.

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 unanimously partially approved the Application as follows:
   a. Item 2: approved to replace windows on non-primary elevations with new clad/wood, single divided lite windows;
   b. Item 3 approved;
   c. Item 4: approved;
   d. Item 6: approved;

e. Item 7: approved to raise the perimeter yardwalls on the south and east elevations;
f. Item 9: approved the uncovering and repair of the Arroyo Pino acequia;
g. Item 8: approved reconfiguration of the yardwall as shown on the site plan but not lowering any part of the wall that remains where it is now and rebuilding at the same height the part being moved.

3. The Board unanimously concluded that for the primary façades (Items 1, 2, and 5), Applicant must first work with Staff to assess the integrity, both historic and structural, of the portals, windows and, where necessary, request exceptions from the Board. In addition, the Board:
   a. Item 2: approved to replace windows on primary elevations with new clad wood, single divided lite windows with the condition that such replacement is allowed after assessment of windows if no exceptions are required and that window sizes shall not change on primary façades; and
   b. Item 5: approved the portal slab lowering after the assessment, if no exceptions are required.

IT IS SO ORDERED ON THIS 12th DAY OF JANUARY 2016, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Lobo
Chairperson

12 January 2016
Date:

FILED:
Yolanda Y. Vigil
City Clerk

14 January 2016
Date:

APPROVED AS TO FORM
Assistant City Attorney

1/14/16
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: Jay Jay Shapiro, agent for Linda Aragon, owner, requests to remodel a contributing residential structure including replacing windows, changing opening dimensions, and removing and reconstructing a yardwall. An exception is requested to remove historic material (Section 14-5.2(C)(1)(c)).

Case number: H-15-109B
Project Type: HDRB

PROJECT LOCATION(S): **312 Pino Road**

PROJECT NAMES:

OW – Linda Aragon
Santa Fe, NM 87505

21 Mandy Lane
505-629-7989

AP – Jay Jay Shapiro
Santa Fe, NM 87508

90 Leaping Powder Road
505-699-6161

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on December 8, 2015. The decision of the Board was to partially approve the application including removal of the southwest kitchen corner window, removal of two aluminum slider windows in the laundry room, replace windows on non-primary elevations with clad wood divided-lite windows, restucco with El Rey cementitious "Palomino", increase the south and east yardwalls to 5'6" high, and to uncover and repair the acequia, with the exception met to reconfigure 18' of stone wall using existing material and deleting the lowered height of the wall along Pino Road, and to postpone replacing historic windows and doors on primary elevations, replacing the portal, and lowering the portal slab until a historic assessment of these materials has been completed and exceptions are requested, if necessary. 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.**

NOV 1 0 2015

A Remodel for Linda Aragon

312 Pino Road

Santa Fe, NM 87501

PROJECT INFORMATION

AUTHORITY:
- 2009 INTERNATIONAL RESIDENTIAL CODE
- 2009 NM RESIDENTIAL BUILDING CODE
- 2009 NM ENERGY CONSERVATION CODE
- 2009 NM EXISTING BUILDING CODE
- 2009 NM PLUMBING CODE
- 2009 NM MECHANICAL CODE
- 2011 NM ELECTRICAL CODE
- 2007 NM ELECTRICAL SAFETY CODE

DRAWING INDEX

H-1	PROJECT INFORMATION, GENERAL NOTES, VICINITY MAP, INDEX
H-2	EXISTING AND PROPOSED SITE PLANS, KEYED NOTES
H-3	EXISTING AND PROPOSED FLOOR PLANS
H-4	EXISTING AND PROPOSED EXTERIOR ELEVATIONS
H-5	EXISTING AND PROPOSED EXTERIOR ELEVATIONS

AREA SQUARE FOOTAGES

EXISTING HEATED	1230 SQ FT
EXISTING PORTALS	210 SQ FT
TOTAL AREA UNDER ROOF	1440 SQ FT
LOT SQUARE FOOTAGE	3354 SQ FT
PERCENT OF COVERAGE	43 %
PROPOSED HEATED AREA	0 SQ FT
INCREASE IN ROOF AREA	0 SQ FT

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATE IN WARD NO. 1 OF THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, BOUNDED ON THE NORTH BY PINO ROAD, ON THE SOUTH BY THE SOUTHERLY LINE OF ARROYO PINO, ON THE EAST BY PROPERTY OF TERESITA E. HERRERA, ON THE WEST BY ARROYO PINO AND PROPERTY OF MIQUELITA SENA HERNANDEZ, RECORDED AS DOCUMENT 213,806 ON MARCH 1, 1958, IN BOOK 115 OF TEH RECORDS OF SANTA FE COUNTY, NM.

PROJECT DIRECTORY

OWNER: LINDA ARAGON
312 PINO ROAD
SANTA FE, NM 87501

ARCHITECT: JAY JAY SHAPIRO
90 LEAPING POWDER ROAD
SANTA FE, NM 87508
E-MAIL: shapiro434@gmail.com
P (505) 699-6161

GENERAL NOTES:

1. THIS PROJECT IS A REMODEL OF AN EXISTING RESIDENTIAL STRUCTURE. THE SCOPE OF WORK IS TO REMOVE AND REBUILD THE PORTAL, REMOVE A WINDOW ON THE SW CORNER OF THE EXISTING KITCHEN, REMOVE 2 ALUMINUM SLIDER WINDOWS IN THE EXISTING LAUNDRY ROOM, REPLACE ALL REMAINING WINDOWS WITH NEW CLAD/WOOD SDL WINDOWS, LOWER THE LIVING ROOM FLOOR APPROXIMATELY 16", LOWER THE PORTAL SLAB APPROXIMATELY 16", RE-ROOF THE ENTIRE STRUCTURE, RE-STUCCO THE ENTIRE STRUCTURE, RAISE SOME PERIMETER WALLS TO 6'-8", RECONFIGURE A YARDWALL AND GATE TO ALLOW FOR PARKING, AND REMODEL THE INTERIOR OF THE HOME.

2. WINDOWS: REPLACE WINDOWS WITH PELLA ARCHITECT SERIES 850 CLAD/WOOD SDL, LOW-E IG WITH ARGON.
   A. U-FACTOR - 0.30
   B. SHGC - 0.44
   C. VLT % = 50
   D. CONDENSATION RESISTANCE = 61
   B. COLOR: WHITE

3. EXTERIOR METAL TRIM, GUTTERS, DOWNSPOUTS, AND ROOF APERTENANCE SHALL BE PAINTED TO MATCH STUCCO COLOR.

4. EXTERIOR WOOD:
   A. PORTAL: SAND ALL WOOD, PRIME, AND PAINT.
      1) COLOR: WHITE
   B. TRIM: SAND ALL WOOD, PRIME AND PAINT.
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5. EXTERIOR WOOD DOORS: RESTORE DOORS TO OPERABLE CONDITION AND REPLACE GLASS AS NECESSARY; REPAINT TO MATCH EXISTING COLOR.
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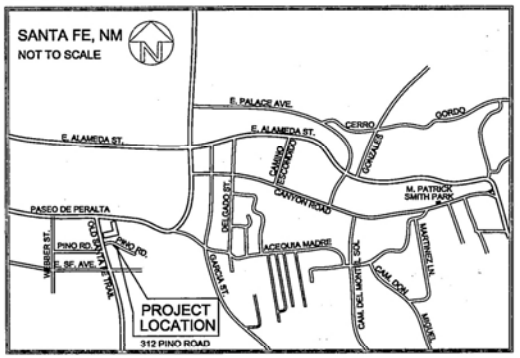
6. STUCCO:
   A. MANUFACTURER: EL REY
   B. TYPE: PREMIUM STUCCO FINISH ON FASTWALL 100 FIBER-REINFORCED ONE COAT STUCCO BASE ON 20 GAUGE STUCCO WIRE ON 2 LAYERS GRADE 'D' ASPHALT-SATURATED KRAFT PAPER.
   C. COLOR: PALOMINO

7. ROOF:
   A. MANUFACTURER: METAL SALES
   B. TYPE: STANDING SEAM
   C. COLOR: GALVANIZED

VICINITY MAP

N.T.S.



NOV 1 0 2015

Jay Jay Shapiro architect
Santa Fe, NM 505.699.6161

A REMODEL FOR LINDA ARAGON
312 PINO ROAD
SANTA FE, NM 87501

TITLE SHEET
DATE: NOVEMBER 05, 2015
DRAWN BY: Rudy DelGado
APPROVED: JJS

STATE OF NEW MEXICO
JAY JAY SHAPIRO
NO. 2258
REGISTERED ARCHITECT

H-1

0 10 20 30 40 50 60 70 80

GENERAL NOTES:

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2. WINDOWS: REPLACE WINDOWS WITH PELLA ARCHITECT SERIES 850 CLADWOOD SDL, LOW-E IG WITH ARGON.
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   B. SHGC - 0.44
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NOV 10 2015

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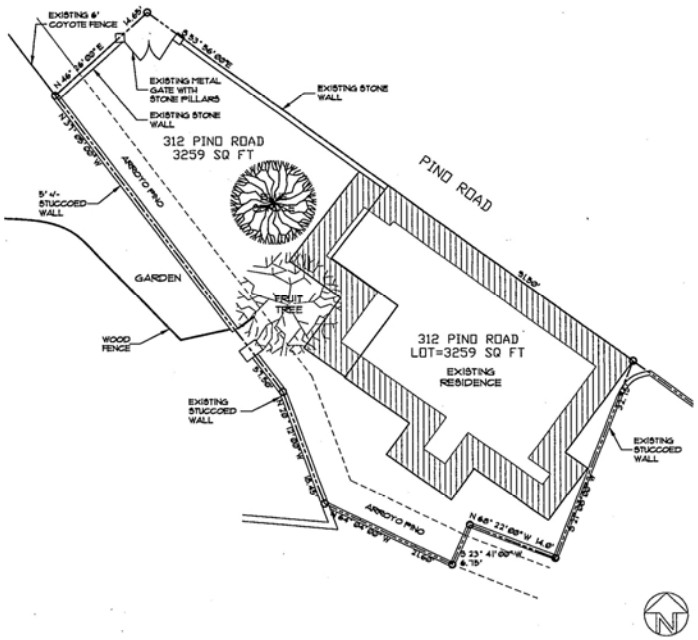
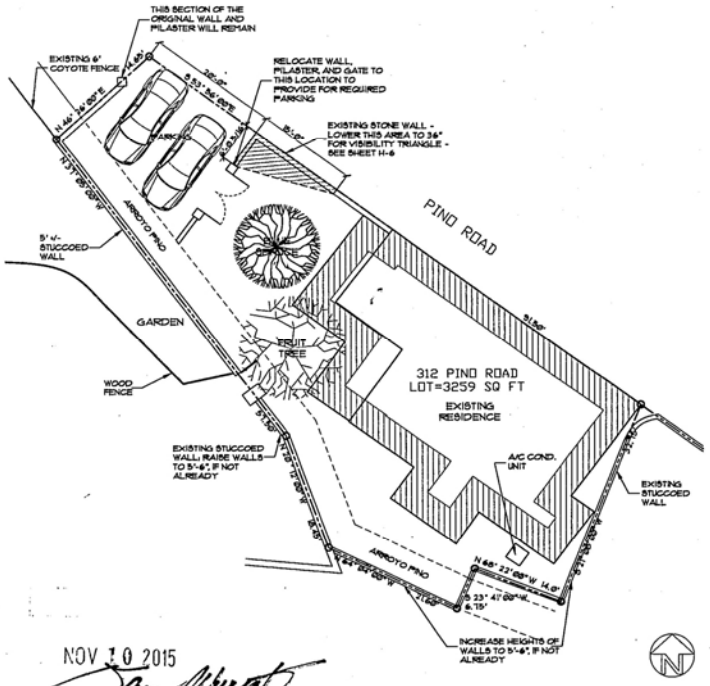
7. ROOF:
   A. MANUFACTURER: METAL SALES
   B. TYPE: STANDING SEAM
   C. COLOR: GALVANIZED



EXISTING SITE PLAN

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



NOV 10 2015

PROPOSED SITE PLAN

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

Jay Jay Shapiro architect
Santa Fe, NM 505.699.6161

A REMODEL FOR LINDA ARAGON
312 PINO ROAD
SANTA FE, NM 87501

SITE PLANS
DATE: NOVEMBER 05, 2015
DRAWN BY: Rudy DelGado
APPROVED: JJS

JAY JAY SHAPIRO NO. 2553 REGISTERED ARCHITECT STATE OF NEW MEXICO

H-2

0 5 10 15 20 25 30 35 40

GENERAL NOTES:

1. THIS PROJECT IS A REMODEL OF AN EXISTING RESIDENTIAL STRUCTURE. THE SCOPE OF WORK IS TO REMOVE AND REBUILD THE PORTAL, REMOVE A WINDOW ON THE SW CORNER OF THE EXISTING KITCHEN, REMOVE 2 ALUMINUM SLIDER WINDOWS IN THE EXISTING LAUNDRY ROOM, REPLACE ALL REMAINING WINDOWS WITH NEW CLADWOOD SDL WINDOWS, LOWER THE LIVING ROOM FLOOR APPROXIMATELY 18", LOWER THE PORTAL SLAB APPROXIMATELY 18", RE-ROOF THE ENTIRE STRUCTURE, RE-STUCCO THE ENTIRE STRUCTURE, RAISE SOME PERIMETER WALLS TO 5'-6", RECONFIGURE A YARDWALL AND GATE TO ALLOW FOR PARKING, AND REMODEL THE INTERIOR OF THE HOME.

2. WINDOWS: REPLACE WINDOWS WITH PELLA ARCHITECT SERIES 850 CLADWOOD SDL, LOW-E IG WITH ARGON.
   A. U-FACTOR - 0.30
   B. SHGC - 0.44
   C. VLT % = 50
   D. CONDENSATION RESISTANCE = 61
   B. COLOR: WHITE

3. EXTERIOR METAL TRIM, GUTTERS, DOWNSPOUTS, AND ROOF APERTENANCE SHALL BE PAINTED TO MATCH STUCCO COLOR.

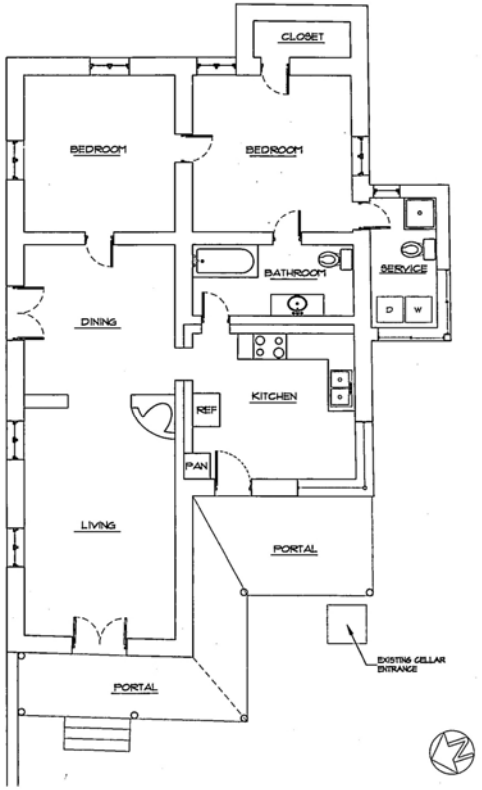
4. EXTERIOR WOOD:
   A. PORTAL: SAND ALL WOOD, PRIME, AND PAINT.
      1) COLOR: WHITE
   B. TRIM: SAND ALL WOOD, PRIME AND PAINT.
      1) COLOR: WHITE

5. EXTERIOR WOOD DOORS: RESTORE DOORS TO OPERABLE CONDITION AND REPLACE GLASS AS NECESSARY; REPAINT TO MATCH EXISTING COLOR.
   A. COLOR: WHITE

6. STUCCO:
   A. MANUFACTURER: EL REY
   B. TYPE: PREMIUM STUCCO FINISH ON FASTWALL 100 FIBER-REINFORCED ONE COAT STUCCO BASE ON 20 GAUGE STUCCO WIRE ON 2 LAYERS GRADE 'D' ASPHALT-SATURATED KRAFT PAPER.
   C. COLOR: PALOMINO

7. ROOF:
   A. MANUFACTURER: METAL SALES
   B. TYPE: STANDING SEAM
   C. COLOR: GALVANIZED

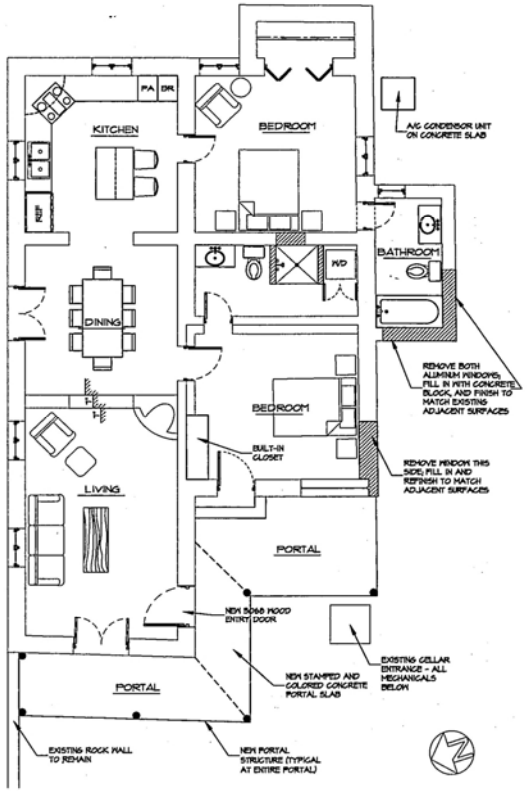
NOV 10 2015



EXISTING FLOOR PLAN

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

NOV 10 2015



PROPOSED FLOOR PLAN

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

Jay Jay Shapiro architect
Santa Fe, NM 505.699.6161

A REMODEL FOR
LINDA ARAGON
312 PINO ROAD
SANTA FE, NM 87501

FLOOR PLANS
DATE: NOVEMBER 05, 2015
DRAWN BY: Rudy DelGado
APPROVED: JJS

STATE OF NEW MEXICO
JAY JAY SHAPIRO
NO. 2550
REGISTERED ARCHITECT

H-3

0 5 10 15 20 25 30 35 40

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NOV 10 2015

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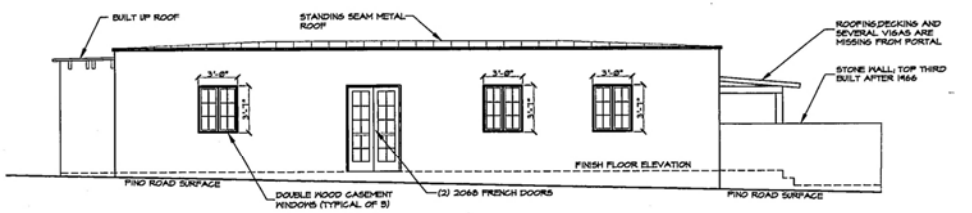
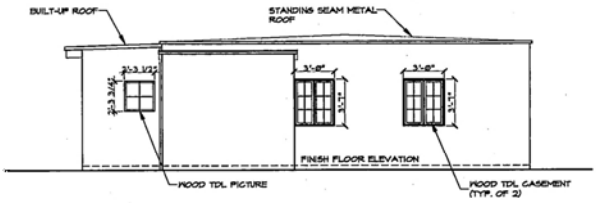


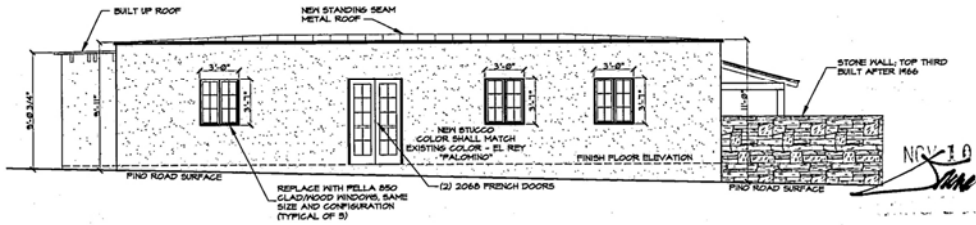
EXISTING NORTH ELEVATION

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



EXISTING EAST ELEVATION

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



NOV 10 2015

PROPOSED NORTH ELEVATION

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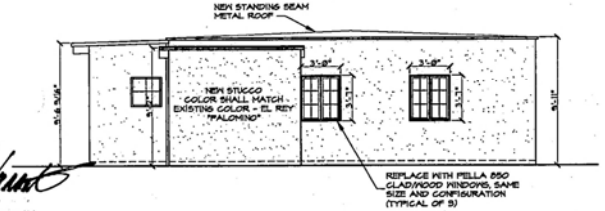

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Jay Jay Shapiro architect
Santa Fe, NM 505.699.6161

A REMODEL FOR LINDA ARAGON
312 PINO ROAD
SANTA FE, NM 87501

ELEVATIONS
DATE:NOVEMBER 05, 2015
DRAWN BY: Rudy DelGado
APPROVED: JJS

STATE OF NEW MEXICO
JAY JAY SHAPIRO
NO. 2558
REGISTERED ARCHITECT

H-4

0 5 10 15 20 25 30 35 40

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NOV 10 2015

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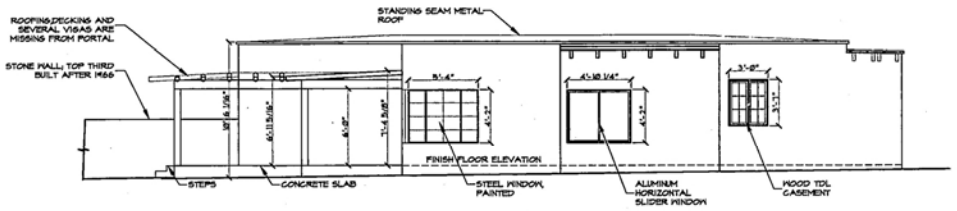
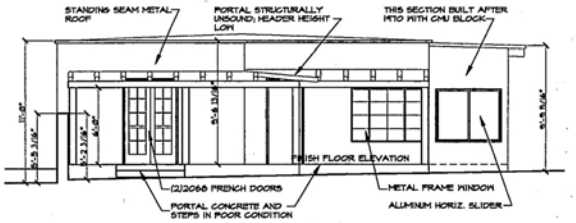


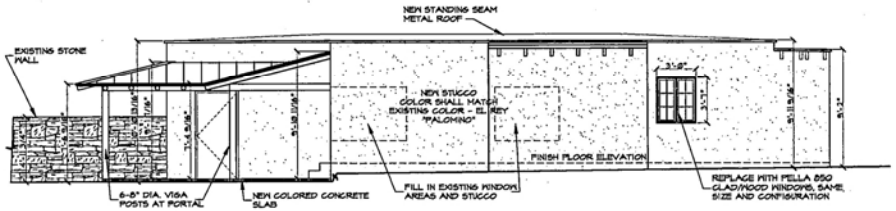
EXISTING SOUTH ELEVATION

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



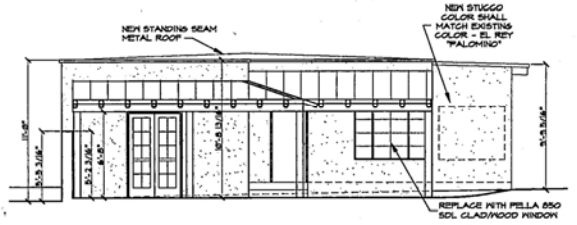
EXISTING WEST ELEVATION

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



PROPOSED SOUTH ELEVATION

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



PROPOSED WEST ELEVATION

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

NOV 10 2015

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Santa Fe, NM 505.699.6161

A REMODEL FOR
LINDA ARAGON
312 PINO ROAD
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ELEVATIONS
DATE: NOVEMBER 05, 2015
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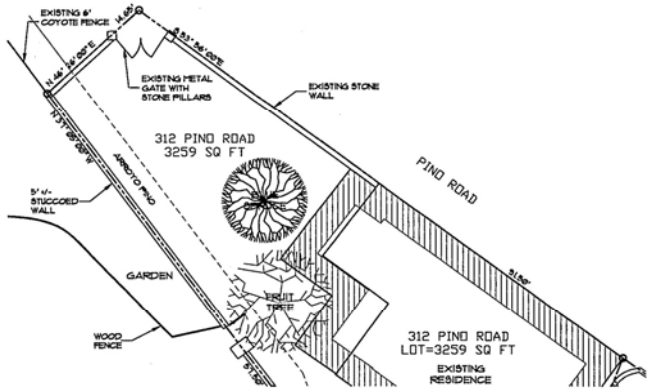
APPROVED: JJS

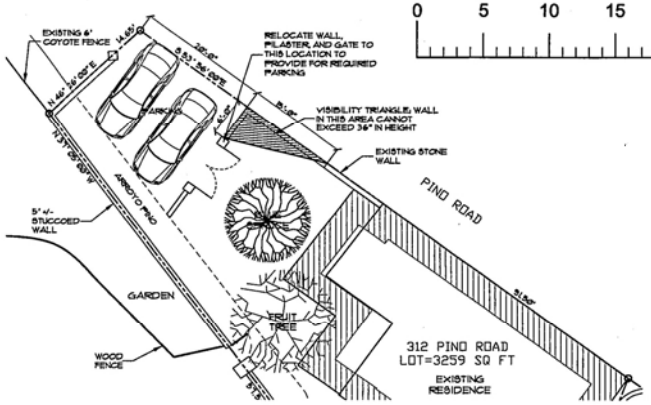
STATE OF NEW MEXICO
JAY JAY SHAPIRO
NO. 8588
REGISTERED ARCHITECT

H-5



YARD WALL AREA

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



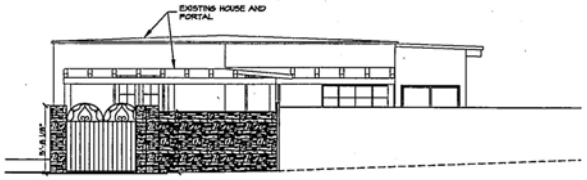
YARD WALL AREA

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



EXISTING NORTH ELEVATION

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



EXISTING WEST ELEVATION

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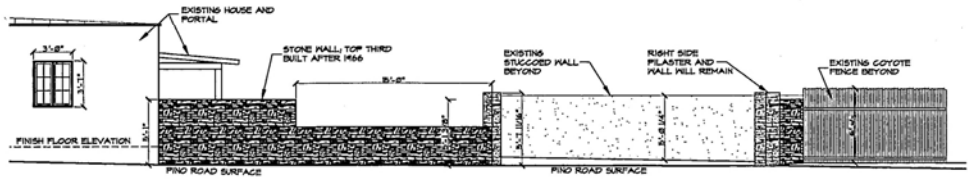
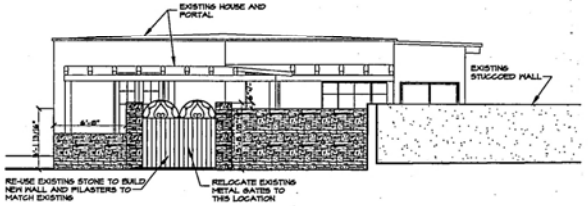


PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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

NOV 10 2015

0 5 10 15 20 25 30 35 40

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0 5 10 15 20 25 30 35 40

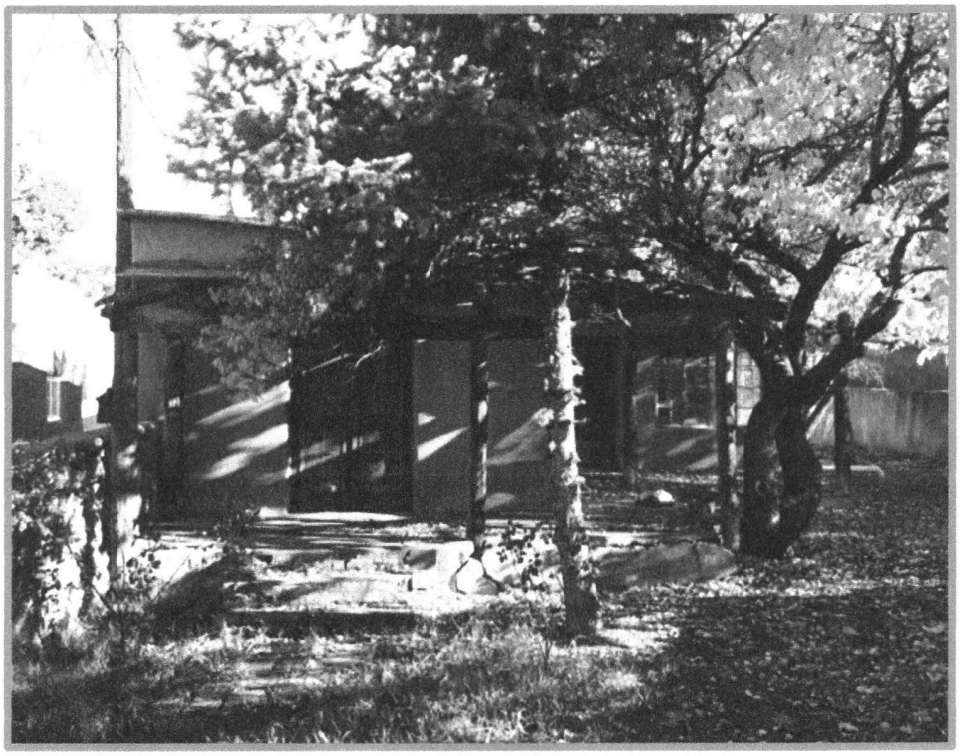
Jay Jay Shapiro architect
Santa Fe, NM 505.699.6161

A REMODEL FOR
LINDA ARAGON
312 PINO ROAD
SANTA FE, NM 87501

YARD WALL
DATE: NOVEMBER 05, 2015
DRAWN BY: Rudy DelGado
APPROVED: JJS

STATE OF NEW MEXICO
JAY JAY SHAPIRO
NO. 2558
REGISTERED ARCHITECT

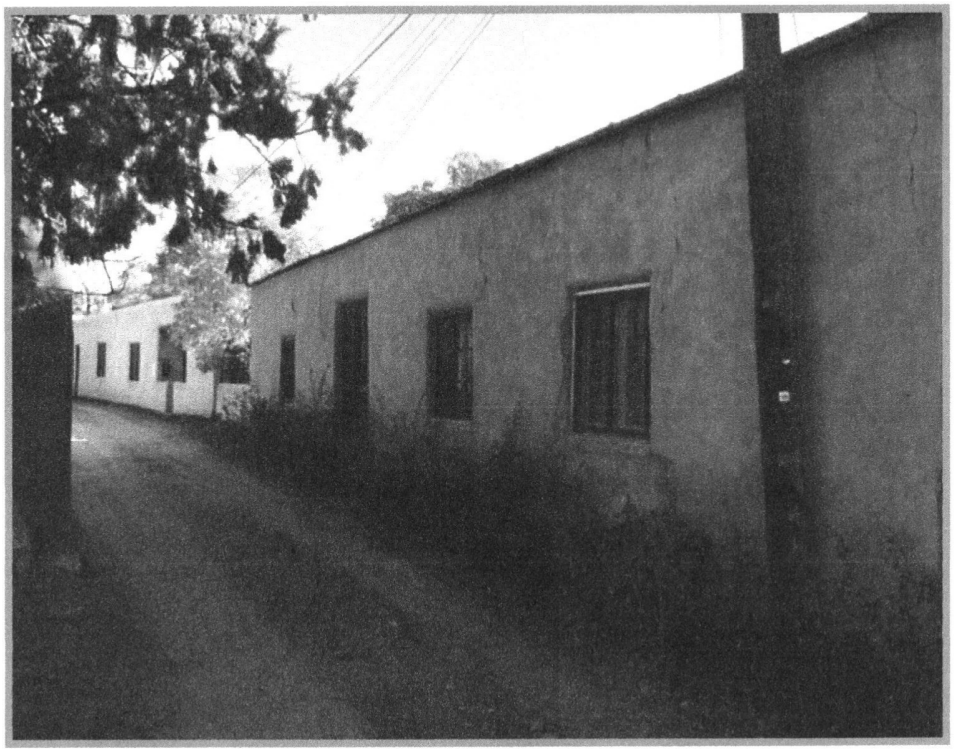
H-6



West elevation, showing entry door into Living area at left, and door into Kitchen at right. Immediately to the left of the building is Pino Road.



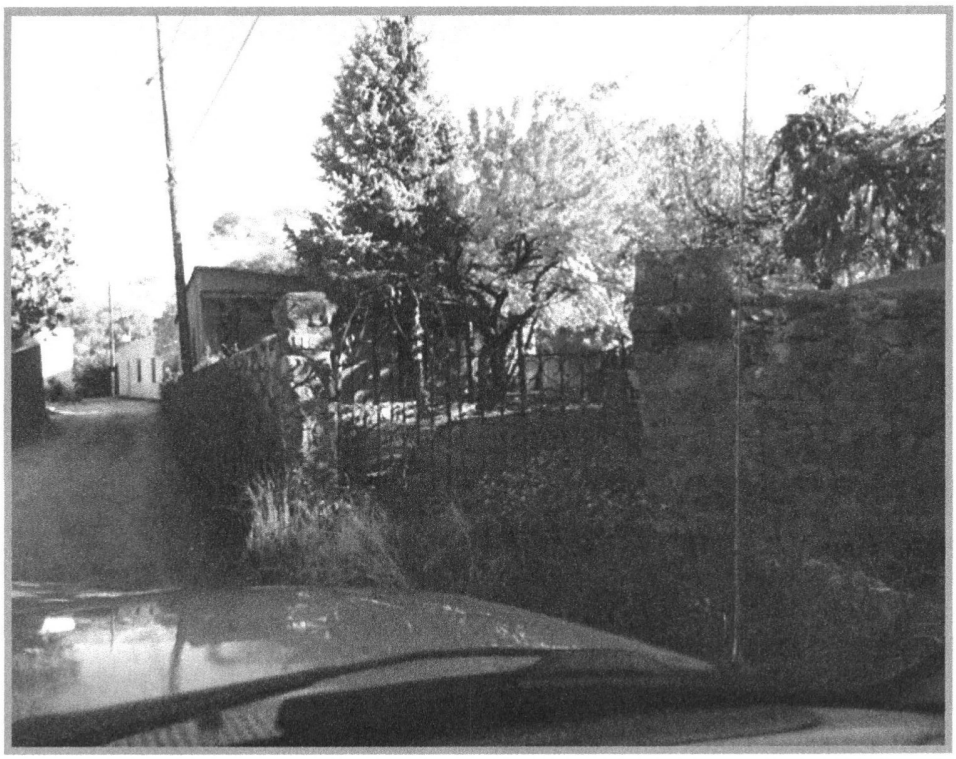
This is a closer picture of the Kitchen entry, particularly showing the shape that the portal is in.



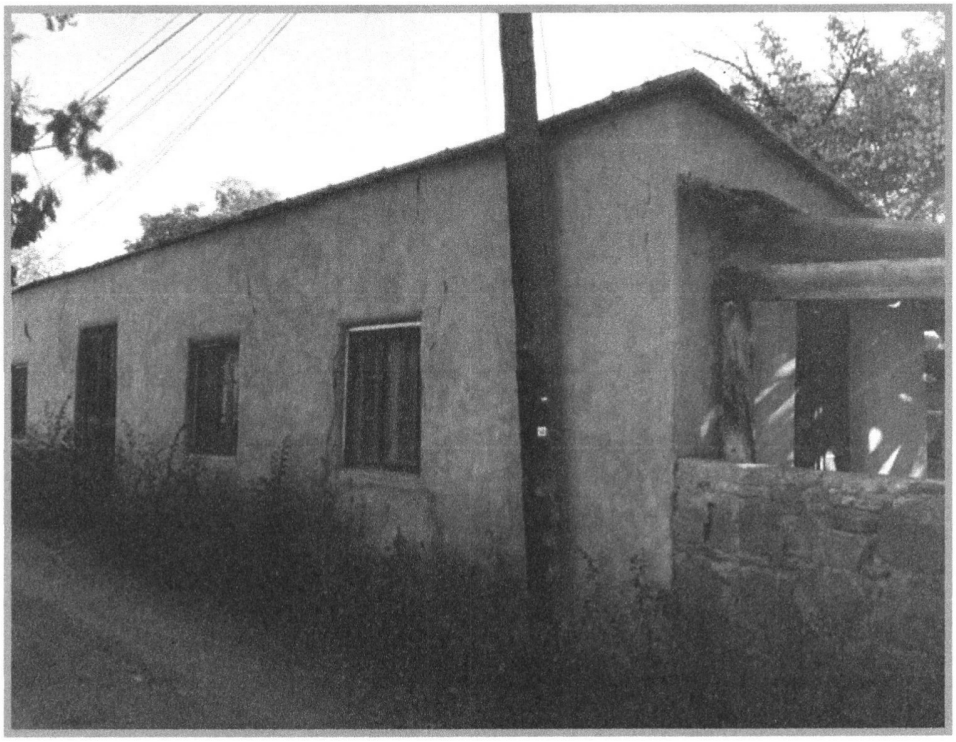
This is a continuation of the North elevation, along Pino Road.



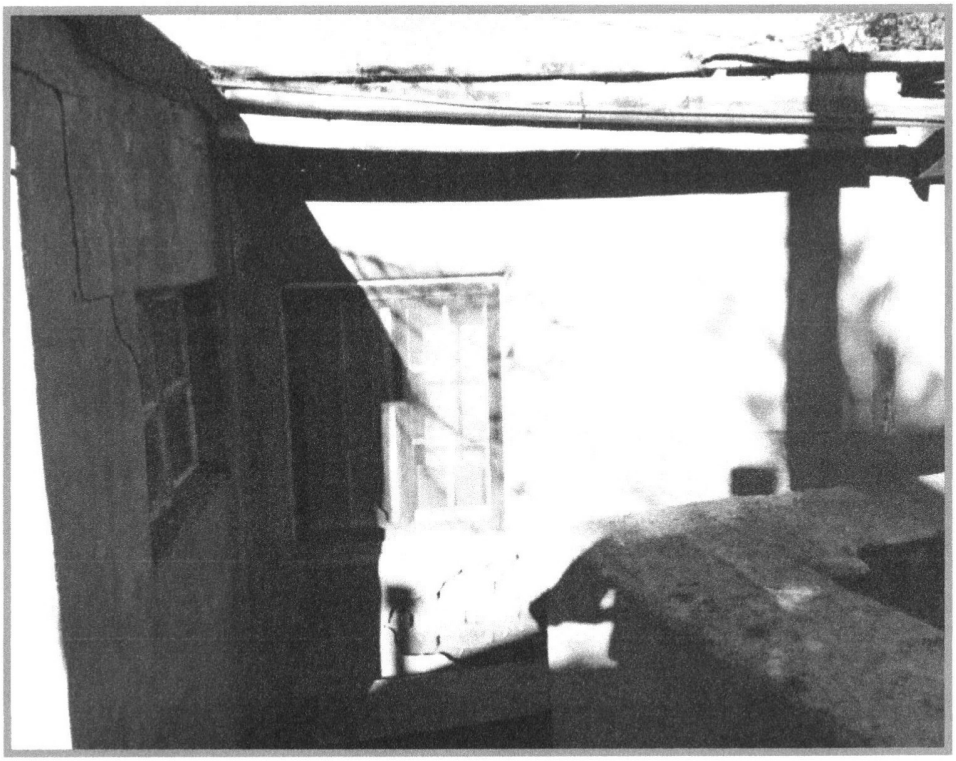
This is the northeast elevation of the house, the corner of the house being on the northeast property corner.



This elevation is from the southwest corner of the property, as you enter from Pino Road.



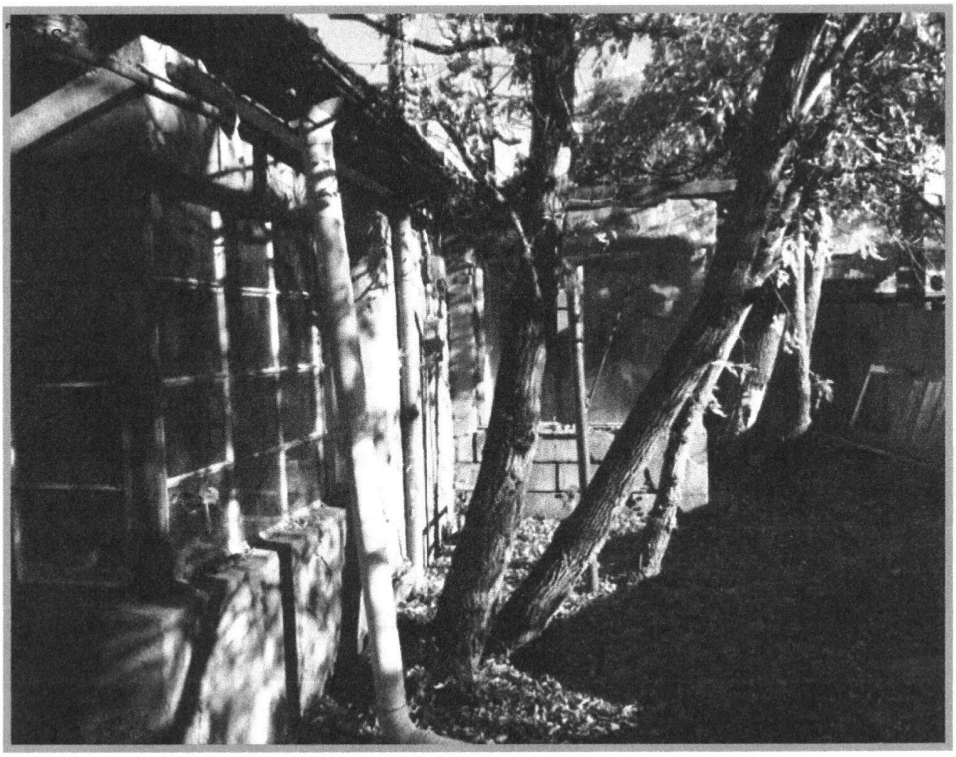
This is the north elevation of the house, this being the northwest corner. It is adjacent to Pino Road, shown at bottom left.



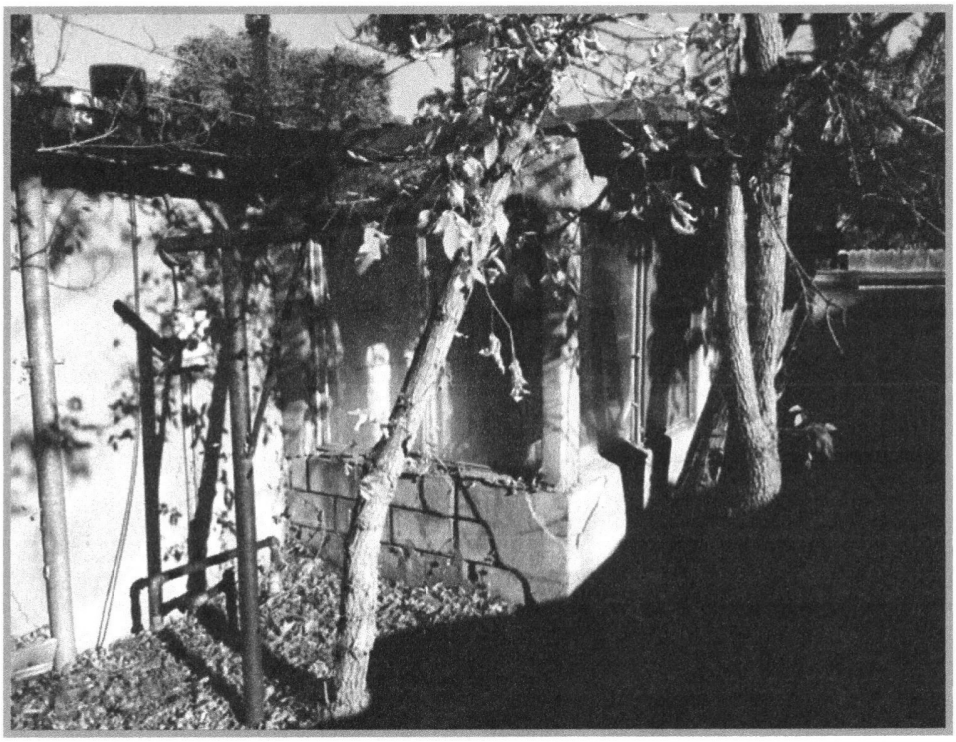
Continuing eastward along the southern side of the house, to the right is the back side of the Laundry Room. The window straight back is for the southeast bedroom.



This is the southeast corner of the house. The block wall encompasses the southerly boundary, and is approximately between 5'-6' tall.



This elevation is located at the south side of the house. The block addition toward the back houses the laundry room. The windows on this are aluminum horizontal slider windows.



This picture shows the Laundry Room more clearly.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: NOV 09 2015

Property Owner of Record: LINDA ARAGON

Applicant/Agent Name: JAY JAY SHAPIRO

Contact Person Phone Number: 505 699-6261

Site Address: 312 PINO RD

Proposed Construction Description: REMODEL

TOTAL ROOF AREA:

Zoning District: RC-8

Overlay: ☐ ~~Escarpment~~ N/A
☐ ~~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: 45% no expansion on existing house
☐ Open Space Required: _____

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

Height: Proposed 14'
Maximum Height: 16' or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 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.

JAY JAY SHAPIRO [☐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 NOV 09 2015

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: Traffic Engineering per Ladd Lucero, approved site triangle (see attached).

REVIEWER: _____ **DATE:** 11/10/15

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

City of Santa Fe, New Mexico

memo

DATE: December 8, 2015

TO: Historic Districts Review Board Members

VIA: David Rasch, Supervising Planner in Historic Preservation

FROM: Donna Wynant, Senior Planner Assisting in Historic Preservation DW.

CASE #H-15-109B

ADDRESS: 312 Pino Road
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_X_ Case Synopsis	_X_ Proposal Letter
_X_ District Standards & Yard wall & fence standards.	____ Vicinity Map
_X_ Historic Inventory Form	_X_ Site Plan/Floor Plan
_X_ Zoning Review Sheet	_X_ Elevations
____ Other:	_X_ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends postponement or denial of this application since the windows and portals on the primary elevations are being replaced and no window or portal assessment was provided and no exception was requested as part of this application.

BACKGROUND & SUMMARY:

312 Pino Road is a 1,230 square foot single-family residential structure that was constructed by 1928 in the Spanish Pueblo Revival Style. It is listed as contributing to the Downtown and Eastside Historic District. The primary elevations are designated in the previous case.

The applicant proposes to remodel the property with the following items:

1. Remove and rebuild the portal. (No assessment regarding the removal of historic materials has been made and no exception has been requested.)
2. Replace all remaining windows with new clad/wood SDL windows. (No assessment regarding the removal of historic materials has been made and no exception has been requested.)
3. Remove a window on the SW corner of the existing kitchen
4. Remove 2 aluminum slider windows in the existing laundry room
5. Lower the portal slab approximately 16"
6. Re-stucco the entire structure with El Rey cementitious "Palamino" color
7. Raise some perimeter walls to 5'6"
8. Reconfigure a yardwall and gate to allow for a 2 parking spaces
   (Based on further review by staff, the proposed remodel of the home does not result in an intensification of the structure per §14-10.3(A), and is therefore considered nonconforming and "grandfathered" in with the current configuration. The minimum 2 on-site parking spaces are therefore not required as stated on the PZR form and the site visibility triangle is not required. Consequently no changes to the height of the wall or an enlargement of the opening via the gated entrance is required).
9. Uncover and repair the acequia (Arroyo Pino) located on the property

To reduce the height of the stone wall, the 6 criteria as listed in §14-5.2(C)(5)must considered as follows:

(5) Exceptions

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

Applicant Response: The existing stone wall will not just be removed, but relocated, utilizing the same stone, in the same configuration and height. The existing entry gates will also be relocated to the new wall location.

Staff Response: Chapter 14 defines the streetscape as:
"The visual character of a street or section of a street as defined by topography; the pattern of structures and open space; building and wall setbacks; street design; architectural design; and heights, widths and proportions of structures, fixtures and graphics."

The wall currently provides a sense of enclosure to the narrow Pino Road and privacy to the subject property. The reconfigured wall consisting of the same gate and stones taken from existing north 35 feet of the wall along Pino Road will continue the rustic appearance along this narrow gravel street but will change the character of the streetscape by substantially changing the configuration of the historic wall and gate along the street.

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

Applicant Response: Ms Linda Aragon, the owner of the property, has been physically ill for some time, and needs a location to be able to park, near her home, getting as close to her entry as possible. This is the only feasible option to provide her with this ability.

Staff Response: The applicant has provided a reasonable solution in providing parking for the property for the owner and any future owner. However, as staff has found, the gated entry as it currently exists, though tight, does allows for vehicle entry into the property providing for the needed parking on-site.

(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: This design does not impair any adjacent properties, or the inability of adjacent residents to continue to reside here. On the contrary, this allows for parking on the subject property, and out of the plain of Pino Road, which is already narrow enough.

Staff Response: Staff believes that no changes to the wall and gate are necessary to allow for vehicle entry to the site.

(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: Presently, this residence does not have any parking. City of Santa Fe Land Use requires onsite parking for residential units. This design provides for necessary and needed parking for Ms. Aragon.

Staff Response: The property is completely enclosed by walls, except for a gated entry. Staff found that the gated entrance is just barely wide enough (7 ½ feet wide) to allow for vehicle entry and parking on-site. Once the acequia is opened up (i.e. uncovered), some type of vehicle stop (e.g. wheel stop/bumper block) will be needed to prevent falling into the acequia).

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

Applicant Response: It appears, through plats of surveys done as early as 1956, that a parking area was never provided for. In today's society, and required codes, parking has become a necessity, and therefore provided for with this design.

Staff Response: Staff agrees that parking is a necessity, but can be provided on site with the current configuration of the wall and gated entry.

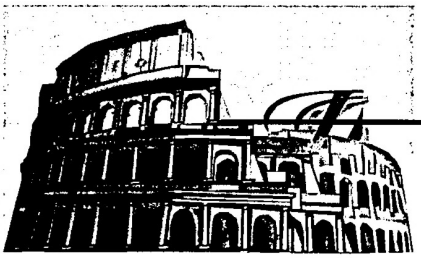
(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

Applicant Response: The beauty of the stone wall and gate will not be impaired, as we will reuse, and relocate, this stone wall and steel gate, to keep the beauty of the wall and gate integral with the site design.

Staff Response: The qualities to be preserved, as stated in Subsection 14-5.2(A)(1) include:

(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.

The parking spaces at the north end of the property as shown on the proposed site plan provides for convenient and accessible parking. However, as staff has found, the gated entry does allow for 2 tandem parking spaces on site.



ARCHITECT

architecture – planning – management

November 09, 2015

Jay Jay Shapiro, Architect
90 Leaping Powder Road
Santa Fe, NM 87508

David Rasch
Historical Review
City of Santa Fe, NM

Re: A renovation to 312 Pino Road

Dear Mr. Rasch,

We are requesting approval to restore and remodel a residential structure at 312 Pino Road. Presently, the structure is in desperate need of repair throughout. The structure, generally, has not been kept, as the owner has not resided in the house for several years.

The portal, which wraps the western side of the home, has been dismantled in many places, and is unsafe. The header beam for the portal is traditionally low, being only 6' from the portal floor. Although it has a metal standing seam roof, the structure has many leaks, which have gone unrepaired, and have since caused a lot of damage, with the brunt of the damage to the Kitchen walls and floor system. Most of the existing windows and French doors seem to be in fair shape, but are in need of restoration or replacement, and because there have been some additions over the years, there are several types of windows, some of which are inexpensive aluminum slider windows, manufactured in 1981.

The general scope of work we are requesting be made is as follows:

- SITE WORK:
  - Uncover, and repair the acequia (Arroyo Pino) that is on the property;
  - Relocate the metal gate, and a portion of the rock wall, in order to provide for required parking;
  - Install gravel for parking area;
  - Provide outdoor living space by restoring the yards via the installation of vegetation and other softscape and hardscape;
  - Raise yard walls to 5'-6" height, if not already above this height.

- STRUCTURE WORK:
  - Remove the portal in its entirety, and rebuild it in the same configuration as is originally designed, allowing for adequate head room, according to current codes; replace the round columns with square columns;
  - Install a 3' wide entry door on the south side of the portal, adjacent to the Living Room;
  - Remove one (1) aluminum horizontal sliding window at the south side of the structure, in the current Utility Room, and fill in;
  - Replace one (1) aluminum horizontal sliding window in the utility room with a clad/wood, SDL window;
  - Remove one (1) steel window on the southwest corner of the existing Kitchen, and fill in the wall;
  - Replace all remaining windows with clad/wood SDL windows, in the same configuration and size as the existing;
  - Raise two windows in the proposed Kitchen 13" to clear countertops;
  - Raise two windows in the southeast Bedroom 13" to normal head height;
  - Restore both existing French door units;
  - Remodel the northeast Bedroom into a Kitchen;
  - Remodel the southwest Kitchen into a Bedroom;
  - Remodel the existing Utility Room into a Bathroom only and move laundry room to a new room adjacent to the existing Kitchen and Dining room;
  - Remodel the existing second Bathroom, located in the center of the home;
  - Refinish all interior and exterior walls, floors;

Jay Jay Shapiro, Architect 90 Leaping Powder Rd., Santa Fe, New Mexico 87508 **P** 505.699.6161 **E** 1940archi@gmail.com

- Repair the existing roofs, or replace in like kind and color;

Exterior Specifications shall be as follows:

- Windows and exterior doors finish colors shall be white;
- Stucco color shall be Palomino, by El Rey Stucco, in order to match as closely as possible the original color;
- Exposed wood, including beams, columns, vigas, and any trim, will be painted to match the windows and doors, utilizing an exterior grade paint; finish color shall be white.

Jay Jay Shapiro, Architect 90 Leaping Powder Rd., Santa Fe, New Mexico 87508 P 505.699.6161 E 1940archi@gmail.com

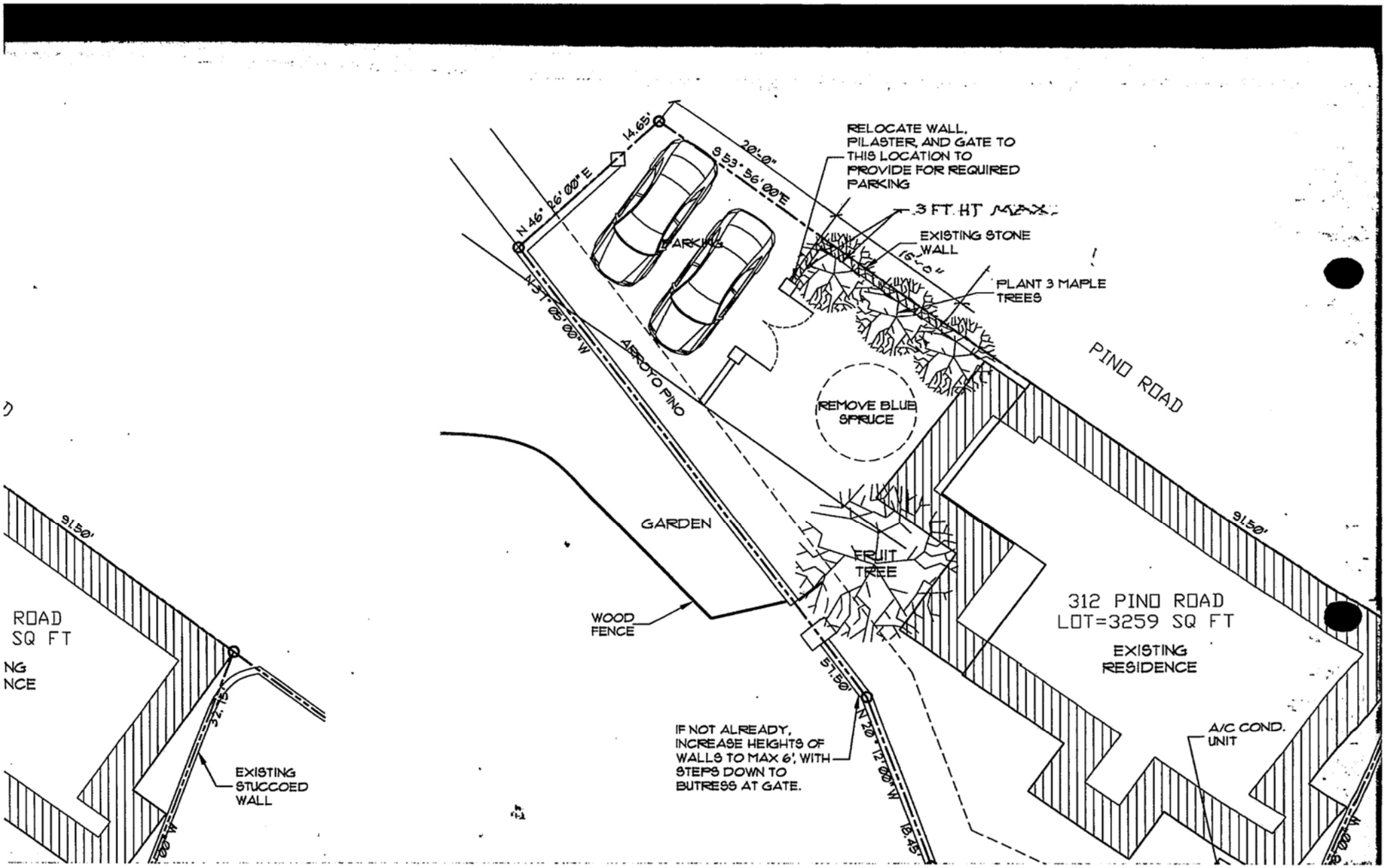
WYNANT, DONNA J.

From: LUCERO, LADD L.
Sent: Tuesday, November 10, 2015 2:31 PM
To: WYNANT, DONNA J.
Cc: RASCH, DAVID A.; TRUJILLO, RICHARD A.
Subject: Sight Distance
Attachments: Site plan 312 Pino Rd..pdf

Donna,

I have reviewed and approved the sight distance for the proposed wall at 312 Pino Rd. for Mr. Jay Shapiro per the attached drawing. If you have any questions please call or email me. Thank You.

Ladd Lucero
Traffic Engineering Division
Public Works Department
City of Santa Fe
Phone: 505-955-6637


RELOCATE WALL, PILASTER, AND GATE TO THIS LOCATION TO PROVIDE FOR REQUIRED PARKING
3 FT. HT MAX.
EXISTING STONE WALL
16'-0"
PLANT 3 MAPLE TREES
PINO ROAD
PARKING
14.65'
20'-0"
S 53° 56' 00" E
N 46° 26' 00" E
N 37° 05' 00" W
ARROYO PINO
REMOVE BLUE SPRUCE
GARDEN
FRUIT TREE
WOOD FENCE
312 PINO ROAD
LOT=3259 SQ FT
EXISTING RESIDENCE
91.50'
51.50'
N 20° 12' 00" W
18.45'
A/C COND. UNIT
IF NOT ALREADY, INCREASE HEIGHTS OF WALLS TO MAX 6', WITH STEPS DOWN TO BUTRESS AT GATE.
EXISTING STUCCOED WALL
ROAD
SQ FT
NG
NCE

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

Goldstein Residence
312 Pino Road
October 15, 2024
Downtown/Eastside Historic District, Contributing status

EXISTING CONDITIONS:

Constructed before 1935, the Rosina Hernández O'Dell House is a simple adobe structure shoehorned into a tight space between an acequia and an angled lane. The house hugs Pino Road with no front yard. The building has a porch across its west façade. Additions to the rest of the building arrived in the 1970s, and it appears most of the windows were removed and replaced in the 1990s and 2000s. The long, plain façade on Pino Road holds the most integrity. While its windows and door have been replaced, it is free of additions, and the façade communicates the home's historic design and context. See attached Historic Cultural Properties Inventory by John Murphy, dated June 7, 2024, and see Historic Assessment Window Report by Ra N. Patterson, dated February 19, 2024.

PROPOSED CONSTRUCTION:

North side of house:

- Replacement of three non-historic wood frame existing casement windows with identical lite grid and double pane glass.
- Replacement of existing non-historic French door set with the identical lite grid and double pane glass.
- Addition of custom designed iron security rail to span lower exterior of French doors.

See attached Exceptions for Replacement of the door and windows on this Primary Façade.

West side of house:

- Replacment of existing French doors to lower sill, for safety and seamless access from living room to outdoor living space, with identical lite grid and double pane glass.

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1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

- Replace existing steel frame window on southwest corner of house with new double pane unit for better airtightness and security. Maintain existing lite grid and corner wrap configuration.
- Relocate cellar access trap door from outside on west portal to inside in front room (office/spare bedroom) for easier access.

See attached Exceptions for Replacement of the windows on this Primary Façade.

South side of house:

- Addition of Santa Fe style painted wood screen around existing meters in the pea gravel area up against the house, to be painted white to match the trim on the house.
- Replacement of existing window at the master bedroom with a metal door painted to match the stucco.

East side of house:

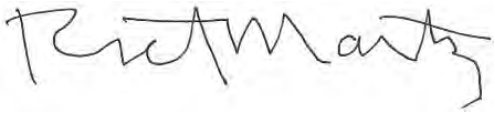
- Location of compressor for mini split cooling system. Line concealing feature for adobe walls to lead from compressor to split locations.

The new windows and doors will be painted white to match the existing windows and doors.

The new stucco will match the existing stucco.

All City of Santa Fe building codes and zoning regulations will be met.

Sincerely,



Richard Martinez
Martinez Architecture Studio PC

312 Pino Road

Applicant's Response to Exception Criteria
Replacement of a Historic Window on a Primary Façade

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 to remove and replace in-kind a historic steel casement window on a primary facade of the contributing single-family home. (§14.5.2(D)(5)(a)(i)): for primary facades, "historic windows shall be repaired or restored wherever possible.")

Existing: Ra Patterson's Window and Door Assessment describes the 1960's white-painted steel casement window extending to the ground on the southwest façade corner ("Window A") as historic and being in satisfactory condition, given its age. The single-pane divided lite 70" x 50" casement unit has 4 x 4 panes facing west and 1 x 4 panes facing south.

Proposed: The proposal would replace the historic steel casement window with a new double pane unit for better airtightness and security. The proposed unit would have a historically true lite grid, the same corner wrap configuration and same color.

(1) Do not damage the character of the district.

Response: The existing 1960's steel casement window unit is not characteristic of the two styles that define the Downtown and Eastside Historic District: Old Santa Fe or Recent Santa Fe style. The replacement casement unit would match the existing in material, lite pattern and color and the appearance of the window would not affect the character of the district compared to the existing condition. Replacement of the casement unit would help extend the lifespan of the building, which would benefit the district.

(2) Are required to prevent hardship to the applicant or an injury to the public welfare;

Response: The applicant desires to replace the single-pane casement unit because of its single-pane construction and inoperability. While Ra Patterson's window assessment indicates the window materials are in satisfactory condition for its age, the assessment does not take into account that the window cannot be opened. The single-pane steel casement corner unit allows cold air and moisture in and is a burden on the occupant of the residence, particularly given that the window is adjacent to a bedroom and occupies two facades. While not failing, the steel window is 60+ years old and is nearing the end of its lifespan, allowing cold and moisture to enter the house and to adversely affect the condition of the window and surrounding portions of the building.

The applicant desires to replace the casement window as part of her efforts to maintain the contributing home as a viable part of the historic district without changing the appearance of the primary west facade. Denying the exception would preclude the applicant's efforts, to her detriment, and result in the continued deterioration of the windows, ultimately injuring the condition of the home and 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 applicant considered retaining the steel casement window and adding a second pane, but that is not feasible given the manner in which the casement unit was constructed. Adding storm windows would detract from the historic appearance of the façade and is not practical. The applicant also considered different styles of corner windows, and decided on the proposed replacement in-kind as the preferable method of achieving her objectives of enhancing the livability of the house and its lifespan while maintaining the historic appearance of the primary west façade.

312 Pino Road

Applicants' Response to Exception Criteria
Removal of Historical Material from 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 to remove historic material in conjunction with replacing three non-historic windows on the primary north façade. (§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."

Existing: Ra Patterson's Window and Door Assessment indicates that three non-historic (1986) wood frame true divided lite double pane casement windows exist on the primary north façade. The windows are each about 3' x 3.5' in size.

Proposed: The proposal would replace the three non-historic windows on the north façade. The three windows on the north façade would be replaced with historically true lite grid and wood frames with true divided lite double pane glass.

Staff determined based on communication with the applicant's representative that replacement of the three non-historic windows, while not requiring an exception for the replacement, would necessarily involve removal of historic material, requiring the exception addressed above. Specifically, the historic window bucks would need to be replaced in order for the new windows to fit into the existing openings and function properly. The existing bucks are rotted and out of square. This exception is limited to removal and replacement of the historic window bucks.

(1) Do not damage the character of the district.

Response: The exception criteria address the removal of historic materials that embody the contributing status. Replacement of the bucks and would not alter the character of the structure, as they would be painted to match the existing. Also, the bucks do not embody to a material degree the character of the home with respect to the qualities that make it contributing. The appearance of the primary north facade would not change in a manner or extent that is perceptible, let alone damaging to the character of the district.

(2) Are required to prevent hardship to the applicant or an injury to the public welfare;

Response: The applicant desires to replace three non-historic windows on the north facade, which does not require an exception. While not failing, these single pane windows are 30+ years old and are nearing the end of their lifespan, allowing cold and moisture to enter the house and to adversely affect the condition of the windows and

surrounding portions of the building. Given their condition, replacement of the bucks is a necessary part of the window replacement, as they cannot be repaired.

The applicant desires to replace the windows as part of her efforts to maintain the contributing home as a viable part of the historic district without altering the appearance of the primary north facade. Denying the exception would preclude the applicant's efforts, to the detriment of the window condition, and would result in the continued deterioration of the windows, ultimately injuring the public welfare given that the north façade is immediately adjacent to the street.

(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: As to the proposed replacement of the three non-historic windows (and necessary removal of historic material), the applicant considered retaining the windows, but is not prepared to do so given their single-pane construction and diminished condition. Retaining the existing windows would put off their eventual need for replacement given their condition and in the meantime, the livability of the home would continue to suffer. The applicant also considered other window designs and rejected them in favor of maintaining windows with the existing materials and true divided-lite patterns in an effort to preserve the existing appearance of the primary north façade. The need for removal and replacement of the window bucks is not a design choice and the materials and appearance of the new bucks will match as closely as possible the existing.

312 Pino Road

Applicant's Response to Exception Criteria
Addition to Primary Facade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicant's responses to each criterion as they relate to the request to add a safety screen spanning the lower portion of the entry door on the primary north façade. (§14.5.2(D)(2)(c)): "Additions are not permitted to primary facades.")

Existing: The existing non-historic double hung in-swinging door on the primary north façade opens directly onto Pino Road. John Murphey's HCPI notes that entry steps probably existed and were removed to make way for passage of larger vehicles. The door is not used and the primary entry to the home is on the west façade.

Proposed: The proposal would add an iron screen/security rail in front of the door spanning the door and rising about 3-feet from the bottom of the door. The screen would allow for the door to be opened, providing ventilation, while precluding access through the door.

(1) Do not damage the character of the district.

Response: The proposed screen at the bottom of the door is a Meem-inspired design intended to complement the existing design of the north facade. There are existing elements on doors facing Pino Road, including full screen/security doors. The partial screen would be less impactful than existing commercial door elements along the road and the 4-foot by 3-foot screen 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 door is not used, as there are no entry steps and the door enters directly onto the street. Using the door would constitute a safety hazard. The Applicant desires to avoid putting visitors and occupants in harm's way and to avoid the potential of vehicle conflicts, while maintaining the existing non-historic door on the primary north façade. The proposed solution is an effective means of avoiding these longstanding issues going forward for the benefit of residents and visitors to the home and drivers of vehicles on Pino Road.

(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 considered other options for providing security for the door opening onto the street. The door cannot be removed given that it is on a primary façade. A full screen door would require the same exception. The screen spanning the

lower portion of the door is the least intrusive means of providing safety at this challenging location while allowing use of the existing opening for ventilation.

A REMODEL FOR LINDA ARAGON
312 PINO ROAD

Santa Fe, NM 87501

PROJECT INFORMATION

AUTHORITY:
- 2009 INTERNATIONAL RESIDENTIAL CODE
- 2009 NM RESIDENTIAL BUILDING CODE
- 2009 NM ENERGY CONSERVATION CODE
- 2009 NM EXISTING BUILDING CODE
- 2009 NM PLUMBING CODE
- 2009 NM MECHANICAL CODE
- 2011 NM ELECTRICAL CODE
- 2007 NM ELECTRICAL SAFETY CODE

DRAWING INDEX

A-1	PROJECT INFORMATION, GENERAL NOTES, VICINITY MAP, INDEX
A-2	EXISTING AND PROPOSED SITE PLANS, EXISTING AND PROPOSED YARD WALL ELEVATIONS
A-3	FOUNDATION PLAN, EXISTING FLOOR PLAN/DEMOLITION PLAN, PROPOSED FLOOR PLAN
A-4	EXTERIOR ELEVATIONS, WINDOW DETAIL, NOTES
A-5	EXTERIOR ELEVATIONS, NOTES
A-6	REFLECTED CEILING/FRAMING, FLOOR FINISH PLAN, WALL SECTIONS
A-7	POWER, LIGHTING, AND HEATING PLANS, NOTES

AREA SQUARE FOOTAGES

EXISTING HEATED	1230 SQ FT
EXISTING PORTALS	210 SQ FT
TOTAL AREA UNDER ROOF	1440 SQ FT
LOT SQUARE FOOTAGE	3354 SQ FT
PERCENT OF COVERAGE	43 %
PROPOSED HEATED AREA	0 SQ FT
INCREASE IN ROOF AREA	0 SQ FT

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATE IN WARD NO. 1 OF THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, BOUNDED ON THE NORTH BY PINO ROAD, ON THE SOUTH BY THE SOUTHERLY LINE OF ARROYO PINO, ON THE EAST BY PROPERTY OF TERESITA E. HERRERA, ON THE WEST BY ARROYO PINO AND PROPERTY OF MIQUELITA SENA HERNANDEZ, RECORDED AS DOCUMENT 213,806 ON MARCH 1, 1955, IN BOOK 115 OF THE RECORDS OF SANTA FE COUNTY, NM, AND WITH THE PHYSICAL ADDRESS OF 312 PINO ROAD.

PROJECT DIRECTORY

OWNER: LINDA ARAGON
312 PINO ROAD
SANTA FE, NM 87501

ARCHITECT: JAY JAY SHAPIRO
80 LEAPING POWDER ROAD
SANTA FE, NM 87508
E-MAIL: shapiro434@gmail.com
P (505) 699-6161

STATE OF NEW MEXICO JAY JAY SHAPIRO NO. 2558 REGISTERED ARCHITECT

2/12/16

GENERAL NOTES:

1. THIS PROJECT IS A REMODEL OF AN EXISTING RESIDENTIAL STRUCTURE. THE SCOPE OF WORK IS TO REMOVE AND REBUILD THE PORTAL, REMOVE A WINDOW ON THE SW CORNER OF THE EXISTING KITCHEN, REMOVE 2 ALUMINUM SLIDER WINDOWS IN THE EXISTING LAUNDRY ROOM, REPLACE WINDOWS IN NON-CONFORMING HISTORICAL SIDES WITH NEW CLADWOOD SDL WINDOWS, RESTORE ALL WINDOWS AND DOORS ON THE CONFORMING HISTORICAL ELEVATIONS, LOWER THE LIVING ROOM FLOOR APPROXIMATELY 16", REPAIR AND COAT THE EXISTING METAL ROOF, RE-STUCCO THE ENTIRE STRUCTURE, RAISE HISTORICAL NON-CONFORMING YARD WALLS TO A MAXIMUM HEIGHT OF 6', RECONFIGURE THE HISTORICAL CONFORMING YARDWALL AND GATE TO ALLOW FOR PARKING, AND REMODEL THE INTERIOR OF THE HOME.

2. WINDOWS: REPLACE WINDOWS WITH PELLA ARCHITECT SERIES 850 CLADWOOD SDL, LOW-E IG WITH ARGON.
   A. U-FACTOR - 0.30
   B. SHGC - 0.44
   C. VLT % = 50
   D. CONDENSATION RESISTANCE = 61
   B. COLOR: WHITE

3. EXTERIOR METAL TRIM, GUTTERS, DOWNSPOUTS, AND ROOF APERTENANCE SHALL BE PAINTED WHITE TO MATCH EXISTING TRIM COLOR.

4. EXTERIOR WOOD:
   A. PORTAL: SAND ALL WOOD, PRIME, AND PAINT.
      1) COLOR: WHITE
   B. TRIM: SAND ALL WOOD, PRIME AND PAINT.
      1) COLOR: WHITE

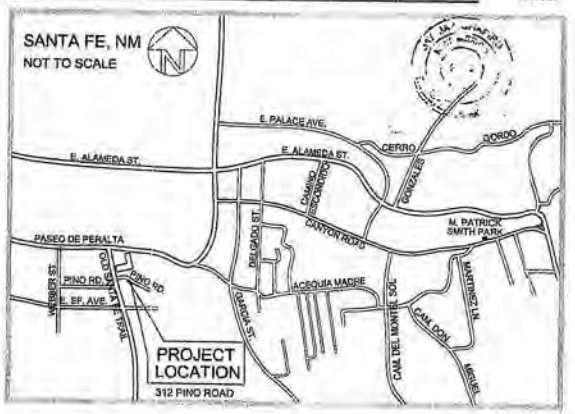
5. EXTERIOR WOOD DOORS:
   A. RESTORE HISTORICAL FRENCH DOORS TO OPERABLE CONDITION AND REPLACE GLASS IF NECESSARY; REPAINT TO MATCH EXISTING COLOR.
      1) COLOR: WHITE
   B. REPLACE DOOR AT EXISTING KITCHEN (NEW BEDROOM) WITH A FRENCH UNIT TO MATCH EXISTING FRENCH DOORS AS CLOSELY AS POSSIBLE; COLOR: WHITE

6. STUCCO:
   A. MANUFACTURER: EL REY
   B. TYPE: PREMIUM STUCCO FINISH ON FASTWALL 100 FIBER-REINFORCED ONE COAT STUCCO BASE ON 20 GAUGE STUCCO WIRE ON 2 LAYERS GRADE 'D' ASPHALT-SATURATED KRAFT PAPER.
   C. COLOR: PALOMINO

7. ROOF:
   A. MANUFACTURER: METAL SALES
   B. TYPE: STANDING SEAM
   C. COLOR: GALVANIZED

VICINITY MAP

N.T.S.



Jay Jay Shapiro architect with Visual concepts, llc
Jay Jay (505) 699-6161 Lorenzo (505) 930-9118

A REMODEL AND ADDITION TO
1025 CANYON ROAD
SANTA FE, NM 87501

TITLE SHEET, DESIGN CRITERIA
DATE: DECEMBER 28, 2015
DRAWN BY: Rudy DelGado
APPROVED: JJS

REVISIONS

REV. NO.	DATE

A-1

FOR LOCATION USE ONLY

DEMOLITION KEYED NOTES:

1. REMOVE ALL REMAINING PORTAL STRUCTURE;
2. RESTORE WINDOW;
3. REMOVE WINDOW;
4. REMOVE WINDOW;
5. REPLACE WINDOW WITH NEW CLAD/WOOD SDL;
6. REPLACE WINDOW WITH NEW CLAD/WOOD SDL;
7. REPLACE WINDOW WITH NEW CLAD/WOOD SDL;
8. REPLACE WINDOW WITH NEW CLAD/WOOD SDL AND RAISE APPROX. 13";
9. RAISE WINDOW APPROXIMATELY 13" SO THAT SILL IS 4" ABOVE KITCHEN COUNTERTOP;
10. REMOVE EXISTING WOOD FLOOR, AND LOWER APPROXIMATELY 14";
11. REMOVE DOOR, AND PORTION OF WALL TO WIDEN ENTRY INTO KITCHEN;
12. REMOVE DOOR, AND PORTION OF WALL, AND PREP TO REBUILD WALL;
13. REMOVE DOOR/JAMB IN ITS ENTIRETY, AND FRAME IN WITH STUDS;
14. REMOVE DOOR/JAMB, AND PREP TO RECIEVE NEW DOOR/JAMB;
15. REMOVE ALL FIXTURES, AND PREP TO RECONFIGURE BATHROOM;
16. REMOVE ALL FIXTURES, AND PREP TO RECONFIGURE BATHROOM;
17. REMOVE DOOR/JAMB AND PORTION OF WALL;
18. REMOVE PANELING AND WOOD FRAMED WALL;
19. REMOVE ALL PLUMBING FIXTURES AND CABINETRY;
20. REMOVE DOOR AND REPLACE WITH NEW CLAD/WOOD SDL FRENCH UNIT.
21. RESTORE FRENCH DOOR TO OPERABLE CONDITION AND INSTALL DUAL-GLAZED WINDOW PANES;
22. RESTORE WINDOW TO OPERABLE CONDITION AND INSTALL DUAL-GLAZED WINDOW PANES.

GENERAL NOTES:

1. THIS PROJECT IS A REMODEL OF AN EXISTING RESIDENTIAL STRUCTURE. THE SCOPE OF WORK IS TO REMOVE AND REBUILD THE PORTAL, REMOVE A WINDOW ON THE SW CORNER OF THE EXISTING KITCHEN, REMOVE 2 ALUMINUM SLIDER WINDOWS IN THE EXISTING LAUNDRY ROOM, REPLACE WINDOWS IN NON-CONFORMING HISTORICAL SIDES WITH NEW CLAD/WOOD SDL WINDOWS, RESTORE ALL WINDOWS AND DOORS ON THE CONFORMING HISTORICAL ELEVATIONS, LOWER THE LIVING ROOM FLOOR APPROXIMATELY 15" REPAIR AND COAT THE EXISTING METAL ROOF, RE-STUCCO THE ENTIRE STRUCTURE, RAISE HISTORICAL NON-CONFORMING YARD WALLS TO A MAXIMUM HEIGHT OF 6', RECONFIGURE THE HISTORICAL CONFORMING YARDWALL AND GATE TO ALLOW FOR PARKING, AND REMODEL THE INTERIOR OF THE HOME.

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   E. COLOR: WHITE

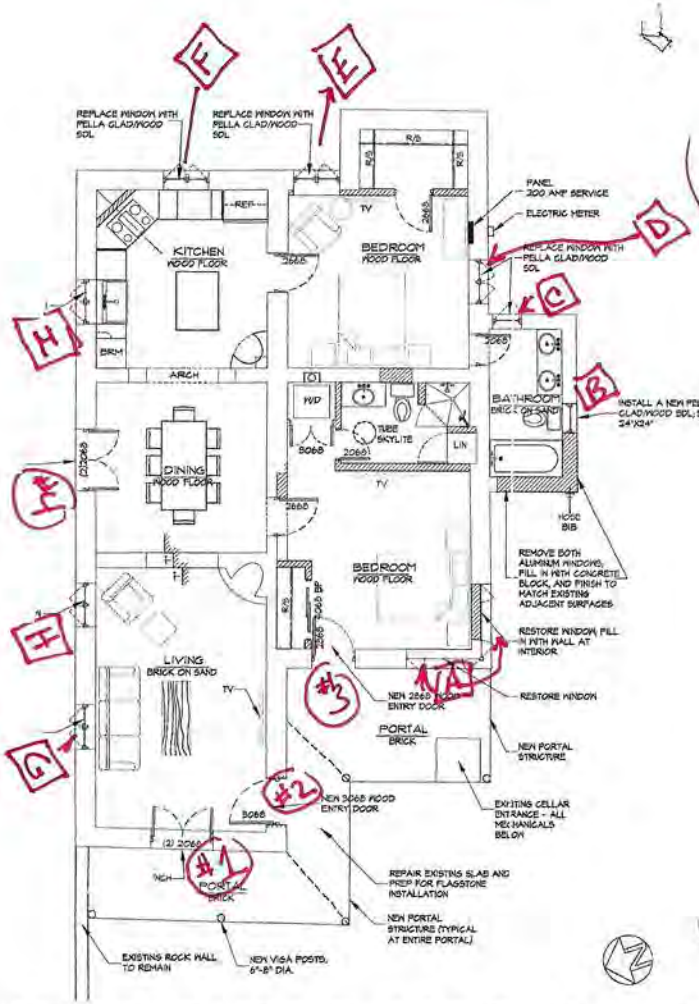
3. EXTERIOR METAL TRIM, GUTTERS, DOWNSPOUTS, AND ROOF APERTENANCE SHALL BE PAINTED WHITE TO MATCH EXISTING TRIM COLOR.

4. EXTERIOR WOOD:
   A. PORTAL: SAND ALL WOOD, PRIME, AND PAINT.
      1) COLOR: WHITE
   B. TRIM: SAND ALL WOOD, PRIME AND PAINT.
      1) COLOR: WHITE

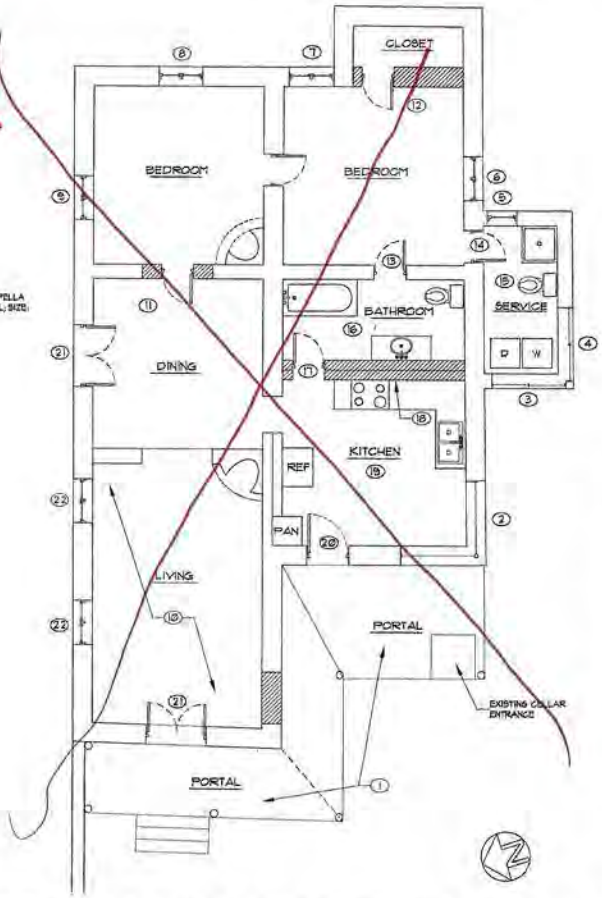
5. EXTERIOR WOOD DOORS:
   A. RESTORE HISTORICAL FRENCH DOORS TO OPERABLE CONDITION AND REPLACE GLASS IF NECESSARY; REPAINT TO MATCH EXISTING COLOR.
      1) COLOR: WHITE
   B. REPLACE DOOR AT EXISTING KITCHEN (NEW BEDROOM) WITH FRENCH UNIT TO MATCH EXISTING FRENCH DOORS AS CLOSELY AS POSSIBLE; COLOR: WHITE

6. STUCCO:
   A. MANUFACTURER: EL REY
   B. TYPE: PREMIUM STUCCO FINISH ON FASTWALL 100 FIBER-REINFORCED ONE COAT STUCCO BASE ON 20 GAUGE STUCCO WIRE ON 2 LAYERS GRADE 'D' ASPHALT-SATURATED KRAFT PAPER.
   C. COLOR: PALOMINO

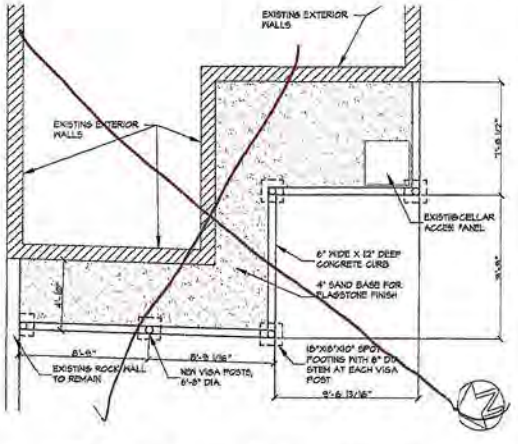
7. ROOF:
   A. MANUFACTURER: METAL SALES
   B. TYPE: STANDING SEAM
   C. COLOR: GALVANIZED



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



EXIST'G/DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

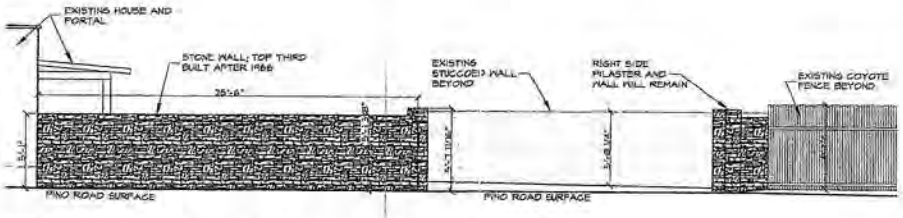
Jay Jay Shapiro architect
Santa Fe, NM 505.699.6161

A REMODEL FOR LINDA ARAGON
312 PINO ROAD
SANTA FE NM 87501

FOUNDATION PLAN
EXIST'G/DEMO PLAN
PROPOSED PLAN
DATE: DECEMBER 28, 2015
DRAWN BY: Rudy DelGado
APPROVED: JJS

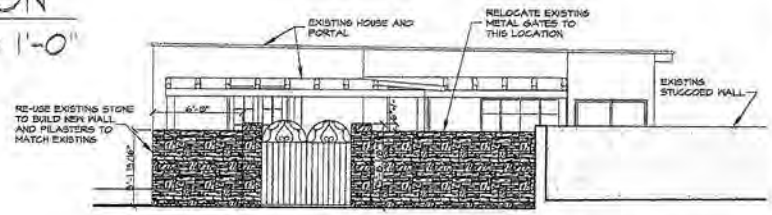
STATE OF NEW MEXICO
JAY JAY SHAPIRO
NO. 2858
REGISTERED ARCHITECT

A-3



NORTH WALL ELEVATION

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



NORTH WALL ELEVATION

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

GENERAL NOTES:

1. THIS PROJECT IS A REMODEL OF AN EXISTING RESIDENTIAL STRUCTURE. THE SCOPE OF WORK IS TO REMOVE AND REBUILD THE PORTAL, REMOVE A WINDOW ON THE SW CORNER OF THE EXISTING KITCHEN, REMOVE 2 ALUMINUM SLIDER WINDOWS IN THE EXISTING LAUNDRY ROOM, REPLACE WINDOWS IN NON-CONFORMING HISTORICAL SIDES WITH NEW CLADWOOD SDL WINDOWS, RESTORE ALL WINDOWS AND DOORS ON THE CONFORMING HISTORICAL ELEVATIONS, LOWER THE LIVING ROOM FLOOR APPROXIMATELY 16", REPAIR AND COAT THE EXISTING METAL ROOF, RE-STUCCO THE ENTIRE STRUCTURE, RAISE HISTORICAL NON-CONFORMING YARD WALLS TO A MAXIMUM HEIGHT OF 6', RECONFIGURE THE HISTORICAL CONFORMING YARDWALL AND GATE TO ALLOW FOR PARKING, AND REMODEL THE INTERIOR OF THE HOME.

2. WINDOWS: REPLACE WINDOWS WITH PELLA ARCHITECT SERIES 850 CLADWOOD SDL, LOW-E IS WITH ARGON.
   A. U-FACTOR - 0.30
   B. SHGC - 0.44
   C. VLT % = 50
   D. CONDENSATION RESISTANCE = 61
   E. COLOR: WHITE

3. EXTERIOR METAL TRIM, GUTTERS, DOWNSPOUTS, AND ROOF APERTENANCE SHALL BE PAINTED WHITE TO MATCH EXISTING TRIM COLOR.

4. EXTERIOR WOOD:
   A. PORTAL: SAND ALL WOOD, PRIME, AND PAINT.
      1) COLOR: WHITE
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6. STUCCO:
   A. MANUFACTURER: EL REY
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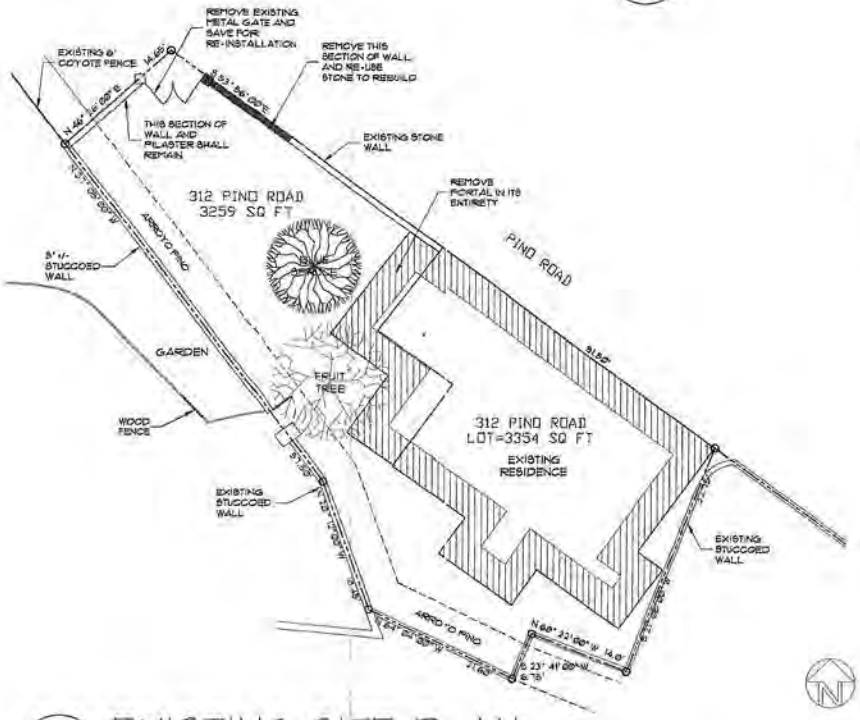
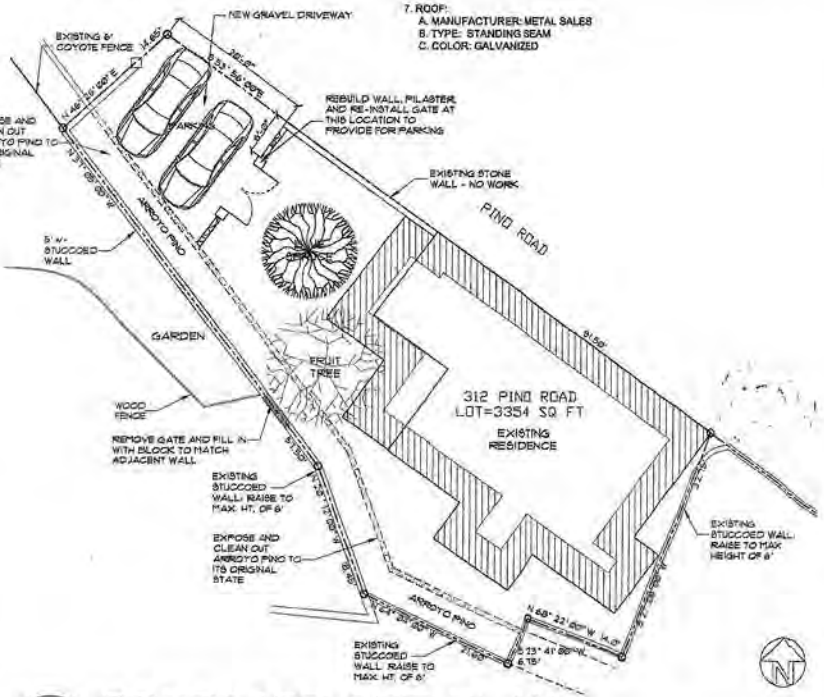


EXISTING SITE PLAN

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



PROPOSED SITE PLAN

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

Jay Jay Shapiro architect
Santa Fe, NM 505.699.6161

A REMODEL FOR LINDA ARAGON
312 PINO ROAD
SANTA FE, NM 87501

SITE PLANS

DATE: DECEMBER 28, 2015
DRAWN BY: Rudy DelGado
APPROVED: JJS

JAY JAY SHAPIRO NO. 2858

A-2

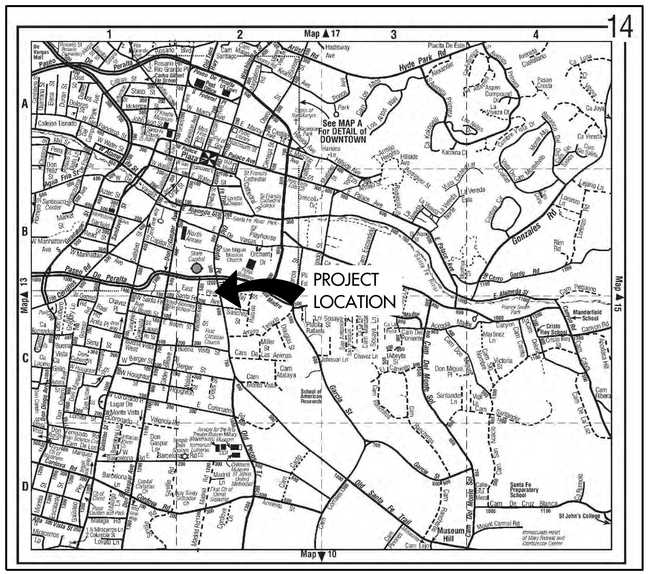
GOLDSTEIN RESIDENCE REMODEL

312 PINO ROAD
SANTA FE, NEW MEXICO

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA

VICINITY MAP



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 OLD SANTA FE TRAIL. TURN LEFT ONTO PINO RD. DESTINATION WILL BE ON THE RIGHT

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 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: WINDOW & DOOR REPLACEMENT, MOVE CELLAR ENTRANCE, ADD UTILITIES ENCLOSURE, REPAIR TRELLIS, CONVERT WINDOW TO METAL DOOR, ADD DECORATIVE METAL RAILING, ADD MINI SPLIT AC UNIT.

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: (IBC SECTION 602) V-B

FIRE RATED WALLS: (IBC TABLE 601) N/A

MAX BUILDING HEIGHT: EXISTING

NET AREAS	1,236 S.F.
	216 S.F.
HEATED:	1,452 S.F.
PORTALS:	
TOTAL ROOFED AREA:	

LOT AREA: - 3,142.87 S.F.

LOT COVERAGE: - 46.19%

OPEN SPACE REQUIREMENTS: - N/A

UTILITY DATA:

GAS	:	NATURAL GAS
ELECTRIC	:	UNDERGROUND
SEWER	:	MUNICIPAL SEWER
WATER	:	MUNICIPAL WATER

ZONING: RC-8

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE SUBURBAN ARCHEOLOGICAL REVIEW DISTRICT

PARKING REQUIREMENTS: 2 SPACES IN DRIVEWAY

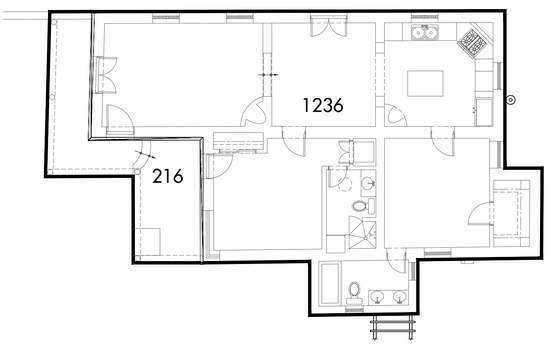
DESIGN PROFESSIONALS

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 & PROPOSED FLOOR PLAN
A-3.0 EXISTING & PROPOSED EXTERIOR ELEVATIONS NORTH
A-3.1 EXISTING & PROPOSED EXTERIOR ELEVATIONS EAST
A-3.2 EXISTING & PROPOSED EXTERIOR ELEVATIONS SOUTH
A-3.3 EXISTING & PROPOSED EXTERIOR ELEVATIONS WEST
A-4.0 DOOR AND WINDOW SCHEDULE W/ DETAIL

AREA DIAGRAM



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

GOLDSTEIN RESIDENCE
312 PINO ROAD
SANTA FE, NEW MEXICO

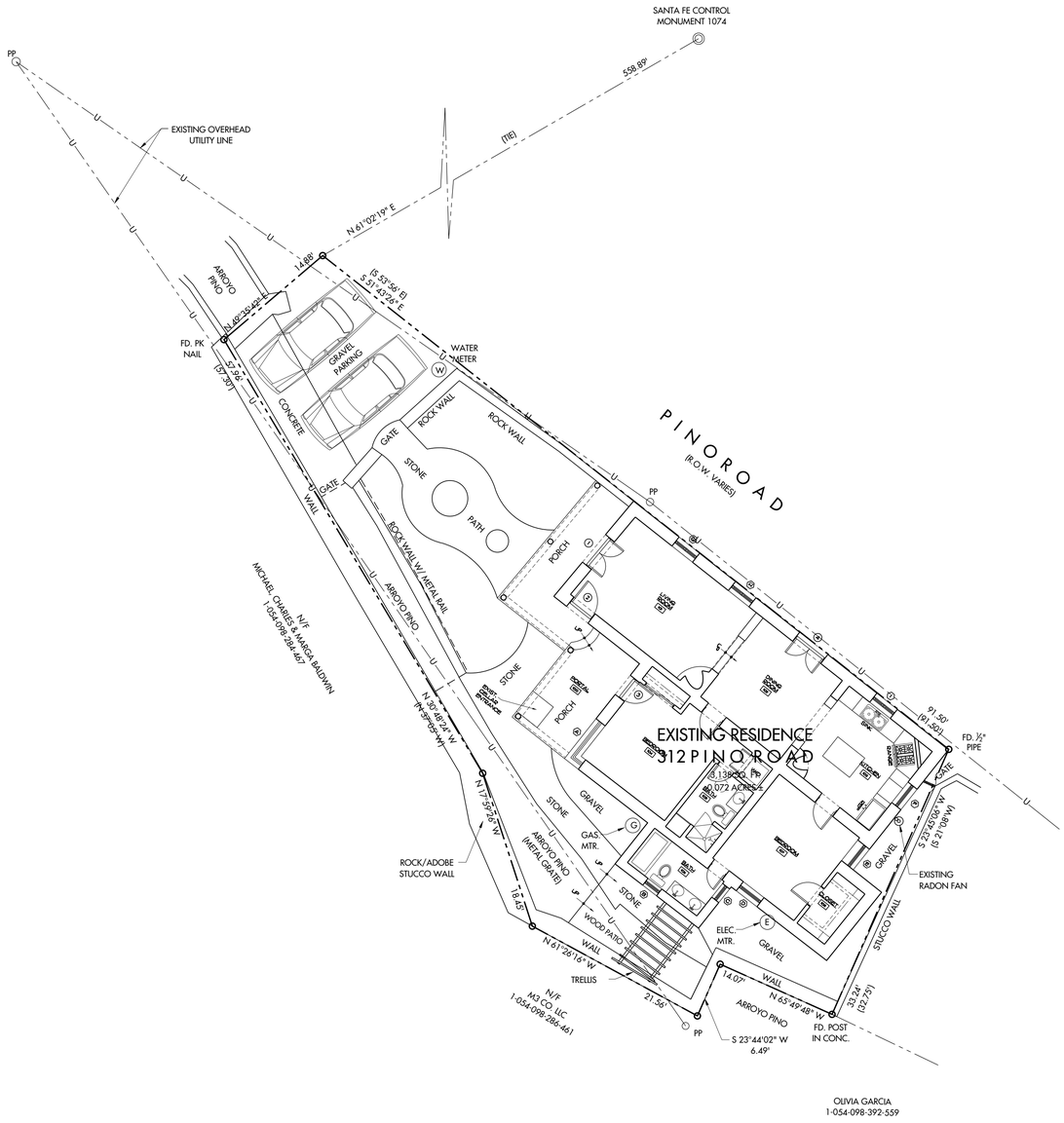
OCTOBER 15, 2024

COVER SHEET & PROJECT DATA

A 0.1

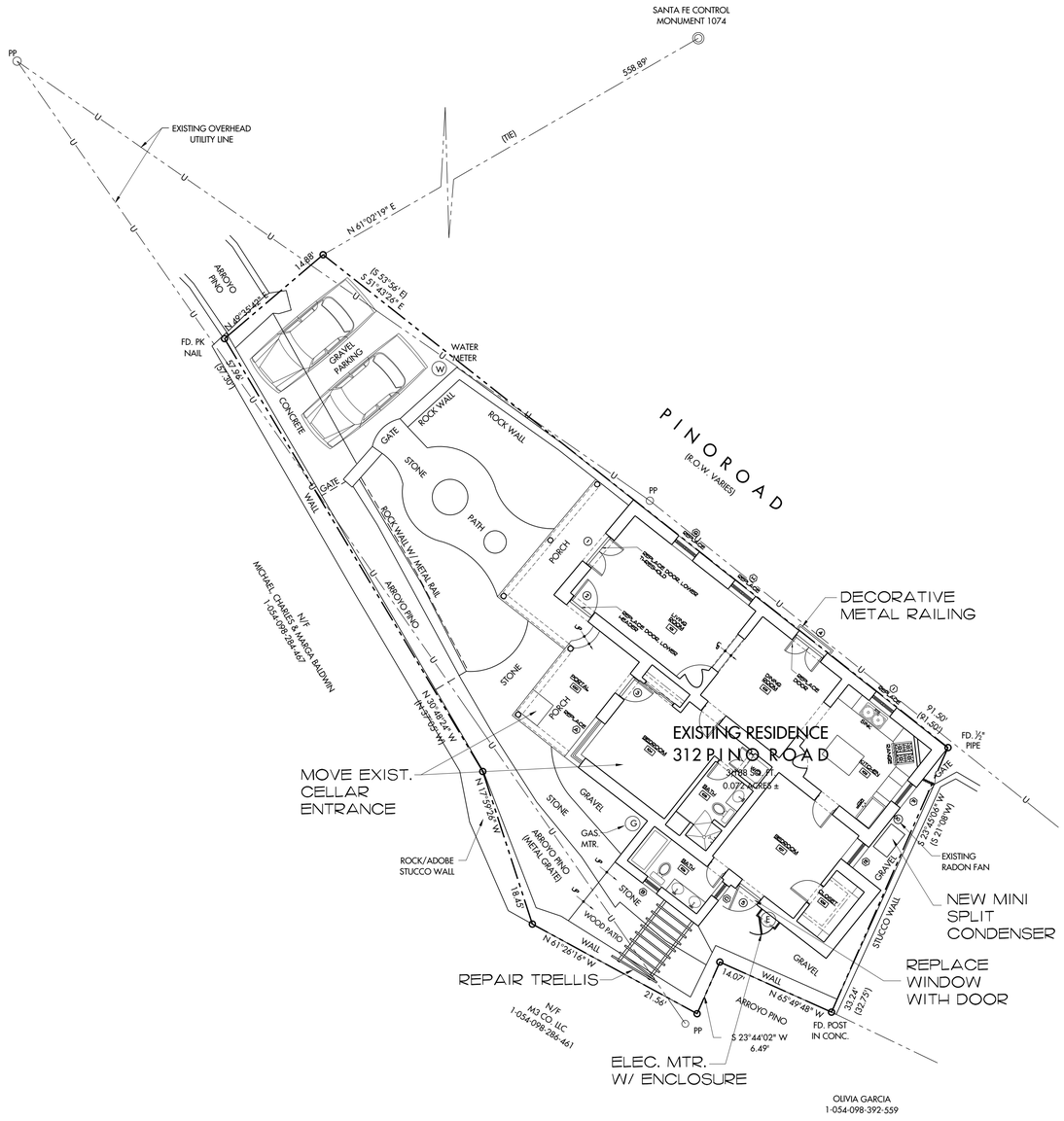
SET #

GOLDSTEIN - 2403



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

NORTH



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

NORTH

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

0' 4' 8' 16' 24'

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GOLDSTEIN RESIDENCE
312 PINO ROAD
SANTA FE, NEW MEXICO

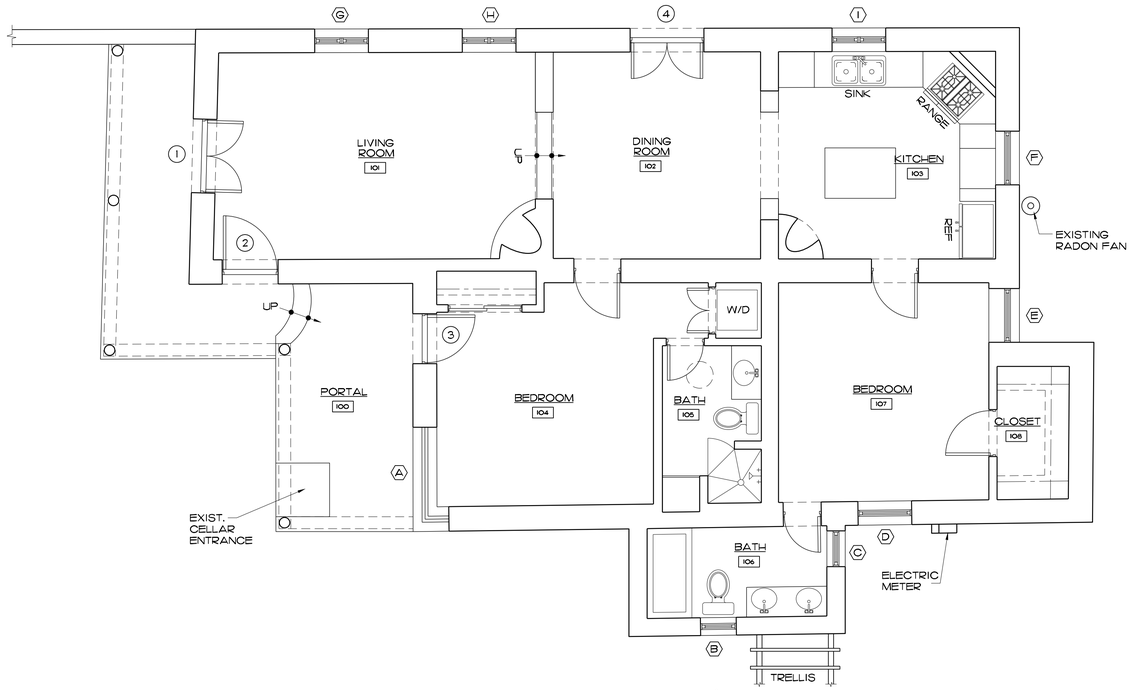
OCTOBER 15, 2024

EXISTING & PROPOSED SITE PLAN

A
1.0

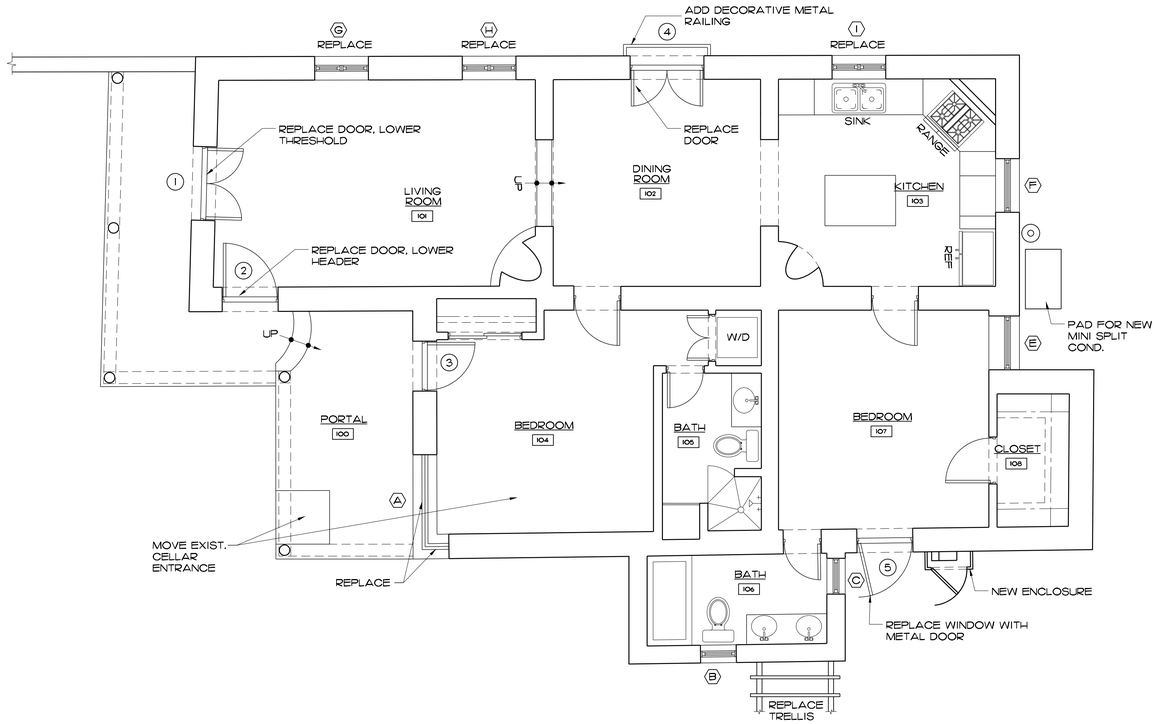
SET #

GOLDSTEIN - 2403



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

NORTH



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

NORTH

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

0' 2' 4' 8' 12'

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GOLDSTEIN RESIDENCE
3 1 2 PINO ROAD
SANTA FE, NEW MEXICO

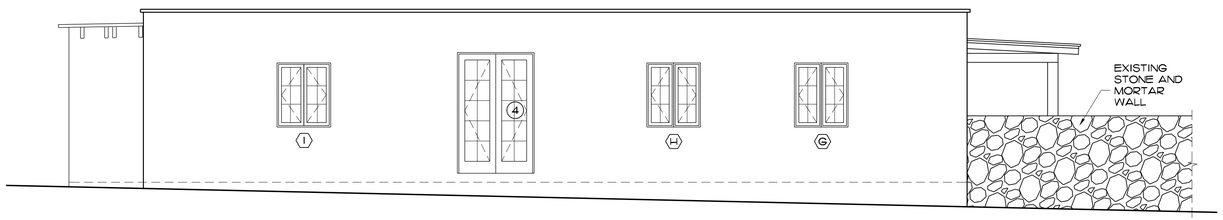
OCTOBER 15, 2024

EXISTING & PROPOSED FLOOR PLAN

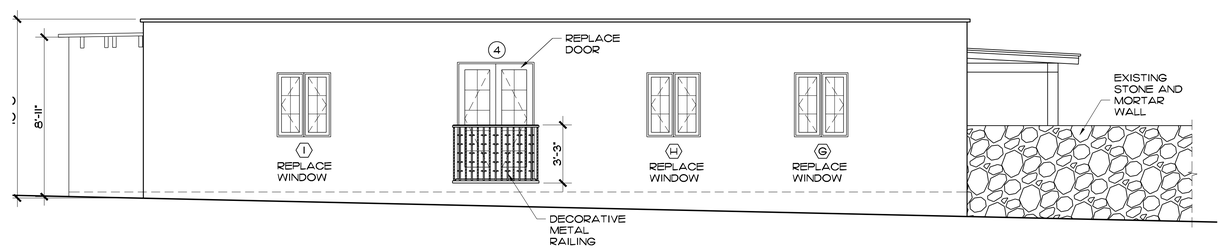
A
2.0

SET #

GOLDSTEIN - 2403



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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GOLDSTEIN RESIDENCE
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SANTA FE, NEW MEXICO

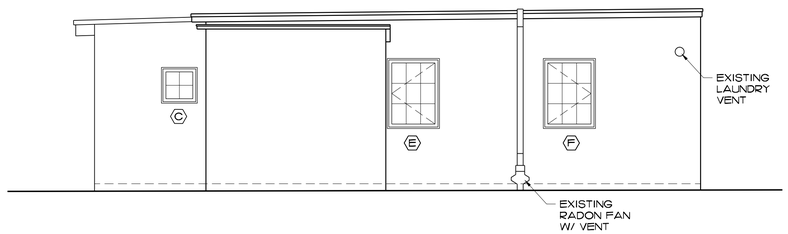
OCTOBER 15, 2024

EXISTING & PROPOSED EXTERIOR ELEVATIONS NORTH

A
3.0

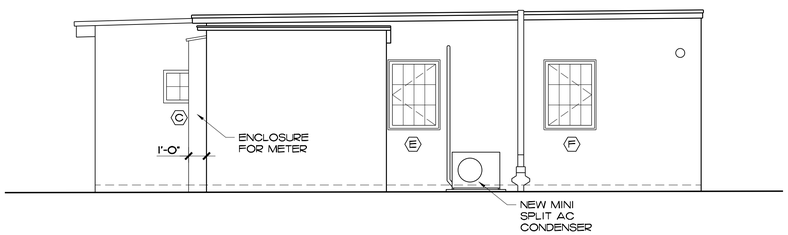
SET #

GOLDSTEIN - 2403



1 / A-3.1 EXISTING EAST ELEVATION

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



2 / A-3.1 PROPOSED EAST ELEVATION

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

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

0' 2' 4' 8' 12'

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SANTA FE, NEW MEXICO

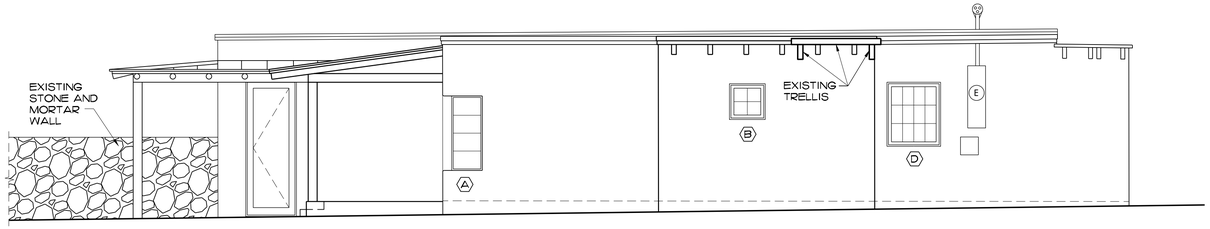
OCTOBER 15, 2024

EXISTING & PROPOSED EXTERIOR ELEVATIONS EAST

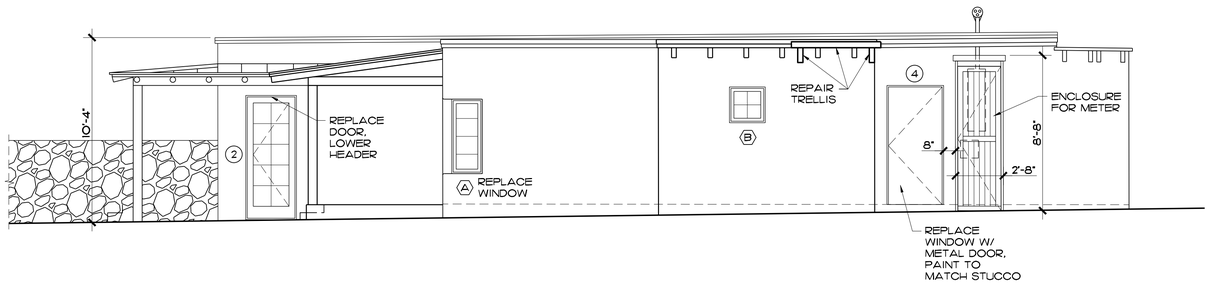
A
3.1

SET #

GOLDSTEIN - 2403



1 A-3.2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-3.2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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

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GOLDSTEIN RESIDENCE
312 PINO ROAD
SANTA FE, NEW MEXICO

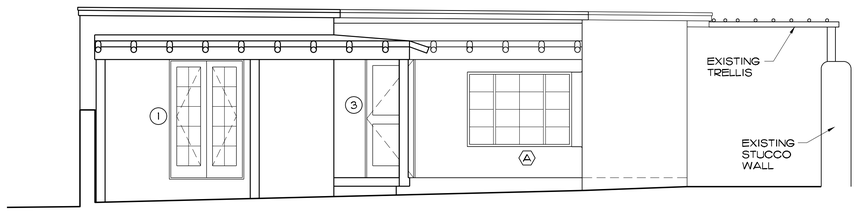
OCTOBER 15, 2024

EXISTING & PROPOSED EXTERIOR ELEVATIONS SOUTH

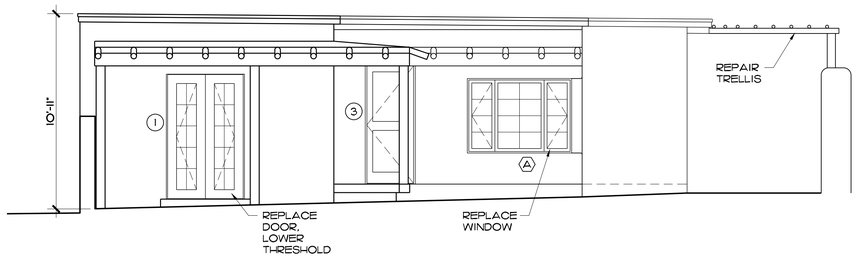
A
3.2

SET #

GOLDSTEIN - 2403



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



2 / A-3.1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

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

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GOLDSTEIN RESIDENCE
312 PINO ROAD
SANTA FE, NEW MEXICO

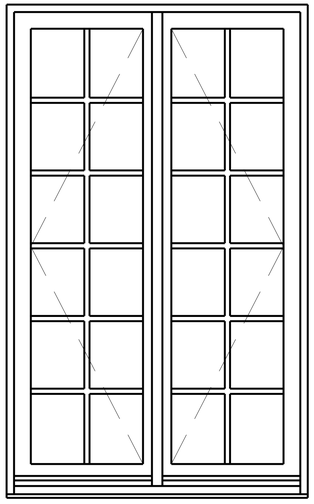
OCTOBER 15, 2024

EXISTING & PROPOSED EXTERIOR ELEVATIONS WEST

A
3.3

SET #

GOLDSTEIN - 2403



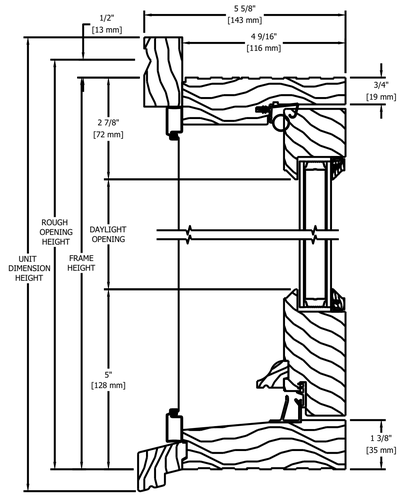
1 A-4.0 PROPOSED NEW FRENCH KOLBE DOOR
SCALE: 1" = 1'-0"

DOOR SCHEDULE								
SYM ⓧ	ROOM NAME	RM #	LEAF SIZE	DOOR TYPE	MANUFACTURER	MODEL	FINISH	REMARKS
1	LIVING ROOM	101	(2) 2'-0"X6'-8"	EXTERIOR FRENCH INSWING	KOLBE	HERITAGE	WHITE	REPLACE EXISTING, LOWER THRESHOLD
2	LIVING ROOM	101	3'-2"X6'-8"	EXTERIOR INSWING	KOLBE	HERITAGE	WHITE	REPLACE EXISTING, LOWER HEADER
3	BEDROOM	104	2'-8"X6'-8"	EXTERIOR INSWING	- -	- -	WHITE	EXISTING
4	DINING ROOM	102	(2) 2'-0"X6'-8"	EXTERIOR FRENCH INSWING	KOLBE	HERITAGE	WHITE	REPLACE EXISTING, WILL HAVE METAL RAILING OUTSIDE
5	BEDROOM	107	3'-0"X6'-8"	METAL OUTSWING	CONTRACTOR CHOICE	- -	MATCH STUCCO	REPLACE WINDOW D WITH METAL DOOR

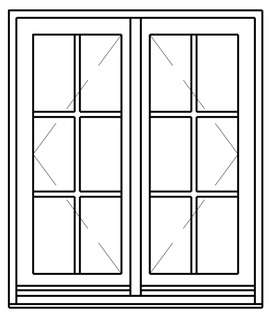
NOTE: PROVIDE WEATHER STRIPPING ON ALL EXTERIOR DOORS. PROVIDE DOOR HARDWARE ON ALL DOORS TO MATCH EXISTING. PROVIDE CLADDING ON ALL DOORS AND WINDOWS TO MATCH EXISTING.

WINDOW SCHEDULE								
SYM ⓧ	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	MODEL	FINISH	REMARKS
A	BEDROOM	104	5'-10"X4'-2" 90° 1'-7"X4'-2"	CASEMENT	KOLBE	HERITAGE	WHITE	REPLACE EXISTING
B	BATH	106	2'-1"X2'-1"	AWNING CLAD/WOOD	- -	- -	WHITE	
C	BATH	106	2'-1"X2'-1"	AWNING CLAD/WOOD	- -	- -	WHITE	
D	BEDROOM	107	2'-11"X3'-11"	CASEMENT	- -	- -	WHITE	REPLACING WINDOW WITH DOOR 5
E	BEDROOM	107	2'-11"X3'-11"	CASEMENT	- -	- -	WHITE	
F	KITCHEN	103	2'-11"X3'-11"	CASEMENT	- -	- -	WHITE	
G	LIVING ROOM	101	3'-3"X3'-9"	INSWING FRENCH CASEMENT	KOLBE	HERITAGE	WHITE	REPLACE EXISTING
H	LIVING ROOM	101	3'-3"X3'-9"	INSWING FRENCH CASEMENT	KOLBE	HERITAGE	WHITE	REPLACE EXISTING
I	KITCHEN	103	3'-0"X3'-6"	INSWING FRENCH CASEMENT	KOLBE	HERITAGE	WHITE	REPLACE EXISTING

NOTE:



2 A-4.0 KOLBE HERITAGE WINDOW DETAIL
SCALE: 6" = 1'-0"



3 A-4.0 PROPOSED NEW KOLBE WINDOW
SCALE: 1" = 1'-0"

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

GOLDSTEIN RESIDENCE
312 PINO ROAD
SANTA FE, NEW MEXICO

OCTOBER 15, 2024

DOOR AND WINDOW SCHEDULE W/ DETAIL

A 4.0

SET #
GOLDSTEIN - 2403

RPA & Associates, LLC.

PRESERVING OUR HISTORY

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

TO FORAGED DESIGN
118 Lorenzo Street
Santa Fe, NM 87501
kitty@foragedsantafe.com
(505) 365-1122

HISTORIC ASSESSMENT NO.190224-HA



JOB	DATE
312 PINO ROAD, SANTA FE, NM 87505	02/19/2024

LOCATION	DESCRIPTION
WEST	
DR #1	48 x 80 (2-24") LR RH INSWING DOOR 2W5H – SIMPSON 1990
SOUTH	
DR #2	34 x 90 LH INSWING DOOR 1-LT IG – PELLA 2008
WEST	
DR #3	32 x 80 LH INSWING DOOR 1 ¾ SC LUJAN WITH APPLIED MOULDING (MECHANICALLY APPLIED) 2000
SOUTHWEST	
A	70 x 50 LS 90º/19 x 50 L 1W4H/3W4H-1W4H STEEL CASEMENT – 1960's
SOUTH	
B	25 x 25 AWNING V 2W2H WHITE CLAD/WOOD – PELLA 2008
EAST	
C	25 x 25 AWNING V 2W2H WHITE CLAD/WOOD – PELLA 2008
SOUTH	
D	35 x 47 R CASEMENT 4W3H WHITE CLAD/WOOD – PELLA 2008

JOB	DATE
312 PINO ROAD, SANTA FE, NM 87505	02/19/2024

LOCATION	DESCRIPTION
EAST	
E	35 x 47 L CASEMENT 4W3H WHITE CLAD/WOOD – PELLA 2008
F	35 x 47 R CASEMENT 4W3H WHITE CLAD/WOOD – PELLA 2008
NORTH	
G	39 x 45 LR INSWING CASEMENT 2W3H – 1986
H	39 x 45 LR INSWING CASEMENT 2W3H – 1986
DR #4	48 x 80 LR RH INSWING DOOR 2W5H – SIMPSON 1990
I	36 x 42 LR INSWING CASEMENT 2W3H – 1986

In closing, my professional opinion is as follows:

Doors 1, 2, 3, & 4 DO NOT meet the criteria to be considered historic.

Window A is historic.

Windows B, C, D, E & F, DO NOT meet the criteria to be considered historic.

The bucks for windows G, H & I are historic however the sashes are barn sashes that have exterior and interior blind stops that were replaced in the late 1980's, early 1990's and are non-historic. The drip cap is a cove mould from the 1980's that has a mill finish aluminum weatherstripping.

To replace the windows, the weatherstripping and rotted sashes will need to be removed, leaving the historic buck. The windows will need to be replaced in "like and kind" (inswing, all wood, divided lite casements).

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

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

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

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

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR #1	48 x 80 – (2-24") LR RH INSWING DOOR 2W5H	F	NON-HISTORIC – SIMPSON DOOR WOOD STOPS (1990)
DR #2	34 x 90 LH INSWING DOOR 1-LITE	S	NON-HISTORIC – PELLA DOOR (2008)
DR #3	32 x 80 LH INSWING DOOR FLUSH SC	S	NON-HISTORIC – MOULDING MECHANICALLY APPLIED (2000's)
A	70 x 50 CS/90º/19x 50 L 1W4H/3W4H/1W4H STEEL CASEMENT	S	HISTORIC – (1960's)
B	25 x 25 AWNING V 2W2H WHITE CLAD EXTERIOR	P	NON-HISTORIC – CLAD PELLA (2008)
C	25 x 25 AWNING V 2W2H WHITE CLAD EXTERIOR	P	NON-HISTORIC – CLAD PELLA (2008)
D	35 x 47 R CASEMENT 4W3H WHITE CLAD EXTERIOR	P	NON-HISTORIC – CLAD PELLA (2008)
E	35 x 47 L CASEMENT 4W3H WHITE CLAD EXTERIOR	P	NON-HISTORIC – CLAD PELLA (2008)
F	35 x 47 R CASEMENT 4W3H WHITE CLAD EXTERIOR	P	NON-HISTORIC – CLAD PELLA (2008)
G	39 x 48 LR (2-19") INSWING CASEMENT 2W3H ALL WOOD	F	NON-HISTORIC – BARN SASHES (1986)
H	39 x 48 LR (2-19") INSWING CASEMENT 2W3H ALL WOOD	F	NON-HISTORIC – BARN SASHES (1986)
I	36 x 42 LR (2-18") INSWING CASEMENT 2W3H ALL WOOD	F	NON-HISTORIC – BARN SASHES (1986)

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
DR #4	48 x 80 LR (2-24") INSWING RH DOOR 2W5H	F	NON-HISTORIC – SIMPSON DOOR WOOD STOPS (1990)

NOTES:

West Elevation DR#1

South
Elevation
DR#2

West
Elevation
DR#3

South-West Elevation
Window
A

South Elevation
Window
B

East Elevation
Window
C

South
Elevation
Window
D

East
Elevation
Window
E

East Elevation Window F



North
Elevation
Window
G

North
Elevation
Window
H

North
Elevation
Door #4


North
Elevation
Window
I

South-West Elevation
Window. A

Door #2
Showing year and
mfg.

Door#3
Applied
molding detail





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GOLDSTEIN RESIDENCE
312 PINO ROAD
SANTA FE, NEW MEXICO

NORTH
ELEVATION
OCTOBER 15, 2024





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GOLDSTEIN RESIDENCE
312 PINO ROAD
SANTA FE, NEW MEXICO

EAST
ELEVATION
OCTOBER 15, 2024







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GOLDSTEIN RESIDENCE
312 PINO ROAD
SANTA FE, NEW MEXICO

SOUTH
ELEVATION
OCTOBER 15, 2024







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505-989-4958 studio@martinezarch.com

GOLDSTEIN RESIDENCE
312 PINO ROAD
SANTA FE, NEW MEXICO

WEST
ELEVATION
OCTOBER 15, 2024


1520
1/4 TURN TO OPEN

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

Goldstein Residence
312 Pino Road
October 15, 2024

Exterior Finishes

Stucco – El Rey "Suede"



Windows, Doors & Trim – "White"

City of Santa Fe, New Mexico

memo

DATE: **January 14, 2025**

TO: **Historic Districts Review Board**

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

2024-009651-HDRB, 423 Camino Don Miguel, Downtown and Eastside Historic District, Non-contributing, Tim Curry, agent for Gerry and Kris Ronningen Fenrich, owners, proposes to remove 1,570 sq. ft. of non-historic elements and return the building to the original 860 sq. ft. adobe footprint, construct 240 sq. ft. of portals on the south and east elevations, install new divided lite wood clad windows and doors, raise roof to 13'-10" where the maximum building height is 13'-11", and raise yard wall height from 4' to 5'-7" where the maximum yard wall height is 5'-7".

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: Aerial Photographs of Property	__x__ Photographs
	____ Other:

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

The single-family residence at 423 Camino Don Miguel is listed as non-contributing to the Downtown and Eastside Historic District. The historic portion of the residence was constructed in the mid-1930s on a 0.35-acre lot and comprised of 860 sq. ft. of roofed area. The structure was

constructed in the Santa Fe Vernacular design style as seen by the flat roof, adobe block construction material, and 3 over one double hung wooden windows. The main residential structure and garage have seen multiple periods of additions in the late 1950s to early 1960s and in the early 1980s as identified in aerial photography. The original adobe block structure has been enveloped by portal additions to the east and west facades and a larger family room, dining room, and laundry room addition to the south façade. The only remaining visible core of the original structure can be seen from the north façade. A second story was added to the garage in the early 1980s and it now serves as an accessory dwelling unit.

The current request (Case 2024-009651-HDRB) is for a remodel which includes the following:

1) Remove 1,570 sq. ft. of non-historic elements surrounding adobe core structure.
2) Construct 240 sq. ft. of portal additions to the east and south façades.
3) Install wooden clad divided lite windows and doors.
4) Raise yard wall height to 5'-7" on the west property line.
5) Remove existing coyote fence on the south property line and replace it with a 5'-7" masonry wall.
6) Construct a 5'-7" coyote fence on the north property line.
7) Remove wooden fence on the east property line and replace with a 5'-7" coyote fence.
8) Re-stucco the two-story guesthouse to match the existing main structure.
9) Raise roof of the main residential structure to 13'-10" where the maximum height allowed is 13'-11".

Exterior Finishes:

Exterior Stucco Color: El Rey #125 "La Luz"
Exterior Wainscot Stucco Color El Rey #86 "Sandstone"
Roofing: Tan colored Brai.
Exterior Windows and Doors: New windows and doors will be
fabricated with divided lites, in a clad color of Sierra Pacific #115 "Aqua Mist"
Stain: Natural Linseed oil

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:

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

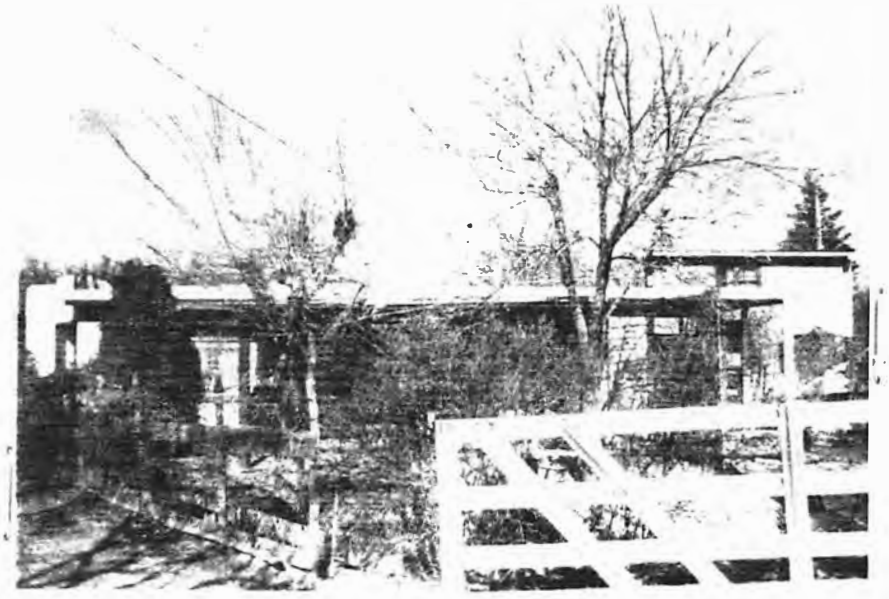
APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

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

H803

[illegible]	date 19-XI-84 by [illegible]	Santa Fe	051611525
SFHD-6-1525	number	reference easting / northing	
		zone 12 13	

423 DON MIGUEL	city/town: Santa Fe
	land grant/reservation
building name	legal description: [illegible]
[illegible] no. 19	negative nos. 13



style

foundation material

wall material/surface

architectural features

date of construction: P estimate ____ datum

source: 3D

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

condition: ___ excellent ___ good ___ fair ___ deterioration

degree of remodeling: ___ minor ___ moderate ___ major

describe:

surroundings: Res

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible ___ of interest X none

if eligible, why?

associated buildings? X yes

what type?

Garage w apt over.

if inventoried, list ID nos.

see back? ___ yes

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: 9-26-2024	423 CAMINO DON MIQUEL
Property Owner of Record: Gerry & Kris Ronningen Fenrich	Proposed Construction Description: DEMOLITION & ADDITIONS
Applicant/Agent Name: Tim Curry	
Contact Person Phone Number: (505 660 7116	TOTAL ROOF AREA: 2,326

Zoning District: R5 LOT SIZE 0.185 AC **Lot Coverage :** 32 %
□Open Space Required:_____

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

Setbacks:
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 CHAIN OF DEEDS

Height: Proposed 16'-0"
Maximum Height: _____ or
☒Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

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

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

Parking Spaces:
Proposed_____ Accessible_____
Minimum:_____

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

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

Terrain: □ 30% slopes_____

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

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

Tim Curry [□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 9-26-2025 DATE

To Be Completed By City Staff: 2024 - 009600 - PAR

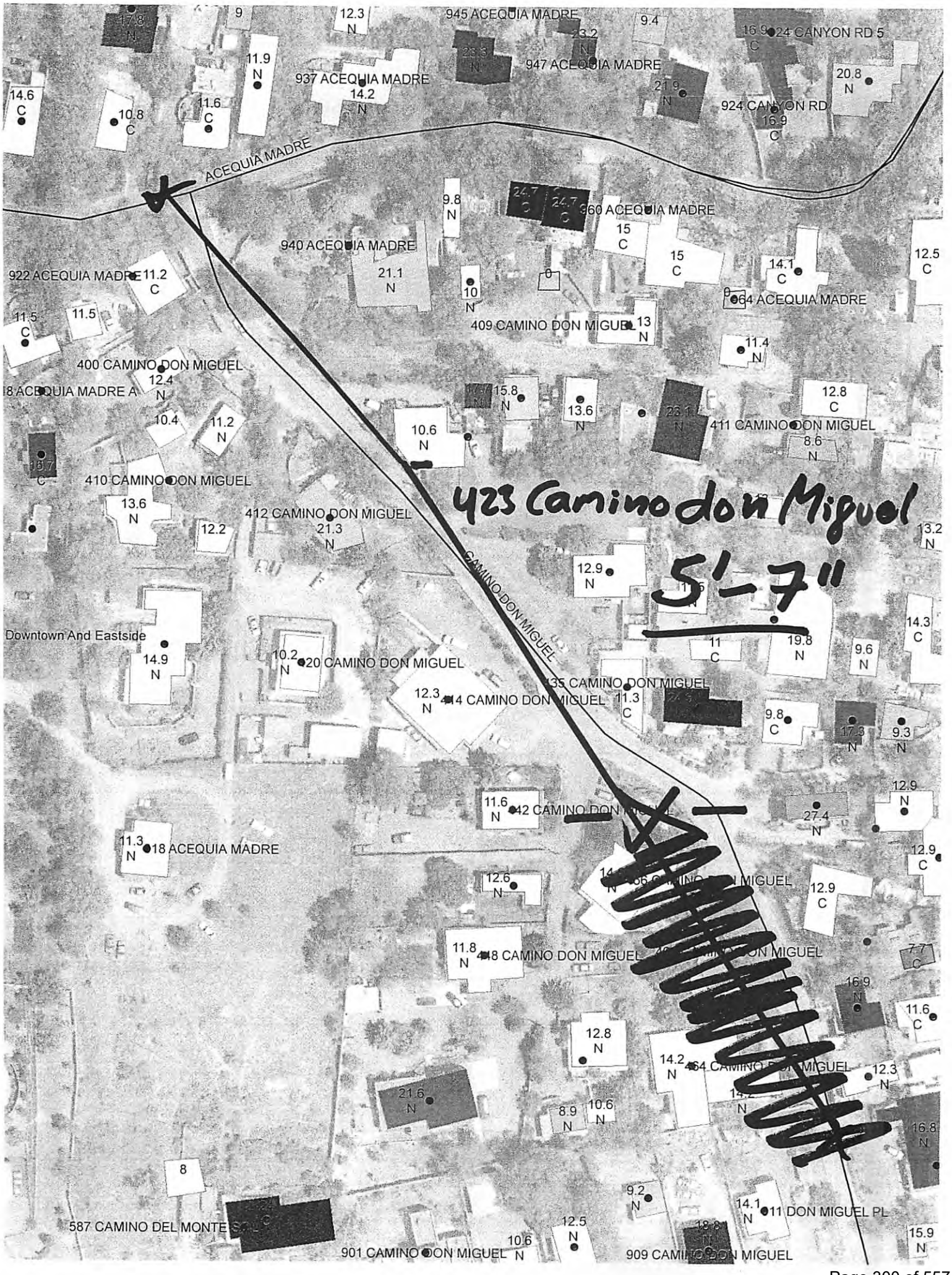
Additional Agency Review if Applicable:
□ Escarpment Approval by _____ Date: ___/___/___
□ Flood Plain Approval by _____ Date: ___/___/___
□ Traffic Engineering Approval by _____ Date: ___/___/___
Notes: _____

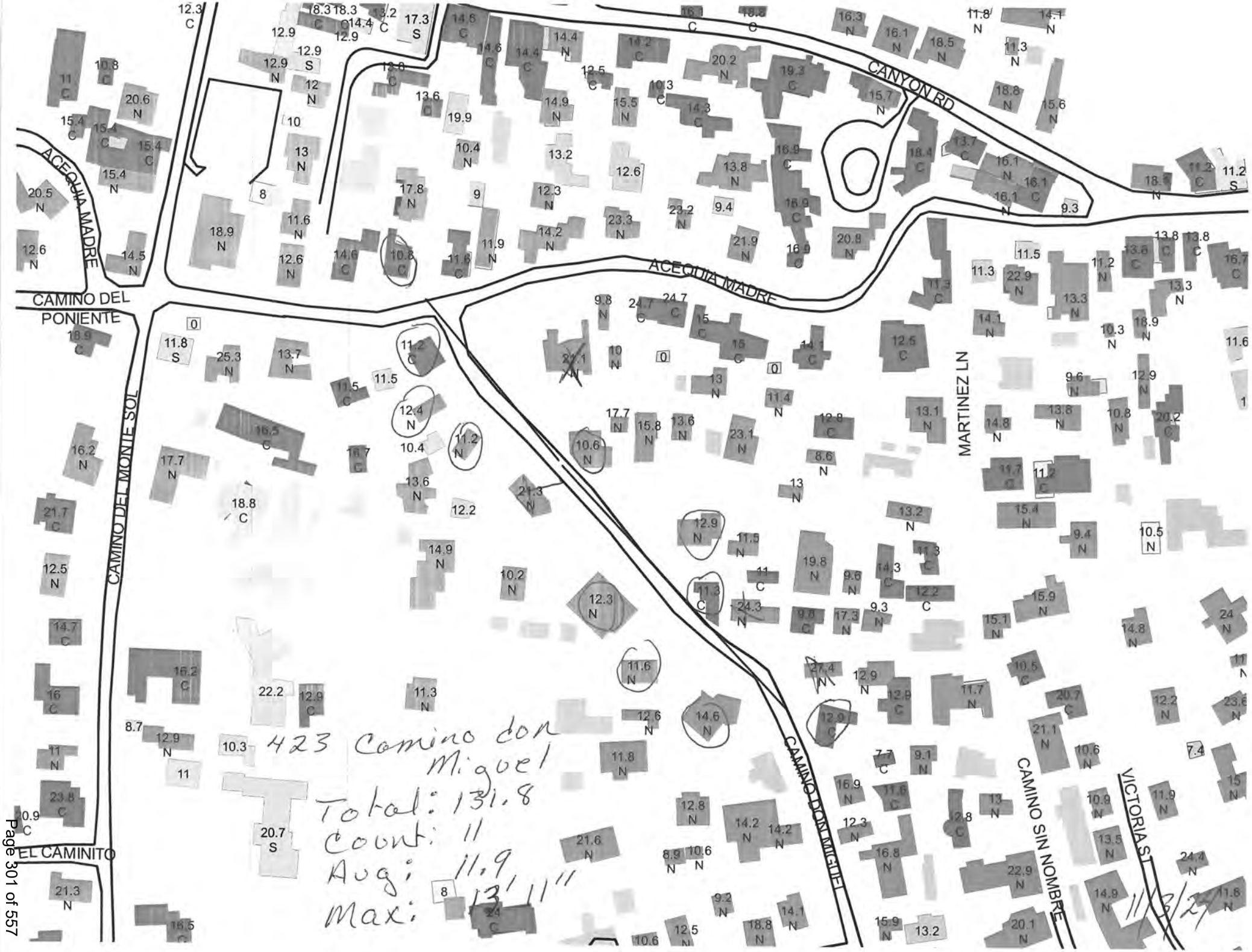
Zoning Approval:
☒ **Preliminary Approval □with conditions □ Rejected**
Comments/Conditions: _____

REVIEWER: Stephanie Perea **DATE:** 12/12/24

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

Revised 20 November 2020


945 ACEQUIA MADRE
947 ACEQUIA MADRE
937 ACEQUIA MADRE
924 CANYON RD 5
924 CANYON RD
ACEQUIA MADRE
960 ACEQUIA MADRE
940 ACEQUIA MADRE
922 ACEQUIA MADRE
964 ACEQUIA MADRE
409 CAMINO DON MIGUEL
400 CAMINO DON MIGUEL
411 CAMINO DON MIGUEL
410 CAMINO DON MIGUEL
412 CAMINO DON MIGUEL
423 Camino don Miguel
5'-7"
CAMINO DON MIGUEL
Downtown And Eastside
420 CAMINO DON MIGUEL
435 CAMINO DON MIGUEL
414 CAMINO DON MIGUEL
418 ACEQUIA MADRE
448 CAMINO DON MIGUEL
464 CAMINO DON MIGUEL
587 CAMINO DEL MONTE
901 CAMINO DON MIGUEL
909 CAMINO DON MIGUEL
11 DON MIGUEL PL


CANYON RD
ACEQUIA MADRE
ACEQUIA MADRE
CAMINO DEL PONIENTE
CAMINO DEL MONTE SOL
MARTINEZ LN
CAMINO DON MIGUEL
CAMINO SIN NOMBRE
VICTORIA ST
EL CAMINITO
423 Camino don Miguel
Total: 131.8
Count: 11
Avg: 11.9
Max: 13.1





Tim Curry and Associates
1415 West Alameda St.
Santa Fe, New Mexico 87501
PH. 505-660-7116
Email: tim@designsolutions.biz

10 December, 2024

City of Santa Fe
Planning Division
Historic Design Review Board
200 Lincoln Avenue
Santa Fe, New Mexico 87501

Re: 423 Camino Don Miquel

Dear Madam Chair & Members of the Board:

We are pleased to submit the following project to the board for consideration. The subject property is located at 423 Camino Don Miquel and is located in the Downtown and Eastside District.

The existing structure is designated as "non-contributing" due to the numerous additions that were placed on the original adobe structure. Our proposal requests the removal of the additions that were added to the original adobe and returning the structure to its original historic footprint.

The existing structure contains 2,350 sq. ft. of roofed area and approximately 1,450 sq. ft of heated space. Our proposed renovation results in 1,110 sq. ft. of roofed area and 860 sq. ft. of heated space. Taking a large home and shrinking its size by over 1,500 sq. ft. is an unusual undertaking in Santa Fe so we are very excited about this unique approach to a Historic District renovation project!

Historical documents indicate that the original adobe structure was built in 1935. Our research into the method of construction indicates that additions were placed on the home from the 1960s through the early 1980s. Some of the later additions encroached onto the building setback and were constructed in a fashion that doesn't comply with current Historic District codes and were poorly designed and constructed. The additions include exterior windows that are fabricated with aluminum frames which do not contain divided lites.

Submittal Request & Program Details

Applicants request renovations that will return the property to a Pueblo Revival Style, by removing 1,570 sq. ft. of non-historic elements to the structure thereby returning the building to the original 860 sq. ft. adobe footprint. A total of 240 sq. ft. of portals will be added to the South and East elevations. New wood/clad exterior windows and doors will be installed with divided lites.

The existing 4'-0" ht. yard wall on the West side will be raised to 5'-7" and the existing coyote fence will be removed and replaced with a masonry wall. A new masonry yard wall will be installed adjacent to the North parking area for the residence with a wood gate. A 5'-7" coyote fence will also be installed on the North side of the property. An existing wood fence on the East side of the property will be removed and replaced with a new 5'-7" coyote fence. The tops of the coyote fencing will be irregular in height.

The existing two story structure at the rear of the property will not be changed, but new stucco is proposed as the same color as the main house.

The height of the proposed renovated residence will be 13'-10" where the maximum height allowed is 13'-11".

No rooftop mechanical equipment is proposed on either building.

Finishes and Colors:

Exterior Stucco Color: El Rey #125 "La Luz"
Exterior Wainscot Stucco Color El Rey #86 "Sandstone"
Roofing: Tan colored Brai.
Exterior Windows and Doors: New windows and doors will be fabricated with divided lites, in a clad color of Sierra Pacific #115 " Aqua Mist"
Stain: Natural Linseed oil

The owners have previously lived in Santa Fe and plan to return here as full-time residents. They're very excited about the concept of taking a larger home on a small lot and restoring it to a much smaller home with a traditional Pueblo Style vernacular.

The proposed revisions are compatible with the unique character and diverse style of the Downtown-Eastside Historic District, and City planners have reviewed and provided the needed approvals for zoning and code

requirements. The proposed modifications will comply with all required building setbacks. Therefore, this design is submitted for your review and we respectfully request approval.

Thank you for your consideration.

Sincerely,

Tim Curry

908 13

LOT LINE ADJUSTMENT SURVEY
PREPARED FOR

Mary Jane Rivera (Trust)

Lying and being situate at 423 Camino Don Miguel, Lot 12, Block 10, within Projected Section 30, T. 17N., R. 10E., N.M.P.M., City of Santa Fe, County of Santa Fe, State of New Mexico.

Total Area = 0.35 Acres ±
Lot 12-A Area = 0.185 Acres ±
Lot 12-B Area = 0.164 Acres ±

DOCUMENTS REFERENCED

PLAT: Mary Jane Rivera, 423 Camino Don Miguel Santa Fe, New Mexico. Filed and recorded in Book 290, Page 29 in the Office of the Santa Fe County Clerk on November 16, 1994.

WARRANTY DEED: Filed and recorded in Instrument No. 391994 in the Office of the Santa Fe COunty Clerk.

WARRANTY DEED: Seth V. Baldwin, also known as Seth Baldwin Vigil, and Maria Teresa Baldwin, his wife, and Julia V. Baldwin, also known as Julia Baldwin Vigil, a single woman, for consideration paid, grant to Gus S. Rivera. Filed and recorded in the Office of the Santa Fe County Clerk.

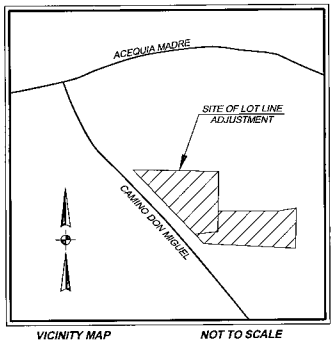
SPECIAL WARRANTY DEED: Eva R. Rivera sole devise in will of Gus Rivera, deceased, For consideration, grant to Billy Joe Rivera. Filed and recorded in Book 597, Page 776 in the Office of the Santa Fe County Clerk on April 30, 1985.

QUITCLAIM DEED: Filed and recorded in Instrument No. 1977771 in the office of the Santa Fe County Clerk on January 21, 2022.

DEED OF PERSONAL REPRESENTATIVE: Filed and recorded in Instrument No. 857113 in the Office of the Santa Fe County Clerk on March 9, 1995.

CITY OF SANTA FE NOTE:

City approval of this plat does not alter or remove any easements, restrictions, or reservations of record pertaining to the land herein described



VICINITY MAP NOT TO SCALE

Surveyors Notes

Every document of record reviewed and considered as part of this survey is noted on the plat hereon. Only the documents as noted were supplied the surveyor. No abstract of Title nor Title commitment, nor results of title search were furnished the surveyor. There may exist other documents of record that would affect this parcel.

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or other facts that an accurate and current title search may disclose.

This boundary survey plat falls within the planning and platting jurisdiction of the City of Santa Fe, and is subject to all onsements, restrictions, and reservations as recorded or not recorded.

Lands shown hereon according to the Federal Emergency Management Agency (FEMA) flood insurance rate map (FIRM) ***Community Panel No. 35049C0416E,*** *dated December 04, 2012, this property lies within Zone "X" an area determined to be outside the 0.2% annual chance floodplain.*

LEGEND

Bearings are based on the two hour static session, and reduced by OPUS, Applying grid to ground New Mexico State Plane Central Zone NAD 83 Coordinates Geodetic local position using GPS RTK Topcon Hiper + distances are ground - bearings are grid. (S.71°30'08" E.) .

- *Monument found as noted.*
- *Monuments set , no. 4 rebar with 10988 cap or mag nail with 10988 shiner set in concrete.*
- *SANTA FE CONTROL 58*
- *SANITARY SEWER MANHOLE*
- *UNKNOWN MANHOLE*
- *Concrete drive, slab, sidewalk, or as noted.*
- *Easement*
- *Power Pole*
- *—ohp— Over Head Powerline*
- *cp Covered Porch*
- *em Electric Meter*
- *gm Gas Meter*
- *wm Water Meter*

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. *New Mexico Gas Company for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.*
2. *Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment fixtures, structures and related facilities reasonable necessary to provide electrical service.*
3. *Century Link for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.*
4. *Cable TV for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.*

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tube, concrete or wood pool decking, or other structures shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement right which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Acknowledgement Affidavit

Know all Persons by These Presents:

That the undersigned owners and proprietors do hereby consent to a Division of Lands as depicted. Section 8, Township 16 North, Range 9 East, N.M.P.M., within the City of Santa Fe, County of Santa Fe, State of New Mexico. All that appears on the Division of Lands boundary survey is made with the free consent, wishes and desires of the undersigned land owners and proprietors hereon. This property lies within the planning and platting jurisdiction of the City of Santa Fe.

Theresa Dominguez, Trustee 11.02.23
MARY JANE RIVERA (TRUST) DATE

STATE OF NEW MEXICO }
COUNTY OF SANTA FE } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SWORN TO BEFORE ME THIS 2nd DAY OF November, 2023, by the Mary Jane Rivera (Trust).

NOTARY PUBLIC

STATE OF NEW MEXICO
NOTARY PUBLIC
MICHELLE J. HICKS
COMMISSION # 1091498
EXPIRES MARCH 1, 2025

MY COMMISSION EXPIRES 03/01/2025

CITY OF SANTA FE NOTES & CONDITIONS

2023-7420
CASE #

CITY PLANNER 11/14/2023 DATE

CITY ENGINEER 11/14/23 DATE

SANTA FE COUNTY TREASURER Nov. 14, 2023 DATE

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

PROPERTY IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AMNOR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL OF BUILDING PERMIT.

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

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

CONNECTION TO THE CITY PUBLIC SEWER SYSTEM IS MANDATORY WHEN THE PROPERTY IS IN THE CITY LIMITS AND IS BEING DEVELOPED OR IMPROVED IS ACCESSIBLE TO THE CITY SEWER SYSTEM. PRIOR TO THE DEVELOPMENT OR IMPROVEMENT OF THE PROPERTY, OWNERS AND DEVELOPERS OF THE PROPERTY SHALL OBTAIN A TECHNICAL SEWER EVALUATION REVIEW BY THE CITY OF SANTA FE WASTEWATER DIVISION.

ALL FIRE DEPARTMENT ACCESS SHALL BE NO GREATER THAN 10% GRADE THROUGHOUT AND MAINTAIN A 20-FOOT MINIMUM WIDTH.

FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20 FEET WIDE TO ANY NEW CONSTRUCTION.

SHALL MEET DRIVEWAY REQUIREMENTS AS PER IFC.

FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION.

SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC OR INSTALL AND AUTOMATIC SPRINKLER SYSTEM.

EACH LOT SHALL BE SERVED BY ITS OWN SEPARATE SEWER SERVICE LINE.

CITY OF SANTA FE DOES NOT APPROVE OF ENCROACHMENTS OF IMPROVEMENTS ON TO UTILITY EASEMENTS AS SHOWN.

NO PARKING OF VEHICLES WITHIN TURNAROUND EASEMENT ON PARCEL A.

EACH LOT SHALL BE SERVED BY SEPARATE WATER SERVICE AT THE TIME FOR DEVELOPMNT.:

1. EACH LOT SHALL BE SERVED BY SEPARATE WATER SERVICE AT THE TIME OF DEVELOPMENT
2. AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICE.

SALVADOR L. VIGIL NEW MEXICO 10988 REGISTERED PROFESSIONAL LAND SURVEYOR

LSC SURVEYS, LLC

SALVADOR J. VIGIL, NMPS 10988
P.O. BOX 4284
SANTA FE, NEW MEXICO
505-473-0003

PREPARED BY	S.J. Vigil, NMPS	SANTA FE COUNTY CLERK INDEX INFORMATION
DATE	April 6, 2023	MARY JANE RIVERA (TRUST)
PROJECT No.	L-4802 /PLAT	423 CAMINO DON MIGUEL
CHECKED	Donald Yates	SECTION 30, T.17N., R.10E., N.M.P.M.,
U.P.C. 1-055-098-184-397 PARCEL ID 1218240		CITY & COUNTY OF SANTA FE, STATE OF NEW MEXICO

Land Records Corp. SFFC ALB16049 SF 2023570.001

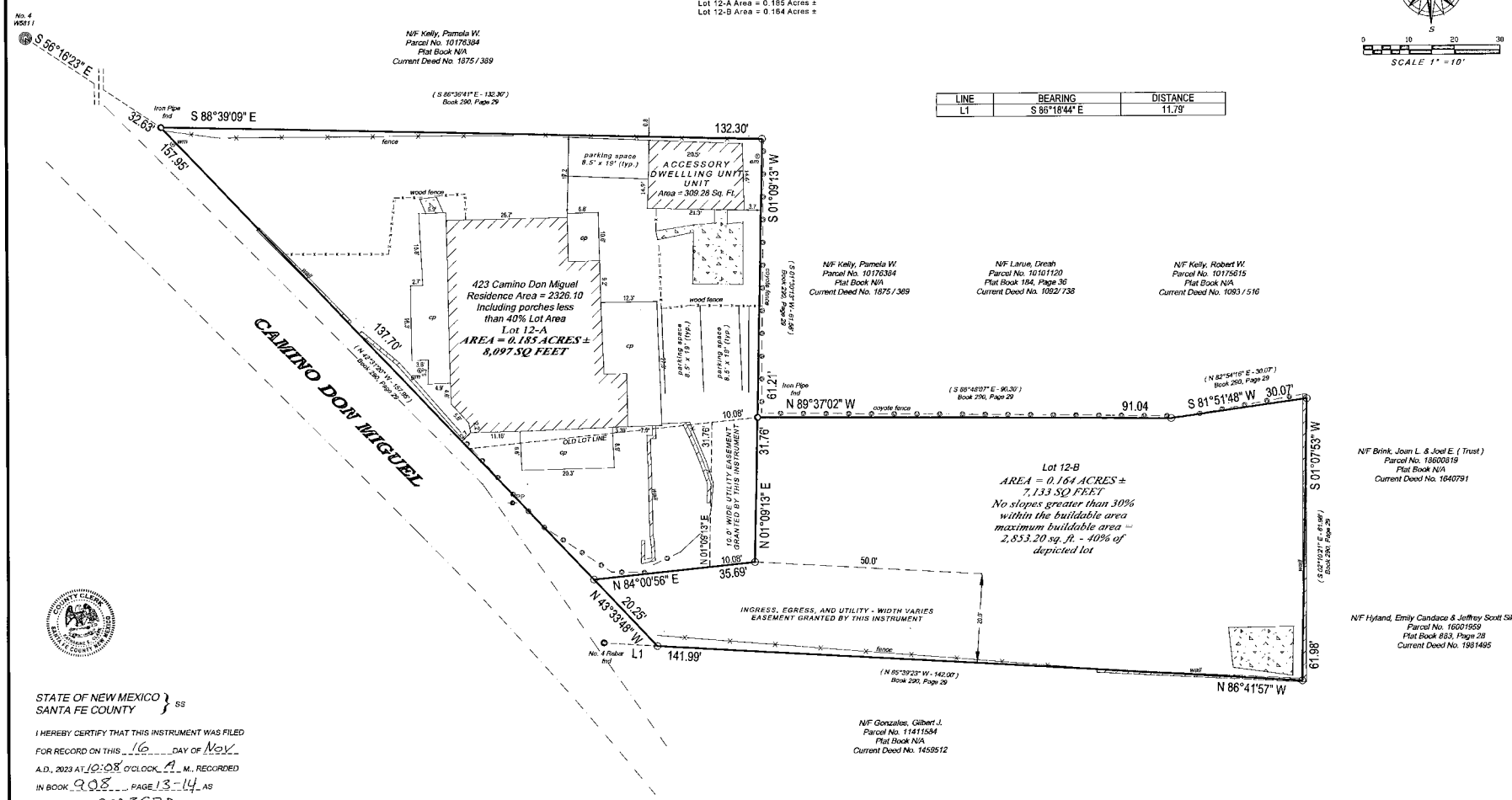
908 14

LOT LINE ADJUSTMENT SURVEY
PREPARED FOR

Mary Jane Rivera (Trust)

Lying and being situate at 423 Camino Don Miguel, Lot 12, Block 10, within Projected Section 30, T. 17N., R. 10E., N.M.P.M., City of Santa Fe, County of Santa Fe, State of New Mexico.

Total Area = 0.35 Acres ±
Lot 12-A Area = 0.185 Acres ±
Lot 12-B Area = 0.164 Acres ±



LINE	BEARING	DISTANCE
L1	S 86°18'44" E	11.79'

STATE OF NEW MEXICO }
SANTA FE COUNTY } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 16 DAY OF Nov A.D., 2023 AT 10:08 O'CLOCK A M., RECORDED IN BOOK 908 PAGE 13-14 AS DOCUMENT No. 2023570 IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, STATE OF NEW MEXICO.

WITNESS MY HAND AND SEAL OF COUNTY OFFICE
SANTA FE COUNTY
KATHARINE E. CLARK

DEPUTY CLERK

SURVEYORS CERTIFICATE

I, Salvador I. Vigil, a Registered New Mexico Professional Surveyor do hereby certify that this Lot Line Adjustment Survey plat was prepared from an actual field survey performed by me or under my direct supervision on April 6, 2022. This survey and the boundaries on the plat depicted hereon were established using found monuments, and documents of record. This survey is a Land Division or Subdivision as per the New Mexico Subdivision Act. This survey meets the minimum standards for surveys set forth by the New Mexico Board of licensure for Professional Surveyors and Engineers.

Salvador I. Vigil, NMPS 10988 Date Nov. 1, 2023

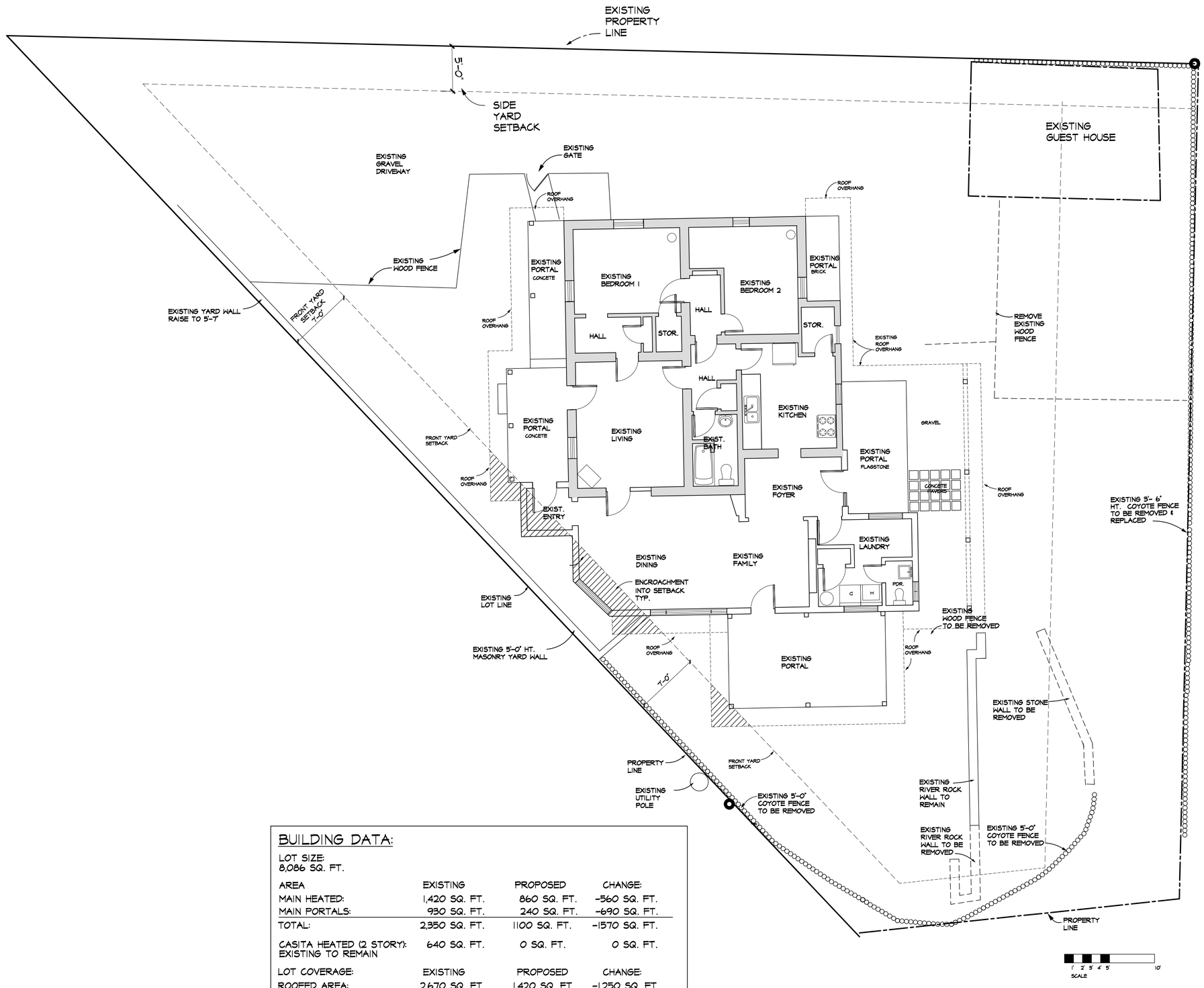
SALVADOR I. VIGIL NEW MEXICO 10988 REGISTERED PROFESSIONAL LAND SURVEYOR

LSC SURVEYS, LLC

SALVADOR I. VIGIL, NMPS 10988
P.O. BOX 4584
SANTA FE, NEW MEXICO
505-473-0600
CELL 505-693-1511

PREPARED BY	S.I. Vigil, NMPS	SANTA FE COUNTY CLERK INDEX INFORMATION
DATE	April 6, 2023	MARY JANE RIVERA (TRUST)
PROJECT No.	L-4802 /PLAT	423 CAMINO DON MIGUEL
CHECKED	Donald Yates,	SECTION 30, T.17N., R.10E., N.M.P.M.,
U.P.C. 1-055-098-184-397 PARCEL ID 12182400		CITY & COUNTY OF SANTA FE, STATE OF NEW MEXICO

Land Records Corp. SFTC ALB16049 SF 2023570.002



BUILDING DATA:

LOT SIZE:
8,086 SQ. FT.

AREA	EXISTING	PROPOSED	CHANGE:
MAIN HEATED:	1,420 SQ. FT.	860 SQ. FT.	-560 SQ. FT.
MAIN PORTALS:	930 SQ. FT.	240 SQ. FT.	-690 SQ. FT.
TOTAL:	2,350 SQ. FT.	1100 SQ. FT.	-1570 SQ. FT.
CASITA HEATED (2 STORY): EXISTING TO REMAIN	640 SQ. FT.	0 SQ. FT.	0 SQ. FT.
LOT COVERAGE:	EXISTING	PROPOSED	CHANGE:
ROOFED AREA:	2,670 SQ. FT.	1,420 SQ. FT.	-1,250 SQ. FT.
TOTAL:	33%	17%	-16%

EXISTING SITE PLAN
3/16" = 1'-0"

APPROVALS: DATE:
OWNER:

ENGINEER:

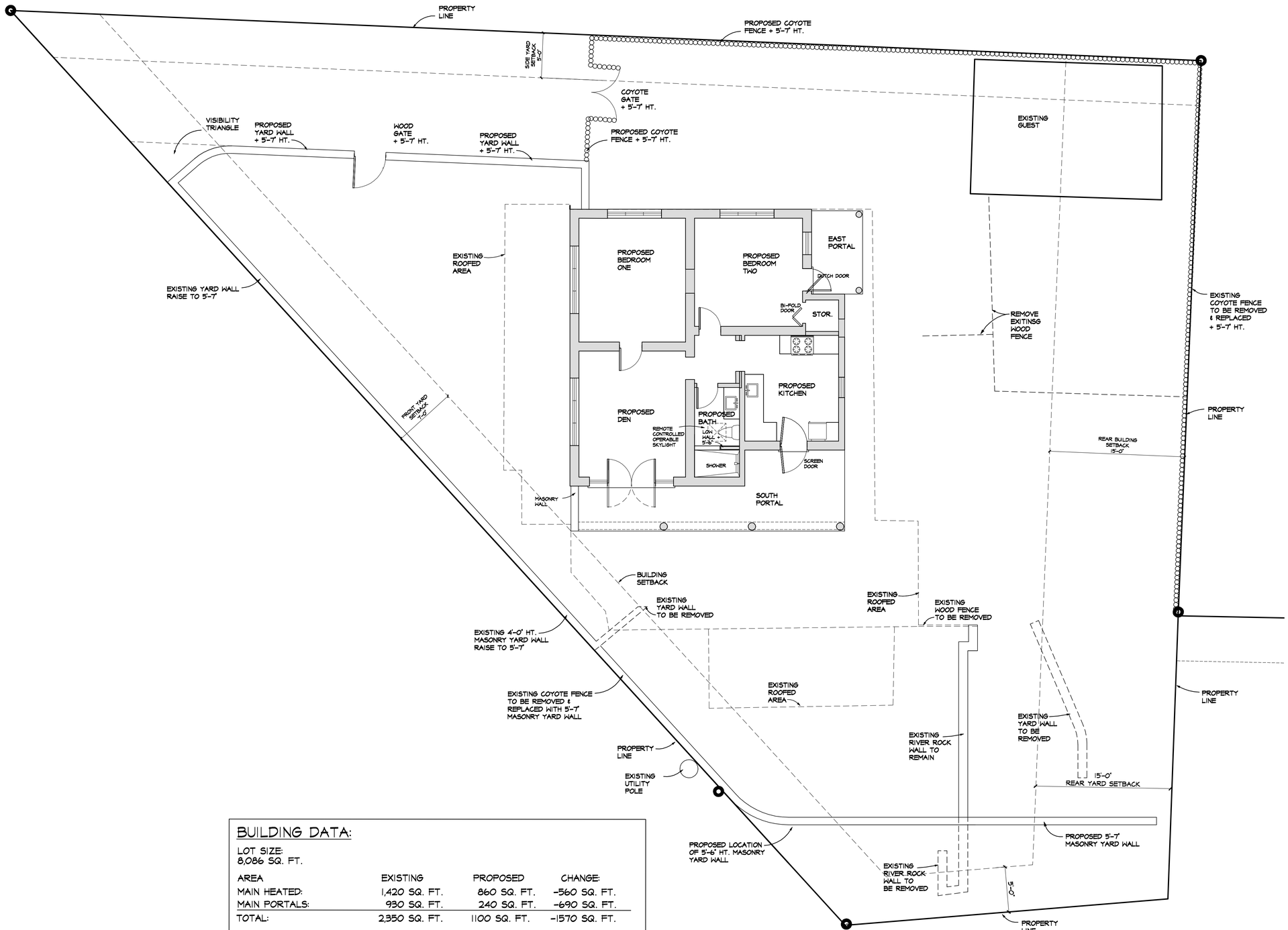
CREATIVE DESIGN ©
CUSTOM DESIGN OF UNIQUE STRUCTURES
30 CIENEGUILLA, EMBUDO, NEW MEXICO 87513
CYD SCHULTE
TIM CURRY PH 505-429-9436
PH 505-660-7116

CREATIVE DESIGN

RONNINGEN-FENRICH
423 CAMINO DON MIGUEL
SANTA FE, NEW MEXICO

9 DECEMBER 2024

A-1



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PROPOSED SITE PLAN

3/16" = 1'-0"

APPROVALS: DATE:
OWNER:
ENGINEER:

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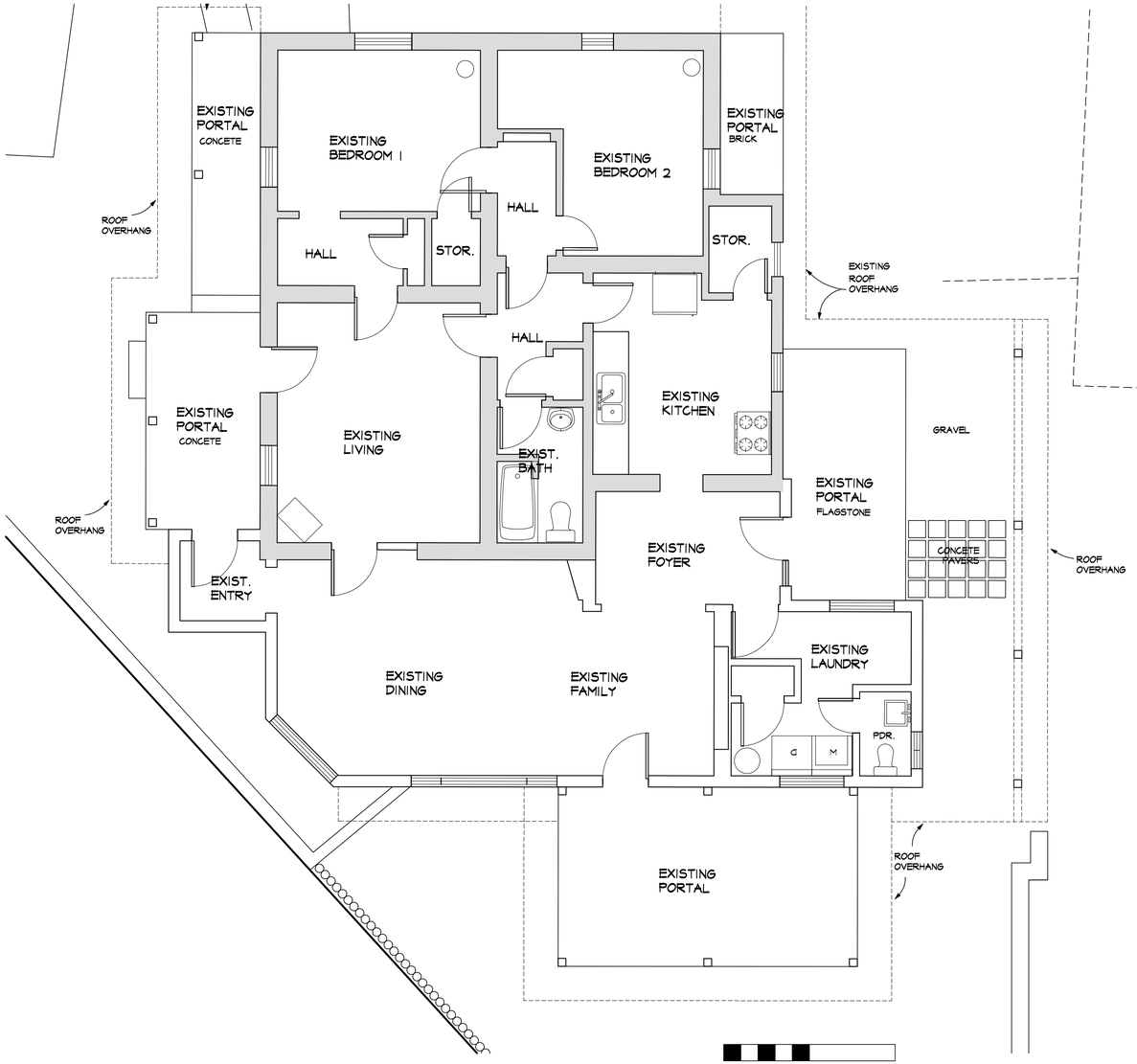
CREATIVE DESIGN

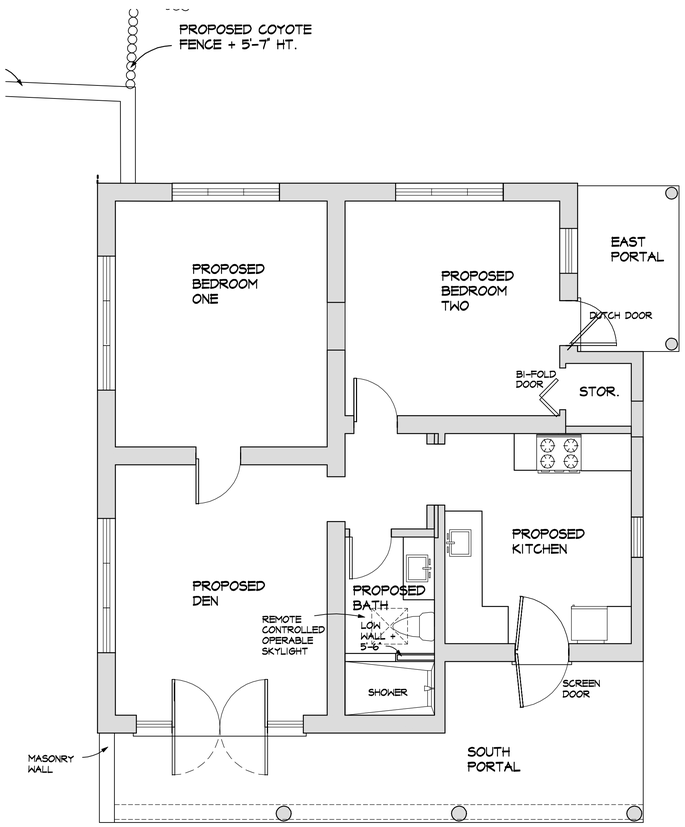
RONNINGEN-FENRICH
423 CAMINO DON MIGUEL
SANTA FE, NEW MEXICO

9 DECEMBER 2024

A-2



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



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

APPROVALS: DATE:
OWNER:

ENGINEER:

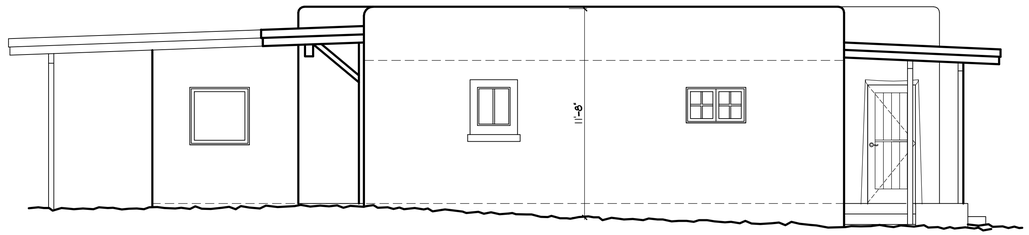
CREATIVE DESIGN ®
CUSTOM DESIGN OF UNIQUE STRUCTURES
30 CIENEGUILLA, EMBUDO, NEW MEXICO 87513
TIM CURRY PH 505-660-7116
CYD SCHULTE PH 505-429-9436

CREATIVE DESIGN

RONNINGEN-FENRICH
423 CAMINO DON MIGUEL
SANTA FE, NEW MEXICO

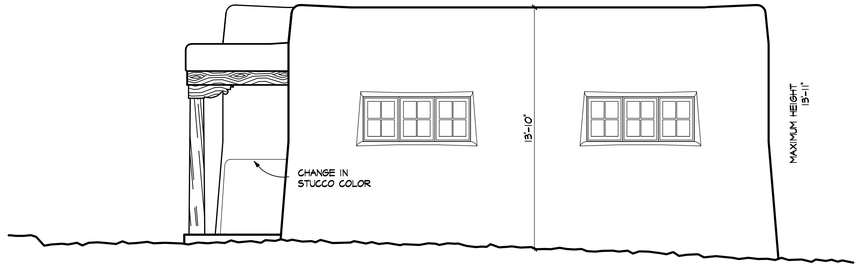
9 DECEMBER 2024

A-3



EXISTING NORTH ELEVATION

1/4" = 1'-0"



PROPOSED NORTH ELEVATION

1/4" = 1'-0"

1' 2' 3' 4' 5' 10'

SCALE

APPROVALS: DATE:

OWNER:

ENGINEER:

CREATIVE DESIGN ©

CUSTOM DESIGN OF UNIQUE STRUCTURES

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CREATIVE DESIGN

RONNINGEN FENRICH

423 CAMINO DON MIGUEL

SANTA FE, NEW MEXICO

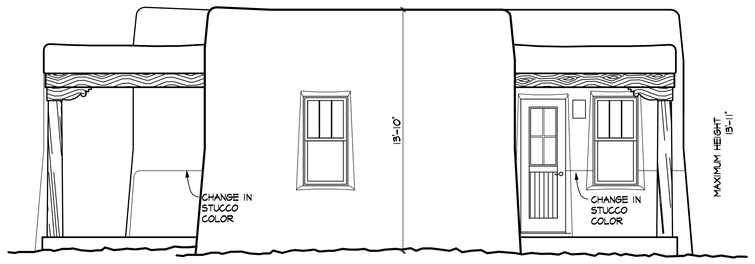
10 DECEMBER 2024

A-4A



EXISTING EAST ELEVATION

1/4" = 1'-0"



PROPOSED EAST ELEVATION

1/4" = 1'-0"

1' 2' 3' 4' 5' 10'

SCALE

APPROVALS: DATE:

OWNER:

ENGINEER:

CREATIVE DESIGN ©

CUSTOM DESIGN OF UNIQUE STRUCTURES

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CREATIVE DESIGN

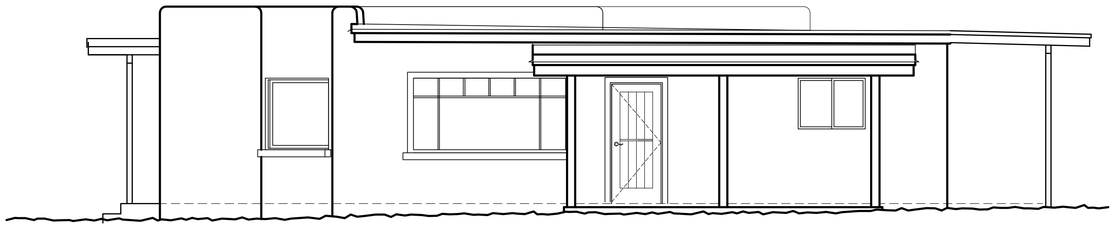
RONNINGEN FENRICH

423 CAMINO DON MIGUEL

SANTA FE, NEW MEXICO

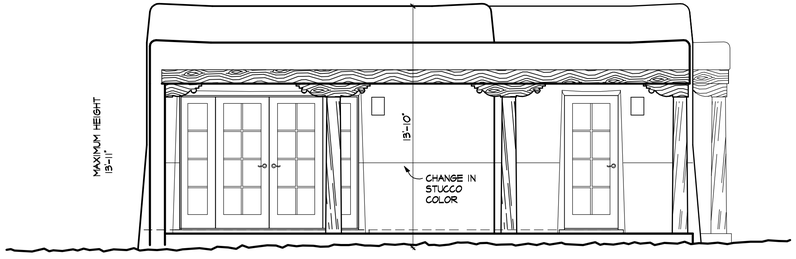
10 DECEMBER 2024

A-4B



EXISTING SOUTH ELEVATION

1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

1' 2' 3' 4' 5' 10'

SCALE

APPROVALS: DATE:

OWNER:

ENGINEER:

CREATIVE DESIGN ©

CUSTOM DESIGN OF UNIQUE STRUCTURES

30 CIENEGUILLA, EMBUDO, NEW MEXICO 87513

TIM CURRY PH 505-660-7116

CYD SCHULTE PH 505-429-9436

CREATIVE DESIGN

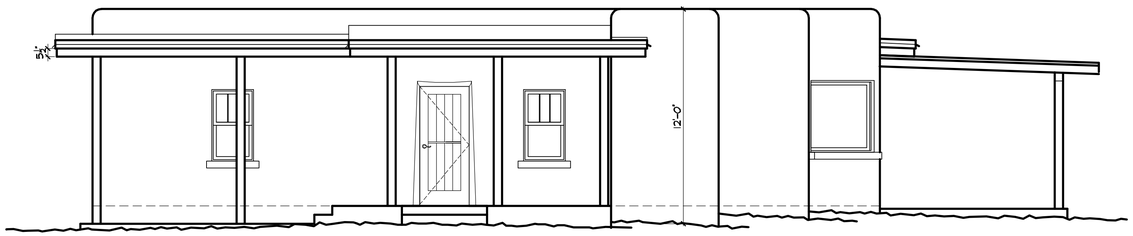
RONNINGEN FENRICH

423 CAMINO DON MIGUEL

SANTA FE, NEW MEXICO

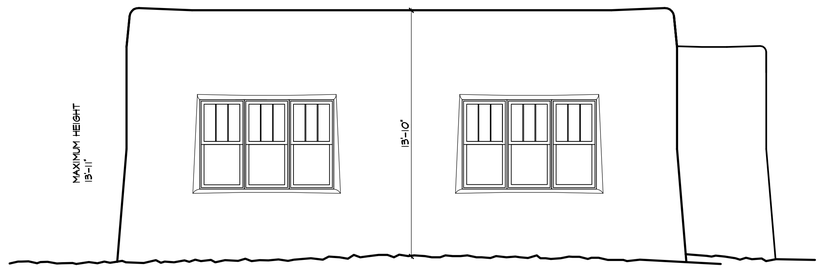
10 DECEMBER 2024

A-4C



EXISTING WEST ELEVATION

1/4" = 1'-0"



PROPOSED WEST ELEVATION

1/4" = 1'-0"

1' 2' 3' 4' 5' 10'

SCALE

APPROVALS: DATE:

OWNER:

ENGINEER:

CREATIVE DESIGN ©

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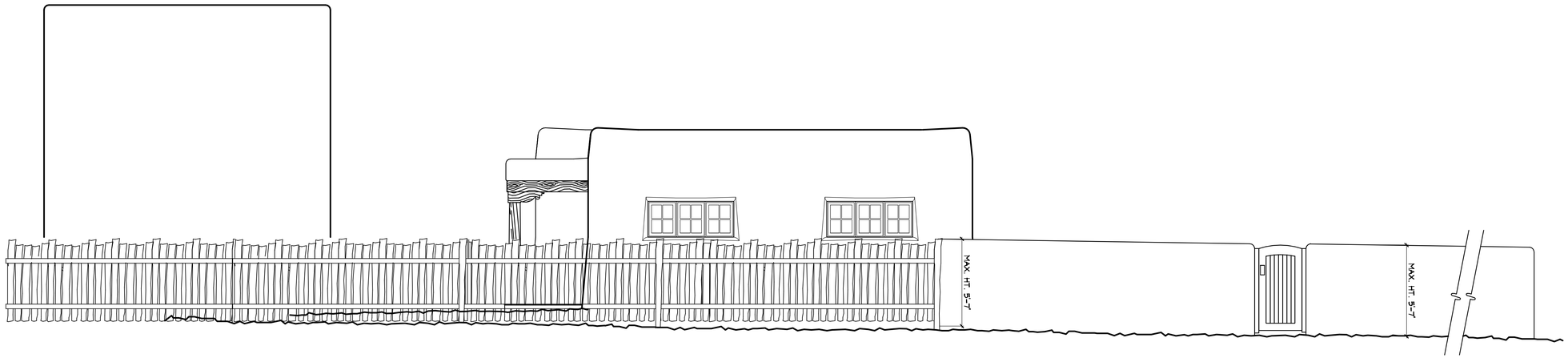
A-4D



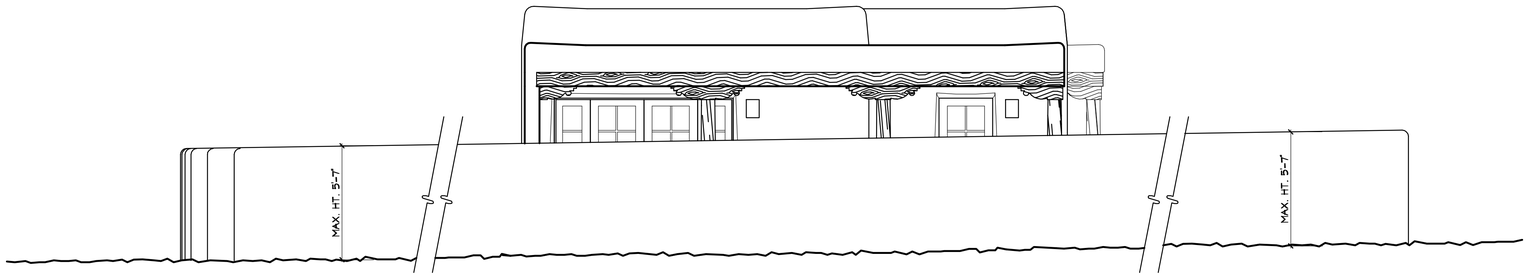
PROPOSED NORTH YARD WALL ELEVATION

1/4" = 1'-0"



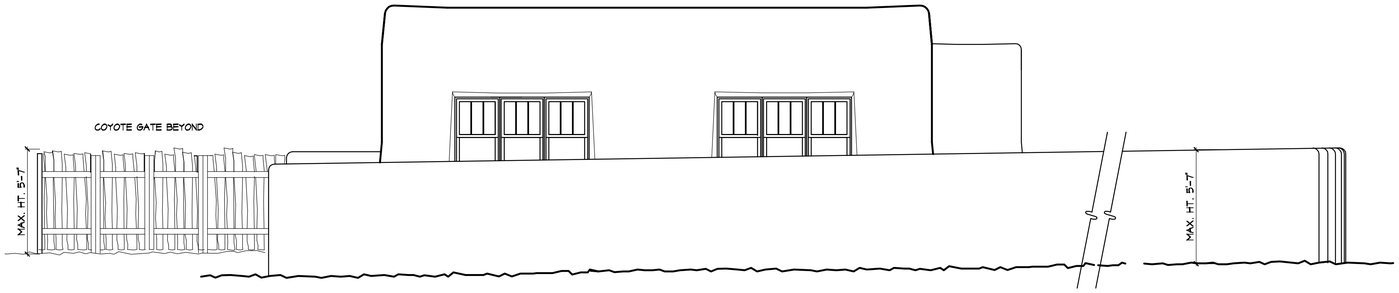
PROPOSED EAST ELEVATION

1/4" = 1'-0"



PROPOSED SOUTH YARD WALL ELEVATION

1/4" = 1'-0"



PROPOSED WEST YARD WALL ELEVATION

1/4" = 1'-0"

1' 2' 3' 4' 5' 10'

SCALE

APPROVALS: DATE:

OWNER:

ENGINEER:

CREATIVE DESIGN ®

CUSTOM DESIGN OF UNIQUE STRUCTURES

30 CIENEGUILLA, EMBUDO, NEW MEXICO 87513

TIM CURRY PH 505-660-7116

CYD SCHULTE PH 505-429-9436

CREATIVE DESIGN

RONNINGEN FENRICH

423 CAMINO DON MIGUEL

SANTA FE, NEW MEXICO

10 DECEMBER 2024

A-5

#1 Home Improvement Retailer

Close



Tap and Hold to Zoom

80 lb. Premium Stucco Finish #125 La Luz

by **LaHabra**

Product Images



Feedback

Share Print

LaHabra

9 lb. Exterior Stucco Color Patch #86 Sandstone

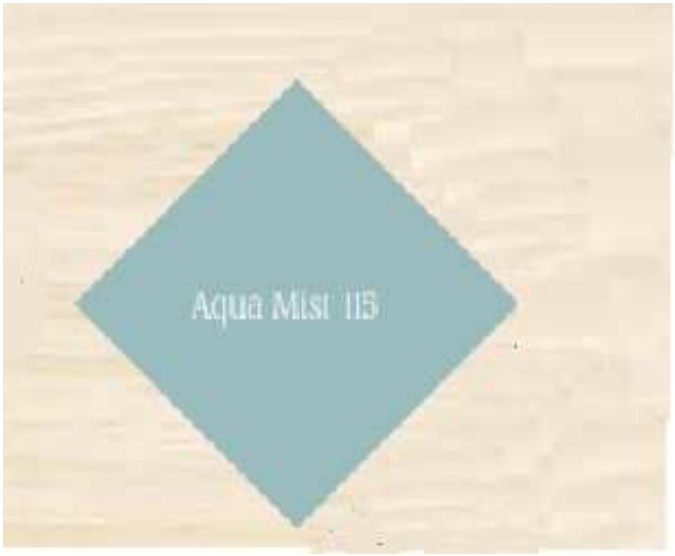
★★★★★ (3) Questions & Answers (1)



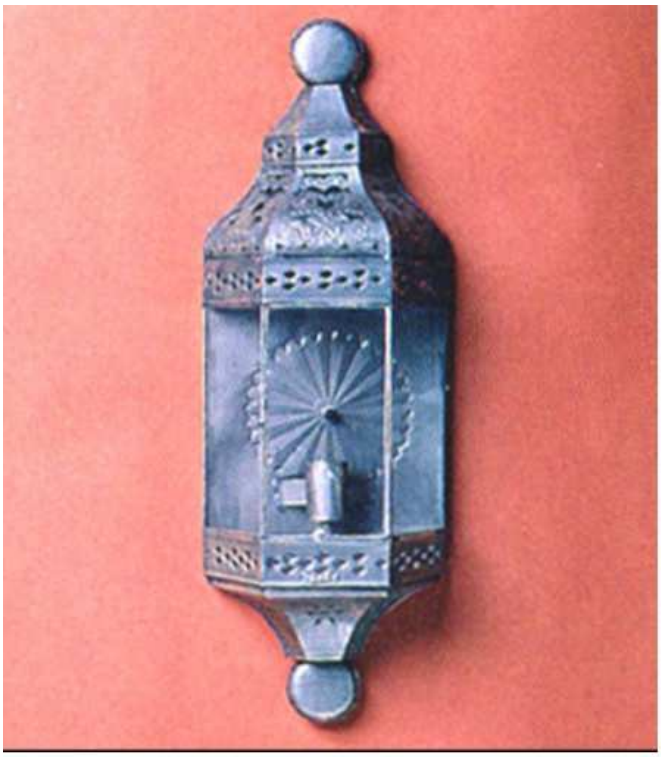


Hover Image to Zoom

Window Color by Sierra Pacific: Aqua Mist 115











EAST ELEVATION



N

NORTH ELEVATION



SOUTH ELEVATION-STREETSCAPE



SOUTH ELEVATION



NORTH WEST ELEVATION



SOUTHWEST ELEVATION-STREETSCAPE

City of Santa Fe, New Mexico

memo

DATE: **January 14, 2025**

TO: **Historic Districts Review Board Members**

VIA: **Heather Lamboy, Planning & Land Use Department Director**
Gary Moquino, Historic Preservation Division Director, *GM*
Maggie Moore, Acting Assistant Land Use Director *MM*

FROM: **Lani McCulley, Senior Planner, Historic Preservation Division** *LMM*

2024-009612-HDRB, 1126 Camino Delora, Downtown & Eastside Historic District, vacant lot, Marc Naktin, agent for Gary Shockley, owner, proposes to construct a 3,800 sq. ft. residence to a height of 19'-10" where the maximum allowable is 16'-2". The additional 3'-8" in height is requested per section 14-5.2(D)(9)(c)(ii)(f) the Board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

___ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: height calculation

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Escarpment approval

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

Sample motions:

a. To approve or deny Case #2024-009612, to allow this the new construction at 1126 Camino Delora.

BACKGROUND & SUMMARY:

The vacant lot at 1126 Camino Delora is located at the end of a private drive off of Camino Delora near the Camino Delora and the Camino San Acacio intersection and is located in the Downtown and Eastside Historic District. The property slopes from the south to the north with a grade change of approximately 20 feet from the front to the rear of the structure. The site is located in the Foothills escarpment overlay district, which also regulates the height and design of buildings. The applicant has preliminary approval from the escarpment review team for the proposed project.

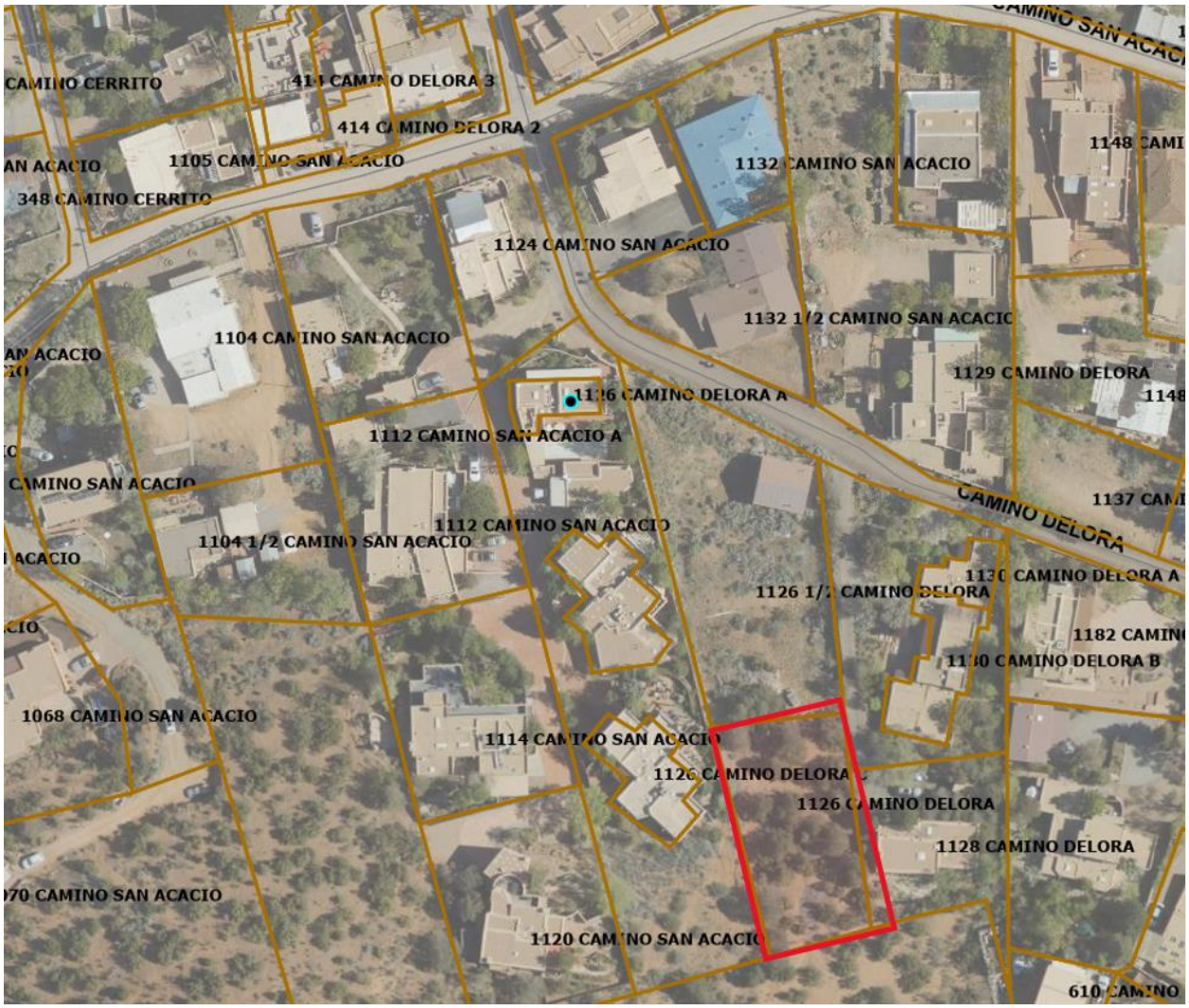


Figure 1. Property Location.

APPLICANT'S REQUEST:

The applicant proposes the following new construction:

1. Construct a 3,800 sq. ft. single-family detached residence in a Spanish Pueblo Revival style to a height of 19'-10" at the highest point where the maximum allowable is 16'-2". The height of the structure at the top of the slope is 12'2". The additional 3'-8" in height is requested per section 14-5.2(D)(9)(c)(ii)(f) where the Board may increase the allowable height by four (4) feet at their discretion without the need for an exception 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.

14-5.2(D)(9)(c)(ii)(F): The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade* , whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street* .

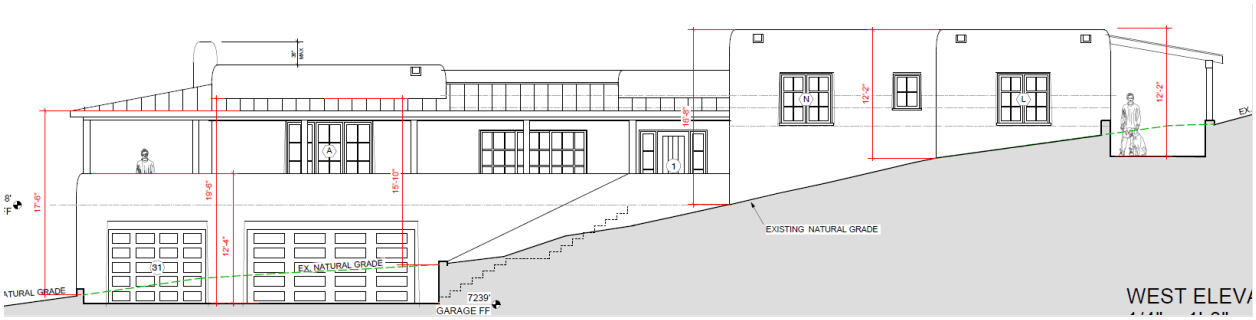


Figure 2. West Elevation of proposed structure with slope.

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.

(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.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 11/9/24

Property Owner of Record: ~~VERNA AND DONALD ORTEGA~~ RODRIGUEZ

Applicant/Agent Name: MARC NAKTIN

Contact Person Phone Number: (505)490 1863

Site Address: 1126 CAMINO DELORA

Proposed Construction Description: NEW SINGLE FAMILY RESIDENCE

TOTAL ROOF AREA: 3800

Zoning District: UPPER EASTSIDE

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 SEE ESCARPEMENT APPROVAL LETTER

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

Lot Coverage : 37 **%**
□Open Space Required:_____

Setbacks:
Proposed Front: 14'-5" Minimum: 7'
2nd Front? _____
Proposed Rear: 15'-0" Minimum: 15'
Proposed Sides: L 5' R18'-9" Minimum: 5'

Height: Proposed 17'-5" AT HIGHEST CORNER
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
☒ Regulated by Escarpment District

Parking Spaces:
Proposed 2 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.

MARC NAKTIN _____ **[□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.

_____ 11/9/24
SIGNATURE **DATE**

To Be Completed By City Staff:

Additional Agency Review if Applicable: 2024-009490PAR

☑ Escarpment Approval by Keana Rios Date: 11/18/24
□ Flood Plain Approval by _____ Date: ___/___/___
□ Traffic Engineering Approval by _____ Date: ___/___/___
Notes: Escarpment Pre-Submittal Completed 10/28/2024 by K.R.

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

REVIEWER: Rebekah Clouser **DATE:** 11/18/2024

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

Revised 20 November 2020


16'2" approx. max. ht.
CAMINO SAN ACACIO
CAMINO CERRITO
CAMINO DELORA
CAMINO DE LA LUZ
1126-C Camino Delora
this is not official, as there is no proposed floorplan
Escarpment below line

PROPOSAL LETTER – 1126 CAMINO DELORA NEW RESIDENCE

The owners propose to build a new 3900 total s.f. single-family residence.
It is two levels – a garage level at grade and a residential level that cascades with the grade.

The breakdown is as follows:

Heated: 2909 s.f.
Portal: 900 s.f.
Garage: 1100 s.f.
Roofed: 3800 s.f.

The property is located behind 1126 B Camino Delora which owned by a sibling. There is virtually no view of the property from Camino Delora and is only accessible by a shared driveway.

The view is obscured by the current house and yard walls and is up a steep incline further obscuring vision. The house will be virtually invisible to the public with the exception of the neighbors to the east.

This will be a pueblo style house with a shed roof wrap around portal.

The stucco will be El Rey “Madera”. The windows will be Pella Architect Series “Sage” clad with divided lights.

Exposed concrete surfaces such as stairs/portal surfaces will be earth tone Davis “Baja Red’ or similar.

The woodwork (portal posts, beams, headers) will be painted the same “sage” color as the clad windows.

The metal portal roof will be a Bronze tone.

The property is in the escarpment and abides by the strict code requirements for colors, heights and screening.

No point of the building exceeds the escarpment limit of 14’-0” above highest point on the property. The adjacent northern property’s existing house height restriction was established at 19’-8” by the HDRB October 9th 2018 built by a family sibling.

This house’s highest parapet from natural grade is 17’-5” on a corner of the hose of the east side. The building having stepped facades and massing varies in lesser heights along the sloped terrain.

Escarpment Overlay District Pre-Submittal Form

City of Santa Fe Land Use Department - Technical Review Division
200 Lincoln Ave., Santa Fe, NM 87501 • (505) 955-6641 • City of Santa Fe Technical Review Link

FORM IS TO BE FILLED OUT BY STAFF ONLY

Project Name (if Applicable): _____

Project Description: NEW SFR

Street Address: 1126 CAMINO DE LORA

Subdivision Name/Lot Number: TRACT B-3 T17N R10E S30 Q-1 .24 ACRES

Applicant's/Agent's Name: MARC NAKTIN

Date: OCTOBER 28, 2024

The applicant/agent listed above has consulted with the Technical Review Division staff and has met the prerequisites for submittal of a Building Permit Application for property within the Escarpment Overlay District.

1. Proposed work to be performed: NEW SFR

Special Conditions, as applicable:

All conditions of the Escarpment Subdistrict shall apply, as applicable.

1 - a Heights and elevations as per plan.

Proposed maximum heights, as per plan:

South Elevation: 9'-8"

West Elevation: 19'- 6"

East Elevation: 19'-10"

North Elevation: 18'-6" – AREA OUTSIDE OF THE ESCARPMENT

1 - b Highest Elevation + fourteen (14) feet: 7256.5' + 14' = 7270.5'

1 - c Square-feet as per plan: 3900 sqft.

1 - d Maximum disturbed/graded area, less than 40% of lot square footage.

3 - a All proposed windows and doors as per plan; all exterior glazing must have a reflectance of less than forty percent (VLR < 40%).

3 - a ALL exterior colors to be non-reflective and local earth tone, or darker:

a. Proposed exterior windows and skylights: BROWNS AND TANS OF LOCAL EARTH TONE MAY USE YESO, OFF-WHITE, OR WHITE FOR WINDOW TRIM ONLY.
b. Proposed exterior doors: BROWNS AND TANS OF LOCAL EARTH TONE

c. Proposed garage overhead doors: BROWNS AND TANS OF LOCAL EARTH TONE
d. Proposed canales: BROWNS AND TANS OF LOCAL EARTH TONE
e. Proposed exterior wall stucco: EL REY "COTTONWOOD"
f. Proposed roof: BROWNS AND TANS OF LOCAL EARTH TONE
g. Proposed metal roof: SAGE
h. New metal including reglets, flashing, trim, skylight, frames, conduits, bare metal shall be muted or painted an earth tone color.
i. Proposed portal: BROWNS AND TANS OF LOCAL EARTH TONE
j. Proposed exterior lighting: BROWNS AND TANS OF LOCAL EARTH TONE
k. Proposed window treatment: NATURAL CLEAR SEALED

4 - a Any metal roofs shall be of a non-reflective, non-glossy material, which is muted in color.

4 - b Exterior lights to be downlit; applicable to all lighting that is not in an entry way. Exterior lighting shall not directly illuminate structure surfaces or landscaping (excluding entries, garages, and portals). Indirect light sources shall be less than three feet in height.

4 - c Structure screening trees shall be at a minimum height of six feet but shall also be of a height so that no more than 50% of the structure is exposed measured from the highest point on the structure to the top of the tree. Compliance will be field-verified at the time of the required final escarpment district inspection.

4 - d The required landscape screening of cut or fill slopes and retaining walls over four feet in height and visible to the public shall be at the density of the natural landscape. However, if trees are to be added, they shall be from the approved list, a minimum of six-foot high evergreens or 2" caliper deciduous, and actual heights shall vary according to variations found in natural landscaping. Vegetation supported by a trellis or other similar means is acceptable for the screening of cut slopes or retaining walls that are closer than six feet from the edge of a driveway or roadway.

4 - e At a minimum, all disturbed areas shall be revegetated with native grasses or other drought tolerant plants or have other erosion control treatment. All landscaping and revegetation shall be irrigated until established and shall be maintained.

4 - f Retaining walls shall not exceed six feet in height in the escarpment overlay district.

4 - g Vertical finished grades/building elevations around and/or of the structures shall not be altered in any fashion without prior city approval.

4 - h Structure shall not be re-sited or reoriented by more than 12 inches in any direction without prior city Planning and Development Review staff approval.

4 - i Utility trenches shall be located within the driveway disturbed area if possible. If not possible, then joint trench usage is required, and trenches shall be carefully routed to avoid locations perpendicular to the horizon and to avoid the removal of trees. Trenched areas outside of driveways shall be regraded to approximate original terrain conditions and shall be revegetated with a similar type and density of vegetation commensurate with the natural landscaping of the site. This shall include the planting of trees, shrubs, and native grasses/wildflowers. Trees shall be a minimum of six feet in height at the time of planting, but shall be provided with variations in height that matches height variations found in natural landscaping.

4 - j All utility apparatus three feet or higher above finished grade shall be screened from the adjacent public street, way or place with vegetation.

4 - k The highest point of any structure on the Foothill Subdistrict on the uphill portion of the lot shall not exceed the maximum height of fourteen (14) feet above natural grade.

4 - 1 The highest point of any structure on the Foothill Subdistrict on the downhill portion of the lot cannot exceed twenty (20) feet, above natural or finished grade whichever is more restrictive, above every point of measurement along the structure perimeter.

5 - a INTERIM INSPECTION REQUIRED.

5 - b FINAL ESCARPMENT INSPECTION IS REQUIRED.

5 - c Other conditions may apply as determined in the field. Staff reserves the right to require changes to proposed project if conditions are found to be out of compliance with the Escarpment Overlay District.

Additional Information REQUIRED:

Additional information about the following project elements is needed at time of Building Permit Application submittal so that the Land Use Department can confirm compliance with Escarpment Overlay code.

1. Please submit ALL of the items, which were submitted for this Pre-Submittal Application, with your Building Permit Application. Building Permit Application is subject to rejection if any of the items are missing.

2. Please submit a Grading and Drainage Plan, to be reviewed as part of your Building Permit Application and a requirement of the Escarpment Overlay Code; *§ 14-8.2 Terrain and Stormwater Management.*

3. Please submit a Landscape Plan, to be reviewed as part of your Building Permit Application and a requirement of the Escarpment Overlay Code; *§14-8.4 Landscape and Site Design.*

4. Please submit an Irrigation Plan, to be reviewed as part of your Building Permit Application and a requirement of the Escarpment Overlay Code; *§14-8.4 Landscape and Site Design.*

5. Please submit a Significant Tree Survey, to be reviewed as part of your Building Permit Application and a requirement of the Escarpment Overlay Code; *§14-8.4 Landscape and Site Design.*

ISSUANCE OF THIS FORM DOES NOT IMPLY PRE-APPROVAL OF THE BUILDING PERMIT APPLICATION. (§14-5.6(D)(4))

IF AN ITEM WAS ACCIDENTALLY OVERLOOKED AS PART OF THIS REVIEW, IT IS STILL SUBJECT TO COMPLY TO §14-5.6 ESCARPMENT OVERLAY DISTRICT DURING THE BUILDING PERMIT APPLICATION PROCESS.

STAFF RESERVES THE RIGHT TO REQUIRE ADDITIONAL SUBMITTALS AND/OR CHANGES TO PROPOSED PROJECT IF CONDITIONS ARE FOUND TO BE OUT OF COMPLIANCE WITH THE ESCARPMENT OVERLAY DISTRICT CODE.

NOT ALL CONDITIONS MAY BE MENTIONED. OTHER CONDITIONS MAY APPLY. SEE CITY CODE §14-5.6 ESCARPMENT OVERLAY DISTRICT CODE FOR ALL REQUIREMENTS.

FORM IS TO BE FILLED OUT BY STAFF ONLY

☐ No Route	☐ No Interim Escarpment	☐ No Final Escarpment
☒ Yes Route	☒ Yes Interim Escarpment	☒ Yes Final Escarpment

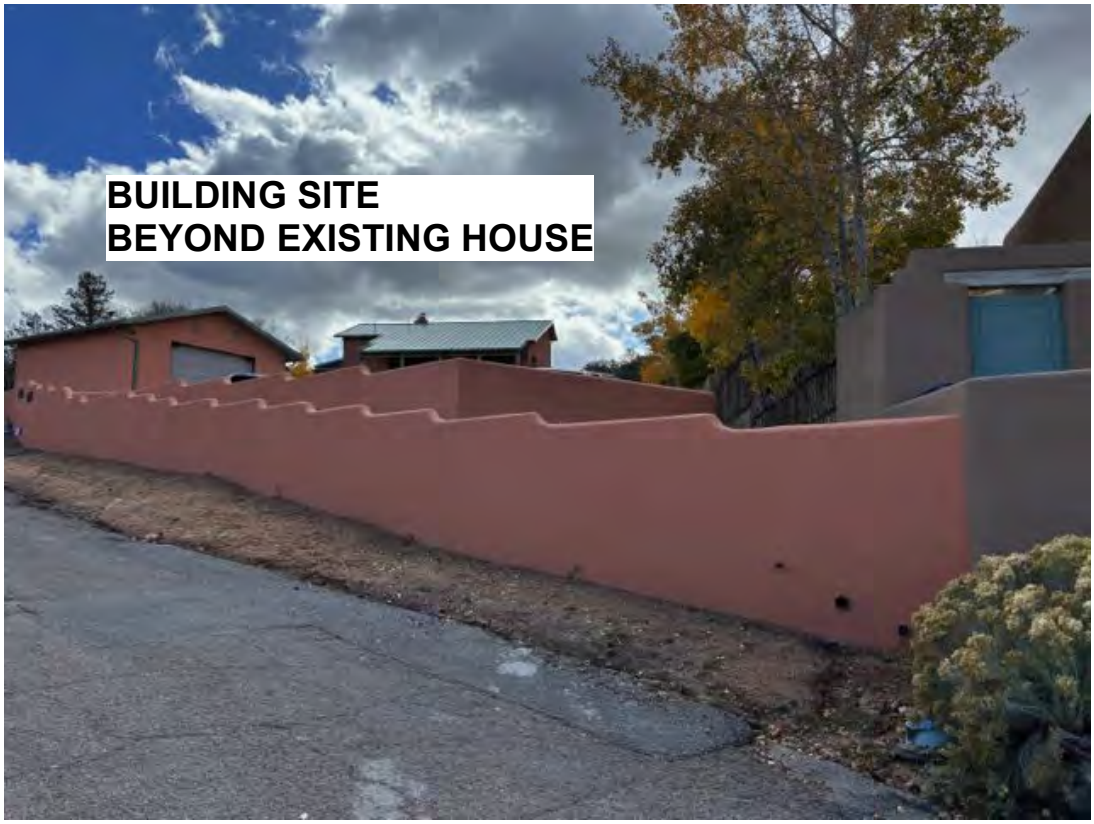
Date Poster Released:	Poster Release Signature:	Escarpment Reviewer:
11-8-2024	Maxine J. Sandoval	K. Rios (505) 490-0915

THIS IS NOT A BUILDING PERMIT.
PLEASE SUBMIT THIS FORM WITH YOUR BUILDING PERMIT APPLICATION.

Version 1.0
July 2024



LOOKING SOUTH FROM CAMINO DELORA



LOOKING SOUTH FROM CAMINO DELORA



LOOKING SOUTH FROM END EASTERN NEIGHBORS DRIVEWAY



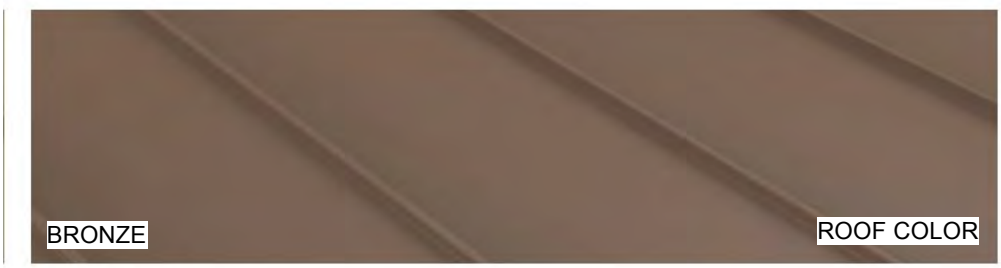
LOOKING SOUTH FROM END OF SHARED DRIVEWAY


1124
Camino Delora
1132
1129
1148 1/2
Camino Delora
1126
1137
Camino Delora
1130 A
1126 1/2
1182
Artesano
1114
1126
BUILDING SITE
1128
1140
1120



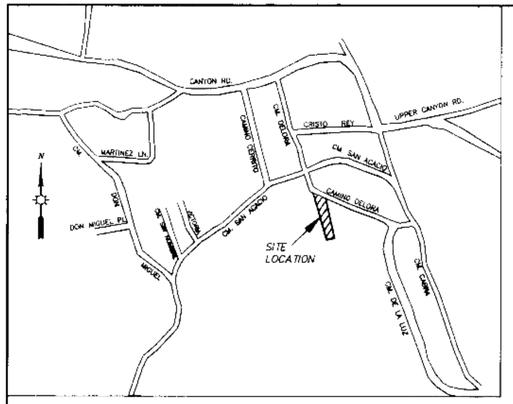




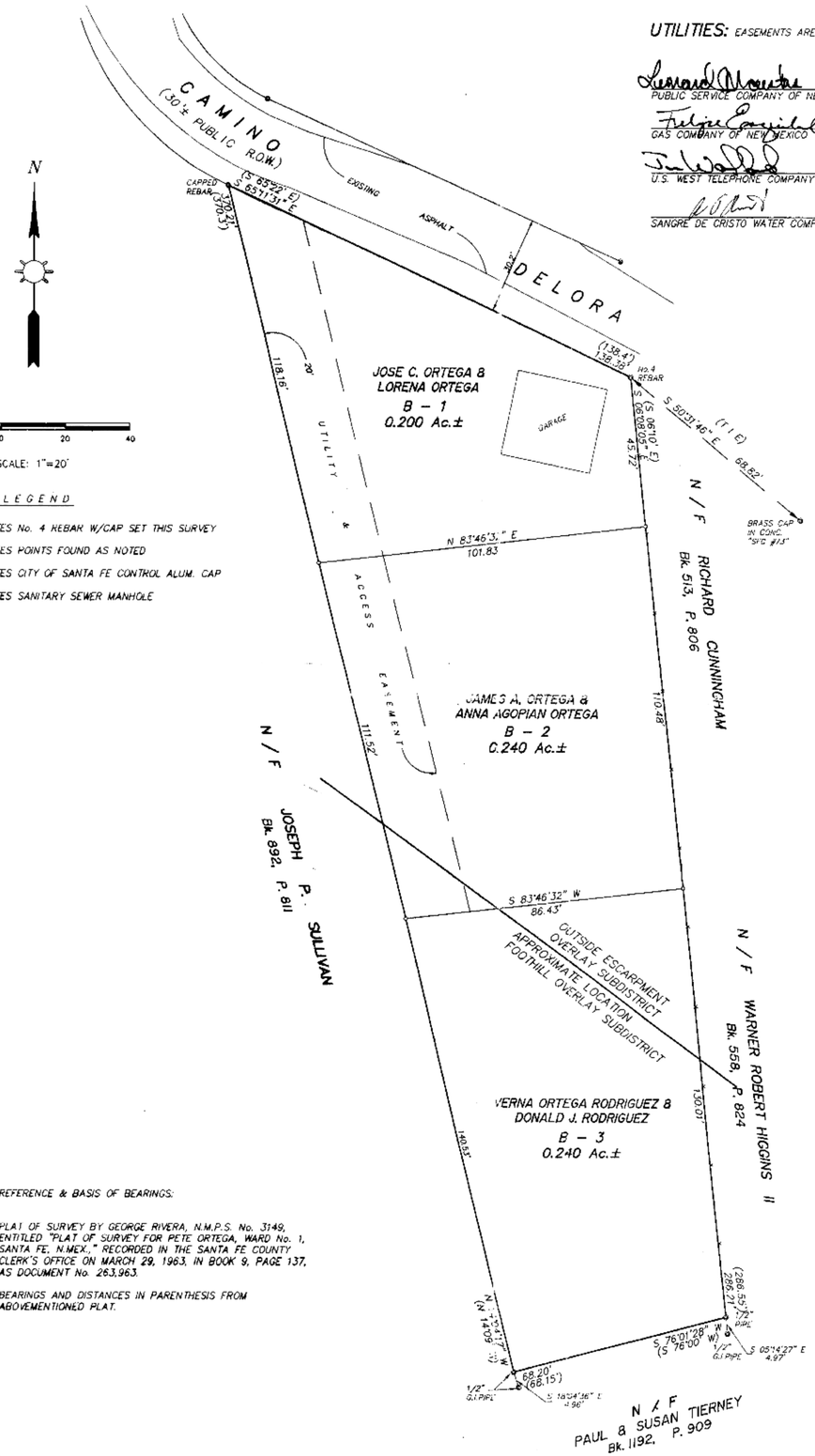


NOTE:
COLOR SAMPLES APPEAR DARKER IN PRINT THAN IN REALITY

0336046



VICINITY MAP



N

SCALE: 1"=20'

LEGEND

- ○ INDICATES No. 4 REBAR W/CAP SET THIS SURVEY
- ● INDICATES POINTS FOUND AS NOTED
- ● INDICATES CITY OF SANTA FE CONTROL ALUM. CAP
- ◉ INDICATES SANITARY SEWER MANHOLE

THREE TRACT OF LAND, LYING AND BEING SITUATE WITHIN THE SANTA FE GRANT, WITHIN PROJECTED SECTION 30, T.17N., R.10E., N.M.P.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

TRACT B-1
JOSE C. ORTEGA & LORENA ORTEGA

BEGINNING AT A No.4 REBAR, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH POINT SANTA FE CONTROL No. 73 BEARS SOUTH 50°31'46" EAST, 68.82 FEET; THENCE FROM SAID POINT AND PLACE OF BEGINNING SOUTH 06°08'05" EAST, 45.72 FEET TO A SET CAPPED REBAR, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 83°46'32" WEST, 102.44 FEET TO A SET CAPPED REBAR, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 14°04'17" WEST, 118.16 FEET TO A CAPPED REBAR, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TRACT AND ALSO A POINT ON THE SOUTH RIGHT-OF-WAY OF CAMINO DELORA; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF CAMINO DELORA SOUTH 65°11'31" EAST, 138.38 TO THE POINT AND PLACE OF BEGINNING.
SAID TRACT OF LAND CONTAINING 0.200 ACRE MORE OR LESS.

TRACT B-2
JAMES A. ORTEGA & ANNA AGOPIAN ORTEGA

BEGINNING AT A SET CAPPED REBAR, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH POINT SANTA FE CONTROL No. 73 BEARS NORTH 87°58'12" EAST, 48.27 FEET; THENCE FROM SAID POINT AND PLACE OF BEGINNING SOUTH 06°08'05" EAST, 110.48 FEET TO A SET CAPPED REBAR, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 83°46'32" WEST, 87.21 FEET TO A SET CAPPED REBAR, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 14°04'17" WEST, 140.53 FEET TO A SET CAPPED REBAR, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 83°46'32" EAST, 102.44 FEET TO THE POINT AND PLACE OF BEGINNING.
SAID TRACT OF LAND CONTAINING 0.240 ACRE MORE OR LESS.

TRACT B-3
VERNA ORTEGA RODRIGUEZ & DONALD J. RODRIGUEZ

BEGINNING AT A SET CAPPED REBAR, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH POINT SANTA FE CONTROL No. 73 BEARS NORTH 18°05'13" EAST, 117.35 FEET; THENCE FROM SAID POINT AND PLACE OF BEGINNING SOUTH 06°08'05" EAST, 130.01 FEET TO A FOUND 1/2" PIPE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 76°01'28" WEST, 68.20 FEET TO A FOUND 1/2" G.I.PIPE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 14°04'17" WEST, 140.53 FEET TO A SET CAPPED REBAR, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 83°46'32" EAST, 87.21 FEET TO THE POINT AND PLACE BEGINNING.
SAID TRACT OF LAND CONTAINING 0.240 ACRE MORE OR LESS.

SURVEYOR'S CERTIFICATE

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF A SURVEY COMPLETED UNDER MY DIRECTION ON SEPTEMBER 1, 1995. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, ADOPTED BY THE NEW MEXICO STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS.

MICHAEL V. TRUJILLO NEW MEXICO 12130 REGISTERED PROFESSIONAL SURVEYOR

MICHAEL V. TRUJILLO
N.M.P.S. No. 12130

ASSOCIATED SURVEYS
4108 ARAPAHO ROAD
SANTA FE, NEW MEXICO 87502

REFERENCE & BASIS OF BEARINGS:

PLAT OF SURVEY BY GEORGE RIVERA, N.M.P.S. No. 3149, ENTITLED "PLAT OF SURVEY FOR PETE ORTEGA, WARD No. 1, SANTA FE, N.MEX.," RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE ON MARCH 29, 1963, IN BOOK 9, PAGE 137, AS DOCUMENT No. 263,963.

BEARINGS AND DISTANCES IN PARENTHESIS FROM ABOVEMENTIONED PLAT.

UTILITIES: EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

PUBLIC SERVICE COMPANY OF NEW MEXICO	11/27/95 DATE
GAS COMPANY OF NEW MEXICO	11-0-95 DATE
U.S. WEST TELEPHONE COMPANY	11-30-95 DATE
SANGRE DE CRISTO WATER COMPANY	11/30/95 DATE

DEDICATION / AFFIDAVIT:

KNOW ALL MEN BY THESE PRESENTS: THAT THE FOREGOING FAMILY TRANSFER PLAT IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS THEREOF. IT IS ACKNOWLEDGED THAT THE EASEMENT SHOWN HEREON IS HEREBY GRANTED FOR THE PURPOSE INDICATED AND IT IS FURTHER ACKNOWLEDGED THAT THIS FAMILY TRANSFER LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE.

José C. Ortega — JOSE C. ORTEGA
Lorena Ortega — LORENA ORTEGA

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF March 1996.

March 23, 1997 — MY COMMISSION EXPIRES
March 28, 1996 — DATE

OFFICIAL SEAL
Lisa Aranda
LISA ARANDA
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 3-23-97

REVIEWED BY:

CITY PLANNER — DATE 6/3/96
TECHNICAL REVIEW DIVISION DIRECTOR — DATE 6/10/96
PUBLIC WORKS DIRECTOR — DATE

APPROVED BY THE CITY SUMMARY COMMITTEE AT ITS MEETING OF 11-8, 1995.

CHAIRMAN — SECRETARY 6/5/96

WARNING:

THIS SUBDIVISION HAS BEEN APPROVED PURSUANT TO THE INHERITANCE AND FAMILY TRANSFER PROVISIONS OF THE SANTA FE CITY CODE. STANDARDS FOR LOTS CREATED BY THIS PROCEDURE ARE SIGNIFICANTLY LOWER THAN FOR OTHER TYPES OF SUBDIVISIONS/DIVISIONS. NO SALE OR LEASE OF ANY LOT DESIGNATED ON THIS SUBDIVISION PLAT SHALL OCCUR WITHIN THREE (3) YEARS OF THE DATE THIS TRANSFER IS LEGALLY MADE. ANY PERSON INTENDING TO PURCHASE A LOT WITHIN THIS SUBDIVISION SHOULD CONTACT CITY HALL STAFF. REQUESTS FOR BUILDING PERMITS ON ILLEGALLY SOLD LOTS SHALL BE DENIED.

TERRAIN MANAGEMENT REGULATIONS, S.F.C.C. 14-8.2, SHALL BE COMPLIED WITH AT TIME OF BUILDING PERMIT APPLICATION.

PURSUANT TO S.F.C.C. 14-9.5, A CAPITAL IMPACT FEE HAS BEEN ASSESSED ON THIS LAND, ANYONE INTENDING TO BUILD SHOULD CONTACT STAFF AT CITY HALL.

ALL DEVELOPMENT SHALL BE SERVED BY SEPARATE WATER & SEWER. SEWER HOOKUP SHALL MEET CITY REQUIREMENTS.

DEVELOPMENT ON LOT B-3 SHALL COMPLY WITH THE ESCARPMENT OVERLAY DISTRICT REQUIREMENTS.

COUNTY CLERK SANTA FE COUNTY NEW MEXICO — DONA G. ARMIJO

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

948-941

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 13 DAY OF June A.D. 19 96 AT 10:01 O'CLOCK A.M., AND WAS DULY RECORDED IN BOOK 336 PAGE 046 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
DONA G. ARMIJO
COUNTY CLERK, SANTA FE COUNTY, NM
Patsy Montoya DEPUTY

INDEXING INFORMATION FOR COUNTY CLERK

ASSOCIATED SURVEYS MICHAEL V. TRUJILLO NMPS No.12130 4108 ARAPAHO ROAD SANTA FE, NEW MEXICO 87505 PH. 438-9293	SECTION(s) 30 (PROJECTED)	FAMILY TRANSFER FOR JOSE C. & LORENA ORTEGA TRACT "B" WITHIN THE CITY OF SANTA FE SANTA FE COUNTY, NEW MEXICO	SCALE 1" = 20'
	TOWNSHIP T. 17 N.		DATE SEPT. 1, 1995
	RANGE R. 10 E.		DRAWN-BY
	GRANT SANTA FE		CHECKED-BY M.V.T.
	N.M.P.M.		PROJECT No. M95-67 L-24

TOPOGRAPHIC MAP

1126 CAMINO DELORA , TRACT – B

LYING AND BEING SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 30, T. 17 N., R. 10 E,
IN THE COUNTY OF SANTA FE, NEW MEXICO.

N

GRAPHIC SCALE

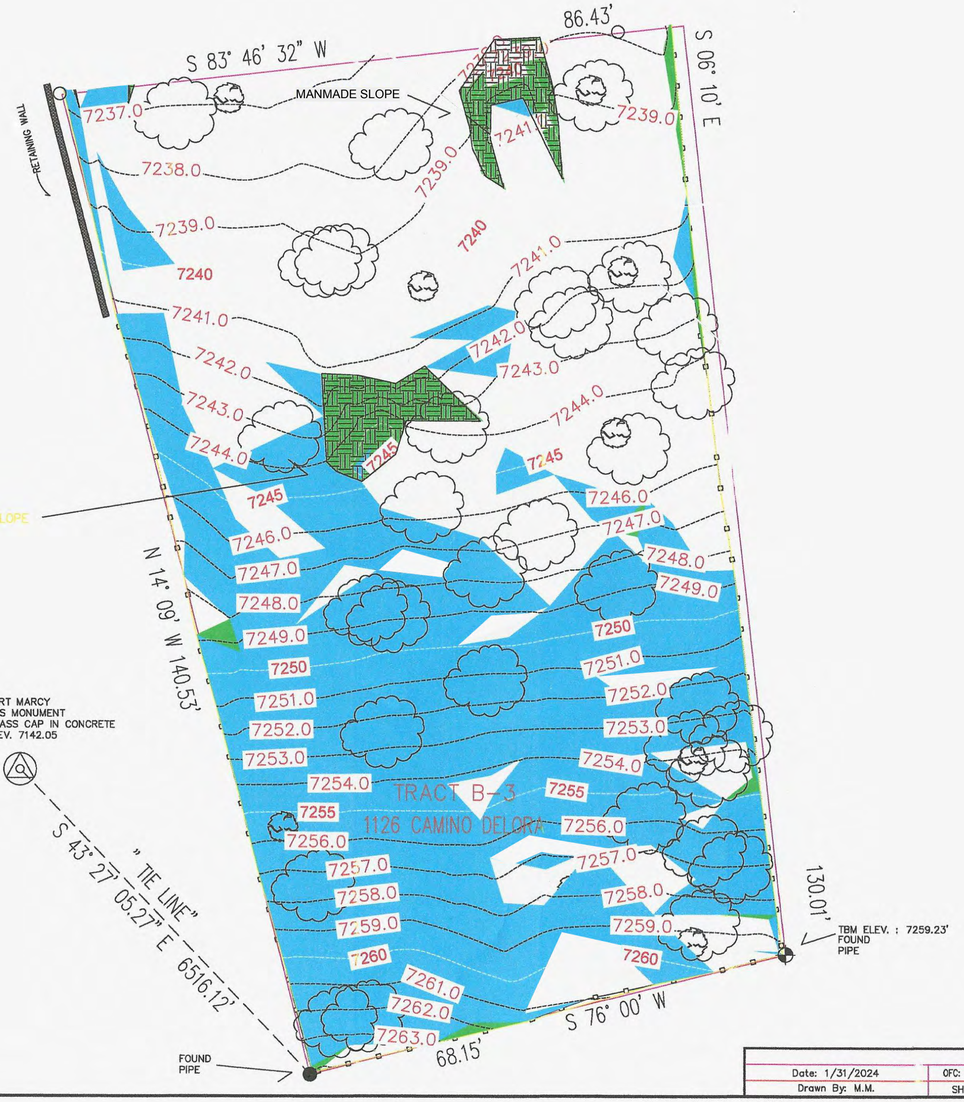
0' 20' 40'

LEGEND:

- (TBM) TEMPORARY BENCH MARK
- CALCULATED POINT
- POINT FND. AS NOTED
- JUNIPER
- PINON
- FENCE LINE
- PROPERTY LINE
- SLOPE: 0% – 20%
- SLOPE: 20% – 29.99%
- SLOPE: 30% +
- MANMADE SLOPE

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY OR A RIGHT–OF–WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT–OF–WAY LINES OR PROPERTY LINES AS SHOWN HEREON ARE DERIVED FROM RECORD SURVEY PLATS RIGHT–OF–WAY MAPS, OR DEEDS REFERENCE HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINE. PLEASE REFER TO THE PLAT IN NOTE 2 FOR BOUNDARY INFORMATION.
2. BASIS OF BEARING IS PLAT ENTITLED "FAMILY TRANSFER PLAT PREPARED FOR JOSE C. & LORENA ORTEGA" SURVEYED BY MICHAEL V. TRUJILLO, N.M.P.L.S. NO. 12130, RECORDED MARCH 28, 1996, IN BOOK 336, PAGE 46, AT THE SANTA FE COUNTY CLERKS OFFICE.
3. BASIS OF STATE PLANE COORDINATES (NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM).
4. ALL BEARINGS SHOWN ON THIS MAP ARE CALCULATED GRID BEARINGS. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
5. LANDS SHOWN HEREON LIES WITHIN ZONE X, ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP 35049C0416E, DATED 12/04/2012.
6. ELEVATIONS ARE DERIVED BASED ON ABOVE DATUM GPS OBSERVATIONS OF MEAN, SEA LEVEL AND ARE RELATIVE TO A NGS MONUMENT AS SHOWN HEREON.
7. THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT HAVE BEEN DEMONSTRATED TO PRODUCE DATA THAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYING FOR A TOPOGRAPHIC MAP COMPILED AT A SCALE OF 1 "=20' WITH A CONTOUR INTERVAL OF ONE FOOT.
8. MAN MADE SLOPE WERE CREATED BETWEEN 2001 AND 2002 BASED ON ADAM ORTEGA EMAIL DATED JUNE 26, 2024.



SURVEYORS CERTIFICATE:

I, DERRICK S. SMITH, NEW MEXICO PROFESSIONAL SURVEYOR NO. 29181, DO HEREBY CERTIFY THAT THE TOPOGRAPHY AS DELINEATED HEREON IS AN ACCURATE REPRESENTATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF NEW MEXICO AND NATIONAL MAP ACCURACY STANDARDS.

DERRICK S. SMITH NEW MEXICO 29181 PROFESSIONAL SURVEYOR

10-14-24

DERRICK S. SMITH, P.S. NO. 29181 DATE
FIELD SURVEY DATE JANUARY 18, 2024.

NO.	DESCRIPTION	DATE	BY
4			
3			
2			
1			

REVISIONS (OR CHANGE NOTICES)

Topographic Map

Date: 1/31/2024	OFC: 505-473-7973	BSN Santa Fe Enterprises, Inc.
Drawn By: M.M.	SHEET 1 OF 1	28 Bisbee Court / Suite: B-10 Santa Fe, NM 87508-1410

EXISTING SITE PLAN
1" = 20'- 0"

REVISION	DATE

SHOCKLEY HOUSE
1126 Camino Delora
Santa Fe, NM

A1



DECIDUOUS TREE (ASPEN)
2" CALIPER MINIMUM
16 TOTAL

NEW OR TRANSPLANTED EVERGREEN
(PINON OR OTHER EVERGREEN SPECIES)
6'-0" MIN. HEIGHT AND AT LEAST 50% OF
BUILDING HEIGHT
4 TOTAL

EXISTING JUNIPER

EXISTING PINON

TREE SPACING GRAPHIC SCALE

5'-0" FROM HOUSE | 15'-0" MINIMUM SEPARATION | 30'-0" MAXIMUM RANGE FROM HOUSE

PERMITER OF BUILDING IN ESCARPMENT: 290 LINEAR FEET
290 / 15 = 19.33 TREES REQUIRED (20 TREES)

WITHIN THE ESCARPEMENT, AS DRAWN
14 OUT OF 27 TOTAL TREES ARE NEW AND EXISTING EVERGREENS.
THE PERCENTAGE OF EVERGREEN SCREENING TREES IS 52%

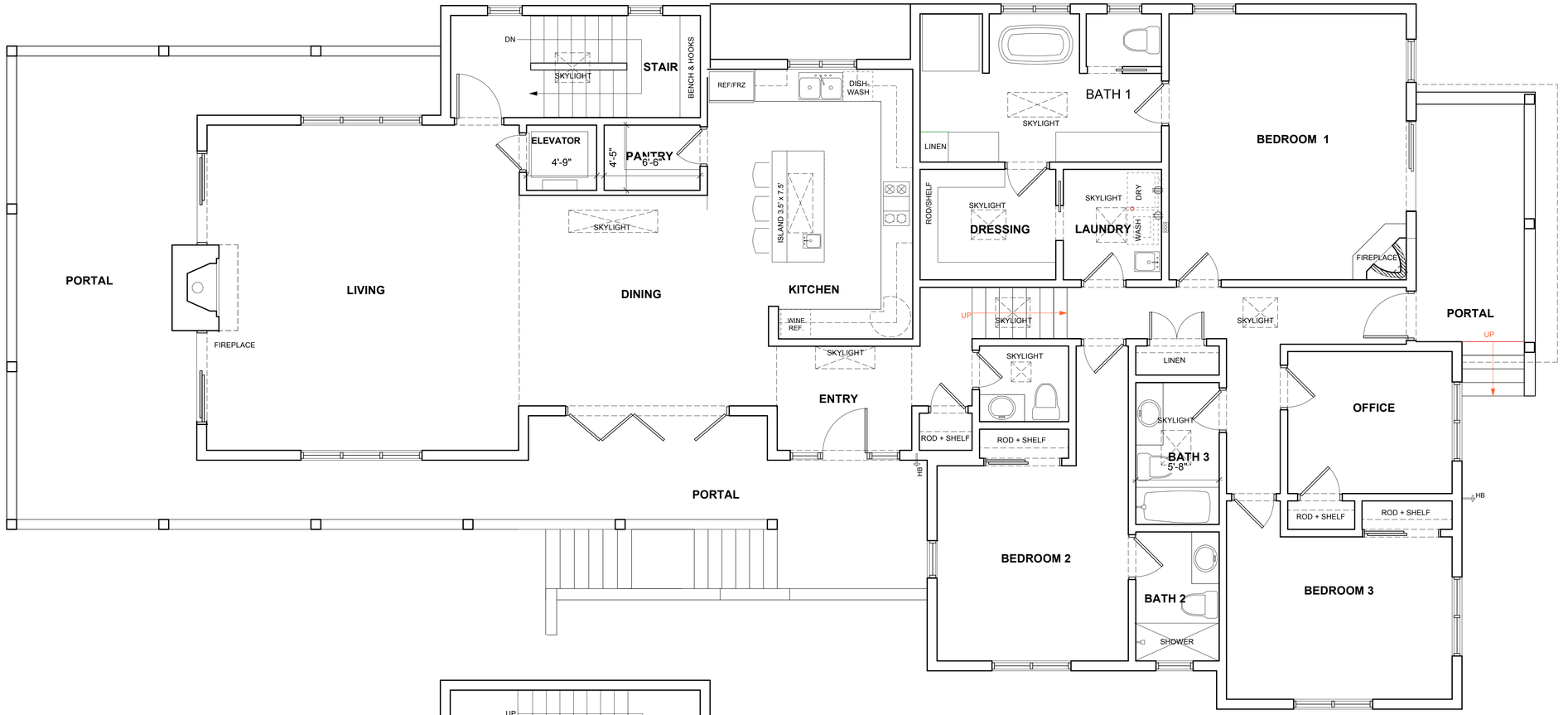
N

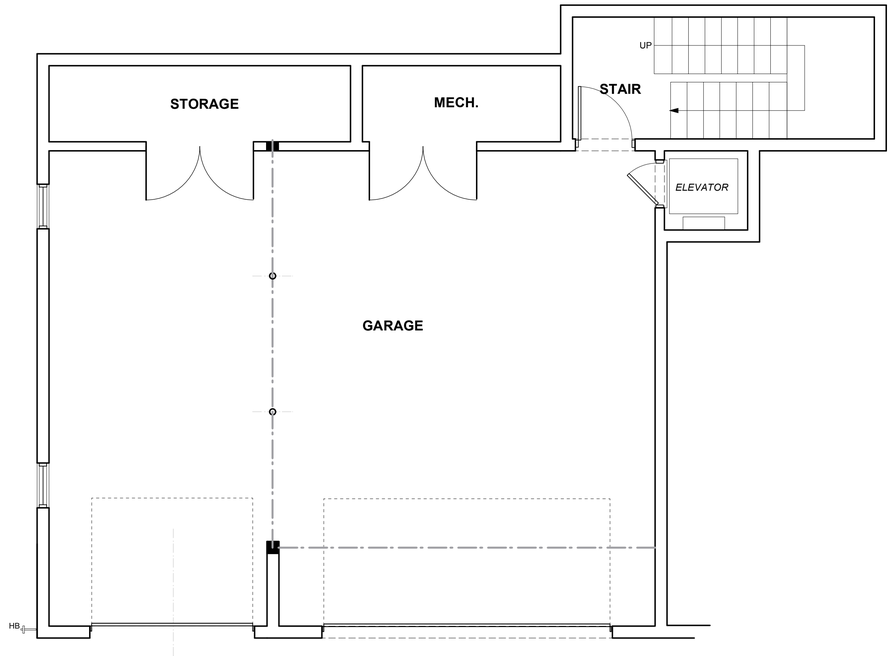
PROPOSED SITE PLAN
1" = 20'- 0"

REVISION	DATE

SHOCKLEY HOUSE
1126 Camino Delora
Santa Fe, NM

A2





GARAGE FLOOR PLAN
1/4" = 1'-0"

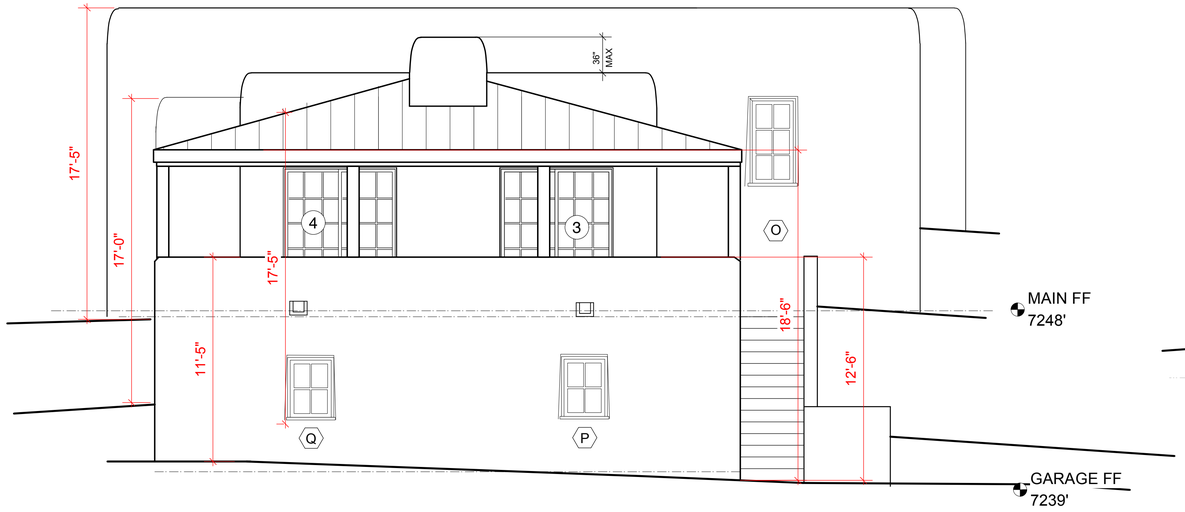
0 5 10 15 20

FLOOR PLAN
1/4" = 1'-0"

REVISION	DATE

SHOCKLEY HOUSE
1126 Camino Delora
Santa Fe, NM

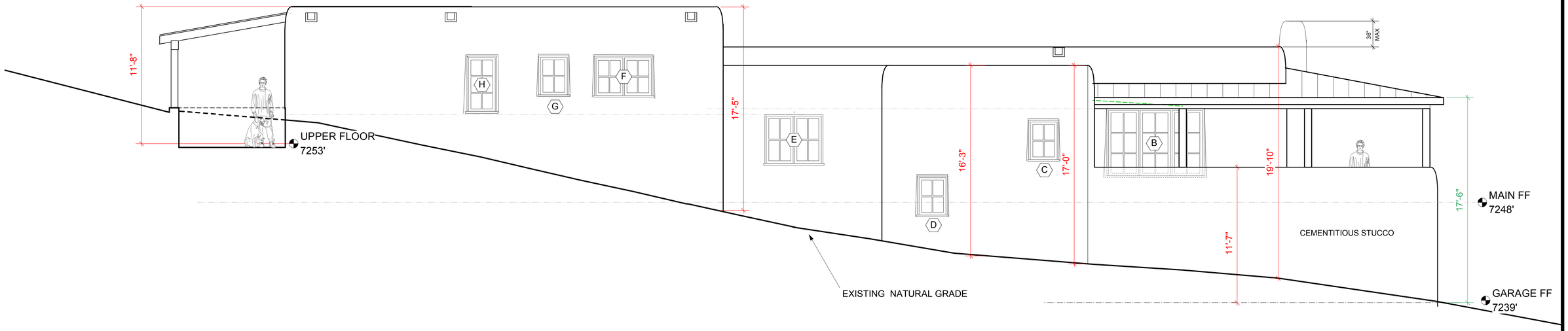
A3



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



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



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

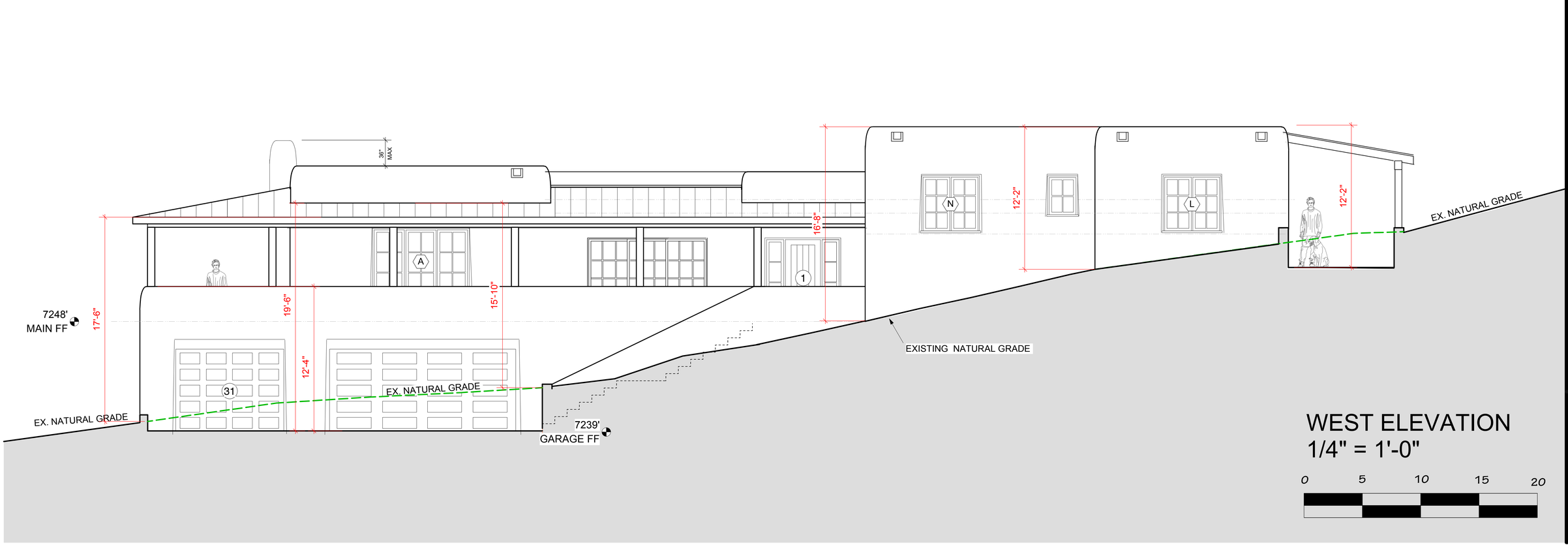
0 5 10 15 20

REVISION	DATE

SHOCKLEY HOUSE
1126 Camino Delora
Santa Fe, NM

A4

REVISION	DATE



SHOCKLEY HOUSE
1126 Camino Delora
Santa Fe, NM

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

0 5 10 15 20

A5

City of Santa Fe, New Mexico

memo

DATE: **January 14, 2025**

TO: **Historic Districts Review Board**

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

2024-008779-HDRB, 428 San Antonio St., Downtown and Eastside Historic District, Significant, Daniel Lujan, agent for Andrew and Mary Harris, owners, proposes to construct a 300 sq. ft. garage to a height of 12'-6" with a 131 sq. ft. portal on the west elevation to a height of 9'-6" where the maximum allowable building height is 12'-6" in the Territorial design style, and a 5' tall CMU stuccoed yard wall from the southern property boundary to the main residential structure offset by 6".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: Previous Case Documents

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

The single-family residence at 428 San Antonio is listed as significant and the garage (428 A San Antonio) as contributing with the east façade designated as primary to the Downtown and Eastside Historic District. The structures are also listed as part of the Camino del Monte Sol National Historic District. The main residential structure and the garage were constructed in the mid-1920s

in the Territorial Revival architectural design style as seen by the adobe block and wood frame construction materials, brick coping, wood frame double hung windows, and white picket fence. The proposed new construction of the garage in the Territorial Revival design style will contribute to the property and enhance what has been previously constructed.

Previous Historic Districts Review Board (HDRB) cases include:

A brief summation of previous cases includes the following: on March 13, 2012, in Case No. H-12-0014A, the HDRB designated the garage as contributing to the Downtown and Eastside Historic District with the east façade designated as primary. On July 10, 2012, in Case No. H-12-014B, the HDRB approved with conditions a 10'-5" high and 456 sq. ft. addition to the contributing garage which included two pergolas and the installation of photovoltaic rooftop equipment. On July 10, 2012, in Case No. H-12-015A, the HDRB approved with conditions a remodel to a significant structure to construct a 200 sq. ft. portal, the addition of doors and windows, the installation of photovoltaic rooftop equipment, and the construction of a 5' high stucco yard wall. On August 14, 2012, in Case No. H-12-015B, the HDRB approved the application to replace a historic door entry along the primary elevation of the significant structure in compliance with the Board's condition of approval. On October 10, 2024, in Case No. 2024-009271-ADMIN, staff approved pre-approved plans from the HDRB (2012) to complete work on the main house and guest house which included windows, doors, wood trim, re-roof and stucco.

The current request (Case 2024-008779-HDRB) is for a new construction of a detached garage which includes the following:

1) Construct a 300 sq. ft. garage to height of 12'-6".
2) Construct a 131 sq. ft. portal to a height of 9'-6" on the west elevation.
3) Construct CMU wall with wooden gate between the garage and main house to height of 5' with a 6" offset from the main structure.
4) Construct CMU wall on the south elevation of the garage to a height of 5'.

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:

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

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

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

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

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

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

H3211

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

IDENTIFICATION

ADDRESS: 428 SAN ANTONIO ST.
CAMINO DEL MONTE SOL NAT. HIST. DIST.

ID NUMBER: 051600023

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N S RANGE 9 E W SEC 25 NE 1/4 NE 1/4

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

DATE OF CONSTRUCTION:

____ ESTIMATE 1925 ACTUAL

SOURCE(S) Caretaker

BUILDING DATA

ARCHITECTURAL STYLE:

TERRITORIAL REVIVAL

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS:

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? DETATCHED 1 CAR GARAGE

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR

EXPLAIN: NONE VISABLE

OVERALL CONDITION:

X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

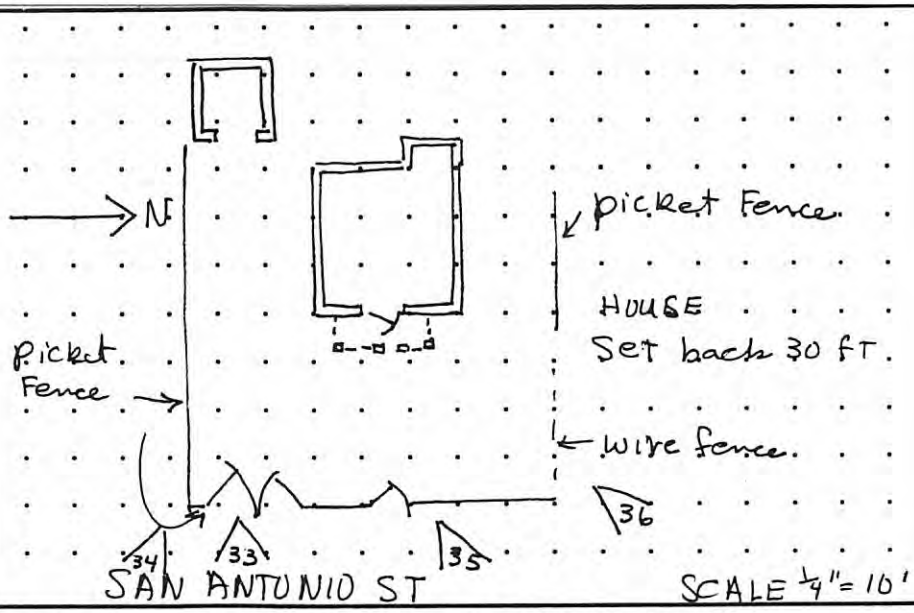
___ YES ___ NO

PHOTO



#35 EAST FACE

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE CONT X

LOCAL DESIGNATION: Core HISTORIC DISTRICT

X NOTE WORTHY ~~SIGNIFICANT~~ X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 7-18-91 BY AC

NEGATIVES WITH NMHPD ROLL # 7 NEG # 33 TO 36

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	STUCCO	EXCELLENT
FOUNDATIONS	NOT VISABLE	
DOORS	9 PANEL GLASS OVER WOOD	CLASSIC PEDIMET PAINTED WHITE
WINDOWS	WOOD FRAME DBL HUNG 2/2 BRICK SILLS	" "
PORTALES	EAST SIDE - CLASSIC CHAMFERED POSTS	WHITE PAINT ON WALL BEHIND PORTAL WHITE WOOD 3' RAILING
CANALES	SO. END OF PORTAL	
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS BRICK COPING	COPING DETERIORATING - This HOUSE MAY BE OLDER THAN 404 & 426
COURTYARDS		
FENCES/WALLS	PICKET FENCE - No. E. & So. PAINTED WHITE	SECTION OF MISSING FENCE ON N. REPLACED WITH WIRE FENCE
ARCH. DETAILS		
OTHER	4 PALOHEIMO RENTALS 404 - 424 - 426 - 428	

COMMENTS 3 TERRITORIAL STYLE RENTALS 404-426-428 (PALOHEIMO / CURTAIN - SEE #019)

ADDITIONAL PHOTOGRAPHS

#34 SW CORNER



#36 NE CORNER



IDENTIFICATION

ADDRESS 428 SAN ANTONIO ST.

ID NUMBER 051600023

SURVEYED/RESEARCHED
DATE 7-18-91 BY AC



#33 SW CORNER

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

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 7-6-83 by mb	county Santa Fe	ID no. 051600023
field map Santa Fe, N.M.	number 1	UTM reference zone 12 13 easting	northing

location description
428 San Antonio

city/town
Santa Fe

~~land grant/reservation~~

building name

legal description
tnsp 17 N range 9 E sec 25 NE ¼ NE ¼

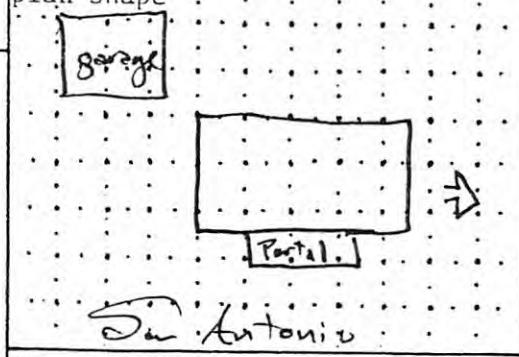
film roll by mb no. 2

negative nos. ~~14, 15~~ 13, 14

loc. of neg. HPB



plan shape



date of construction
Pre 1928 estimate ____ actual

source
1928 Atty Directory

use
present residential
other ____
historic residential
other ____

condition
__ excellent x good
__ fair __ deteriorating

style
Territorial Rev.
Bungalows

foundation material
Not vis

wall material/surface
Stucco

degree of remodeling
x minor __ moderate __ major
describe:

architectural features
Brick dentil coping.
Windows - pediments, 2/2 double hung,
Portal - wood railing w 2x4

surroundings
Residential

relationship to surroundings
^ similar __ not similar

district potential
^ yes __ no

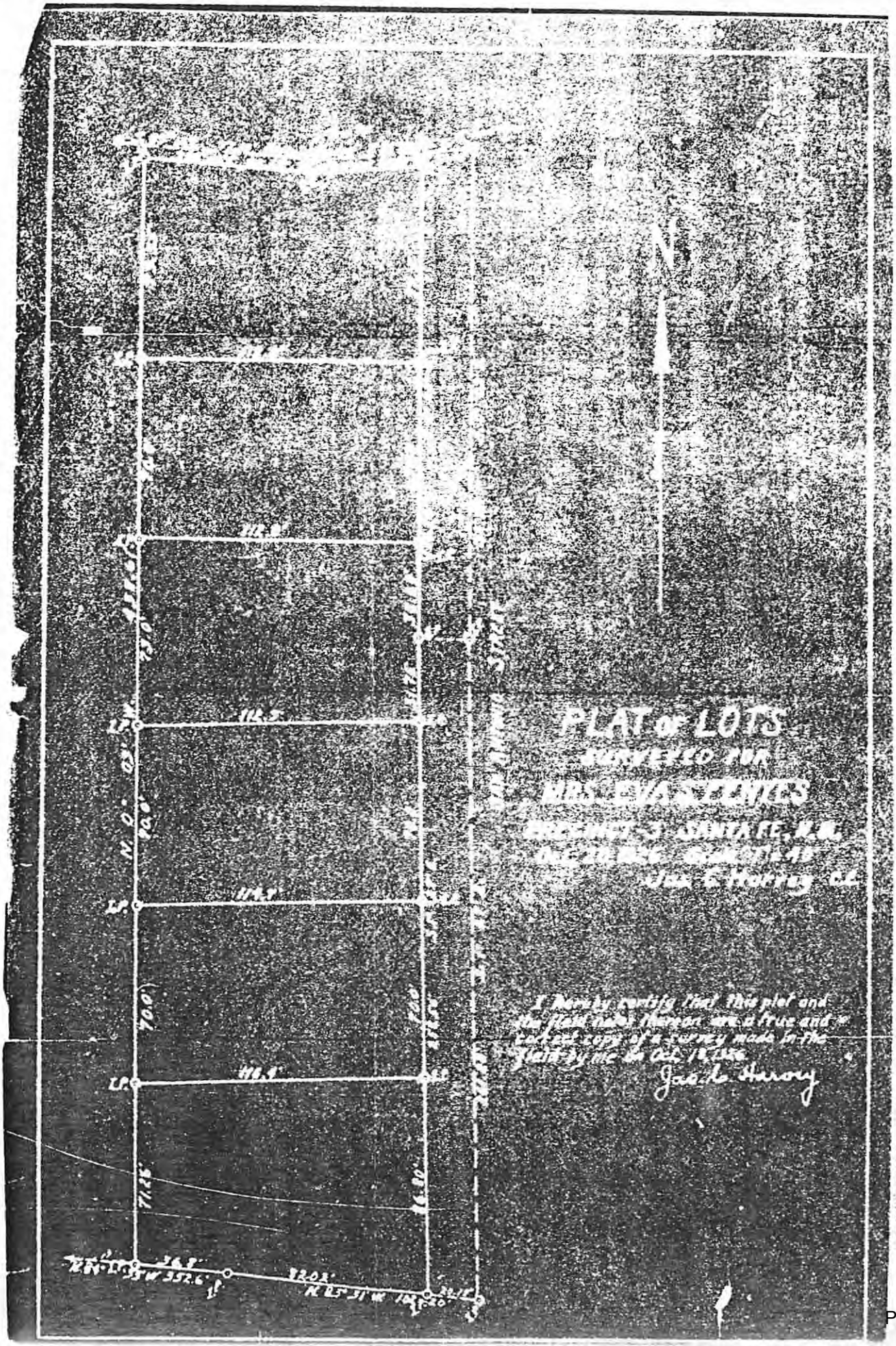
significance
__ eligible x of interest __ none
if eligible, why?

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

Streetscape

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

see back? __ yes



Oct. 20, 1926
West S. de/San

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted: 11/21/24	428 San Antonio St.
Property Owner of Record: Andrew and Mary Harris	**Proposed Construction Description:** New free standing garage with attached portal and yardwall w/ gate
Applicant/Agent Name: Daniel Lujan Architectural Allaince	
Contact Person Phone Number: (505) 988-5269	**TOTAL ROOF AREA:** 431 sq. ft.

Zoning District:_____

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 : 33.4 **%**
☒ □Open Space Required: 780 sq. ft.

Setbacks:
Proposed Front: 20' Minimum: 20'
2nd Front? 15'
Proposed Rear: N/A Minimum: 15'
Proposed Sides: L 5' R 5' Minimum: 5'

Height: Proposed 12'-6" a.f.g.
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 0 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.

Daniel Lujan Architectural Allaince [□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.

Daniel Lujan 11/21/24
SIGNATURE **DATE**

To Be Completed By City Staff: 2024-009545PAR

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:** 12/ 2 / 2024

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

Revised 20 November 2020

GUESTHOUSE REMODEL AND ADDITION

428 A San Antonio Street
Santa Fe NM, 87501

Building Criteria

OWNER:	Wendy Fairman
SITE:	428 A San Antonio St., Santa Fe, New Mexico
CONSTRUCTION STYLE:	Flat roofs w/ parapets and brick caps, stucco exterior
UTILTIES:	Sewer: City Sewer Water: City Water Gas: Natural Gas Service by Gas Company of NM Electrical Service: PNM
SOILS:	Owner and Contractor to confirm

EXISTING BUILDING AREA

DETACHED GARAGE:	339 SF

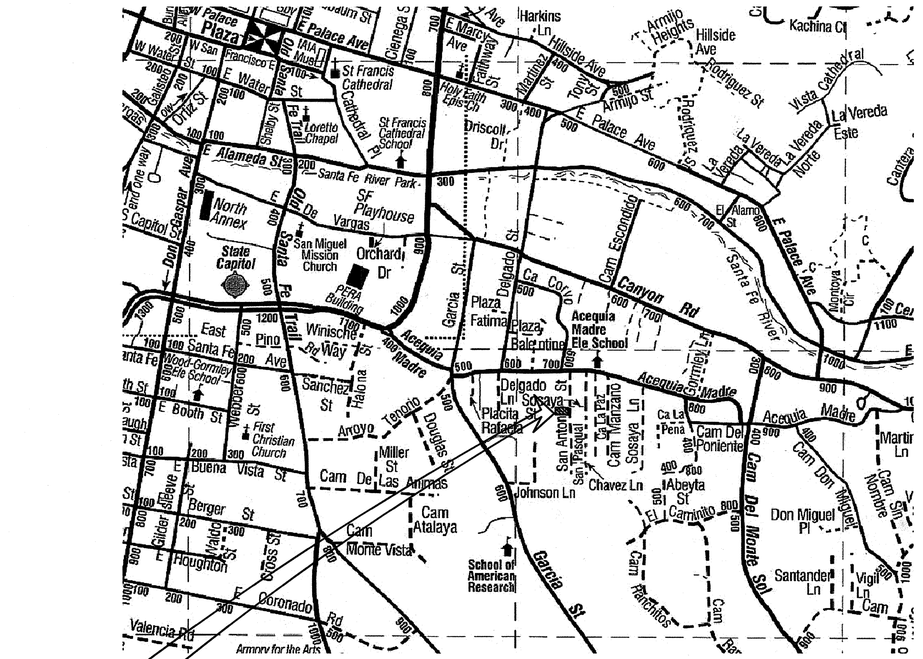
PROPOSED BUILDING AREA

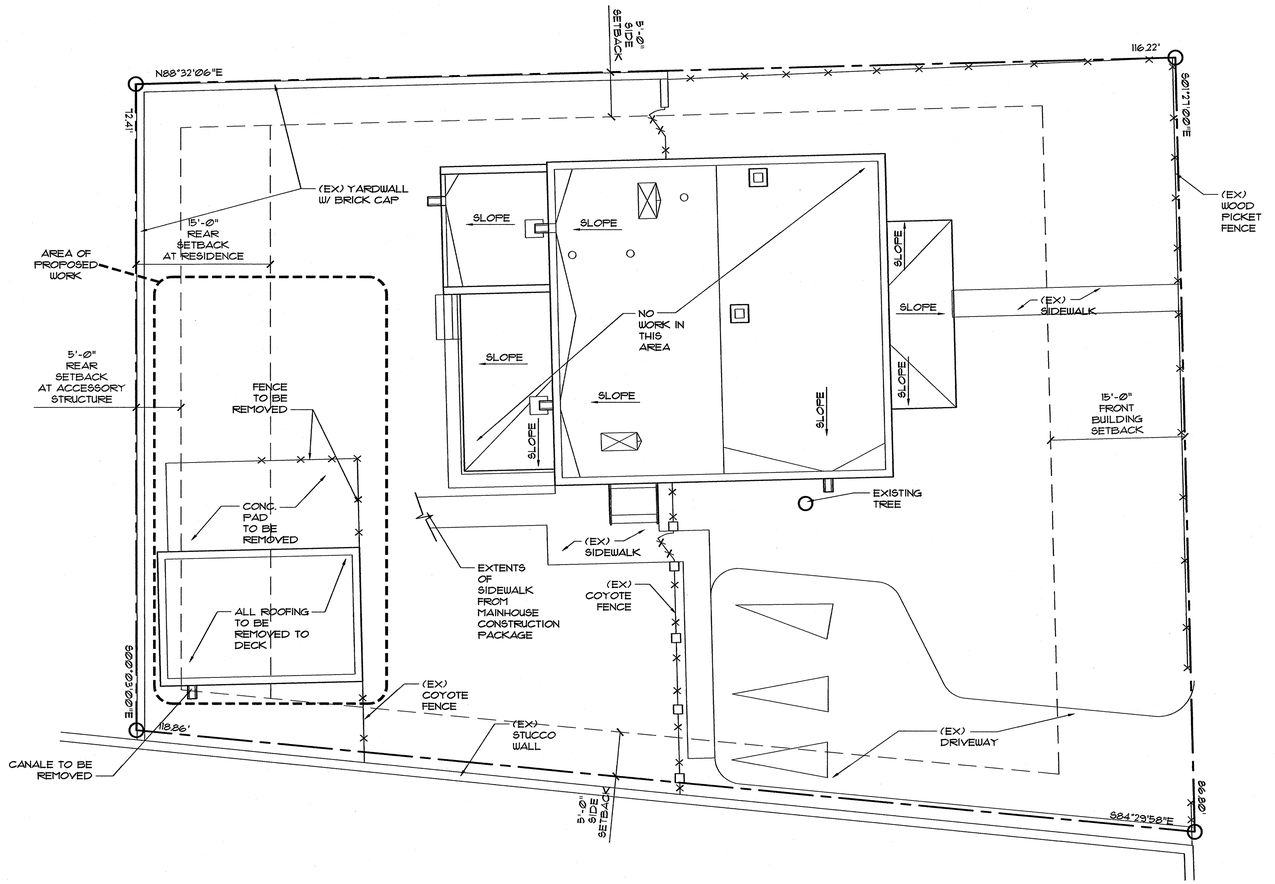
NEW GARAGE ADDITION	456 SF
TOTAL EXISTING & PROPOSED SQ. FT.:	795 SF

Building Code Information

2009 IBC &
CITY OF SANTA FE
LAND DEVELOPMENT CODE

OCCUPANCY TYPE:	R-3
ZONING:	RC-8
LOT SIZE:	(Min. lot size 4,000 Sq. ft.) This lot +/- 9,327 sq. ft. (0.214 ACRES)
HISTORIC DISTRICT:	Downtown and Eastside
BUILDING STATUS:	Main House = Significant Garage = Contributing
BUILDING HEIGHT:	Determined by Historic Preservation District height calculation for building and yardwalls
OPEN SPACE:	Common Open Space not required Private Open Space required equal to but not less than 1/4 of gross floor area (needs to meet section 14-8.4(H) Existing required 508 sq. ft. Proposed required 673 sq. ft.
LOT COVERAGE:	40% MAX EXISTING - 21.7% Lot Coverage PROPOSED-28.8% Lot Coverage
SETBACK:	Front- None required if wall between 6 and 8 feet in height is built between street and building, if not then 15'-0" setback required Side-5'-0" required Rear- 5'-0" accessory structure and 15'-0" for residence
PARKING REQUIREMENTS:	2 per residence, and 1 per bedroom in accessory structure


E Palace Ave
Palace Plaza
St Francis Cathedral
Cathedral
St Francis Cathedral School
Loretto Chapel
E Alameda St
Santa Fe River Park
SF Playhouse
North Annex
State Capitol
San Miguel Mission Church
Orchard Dr
PERA Building
Old Santa Fe Trail
Don Gaspar Ave
Capitol Sq
Garcia St
Plaza Fatima
Plaza Balentine
Acequia Madre Ele School
Canyon Rd
Cam Escondido
Santa Fe River
Winische Way
East Palace Ave
Wood-Gormley Ele School
First Christian Church
Sanchez St
Arroyo Tenorio
Douglas St
Miller St
Cam De Las Animas
Buena Vista St
Berger St
Cam Atalaya
Cam Monte Vista
Houghton St
Gross St
Coronado Rd
Valencia Rd
Armory for the Arts
School of American Research
Johnson Ln
Delgado St
Placita Rafaela
Sosaya Ln
Cam De Pinonte
Cam Del Monte Sol
Chavez Ln
Abeyta St
El Carrinito
Don Miguel Pl
Santander Ln
Vigil Ln
Cam Ranchitos
Harkins Ln
Hillside Ave
Armijo Heights
Armijo St
Rodriguez St
Vista Cathedral
La Vereda
La Vereda Este
La Vereda Norte
El Alamo St
Montoya Dr
Kachina Ct
Martin Ln
Cam Don Miguel
Cam Nombre
Cam Del Rio
Cam Sin Nombre
Acequia Madre
Cam La Pena
Cam La Paz
Cam Manzano
San Pasqual
San Antonio
Tonys Dr
Martinez
Alameda
Paseo de Peralta
Old Taos Hwy
Shelby St
Sleeve St
Slider St
Webber St
Waldo St
Ortiz St
Von Gerlach
Cam Carlos Rey
Cam Corvo
Cam Cabra
Cam Lejo
Cam Del Rio
Cam Sin Nombre
Cam Don Miguel
Cam Nombre
Cam Del Monte Sol
Cam Ranchitos
Cam Del Poniente
Cam La Paz
Cam Manzano



EXISTING/DEMO SITEPLAN

SCALE: 1/8" = 1'-Ø"

NORTH

SAN ANTONIO STREET

ARCHITECTURAL ALLIANCE INC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

E-MAIL architecturalalliance@archallinc.com
WEBSITE www.archallinc.com

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

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NO.	REVISION/SUBMISSION	DATE

STAMP

STATE OF NEW MEXICO
ERIC ENFIELD
NO. 2378
6/10/2013
REGISTERED ARCHITECT

PROJECT TITLE

ADDITION FOR
WENDY FAIRMAN

428 SAN ANTONIO ST.
SANTA FE
NEW MEXICO
87505

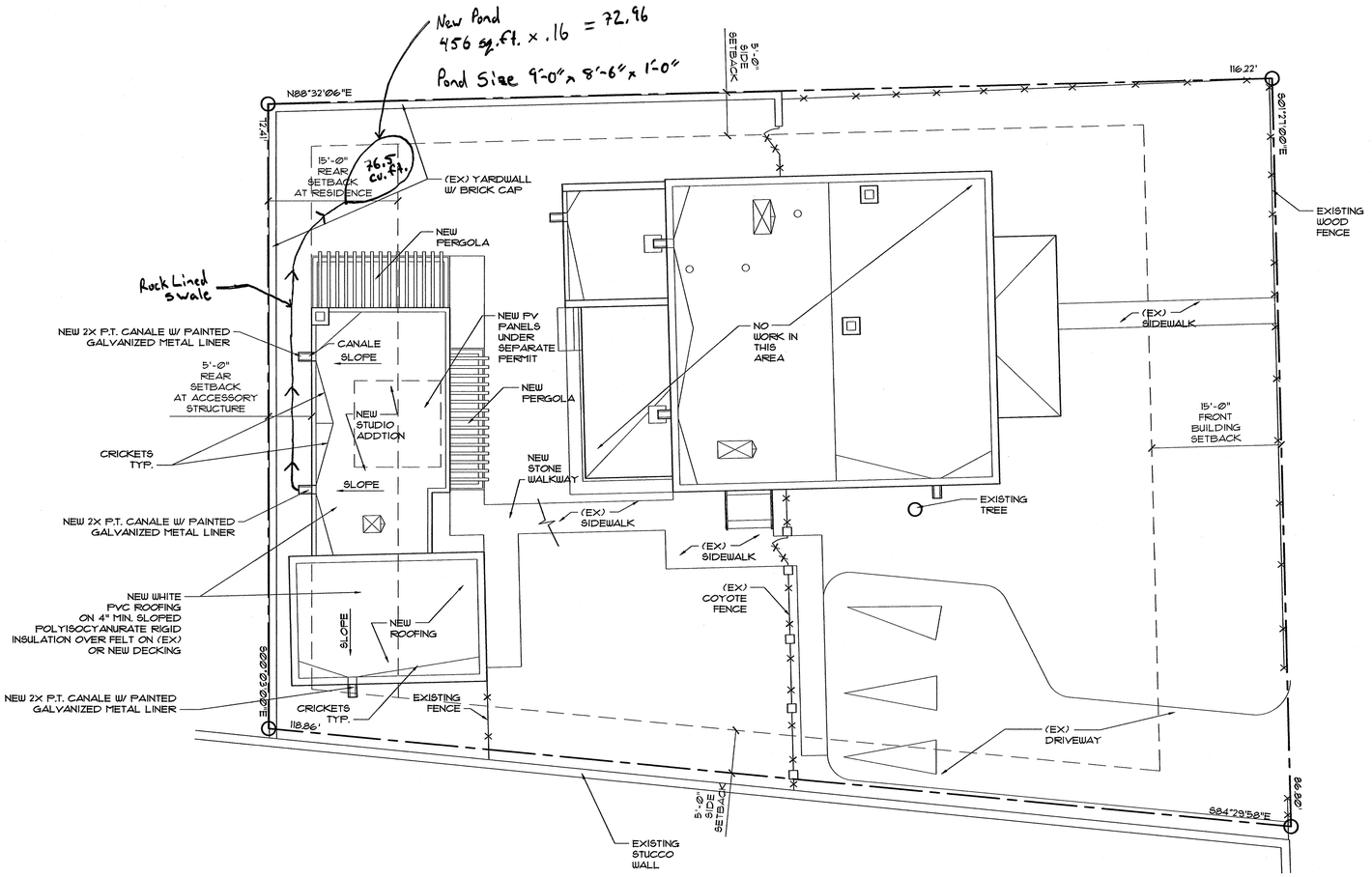
PROJECT NO.	11-35		
CHECKED BY	EE	DATE	6/10/13
DRAWN BY	DL	DATE	6/10/13

SHEET TITLE

EXISTING SITE PLAN

SHEET NO.

C-1



PROPOSED SITEPLAN

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

NORTH

GENERAL NOTES:

1. ALL ROOF SLOPES TO SLOPE A MIN. OF 1/4" PER 1'-0"
2. INSURE ALL GRADES SLOPE AWAY FROM BUILDING, UNLESS NOTED OTHERWISE.

SAN ANTONIO STREET

ARCHITECTURAL ALLIANCE INC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
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NO.	REVISION/SUBMISSION	DATE

STAMP

STATE OF NEW MEXICO
ERIC ENFIELD
NO 2376
6/10/2013
REGISTERED ARCHITECT

PROJECT TITLE

ADDITION FOR
WENDY FAIRMAN

428 SAN ANTONIO ST.
SANTA FE
NEW MEXICO
87505

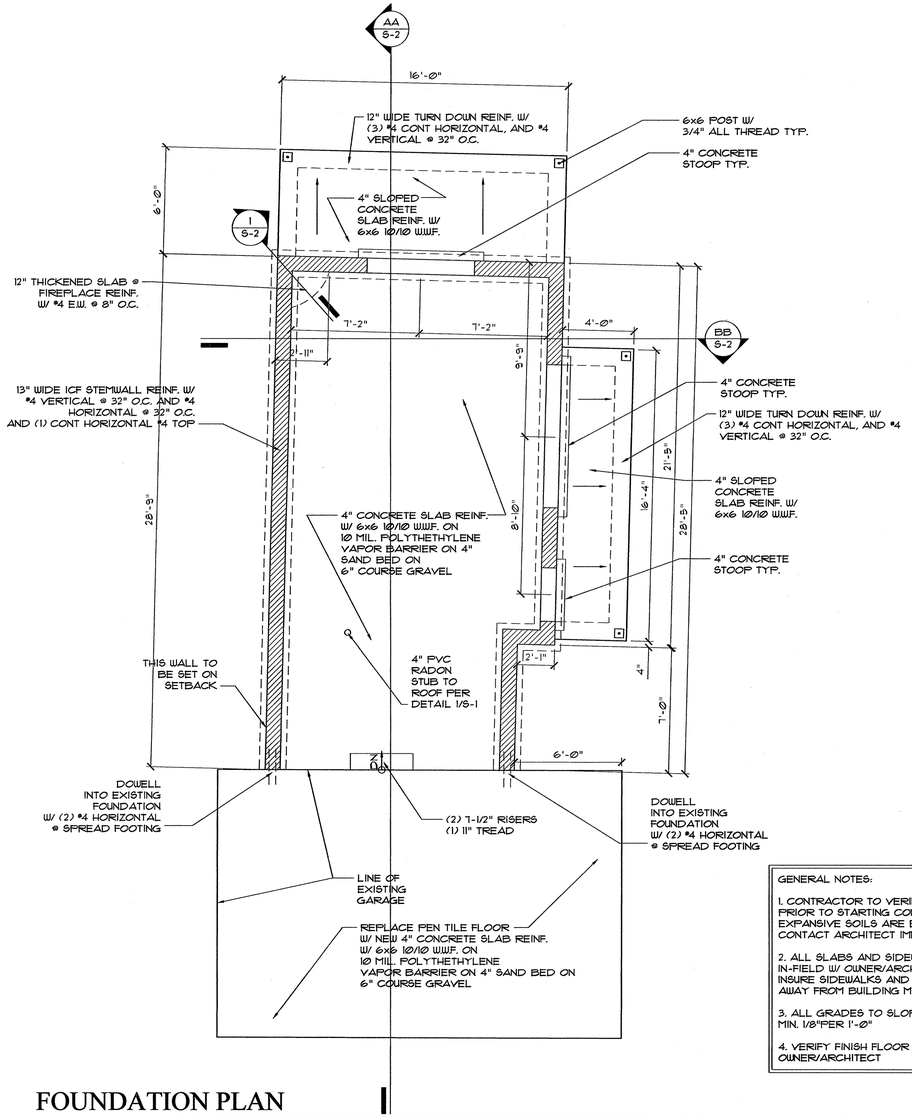
PROJECT NO.	11-35		
CHECKED BY	EE	DATE	6/10/13
DRAWN BY	DL	DATE	6/10/13

SHEET TITLE

PROPOSED SITE PLAN

SHEET NO.

C-2



GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL SOILS CONDITIONS PRIOR TO STARTING CONSTRUCTION. IF CLAY OR EXPANSIVE SOILS ARE ENCOUNTERED PLEASE CONTACT ARCHITECT IMMEDIATELY

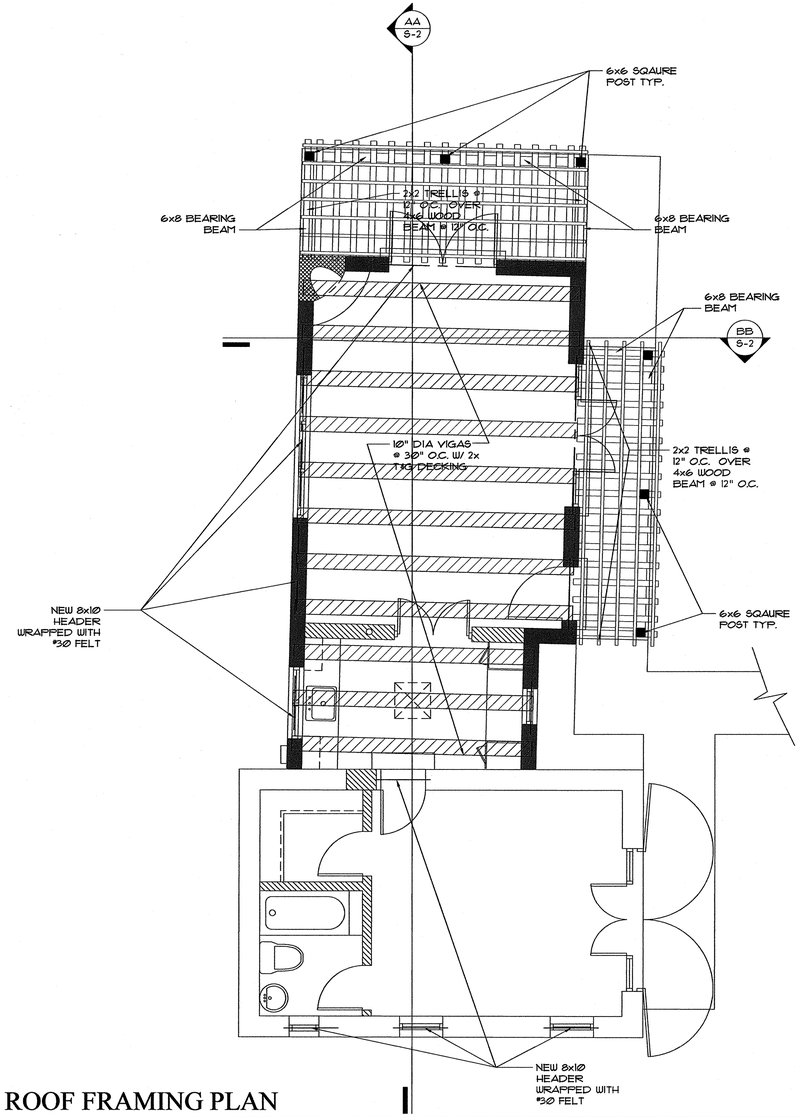
2. ALL SLABS AND SIDEWALKS TO BE LAID OUT IN-FIELD W/ OWNER/ARCHITECT PRIOR TO POURING, INSURE SIDEWALKS AND EXTERIOR SLABS SLOPE AWAY FROM BUILDING MIN. 1/8" PER 1'-Ø"

3. ALL GRADES TO SLOPE AWAY FROM BUILDING MIN. 1/8"PER 1'-Ø"

4. VERIFY FINISH FLOOR IN-FIELD WITH OWNER/ARCHITECT

FOUNDATION PLAN

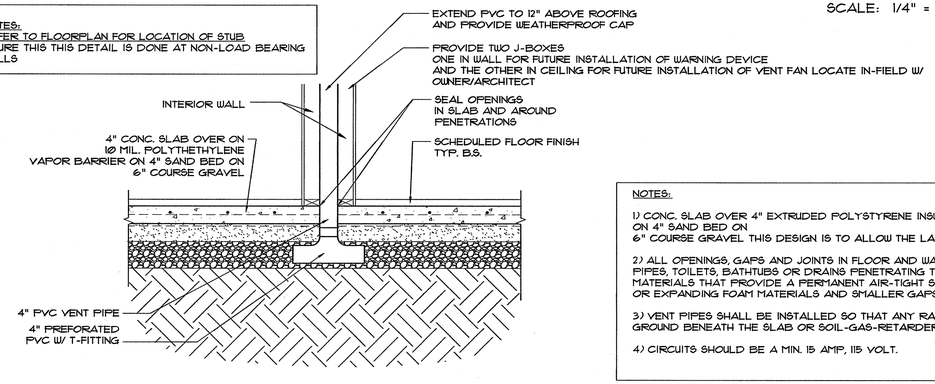
SCALE: 1/4" = 1'-Ø"



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-Ø"

NOTES:
REFER TO FLOORPLAN FOR LOCATION OF STUB
INSURE THIS THIS DETAIL IS DONE AT NON-LOAD BEARING WALLS



NOTES:

1) CONC. SLAB OVER 4" EXTRUDED POLYSTYRENE INSULATION BOARD ON 10 MIL. POLYTHETHYLENE VAPOR BARRIER ON 4" SAND BED ON 6" COURSE GRAVEL THIS DESIGN IS TO ALLOW THE LATERAL FLOW OF SOIL GASES.

2) ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT WITH SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT.

3) VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.

4) CIRCUITS SHOULD BE A MIN. 15 AMP, 115 VOLT.

(1) RADON CONTROL DETAIL

SCALE: 3/4" = 1'-Ø"

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NO.	REVISION/SUBMISSION	DATE

STAMP

STATE OF NEW MEXICO
ERIC ENFIELD
NO. 2376
REGISTERED ARCHITECT
6/10/13

PROJECT TITLE

ADDITION FOR
WENDY FAIRMAN

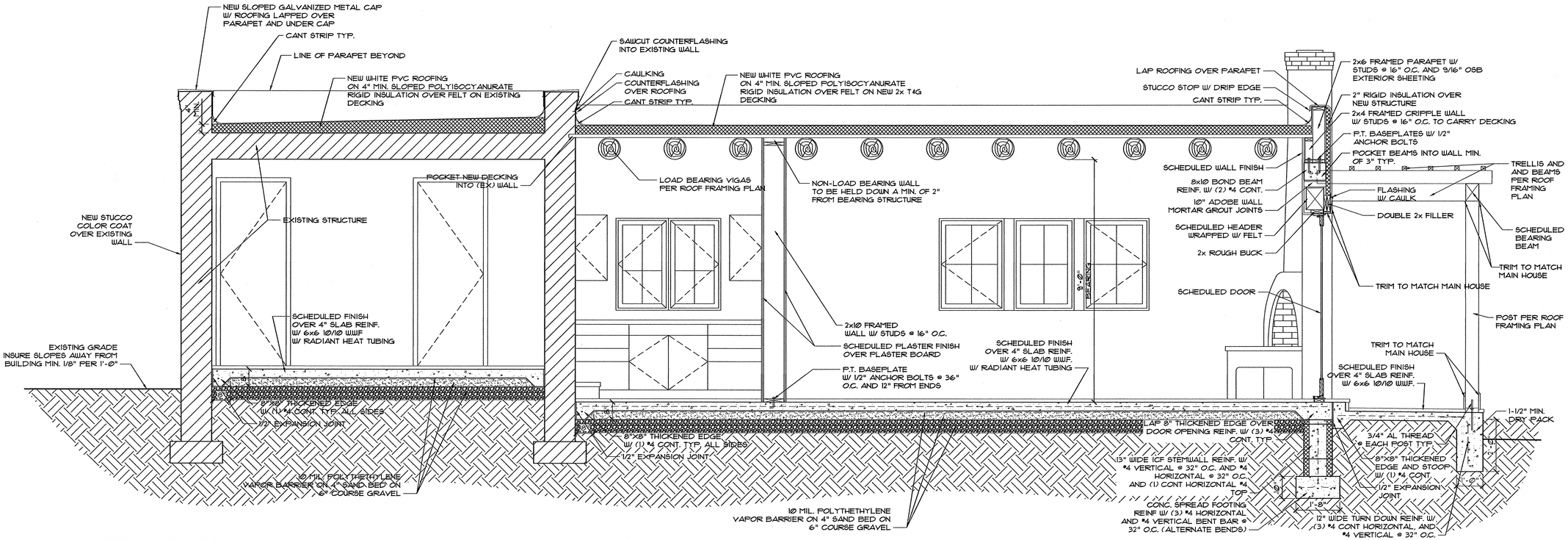
428 SAN ANTONIO ST.
SANTA FE
NEW MEXICO
87505

PROJECT NO.
11-35

CHECKED BY	EE	DATE	6/10/13
DRAWN BY	DL	DATE	6/10/13

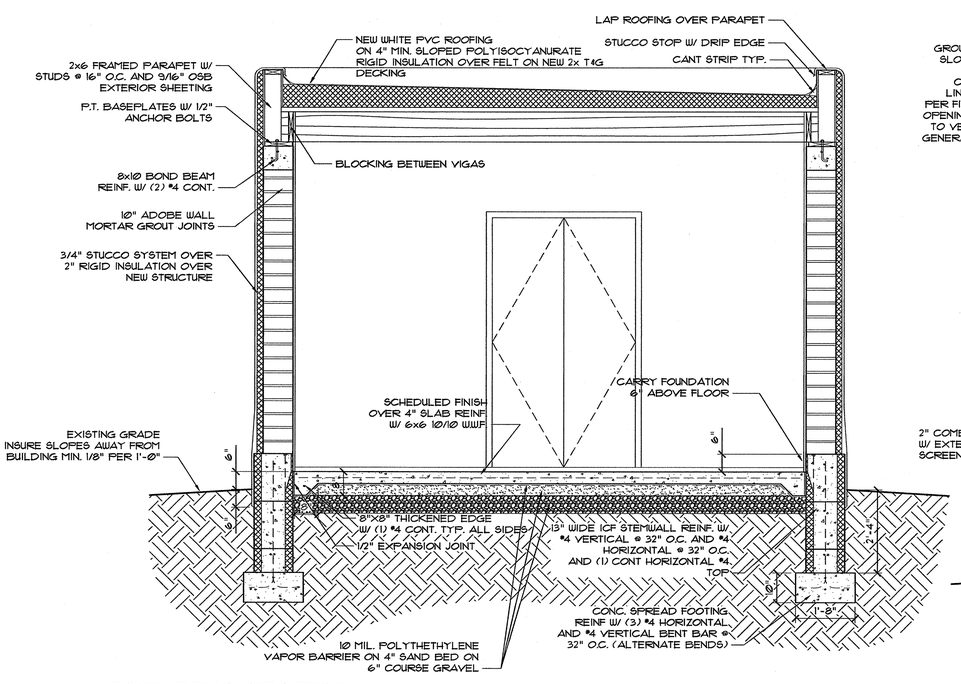
SHEET TITLE
FOUNDATION & ROOF FRAMIMG PLANS

SHEET NO.
S-1



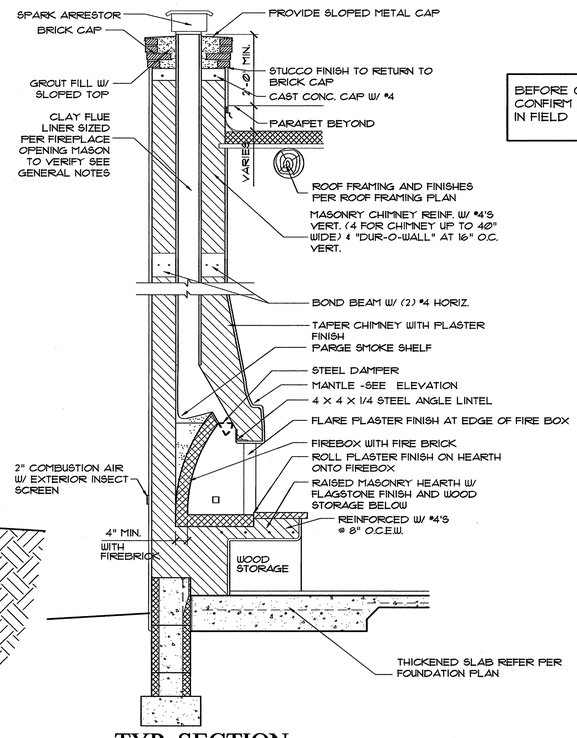
AA BUILDING SECTION

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



BB BUILDING SECTION

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



1 TYP. SECTION

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

BEFORE CONSTRUCTING FIREPLACES CONFIRM DESIGN W/OWNER OR ARCHITECT IN FIELD

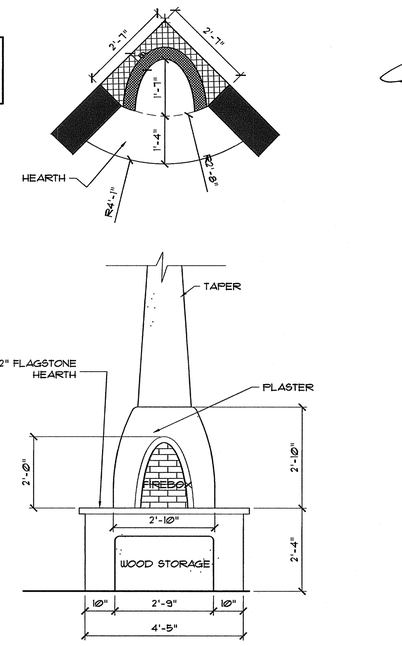
GENERAL NOTES:

1. EXTEND HEARTH 16" AT FRONT AND 8" AT SIDES FOR FIREBOX OPENINGS LESS THAN SIX SQ. FT. IN AREA

2. EXTEND HEARTH 20" AT FRONT AND 12" AT SIDES FOR FIREBOX OPENINGS EQUAL OR GREATER THAN SIX SQ. FT. IN AREA.

3. FLUE TO BE SIZED PER CODE AND WITH AN AREA NOT LESS THAN 1/10th OF THE AREA OF THE FIREBOX OPENING. FIREPLACE MASON TO VERIFY REQUIRED FLUE SIZE PRIOR TO BEGINNING WORK.

4. ALL FIREPLACES TO HAVE SPARK ARRESTORS



2 FIREPLACE PLAN/ELEVATION

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

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PROJECT NO. 11-35

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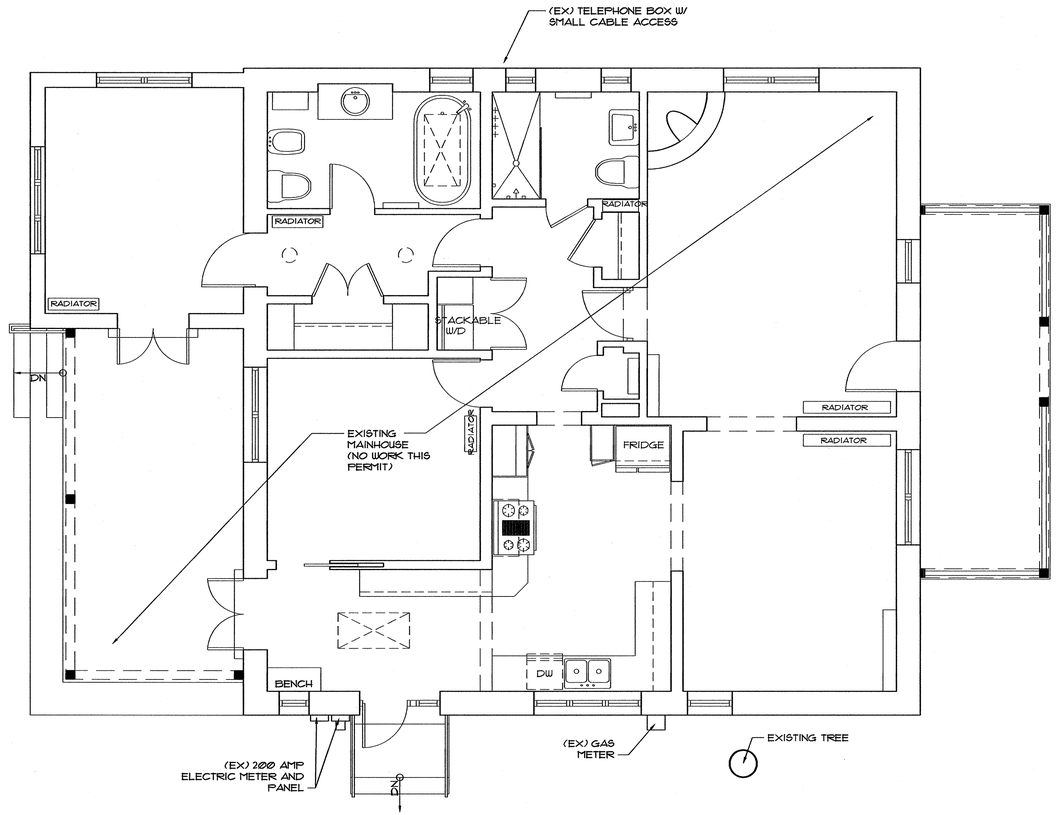
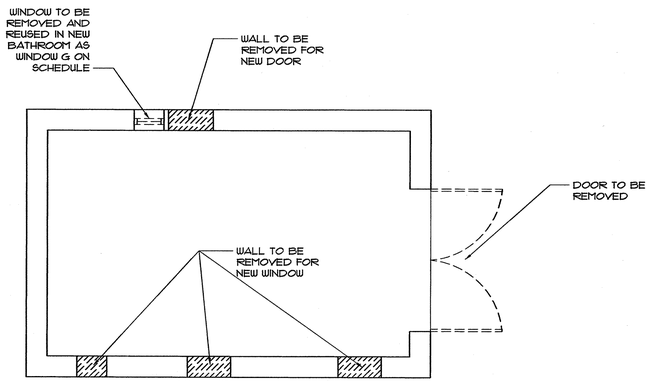
SHEET TITLE

SECTIONS

SHEET NO.

S-2





GENERAL NOTES:

1. PROVIDE TEMPORARY SHORING AS NECESSARY AT ALL NEW OPENINGS IN LOAD BEARING WALLS.

2. CONTRACTOR TO CONFIRM LOCATION OF LOAD BEARING WALLS PRIOR TO START OF DEMOLITION

3. PRIOR TO DEMOLITION WALK SPACE WITH OWNER/ARCHITECT TO DETERMINE EXACT EXTENTS OF REMOVAL AND THOSE ITEMS TO BE SALVAGED TO OWNER

WALL LEGEND

- EXISTING WALL
- DEMOLITION

EXISTING/DEMO FLOORPLAN

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

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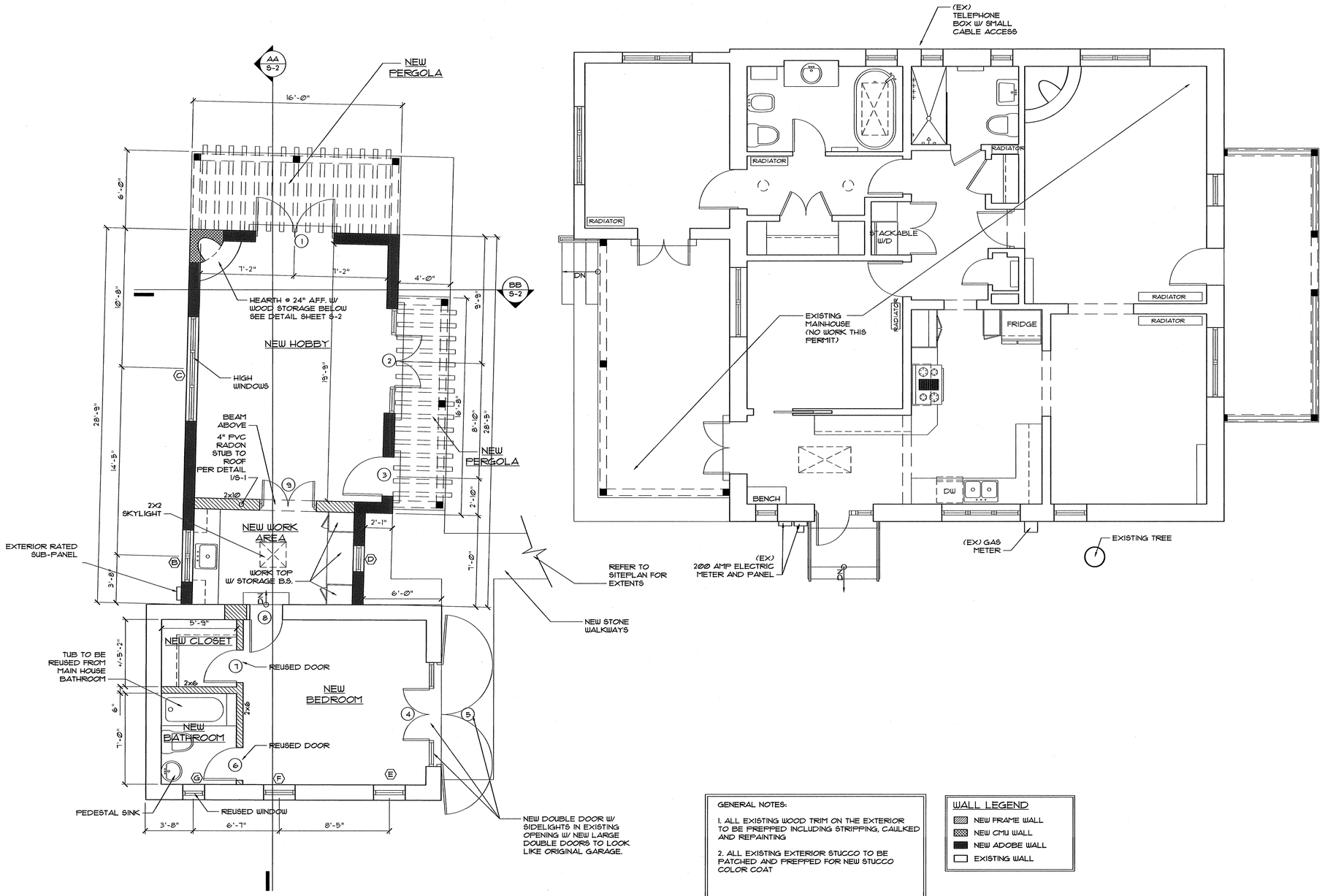
EXISTING FLOOR PLANS

SHEET NO.

A-1



PROPOSED FLOORPLAN

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

GENERAL NOTES:

1. ALL EXISTING WOOD TRIM ON THE EXTERIOR TO BE PREPPED INCLUDING STRIPPING, CAULKED AND REPAINTING

2. ALL EXISTING EXTERIOR STUCCO TO BE PATCHED AND PREPPED FOR NEW STUCCO COLOR COAT

WALL LEGEND

- NEW FRAME WALL
- NEW CMU WALL
- NEW ADOBE WALL
- EXISTING WALL

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11-35

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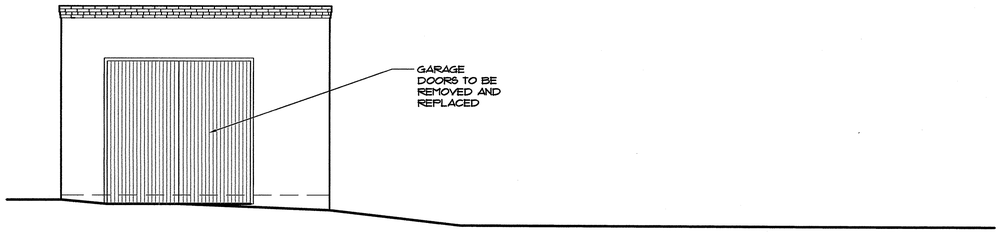
SHEET TITLE

PROPOSED FLOOR PLANS

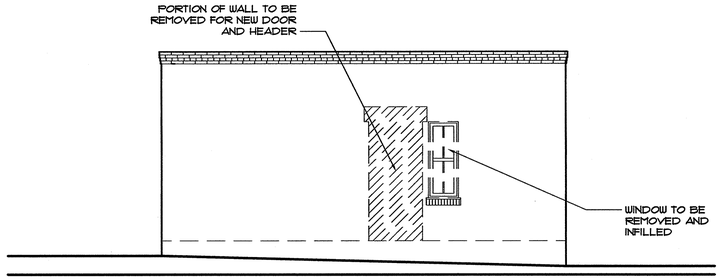
SHEET NO.

A-2



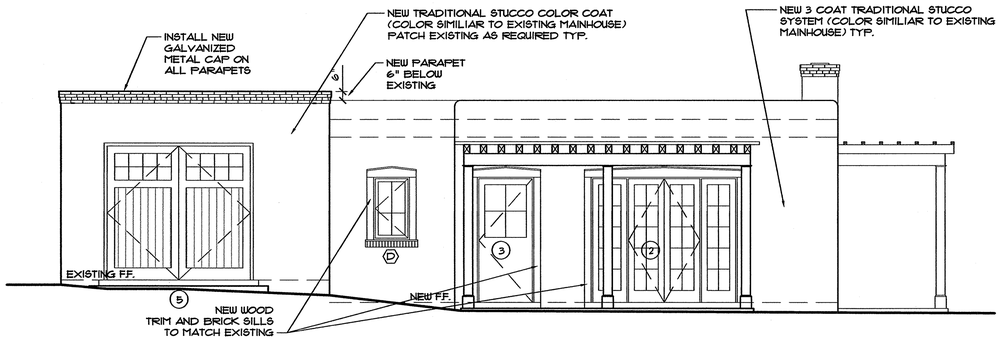
EXISTING EAST GARAGE ELEVATION

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



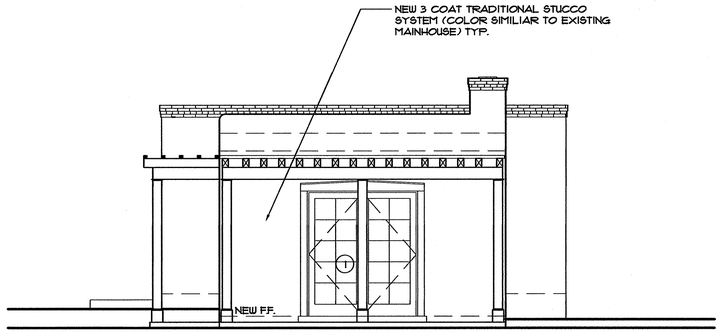
EXISTING NORTH GARAGE ELEVATION

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



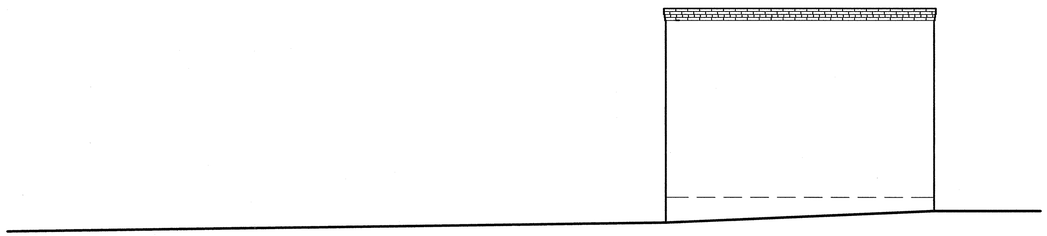
PROPOSED EAST STUDIO ELEVATION

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



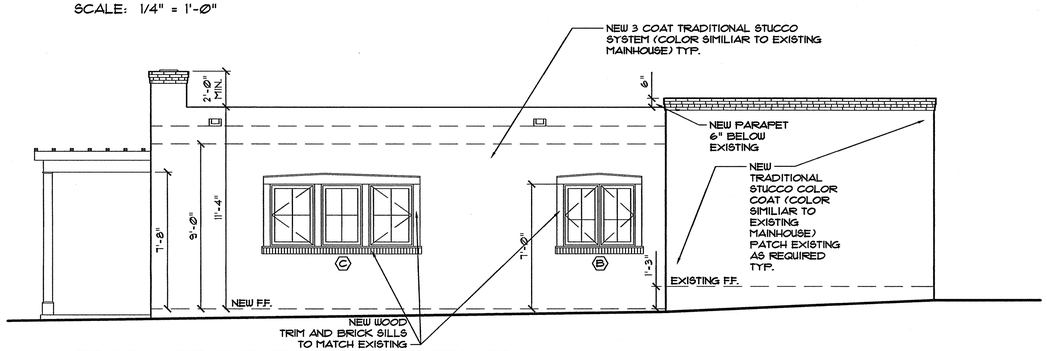
PROPOSED NORTH STUDIO ELEVATION

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



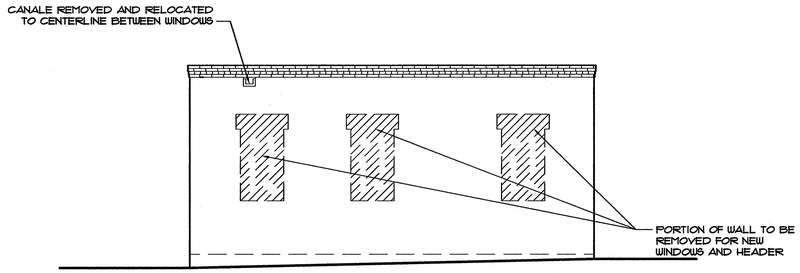
EXISTING WEST GARAGE ELEVATION

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



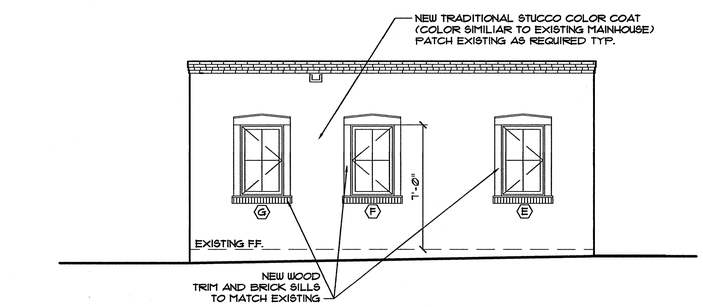
PROPOSED WEST STUDIO ELEVATION

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



EXISTING SOUTH GARAGE ELEVATION

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



PROPOSED SOUTH STUDIO ELEVATION

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

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STATE OF NEW MEXICO
ERIC
EMFIELD
NO. 2378
6/10/13
REGISTERED ARCHITECT

PROJECT TITLE

ADDITION FOR
WENDY
FAIRMAN

428 SAN ANTONIO ST.
SANTA FE
NEW MEXICO
87505

PROJECT NO.	11-35		
CHECKED BY	EE	DATE	6/10/13
DRAWN BY	DL	DATE	6/10/13

SHEET TITLE

EXISTING &
PROPOSED
ELEVATIONS

SHEET NO.

A-3

DOOR SCHEDULE

DOOR MARK	SIZE / MODEL (W x H)	TYPE	HARDWARE SET	REMARKS
1	(2) 3'-0"X7'-0"	WOOD EXT & INT. GLASS FRENCH DOOR	ENTRY SET W/ DEADBOLT	- -
2	(2) 2'-0"X7'-0" W/ SIDELIGHTS	WOOD EXT & INT. GLASS FRENCH DOOR	ENTRY SET W/ DEADBOLT	SIDELIGHTS 2'-0"X7'-0"
3	3'-0"X7'-0"	WOOD EXT & INT. 1/2 GLASS	ENTRY SET W/ DEADBOLT	
4	(2) 2'-0"X7'-6" W/ SIDELIGHTS	WOOD EXT & INT. GLASS FRENCH DOOR	ENTRY SET W/ DEADBOLT	SIDELIGHTS 2'-0"X7'-6" VERIFY IN FIELD SIZE OF EXISTING OPENING PRIOR TO ORDERING
5	(2) 4'-0"X7'-6"	WOOD EXT & INT. CUSTOM TO MATCH ORIGINAL HISTORIC DOOR	LOCK TBD FULL EXT. HINGES	VERIFY IN FIELD SIZE OF EXISTING OPENING PRIOR TO ORDERING -
6	2'-6"X7'-0"	REUSED DOOR FROM EXISTING MAINHOUSE	PRIVACY SET	
7	2'-6"X7'-0"	REUSED DOOR FROM EXISTING MAINHOUSE	PASSAGE SET	
8	2'-6"X7'-0"	WOOD PANEL DOOR TO MATCH EXISTING MAINHOUSE	PRIVACY SET	
9	(2) 2'-0"X7'-0"	WOOD PANEL DOOR TO MATCH EXISTING MAINHOUSE	PASSAGE SET	

NOTES:

WINDOW SCHEDULE

WINDOW MARK	SIZE / MODEL (W x H)	TYPE	HEAD HT	REMARKS
A	NOT USED			- -
B	4'-0"x3'-6"	WOOD INT & EXT. DOUBLE CASEMENT	7'-0" A.F.F.	
C	8'-0"x3'-6"	WOOD INT & EXT. CASEMENT/FIXED/CASEMENT	7'-0" A.F.F.	
D	2'-0"x3'-6"	WOOD INT & EXT. SINGLE CASEMENT	7'-0" A.F.F.	
E	2'-6"x4'-0"	WOOD INT & EXT. SINGLE CASEMENT	7'-0" A.F.F.	
F	2'-6"x4'-0"	WOOD INT & EXT. SINGLE CASEMENT	7'-0" A.F.F.	
G	2'-6"x4'-0"	WOOD INT & EXT. SINGLE CASEMENT	7'-0" A.F.F.	

NOTES:

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING	CEILING HEIGHT	REMARKS
NEW HOBBY ROOM	TILE -	TILE -	PAINTED PLASTER -	BEAMS W/ DECKING -	9'-3"	- -
NEW WORK AREA	TILE	TILE	PAINTED PLASTER	BEAMS W/ DECKING	9'-3"	
NEW BEDROOM	HARD WOOD	HARD WOOD	PAINTED PLASTER	VIGAS W/ DECKING	(EX)	
NEW CLOSET	TILE	TILE	PAINTED PLASTER	VIGAS W/ DECKING	(EX)	
NEW BATHROOM	TILE	TILE	PAINTED PLASTER	VIGAS W/ DECKING	(EX)	

NOTES:

1. PROVIDE VAPOR BARRIER AND TWO LAYERS OF 3/4" EXTERIOR RATED PLYWOOD SUBFLOOR @ NEW BEDROOM, CLOSET, AND BATHROOM, AT BATHROOM SUBSTITUTE ONE LAYER HARDI-BOARD OR DUROROCK IN LIEU OF ONE LAYER OF PLYWOOD.

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PROJECT TITLE

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SANTA FE
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87505

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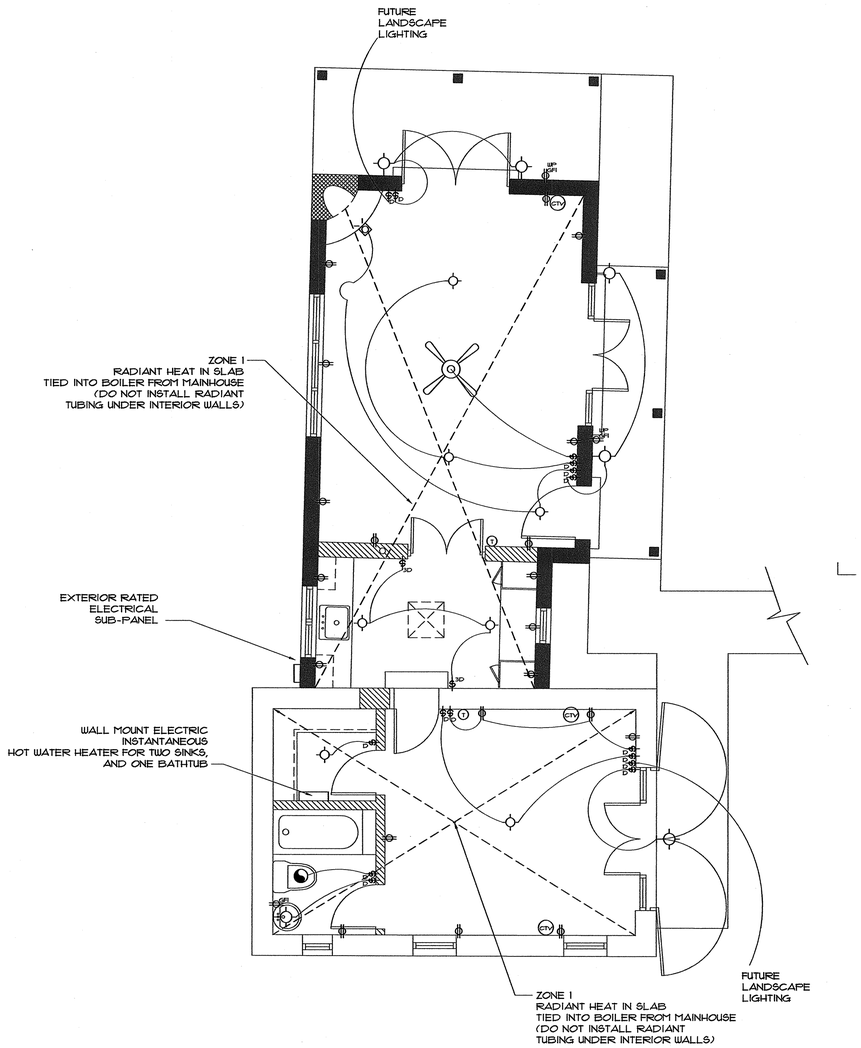
DRAWN BY	DL	DATE	6/10/13

SHEET TITLE

DOOR/WINDOW & FINISH SCHEDULES

SHEET NO.

A-4



ELECTRICAL PLAN

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

ELECTRICAL LIGHTING LEGEND:

- LIGHT SWITCH
- THREE WAY LIGHT SWITCH
- FOUR WAY LIGHT SWITCH
- LIGHT SWITCH W/ DIMMER CONTROL
- THREE WAY LIGHT SWITCH W/ DIMMER CONTROL
- THREE SPEED LIGHT SWITCH
- DOOR JAMB SWITCH
- EXHAUST FAN
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED RECESSED CAN 6" HALOGEN BY HALO OR EQUAL COILEX BAFFLE (COLOR BY OWNER)
- CEILING MOUNTED RECESSED CAN WALL WASHER 4" LOW VOLTAGE HALOGEN BY CSL OR EQUAL TRIM SELECTION BY OWNER
- WALL MOUNTED READING LIGHT
- CEILING FAN WITH 3 SPEED SWITCH
- 2' X 4' SURFACE MOUNTED FLUORESCENT FIXTURE
- UC — UNDER CABINET LIGHT
- AC — ABOVE CABINET ACCENT LIGHT
- WALL MOUNTED FLUORESCENT
- MOTION ACTIVATED SECURITY LIGHT

ELECTRICAL POWER LEGEND:

- DUPLEX OUTLET
- QUADPLEX OUTLET
- GFI — GFI DUPLEX OUTLET
- WP — GFI DUPLEX OUTLET W/ WATER PROOF ENCLOSURE
- 48" — DUPLEX OUTLET W/ MOUNTING HT. ABOVE FIN. FLR.
- SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR OR CEILING MTD. BOX
- 220 — 220-240 VOLT OUTLET
- TELEPHONE AND DATA JACK
- CTV — CABLE TV OUTLET
- T — THERMOSTAT
- J — JUNCTION BOX FOR OWNER PROVIDED FIXTURE AND CONTRACTOR INSTALLED
- SP — SPEAKER
- S — SMOKE DETECTOR

ELECTRICAL GENERAL NOTES:

1. LAYOUT ALL POWER AND LIGHTING IN FIELD WITH OWNER/ARCHITECT PRIOR TO INSTALLING.
2. ALL LIGHTING CANS TO HAVE HALOGEN BULBS.
3. PROVIDE 4 PAIR OF WIRE AT ALL TELEPHONE/DATA OUTLETS
4. CONFIRM CODE COMPLIANCE OF ALL LIGHTING, DUPLEXES AND FANS IN EXISTING AREAS TO REMAIN
5. PROVIDE ALARM SYSTEM COORDINATE WITH OWNER
6. ALL ELECTRICAL SHOWN IN GREY HAS BEEN PREVIOUSLY PERMITED

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PROJECT NO. 11-35

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DRAWN BY	DL	DATE	6/10/13

SHEET TITLE

ELECTRICAL & MECHANICAL PLAN

SHEET NO.

EM-1

MAINHOUSE REMODEL AND ADDITIONS

428 San Antonio Street
Santa Fe NM, 87501

Building Criteria

OWNER:	Wendy Fairman
SITE:	428 San Antonio St., Santa Fe, New Mexico
CONSTRUCTION STYLE:	Flat roofs w/ parapets and brick caps, stucco exterior
UTILTIES:	Sewer: City Sewer Water: City Water Gas: Natural Gas Service by Gas Company of NM Electrical Service: PNM
SOILS:	Owner and Contractor to confirm

EXISTING BUILDING AREA

MAIN HOUSE:	1,542 SF
PORTAL:	152 SF
DETACHED GARAGE:	339 SF
TOTAL EXISTING SQUARE FOOTAGE:	2,033 SF

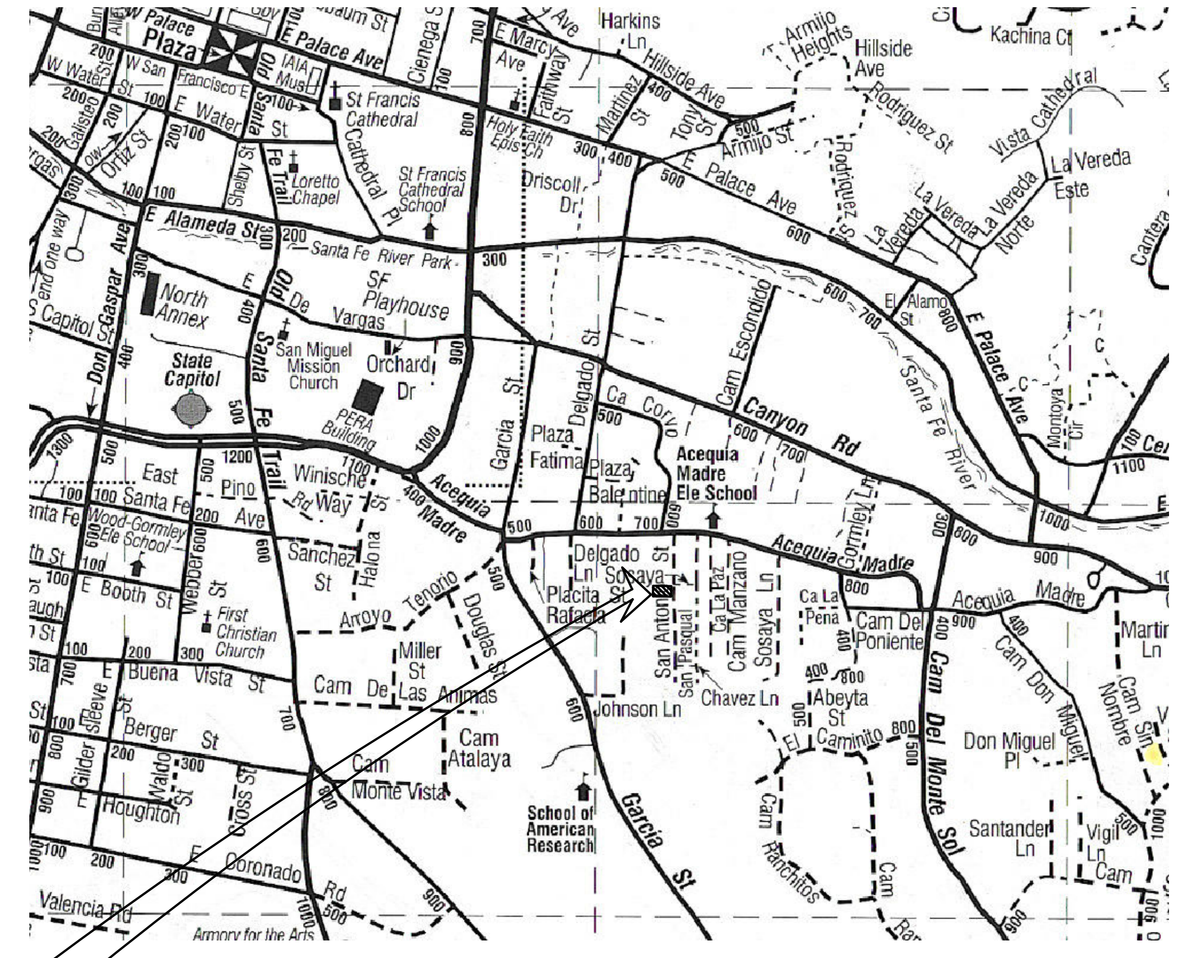
PROPOSED BUILDING AREA

NEW PORTAL AT MAIN HOUSE :	200 SF
TOTAL EXISTING & PROPOSED SQ. FT.:	2,233 SF

Building Code Information

2009 IBC &
CITY OF SANTA FE
LAND DEVELOPMENT CODE

OCCUPANCY TYPE:	R-3
ZONING:	RC-8
LOT SIZE:	(Min. lot size 4,000 Sq. ft.) This lot +/- 9,327 sq. ft. (0.214 ACRES)
HISTORIC DISTRICT:	Downtown and Eastside
BUILDING STATUS:	Main House = Significant Garage = Contributing
BUILDING HEIGHT:	Determined by Historic Preservation District height calculation for building and yardwalls
OPEN SPACE:	Common Open Space not required Private Open Space required equal to but not less than 1/4 of gross floor area (needs to meet section 14-8.4(H) Existing required 508 sq. ft. Proposed required 673 sq. ft.
LOT COVERAGE:	40% MAX EXISTING - 21.7% Lot Coverage PROPOSED-28.8% Lot Coverage
SETBACK:	Front- None required if wall between 6 and 8 feet in height is built between street and building, if not then 15'-0" setback required Side-5'-0" required Rear- 5'-0" accessory structure and 15'-0" for residence
PARKING REQUIREMENTS:	2 per residence, and 1 per bedroom in accessory structure



Vicinity Map

NORTH
N.T.S.

ARCHITECTURAL ALLIANCE INC

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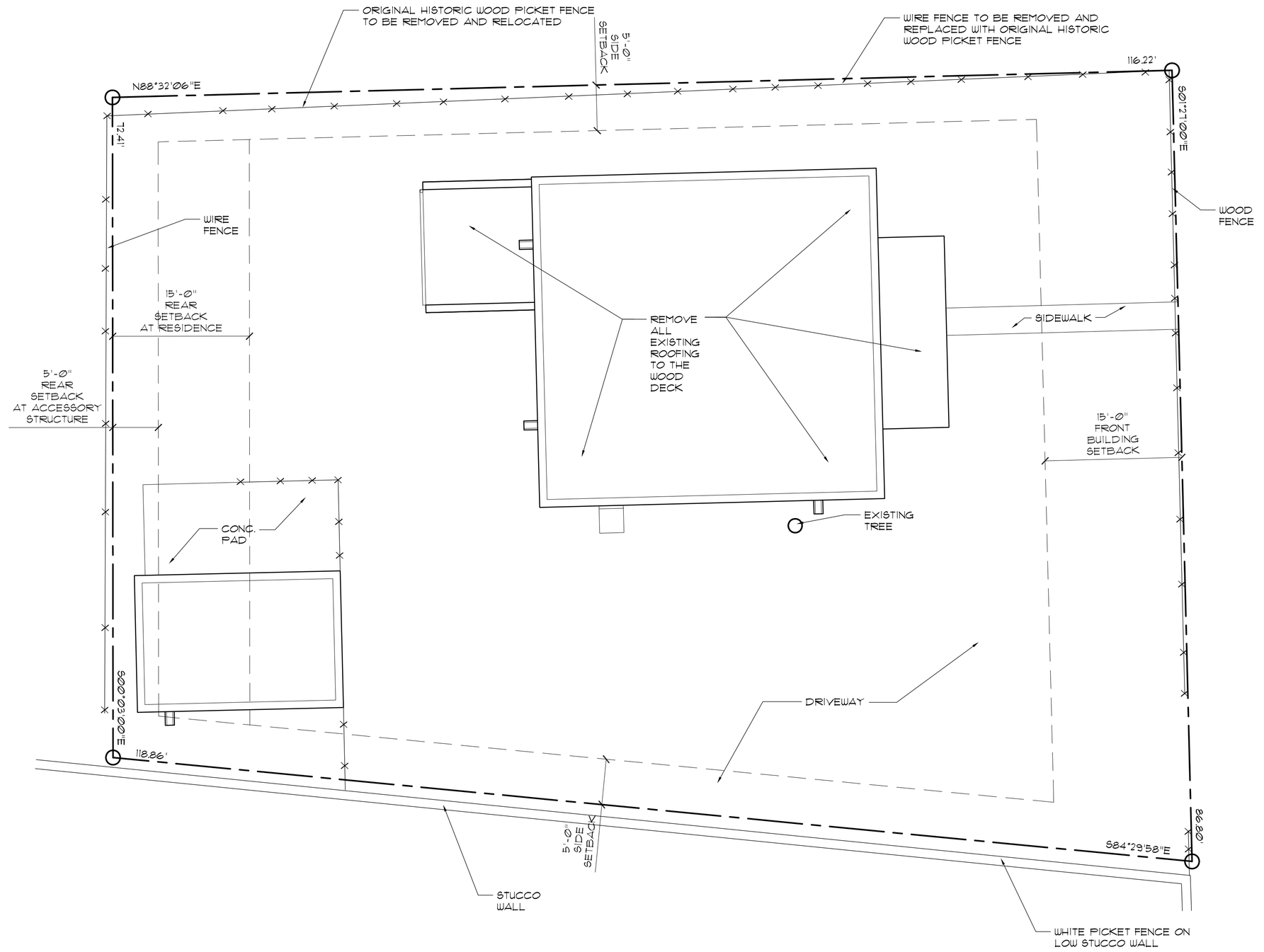
Drawing Index

C-O	COVER
C-1	EXISTING SITE PLAN
C-2	PROPOSED SITE PLAN
S-1	FOUNDATION, FRAMING, & DETAILS
A-1	EXISTING FLOORPLAN
A-2	PROPOSED FLOORPLAN
A-3	EXISTING & PROPOSED ELEVATIONS
A-4	SCHEDULES AND DETAILS
E-1	ELECTRICAL PLAN

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

CONSTRUCTION SET :
MAY 28, 2012
ARCHITECT'S PROJECT NUMBER 11-35

MAINHOUSE REMODEL AND ADDITIONS
428 SAN ANTONIO STREET



GENERAL NOTES:

1. ALL PUMICE REMOVED FROM ROOF TO BE SALVAGED FOR REUSE IN YARDWALLS

EXISTING SITEPLAN

SCALE: 1/8" = 1'-Ø"

NORTH

SAN ANTONIO STREET

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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

REMODEL FOR
WENDY FAIRMAN

428 SAN ANTONIO ST.
SANTA FE
NEW MEXICO
87505

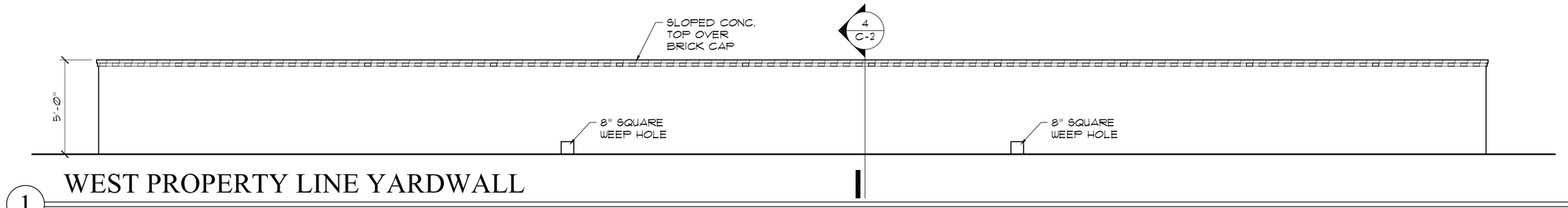
PROJECT NO.	11-35		
CHECKED BY	EE	DATE	5/28/12
DRAWN BY	DL	DATE	5/28/12

SHEET TITLE

EXISTING SITE PLAN

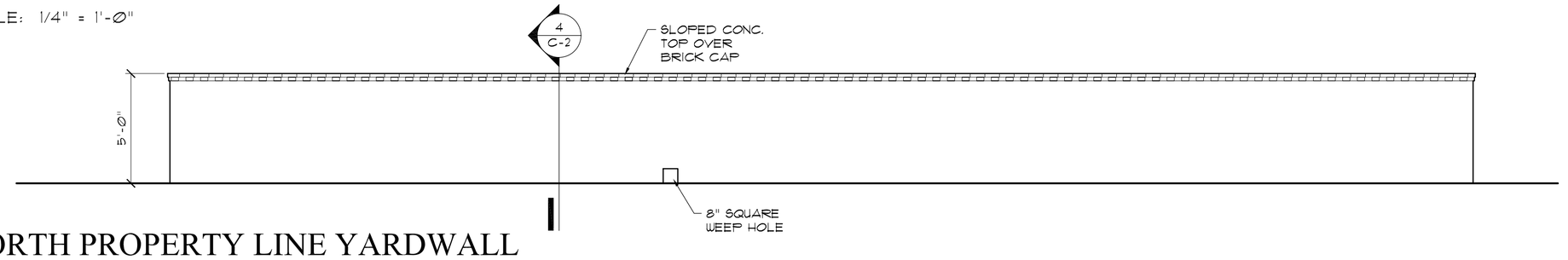
SHEET NO.

C-1



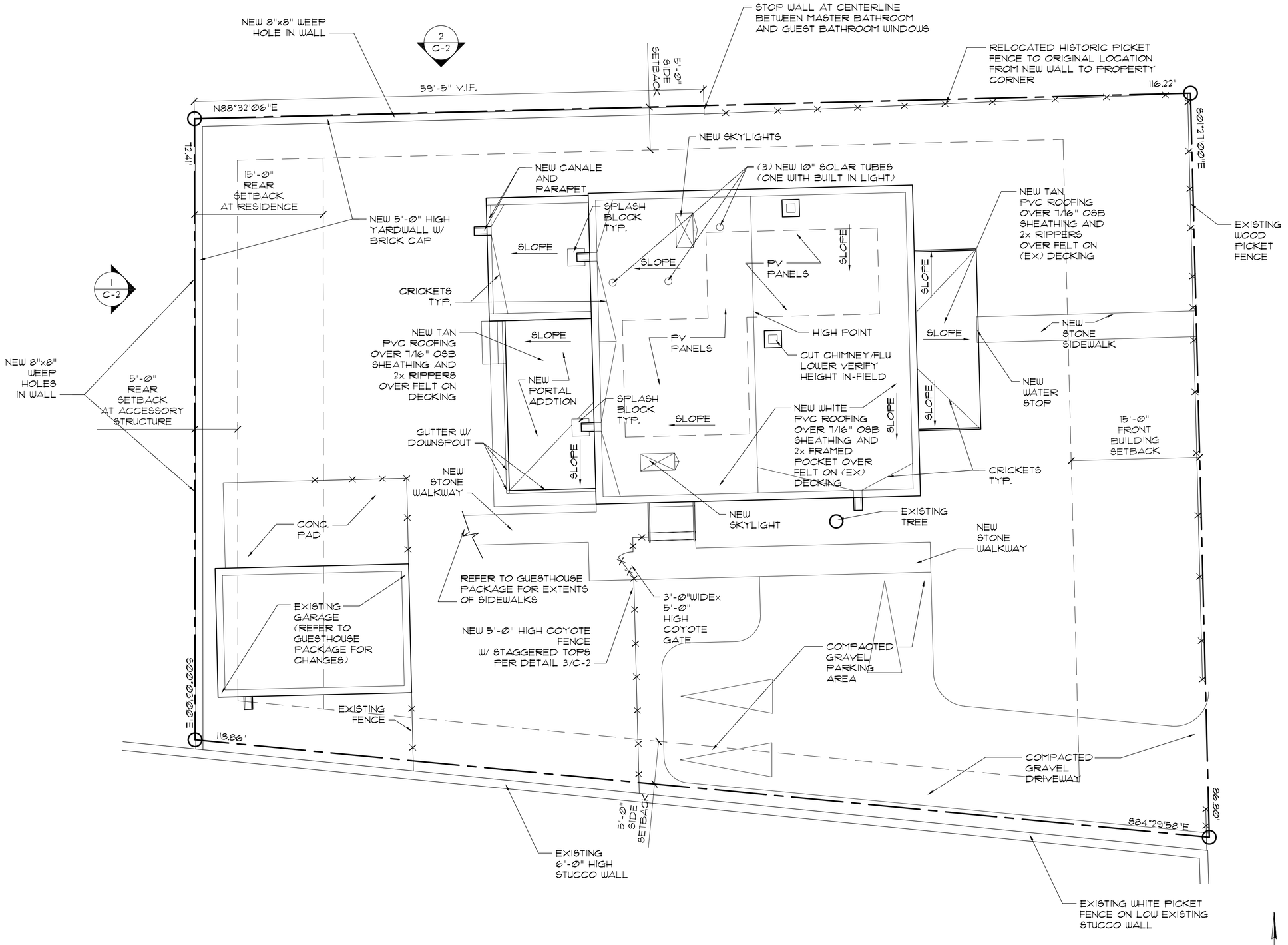
1 WEST PROPERTY LINE YARDWALL

SCALE: 1/4" = 1'-Ø"



2 NORTH PROPERTY LINE YARDWALL

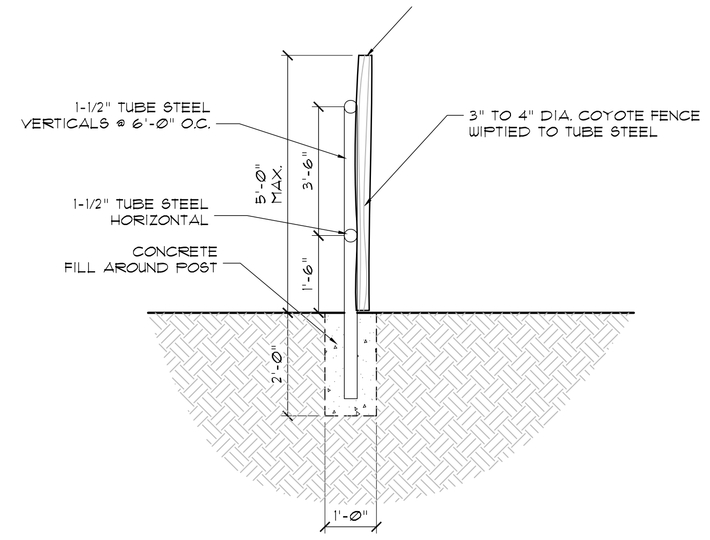
SCALE: 1/4" = 1'-Ø"



PROPOSED SITEPLAN

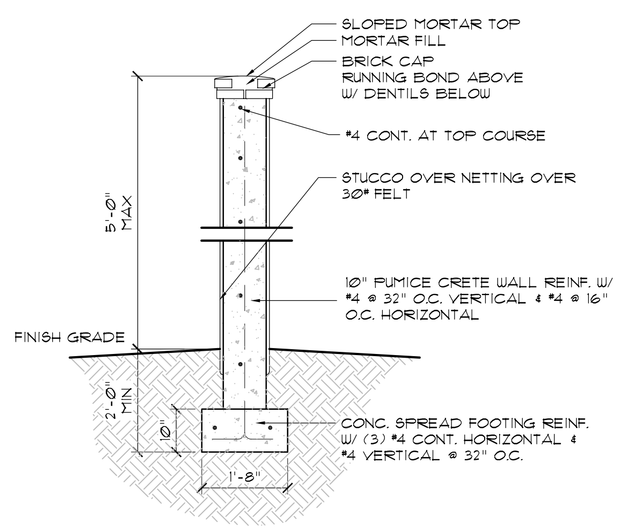
SCALE: 1/8" = 1'-Ø"

SAN ANTONIO STREET



3 COYOTE FENCE SECTION

SCALE: 1/2" =1'-Ø"



4 YARD WALL DETAIL

SCALE: 1/2" = 1'-Ø"

GENERAL NOTES:

1. ALL ROOF SLOPES TO SLOPE A MIN. OF 1/4" PER 1'-Ø"

2. INSURE ALL GRADES SLOPE AWAY FROM BUILDING, UNLESS NOTED OTHERWISE.

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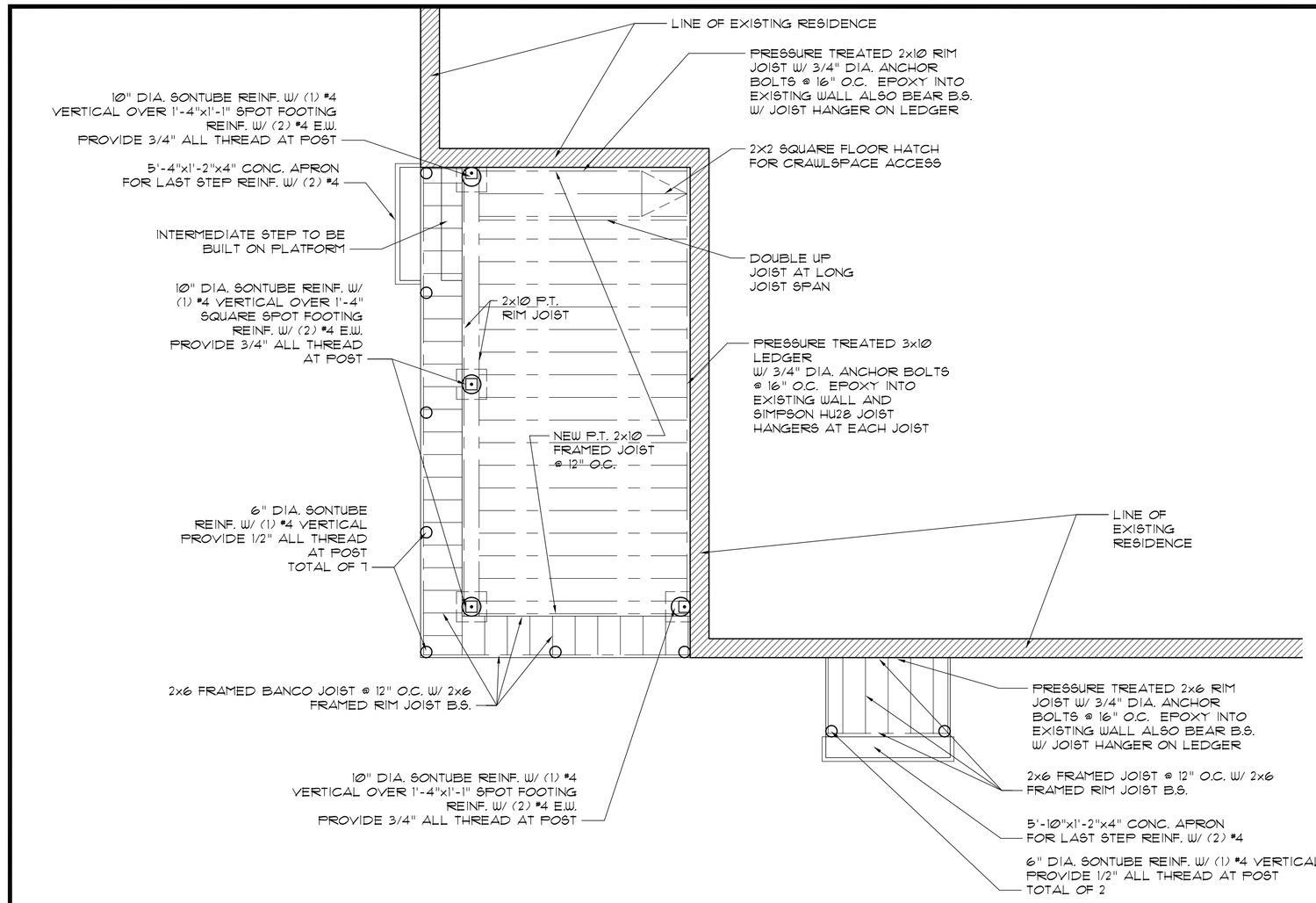
PROPOSED SITE PLAN

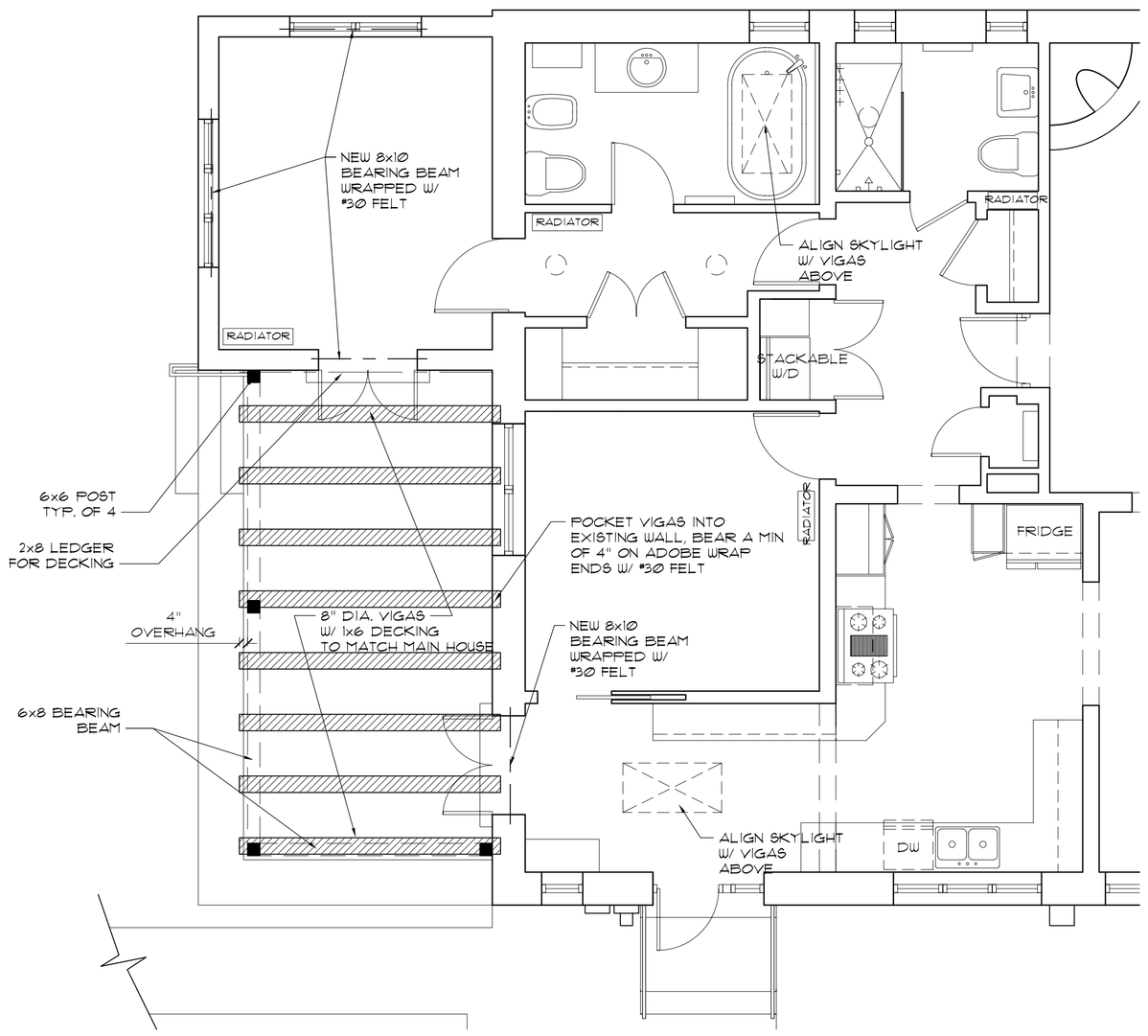
SHEET NO.

C-2



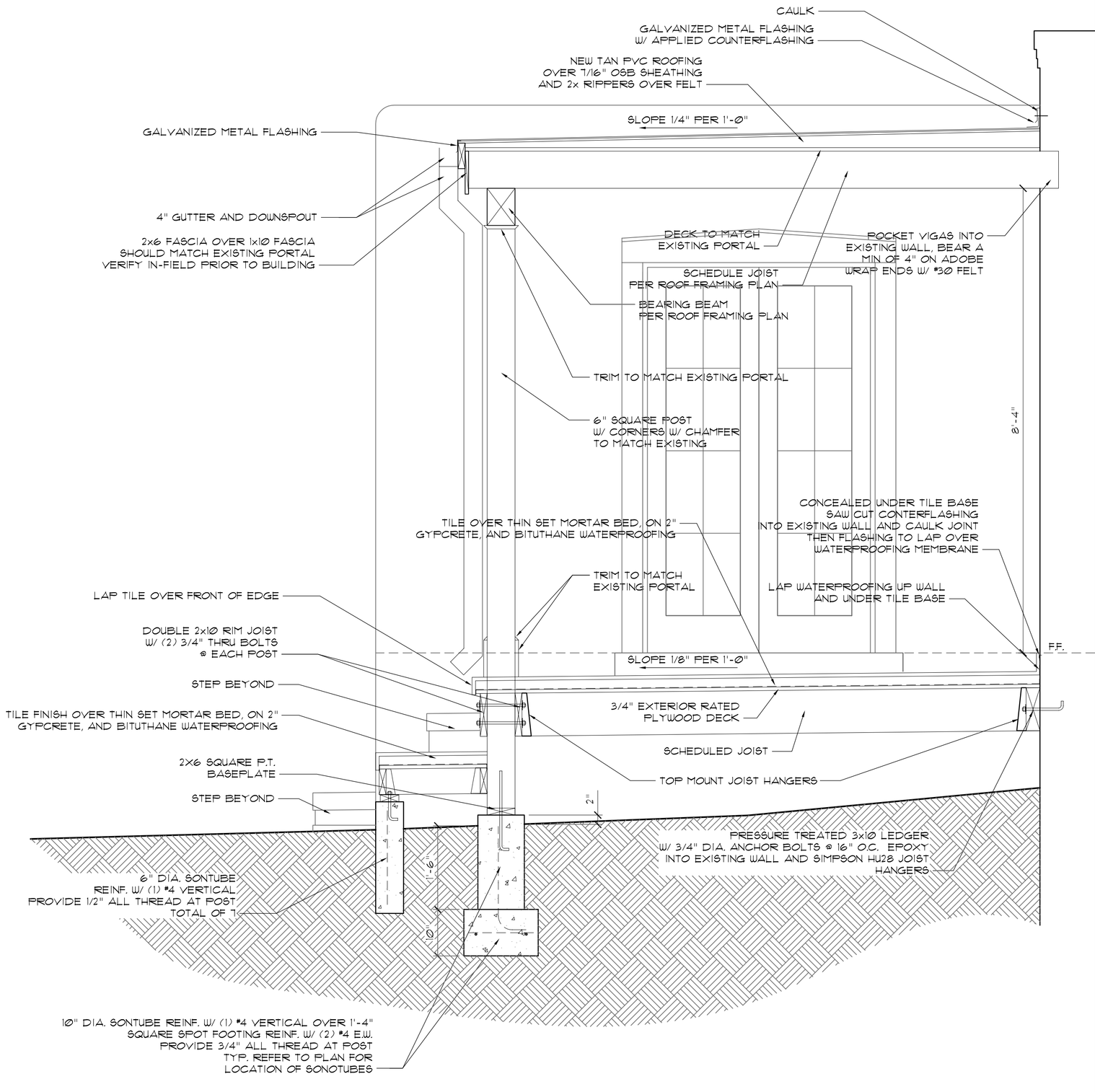
PROPOSED FOUNDATION AND FLOOR FRAMING PLAN

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



PROPOSED ROOF FRAMING PLAN

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



NEW PORTAL SECTION

SCALE: 3/4" = 1'-0"

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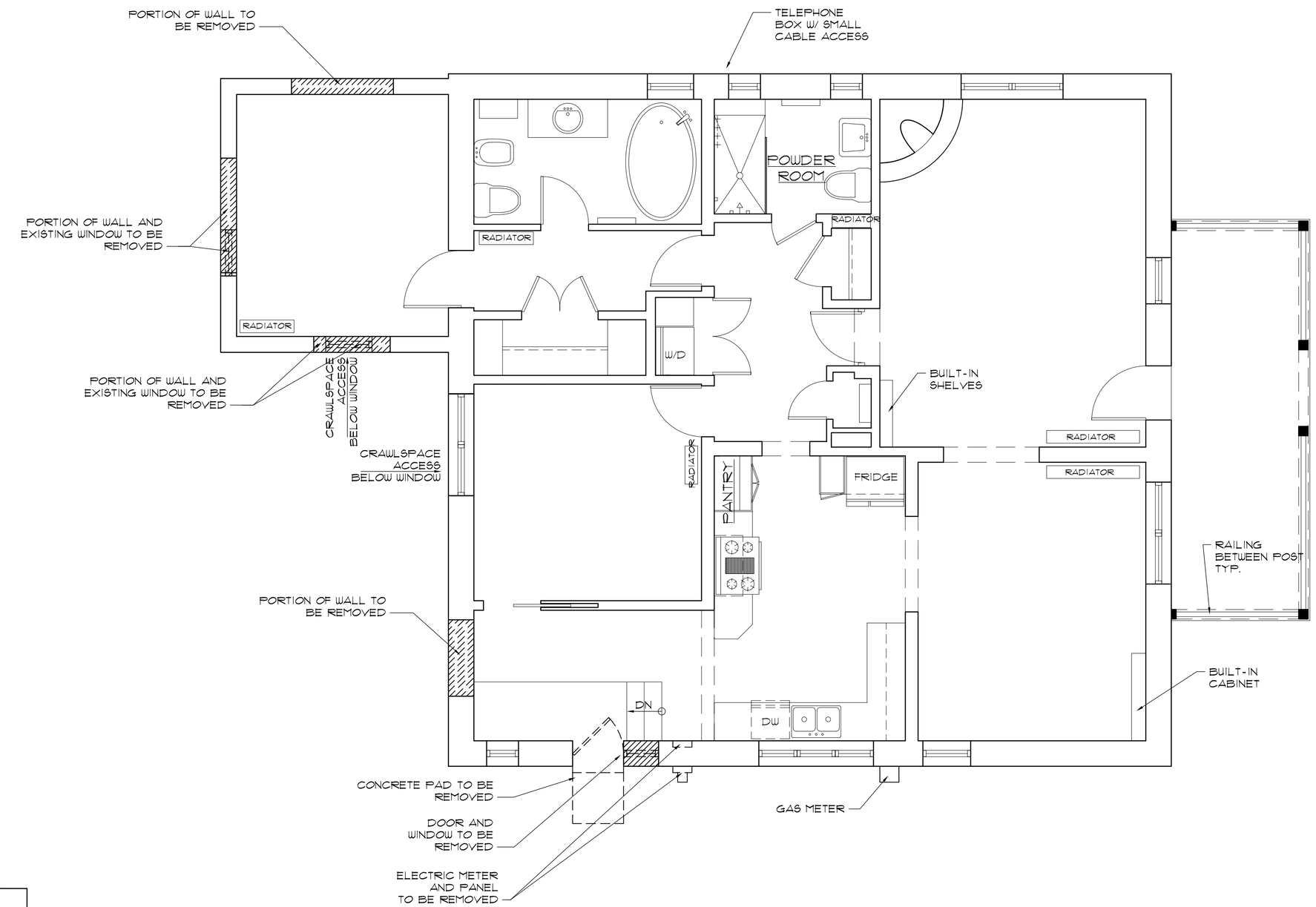
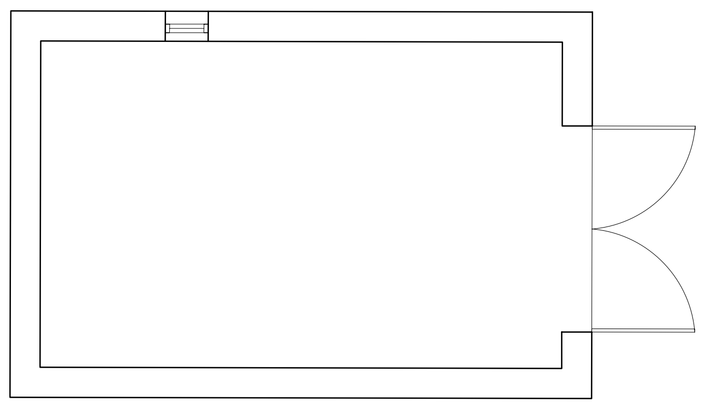
SHEET TITLE

FOUNDATION & FRAMING PLANS W/ SECTIONS

SHEET NO.

S-1





GENERAL NOTES:

1. PROVIDE TEMPORARY SHORING AS NECESSARY AT ALL NEW OPENINGS IN LOAD BEARING WALLS.

2. CONTRACTOR TO CONFIRM LOCATION OF LOAD BEARING WALLS PRIOR TO START OF DEMOLTION

3. PRIOR TO DEMOLITION WALK SPACE WITH OWNER/ARCHITECT TO DETERMINE EXACT EXTENTS OF REMOVAL AND THOSE ITEMS TO BE SALVAGED TO OWNER

WALL LEGEND

EXISTING WALL

DEMOLITION

EXISTING/DEMO FLOORPLAN

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

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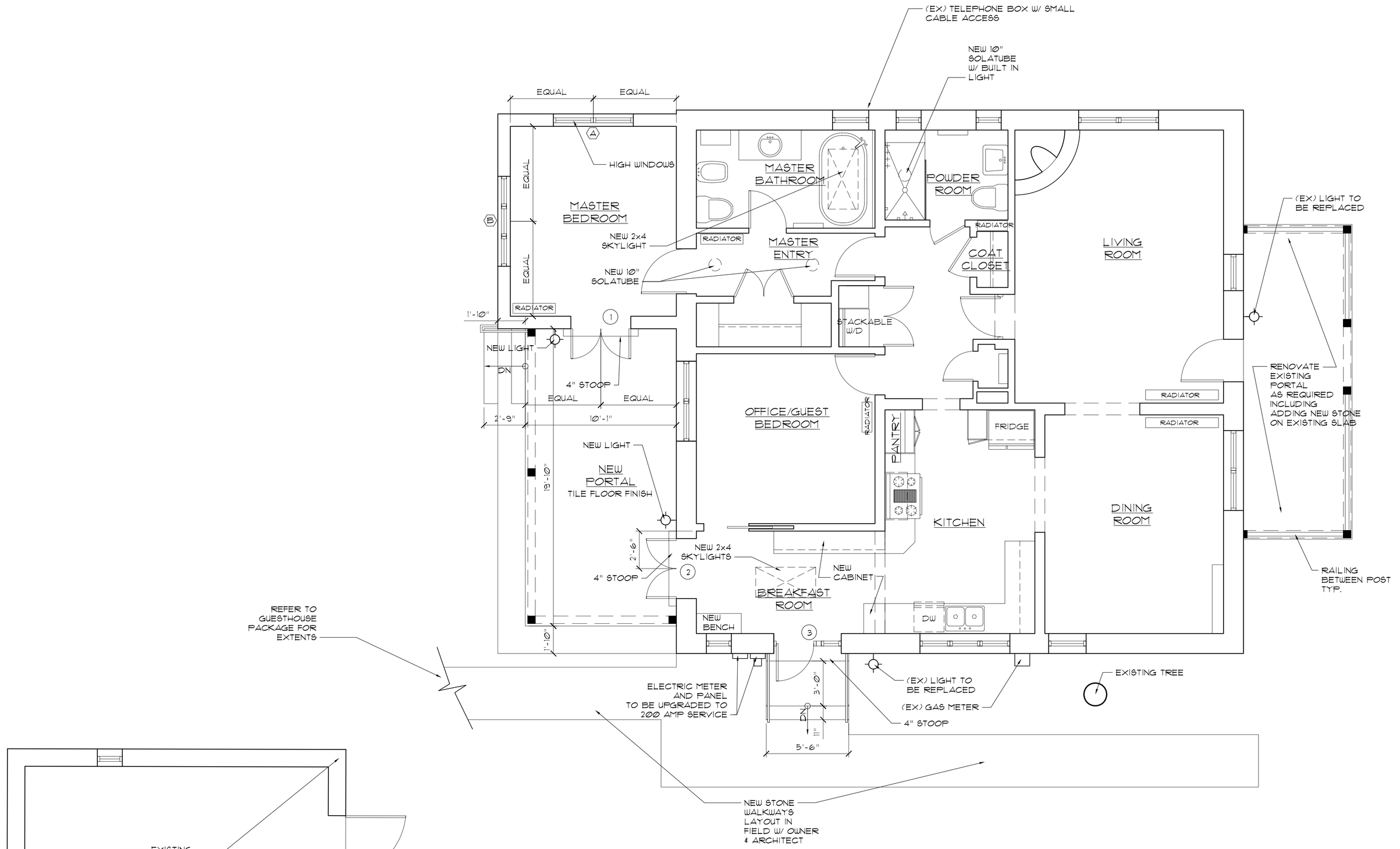
EXISTING/DEMO FLOOR PLANS

SHEET NO.

A-1



GENERAL NOTES:

1. ALL WOOD TRIM ON THE EXTERIOR TO BE PREPPED, CAULKED AND READY FOR REPAINTING

2. ALL EXTERIOR STUCCO TO BE PATCHED AND PREPPED FOR NEW STUCCO COLOR COAT

WALL LEGEND

- NEW WALL OR INFILL
- EXISTING WALL

PROPOSED FLOORPLAN

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

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SHEET TITLE

PROPOSED FLOOR PLANS

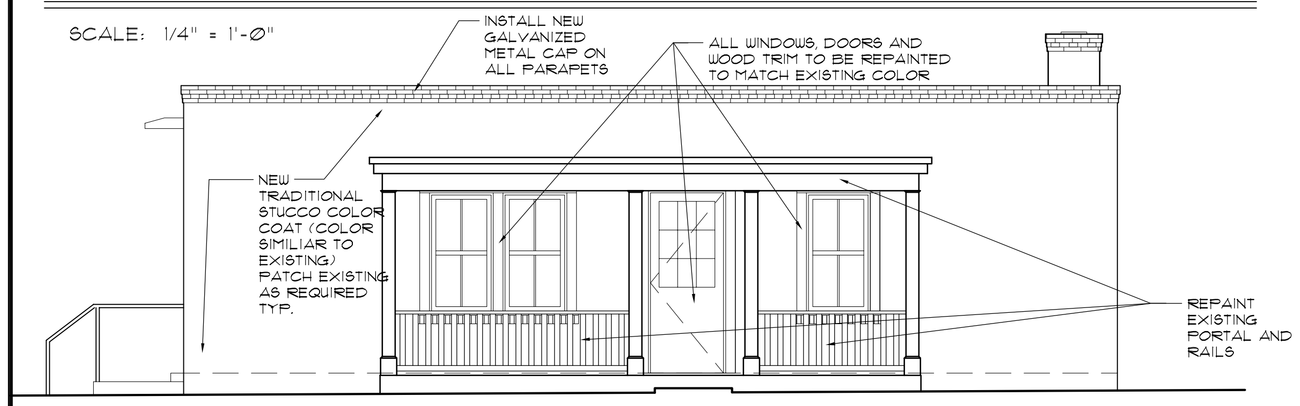
SHEET NO.

A-2



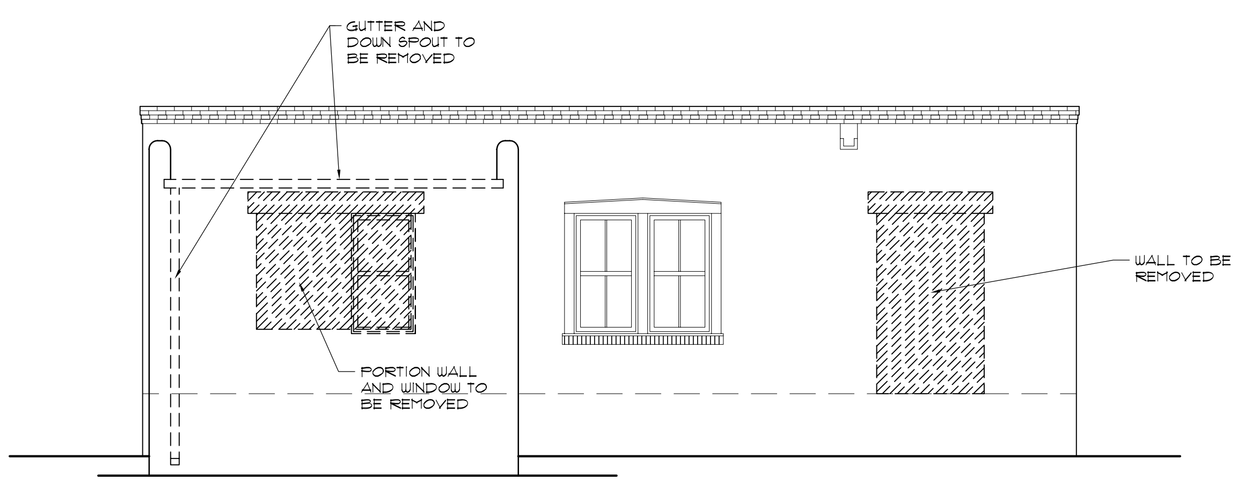
EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-Ø"



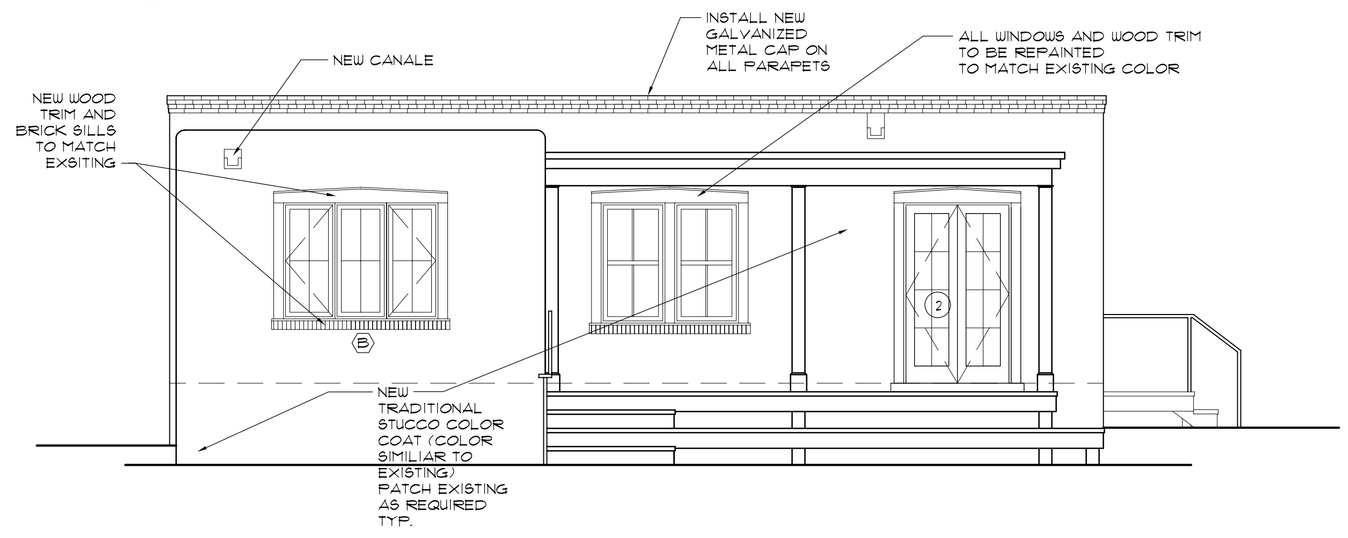
PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-Ø"



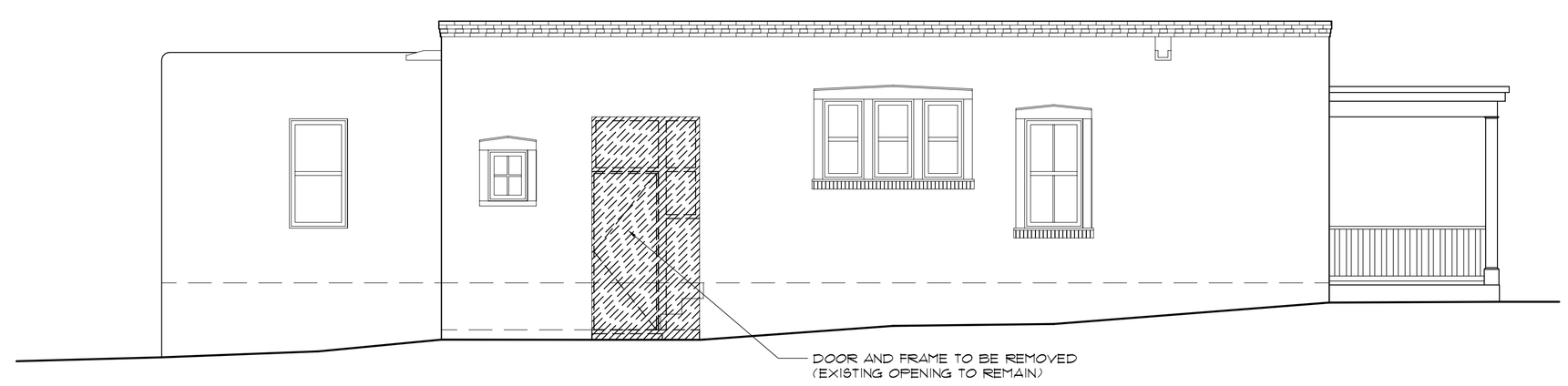
EXISTING/DEMO WEST ELEVATION

SCALE: 1/4" = 1'-Ø"



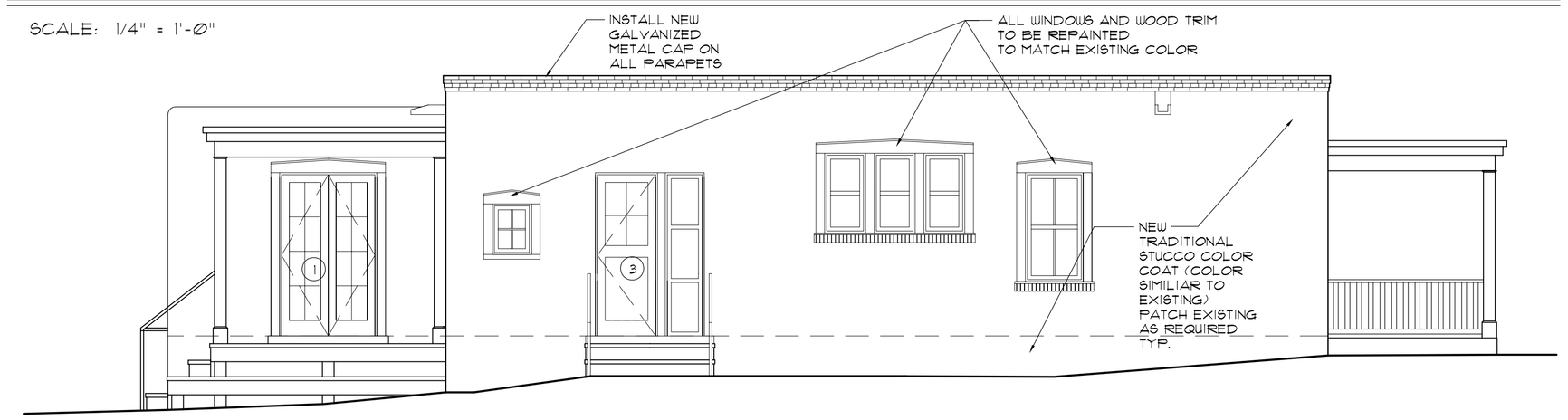
PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-Ø"



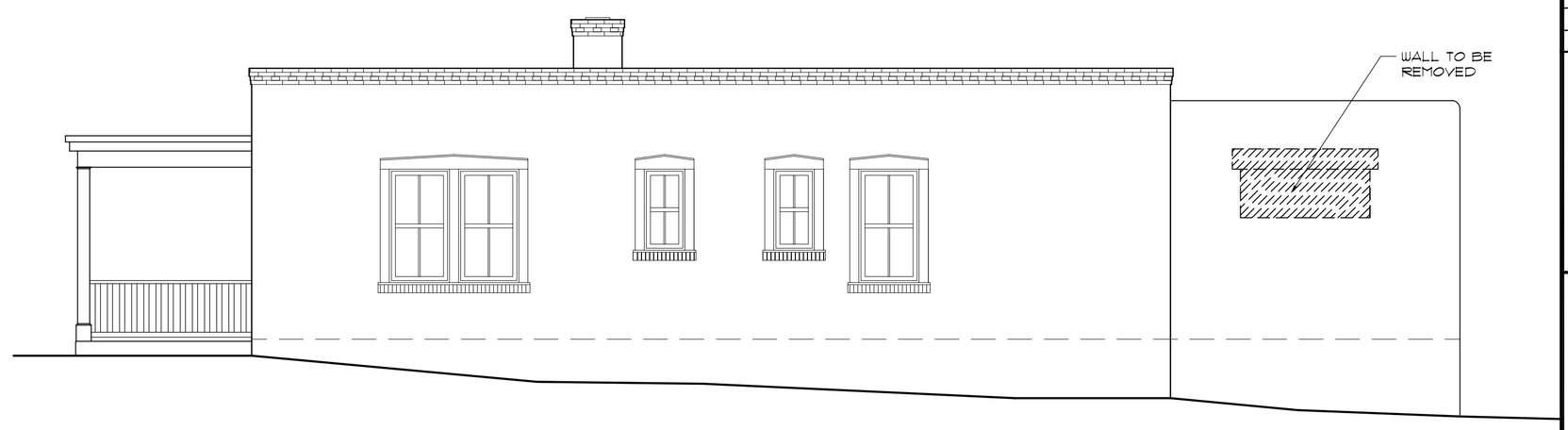
EXISTING/DEMO SOUTH ELEVATION

SCALE: 1/4" = 1'-Ø"



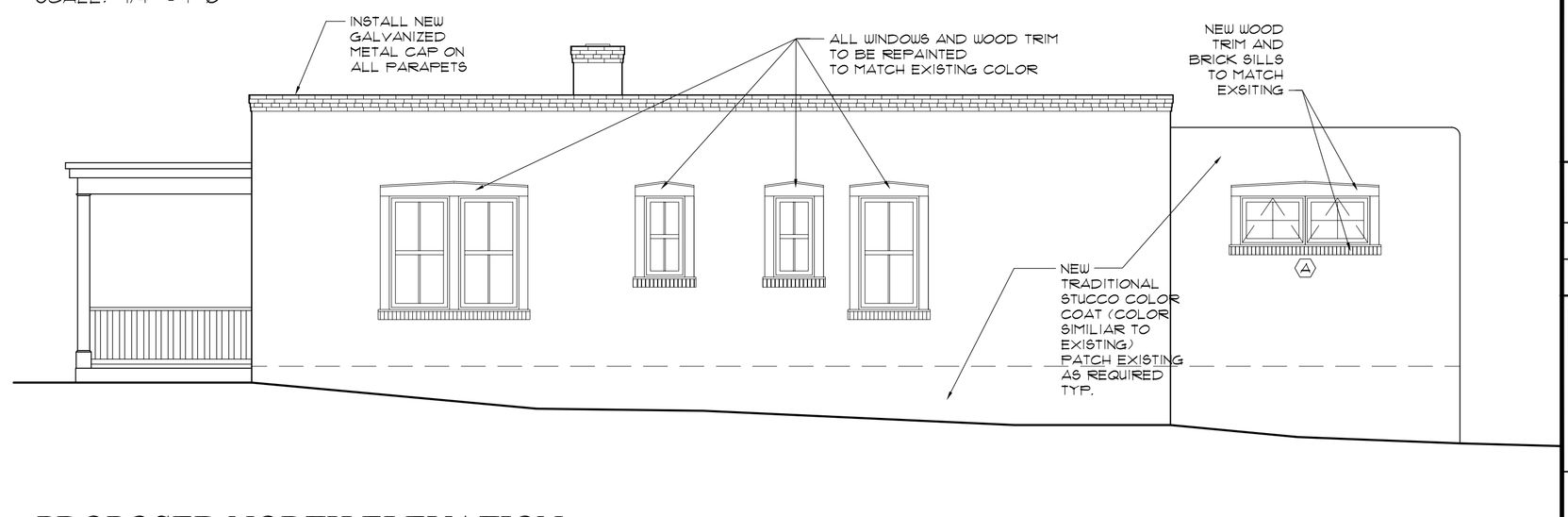
PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-Ø"



EXISTING/DEMO NORTH ELEVATION

SCALE: 1/4" = 1'-Ø"



PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-Ø"

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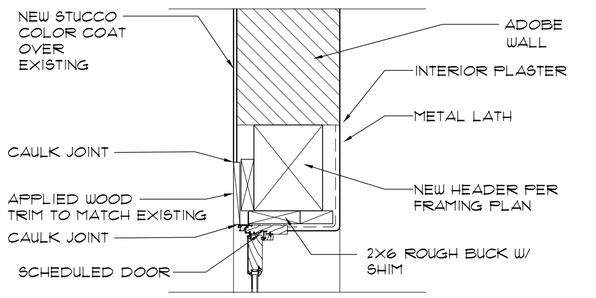
SHEET TITLE

EXISTING & PROPOSED ELEVATIONS

SHEET NO.

A-3



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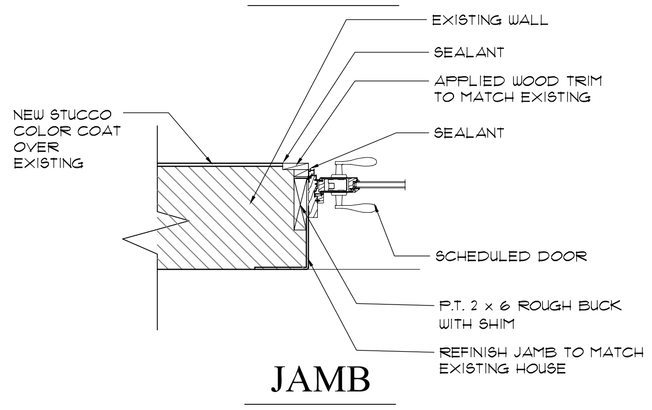
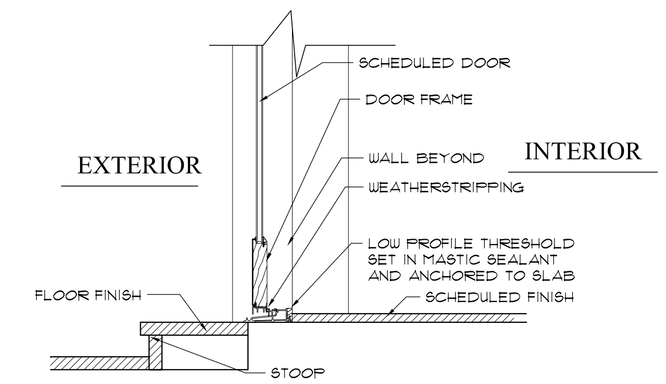


JAMB

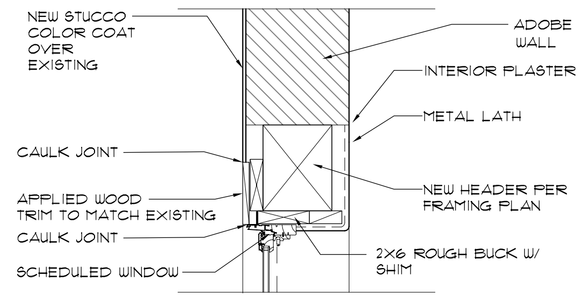


SILL

EXTERIOR DOOR DETAILS

1

SCALE: 1" = 1'-0"



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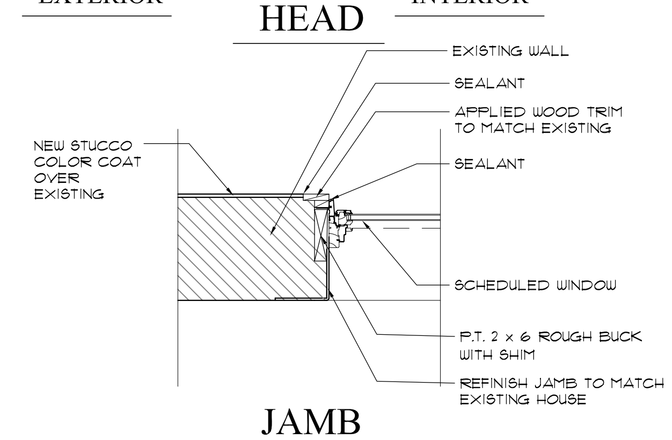
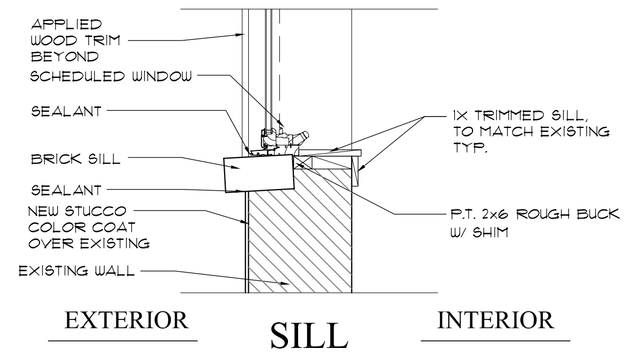


JAMB



SILL

WINDOW DETAIL

2

SCALE: 1" = 1'-0"

DOOR SCHEDULE

DOOR MARK	SIZE / MODEL (W x H)	TYPE	HARDWARE SET	JAMB / HEAD DETAIL	REMARKS
1	(2) 2'-0"x7'-0"	FRENCH DOOR W/ PAINT GRADE WOOD INT. & EXT.	ENTRY SET W/ DEADBOLT	1/A-4	- -
2	(2) 2'-0"x7'-0"	FRENCH DOOR W/ PAINT GRADE WOOD INT. & EXT.	ENTRY SET W/ DEADBOLT	1/A-4	
3	2'-6"x7'-0"	FRENCH DOOR W/ PAINT GRADE WOOD INT. & EXT.	ENTRY SET W/ DEADBOLT	1/A-4	1'-4"x7'-0" SEPARATE SIDELIGHT SEE SHEET A-3 FOR DESIGN

WINDOW SCHEDULE

WINDOW MARK	SIZE / MODEL (W x H)	TYPE	HEAD HT	JAMB / HEAD DETAIL	REMARKS
A	5'-4"x2'-0"	DOUBLE AWNING W/ PAINT GRADE WOOD INT. & EXT.	MATCH EXISTING	2/A-4	- -
B	6'-0"x4'-6"	CASEMENT/FIXED/CASEMENT W/ PAINT GRADE WOOD INT. & EXT.	MATCH EXISTING	2/A-4	

NOTES:

1. CONFIRM HEIGHT OF EXISTING DOORS PRIOR TO ORDERING

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PROJECT TITLE

REMODEL FOR
WENDY FAIRMAN

428 SAN ANTONIO ST.
SANTA FE
NEW MEXICO
87505

PROJECT NO. 11-35

CHECKED BY EE DATE 5/28/12

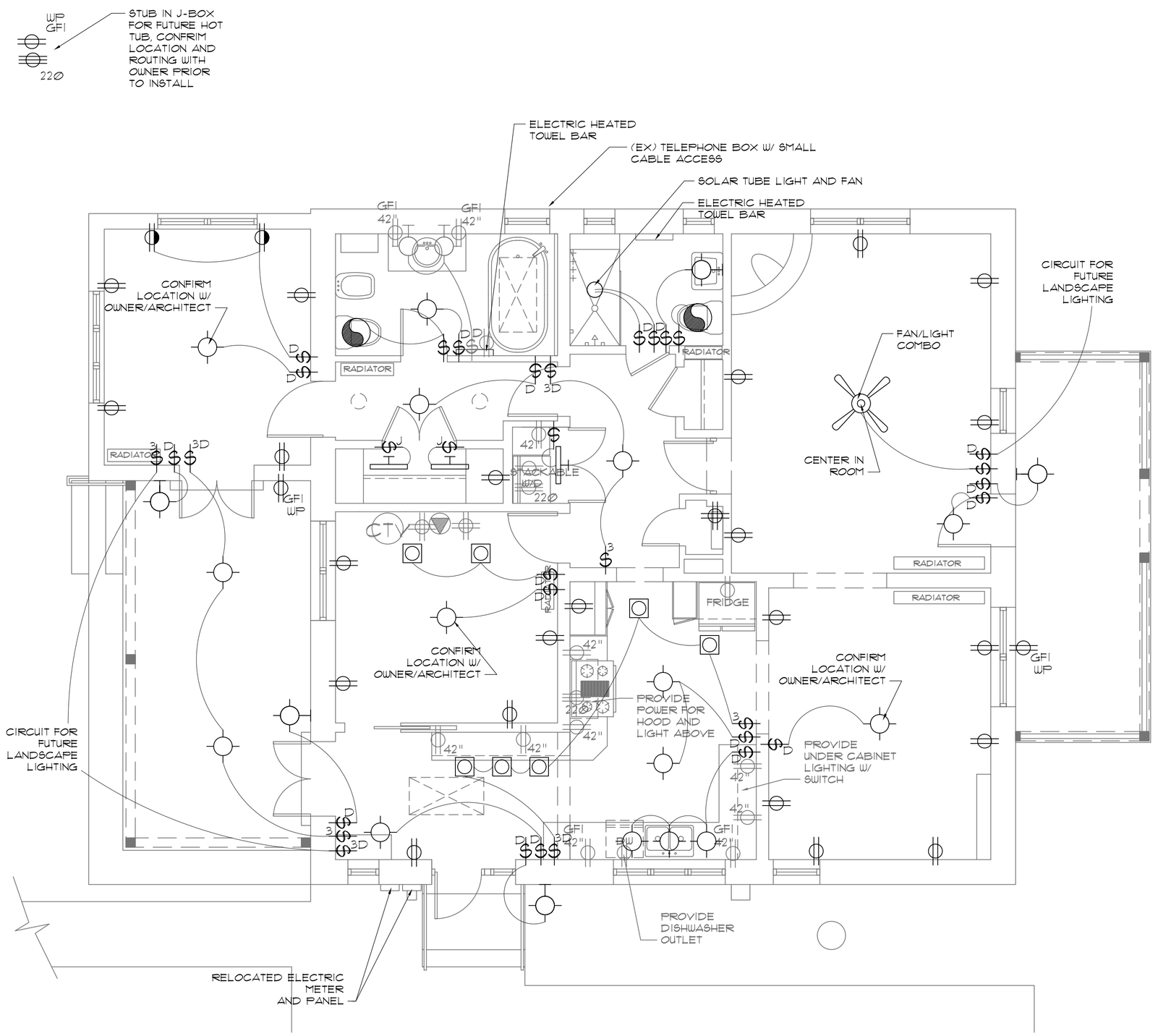
DRAWN BY DL DATE 5/28/12

SHEET TITLE

SCHEDULES AND DETAILS

SHEET NO.

A-4



PROPOSED ELECTRICAL PLAN

SCALE: 1/4" = 1'-Ø"

ELECTRICAL LIGHTING LEGEND:

- LIGHT SWITCH
- THREE WAY LIGHT SWITCH
- FOUR WAY LIGHT SWITCH
- LIGHT SWITCH W/ DIMMER CONTROL
- THREE WAY LIGHT SWITCH W/ DIMMER CONTROL
- THREE SPEED LIGHT SWITCH
- DOOR JAMB SWITCH
- EXHAUST FAN
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED RECESSED CAN 6" HALOGEN BY HALO OR EQUAL COILEX BAFFLE (COLOR BY OWNER)
- CEILING MOUNTED RECESSED CAN WALL WASHER 4" LOW VOLTAGE HALOGEN BY CSL OR EQUAL TRIM SELECTION BY OWNER
- WALL MOUNTED READING LIGHT
- CEILING FAN WITH 3 SPEED SWITCH
- 2' X 4' SURFACE MOUNTED FLUORESCENT FIXTURE
- UC — UNDER CABINET LIGHT
- AC — ABOVE CABINET ACCENT LIGHT
- WALL MOUNTED FLUORESCENT
- MOTION ACTIVATED SECURITY LIGHT

ELECTRICAL POWER LEGEND:

- DUPLEX OUTLET
- QUADPLEX OUTLET
- GFI DUPLEX OUTLET
- WP — GFI DUPLEX OUTLET W/ WATER PROOF ENCLOSURE
- 42" — DUPLEX OUTLET W/ MOUNTING HT. ABOVE FIN. FLR.
- SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR OR CEILING MTD. BOX
- 220 — 220-240 VOLT OUTLET
- TELEPHONE AND DATA JACK
- CTV — CABLE TV OUTLET
- T — THERMOSTAT
- J — JUNCTION BOX FOR OWNER PROVIDED FIXTURE AND CONTRACTOR INSTALLED
- SP — SPEAKER
- S — SMOKE DETECTOR

ELECTRICAL GENERAL NOTES:

1. LAYOUT ALL POWER AND LIGHTING IN FIELD WITH OWNER/ARCHITECT PRIOR TO INSTALLING.

2. ALL LIGHTING CANS TO HAVE HALOGEN BULBS.

3. PROVIDE 4 PAIR OF WIRE AT ALL TELEPHONE/DATA OUTLETS

4. CONFIRM CODE COMPLIANCE OF ALL LIGHTING, DUPLEXES AND FANS IN EXISTING AREAS TO REMAIN

5. PROVIDE ALARM SYSTEM COORDINATE WITH OWNER

6. ALL ELECTRICAL SHOWN IN GREY HAS BEEN PREVIOUSLY PERMITED

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
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E-MAIL architecturalalliance@archallinc.com
WEBSITE www.archallinc.com

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PROJECT NO. 11-35

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SHEET TITLE
PROPOSED ELECTRICAL PLAN

SHEET NO.
E-1

December 16, 2024

VIA EMAIL
paduran@santafenm.gov

City of Santa Fe
Historic District Review Board
200 Lincoln
Santa Fe, NM 87501
Attn: Paul Duran

RE: New freestanding garage with attached portal at 428 San Antonio St, Santa Fe, NM 87505

Dear Paul:

Attached are the documents needed for submittal for the new freestanding garage located at 428 San Antonio in the historic downtown district. We are providing photos and the following list of proposed work on the property.

- New 300 sq. ft. garage with attached 131 sq. ft. portal on the west elevation.
- Garage will have parapets with brick coping to match existing residence, the portal will have a flat low sloped roof to match other portals on the property.
- Facing east the garage will have a 9'-0" wide x8'-0" tall, insulated metal garage door with wood siding and two windows, the style of the garage door will be like the guesthouse carriage doors. On the north we will install a window with divisions and wood trim like the main house. On the west elevation we will install a full lite French door with divisions to match the main house.
- Stucco color to match existing El Rey Stucco #106 Buckskin
- All wood trim to be Painted white to match existing wood trim.
- Between the new garage and the main house, we would like to install a 5'-0" high stuccoed wall with a 3'-0"x5'-6" high custom wood gate.
- On the south elevation we would like to install a 5'-0" high stuccoed wall between the garage and neighboring wall.
- Add three light fixture, one each side of garage door and the other next to the man door under the portal.

612 Old Santa Fe Trail Santa Fe, New Mexico 87505 505.988.5269 Fax 505.986.1270
website: www.archallinc.com

We look forward to working with you on this submittal and presenting it to the board.

Thank you for your time. Please contact us if you have any questions.

Sincerely,



Daniel Lujan
ARCHITECTURAL ALLIANCE, LLC.

Cc: File

612 Old Santa Fe Trail Santa Fe, New Mexico 87505 505.988.5269 Fax 505.986.1270
website: www.archallinc.com

NEW GARAGE
FOR
ANDREW AND MARY HARRIS

428 San Antonio Street
Santa Fe NM, 87501

Building Criteria

OWNER:	Andrew & Mary Harris
SITE:	428 San Antonio St., Santa Fe, New Mexico
CONSTRUCTION STYLE:	Flat roofs w/ parapets and brick caps, stucco exterior
UTILTIES:	Sewer: City Sewer Water: City Water Gas: Natural Gas Service by Gas Company of NM Electrical Service: PNM
SOILS:	Owner and Contractor to confirm

EXISTING BUILDING AREA

MAIN HOUSE:	1,542 SF
PORTAL:	352 SF
DETACHED GUESTHOUSE:	795 SF
TOTAL EXISTING SQUARE FOOTAGE:	2,689 SF

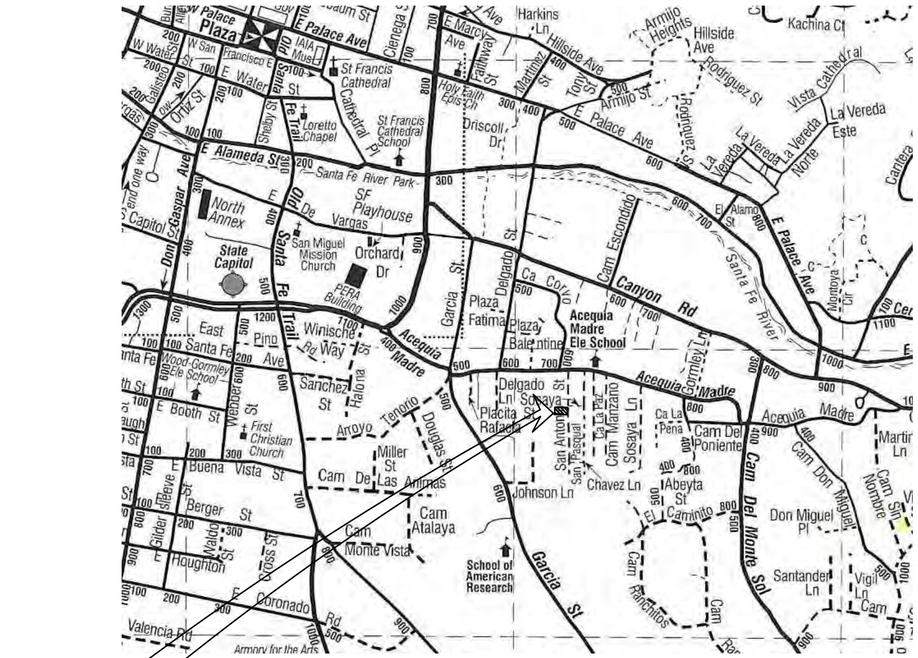
PROPOSED BUILDING AREA

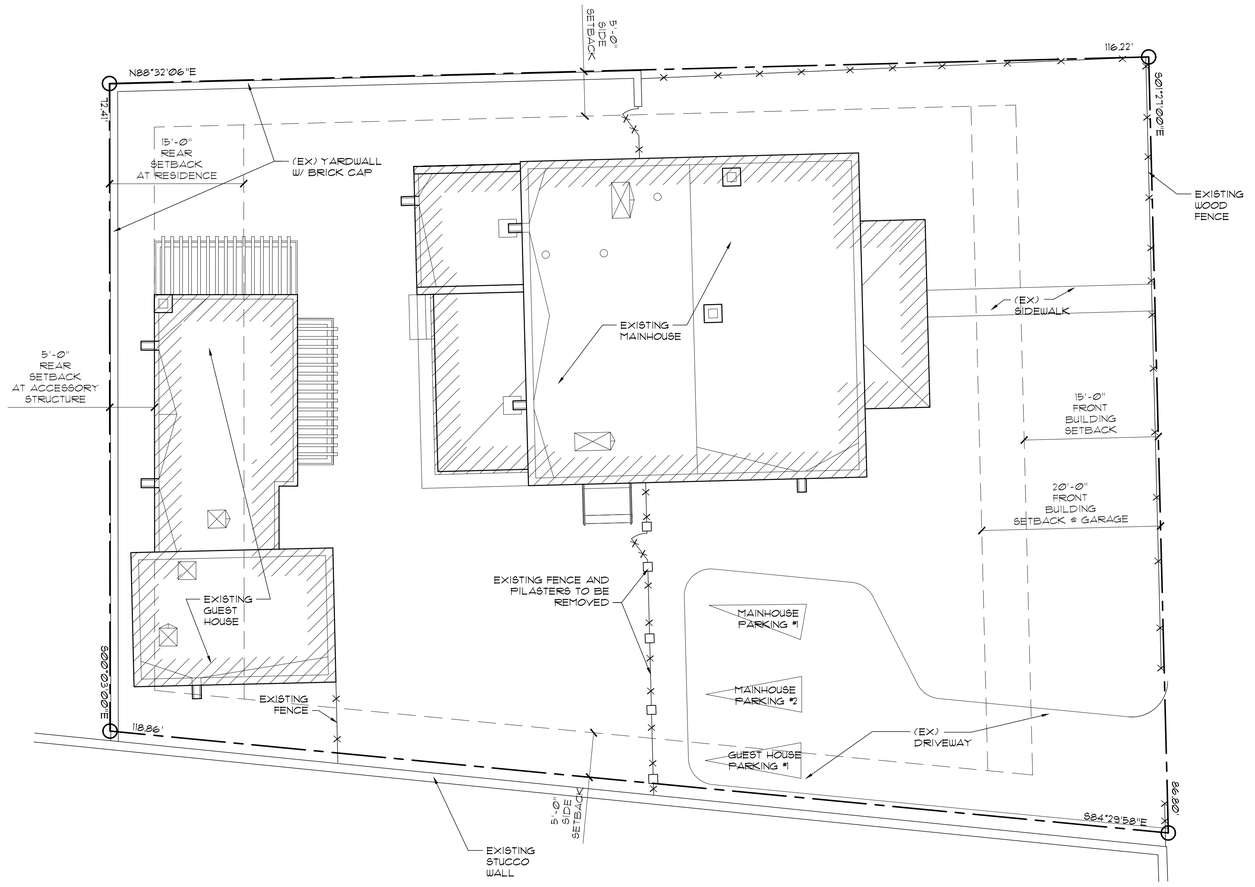
GARAGE:	300 SF
PORTAL:	131 SF
TOTAL PROPOSED SQUARE FOOTAGE:	431 SF

Building Code Information

2021 IBC &
CITY OF SANTA FE
LAND DEVELOPMENT CODE

OCCUPANCY TYPE:	R-3
ZONING:	RC-8
LOT SIZE:	(Min. lot size 4,000 Sq. ft.) This lot +/- 9,327 sq. ft. (0.214 ACRES)
HISTORIC DISTRICT:	Downtown and Eastside
BUILDING HEIGHT:	Determined by Historic Preservation District height calculation for building and yardwalls
OPEN SPACE:	Common Open Space not required Private Open Space required equal to but not less than 1/4 of gross floor area (needs to meet section 14-8.4(H) Required and Provided 780 sq. ft.
LOT COVERAGE:	40% MAX EXISTING - 28.8% Lot Coverage PROPOSED - 33.4% Lot Coverage
SETBACK:	Front- None required if wall between 6 and 8 feet in height is built between street and building, if not then 15'-0" setback required Side-5'-0" required Rear- 5'-0" accessory structure and 15'-0" for residence
PARKING REQUIREMENTS:	2 per residence, and 1 per bedroom in accessory structure


E Palace Ave
Armijo Heights
Hillside Ave
Kachina Ct
Harkins Ln
E Marcy St
Rodriguez St
Vista Cathedral
Armijo St
La Vereda
La Vereda Este
La Vereda Norte
Driscoll Dr
St Francis Cathedral
St Francis Cathedral School
Loretto Chapel
Santa Fe River Park
E Alameda St
SF Playhouse
North Annex
State Capitol
San Miguel Mission Church
Orchard Dr
PERA Building
Old Santa Fe Trail
Don Gaspar Ave
Cam Escondido
Canyon Rd
Santa Fe River
Plaza Fatima
Plaza Balentine
Acequia Madre Ele School
Acequia Madre
Garcia St
Delgado St
Placita Rafaela
Cam Del Poniente
Cam Del Monte Sol
Cam Don Miguel
Cam Don Miguel Norte
Don Miguel Pl
Abeyta St
Camarito
Santander Ln
Martin Ln
Vigil Ln
Cam Rancheros
Sosaya Ln
Cam Manzano
Ca La Pena
Ca La Paz
San Antonio
San Pascual
Chavez Ln
Johnson Ln
Cam Atalaya
Cam Monte Vista
School of American Research
Miller St
Cam De Las Animas
Buena Vista St
Berger St
Houghton St
Coronado Rd
Valencia Rd
Armory for the Arts
Webber St
Douglas St
Tenorio
Arroyo
Sanchez St
Ralona
Winischea Way
East Rd
Wood-Gormley Ele School
First Christian Church
Gonzales St
Maldo St
Gilder St
Cross St
Shelby St
Ortiz St
Cathedral Pl
Water St
W San Francisco St
Palace Ave
Old Pecos Trail
Cienega St
Farmington Ave
Hillside Ave
Torreon St
Rodriguez St
Alameda St
Garcia St
Canyon Rd
Acequia Madre
Cam Del Monte Sol
Cam Don Miguel
Cam Don Miguel Norte
Cam Rancheros
Cam Manzano
Cam Monte Vista
Cam Atalaya
Cam De Las Animas
Cam Escondido
Cam Del Poniente



SAN ANTONIO STREET

SITEPLAN

SCALE: 1/8" = 1'-Ø"

NORTH

Ø' 5' 10'

ARCHITECTURAL ALLIANCE LLC

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SANTA FE NEW MEXICO 87505
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NO.	REVISION/SUBMISSION	DATE

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New Garage for Andrew and Mary Harris

428 SAN ANTONIO ST.
SANTA FE, NEW MEXICO
87505

PROJECT NO. 11-35

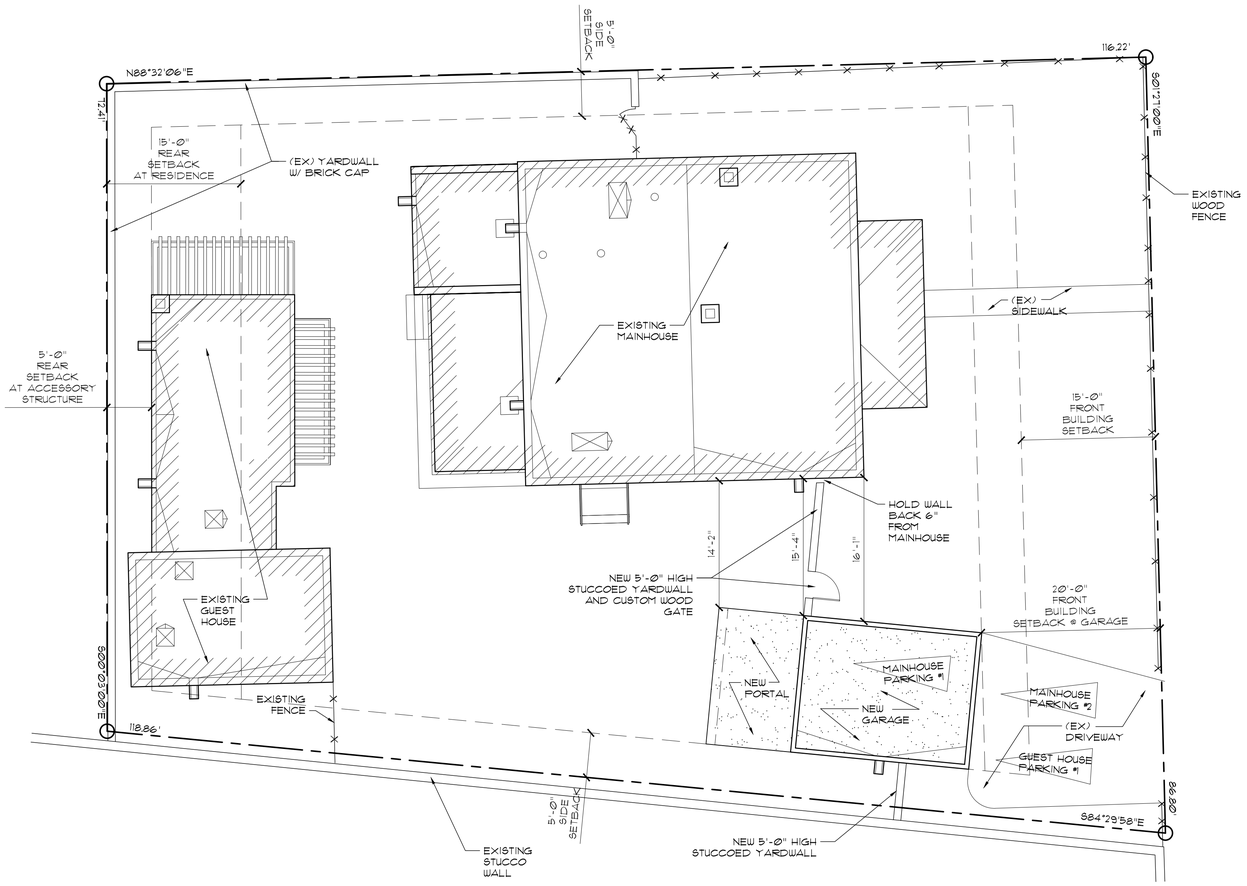
CHECKED BY	HR	DATE	12/03/24
DRAWN BY	DL	DATE	12/03/24

SHEET TITLE

EXISTING SITE PLAN

SHEET NO.

C-1



SAN ANTONIO STREET

SITEPLAN

SCALE: 1/8" = 1'-Ø"

NORTH

Ø' 5' 10'

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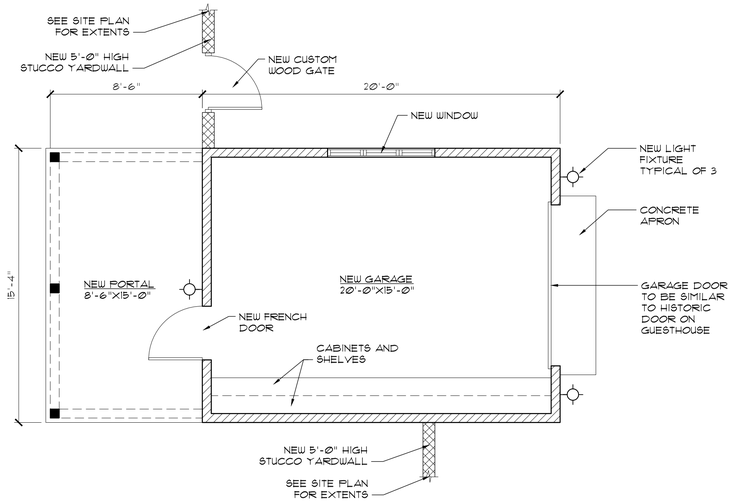
SHEET TITLE
PROPOSED SITE PLAN

SHEET NO.
C-2

WALL LEGEND

- NEW 2x6 FRAMED WALL
- NEW 8" CMU YARDWALL

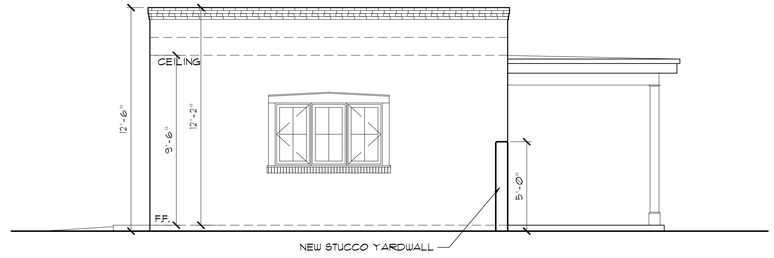


PROPOSED FLOOR PLAN - NEW GARAGE

SCALE: 1/4" = 1'-Ø"

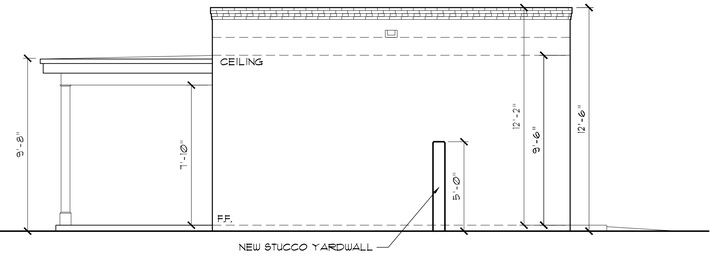
NORTH

Ø' 5' 10'



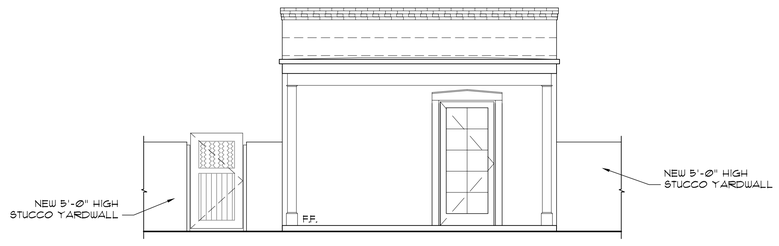
NORTH ELEVATION

SCALE: 1/4" = 1'-Ø"



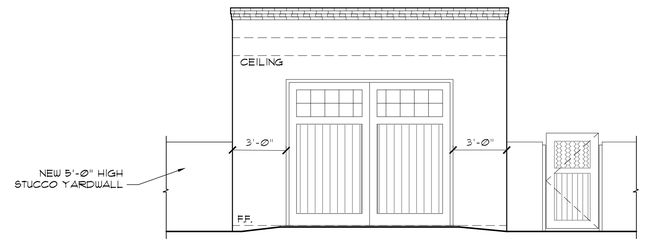
SOUTH ELEVATION

SCALE: 1/4" = 1'-Ø"



WEST ELEVATION

SCALE: 1/4" = 1'-Ø"



EAST ELEVATION

SCALE: 1/4" = 1'-Ø"

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PROPOSED FLOOR PLAN AND ELEVATION

SHEET NO.

A-1

Colors



Stucco color to match existing. El Rey Stucco #106 Buckskin

White wood trim to match existing.



Brick Coping



Light fixture in bronze - Messerly 2 light 18” tall outdoor wall sconce

Photos



Street View Facing West

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View Facing East from Guest house

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View Facing South from Main house

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View Facing North toward Main house

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View Facing North toward Main house

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City of Santa Fe, New Mexico

memo

DATE: **January 14, 2025**

TO: **Historic Districts Review Board**

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

2024-009652-HDRB, 829 A W. Manhattan Ave, Downtown and Eastside Historic District, Contributing, Ju Tan, agent for Brenda Baletti, owner, proposes to construct a 160 sq. ft. entry portal to a height of 10'-2" where the maximum allowable height is 12'-8" and two exceptions are requested to 14-5.2(D)(2)(c) additions are not permitted to primary facades 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 facade.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: Previous HDRB Case Documents

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff finds that the exception criteria have not been met and recommends denial of the exceptions as the application does not comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Historic District Design Standards.

Staff would consider conditional approval of the portal addition if the applicant would modify the dimensions so that the primary western elevation would not be adversely impacted.

Should the board deny one or both of the exceptions required to support the proposed design, the applicant shall redesign their proposal and return to the Board with a new application.

Three motions will be required in this case. Sample motions include:

a. Approve or deny the exception to 14-5.2(D)(2)(c) additions are not permitted to primary facades;
b. Approve or deny the 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; and
c. Approve or deny Case #2024-009652, 829 A W. Manhattan Ave approval of portal addition on the west primary elevation of a contributing structure.

BACKGROUND & SUMMARY:

The single-family residence at 829 A W. Manhattan Ave is listed as contributing to the Westside-Guadalupe Historic District with the west elevation designated as primary. The main residential structure comprises of a 1950s garage remodeled in 2017 to a residential structure. The western elevation of the garage addition is the primary elevation attached to a newly constructed residential structure. The structure comprises of approximately 1,088 sq. ft. of roofed area. The original architectural design style of the garage was in a Vernacular form and with the new addition has more of a Spanish Pueblo Revival vocabulary. The applicant is requesting the portal addition is a needed element for safety entering and existing the structure from inclement weather.

Previous Historic Districts Review Board (HDRB) cases include:

On November 10, 2015, in Case No. H-15-077A, the Board maintained the contributing historic status of the garage, with the west elevation designated as primary.

On January 26, 2016, in Case No. H-15-077B, the Board approved the proposed remodel of a contributing accessory structure which included a 506 sq. ft. addition. Two exceptions were requested to place an addition less than 10’ back from the primary elevation and to exceed the 50% footprint standard. The conditions of approval of the application shall be set off from the south elevation by 4’, set off from the west elevation by 3’, and that the addition may be increased in size by 5’ to the east.

In Case 2024-009652-HDRB the Applicant requests approval for a portal addition and two (2) exceptions including:

1) Construct a 160 sq. ft. portal to a height of 10’-2” with stained walnut wood posts and red corrugated metal roof.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(c): Staff determined that an exception is required to allow an addition to a primary façade.

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

Applicant Response: In both exceptions, the proposed entry portal does not damage the character of the district and in fact is keeping aesthetically with existing structures. There is precedent at the neighboring property of 409 Juanita Street of wood portals and colored sheet metal roofs. Other neighboring properties with sheet metal pitched roofs include but are not limited to 830 and 848 W Manhattan Ave. Hence we do feel that the aesthetics of the proposed entry portal is in keeping and does indeed strengthen the character of the neighborhood.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has not been met. Staff does have a concern of the overall dimensions of the portal and believe that by reducing the width would give the homeowners the needed overhead coverage while minimizing the impact to the primary western elevation.

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

Applicant Response: An Entry Portal was felt necessary to the property in order to protect users the entry sequence to the front entry door from the elements. In addition, the existing front entry door is unprotected and is suffering from extreme wear and tear. There is no alternative location for an entry portal.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has been met. Entry to the structure is not protected from inclement weather and is dangerous and unsafe for anyone entering or exiting the area. A portal would provide the necessary measures to allow access into the structure safely. When owning a historic structure there are expectations that the status be maintained; it is important that there is as small an impact possible that will not threaten the historic status.

(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 existing front entry door is 4'-0" from the designated primary façade of the contributing portion of the house. Hence there is no alternative to locate an entry portal a minimum of 10'-0" away as required by 14-5.2(D)(2)(d).

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has not been met. The proposed portal does not represent the best design option relative to the preservation of the historic status of the building The reduction in scale would eliminate the need for an exception and provide the homeowners with the needed overhead coverage while minimizing the impact to the primary western elevation.

Exception to 14-5.2(D)(2)(d): Staff determined that an exception is required to allow for an addition to the side of the existing footprint is not set back a minimum of ten (10) feet from the primary façade.

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

Applicant Response: In both exceptions, the proposed entry portal does not damage the character of the district and in fact is keeping aesthetically with existing structures. There is precedent at the neighboring property of 409 Juanita Street of wood portals and colored sheet metal roofs. Other neighboring properties with sheet metal pitched roofs include but are not limited to 830 and 848 W Manhattan Ave. Hence we do feel that the aesthetics of the proposed entry portal is in keeping and does indeed strengthen the character of the neighborhood.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has not been met. The proposed design has a detrimental impact on this historic resource that represents the character of the district. Reducing the overall dimensions of the portal would give the homeowners the needed overhead coverage while minimizing the impact to the primary western elevation.

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

Applicant Response: An Entry Portal was felt necessary to the property in order to protect users the entry sequence to the front entry door from the elements. In addition, the existing front entry door is unprotected and is suffering from extreme wear and tear. There is no alternative location for an entry portal.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has not been met. Entry to the structure is not protected from inclement weather and is dangerous and unsafe for anyone entering or exiting the area. With smaller dimensions the portal could provide the necessary measures to allow access into the structure safely. When owning a historic structure there are expectations that the status be maintained; it is important that there is as small an impact possible that will not threaten the historic status.

(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 existing front entry door is 4'-0" from the designated primary façade of the contributing portion of the house. Hence there is no alternative to locate an entry portal a minimum of 10'-0" away as required by 14-5.2(D)(2)(d).

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has not been met. This is the main entrance into the structure and the entry portal can be designed to have less impact on this historic structure. Not all design options that will not threaten the historic status have been considered with this proposal. The reduction in scale would eliminate the need for an exception and provide the homeowners with the needed overhead coverage while minimizing the impact to the primary western elevation.

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.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

(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.

(c) Height, Pitch, Scale, Massing, and Floor Stepbacks

The board is the *city* administrative board reviewing and granting or denying requests for exceptions from regulations set forth in Subsection 14-5.2(D)(9). When requesting exceptions the *applicant* shall use the procedures for public notice and hearing set forth in Section 14-3.6(B)(3), unless the *applicant* also requests a variance to the underlying zoning. In such a case the *applicant* for the H ordinance exception shall not be required to publish a legal ad in the local newspaper. Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. The board may grant exceptions and impose conditions thereon to Subsection 14-5.2(D)(9) for height of *structures* within the historic districts as specified in Subsection 14-5.2(D)(9)(a). 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 *streetscape*;

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

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

(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*;

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

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

(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.

(I) **Westside-Guadalupe Historic District**

(1) District Standards

Compliance with the following structural standards shall occur whenever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

(a) Slump block, stucco, brick, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials;

(b) The color of stuccoed *buildings* shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and *portales* or *porches* may be emphasized by the use of white or other colors. Painting of *buildings* with a color that causes arresting or spectacular effects or with bold repetitive patterns or using *buildings* as signs is prohibited. Murals, however, are permitted and may be referred to the *city* arts board for an advisory recommendation;

(c) Roof form, *slope*, and shape. It is intended that *buildings* be designed to be "wall dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, or *hipped roofs* can be designed as "wall dominated" solutions and are allowed. The height of the roof above the *wall* shall be no greater than the height of the *wall*. Folded plate, hyperbolic or mansard roofs are not allowed;

(d) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing *walls* for trombe *walls* or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened as follows:

(i) raising the parapet;

(ii) setting back from the edge of the roof;

(iii) framing the collector with wood;

(iv) in the case of pitched roofs, by integrating the collector into the pitch;

(v) in the case of ground solar collectors by a *wall* or vegetation;

(vi) in the case of *wall* collectors, by enclosing by end or other *walls*;

(vii) other means that screen the collector or integrate it into the overall *structure*. Non-glare materials shall be used in solar collectors.

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

(f) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in the *street* frontage;

(g) *Greenhouses*

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

(i) *Porches* and *portales* are encouraged;

(j) When parking spaces are required for commercial or multi-family *residential buildings*, they shall be placed to the rear or side of the building.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or demolition of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval or referral shall be indicated by the division on the *application* for the building *permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

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	HLL
Assistant Department Director	Maggie Moore	MM
Planning Manager	Gary Moquino	GSM
Planner Senior	Paul Duran	PAD

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: N/A H-2610.1
Ramon and Ophelia Gonzales House -Garage-	829 West Manhattan Avenue Santa Fe: Westside-Guadalupe Historic District	4. County: Santa Fe

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

6. Date of Survey:
October 6, 2015

7. Previous Survey Date(s):
___Yes
_x_ No previous survey: house only, 1985; 1998

8. Name of Project:
HDRB status review

9. Lat/Long:
35.683945, -105.953725



10. Photo Information Negative Location: FirstLight Consulting View of: West and south elevations, facing northeast.

11. Brief Description of the Property:

Tucked at the northeast corner of the lot, the structure is an approximately 487 sq. ft., adobe-constructed, single-car garage. It is sheltered by a north-sloping roof covered with asphalt and gravel. Parapets on the east, west and south elevations obscure the sloped roof. It terminates at the north end with a shallow overhang faced with recent fascia and a gutter. Though not in use, the garage is approached by a dirt path from West Manhattan Avenue. This south-facing façade is penetrated by pedestrian and vehicular door openings. Both contain recent, non-historic units. The vehicular opening is fitted with an automatic, sectional metal door. The only other fenestration is a small sliding window at the west elevation. The window consists of two simple four-light sash set in a wood track. The interior is divided into two sections, one containing a car bay and the other a narrow storage room. The grade of the car bay is elevated as the result of a non-historic concrete floor. The visible roof structure is made of 2"x6" rafters resting on plates of the same material. The ceiling above is made of recycled milled boards. The entire garage is faced with a recent (c.2006) cementitious stucco in a buckskin color.

12. Who uses the property? Storage

13. Construction Date:
Date: c.1933
__Known _x_ Estimated Source: city directories

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

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



North

Source:
Google Imagery, 2015

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
firstlightconsulting@gmail.com

For: Jon Jayet, owner.

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

N/A

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

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

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

22. National or State Register:

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

23. National or State Historic District:

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

If 'yes', what is the name of the district? ___ State __ National _x__City of Santa Fe

Recommended Noncontributing Structure to the Westside-Guadalupe Historic District, October 12, 2015.

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 N/A
Ramon and Ophelia Gonzales House -Garage-	829 West Manhattan Avenue Santa Fe: Westside-Guadalupe Historic District	4. County: Santa Fe
		5. Date of Survey: October 6, 2015

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other:

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

8. Foundation: __ N/A
_x_Not visible __ None
__ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat- slightly sloped north __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: _x_ None __ Low
__ Medium __ Steep
Features: _x_ Eave – and gutter_x_ Parapets
Materials: _x_Asphalt- and gravel __ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A

Operation	Material	Glazing	Number
Sliding	Wood	4-4	1

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Panel	Wood	1*
Vehicular	Sectional	Metal	1*

*indicates non-historic unit

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

13. Porches _X_ N/A
Type: __ Entry: portal __ Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: X __ No known modifications

#1 Date: post-1998 removal of historic garage door; photographic and material evidence.
#2 Date: post-1998 application of cementitious color stucco; photographic and material evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: Other: Vernacular with recent Spanish-Pueblo Revival elements

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

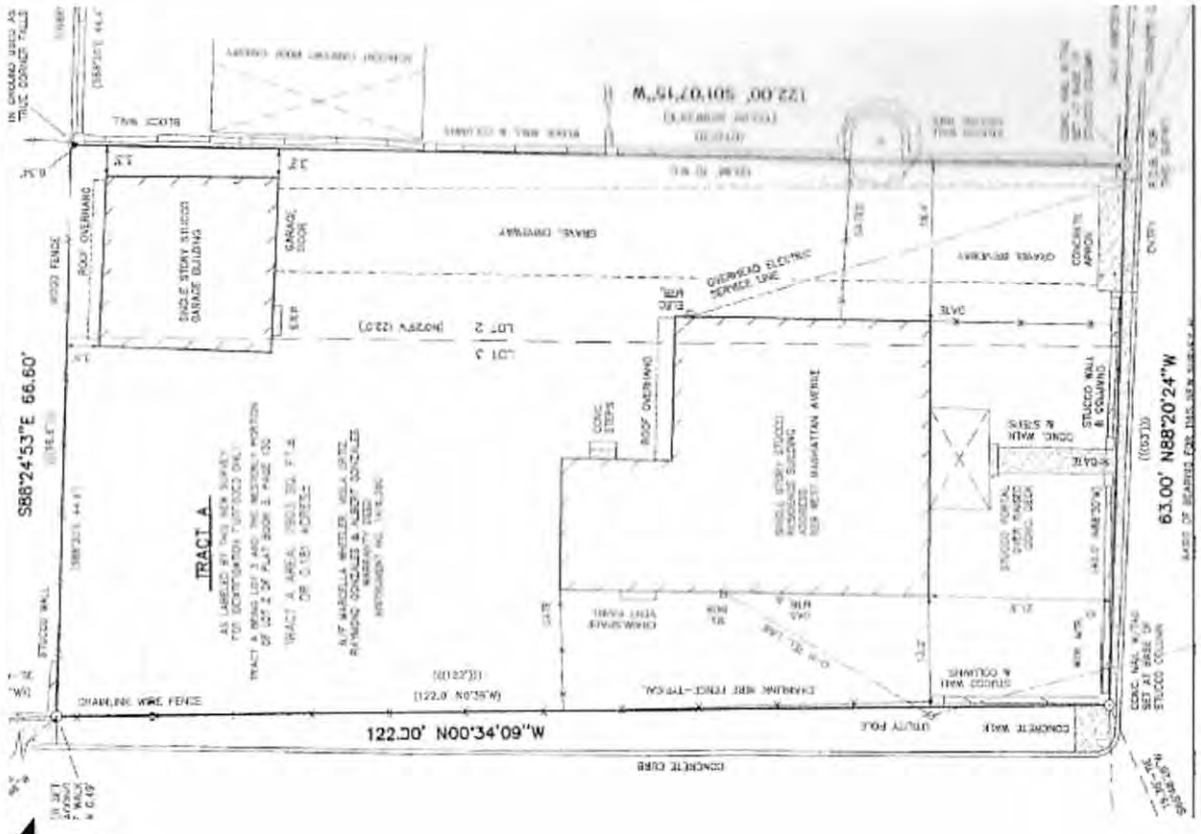
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? N/A

19.Site Plan:



North

Source: Partial copy of 2009 survey plat, courtesy Jon Jayet.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Ramon and Ophelia Gonzales House -Garage-**	**2. Location:** **829 West Manhattan Avenue Santa Fe: Westside-Guadalupe Historic District**	**3. Local Reference Number N/A** **4. County: Santa Fe** **5. Date of Survey: October 6, 2015**

Historical Overview

While the precise year of construction is unknown, the garage is associated with the house fronting the street, which was built for Ramon and Ophelia Gonzales in the early 1930s.

Prior to the 1920s, the area was part of an undeveloped piece of land south of Agua Fria Road, most likely in agricultural use. West Manhattan Avenue, then Manhattan Road, appears on the 1912 *King's Official Map of Santa Fe* surrounded by irregular shaped parcels identified as owned by individuals with Spanish surnames (Figure 1). By 1928, a sewer line ran down the center of the road, then named Manhattan Avenue, suggesting the area was under development. By 1933, the probable date of construction of the house, West Manhattan Avenue terminated a block west at Doroteo Place, a road and neighborhood that were erased with the development of U.S. Highway 84/St. Francis Drive in the early 1960s.

829 West Manhattan Avenue – House

The 1934-35 city directory is the first to include a listing for a house at 829 West Manhattan. The house stood on property owned by Ramon Gonzales, then employed as a gasoline tax collector for the state. He married his wife, Ophelia (sometimes spelled Eufelia) Roybal, in 1931.[i] Ramon, as indicated through subsequent city entries, had a peripatetic career with the State of New Mexico, holding different clerical positions. They raised six children at the home. Ramon died in 1981. Ophelia continued to live at the house until she was 96. She left the property in c.2004 to live at a nursing home in Albuquerque. A lifelong teetotaler, she died in 2009, at the age of 100.

Garage

The origin of the garage is unknown. A structure in the same location is visible on a 1951 aerial photograph, but due to lack of clarity, it can't be determined whether it is the present structure. A neighbor who grew up in the area remembers the current garage being built during his childhood in the 1950s.[ii] The garage appears much more clearly on a 1958 aerial photograph, in which the current footprint is indicated (Figure 2). It maintained this presumed 1950s appearance until the last 15 years, after which it experienced several alterations.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Ramon and Ophelia Gonzales House -Garage-**	**2. Location:** **829 West Manhattan Avenue Santa Fe: Westside-Guadalupe Historic District**	**3. Local Reference Number N/A** **4. County: Santa Fe** **5. Date of Survey: October 6, 2015**

The garage was photographed but not surveyed as part of a 1998 state-sponsored resurvey of 97 structures, including garages and "rear" buildings, in the Westside-Guadalupe Historic District.[iii] The single, grainy photograph shows a structure with a different cladding and a different garage door than what is found today (Figure 4).

The garage opening contains what appears to be hinged or side-hung wooden carriage doors with two rows of lights at the top of each door. The west elevation window appears to be the same sliding sash current to the building. However, below the window is a discernable heavy sill that is mostly obscured today by stucco.

In c.2006, when the property was being prepared for sale, both the house — which in 1998 had a "peach-tan brocade" wall cladding — and the garage were re-stuccoed with a thick cementitious stucco with a sand-finish buckskin color coat.[iv] The re-stuccoing changed the vernacular character of the garage, giving it a Spanish-Pueblo Revival treatment that was never historically characteristic of the structure.

Analysis of Historical Status

While the footprint, as evidenced by aerial photographs, is more than 50 years old, non-historic (post-1965) alterations to the garage have affected its overall integrity. These include the removal of what is assumed to be the original garage doors and an application of stucco which has mostly obscured the structure's only architectural feature, the once prominent west elevation window sill. The garage does not communicate particular historic associations or possess historic design qualities that are significant to the Westside-Guadalupe Historic District.

The recommendation is to designate it a Noncontributing Structure to the Westside-Guadalupe Historic District.

City Code Definition

Contributing Structure

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Ramon and Ophelia Gonzales House -Garage-	**2. Location:** 829 West Manhattan Avenue Santa Fe: Westside-Guadalupe Historic District	**3. Local Reference Number** N/A **4. County: Santa Fe** **5. Date of Survey: October 6, 2015**

Illustrations

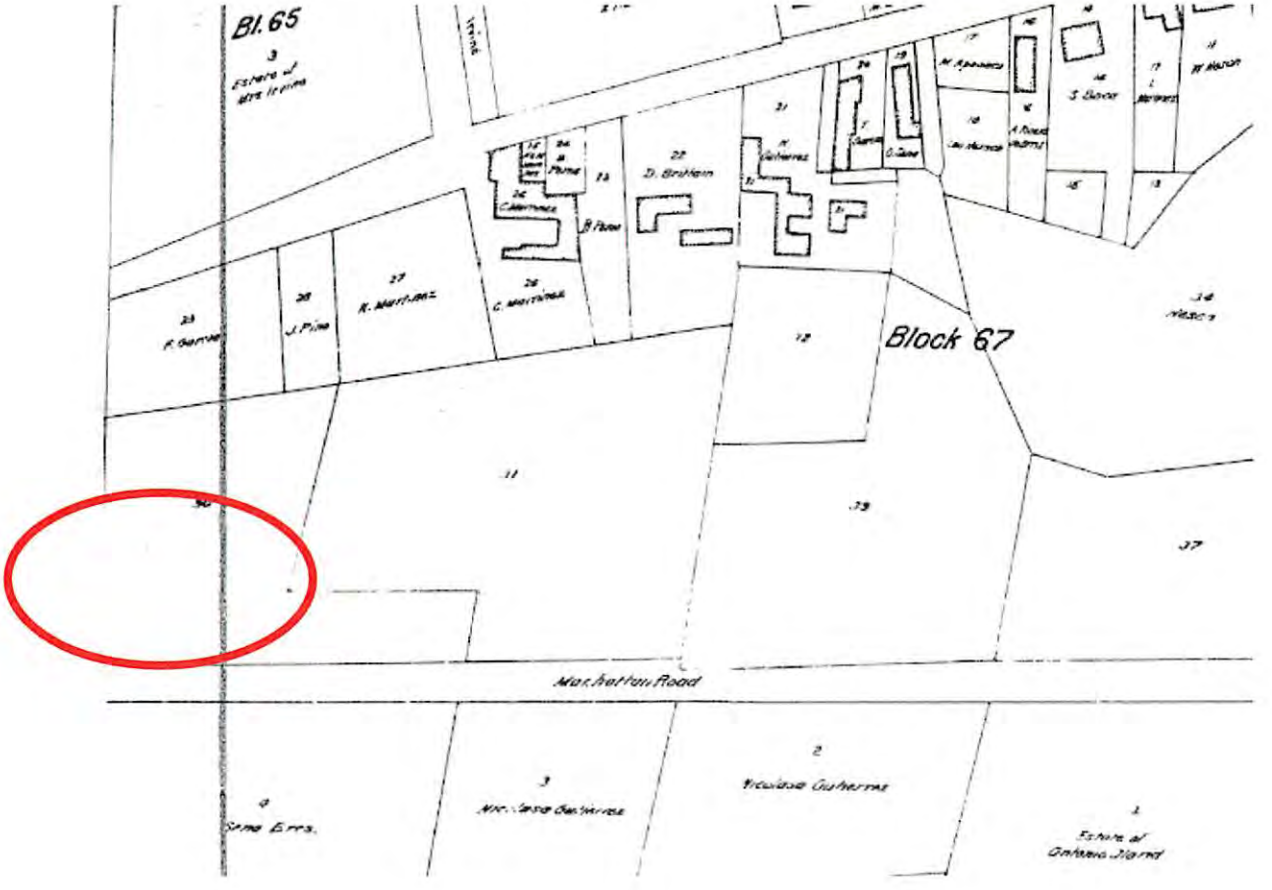

Figure 1: 1912 *King's Official Map of Santa Fe, Santa Fe County New Mexico*. Circle indicates probable future location of 829 West Manhattan Avenue.

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Aerial Photographs

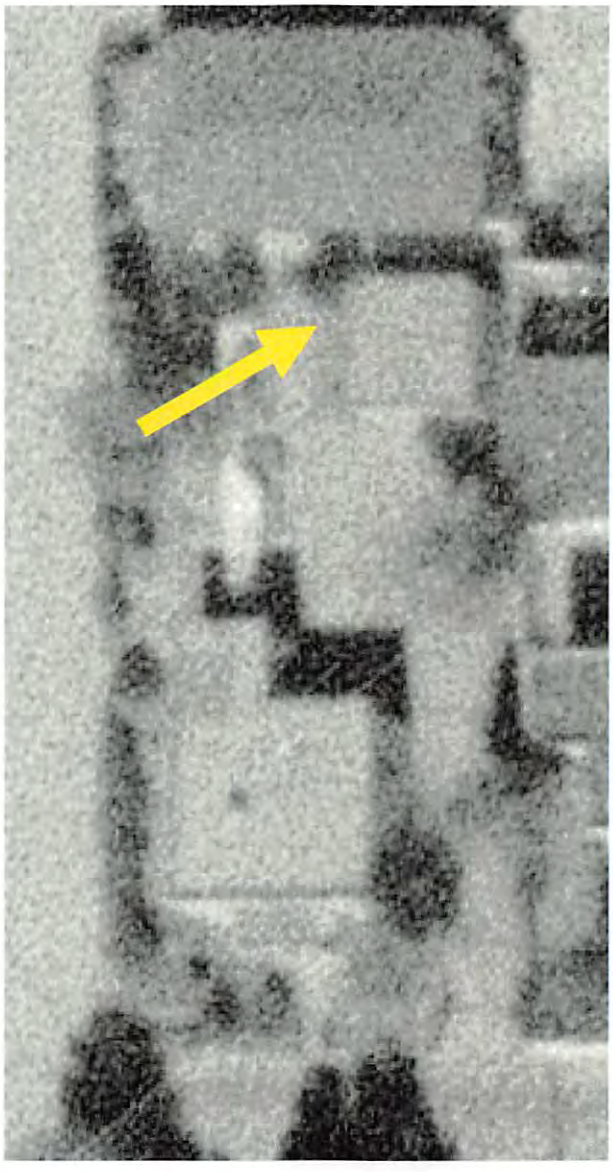

Figure 2: 1958 aerial photograph, courtesy NMDOT.

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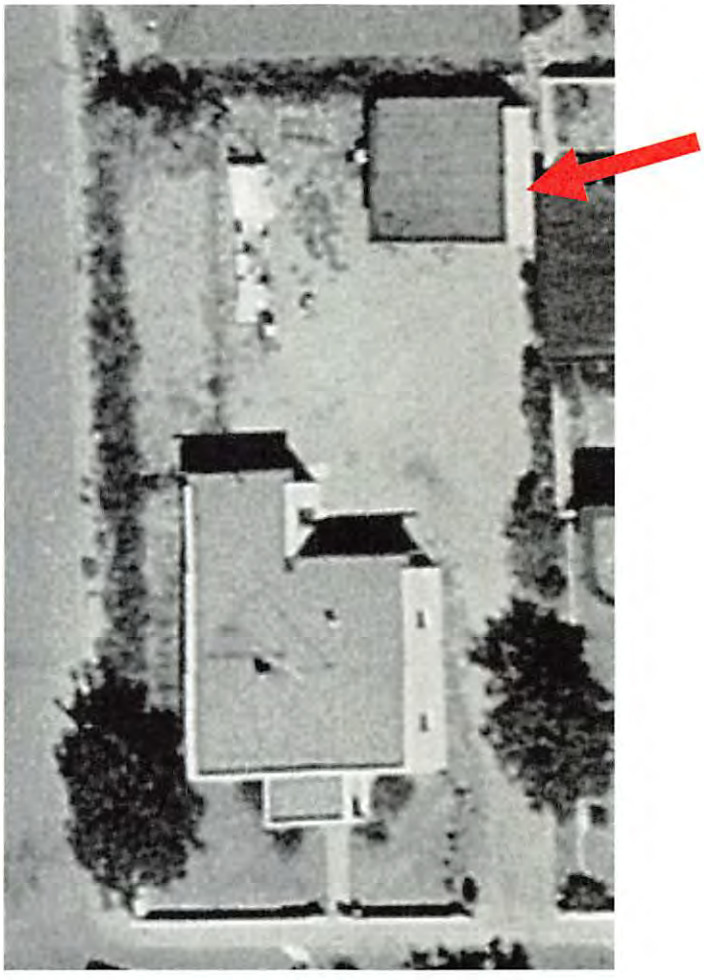

Figure 3: 1978 aerial photograph, courtesy NMDOT. Arrow indicates a probable roofed structure attached to east elevation.

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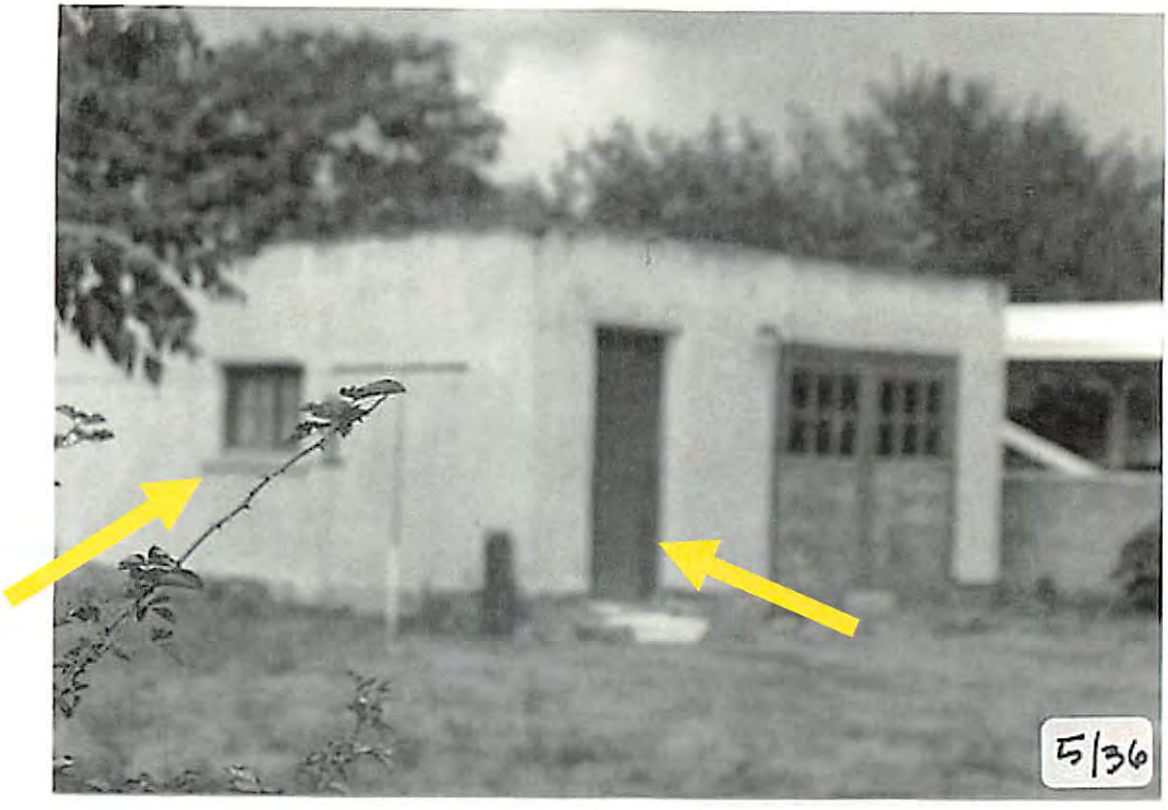

Figure 4: Copy of photograph from 1998 Historic Building Inventory form. Left arrow indicates shadow line of exposed sill.

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Survey Images



Figure 5: West elevation, facing northeast, shot from east curb of Juanita Street. October 6, 2016.

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Figure 6: West elevation, facing east.
September 16, 2015.

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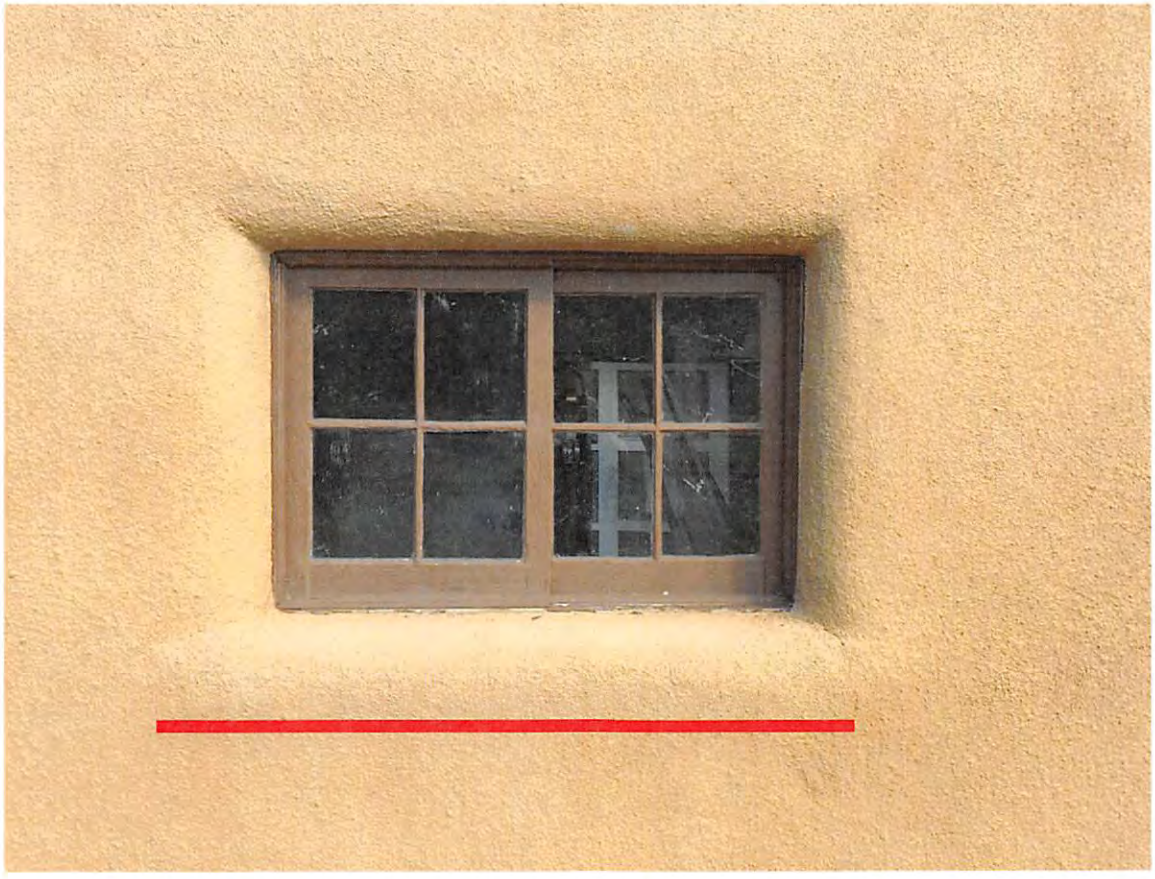

Figure 7: West elevation window, facing east.
Line indicates location of sill obscured by recent stucco application.
October 6, 2016.

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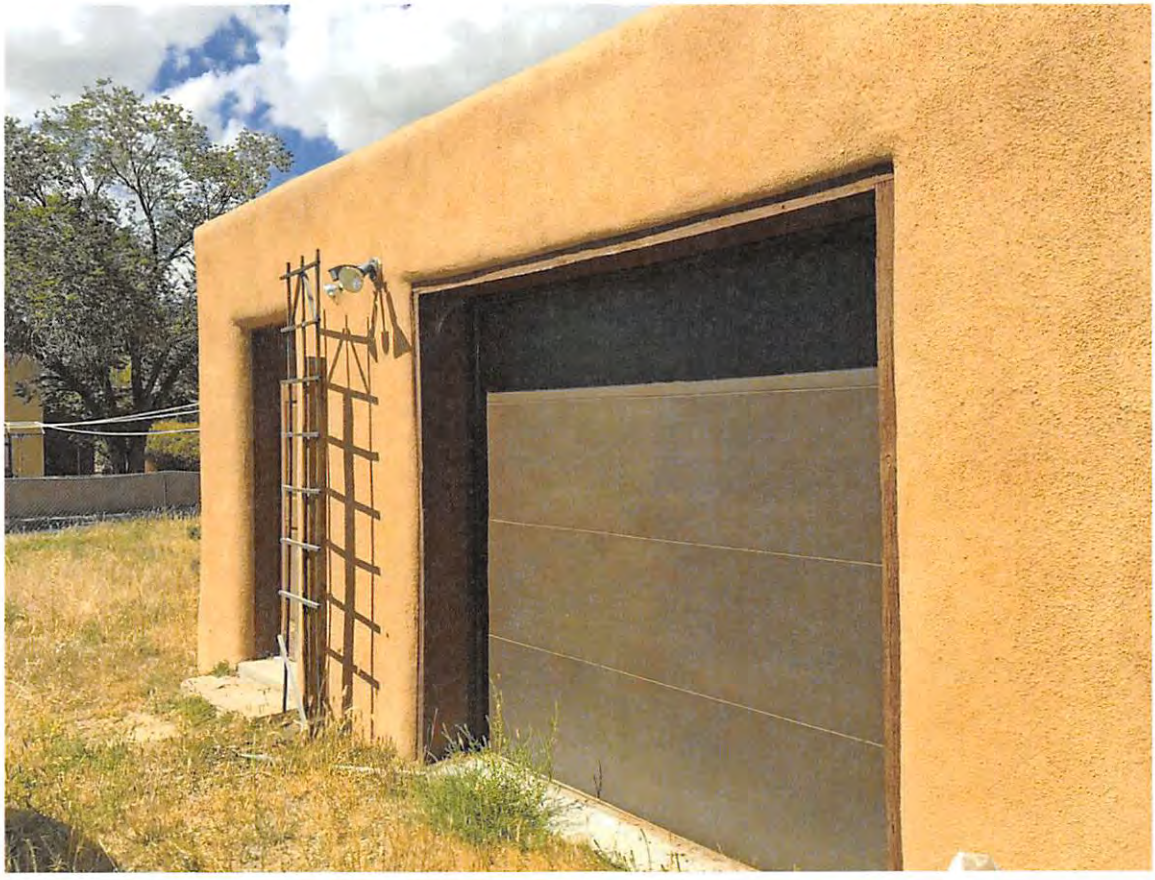

Figure 8: South elevation, facing northwest.
October 6, 2016.

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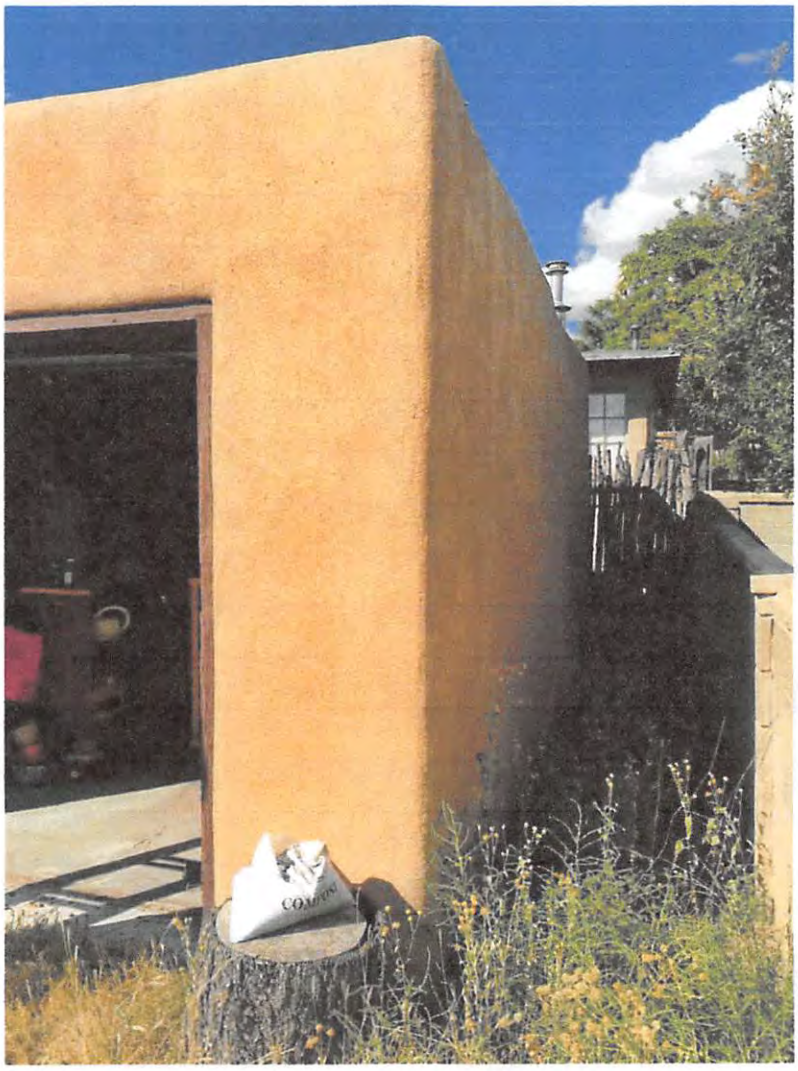

Figure 9: East elevation, facing north.
October 6, 2016.

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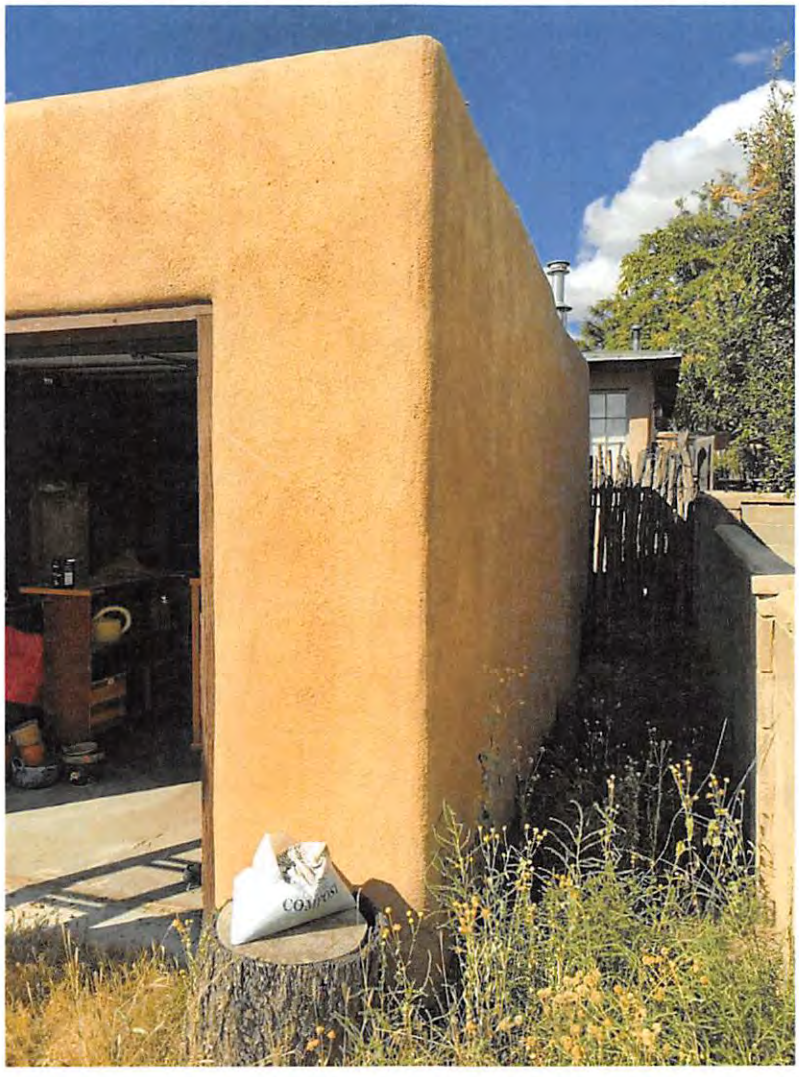

Figure 9: East elevation, facing north.
October 6, 2016.

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Figure 10: North elevation, facing east.
October 6, 2016.

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Figure 11: Roof/ceiling structure.
October 6, 2016.

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[i] *Santa Fe New Mexican*, June 8, 2008, E-2.

[ii] Paul Padilla, conversation with John Murphey, September 15, 2015.

[iii] Spears Architects, AIA, "Santa Fe Historic Districts 1998 Resurvey of Buildings"[report],1998. Under the survey, the house at 829 West Manhattan Avenue was recommended for Contributing status; the garage was not evaluated. Ibid, table of surveyed properties.

[iv] Jon Jayet, conversation with John Murphey, October 6, 2015; "829 West Manhattan Avenue, Historic Building Inventory form," August 22, 1998, 2.

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic District Preliminary Zoning Review (HPZR) from the Current Planning Department. The HPZR does not grant zoning approval for a building permit.

Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submitals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 11/15/2024	Property Owner of Record Brenda Baletti		
Applicant/Agent Contact	Ju Tan		
Site Address	829-A W Manhattan Ave, Santa Fe, NM 87501		
Suite or Space # A	Subdivision Name NA		
Lot # NA	Block # NA	Total Roof Area (square feet) 1260 (Unit A only)	
Lot Coverage % 30			
Proposed Construction Description	Proposed new 160 s.f. entry portal in wood construction with a corrugated metal roof.		
The following documents are required for review as applicable:	✔ Legal Lot of Record ✔ Building Plans ✔ Existing site plan w/ setbacks ✔ Proposed site plan w/ setbacks ✔ Existing & Proposed Elevations Development Plan		
Zoning District R-21	Overlay Districts Escarpment Flood Plain ✔ Other HISTORIC WEST SIDE GUADALUPE		
Proposed Setbacks	Front	Rear	Left Side / Right Side
Required Setbacks	Front 7'	Rear 5'	Left Side 5' / Right Side 5'
Proposed Height	Max Height	Parking Required	Provided 2 (e… / Bike Parking / Provided

Historic Planning Case Manager Paul Duran

If you selected "other," please write in the name of your case manager.

ADDITIONAL SUBMITALS (IF APPLICABLE)

Y N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
Y N Setback Affidavit and Agreement		
Y N Site Visibility Triangle	Y N Escarpment Slope Analysis	Y N Flood Plain Grading Plan

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

Owner ✔ Applicant ✔ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

✔ Preliminarily Reviewed	Reviewed w/ conditions	Denied
Comments/Conditions	legal lot of record provided portal addition meets zoning requirements	
Preliminary Zoning Review completed by Rebekah Clouser	Date 11/20/2024	
Preliminary Zoning Review # 2024-000515 PAR		

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: Jon Jayet, owner/agent, requests an historic status review of a contributing accessory structure.

Case number: H-15-077
Project Type: HDRB

PROJECT LOCATION (S): 829 West Manhattan Avenue

PROJECT NAMES:

OW – Jon Jayet
Santa FE, NM 87501
200 Rendon Road
505-204-3426

AP – Jon Jayet
Santa FE, NM 87501
200 Rendon Road
505-204-3426

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on November 10, 2015. The decision of the Board was to maintain the contributing historic status of the garage, with the west elevation designated as primary. 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

memo

DATE: November 10, 2015

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-15-077

ADDRESS: 829 West Manhattan Avenue
Historic Status: Contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
x Case Synopsis	x Proposal Letter
___ District Standards & Yard wall & fence standards.	___ Vicinity Map
x Historic Inventory Form	x Site Plan/Floor Plan
___ Zoning Review Sheet	___ Elevations
x Other: previous hearing minutes Findings and Conclusions	x Photographs
	x Other: aerial photographs

STAFF RECOMMENDATION:

Staff defers to the Board as to whether or not the non-historic alterations overwhelm the historic character of the structure and then whether or not the status shall be downgraded to non-contributing.

BACKGROUND & SUMMARY:

829 West Manhattan Avenue is a single family residential structure that was constructed by 1934 in a vernacular manner. The residence is listed as contributing to the Westside-Guadalupe Historic District. A free-standing garage was constructed behind the residence in the 1950s and it is listed as contributing to the District.

The HDRB heard a request for a historic status review of this structure on August 25, 2015. The application supplied aerial photographs with 1985 and 1998 Historic Cultural Property Inventories (HCPI). The historic character of the building includes it's free-standing massing and footprint with stepped parapet and the retention of a historic window. The vehicle door and pedestrian door are non-historic, but they appear to be in the original opening locations and dimensions. Although the former staff recommended non-contributing status, the outcome of that hearing was to maintain the contributing historic status of the structure with the west façade designated as primary due to the retention of the historic massing and the only remaining historic window. In addition, the Board stated that they intended to work with the applicant on a future remodel of the structure.

The applicant appealed that decision to the Governing Body, but subsequently requested that the Governing Body remand the historic status review back to the HDRB with additional information consisting of an updated HCPI form.

The 2015 HCPI form recommends downgrading the historic status to non-contributing due to loss of historic doors, replacement stucco not matching the historic brocade texture, and obscuring the primary elevation window sill with stucco.

Previously, the HDRB considered loss of historic material, such as doors and windows, to be an important issue in historic status reviews. Recently, footprint has been given more weight in a status review and the Board recognizes that allowing windows and doors to be replaced in a remodel request does not necessarily downgrade the structure.

The 2015 Inventory cites loss of brocade stucco and obscuring the window sill as additional reasons for downgrade. However, there is no substantiation of whether or not approval was granted for the stucco before the sale of the property in circa 2006. Searching records in the Historic Preservation Division for the years 2005-2007 finds no proof of approval to restucco the structure and therefore this issue may not be given much weight in considering downgrade. Since the historic status of a listed historic structure is not downgraded by restuccoing, in practice, that is not sufficient alteration to downgrade a structure.

RELEVANT CODE CITATION

14-5.2(C)(2)(f) Regulation of Contributing Structures, Restoration of Status

If a property owner makes changes to a structure without the proper city approvals which result in the lowering of the structure's status, staff or the board may require the property owner to restore the structure such that its former status is restored.

status as recommended by Staff. Member Roybal seconded the motion and it passed by unanimous (5-0) voice vote.

9. **Case #H-15-077. 829 West Manhattan**. Westside-Guadalupe Historic District. Jon Jayet, owner/agent, requests an historic status review of a contributing garage structure. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

829 West Manhattan Avenue is a single family residence constructed in the early 1930s in a vernacular manner. The property also includes a single car garage/workshop structure that is estimated from historic aerial imagery to have been constructed between 1948 and 1951. Both structures are listed as contributing to the Westside Guadalupe Historic District.

The applicant requests an historic status review of the garage structure only. It is in a state of disrepair and retains only one historic window, on the west elevation, the pedestrian and vehicular doors having been replaced non-historically.

STAFF RECOMMENDATION:

Staff recommends changing the status of the garage to non-contributing due to lack of character and diminished integrity, in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Jon Jayet, 200 Rendón Road, who said the garage needs work. It is not contiguous with the house. It has a shed roof that drains to the north and the foundation need work. The only thing historic is the window. It has no canale. It shares stucco with the main house which is contributing.

Questions to the Applicant

Vice Chair Katz said when the Board looked at it on the site visit from this view, that window looked nice.

Mr. Jayet said the roof was constructed with substandard 2 x 6 framing spanning 20 feet and the roof deflects and needs to be removed.

Vice Chair Katz asked, if the roof was done, whether it would change the west façade and make the wall higher.

Mr. Jayet said no.

Vice Chair Katz reasoned that if the house stayed contributing and the west façade was primary, it wouldn't inhibit him doing his project.

Mr. Jayet said, "No sir."

Member Powell asked if he would retain the drainage to the north.

Mr. Jayet said he wouldn't. He would probably drain to the east with canales but through a drainage pipe either to a catchment system or a French pit.

Member Powell commented that it has nice proportion and nice to see a parapet that steps down. But the Board is sympathetic to allow him to do what he needed to do and not harm his intended purposes. He asked if Mr. Jayet would retain the doors.

Mr. Jayet said he would just leave them as they are at this point.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Powell moved in Case #H-15-077 at 829 West Manhattan to retain the contributing status and identify the west façade as primary. Member Bayer seconded the motion and it passed by majority (3-2) voice vote with Member Boniface and Member Biedscheid dissenting.

Mr. Jayet asked what would happen if he wanted to change the garage. It doesn't work as a garage.

Vice Chair Katz explained that he could not change anything on the west side but everything else was not restricted.

Vice Chair Katz said the Applicant could ask for exception if he needed to change something on the west façade. The roof and the inside is completely open.

H. COMMUNICATIONS

There were no communications.

I. MATTERS FROM THE BOARD

There were no matters from the Board.

J. ADJOURNMENT

Member Roybal moved to adjourn the meeting. Member Powell seconded the motion and it passed by unanimous voice vote.

The meeting was adjourned at 6:50 p.m.

Approved by

Cecilia Rios, Chair

Submitted by:

Carl Boaz for Carl G. Boaz, Inc.

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Historical Overview

While the precise year of construction is unknown, the garage is associated with the house fronting the street, which was built for Ramon and Ophelia Gonzales in the early 1930s.

Prior to the 1920s, the area was part of an undeveloped piece of land south of Agua Fria Road, most likely in agricultural use. West Manhattan Avenue, then Manhattan Road, appears on the 1912 *King's Official Map of Santa Fe* surrounded by irregular shaped parcels identified as owned by individuals with Spanish surnames (Figure 1). By 1928, a sewer line ran down the center of the road, then named Manhattan Avenue, suggesting the area was under development. By 1933, the probable date of construction of the house, West Manhattan Avenue terminated a block west at Doroteo Place, a road and neighborhood that were erased with the development of U.S. Highway 84/St. Francis Drive in the early 1960s.

829 West Manhattan Avenue – House

The 1934-35 city directory is the first to include a listing for a house at 829 West Manhattan. The house stood on property owned by Ramon Gonzales, then employed as a gasoline tax collector for the state. He married his wife, Ophelia (sometimes spelled Eufelia) Roybal, in 1931.[i] Ramon, as indicated through subsequent city entries, had a peripatetic career with the State of New Mexico, holding different clerical positions. They raised six children at the home. Ramon died in 1981. Ophelia continued to live at the house until she was 96. She left the property in c.2004 to live at a nursing home in Albuquerque. A lifelong teetotaler, she died in 2009, at the age of 100.

Garage

The origin of the garage is unknown. A structure in the same location is visible on a 1951 aerial photograph, but due to lack of clarity, it can't be determined whether it is the present structure. A neighbor who grew up in the area remembers the current garage being built during his childhood in the 1950s.[ii] The garage appears much more clearly on a 1958 aerial photograph, in which the current footprint is indicated (Figure 2). It maintained this presumed 1950s appearance until the last 15 years, after which it experienced several alterations.

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The garage was photographed but not surveyed as part of a 1998 state-sponsored resurvey of 97 structures, including garages and "rear" buildings, in the Westside-Guadalupe Historic District.[iii] The single, grainy photograph shows a structure with a different cladding and a different garage door than what is found today (Figure 4).

The garage opening contains what appears to be hinged or side-hung wooden carriage doors with two rows of lights at the top of each door. The west elevation window appears to be the same sliding sash current to the building. However, below the window is a discernable heavy sill that is mostly obscured today by stucco.

In c.2006, when the property was being prepared for sale, both the house — which in 1998 had a "peach-tan brocade" wall cladding — and the garage were re-stuccoed with a thick cementitious stucco with a sand-finish buckskin color coat.[iv] The re-stuccoing changed the vernacular character of the garage, giving it a Spanish-Pueblo Revival treatment that was never historically characteristic of the structure.

Analysis of Historical Status

While the footprint, as evidenced by aerial photographs, is more than 50 years old, non-historic (post-1965) alterations to the garage have affected its overall integrity. These include the removal of what is assumed to be the original garage doors and an application of stucco which has mostly obscured the structure's only architectural feature, the once prominent west elevation window sill. The garage does not communicate particular historic associations or possess historic design qualities that are significant to the Westside-Guadalupe Historic District.

The recommendation is to designate it a Noncontributing Structure to the Westside-Guadalupe Historic District.

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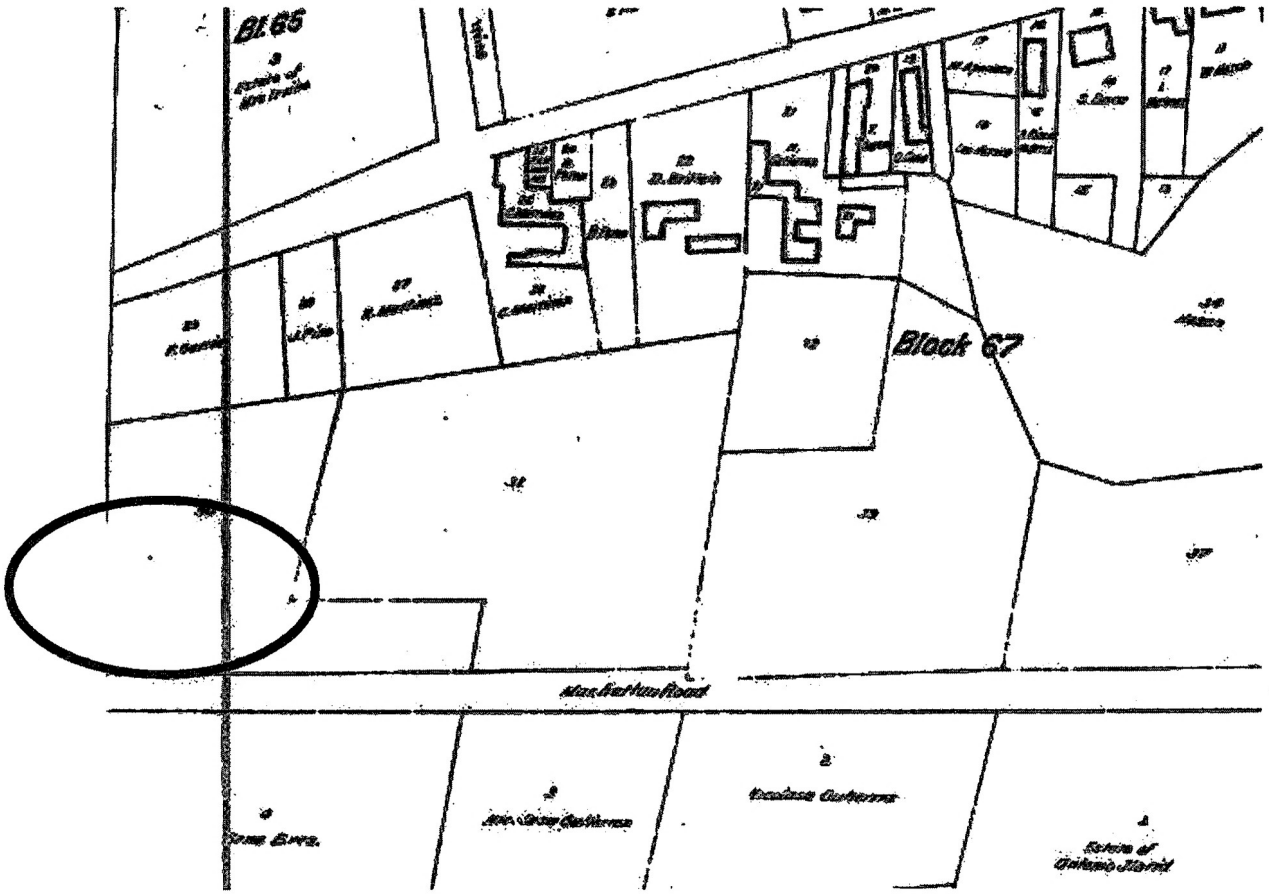

Figure 1: 1912 *King's Official Map of Santa Fe, Santa Fe County New Mexico*. Circle indicates probable future location of 829 West Manhattan Avenue.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. District No.	*Please complete HCPI FORM 1 before completing FORM 2* NRHP SRCP Criteria A B C D	
1. Name of property: **Ramon and Ophelia Gonzales House -Garage-**	**2. Location:** **829 West Manhattan Avenue Santa Fe: Westside-Guadalupe Historic District**	**3. Local Reference Number N/A** **4. County: Santa Fe** **5. Date of Survey: October 6, 2015**

Aerial Photographs

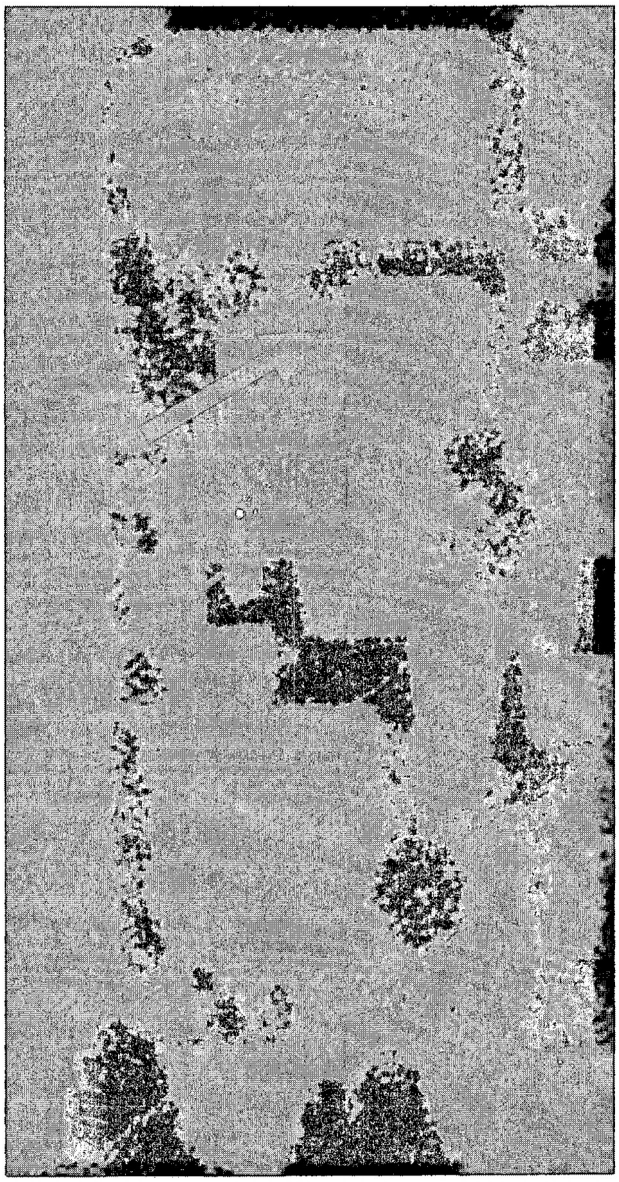

Figure 2: 1958 aerial photograph, courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. District No.	*Please complete HCPI FORM 1 before completing FORM 2* NRHP SRCP Criteria A B C D	
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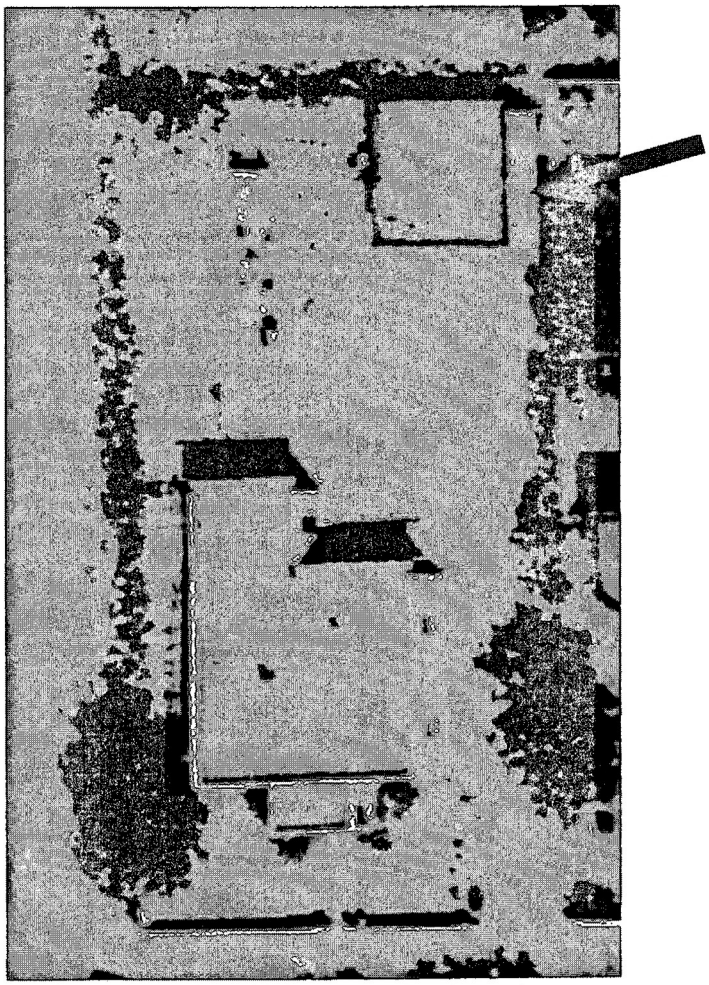

Figure 3: 1978 aerial photograph, courtesy NMDOT. Arrow indicates a probable roofed structure attached to east elevation.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* NRHP SROP Criteria A B C D	
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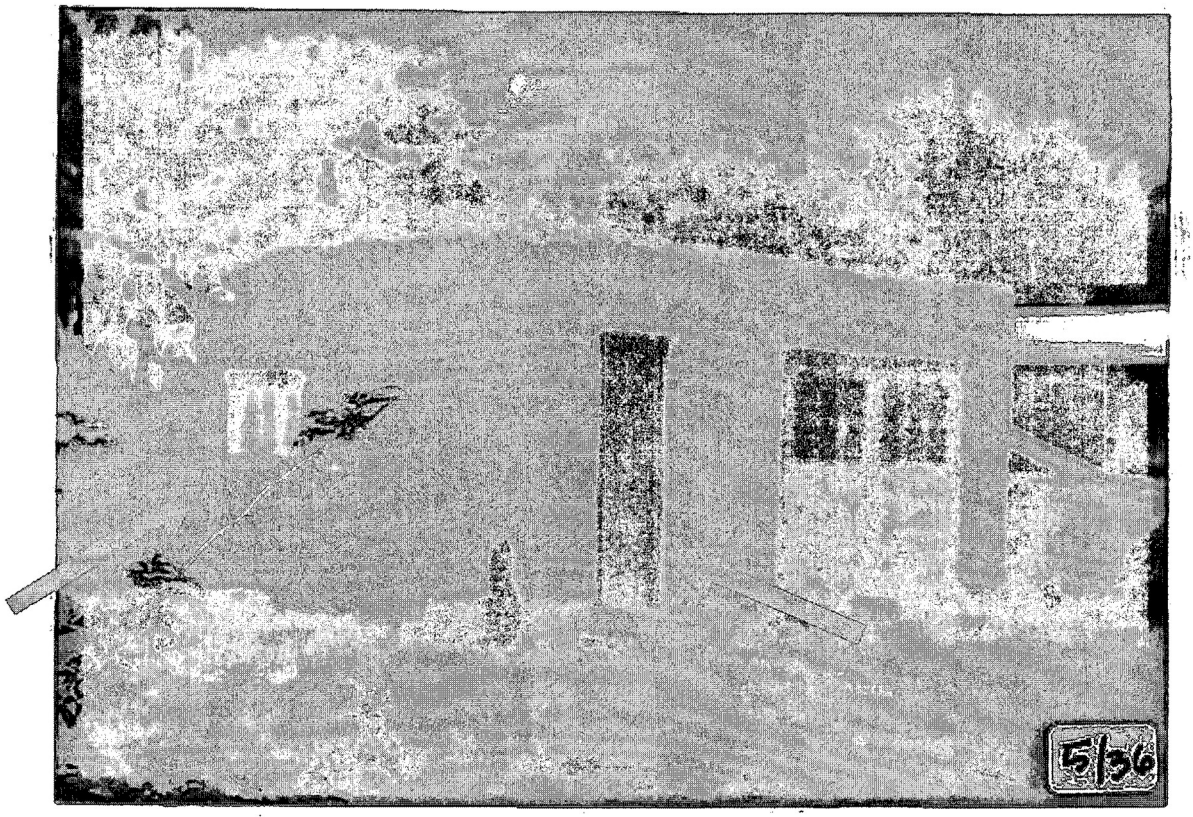

Figure 4: Copy of photograph from 1998 Historic Building Inventory form. Left arrow indicates shadow line of exposed sill.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. District No.	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP SRCP Criteria A B C D	
1. Name of property: **Ramon and Ophelia Gonzales House** **-Garage-**	**2. Location:** **829 West Manhattan Avenue** **Santa Fe:** **Westside-Guadalupe Historic District**	**3. Local Reference Number** **N/A** **4. County: Santa Fe** **5. Date of Survey: October 6, 2015**

Survey Images

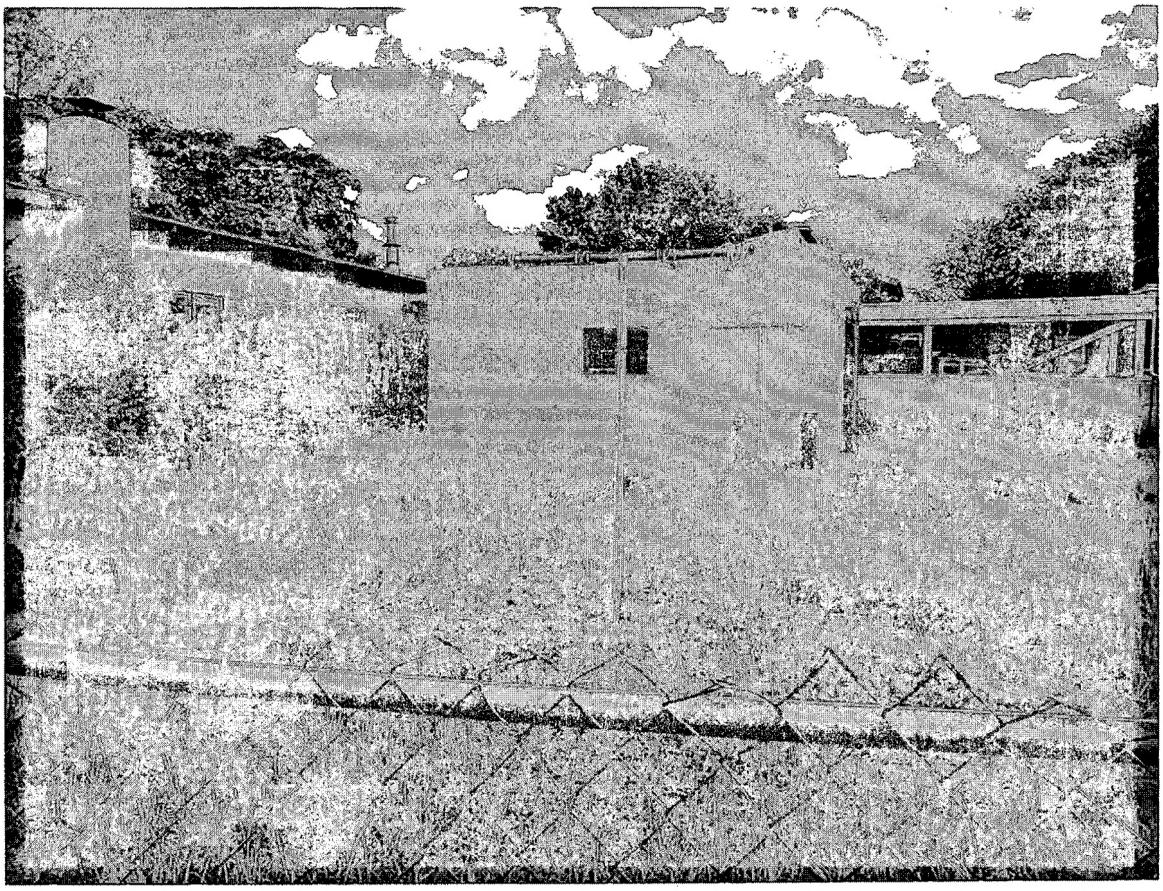

Figure 5: West elevation, facing northeast, shot from east curb of Juanita Street. October 6, 2016.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP __ SRCP __ Criteria __A __B __C __D	
1. Name of property: **Ramon and Ophelia Gonzales House** **-Garage-**	**2. Location:** **829 West Manhattan Avenue** **Santa Fe:** **Westside-Guadalupe Historic District**	**3. Local Reference Number** **N/A** **4. County: Santa Fe** **5. Date of Survey: October 6, 2015**

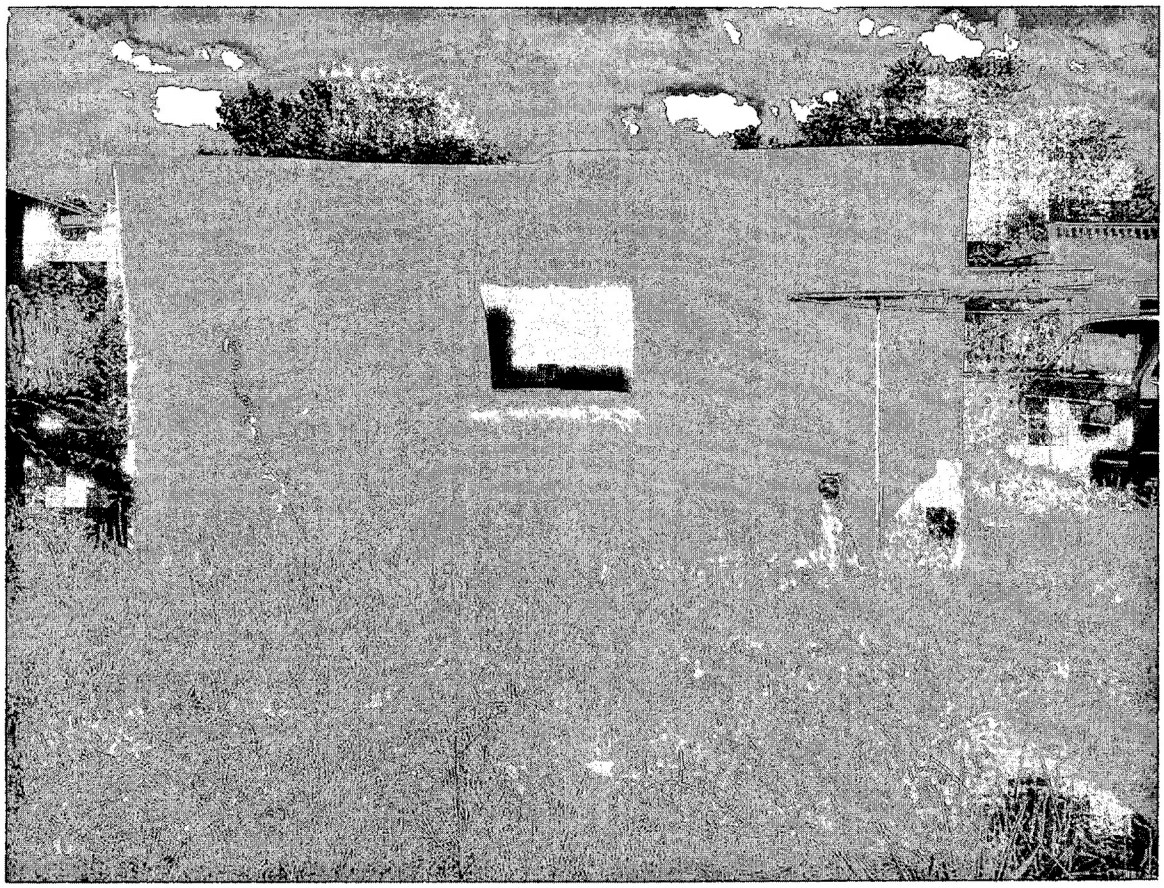

Figure 6: West elevation, facing east.
September 16, 2015.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* NRHP __ SRCP __ Criteria __A __B __C __D	
1. Name of property: **Ramon and Ophelia Gonzales House -Garage-**	**2. Location:** **829 West Manhattan Avenue Santa Fe: Westside-Guadalupe Historic District**	**3. Local Reference Number N/A** **4. County: Santa Fe** **5. Date of Survey: October 6, 2015**

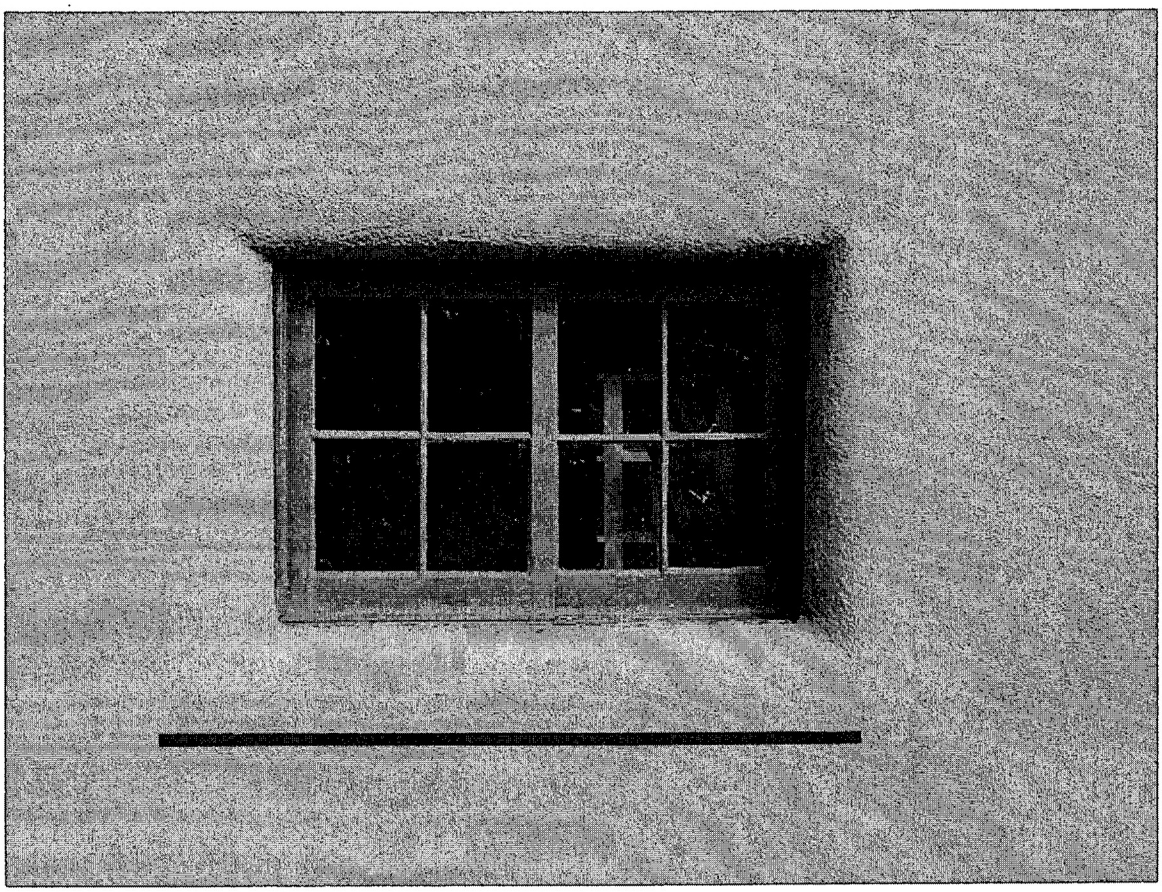

Figure 7: West elevation window, facing east.
Line indicates location of sill obscured by recent stucco application.
October 6, 2016.

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: **Ramon and Ophelia Gonzales House** **-Garage-**	**2. Location:** **829 West Manhattan Avenue** **Santa Fe:** **Westside-Guadalupe Historic District**	**3. Local Reference Number** **N/A** **4. County: Santa Fe** **5. Date of Survey: October 6, 2015**

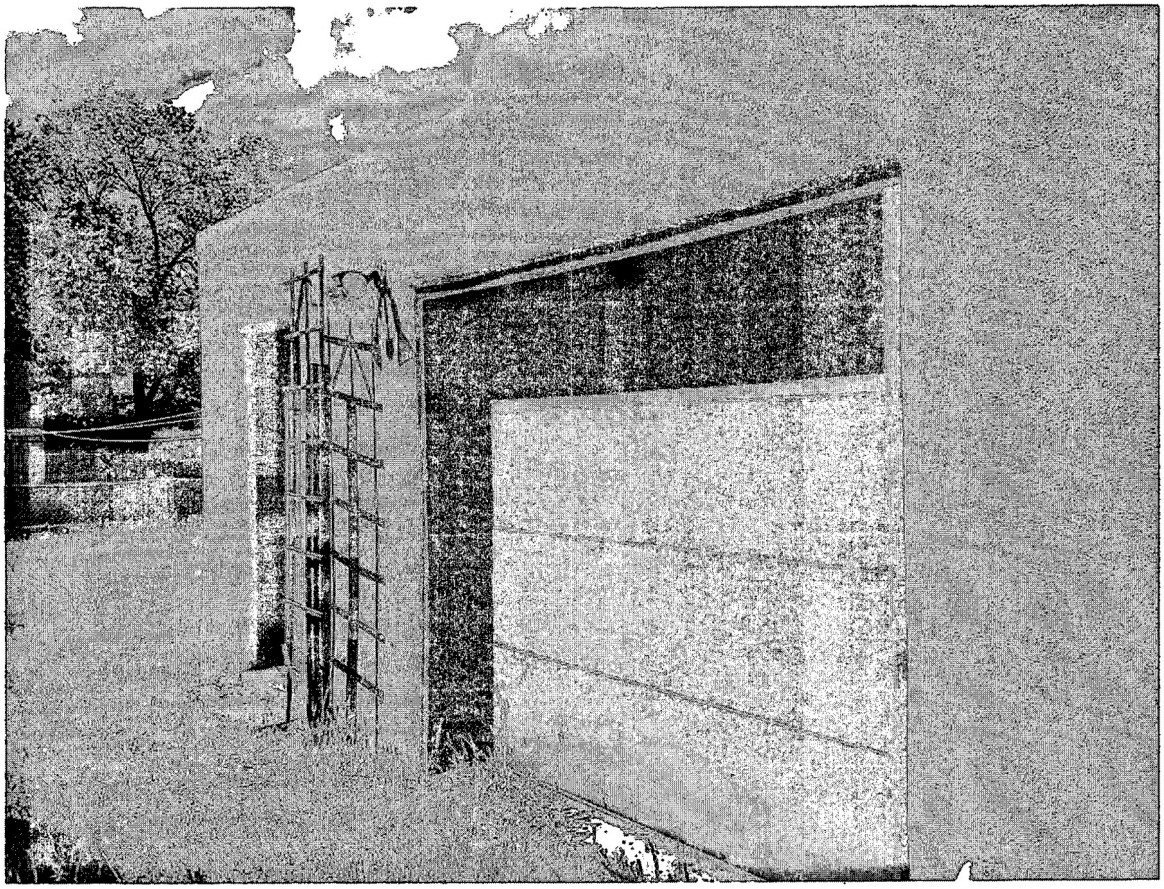

Figure 8: South elevation, facing northwest.
October 6, 2016.

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: **Ramon and Ophelia Gonzales House -Garage-**	**2. Location:** **829 West Manhattan Avenue Santa Fe: Westside-Guadalupe Historic District**	**3. Local Reference Number N/A** **4. County: Santa Fe** **5. Date of Survey: October 6, 2015**

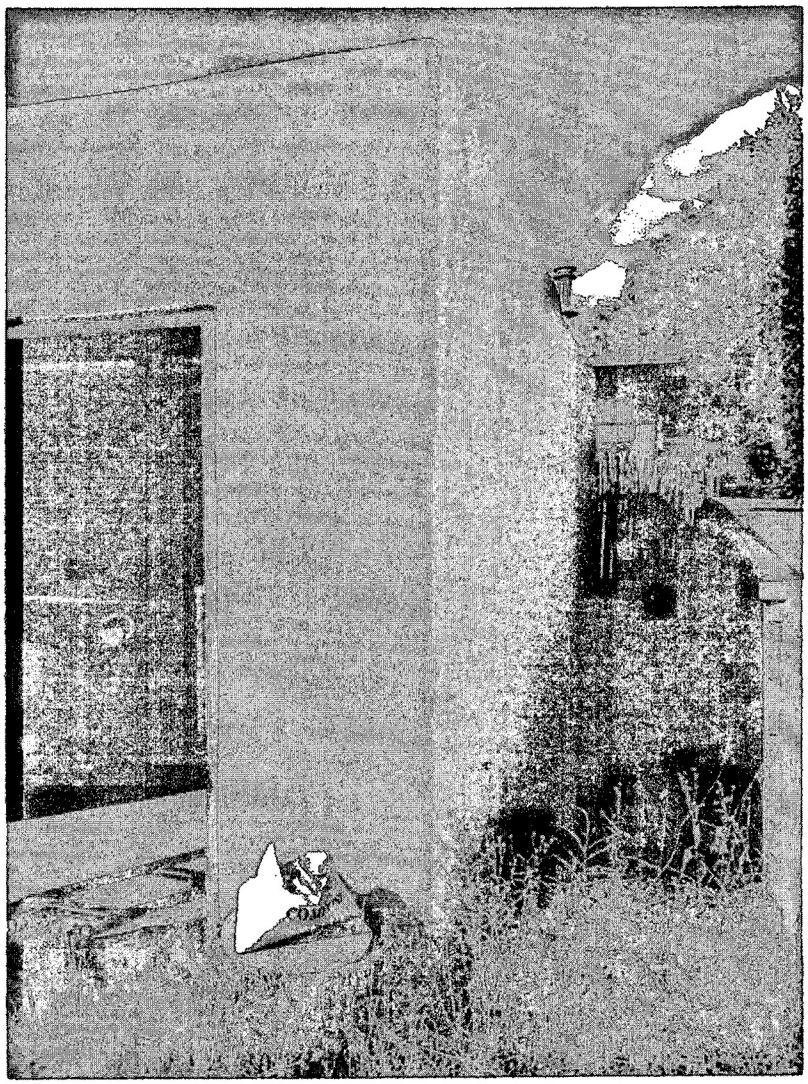

Figure 9: East elevation, facing north. October 6, 2016.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP ___ SRCP ___ Criteria ___A ___B ___C ___D	
1. Name of property: **Ramon and Ophelia Gonzales House** **-Garage-**	**2. Location:** **829 West Manhattan Avenue** **Santa Fe:** **Westside-Guadalupe Historic District**	**3. Local Reference Number** **N/A** **4. County: Santa Fe** **5. Date of Survey: October 6, 2015**

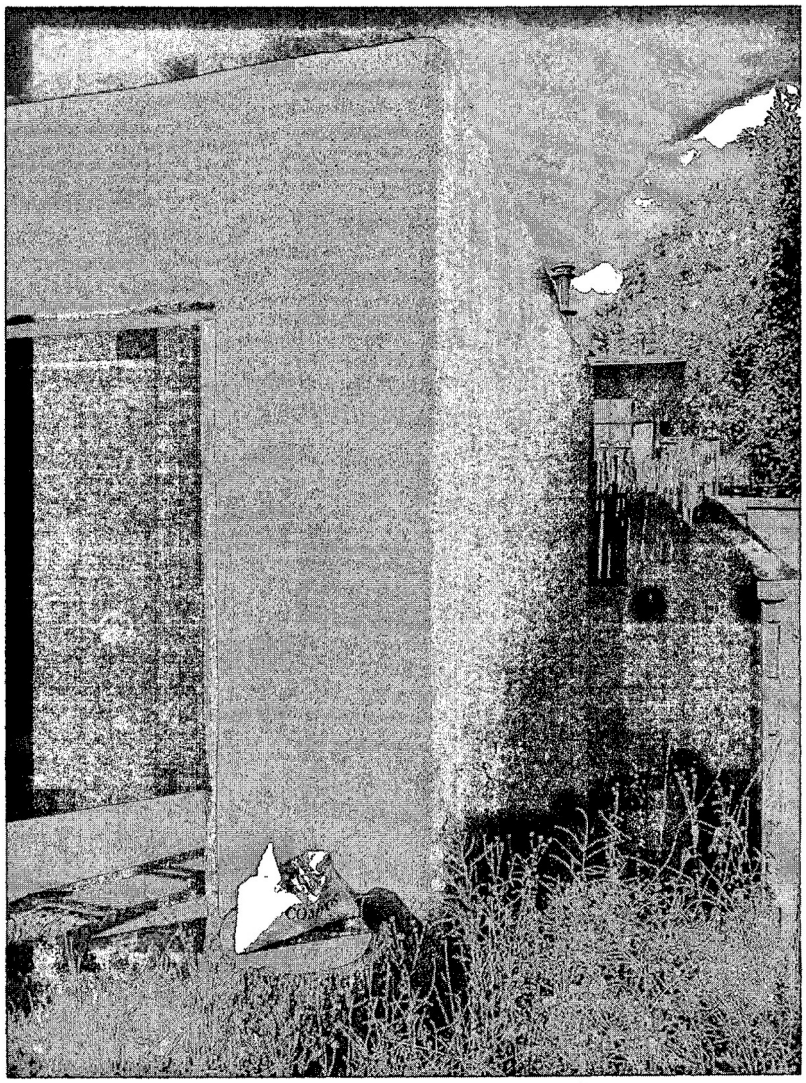

Figure 9: East elevation, facing north.
October 6, 2016.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. District No.	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP SRCP Criteria A B C D	
1. Name of property: **Ramon and Ophelia Gonzales House** **-Garage-**	**2. Location:** **829 West Manhattan Avenue** **Santa Fe:** **Westside-Guadalupe Historic District**	**3. Local Reference Number** **N/A** **4. County: Santa Fe** **5. Date of Survey: October 6, 2015**

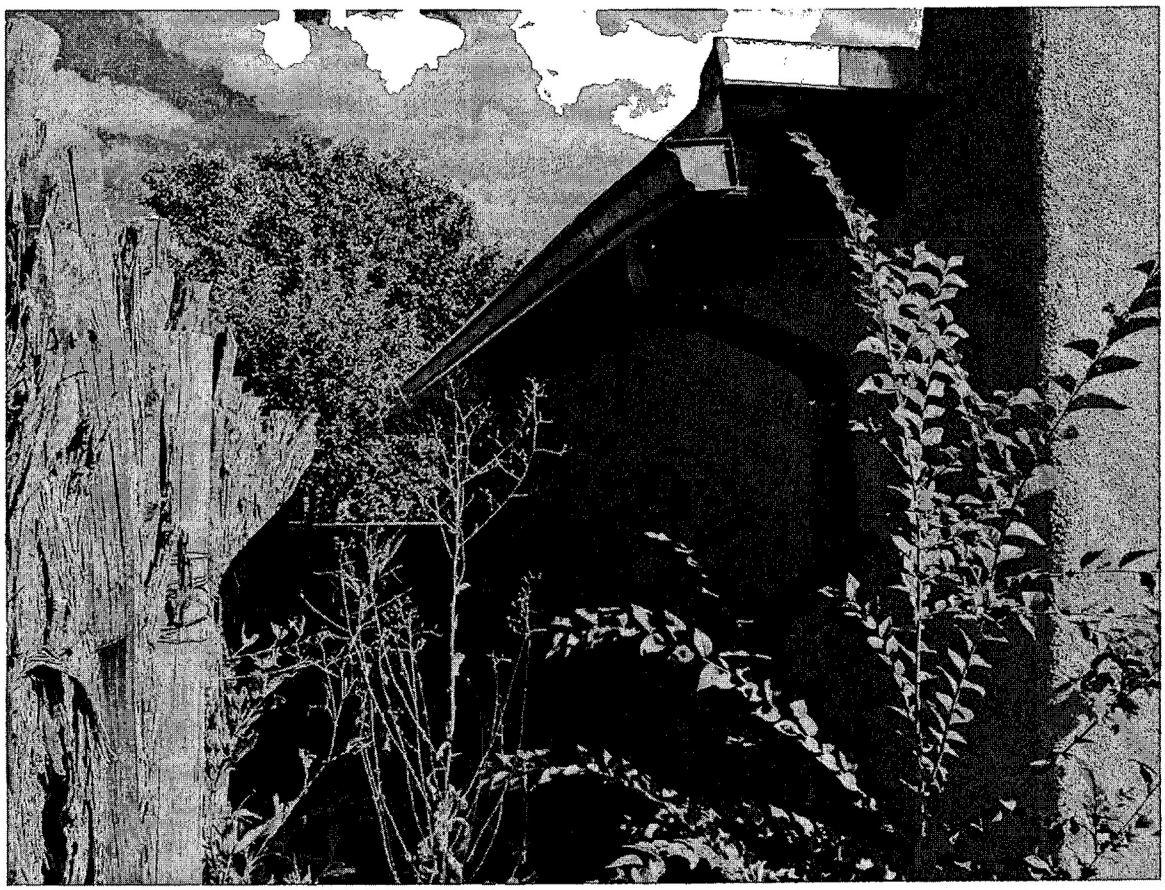

Figure 10: North elevation, facing east.
October 6, 2016.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP __ SRCP __ Criteria __A __B __C __D	
1. Name of property: **Ramon and Ophelia Gonzales House** **-Garage-**	**2. Location:** **829 West Manhattan Avenue** **Santa Fe:** **Westside-Guadalupe Historic District**	**3. Local Reference Number** **N/A** **4. County: Santa Fe** **5. Date of Survey: October 6, 2015**



Figure 11: Roof/ceiling structure.
October 6, 2016.

---

[i] *Santa Fe New Mexican*, June 8, 2008, E-2.

[ii] Paul Padilla, conversation with John Murphey, September 15, 2015.

[iii] Spears Architects, AIA, "Santa Fe Historic Districts 1998 Resurvey of Buildings"[report],1998. Under the survey, the house at 829 West Manhattan Avenue was recommended for Contributing status; the garage was not evaluated. Ibid, table of surveyed properties.

[iv] Jon Jayet, conversation with John Murphey, October 6, 2015; "829 West Manhattan Avenue, Historic Building Inventory form," August 22, 1998, 2.

Historic District Review Board; 10/14/2015

I would like to request a hearing to review the status of the garage located at 829 West Manhattan. The garage is currently considered historically contributing. I would like to request that the status be modified to historically non-contributing.

Sincerely,

Jon Jayet

Case #2015-91

LUD Use Only

Time Filed: 10:45AM
Fee paid: $100.00
Receipt attached: ☑

(date stamp)
RECEIVED
SEP 21 2015
Land Use Dept.

VERIFIED APPEAL PETITION

Two originals of this form must be filed. The Land Use Department Director or his/her designee will enter the date and time of receipt and initial both originals. See Section 14-3.17(D) SFCC 2001 for the procedure.

Appellant Information

Name: JAYET (Last) JON (First) H (M.I.)

Address: 200 RENDON RD. (Street Address) (Suite/Unit #)

SANTA FE (City) N.M. (State) 87501 (ZIP Code)

Phone: (505) 204-3426 E-mail Address: JJINC855@COMCAST.NET

Additional Appellant Names:

Correspondence Directed to: ☒ Appellant ☐ Agent ☐ Both

Agent Authorization (if applicable)

I/We: N/A

authorize _____ to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

Subject of Appeal

Project Name: JON JAYET STATUS REVIEW

Applicant or Owner Name: JON JAYET

Location of Subject Site: 829 WEST MANHATTAN AVENUE

Case Number: H-15-077 Permit Number (if applicable): _____

Final Action Appealed:

☐ Issuance of Building Permit ☐ Other Final Determination of LUD Director

Final Action of Board or Commission (specify): ☐ Planning Commission ☐ Board of Adjustment ☐ BCD-DRC ☒ HDRB

Basis of Standing (see Section 14-3.17(B) SFCC 2001):

Basis for Appeal: ☒ The facts were incorrectly determined ☐ Ordinances/laws were violated and/or misrepresented

Description of the final action appealed from, and date on which final action was taken:

The decision of the Board was to retain contributing status of the garage structure and to designate the west facade as primary.

☒ Check here if you have attached a copy of the final action that is being appealed.

Description of Harm

Describe the harm that would result to you from the action appealed from (attach additional pages if necessary):

Historic Board Staff's confidence in Status removal and the recommendation that applicant submit proposals to traffic, engineering and zoning; all of which were approved prior to the Hearing resulted in the cost of time and drawings, which were not insignificant. The inability to alter this obsolete and dilapidated structure in order to preserve a window and step down parapet limits the best use of this property - visually and functionally. The inability to incorporate this building into a functional home leaves a building that can't even be used as gar

Explain the Basis for Appeal

Please detail the basis for Appeal here (be specific):

Staff references the window as the only Historic feature; yet this window is machine manufactured and available at Empire Builders today. The HDRB creation of a new primary facade just for this building that is contrary to the primary facade of the Contributing main building. HDRB Staff does not have an HCPI inventory report, as submitted by Everly Spears in 1998, to substantiate historic designations. Applicant intends to preserve as much of the building as possible.

Signature and Verification

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 2001. Failure to meet these standards may result in the rejection or postponement of my application. I also certify that I have met with the City's Current Planning staff to verify that the attached proposal is in compliance with the City's zoning requirements.

Appellant Signature: Jon Jayet Date: 09-21-15

Agent Signature: _____ Date: _____

State of New Mexico)
) ss.
County of Santa Fe)

I/We JON JAYET, being first duly sworn, depose and say: I/We have read the foregoing appeal petition and know the contents thereof and that the same are true to my/our own knowledge.

Petitioner/s:

Jon Jayet
Signature

_____
Signature

JON JAYET
Print Name

_____
Print Name

Subscribed and sworn to before me this 21st day of September, 2015.

Catherine Waldeck
NOTARY PUBLIC

OFFICIAL SEAL
Catherine Waldeck
NOTARY PUBLIC-State of New Mexico
My Commission Expires 10/3/18

My commission expires:
10/3/18

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: Jon Jayet, owner/agent, requests an historic status review of a contributing garage structure.

Case number: H-15-077
Project Type: HDRB

PROJECT LOCATION (S): **829 West Manhattan Avenue**

PROJECT NAMES:

OW – Jon Jayet
Santa FE, NM 87501

200 Rendon Road
505-204-3426

AP – Jon Jayet
Santa FE, NM 87501

200 Rendon Road
505-204-3426

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on August 25, 2015. The decision of the Board was to retain contributing status of the garage structure and to designate the west façade as primary. For further information please call 955-6605.

Sincerely,

Lisa Roach

Lisa Roach
Senior 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
200 Lincoln Ave.
Santa Fe, NM 87504
505-955-4333

PDR Notification Poster 11001.431475
1x 100.00 100.00

Payer Name: JON JAYET

SubTotal:	100.00
Total:	100.00
Cash	100.00

09/21/2015 10:45 LorraineL
#0263796 /3/1
********** DUPLICATE #001 **********

09/21/2015 10:45 LorraineL
Thank You

ITEM # 15-0902

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

Case #H-15-077
Address-829 West Manhattan Avenue
Owner/Applicant's Name- Jon Jayet

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 25, 2015 upon the application ("Application") of **Jon Jayet** ("Applicant").

829 West Manhattan Avenue is a single family residence constructed in the early 1930s in a vernacular manner. The property also includes a single car garage/workshop structure that is estimated from historic aerial imagery to have been constructed between 1948 and 1951. Both structures are listed as contributing to the Westside Guadalupe Historic District.

The Applicant requests an historic status review of the garage structure only. It is in a state of disrepair and retains only one historic window, on the west elevation, the pedestrian and vehicular doors having been replaced non-historically.

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. Staff recommends changing the status of the garage to non-contributing due to lack of character and diminished integrity, in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts.
3. The property is located in the Westside-Guadalupe Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
    a. Section 14-12.1, Definitions
    b. Section 14-5.2(C), Regulation of Significant and Contributing Structures
4. Under Section 14-5.2(C)(2)(a-d), the Board may conduct a status review.
5. Under Section 14-12.1, the definition of a "contributing structure" is "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."
6. The Board, in response to the application, finds the structure does meet the Section 14-12.1 criterion for "contributing" due to the character of its nice proportions and the step down of the parapet.

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 granted the Applicant's request to review historic status and voted to:
   a. maintain the contributing status of the structure;
   b. Assign the west façade as a primary elevation.

IT IS SO ORDERED ON THIS 8th DAY OF SEPTEMBER 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

9.8.15
Date:

FILED:
Yolanda Y. Vigil
City Clerk

9/9/15
Date:

APPROVED AS TO FORM
Zachary Shandler
Assistant City Attorney

9/8/15
Date:

City of Santa Fe, New Mexico

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

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Councilors:
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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: Jon Jayet, owner/agent, requests an historic status review of a contributing garage structure.

Case number: H-15-077
Project Type: HDRB

PROJECT LOCATION (S): 829 West Manhattan Avenue

PROJECT NAMES:

OW – Jon Jayet
Santa FE, NM 87501
200 Rendon Road
505-204-3426

AP – Jon Jayet
Santa FE, NM 87501
200 Rendon Road
505-204-3426

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on August 25, 2015. The decision of the Board was to retain contributing status of the garage structure and to designate the west façade as primary. For further information please call 955-6605.

Sincerely,

Lisa Roach

Lisa Roach
Senior 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

memo

DATE: August 25, 2015

TO: Historic Districts Review Board Members
David Rasch, Supervising Planner in Historic Preservation DR

FROM: Lisa Roach, Senior Planner in Historic Preservation LR

CASE # H-15-077

ADDRESS: 829 West Manhattan Ave.
Historic Status: Contributing
Historic District: Westside Guadalupe

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: Historic Aerial Photos	_X_ Photographs
	___ Other:

STAFF RECOMMENDATION:

Staff recommends changing the status of the garage to non-contributing due to lack of character and diminished integrity, in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts.

BACKGROUND & SUMMARY:

829 West Manhattan Avenue is a single family residence constructed in the early 1930s in a vernacular manner. The property also includes a single car garage/workshop structure that is estimated from historic aerial imagery to have been constructed between 1948 and 1951. Both structures are listed as contributing to the Westside Guadalupe Historic District.

The applicant requests an historic status review of the garage structure only. It is in a state of disrepair and retains only one historic window, on the west elevation, the pedestrian and vehicular doors having been replaced non-historically.

07/28/'15

Santa Fe Historic Review Board,

We wish to remove the historical contributing status from the garage "shed" located a 829 West Manhattan Avenue.

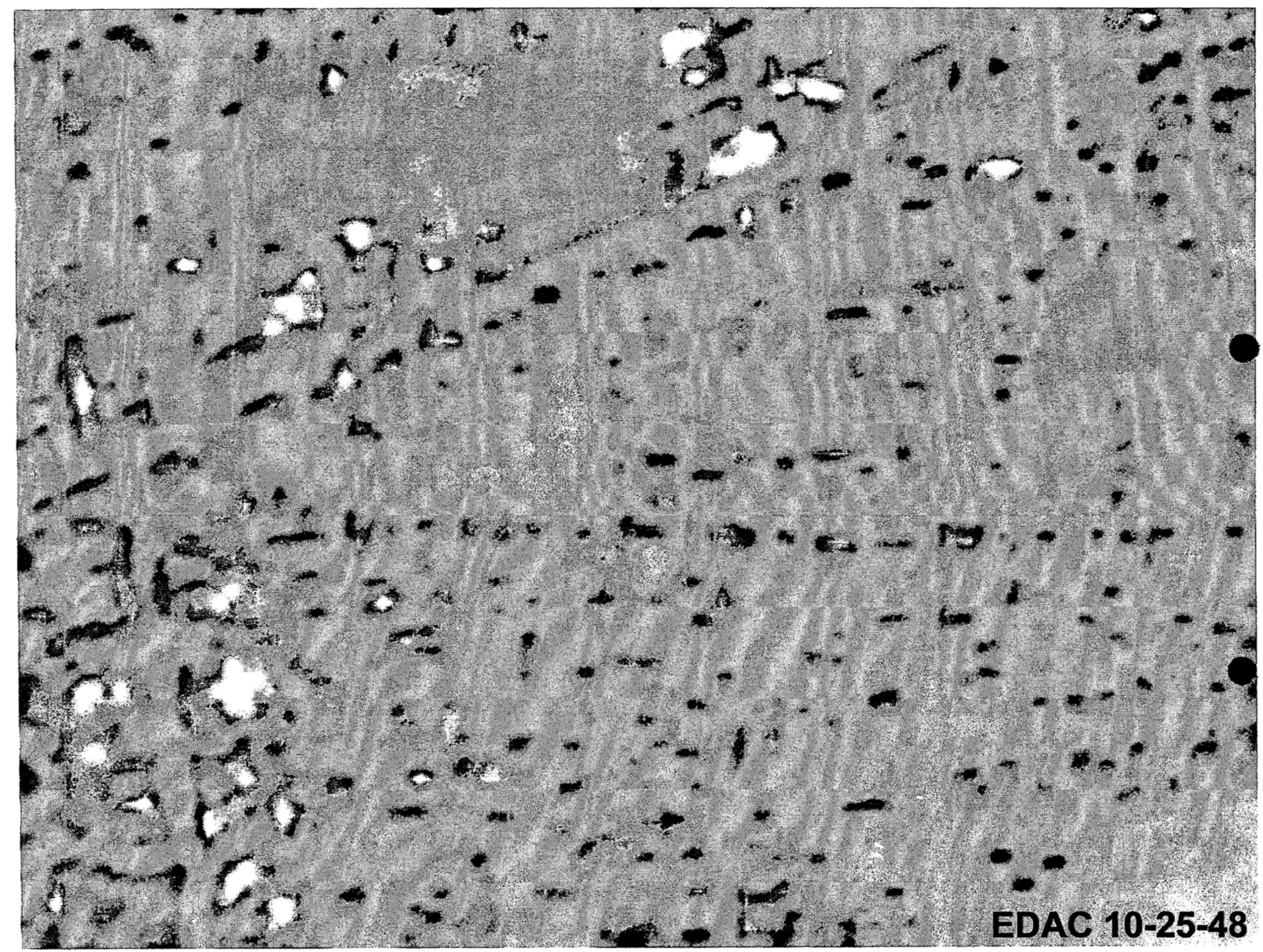
The historical contributions of the structure are very limited. The garage is constructed of adobe with a shed slopping roof. The roof itself is constructed of 2"x 6" dimensional lumber with deflection. The precipitation drains to the north through a cut out section of the parapet with a contemporary gutter system. There are no historical canales, vigas or lintels. Exterior walls are cement based stucco. The exterior doors are six paneled modern doors.

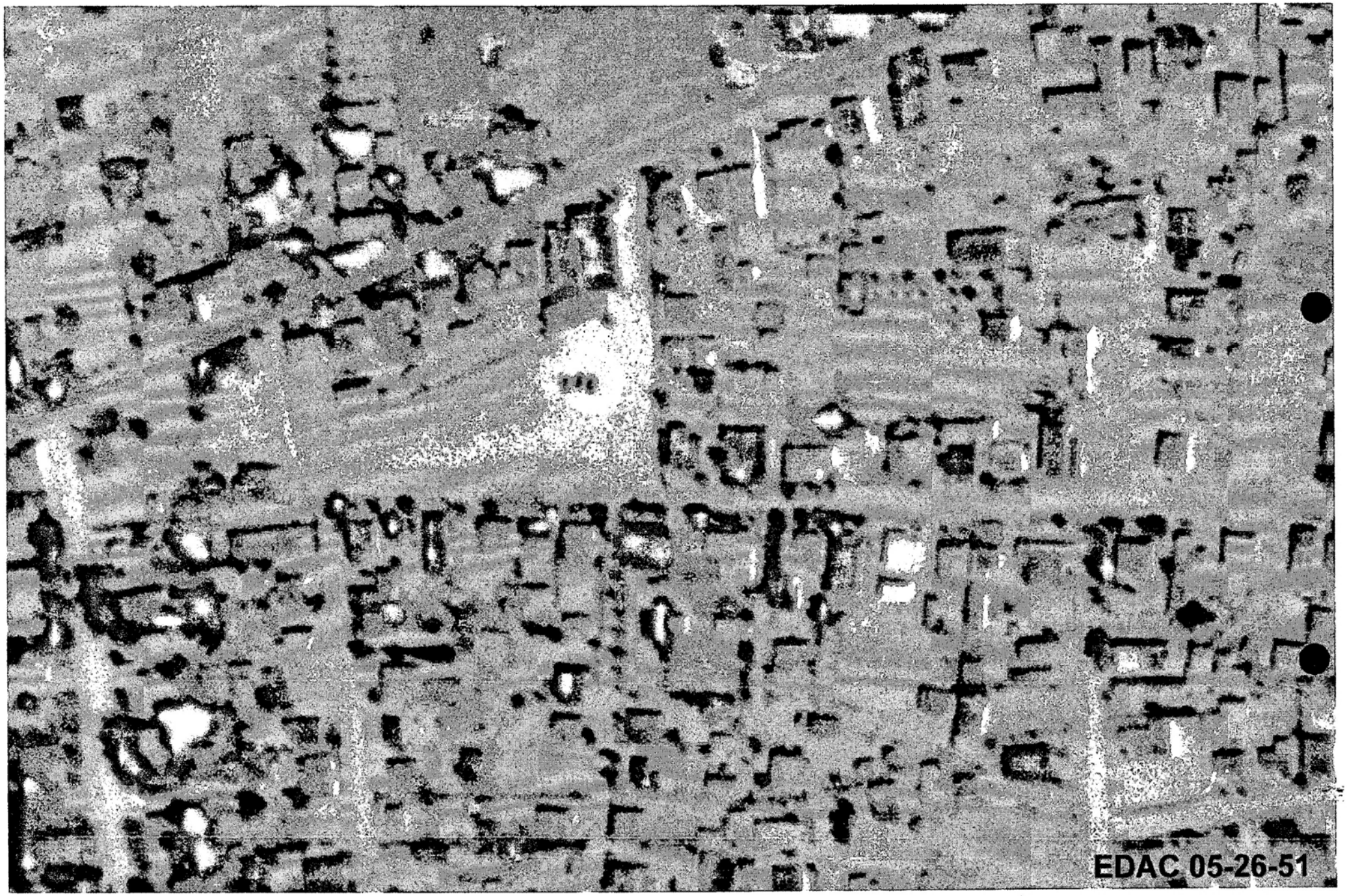
The building has very limed historical character or features to contribute to the neighborhood. Without constant roof maintenance and some drainage work the building will continue to deteriorate. However the main home does have historical features and does have historical features and does contribute historically to the area. The garage's relationship to the main home is limited at best. They do not share any features or resemblances other than being on the same lots.

The removal of the contributing status of the garage will in no way affect the historic nature of the main home. This garage "shed" was a poorly constructed "after thought" on the property.

Thank you,

Jon, Anastacia Jayit


EDAC 10-25-48


EDAC 05-26-51


NMDOT Aerial Photo 11-10-58

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: Jon Jayet, owner/agent, proposes to remodel a contributing accessory structure including a 506 sq. ft. addition. Two exceptions are requested to place an addition less than 10' back from a primary elevation and to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)).

Case number: H-15-077
Project Type: HDRB

PROJECT LOCATION (S): 829 West Manhattan Avenue

PROJECT NAMES:

OW – Jon Jayet
Santa Fe, NM 87501

200 Rendon Road
505-204-3426

AP – Jon Jayet
Santa Fe, NM 87501

200 Rendon Road
505-204-3426

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on January 26, 2016. The decision of the Board was to approve the exceptions and the application with the conditions that the addition shall be set off from the south elevation by 4', set off from the west elevation by 3', and that the addition may be increased in size by 5' to the east. 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.**

ITEM # 10-0078

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

Case #H-15-077B
Address – 829 West Manhattan Avenue
Agent's Name – Jon Jayet
Owner/Applicant's Name – Jon Jayet

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 26, 2016.

829 West Manhattan Avenue is a single-family residential structure that was constructed by 1934 in a vernacular manner. The residence is listed as contributing to the Westside-Guadalupe Historic District. A free-standing garage was constructed behind the residence in the 1950s and it is also listed as contributing to the District. West is primary.

The Board heard a request for a historic status review of this structure on August 25, 2015. The Application supplied aerial photographs with 1985 and 1998 Historic Cultural Property Inventories (HCPI). The historic character of the building includes it's free-standing massing and footprint with stepped parapet and the retention of a historic window. The vehicle door and pedestrian door are non-historic, but they appear to be in the original opening locations and dimensions. Although previously, staff had recommended non-contributing status, the outcome of that hearing was to maintain the contributing historic status of the structure with the west façade designated as primary due to the retention of the historic massing and the only remaining historic window. In addition, the Board stated that they intended to work with the Applicant on a future remodel of the structure.

The Applicant appealed that decision to the Governing Body, but subsequently requested that the Governing Body remand the historic status review back to the Board with additional information consisting of an updated HCPI form.

The 2015 HCPI form recommends downgrading the historic status to non-contributing due to loss of historic doors, replacement stucco not matching the historic brocade texture, and obscuring the primary elevation window sill with stucco. The 2015 Inventory cites loss of brocade stucco and obscuring the window sill as additional reasons for downgrade.

On November 10, 2015, the Board confirmed the contributing historic status with the west elevation designated as the primary elevation.

At the January 26, 2016 hearing, the Board heard the Applicant's proposal to remodel the property with the following two items:

1. The garage will be remodeled as an accessory structure. A 506 square-foot addition will be constructed at the southwest corner of the structure. The Appellant requested two exceptions (a) to place an addition not 10' back from a primary elevation and (b) to exceed the 50% footprint standard (14-5.2(D)(2)(d)). (The responses to the exception criteria were at the end of Staff's report.)

   The existing structure is proposed to be repaired and its height to be increased from 9' 2" to 11' 2". The addition will be 12' 2" high where the maximum allowable height is 14' 3".

The existing structure will be restuccoed with El Rey cementitious "Suede" and the addition will be stuccoed with cementitious "Buckskin".

2. The existing 48" high chain-link fence on the west lotline, existing drawings lacking, will be removed and replaced with a stuccoed yardwall at 4' high or 4-5' high. The maximum allowable height for the Juanita Street frontage is 56". A 46" wide pedestrian gate design with a 4' high section of yardwall is submitted.

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 deferred to the Board as to whether or not the exception requests have been met with additional testimony at the hearing. Staff found that the Applicant did not meet all criteria for both exceptions. Staff recommended that otherwise, the Application complies with Section 14-5.2(C) Regulation of Historic Structures, (D) General Design Standards, and (I) Westside-Guadalupe Historic District.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
   _X_ Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
   _X_ Section 14-5.2(D) General Design Standards
   _X_ Section 14-5.2(C), Regulation of Significant and Contributing Structures
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
   _X_ Westside-Guadalupe Historic District (Section 14-5.2(I))
6. An Exception Request was Applicable to this Application:
   _X_ Exception Request Applicable:
   _X_ Criteria for both exceptions (to exceed the 50% footprint standard and to place an addition less than 10' from primary elevation)
7. Regarding the exception request for the 50% footprint standard:
   a. It does not damage the character of the streetscape because the new construction will be distinguished from the old construction by at least 4', the addition will have a different height and the cladding will be a different color and finer texture than the existing garage structure.
   b. It is necessary to prevent a hardship to the applicant or an injury to the public welfare because the garage has a substandard roof and a deteriorating foundation.
   c. It strengthens the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts, in that design will be non-competing with the garage structure in height and stucco finish and color the historic west facade window and sill will be restored.
   d. It is 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 because the double lot backyard is approximately 4000-square feet and can easily support an addition which would exceed the maximum allowable addition; and the Applicant does not currently benefit from their double lot property.

e. It is due to special conditions and circumstances which are not a result of the actions of the Applicant in that the garage has an inadequate six and is of inferior construction.

f. It provides the least negative impact with respect to the purpose of this section as set forth in SFCC 14-5.2(A)(1) in that it would be more proportionate to the existing homes and would provide proportionate and harmonious architecture to the neighborhood.

8. Regarding the exception request to place an addition less than 10' back from the primary elevation:
   a. It does not damage the character of the streetscape in that the addition would not impede visually from the primary west façade of the exiting garage structure.
   b. It is necessary to prevent a hardship to the applicant or an injury to the public welfare because the existing garage is non-functional and the placement of the new construction is limited due to the location of the west primary elevation and that in the proposed design, the Applicants have taken their neighbors' issues into consideration.
   c. It strengthens the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts in that improves the non-functional nature of the existing structure, integrates with the aesthetics of the Guadalupe Historic District and enables a living space for family use.
   d. It is 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 due to the location of the west primary elevation and that in the proposed design, the Applicants have taken their neighbors' issues into consideration.
   e. It is due to special conditions and circumstances which are not a result of the actions of the applicant because the garage was built in the 1950's and is in need of repair, without which it will deteriorate and eventually be lost.
   f. It provides the least negative impact with respect to the purpose of this section as set forth in SFCC 14-5.2(A)(1) in that the west façade corner attachment of an addition would provide the most harmonious addition to the garage structure and will not visually block the west primary façade.
9. 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), 14-5.2(C)(3)(a) and Section 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.
10. 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.

11. 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 unanimously approved the Application as submitted.
   - __X__ Additional Conditions, which are: that the new construction must be distinguished from old construction with a set off from the south elevation by at least 4 feet and set off from the west elevation by 3 feet; and that the new construction on the east elevation may be increased in size by 5 feet to the east.

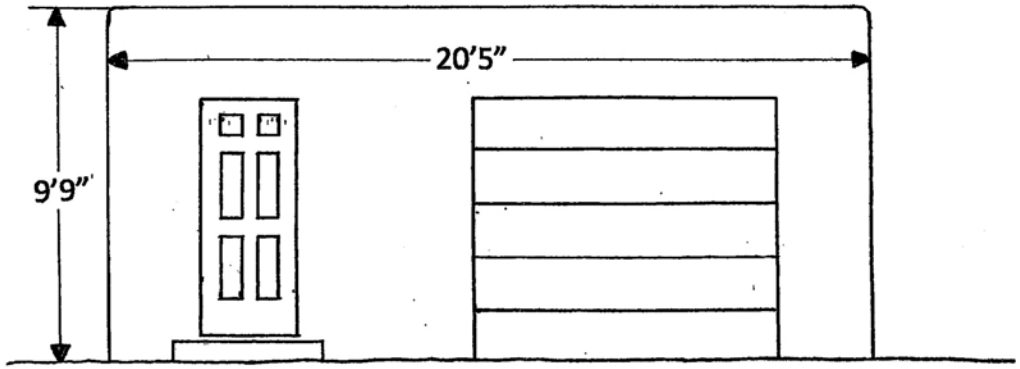
IT IS SO ORDERED ON THIS 9th DAY OF FEBRUARY 2016, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios — 2.9.16
Chairperson — Date:

FILED:
Yolanda Y. Vigil — 2-15-16
Yolanda Y. Vigil — Date:
City Clerk

APPROVED AS TO FORM
— 2-9-16
Assistant City Attorney — Date:

DEC 15 201

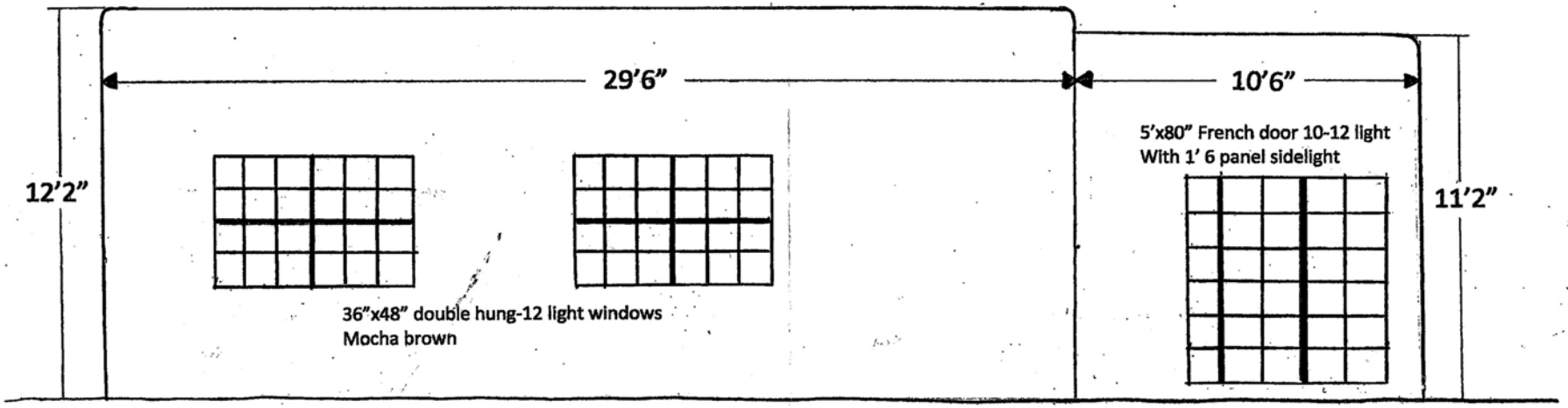


EXISTING SOUTH ELEVATION

HISTORIC PRESERVATION & LAND USE -
- ○ HISTORIC DISTRICTS REVIEW
- ○ APPROVAL
- ✓ CONDITIONAL APPROVAL
- ○ REJECT

REMARKS: see action letter

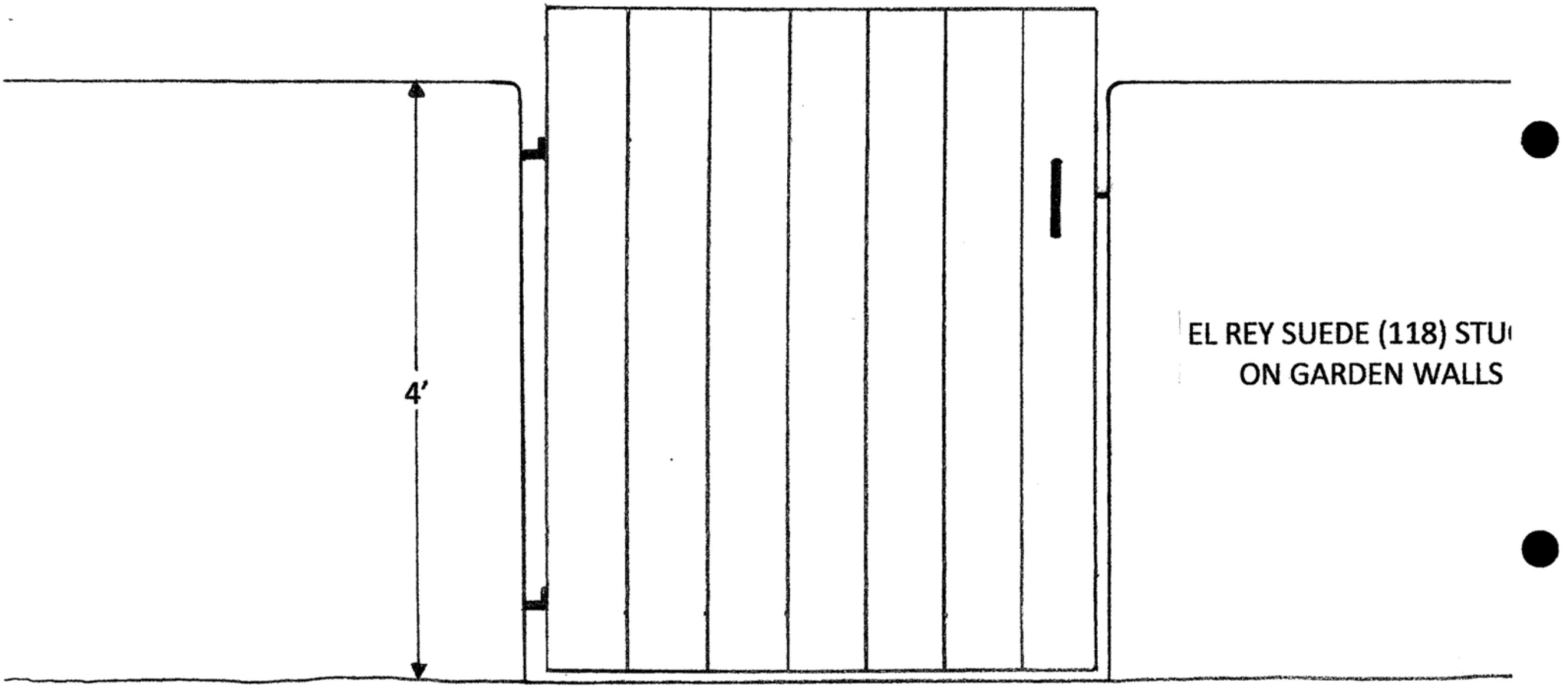
Cecilia Rios
NAME Cecilia Rios-Chair
DATE 11/26/



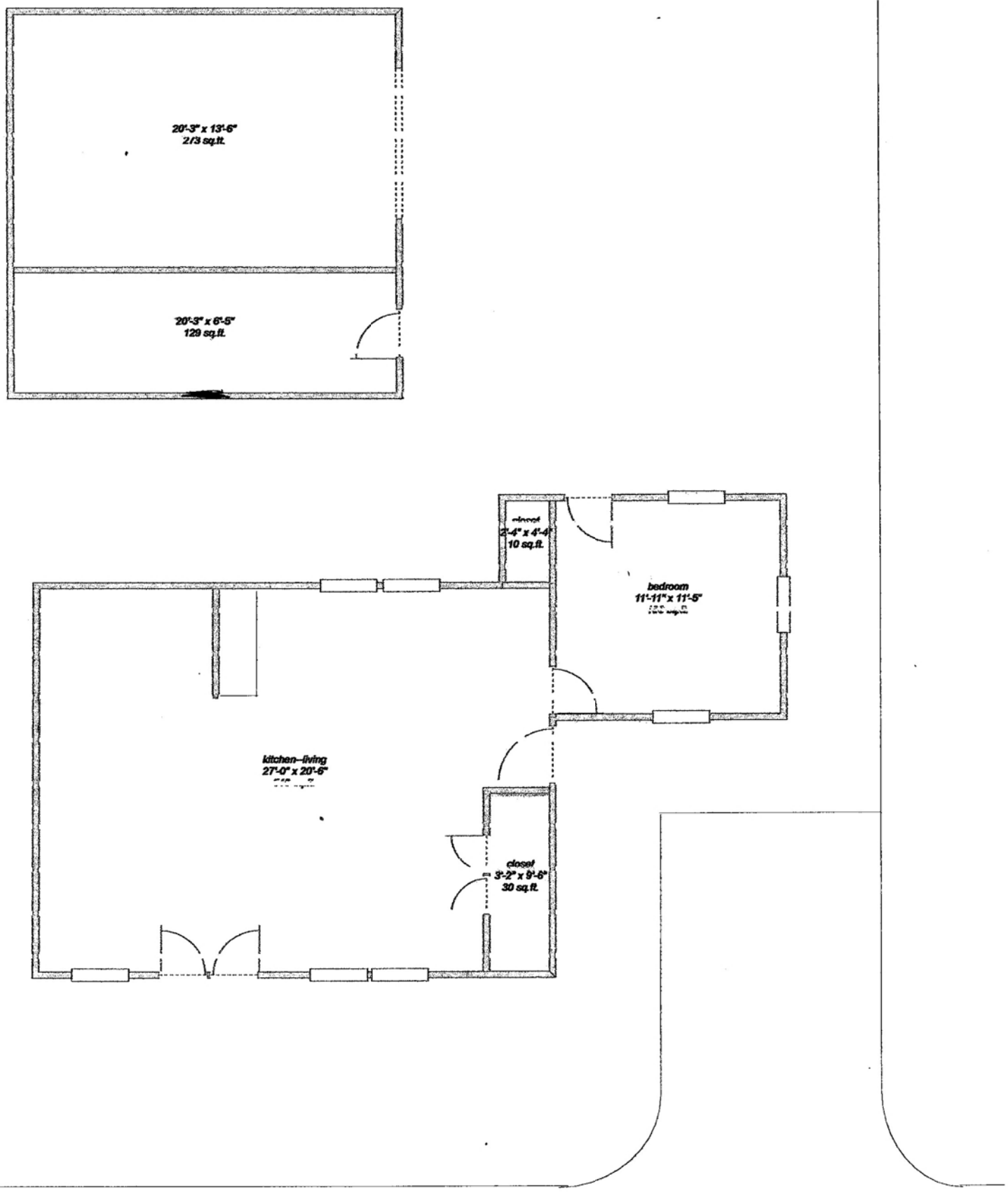
PROPOSED SOUTH ELEVATION

¼"=1'

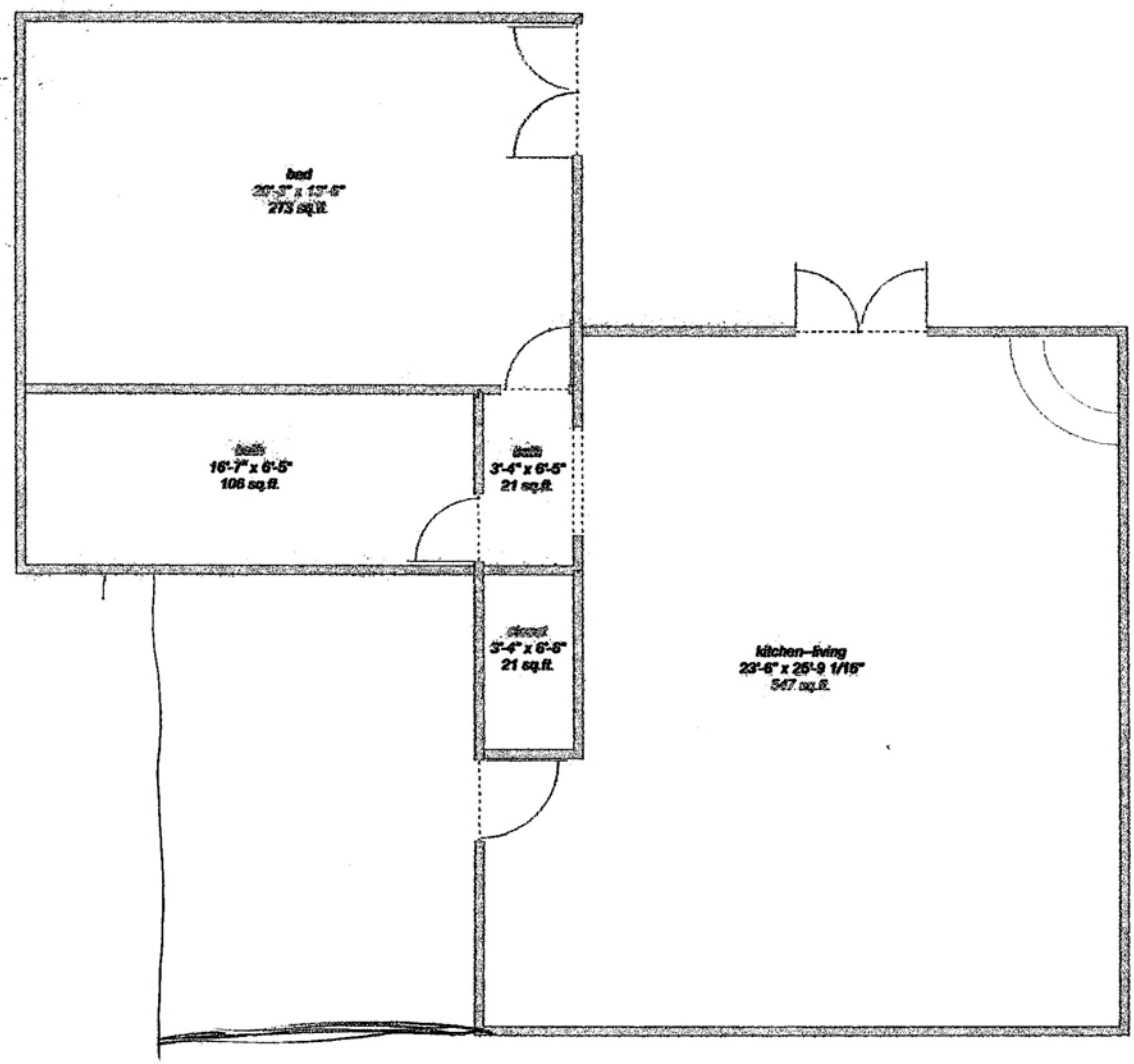
4'6'' HEIGHT 3'10'' WIDTH
CEDAR GATE



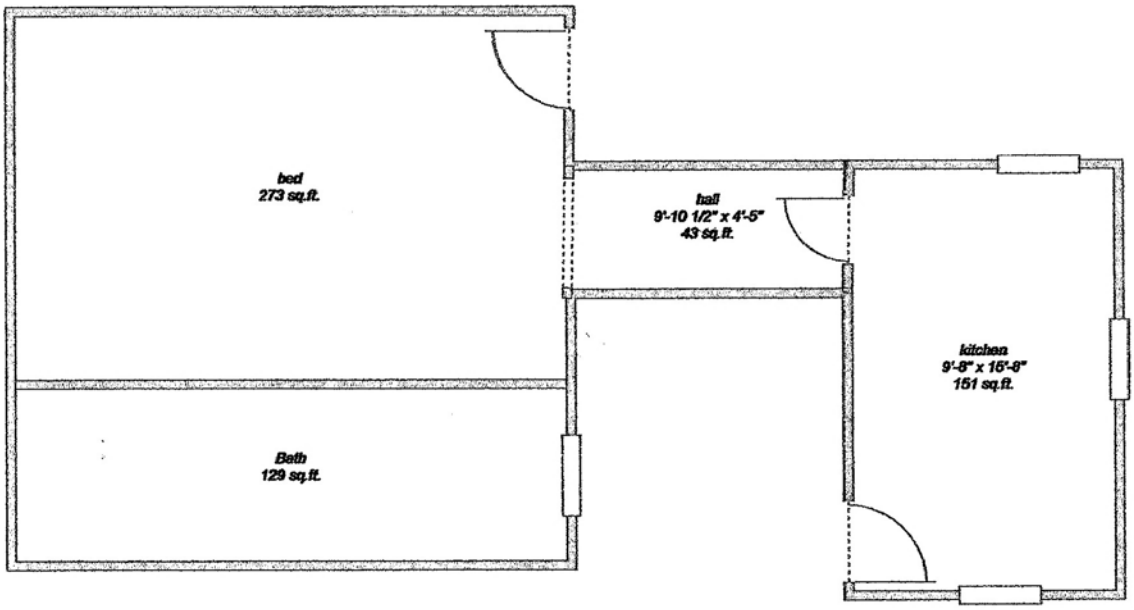
EXTERIOR GATE
TYPICAL
1''=1'



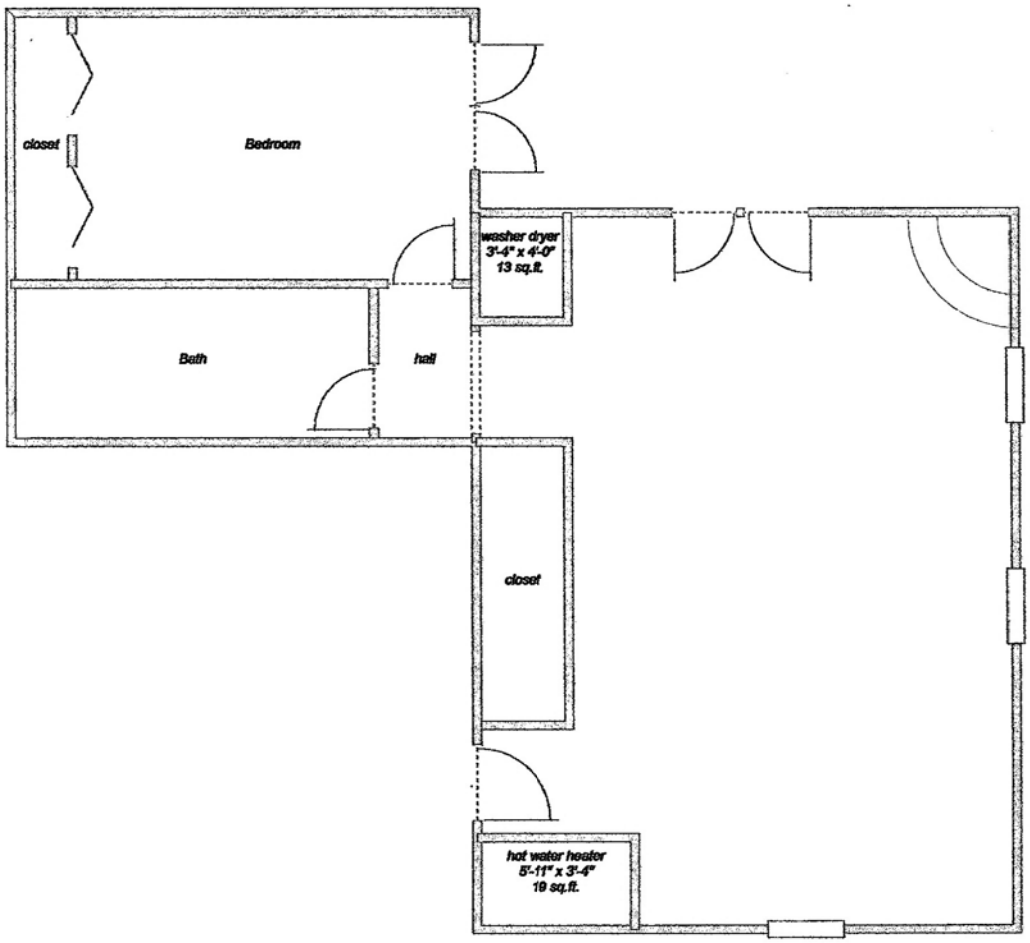
New Building


bed
20'-3" x 13'-6"
273 sq.ft.
bath
16'-7" x 6'-5"
106 sq.ft.
bath
3'-4" x 6'-5"
21 sq.ft.
closet
3'-4" x 6'-5"
21 sq.ft.
kitchen–living
23'-6" x 25'-9 1/16"
547 sq.ft.

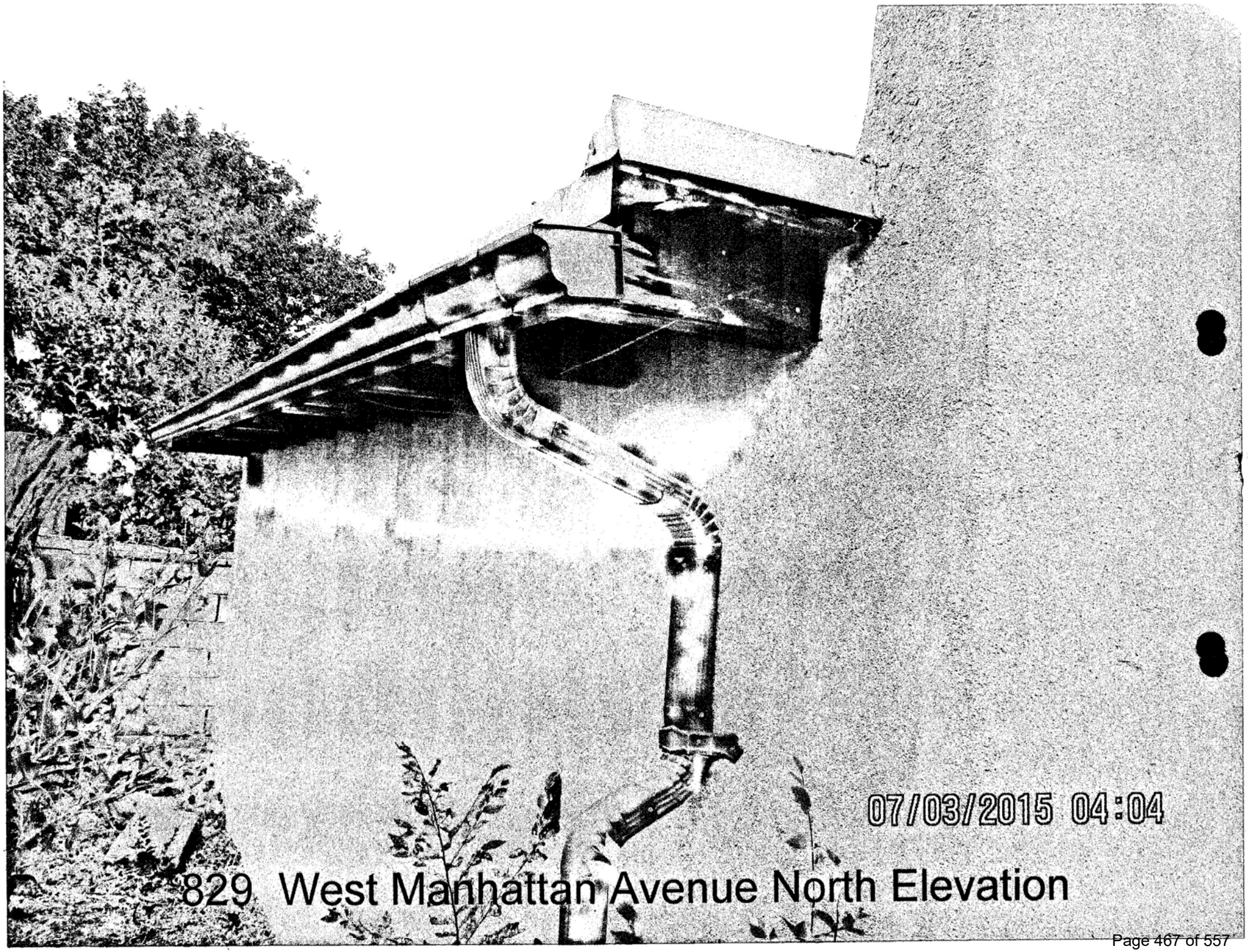
Preference



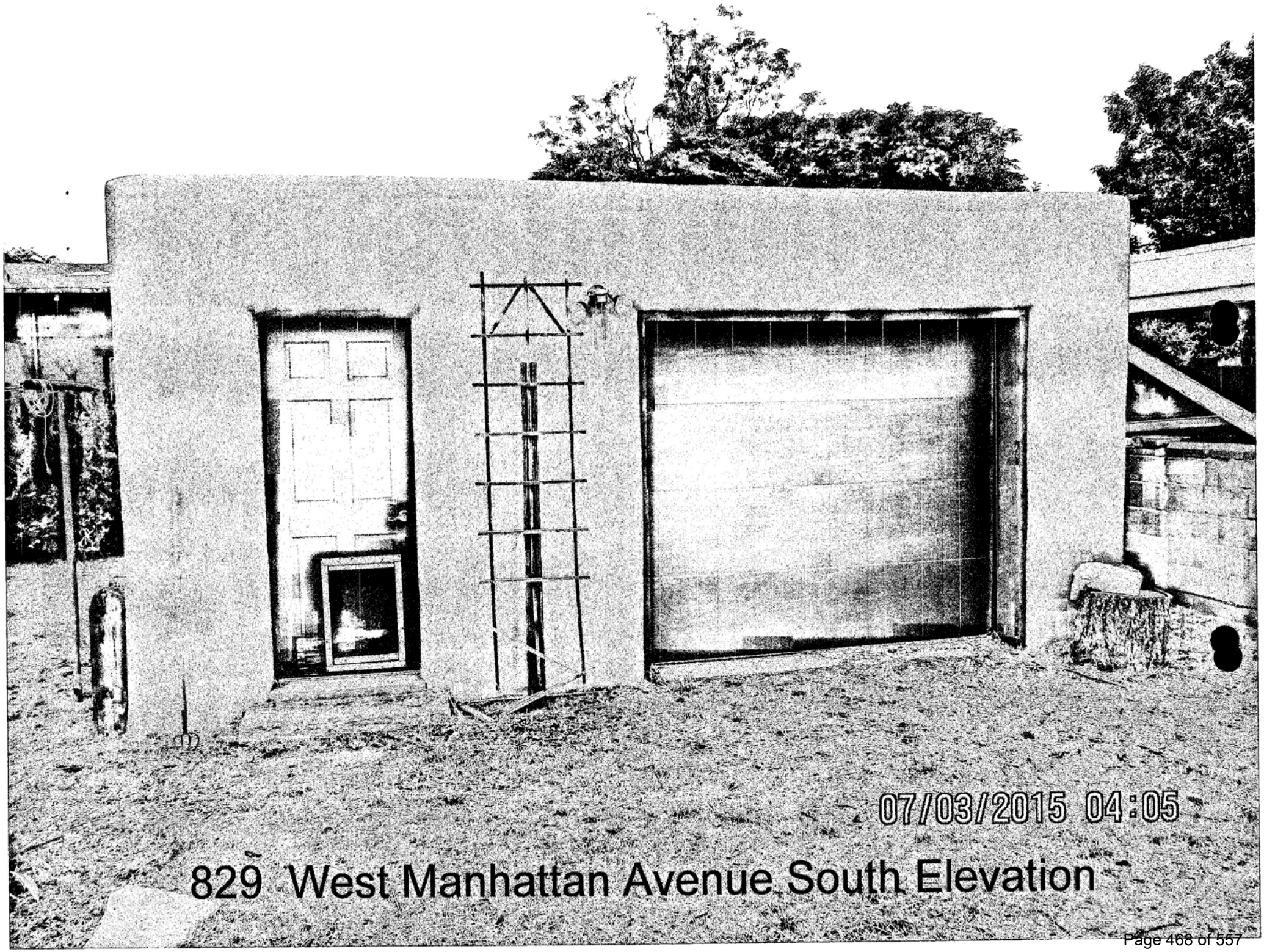
Historic STATUS CONFORMING OPTION



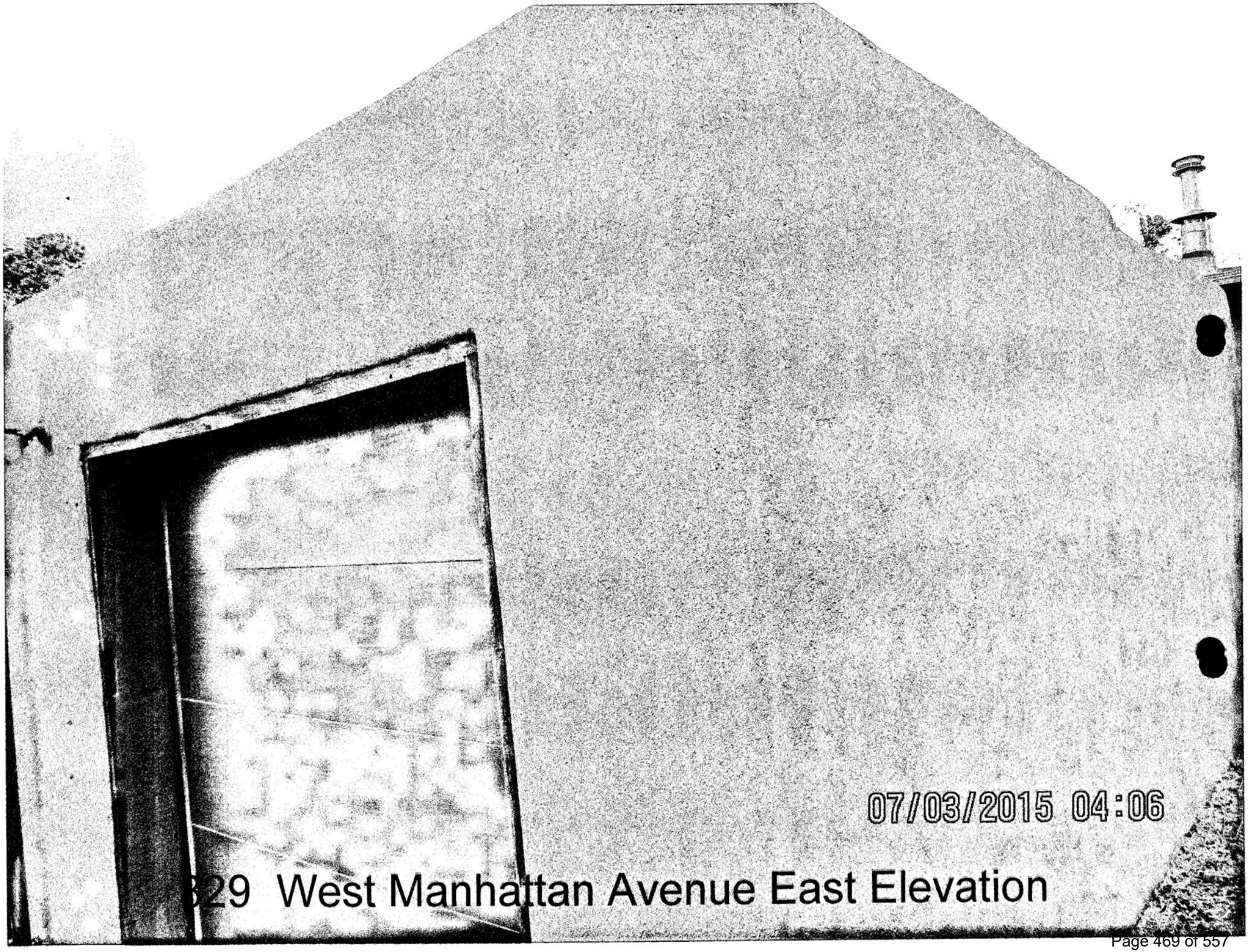
HISTORIC STATUS CONFORMING
WITH EXCEPTIONS

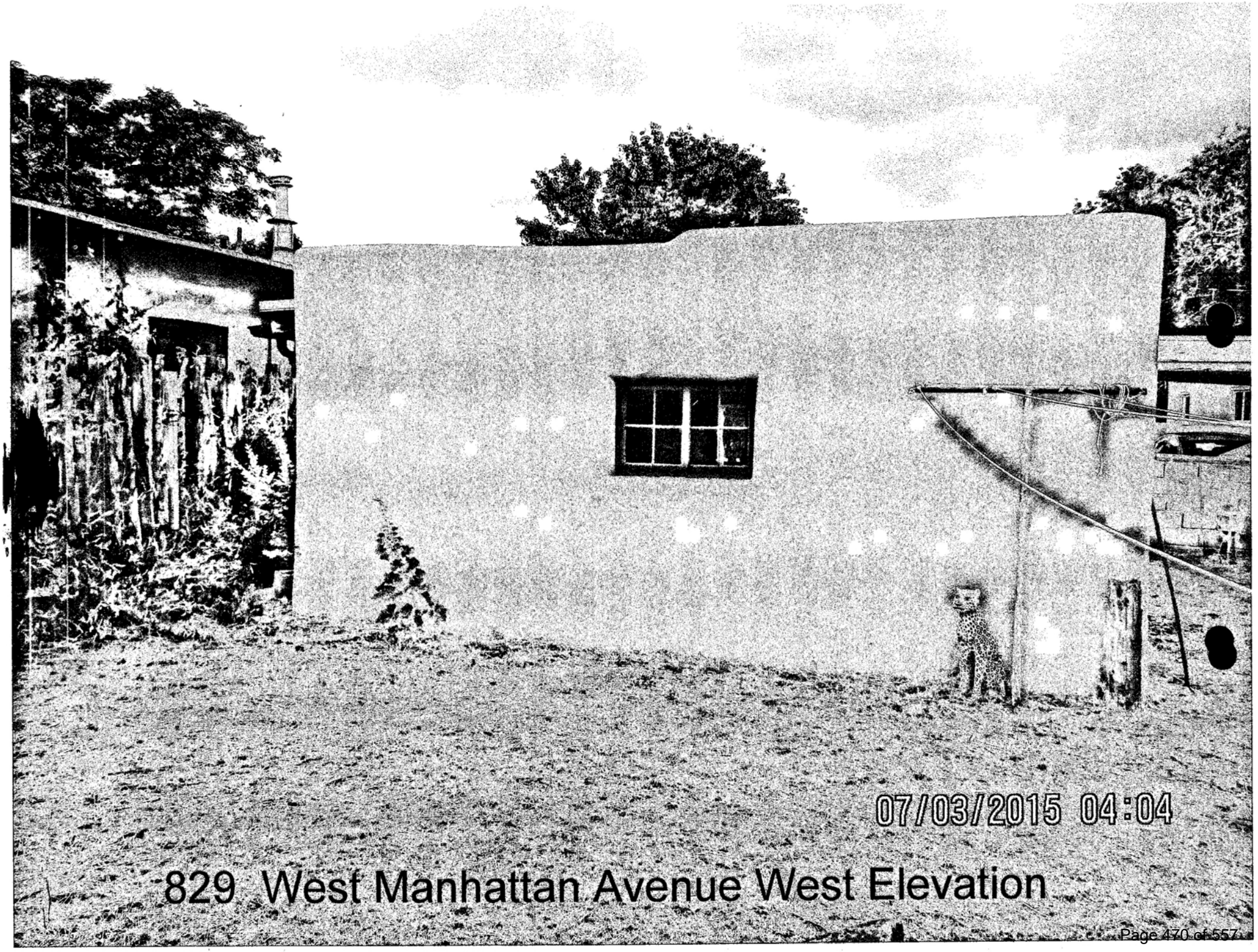


829 West Manhattan Avenue North Elevation

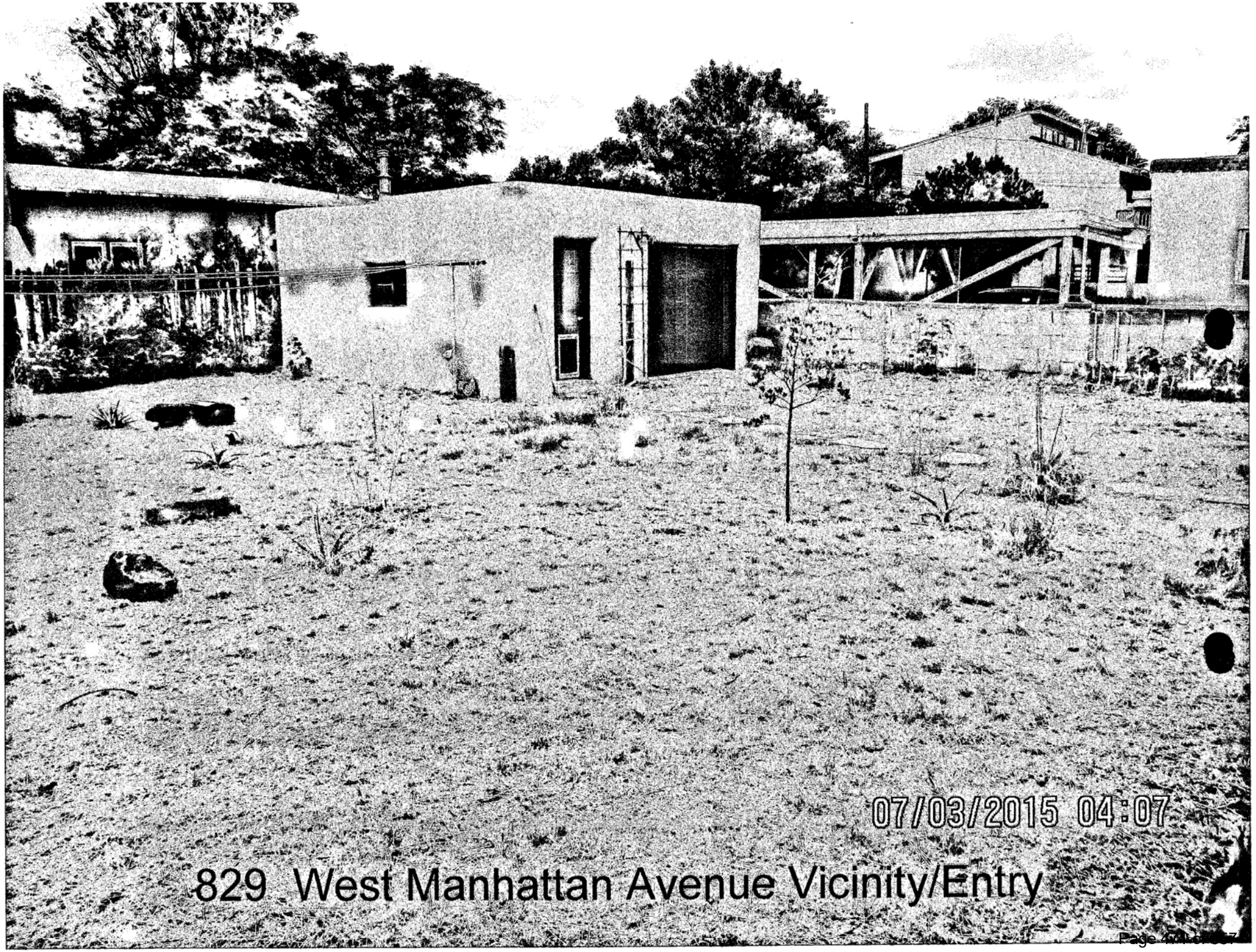


829 West Manhattan Avenue South Elevation


07/03/2015 04:06
329 West Manhattan Avenue East Elevation



829 West Manhattan Avenue West Elevation



829 West Manhattan Avenue Vicinity/Entry

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address: 829 WEST MANHATTAN AVENUE
Date Submitted:	
Property Owner of Record: JON JAYET	Proposed Construction Description: REMODEL GARAGE
Applicant/Agent Name:	
Contact Person Phone Number: (505) 204-3426	TOTAL ROOF AREA: 2408

Zoning District: R-21

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: 30 %
☐ Open Space Required: ____

Setbacks:
Proposed Front: >7 Minimum: 7
2nd Front? 7
Proposed Rear: 25 Minimum: 15
Proposed Sides: L___ R___ Minimum: 5

Height: Proposed 12 3
Maximum Height: 14 or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 4 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.

JON JAYET [☒ 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.

Jon Jayet 7-10-2015
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: ____

[signature] *Close 12/14/15*

Zoning Approval:
☒ Preliminary Approval ☐ with conditions ☐ Rejected
Comments/Conditions: Legal lot needs to be verified through a Certificate of Compliance prior to permit. Subject to approval of Driveway permit.

REVIEWER: Zach Thomas **DATE:** 7/10/15

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: January 26, 2016

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-15-077B

ADDRESS: 829 West Manhattan Avenue
Historic Status: Contributing
Historic District: Westside-Guadalupe

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. ht. calc. fence ht. calc.	x Photographs
	x Other: exceptions responses

STAFF RECOMMENDATION:

Staff defers to the Board as to whether or not the exception requests have been met with additional testimony at the hearing. Staff finds that the applicant did not meet all criteria for both exceptions. Otherwise, this application complies with Section 14-5.2(C) Regulation of Historic Structures, (D) General Design Standards, and (I) Westside-Guadalupe Historic District.

BACKGROUND & SUMMARY:

829 West Manhattan Avenue is a single-family residential structure that was constructed by 1934 in a vernacular manner. The residence is listed as contributing to the Westside-Guadalupe Historic District. A free-standing garage was constructed behind the residence in the 1950s and it is listed as contributing to the District.

The HDRB heard a request for a historic status review of this structure on August 25, 2015. The application supplied aerial photographs with 1985 and 1998 Historic Cultural Property Inventories (HCPI). The historic character of the building includes it's free-standing massing and footprint with stepped parapet and the retention of a historic window. The vehicle door and pedestrian door are non-historic, but they appear to be in the original opening locations and dimensions. Although the former staff recommended non-contributing status, the outcome of that hearing was to maintain the contributing historic status of the structure with the west façade designated as primary due to the retention of the historic massing and the only remaining historic window. In addition, the Board stated that they intended to work with the applicant on a future remodel of the structure.

The applicant appealed that decision to the Governing Body, but subsequently requested that the Governing Body remand the historic status review back to the HDRB with additional information consisting of an updated HCPI form.

The 2015 HCPI form recommends downgrading the historic status to non-contributing due to loss of historic doors, replacement stucco not matching the historic brocade texture, and obscuring the primary elevation window sill with stucco. Previously, the HDRB considered loss of historic material, such as doors and windows, to be an important issue in historic status reviews. Recently, footprint has been given more weight in a status review and the Board recognizes that allowing windows and doors to be replaced in a remodel request does not necessarily downgrade the structure. The 2015 Inventory cites loss of brocade stucco and obscuring the window sill as additional reasons for downgrade. However, there is no substantiation of whether or not approval was granted for the stucco before the sale of the property in circa 2006. Searching records in the Historic Preservation Division for the years 2005-2007 finds no proof of approval to restucco the structure and therefore this issue may not be given much weight in considering downgrade. Since the historic status of a listed historic structure is not downgraded by restuccoing, in practice, that is not sufficient alteration to downgrade a structure.

RELEVANT CODE 14-5.2(C)(2)(f) Regulation of Contributing Structures, Restoration of Status

If a property owner makes changes to a structure without the proper city approvals which result in the lowering of the structure's status, staff or the board may require the property owner to restore the structure such that its former status is restored.

On November 10, 2015, the HDRB confirmed the contributing historic status with the west elevation designated as the primary elevation.

Now, the applicant proposes to remodel the property with the following two items.

1. The garage will be remodeled as an accessory structure. A 506 square foot addition will be constructed at the southwest corner of the structure. Two exceptions are requested to place an addition not 10' back from a primary elevation and to exceed the 50% footprint standard (14-5.2(D)(2)(d)) and the required exception criteria responses are at the end of this report.

The existing structure will be repaired and its height will be increased from 9' 2" to 11' 2". The addition will be 12' 2" high where the maximum allowable height is 14' 3". The existing structure will be restuccoed with El Rey cementitious "Suede" and the addition will be stuccoed with cementitious "Buckskin".

2. The existing 48" high chainlink fence on the west lotline, existing drawings lacking, will be removed and replaced with a stuccoed yardwall at 4' high or 4-5' high. The maximum allowable height for the Juanita Street frontage is 56". A 46" wide pedestrian gate design with a 4' high section of yardwall is submitted.

EXCEPTION TO EXCEED 50% FOOTPRINT STANDARD

(i) Do not damage the character of the streetscape

The proposed addition will be one foot taller in height to differentiate it from our garage structure. The cladding will be a different color and finer texture than the garage structure is currently. The addition will also have a twenty five foot setback from our west property line. This will provide a green space which is in line with the Guadalupe historic district.

Staff response: Staff does not agree with this statement, since there is no description about the character of the streetscape and the Westside-Guadalupe Historic District standards have no language about" green space" and their relevance to expanding the building larger than code allows. Stucco color and texture are details that will be very challenging for future staff to retain.

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

The current garage has a substandard roof and deteriorating foundation. We would like to not only restore our unusable garage structure, but we would like to also create a living space for future family use. Without exceeding maximum allowable square footage the addition proportions would not be proportionate to the main home and would not provide functional living space.

Staff response: Staff agrees with one of the two statements, since there has been no professional assessment reports submitted regarding the preservation of the roof and foundation, just a report for repairs. The consultant may not be aware of the New Mexico Earthen Structures code.

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

The addition will be non-competing with the garage structure both in height and stucco finish and color. The historic discernable west façade window and sill will be restored and brought back to originality. This will be in line with the heterogeneous character of the Guadalupe Historic District.

Staff response: Staff does not agree with this statement, since there is no description of why this design option is chosen over other options available, such as a free-standing structure or a height exception request for a second story on this structure.

(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 double lot backyard is approximately 4000-sq ft. and can easily support an addition which would exceed the maximum allowable addition. We currently do not benefit from our double lot property.

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

The inadequate size of the garage for intended use and inferior construction dictates not only repair, but also a change of use. The location of our non-building code compliant garage structure limits our ability to utilize our property. The inability to use the structure as a living space for family in relationship to the size of the lot is damaging to my family.

Staff response: Staff is unsure whether or not the garage meets minimum standards. According to the Permit Division Director, there are no code requirements for garage size.

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

Allowing an addition exceeding fifty percent of the garage structure would provide proportionate and harmonious architecture to the neighborhood. It would also be more proportionate to the existing home.

Staff response: The applicant has not provided any information about neighborhood structures. When examining the GIS map, neighborhood structures appear to contain structures of greatly varying sizes.

EXCEPTION TO PLACE ADDITION LESS THAN 10' FROM PRIMARY ELEVATION

(i) Do not damage the character of the streetscape

With the West wall designated as primary and the location of the structure in the North East corner; the only functional option is the attachment of an addition to the West primary corner. The addition itself would extend to the south and would not impede visually from our primary west façade of our current garage structure.

Staff response: Staff agrees with this statement, but the applicant has not responded to the criterion.

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

The highest and best utility of the double lot property would be to incorporate a guest home which is non-competing and harmonious with the main home. The inability to include an addition on our double lot property to its highest and best use would be financially devastating.

Staff response: Staff disagrees with this statement. Precedent-setting federal litigation (regarding Pennsylvania Station in NYC as Penn Central Transportation Co. versus New York City) specifically determined that the highest and best use of a property in historic districts shall not be mandated. This was a watershed case that all historic preservation courses look at.

(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

By improving the non-functional structure and incorporating an addition not only will the neighborhood aesthetics of the Guadalupe Historic District be improved, but a living space will be provided for our family.

Staff response: The applicant did not respond to the criterion as it relates to setback from the primary elevation.

(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

All of the Guadalupe Historic District is comprised of high density construction with perimeter stucco walls or coyote fencing. The double lot at 829 W Manhattan has a cyclone fence surrounding the back yard "field". We will replace the non-historic wire fence with a stuccoed four foot high wall.

Staff response: The applicant did not respond to the criterion as it relates to setback from the primary elevation.

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

The garage was built in the 1950's without adherence to common building codes. It is now in need of modern repairs. Without said repairs it will deteriorate and eventually be lost.

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 Subsection 14-5.2(A)(1)

The West façade corner attachment of an addition would provide the most harmonious addition to our garage structure. The addition would not visually block the west primary façade.

Staff response: Staff agrees with this statement.

Application Proposal Letter – 829 West Manhattan Avenue

In 2009 I purchased the property at 829 W Manhattan Ave. The main home was constructed in the 30's and is adobe with framed interior walls. The home is 1340-sq ft. +/-; and consists of two bedrooms and one bath. The home sits on a corner lot. Lot 1 is 5000-sq ft. and lot 2 is 2903'-sq ft. These lots have been joined legally to form the 7903-sq ft. lot. There is also a 400-sq ft. garage structure built in the 50's in the far Northeast corner of the lot.

The garage structure is only 17'deep on the interior and has a center adobe wall supporting the sloped roof, splitting the structure into two rooms. The side of the garage which is to accommodate cars is 10 ½'wide. The code for a single car garage is 14'wide by 22'deep. The garage is too small to use for vehicle storage and therefore has been used as a storage building.

I would like to convert the garage structure into a guest home. The back yard is almost 4000 square feet and can easily support a 950-sq ft. guest home. Even with an addition to the garage the lot coverage would be less than 33%.

The garage roof is constructed of 2 x 6 sub-standard roof joists which are deflecting. The rear (North) foundation is also compromised from 50 years of water runoff which didn't have any guttering until I purchased it in 2009. In 2006 a new stucco El Rey (Suede 118) cladding was performed by the Gonzales' prior to listing the property for sale.

In order to repair the foundation a buttress foundation pinned to the existing foundation must be installed along the North and East walls. The roof slopes to the North on a 12 to 2 slope. The 2 x 6 sub-standard roof joists need replacing and the back (North) wall needs to be elevated. The interior ceiling height on the North wall is 7'2". The minimum code for any interior wall is 8'minimum. The parapet on the East, West and South walls need to be removed in order to accommodate a bond beam of concrete and steel. The bond beam will hold the walls together and support new roof joists of adequate size. The bond beam needs to be at least 10"tall minimum. The North side of the structure would be elevated 18-24"taller in height. I will replicate the West side step down façade parapet in the same dimensions as the property has now. The step down West parapet is also found in the main home.

I would also attach an addition to the South side of the structure. This addition would consist of a 2 x 6 framed living space, to be used as a guest home. This addition would be one foot taller and would differentiate from the garage structure both in height, color and stucco finish. The addition would have a sand finish stucco (EL Rey Buckskin 106) and the original garage structure will be plastered with (El Rey Suede 118) in a more granular finish. The addition would also have a level parapet whereas the garage structure would maintain the stepped down parapet. The addition would be 30' from the street and 26' from the west property line. We would replace the current wire fence on the west property line with a four to five foot cmu stuccoed wall.The parking area would have a 46" wide seven slated gate in the northeast corner. We will stucco the garden walls with same (El Suede 118) stucco that we will use on the existing garage

structure and that is also found on the main home and current garden walls. I would put a garden on the North side of the addition with a catchment system.

50% Addition Exception – 829 West Manhattan Avenue:

I. The proposed addition will be one foot taller in height to differentiate it from our garage structure. The cladding will be a different color and finer texture than the garage structure is currently. The addition will also have a twenty five foot setback from our west property line. This will provide a green space which is in line with the Guadalupe historic district.

II. The current garage has a substandard roof and deteriorating foundation. We would like to not only restore our unusable garage structure, but we would like to also create a living space for future family use. Without exceeding maximum allowable square footage the addition proportions would not be proportionate to the main home and would not provide functional living space.

III. The addition will be non-competing with the garage structure both in height and stucco finish and color. The historic discernable west façade window and sill will be restored and brought back to originality. This will be in line with the heterogeneous character of the Guadalupe Historic District.

IV. The double lot backyard is approximately 4000-sq ft. and can easily support an addition which would exceed the maximum allowable addition. We currently do not benefit from our double lot property.

V. The inadequate size of the garage for intended use and inferior construction dictates not only repair, but also a change of use. The location of our non-building code compliant garage structure limits our ability to utilize our property. The inability to use the structure as a living space for family in relationship to the size of the lot is damaging to my family.

VI. Allowing an addition exceeding fifty percent of the garage structure would provide proportionate and harmonious architecture to the neighborhood. It would also be more proportionate to the existing home.

West Façade Attachment Exception - 829 West Manhattan Avenue:

I. With the West wall designated as primary and the location of the structure in the North East corner; the only functional option is the attachment of an addition to the West primary corner. The addition itself would extend to the south and would not impede visually from our primary west façade of our current garage structure.

II. The highest and best utility of the double lot property would be to incorporate a guest home which is non-competing and harmonious with the main home. The inability to include an addition on our double lot property to its highest and best use would be financially devastating.

III. By improving the non-functional structure and incorporating an addition not only will the neighborhood aesthetics of the Guadalupe Historic District be improved, but a living space will be provided for our family.

IV. All of the Guadalupe Historic District is comprised of high density construction with perimeter stucco walls or coyote fencing. The double lot at 829 W Manhattan has a cyclone fence surrounding the back yard "field". We will replace the non-historic wire fence with a stuccoed four foot high wall.

V. The garage was built in the 1950's without adherence to common building codes. It is now in need of modern repairs. Without said repairs it will deteriorate and eventually be lost.

VI. The West façade corner attachment of an addition would provide the most harmonious addition to our garage structure. The addition would not visually block the west primary façade.

Jorge Gonzalez, P.E.

P.O. Box 5483
Santa Fe, NM 87502-5483

Telephone (505) 695-6008
e-mail: n261jgpe@aol.com

December 31, 2015

Jon Jayet
200 Rendon Road.
Santa Fe, NM 87501

RE: 829 West Manhattan – Shed/Garage
Structural Evaluation - Opinion

Dear Mr. Jayet:

Per your request, this letter is to address the structural integrity of the shed or garage at the rear of the lot at the above reference location.

These structures were typically built in an era of little or no regulation codes (Unburned Clay Masonry Sect. 2405). They were built with rubble or no foundation. The adobe or mud wall met no specifications and in need of continuous maintenance.

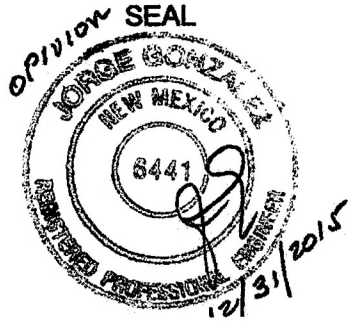
In order to stabilize the structure, reduce wall cracks and deterioration, it is my opinion and recommendation to perform the following.

- Install a perimeter rim concrete foundation along the bottom of the walls.
- Remove the roof structure and install a reinforced bond beam embedded to the top of the walls. Install a new roof to meet clearance and code.

Details of the above can be provided in order to obtain a building permit.

Sincerely

Jorge Gonzalez, PE



City of Santa Fe
Public Works Department
Permit to Access Public Right-of-way

APPLICANT NAME Jon Jayet

ACCESS PERMIT NUMBER 15-07-12

IN ACCORDANCE WITH THE SUBMITTED APPLICATION, AND CONDITIONS NOTED BELOW, PERMISSION IS HEREBY GRANTED FOR ACCESS TO PUBLIC RIGHT-OF-WAY FOR THE FOLLOWING LOCATION:

SITE ADDRESS OR LOT NO 829 W. Manhattan Ave

NAME OF SUBDIVISION (IF APPLICABLE)

THE WORK IS TO COMMENCE ON OR ABOUT Nov. 2015

THIS PERMIT EXPIRES 1-17-16

CONDITIONS NOTED:

This Permit provides legal access from private property onto a public right-of-way and is governed by the requirements of City Code Chapter 23 – Construction and Maintenance of Curb, Gutter, and Sidewalk (where applicable). All Conditions and restrictions required by law shall be complied with, and failure to comply with the conditions of this permit shall result in revocation of this permit and the reconstruction of any nonconforming driveway to City of Santa Fe standards at the property owner's expense.

Prior to commencing construction, the property owner shall contact the Streets & Drainage Maintenance Division located at 1142 Siler Road (955-3000) regarding the need for a *Right-of-way Excavation & Restoration Permit*; and the Planning and Land Use Department located at 200 Lincoln Avenue (955-6955) regarding the need for a building permit. This permit does not constitute review and approval of Americans with Disabilities Act (ADA) requirements.

Approved per attached

Exhibit "A"

REVIEWED AND SIGNED BY Jodi Lucero **DATE** 7-17-15

DRIVEWAY INSPECTED BY **DATE**

FEE PAID $100.00 **RECEIPT #** 0241379

HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 829 N. Manhattan Ave.

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

PROJECT PROPOSAL: REMODEL - ADDITION TO EXISTING GARAGE

CONSTRUCTION COST: $ 95,000

BASE FEE: $ _____ + **EXCEPTION:** $ _____ + **POSTER:** $ _____ = **TOTAL:** $ 50.00

(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)** 2 streets

---

OWNER: JON JAYET **PHONE #:** 505-204-3426

OWNER MAILING ADDRESS: 200 RENDON RD. ~~SAN~~

CITY, STATE, ZIP CODE: SANTA FE, N.M. 87501

EMAIL: JJinc.855@COMCAST.NET

APPLICANT: _____ **PHONE #:** _____

MAILING ADDRESS: _____

CITY, STATE, ZIP CODE: _____

EMAIL: _____

PREAPPLICATION MEETING: Date: 7/2/2015 Case Planner: Lisa Roach

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 _____ to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

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

JUICEKITCHEN DESIGN WORKSHOP LLC
1219 Cerro Gordo Road
Santa Fe, NM 87501
505 920 9128
ju@juicekitchendesignworkshop.com

Date: 11/25/2024

Paul Duran
Senior Planner, Historic Preservation Division
Planning and Land Use Department
City of Santa Fe
P.O. Box 909, Santa Fe, NM 87504

Re: Historic Review Submission for 829-A W Manhattan Ave, Santa Fe, NM 87501

Dear Paul,

On behalf of Brenda Baletti, the Owner of the above mentioned property, we are submitting this Application for Historic Board Review for the project. Attached is the application packet for Historic Review for the following scope of works:

1. A new 160 sf entry portal constructed of wood posts, beams and rafters with a corrugated metal roof.
2. The proposed stucco color for stucco repairs will be El Rey BUCKSKIN.
3. The proposed sheet metal roof color will be RED to match existing windows.
4. The proposed wood stain will be Dark WALNUT.

This application packet includes:

1. This proposal letter.
2. Historic Review Application Form.
3. Warranty deed and recorded plat.
4. Drawings including:
    a. Existing and Proposed site plans
    b. Existing and Proposed floor plans
    c. Existing and Proposed exterior elevations
5. Photographs of the exterior of the existing house.
6. Proposed colors for stucco and the wood stain.
7. PZR approval.

We request the following exceptions to the code for approval:

14-5.2(D)(2)(c) Additions are not permitted to primary facades.
(i)Do not damage the character of the district;
(ii)Are required to prevent a hardship to the applicant or an injury to the public welfare; and
(iii)Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

14-5.2(D)(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.

JUICEKITCHEN DESIGN WORKSHOP LLC
1219 Cerro Gordo Road
Santa Fe, NM 87501
505 920 9128
ju@juicekitchendesignworkshop.com

(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.

To the above exceptions, we feel that:

1. In both exceptions, the proposed entry portal does not damage the character of the district and in fact is keeping aesthetically with existing structures. There is precedent at the neighboring property of 409 Juanita Street of wood portals and colored sheet metal roofs. Other neighboring properties with sheet metal pitched roofs include but are not limited to 830 and 848 W Manhattan Ave. Hence we do feel that the aesthetics of the proposed entry portal is in keeping and does indeed strengthen the character of the neighborhood.
2. An Entry Portal was felt necessary to the property in order to protect users the entry sequence to the front entry door from the elements. In addition, the existing front entry door is unprotected and is suffering from extreme wear and tear. There is no alternative location for an entry portal.
3. The existing front entry door is 4'-0" from the designated primary façade of the contributing portion of the house. Hence there is no alternative to locate an entry portal a minimum of 10'-0" away as required by 14-5.2(D)(2)(d).

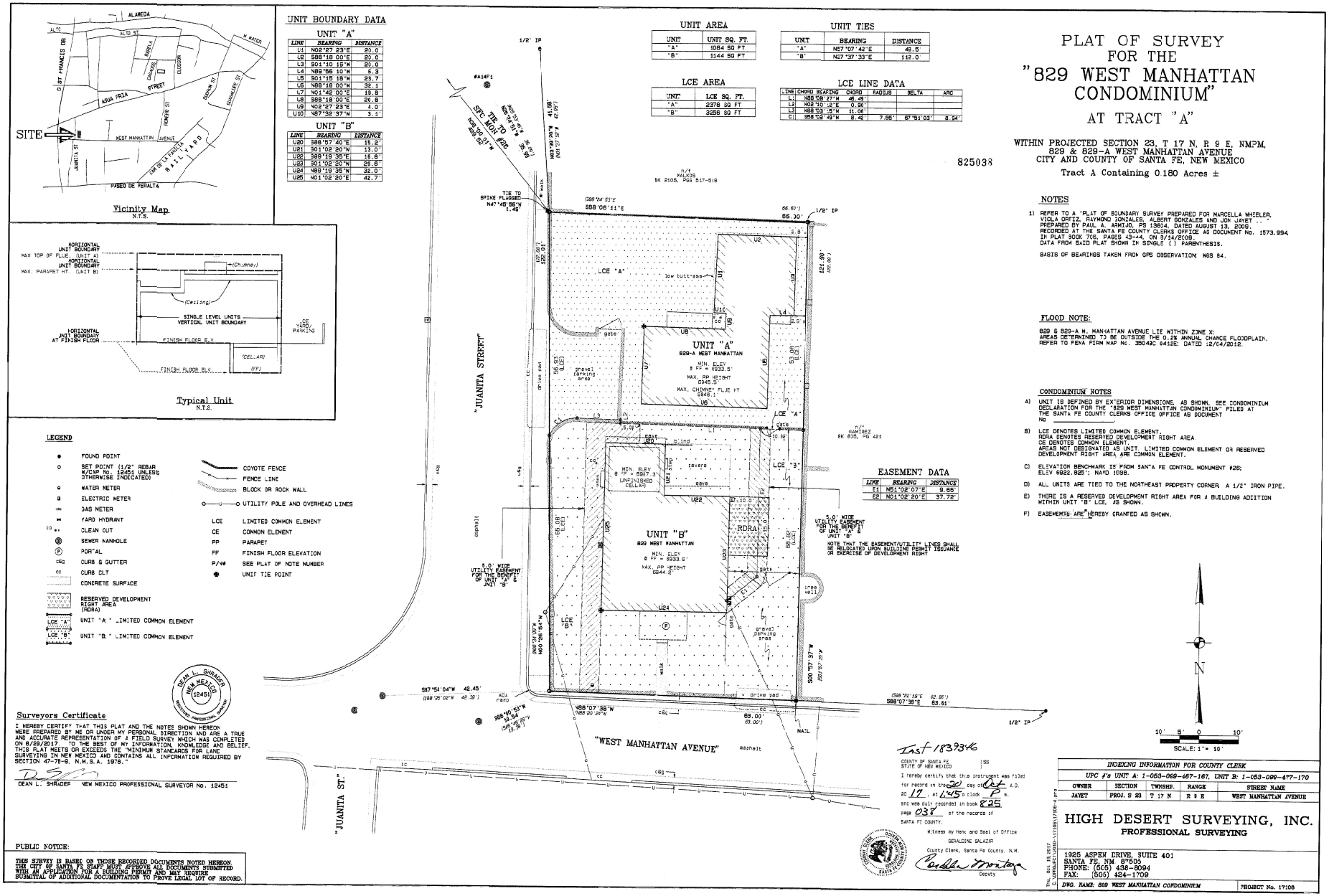
Please feel free to contact me with any further questions. Thank you.

Sincerely yours,



Ju Tan – Architect
(505) 920 9128
Email: ju@juicekitchendesignworkshop.com

Cc: Brenda Baletti (Homeowner)



Land Records Corp. AT ALB13426 SF 1839346.001

GENERAL PROJECT DATA

LOT SIZE - APPROX. 8000 SQ FT.

EXISTING ROOFED AREA - APPROX. 2244 S.F. TOTAL
UNIT A - APPROX 1100 S.F.
UNIT B - APPROX 1144 S.F.

PROPOSED NEW ROOFED AREA - APPROX. 130 S.F.

PROPOSED TOTAL ROOFED AREA - APPROX. 2404 S.F.

EXISTING LOT COVERAGE - 28%
PROPOSED LOT COVERAGE - 30% (<40%, OK)

ZONING DISTRICT - R-21

HISTORIC DISTRICT: WESTSIDE GUADALUPE

CODES: INCLUDING BUT NOT LIMITED TO THE 2021 IBC, 2021 IRC,

ALLOWABLE MAX. HT OF STRUCTURE - 24' OR AS DETERMINED BY THE HISTORIC PRESERVATION BOARD.

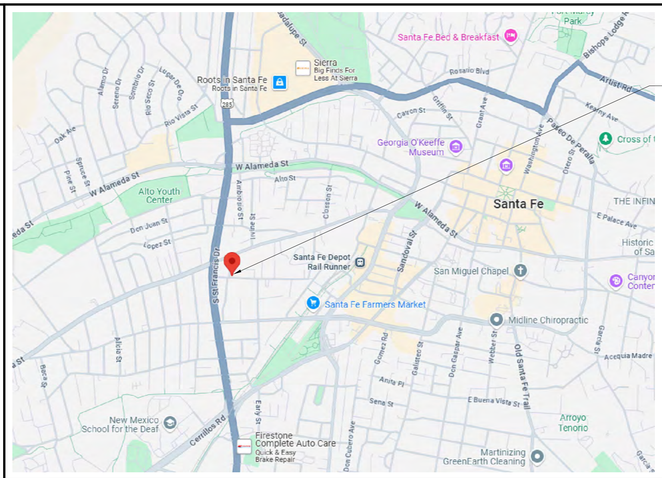
MAXIMUM HEIGHT OF PROPOSED STRUCTURE - N.A.

REQUIRED SETBACKS PER NM LAND USE CODE TABLE 14-7.2-1 AND SECTION 14-7.2(D)
1. FRONT - 7 FT
2. SIDE - 5 FT
3. REAR - 5 FT

RAINWATER RETENTION:
PROPOSED ADDITIONAL ROOFED AREA - 130 S.F.
REQUIRED RETENTION - 0.16 X 130 S.F. = 21 C.F. OR 160 GALLONS

RETENTION POND PROVIDED - (1) 5' X 6' X 1' DEEP (30 C.F.) PROVIDED

7 PROJECT DATA

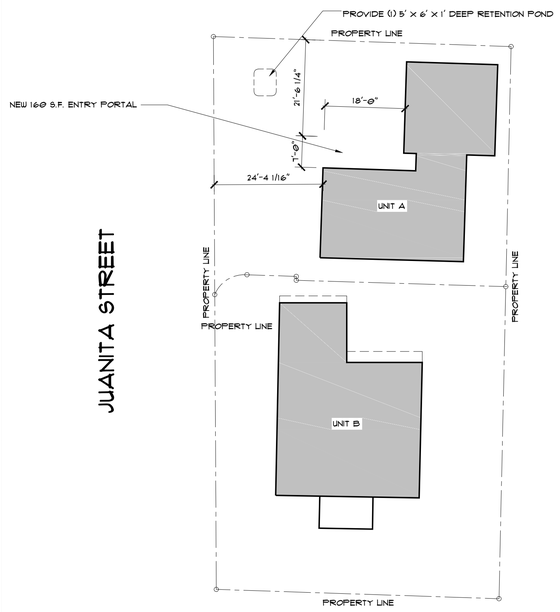


1 LOCATION MAP SCALE: NTS

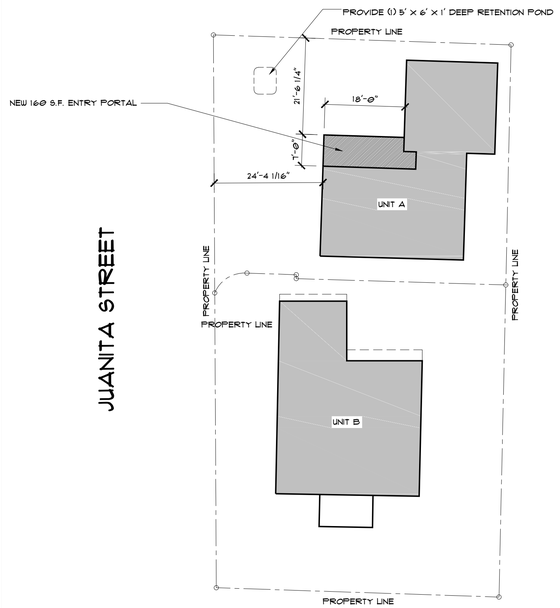
NEW ENTRY PORTAL TO THE BALETTI RESIDENCE
829-A W MANHATTAN AVE
SANTA FE, NM 87501

HISTORIC REVIEW SET

12/17/2024



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



2 PROPOSED SITE PLAN SCALE: 1/16" = 1'-0"

JUICEKITCHEN DESIGN WORKSHOP
1219 CERRO GORDO RD.
SANTA FE, NM 87501
505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

REV #1 - 20231025 - PERMITREVISIONS

NORTH

SCALE - AS NOTED

DATE - 12/17/2024

COVER SHEET / SITE PLAN

BALETTI RESIDENCE ENTRY PORTAL
829-A W MANHATTAN AVE., SANTA FE, NM 87501

CVR

GENERAL SCOPE OF WORKS

1. REMOVAL OF EXISTING CONCRETE SLAB AT FRONT ENTRY DOOR.
2. NEW APPROX. 130 SF ENTRY PORTAL AT NORTH FACING SIDE OF HOUSE WITH WOOD POSTS, BEAMS AND CORRUGATED SHEET METAL ROOF.
3. NEW CONCRETE SLAB UNDER PORTAL.
4. STUCCO REPAIR AS NECESSARY TO MATCH EXISTING.
5. NO PLUMBING AND ELECTRICAL WORKS PROPOSED.

GENERAL NOTES

1. THESE DRAWINGS ARE THE PROPERTY OF JUICEKITCHEN DESIGN WORKSHOP LLC (JKDW) AND MAY NOT BE REPRODUCED WITHOUT THE PERMISSION OF JKDW.
2. ALL CONSTRUCTION SHALL CONFORM TO ALL RELEVANT CODES REFERENCED BY SANTA FE COUNTRY, NM. INCLUDING BUT NOT LIMITED TO IBC 2021, IRC 2021.
3. IF THERE ARE ANY CONFLICTS WITH THE CODES REFLECTED IN THE DRAWINGS, THE CONTRACTOR IS TO INFORM THE JKDW IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
4. DO NOT SCALE THE DRAWINGS. THE CONTRACTOR/SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS IN THE FIELD. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE REPORTED TO JKDW IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
5. CONTRACTORS SHALL MAINTAIN A SAFE AND ORGANIZED WORKING ENVIRONMENT ON THE SITE. DAILY CLEANING, ORGANIZATION AND PROTECTION OF MATERIALS SHALL BE PERFORMED AS NECESSARY. CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING JOB RELATED SAFETY STANDARDS
6. ALL EXISTING STRUCTURAL ELEMENTS OF EXISTING BUILDINGS SHALL NOT BE MODIFIED BEYOND THE SCOPE OF THIS PROJECT WITHOUT THE CONSENT OF THE OWNER, JKDW AND A QUALIFIED STRUCTURAL ENGINEER (IF NEEDED).
7. THE CONTRACTOR SHALL SCHEDULE PRE-CONSTRUCTION MEETINGS WITH ALL SUB CONTRACTORS AS NECESSARY TO CLARIFY THE WORK SCOPE AND EXPECTATIONS PRIOR TO COMMENCEMENT OF ANY WORK..
8. REGULAR CONSTRUCTION MEETINGS SHALL BE SCHEDULED (AS NECESSARY) WITH ALL RELEVANT PARTIES INCLUDING BUT NOT LIMITED TO RELEVANT SUB CONTRACTORS.
9. A CONSTRUCTION SCHEDULE SHALL BE FURNISHED AND ADHERED TO BY THE CONTRACTOR. ANY PROPOSED CHANGES SHALL BE APPROVED BY THE OWNER AND JKDW.
10. FINAL PUNCHLIST - AT SUBSTANTIAL COMPLETION, A FINAL PUNCHLIST SHALL BE MADE UP BY JKDW OR THE OWNER. ALL ITEMS ON THE PUNCHLIST SHALL BE PERFORMED BY THE CONTRACTOR WITHIN AN AGREED PERIOD OF TIME BEFORE HANDOVER TO THE OWNERS.
11. FINAL GRADING - ENSURE THAT ALL GRADE SURROUNDING THE NEW ADDITION SLOPES AWAY FROM THE BUILDING A MINIMUM OF 1/4"/FT FOR A MINIMUM OF 48".
12. FINAL CLEANING - THE CONTRACTOR SHALL PERFORM FINAL CLEANING TO ALL AFFECTED AREAS TO "MOVE IN" CONDITION BEFORE HANDING OVER TO THE OWNERS.
13. MAKE ARRANGEMENTS WITH THE OWNERS REGARDING USE OF TOILET OR PROVIDE A PORTABLE TOILET ON SITE.
14. WARRANTY - THE CONTRACTOR SHALL WARRANT ALL WORK FOR A MINIMUM PERIOD OF ONE (1) YEAR FROM THE DATE OF COMPLETION.

66 GENERAL NOTES

COMMON ABBREVIATIONS

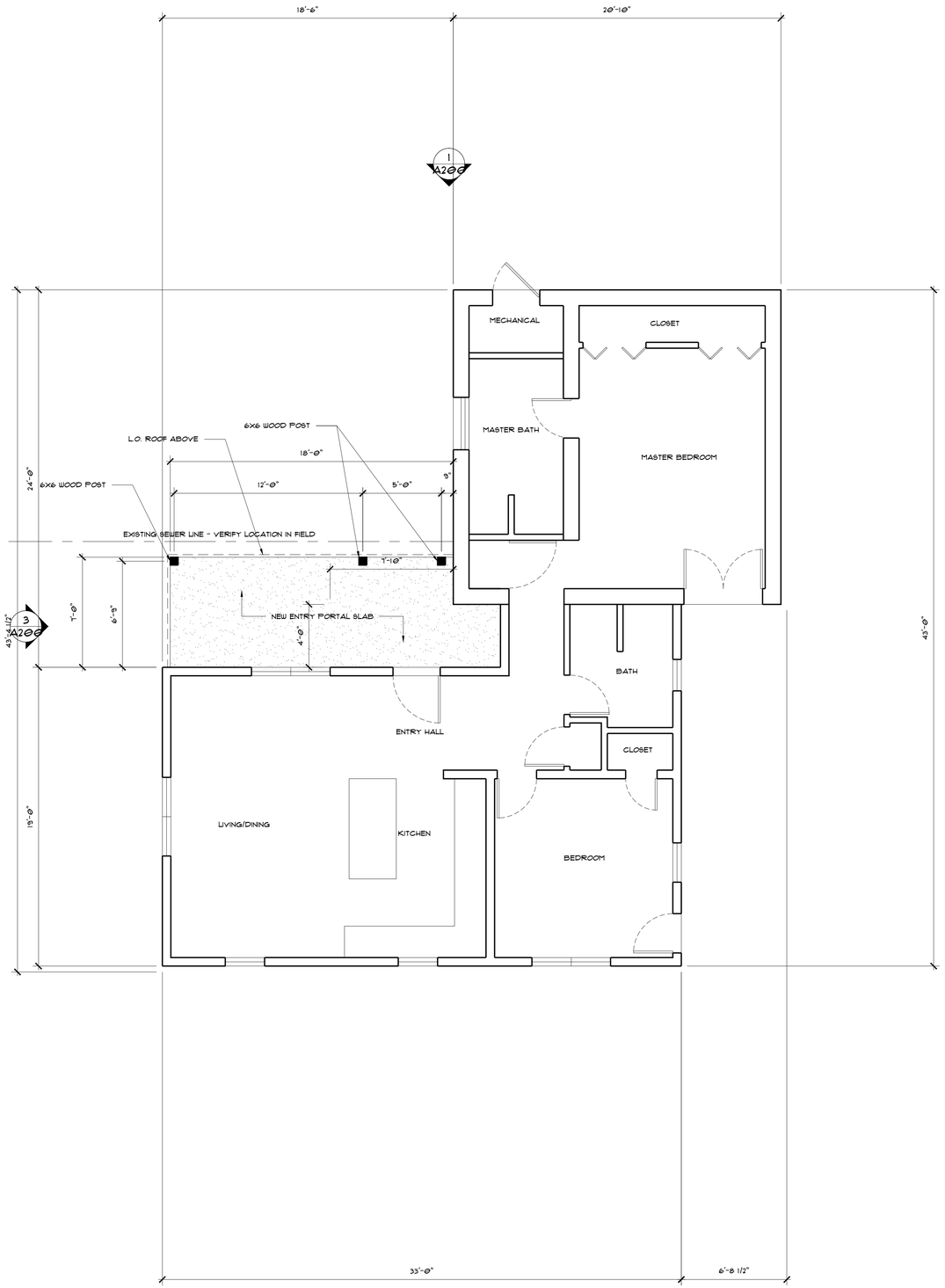
- A.F.F. - ABOVE FINISHED FLOOR
- B.O. - BOTTOM OF
- T.O. - TOP OF
- B.O.W. - BOTTOM OF WALL
- T.O.W. - TOP OF WALL
- T.O.P. - TOP OF PARAPET
- V.I.F. - VERIFY IN FIELD
- S.F. - SQUARE FEET
- C.F. - CUBIC FEET
- GAL. - GALLONS
- PSF - PER SQUARE FEET
- EL. - ELEVATION
- EQ. - EQUAL (USED IN EQUALLY SPACED DIMENSIONS)
- W, H (HT.) - WIDTH, HEIGHT
- O.C. - CENTER TO CENTER DIMENSIONS
- DIMS. - DIMENSIONS
- C.L. - CENTERLINE
- P.L. - PROPERTY LINE
- L.O. - LINE OF
- MAX. - MAXIMUM
- MIN. - MINIMUM
- TYP. - TYPICAL
- OPNG. - OPENING
- R.O. - ROUGH OPENING
- FIN. FLR. - FINISHED FLOOR
- N.T.S. - NOT TO SCALE
- GWB - GYPSUM WALL BOARD
- GCB - GYPSUM CEILING BOARD
- G.D. - WOOD GRAIN DIRECTION
- R.S. - ROUGH SAWN WOOD
- D.S. - DOWNSPOUT
- C.B. - CATCH BASIN
- T.O.C. - TOP OF CONCRETE
- T.O.G. - TOP OF GRADE

MATERIAL ABBREVIATIONS

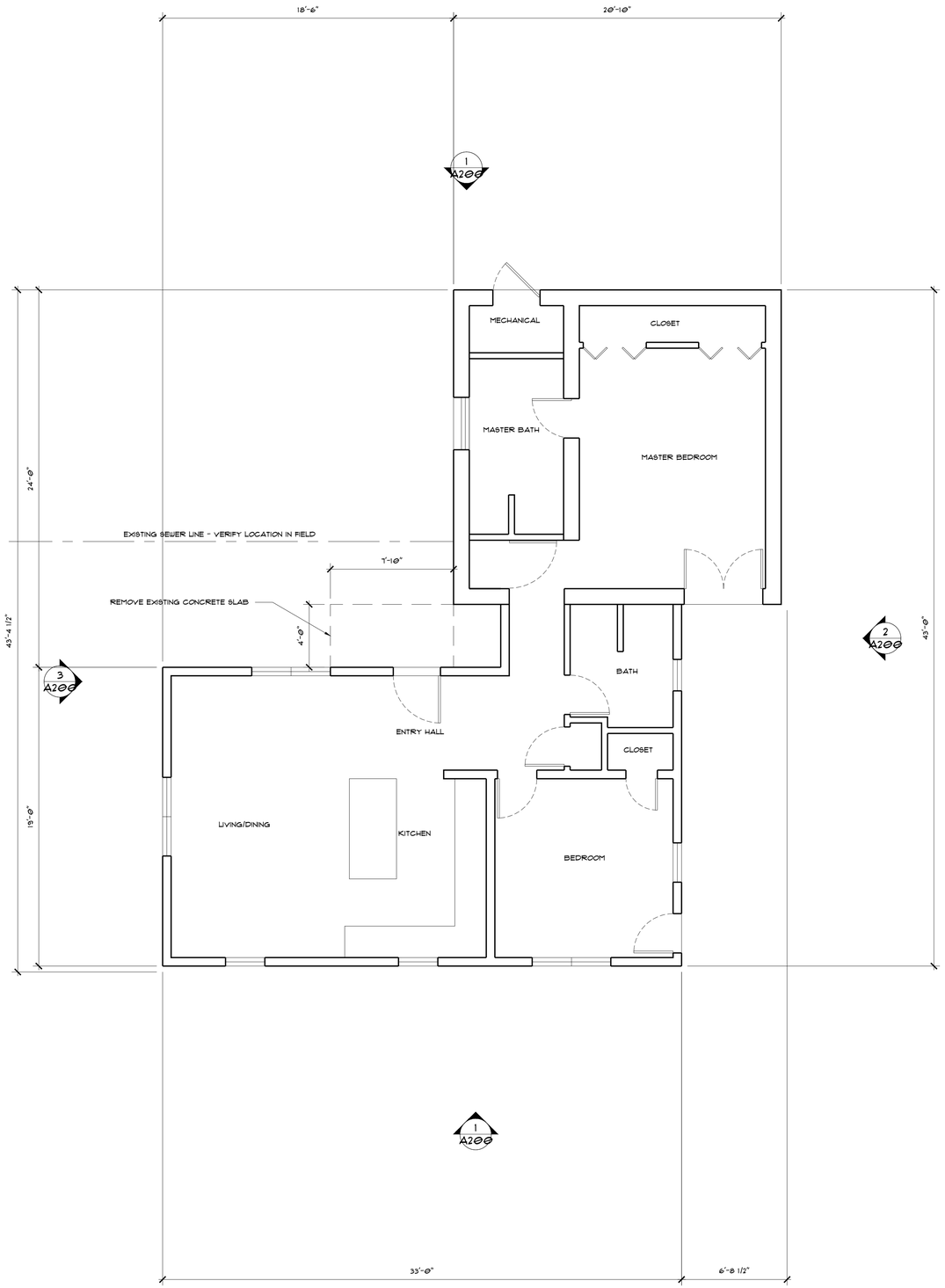
- TL - TILE
- WD - WOOD
- DF - DOUGLAS FIR
- PL - PLASTER
- PTD - PAINTED
- ST - STAINED

5 COMMON ABBREVIATIONS

NUMBER	DESCRIPTION	SCALE
CVR	COVER SHEET/SITE PLAN	AS NOTED
X100	EXISTING AND PROPOSED FLOOR PLANS	1/4" = 1'-0"
X101	EXISTING AND PROPOSED ROOF PLANS	1/4" = 1'-0"
X200	EXISTING AND PROPOSED EXTERIOR ELEVATIONS	1/2" = 1'-0"
X201	EXISTING AND PROPOSED EXTERIOR ELEVATIONS	1/2" = 1'-0"
X202	EXISTING ELEVATIONS (UNCHANGED)	1/2"" = 1'-0"



2 PROPOSED FLOOR PLAN SCALE: 1/4" - 1'-0"



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

JUICEKITCHEN DESIGN WORKSHOP

1219 CERRO GORDO RD.
SANTA FE, NM 87501

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JU@JUICEKITCHENDESIGNWORKSHOP.COM

REVISION -

NORTH

SCALE - AS NOTED

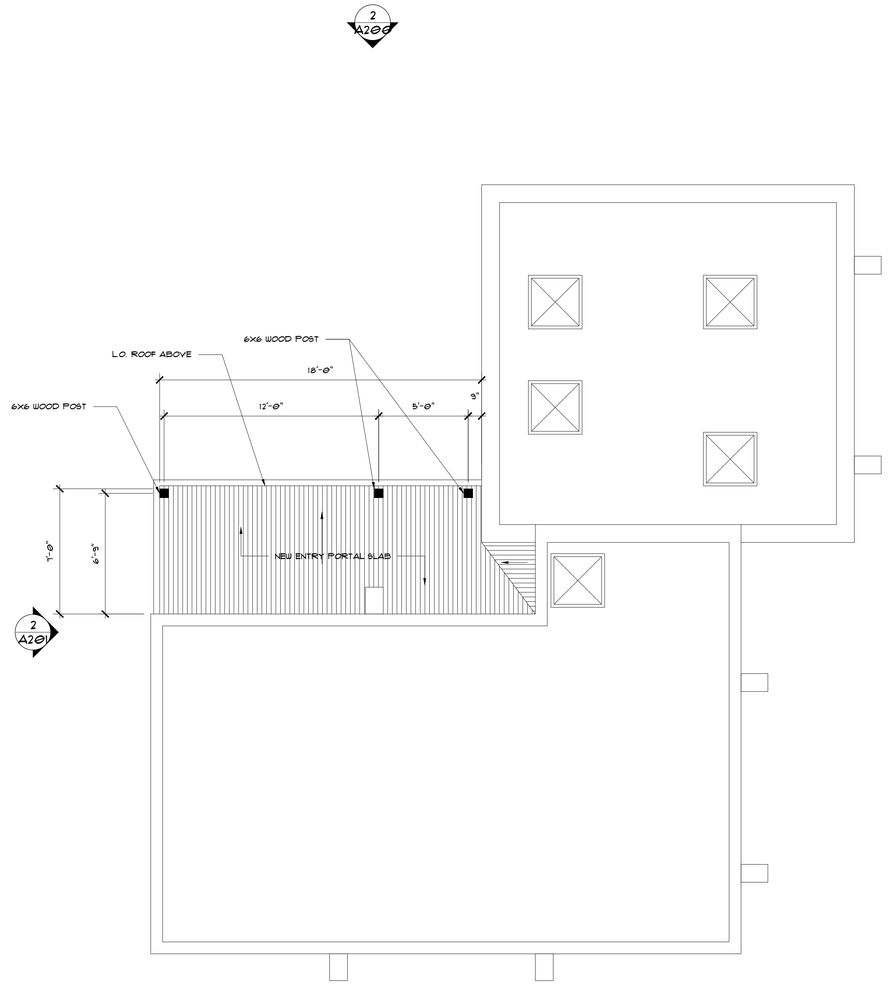
DATE - 12/17/2024

EXISTING & PROPOSED FLOOR PLANS

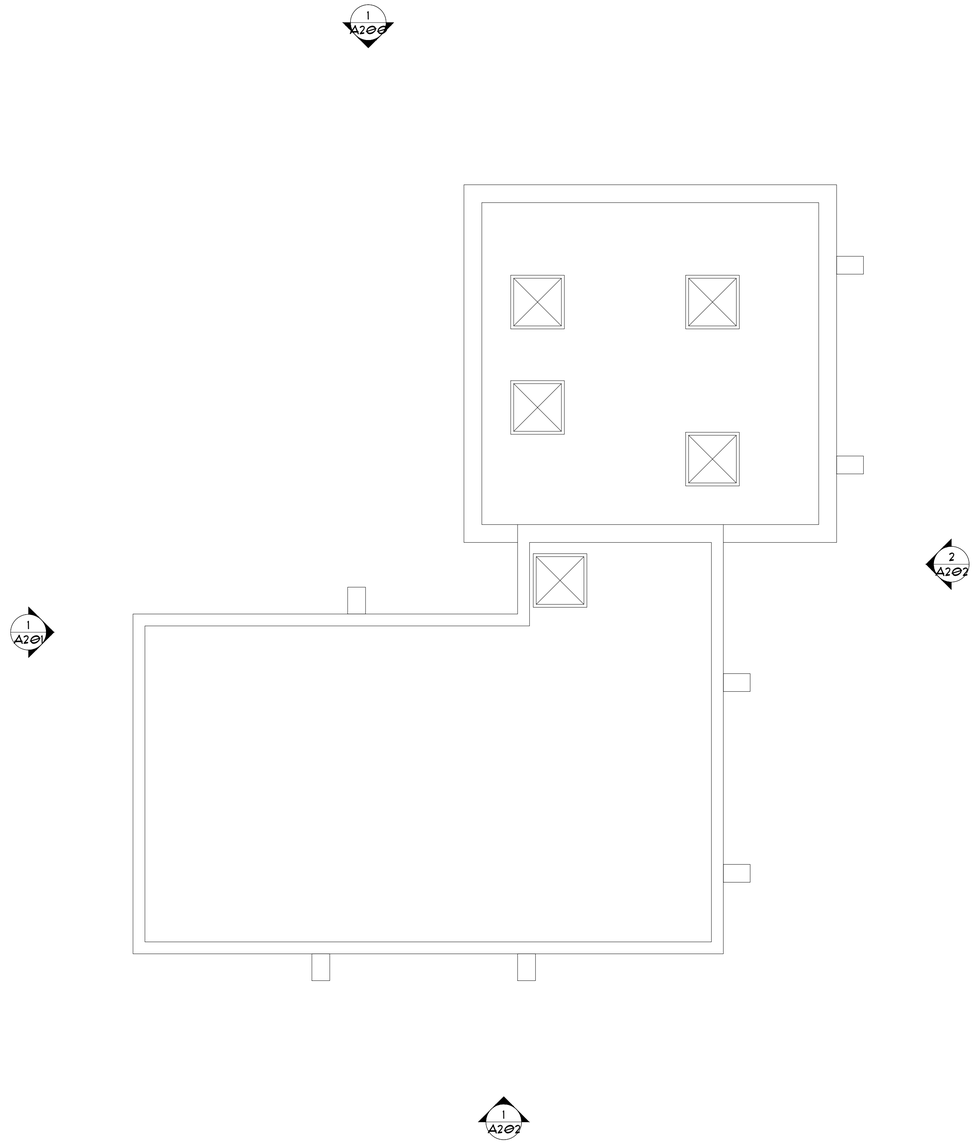
BALETTI RESIDENCE ENTRY PORTAL

829-A W MANHATTAN AVE., SANTA FE, NM 87501

X100



2 PROPOSED ROOF PLAN SCALE: 1/4" = 1'-0"



1 EXISTING ROOF PLAN SCALE: 1/4" = 1'-0"

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REVISION -

NORTH

SCALE - AS NOTED

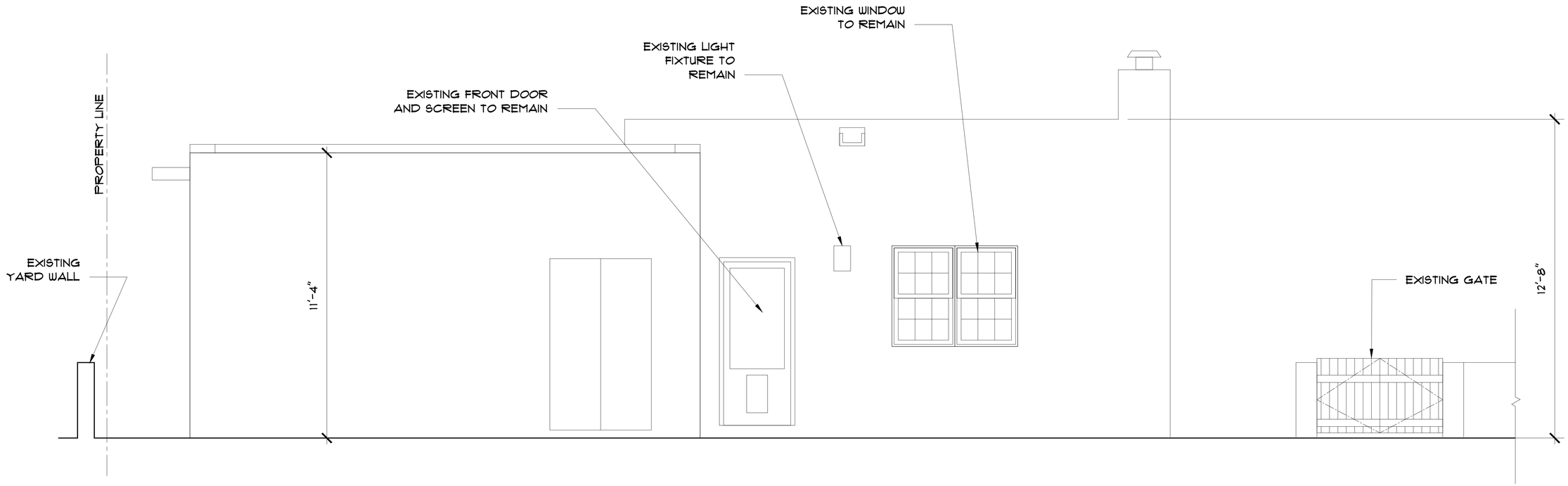
DATE - 12/17/2024

EXISTING & PROPOSED ROOF PLANS

BALETTI RESIDENCE ENTRY PORTAL

829-A W MANHATTAN AVE., SANTA FE, NM 87501

X101



1 EXISTING NORTH ELEVATION

SCALE: 1/2" - 1'-0"



5 PROPOSED NORTH ELEVATION

SCALE: 1/2" - 1'-0"

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REVISION -

SCALE - AS NOTED

DATE - 12/17/2024

EXISTING & PROPOSED EXTERIOR ELEVATIONS

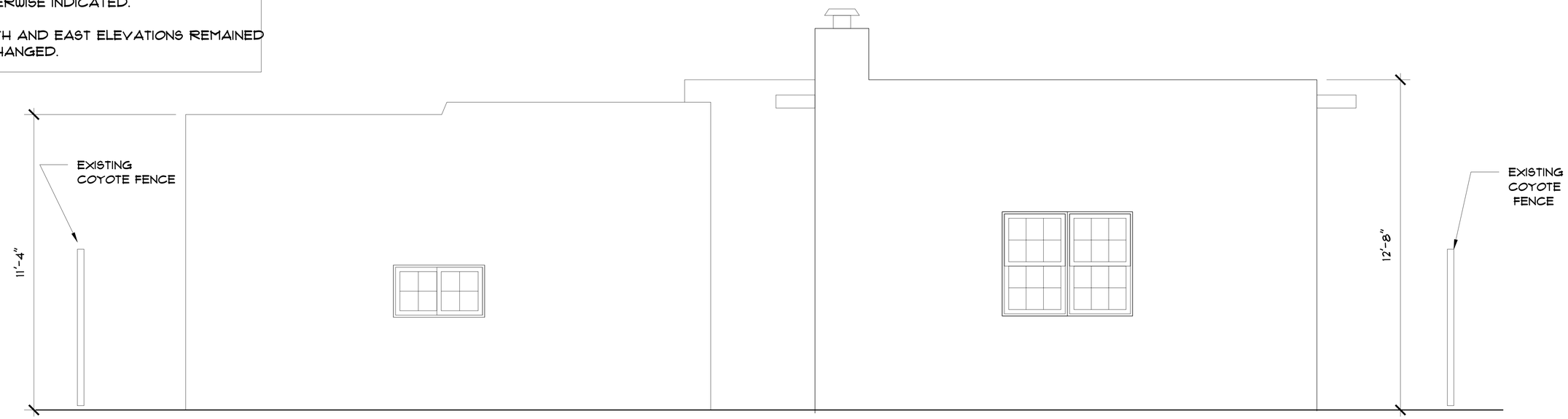
BALETTI RESIDENCE ENTRY PORTAL

829-A W MANHATTAN AVE., SANTA FE, NM 87501

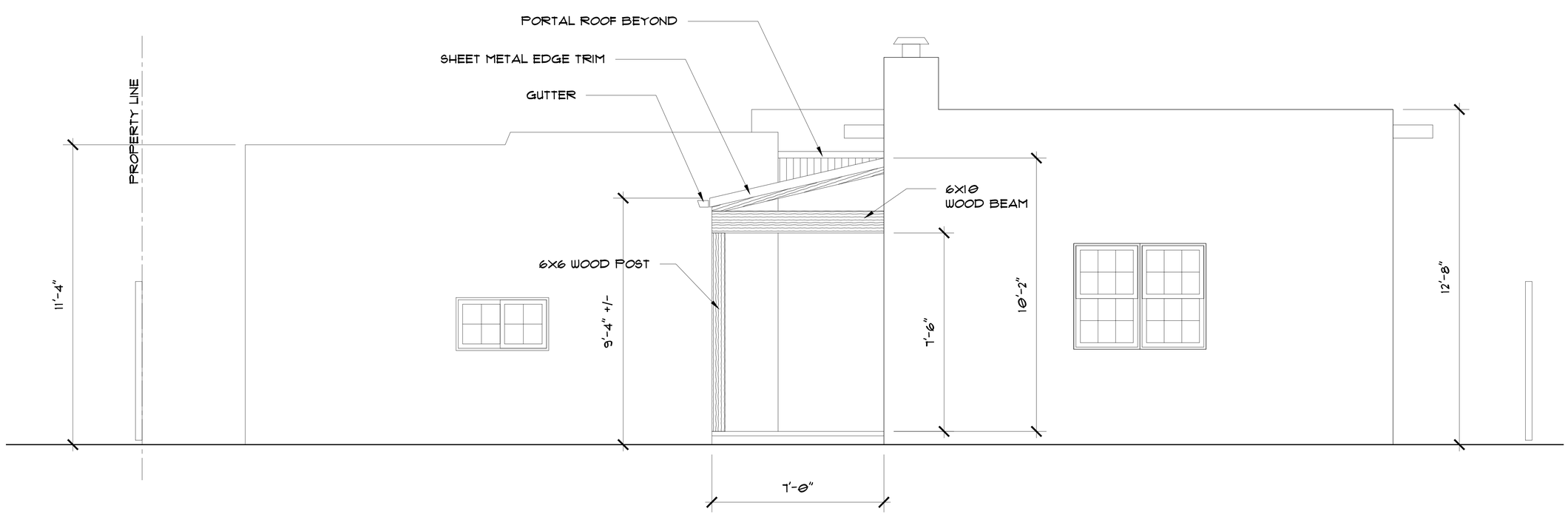
X200

NOTE:
ALL STRUCTURES ARE EXISTING UNLESS OTHERWISE INDICATED.

SOUTH AND EAST ELEVATIONS REMAINED UNCHANGED.



1 EXISTING WEST ELEVATION — SCALE: 1/4" - 1'-0"



2 PROPOSED WEST ELEVATION — SCALE: 1/4" - 1'-0"

JUICEKITCHEN DESIGN WORKSHOP

1219 CERRO GORDO RD.
SANTA FE, NM 87501

505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

REVISION -

SCALE - AS NOTED

DATE - 12/17/2024

EXISTING & PROPOSED EXTERIOR ELEVATIONS

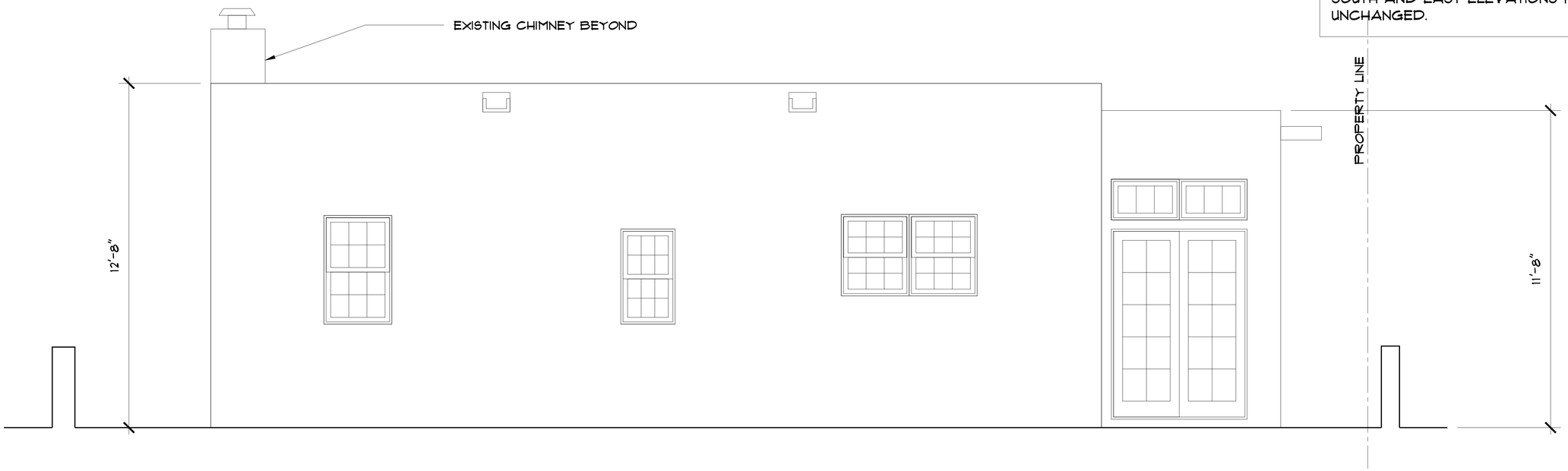
BALETTI RESIDENCE ENTRY PORTAL

829-A W MANHATTAN AVE., SANTA FE, NM 87501

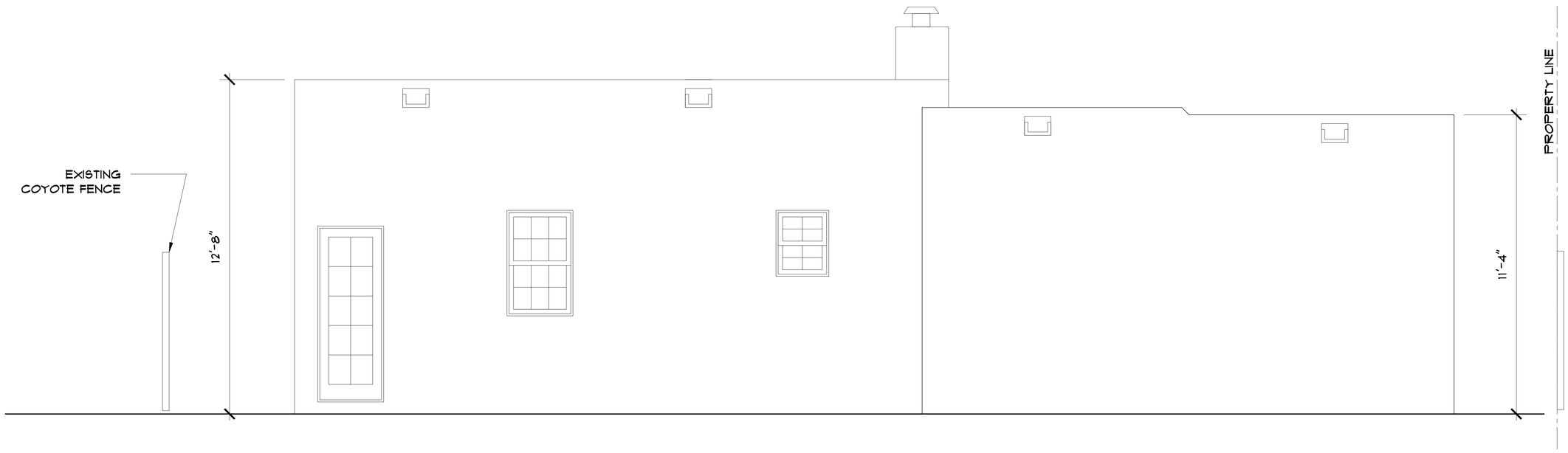
X201

NOTE:
ALL STRUCTURES ARE EXISTING UNLESS OTHERWISE INDICATED.

SOUTH AND EAST ELEVATIONS REMAINED UNCHANGED.



1 EXISTING SOUTH ELEVATION (NO CHANGE) SCALE: 1/2" = 1'-0"



2 EXISTING EAST ELEVATION (NO CHANGE) SCALE: 1/2" = 1'-0"

JUICEKITCHEN DESIGN WORKSHOP

1219 CERRO GORDO RD.
SANTA FE, NM 87501

505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

SCALE - AS NOTED

DATE - 12/17/2024

EXISTING & PROPOSED EXTERIOR ELEVATIONS

BALETTI RESIDENCE ENTRY PORTAL

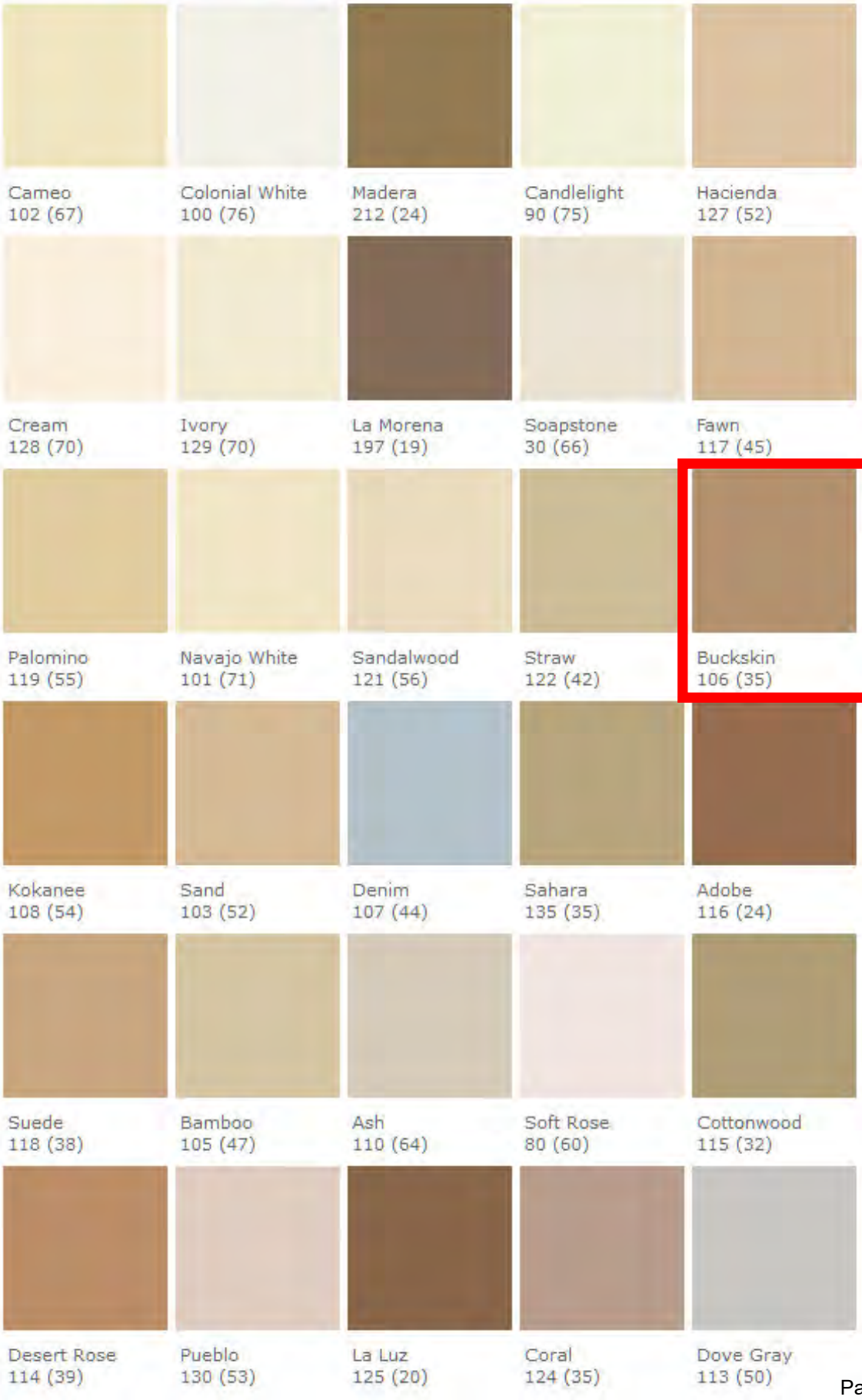
829-A W MANHATTAN AVE., SANTA FE, NM 87501

X202

BALETTI RESIDENCE - 829-A W MANHATTAN AVE, SANTA FE, NM 87501

MATERIAL COLOR SELECTIONS
11/25/2024

Premium Stucco Finish Colors





SHEET METAL ROOF COLOR - MATCH EXISTING WINDOWS



EXPOSED WOOD COLOR - DARK WALNUT

829 W MANHATTAN AVE.
SANTA FE, NM 87501

BALETTI RESIDENCE

EXISTING PHOTOS

11/25/2024



STREET VIEW (FROM JUANITA STREET)



STREET VIEW FROM PARKING AREA (WEST ELEVATION)

829 W MANHATTAN AVE.
SANTA FE, NM 87501

BALETTI RESIDENCE

EXISTING PHOTOS

11/25/2024



NORTH VIEW OF ENTRY AREA



829 W MANHATTAN AVE.
SANTA FE, NM 87501

BALETTI RESIDENCE

EXISTING PHOTOS

11/25/2024



NORTH ELEVATION
GARAGE MASS



EAST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

City of Santa Fe, New Mexico

memo

DATE: **January 14, 2025**

TO: **Historic Districts Review Board Members**

VIA: **Heather Lamboy, Planning & Land Use Department Director**
Gary Moquino, Historic Preservation Division Director, *GM*
Maggie Moore, Acting Assistant Land Use Director , MM

FROM: **Lani McCulley, Senior Planner, Historic Preservation Division**

2024-009615-HDRB, 715 Gregory Lane, Don Gaspar Area Historic District, non-contributing, Christopher Purvis, agent for Karen Teutsch, owner, proposes to construct a 215 sq. ft. addition at a height of 12'-0", and a 475 sq. ft. freestanding casita to a height of 11'-8" where the maximum allowable is 16'-1".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

___ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: H-16-069, height calculation

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:
Staff recommend approval of the proposed project and find that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(H) Don Gaspar Area Design Standards.

Sample motions:

a. Approve or deny Case #2024-009615 to allow these alterations to 715 and 715A Gregory

Lane.

BACKGROUND & SUMMARY:

The single-family residence at 715 Gregory Lane was constructed in 2016-2017 and is listed as non-contributing to the Don Gaspar Area Historic District due to its age. The 2,915 sq. ft. territorial revival style main residence with garage was approved in 2016 under case H-16-069.

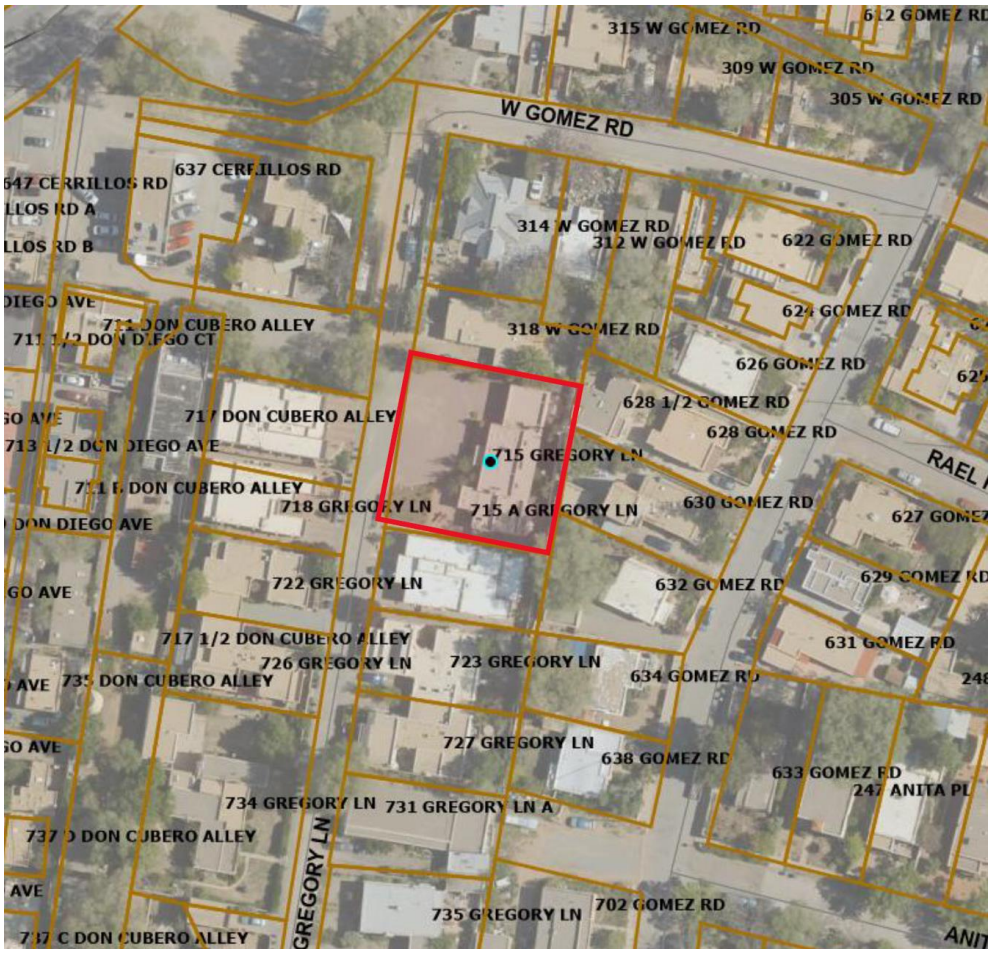


Figure 1. Property Location


Figure 2. Structure west or front elevation.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Construct a 215 sq. ft. addition at a height of 12'-0" where the maximum allowable is 16'-1".
    a. The existing garage is 12'0" in height and the addition will be the same height. The stucco will match the existing El Rey Buckskin color, the new windows and doors will be white with a 3-lite door in taupe and there will be two skylights. The interior of the space will be remodeled to include a bedroom, bathroom, office space and a single vehicle garage.
    b. Install a ground mounted compressor on the east side of the garage.
    c. Construct a 42" high coyote fence to screen the HVAC compressor on the northeast corner of the garage.
2) Construct a 475 sq. ft. freestanding casita to a height of 11'-8" where the maximum allowable is 16'-1".
    a. The casita will be stuccoed with El rey cementitious Buckskin Color, the parapet will be territorial in detail with Endicott Ironspot brick, and the windows will be wood TDL aluminum clad in white. There will be a small portal on the north side painted white with territorial dental details, a skylight in the entryway, and a wall sconce at each exterior door.
    b. Install a ground mounted compressor on the south side of the casita .
    c. Construct a 42" high coyote fence to screen the HVAC compressor on the south of the casita interior to the existing coyote fence.
3) Construct a coyote fence with pedestrian gate to a height of 5'10" on the northeast corner of the casita running east to connect with the main residence.

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.

(H) **Don Gaspar Area Historic District**

(1) District Standards

Compliance with the following structural standards shall occur wherever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

(a) Slump block, stucco, brick, stone, or wood shall be used as exterior *wall* materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials. The painting of *buildings* with a color that causes arresting or spectacular effects or with bold repetitive patterns, or using *building* as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.

(b) Roof forms including but not limited to flat, gabled, shed, and *hipped roofs* are allowed. Folded plate or hyperbolic roofs are not allowed.

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing *walls* for trombe *walls* or other solar collectors, *greenhouses*, garden rooms, direct gain, or other energy collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened by the following methods:

(i) raising the parapet;

(ii) setting back from the edge of the roof;

(iii) framing the collector with wood;

(iv) in the case of pitched roofs, by integrating the collector into the pitch;

(v) in case of ground solar collectors by a *wall* or vegetation;

(vi) in the case of *wall* collectors by enclosing by end or other *walls*;

(vii) other means that screen the collector or integrate it into the overall *structure*. Non-glare materials shall be used in solar collectors.

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

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

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

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

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

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

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or destruction of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 11/27/2024	Property Owner of Record Gregory lane Rev Trust		
Applicant/Agent Contact	Christopher Purvis		
Site Address	715A Gregory Lane		
Suite or Space #	Subdivision Name Easement relocation Nagel Rudolf		
Lot #	Block #	Total Roof Area (square feet) 3610 Sqft	
Lot Coverage % 31.8	Lot Size (square feet) 11347 sqft		
Proposed Construction Description	New casita and remodel Garage adding bedroom		
The following documents are required for review as applicable:	/ Legal Lot of Record / Building Plans / Existing site plan w/ setbacks / Proposed site plan w/ setbacks / Existing & Proposed Elevations Development Plan		

Zoning District R-21	Overlay Districts	Escarpment	Flood Plain	Other			
Proposed Setbacks	Front 7.5	Rear Existing	Left Side 7.5	Right Side 5			
Required Setbacks	Front 7	Rear 15	Left Side 5	Right Side 5			
Proposed Height 12'8"	Max Height HDRB	Parking Required 3	Provided 3	Bike Parking	Provided		

Historic Planning Case Manager Lani McCulley

If you selected "other," please write in the name of your case manager.

ADDITIONAL SUBMITALS (IF APPLICABLE)

Y N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
Y N Setback Affidavit and Agreement		
Y N Site Visibility Triangle	Y N Escarpment Slope Analysis	Y N Flood Plain Grading Plan

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

Christopher Purvis Owner / Applicant Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

X Preliminarily Reviewed	Reviewed w/ conditions	Denied
Comments/Conditions		
Preliminary Zoning Review completed by Rebekah Clouser		Date 12/2/2024
Preliminary Zoning Review # 2024-009546PAR		



S GUADALUPE ST
CERRILLOS RD
DON DIEGO CT
DON DIEGO AVE
DON CUBERO ALLEY
W BUENA VISTA ST
PUEBLO DR
W GOMEZ RD
RAEL RD
GOMEZ RD
ANITA PL
ALLENDALE ST
SENA ST
715 Gregory
max. ht. 16'1"
14.06
15 210.9
631 CERRILLOS RD
707 DON DIEGO CT
647 CERRILLOS RD
637 CERRILLOS RD
709 DON DIEGO CT
711 DON DIEGO AVE
717 DON CUBERO PL
714 GREGORY LN
713 1/2 DON DIEGO AVE
721 DON DIEGO AVE
735 1/2 DON CUBERO AVE A
718 DON DIEGO AVE
724 DON DIEGO AVE
723 1/2 DON DIEGO AVE
723 DON DIEGO AVE
728 DON DIEGO AVE
729 DON DIEGO AVE
732 DON DIEGO AVE
737 DON CUBERO AVE D
737 DON DIEGO AVE
737 DON CUBERO AVE C
736 DON DIEGO AVE
742 DON DIEGO AVE
415 W BUENA VISTA ST
413 W BUENA VISTA ST
417 W BUENA VISTA ST
737 DON CUBERO AVE B
737 DON CUBERO AVE A
409 W BUENA VISTA ST
727 CERRILLOS RD
1 PUEBLO DR
2 PUEBLO DR
801 DON DIEGO AVE
412 W BUENA VISTA ST
802 DON CUBERO AVE
806 DON CUBERO AVE
811 DON DIEGO AVE
811 1/2 DON DIEGO AVE
815 DON DIEGO
816 DON CUBERO AVE
315 W GOMEZ RD
305 W GOMEZ RD
314 W GOMEZ RD
312 W GOMEZ RD
308 1/2 W GOMEZ RD
624 GOMEZ RD
626 GOMEZ RD
628 1/2 GOMEZ RD
715 GREGORY LN
630 GOMEZ RD
632 GOMEZ RD
634 GOMEZ RD
631 GOMEZ RD
627 GOMEZ RD
629 GOMEZ RD
625 GOMEZ RD
245 RAEL RD
248 RAEL RD
250 RAEL RD
727 GREGORY LN
638 GOMEZ RD
633 GOMEZ RD
247 ANITA PL
243 ANITA PL
237 ANITA PL
735 GREGORY LN
735 GREGORY LN
250 ANITA PL
248 ANITA PL
242 ANITA PL
236 ANITA PL
234 ANITA PL
232 ANITA PL
226 ANITA PL
224 ANITA PL
225 ANITA PL C
723 GOMEZ RD
725 GOMEZ RD A
725 GOMEZ RD B
727 GOMEZ RD A
727 GOMEZ RD
728 GOMEZ RD
329 SENA ST
325 SENA ST
726 ALLENDALE ST
758 ALLENDALE ST 3
723 ALLENDALE ST
217 SENA STB
221 SENA ST
1425 PASEO DE PERALTA
624 GALISTEO ST 16
624 GALISTEO ST 10
619 GOMEZ RD A
619 GOMEZ RD B
644 CHAVEZ PL F
619 GOMEZ RD F
619 GOMEZ RD E
646 GALISTEO ST
654 CHAVE

Full Scale

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: 10/4/16

To: BUILDING PERMIT DIVISION

From: David Rasch, HPD Planner Supervisor: DR (STAFF INITIALS)

Sobia Sayeda, HPD Planner Technician Senior SS (STAFF INITIALS)

Date Submitted: 10/4/16

Contact Name: CHRIS PURVIS

Phone Number: 982-5461

Project Address: 715 GREGORY LANE

Be advised that per §14-5.2 SFCC 1987 the work described below at the above-referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Description of Proposed Work:

SLIGHT ALTERATION TO EXISTING HDRB CASE # H-16-069 ELIMINATE WINDOW ON SOUTH ELEVATION IN BEDROOM #2 AS SUBMITTED. 6' HIGH IRREGULAR TOPPED LATILLA FENCE BETWEEN THE HOUSE AND NORTH SIDE; BETWEEN THE HOUSE AND SOUTH SIDE, AND ALONG SOUTH PROPERTY LINE TO THE EXISTING COYOTE FENCE AT THE REAR.

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

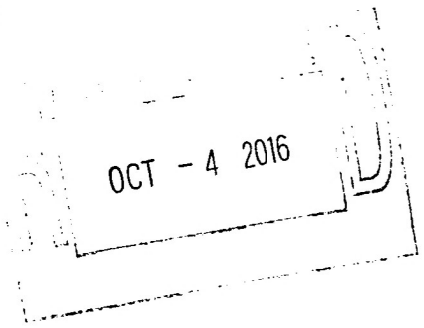
☑ Yes	☐ No	PERMIT or PERMIT REVISION REQUIRED ROUTE TO HISTORIC DIVISION SS
☑ Yes	☐ No	INTERIM HISTORIC INSPECTION SS
☑ Yes	☐ No	FINAL HISTORIC INSPECTION SS

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Design Review Board
City of Santa Fe
City Hall
Santa Fe NM 87501

Tuesday, October 4, 2016

RE: 715 Gregory Lane CASE # 16-069



Enclosed (1) 24"x36" and (1) 11"x17" copies

A-1	Site /Roof Plans Proposed	9/26/16
A-3	Floor Plan	9/26/16
A-4	House Elevations Proposed	9/26/16

Dear Sobia Sayeda and
Members of the Historic Districts Review Board

At the September 22nd meeting of the Historic Districts Review Board the board granted approval for this Territorial revival style house. We would like to make a few small changes to the submitted plans

1) Delete the window on the south side of bedroom #2
2) Add a 6 foot coyote fence between the house and the north side existing fence on the lot with a 3 foot coyote gate
3) Add a 6 foot coyote fence between the house and the south lot line then along that line back to the east side existing coyote fence

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

Sincerely,

Christopher Purvis.

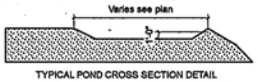
200 West Marcy #147 Santa Fe New Mexico
87501 Tel 505-982-5461 E Mail Architect@ACP-AIA.com

RETENTION REQUIRED CUBIC FOOTAGES

.16 CUFT RETENTION FOR 1 SQ.FT. OF ROOF

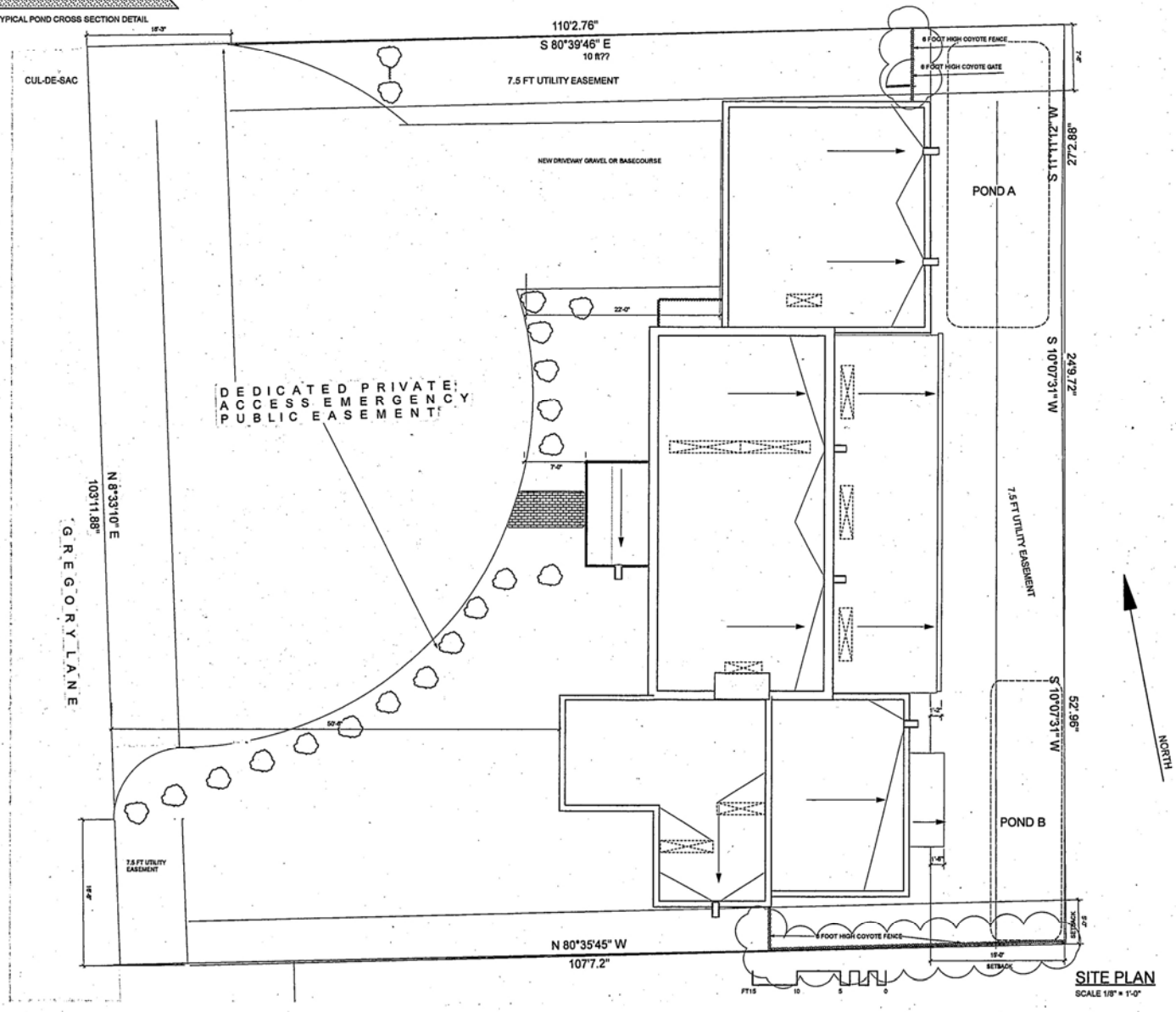
RETENTION REQURED FOR ROOFED AREA 3010 X .16 = 466 CUFT.
RETENTION PROVIDED BY DESIGN
POND A 370 SQFT 12" DEPTH 370 CUFT
POND B 230 SQFT 6" DEPTH 115 CUFT
TOTAL 485 CUFT

ADDITIONAL ROOFED AREA
ROOFED AREA = 2915 SQ.FT.



TYPICAL POND CROSS SECTION DETAIL

HEATED	1800 SQFT
GARAGE	545 SQFT
PORTALS	570 SQFT
ROOFED	2915 SQFT
LOT AREA	11347 SQFT
LOT COVERAGE	26%



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



DIRECTIONS TO SITE
LEAVE THE PLAZA ON PALACE TO CERRILOS TURN LEFT ON DON DIEGO LEFT ON WEST BUENA VISTA LEFT ON GREGORY LANE PROPERTY IS ON RIGHT AT END OF STREET

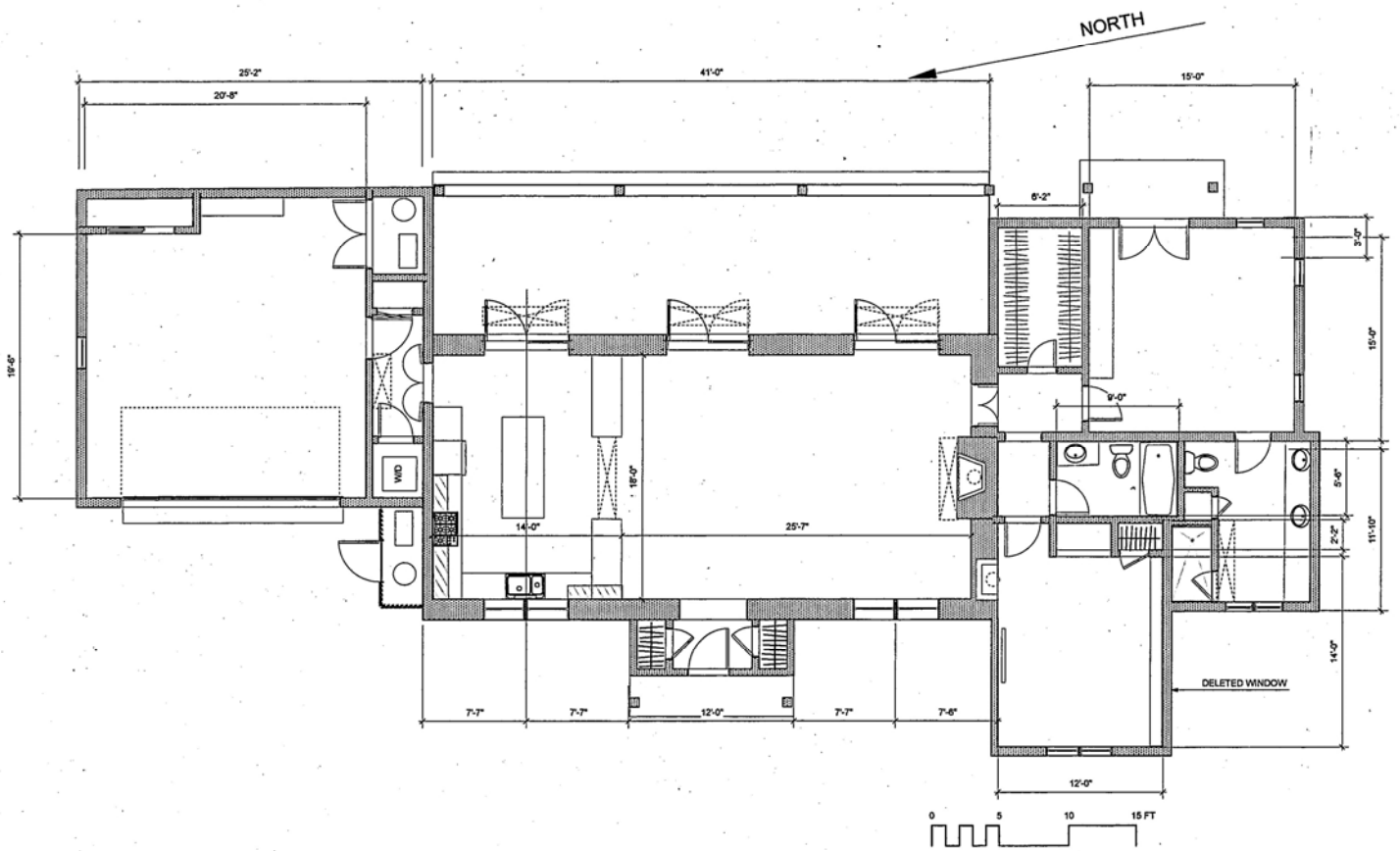
A. CHRISTOPHER PURVIS ARCHITECTS
200 West Marcy #147
Santa Fe New Mexico 87501 Tel 505.982.5461
E Mail Architect@ACP-AIA.com

FISHER HOUSE
715 GREGORY LANE
SANTA FE, NEW MEXICO

9/26/16
HDRB 8/9/16

A-1

JOB NO. 3604



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

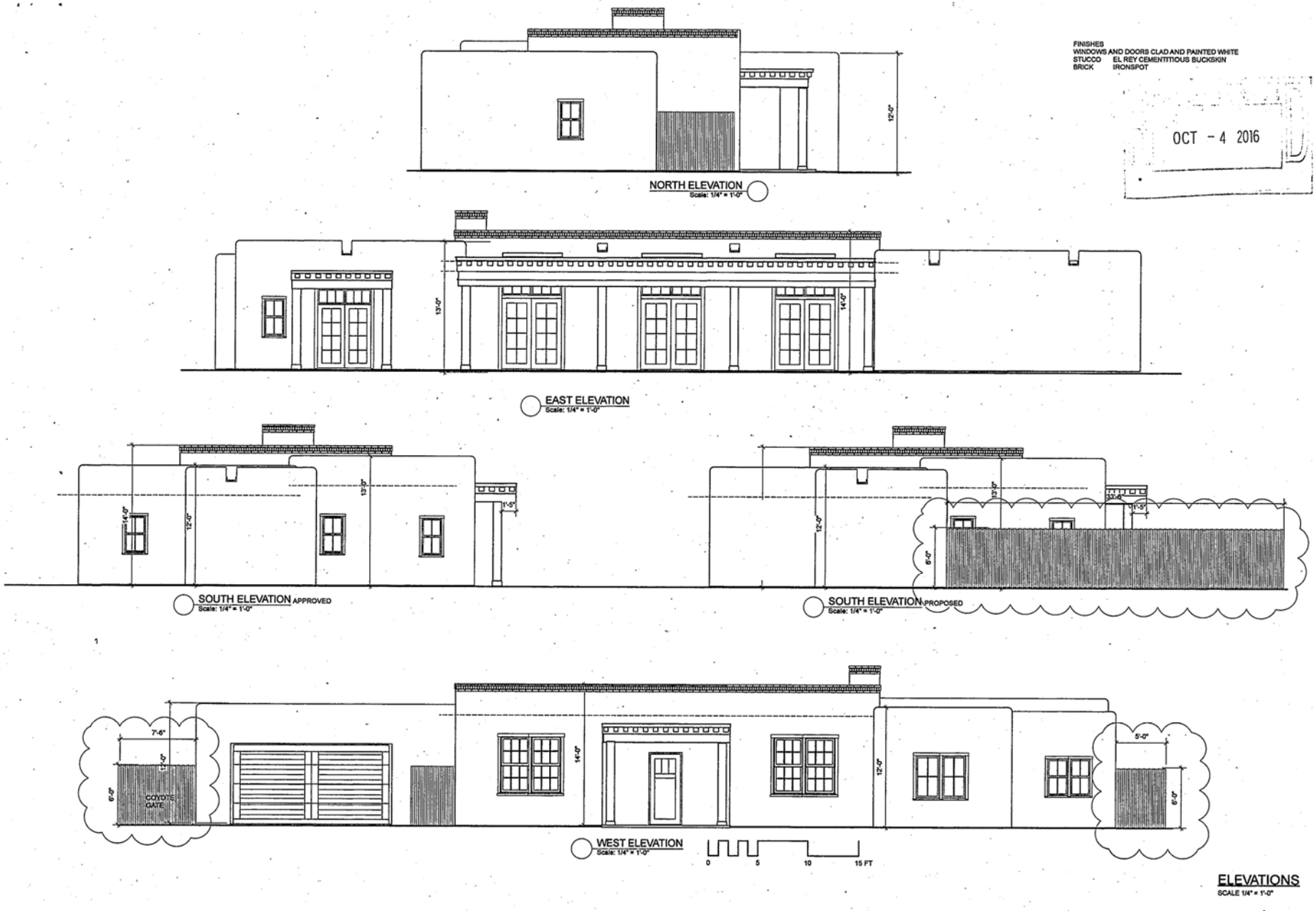
A. CHRISTOPHER PLUMB ARCHITECTS
200 West Marcy #147
Santa Fe New Mexico 87501 Tel 505 982 5461
E Mail Architect@ACP-AIA.com

FISHER HOUSE
715 GREGORY LANE
SANTA FE, , NEW MEXICO

9/26/16
HDRB 8/9/16

A-2

JOB NO. 3604



FINISHES
WINDOWS AND DOORS CLAD AND PAINTED WHITE
STUCCO EL REY CEMENTITIOUS BUCKSKIN
BRICK IRONSPOT

OCT - 4 2016

A. CHRISTOPHER PLURVIS ARCHITECTS
200 West Marcy #147
Santa Fe New Mexico 87501 Tel 505 982 5461
E Mail Architect@ACP-AIA.com

FISHER HOUSE
715 GREGORY LANE
SANTA FE, NEW MEXICO

9/26/16
HDRB 8/9/16

A-3

JOB NO. 3604

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

ITEM # 16-0972

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

Case #H-16-069
Address – 715 Gregory Lane
Agent's Name – Christopher Purvis
Owner/Applicant's Name – Jack and Helaine Fisher

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on September 22, 2016, after it was postponed at the September 13, 2016 due to audio-visual technical difficulties, not the fault of the Applicant.

715 Gregory Lane is a 11,347 square-foot vacant lot in the Don Gaspar Area Historic District. The Applicant proposed to remodel the property with the following 5 items:

1. Construct a 2,915 square-foot, single-family residence with attached two car garage in Territorial Revival style to a height of 14'-0" where the maximum allowable height is 16'-1". (There is only 1,800 square feet of heated space.) Stucco is proposed to be El Rey cementitious "Buckskin" color, brick coping is "Endicott Ironspot" Windows, doors, trim and garage doors are wood clad painted "white" color.
2. Skylights are proposed and will not be publicly visible.
3. An entry portal on the west elevation is proposed; wood elements and detail are proposed to be painted white.
4. A portal on the east elevation is proposed; wood elements and detail are proposed to be painted white. Three proposed skylights will not be publicly visible.
5. An entry portal on the west elevation is proposed; wood elements and detail are proposed to be painted white.

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 recommended approval of this Application in that it complies with 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (H) Don Gaspar Area Historic District Standards.
4. The project is, without limitation, subject to requirements of the following sections of the Santa Fe Land Development Code:
   _X_ Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
   _X_ Don Gaspar Area Historic District (Section 14-5.2(H))
6. An Exception Request was not applicable to this Application:
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), 14-5.2(C)(3)(a) and Section 14-5.2(D) the Board has authority to review,

approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

8. Under 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 for Board review have been met.
10. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described 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 presented and as recommended by staff.
   a. _X_ No additional conditions.

IT IS SO ORDERED ON THIS 11th DAY OF OCTOBER 2016, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson — Date: 11 October 2016

FILED:
Yolanda Y. Vigil
City Clerk — Date: 10/12/16

APPROVED AS TO FORM
Assistant City Attorney — Date: 10-11-16

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

Project description: Christopher Purvis, agent for Jack and Helaine Fisher, owners, proposes to construct a 2,915 sq. ft. residence to a height of 14'0" on a vacant lot where the maximum allowable height is 16'1".

Case number: H-16-069
Project Type: HDRB

PROJECT LOCATION (S): 715 Gregory Lane

PROJECT NAMES:

OW – Jack and Helaine Fisher
Santa Fe, NM 87501

223 NorthGuadalupe #509

AP – Christopher Purvis
Santa Fe, NM 87501

200 West Marcy Unit 147
505-982-5461

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on September 22, 2016. The decision of the Board was to approve the application as submitted. For further information please call 955-6605.

Sincerely,

SOBIA SAYEDA

Sobia Sayeda
Planner Technician Senior, Historic Preservation Division

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

City of Santa Fe, New Mexico

memo

DATE: September 13, 2016

TO: Historic Districts Review Board Members

VIA: David Rasch, Supervising Planner in Historic Preservation DR

FROM: Sobia Sayeda, Senior Planner Technician in Historic Preservation SS

CASE # H-16-069

ADDRESS: 715 Gregory Lane
Historic Status: NA
Historic District: Don Gaspar Area

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
_x_ Other: Building Height Calculation	_x_ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (H) Don Gaspar Area Historic District Standards.

BACKGROUND & SUMMARY:

715 Gregory Lane is an 11,347 Sq. Ft. vacant lot in the Don Gaspar Area Historic District.

The applicant proposes to remodel the property with the following 5 items:

1. Construct a 2,915 Sq. Ft. single family residence with attached two car garage in Territorial Revival style to a height of 14'-0" where the maximum allowable height is 16'-1". Stucco is proposed to be ElRey cementitious "Buckskin" color, brick coping is "Endicott Ironspot" Windows, doors, trim and garage doors are wood clad painted "white" color.

2. Skylights are proposed and will not be publicly visible.

3. An entry portal on the west elevation is proposed, wood elements and detail is proposed to be painted white.

4. A portal on the east elevation is proposed, wood elements and detail is proposed to be painted white. Three proposed skylights will not be publicly visible.

5. An entry portal on the west elevation is proposed, wood elements and detail is proposed to be painted white.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: 8/9/16	715 GREGORY LANE
Property Owner of Record: JACK + HELAINE FISHER	Proposed Construction Description:
Applicant/Agent Name: CHRISTOPHER PURVIS	NEW HOME + GARAGE
Contact Person Phone Number: (505) 9825461	TOTAL ROOF AREA: 2915

Zoning District: RM 21 Don Gaspar Historic District

Overlay: ☐ ~~Escarpment~~ ☐ ~~Flood Zone*~~ ☐ ~~Other:~~ N/A

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~~ N/A

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 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: 7' Minimum: 7'
2nd Front? _____
Proposed Rear: 15' Minimum: 15'
Proposed Sides: L 7.5 R 5' Minimum: 5

Height: Proposed 14'
Maximum Height: _____ or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 4 Accessible N/A
Minimum: 2

~~**Bicycle Parking**:**~~ N/A
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.

CHRISTOPHER PURVIS [☐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] 8/9/16
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: [signature] **DATE:** 8/9/16

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

Revised 1-14-13

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Design Review Board
City of Santa Fe
City Hall
Santa Fe NM 87501

Tuesday, August 9, 2016

RE: 715 Gregory Lane

RECEIVED AUG 10 2016

Enclosed (1) 24"x36" and (1) 11"x17" copies

A-1	Site /Roof Plans Proposed	8/9/16
A-2	House Floor Plans Proposed	8/9/16
A-3	House Elevations Proposed	8/9/16

Photographs of the existing Site
Application,Vicinity Map

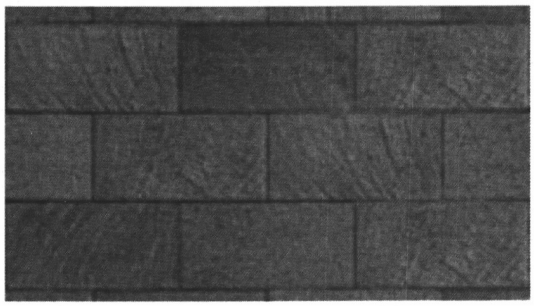
Dear David Rasch and
Members of the Historic Districts Review Board

We hereby request your review and approval of the proposed Territorial Revival House , and Garage at 715 Gregory Lane.
We propose a 1800 sqft house in Buckskin Cementitious Stucco with white TDL double hung windows and white doors. The brick will be endicott ironspot It is proposed to be 14'0" at its highest point above finished floor The allowable height is 16'0".
We Propose an attached 540 sqft 2 car garage that will be 12 feet high and the doors will be wood clad painted white .
The total roofed square footage of the project is 2915 sqft.

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

Sincerely,





Christopher Purvis.

Endicott medium ironspot 46

200 West Marcy #147 Santa Fe New Mexico
87501 Tel 505-982-5461 E Mail Architect@ACP-AIA.com

RETENTION REQUIRED CUBIC FOOTAGES

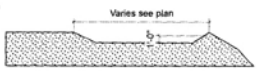
.16 CUFT RETENTION FOR 1 SQ.FT. OF ROOF

RETENTION REQURED FOR ROOFED AREA 3010 X .16 = 466 CUFT.

RETENTION PROVIDED BY DESIGN
POND A 370 SQFT 12" DEPTH 370 CUFT
POND B 230 SQFT 6" DEPTH 115 CUFT
TOTAL 485 CUFT

ADDITIONAL ROOFED AREA

ROOFED AREA = 2915 SQ.FT.

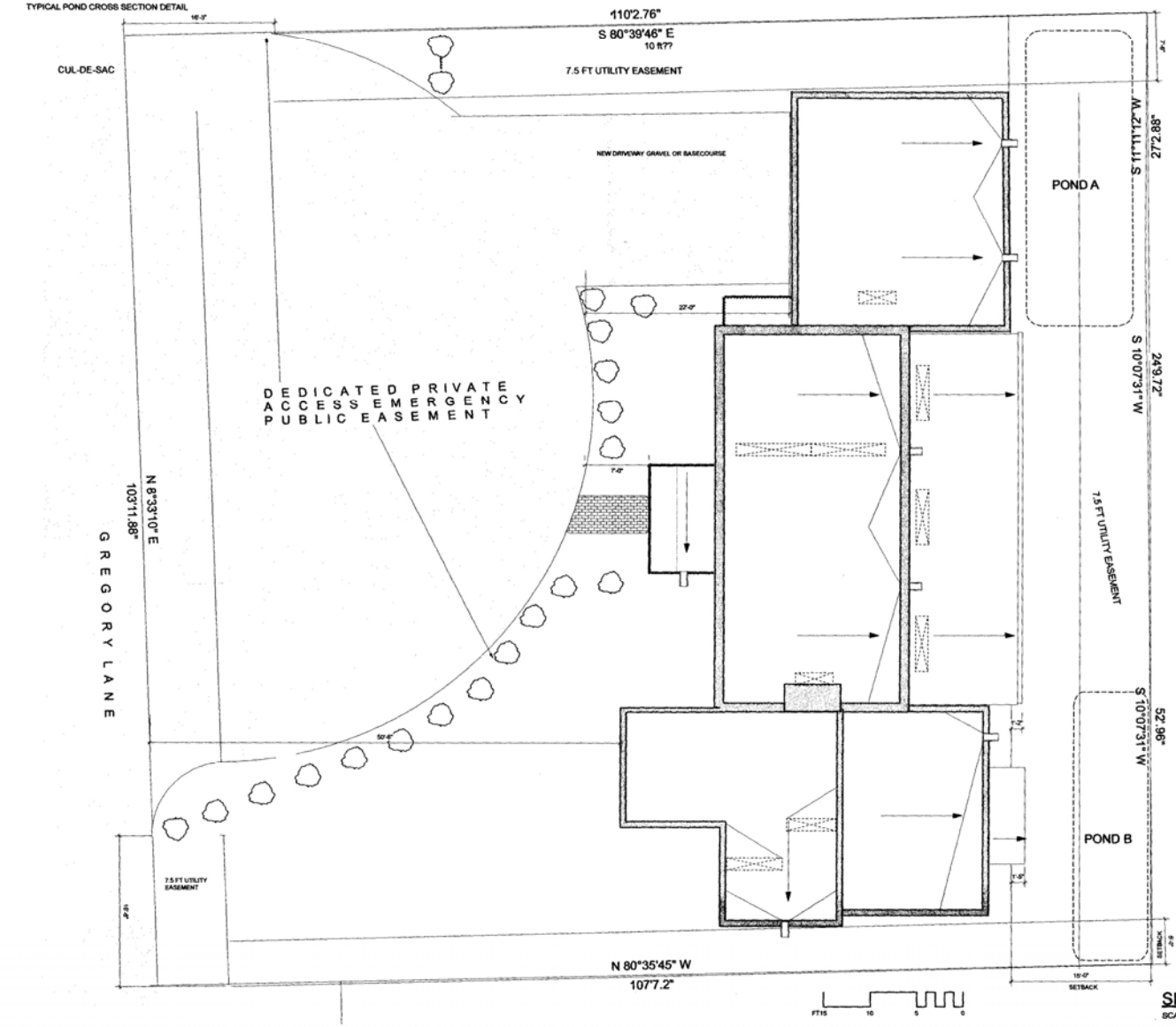


TYPICAL POND CROSS SECTION DETAIL

HEATED	1800 SQFT
GARAGE	545 SQFT
PORTALS	570 SQFT
ROOFED	2915 SQFT
LOT AREA	11347 SQFT
LOT COVERAGE	26%



DIRECTIONS TO SITE
LEAVE THE PLAZA ON PALACE TO CERRILOS TURN LEFT ON DON DIEGO LEFT ON WEST BUENA VISTA LEFT ON GREGORY LANE PROPERTY IS ON RIGHT AT END OF STREET



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

RECEIVED
AUG 9 2016
Land Use Dept.

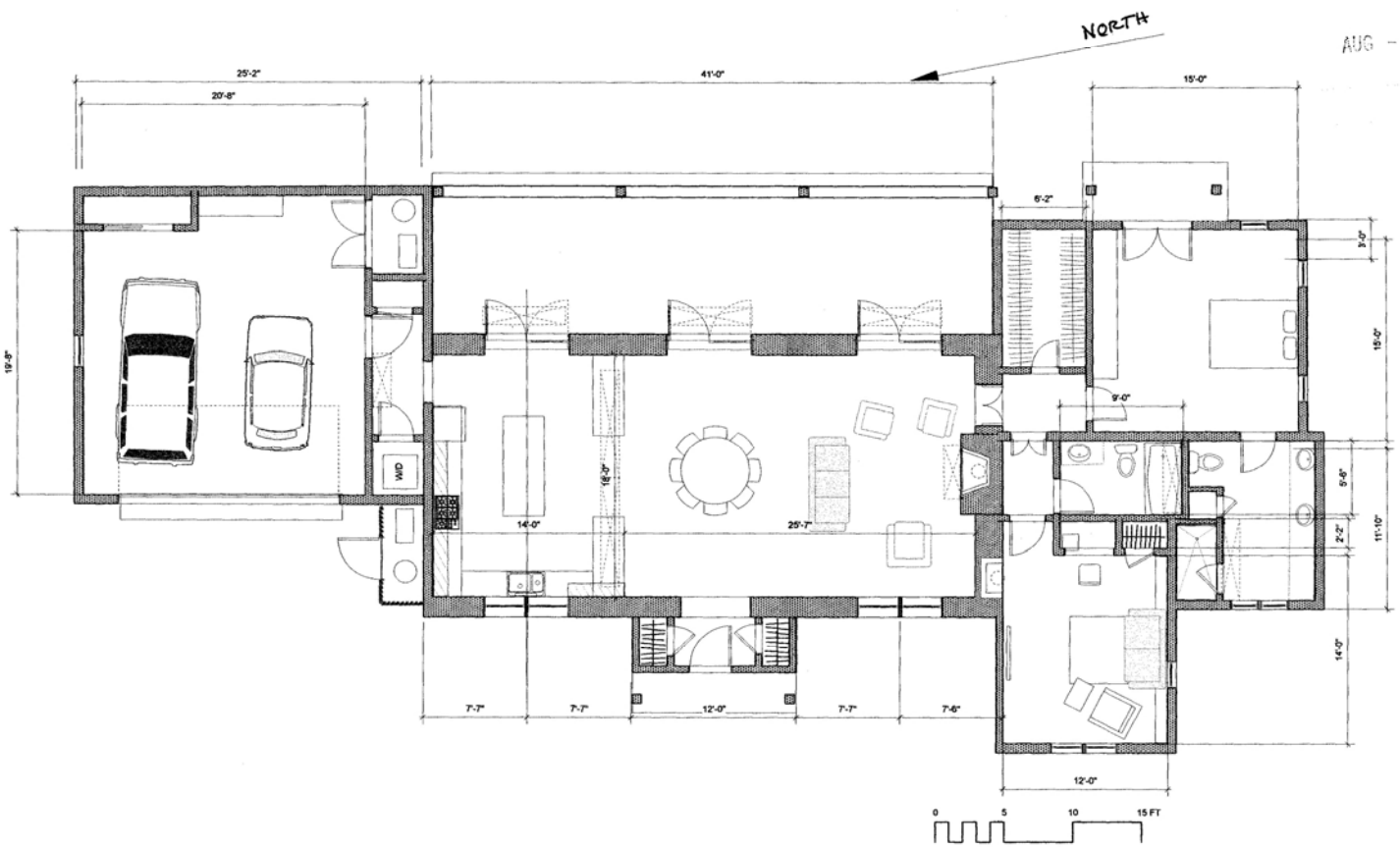
A. CHRISTOPHER PURVIS ARCHITECTS
200 West Marcy #147
Santa Fe New Mexico 87501 Tel 505 982 5461
E Mail Architect@ACP-AIA.com

FISHER HOUSE
715 GREGORY LANE
SANTA FE, NEW MEXICO

HDRB 8/9/16

A-1

JOB NO. 3604



AUG – 9 2016

A. CHRISTOPHER PURVIS
ARCHITECTS
200 West Marcy #147
Santa Fe New Mexico 87501 Tel 505 982 5461
E Mail Architect@ACP-AIA.com

FISHER HOUSE
715 GREGORY LANE
SANTA FE, NEW MEXICO

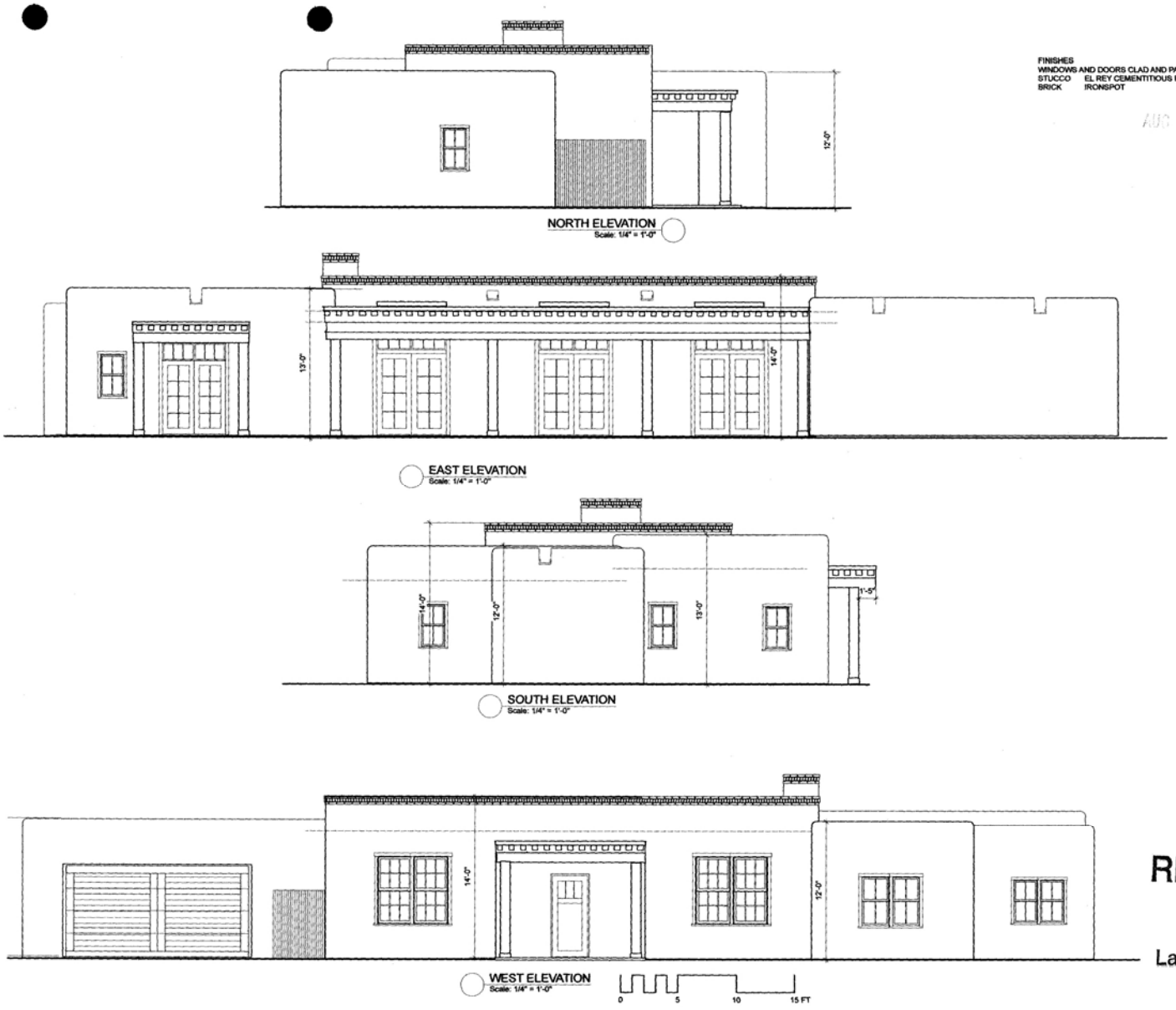
RECEIVED
AUG 9 2016
Land Use Dept.

HDRB 8/9/16

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

A-2

JOB NO. 3604



FINISHES
WINDOWS AND DOORS CLAD AND PAINTED WHITE
STUCCO EL REY CEMENTITIOUS BUCKSKIN
BRICK IRONSPOT

AUG - 9 2016

RECEIVED
AUG 9 2016
Land Use Dept.

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

A. CHRISTOPHER PLUMB ARCHITECTS
200 West Marcy #147
Santa Fe, New Mexico 87501 Tel 505 982 5461
E Mail Architect@ACP-AIA.com

FISHER HOUSE
715 GREGORY LANE
SANTA FE, NEW MEXICO

HDRB 8/9/16

A-3

JOB NO. 3604

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501 Wednesday, January 8, 2025

RE: 715A Gregory Lane
Enclosed (1) 24”x36” copies

A-1	Site Plan	11/20/24
A-2	House Floor Plans	11/20/24
A-3	Casita Floor Plan & Elevations	11/20/24
A-4	House Elevations North&South	11/20/24
A-5	House Elevations East & West	11/20/24

Photographs of existing elevations
PZR completed (copy to Zoning)

Dear Lani and
Members of the Historic Districts Review Board

In 2017 We built a new Territorial Home at 715 Gregory Lane. We are proposing to remodel the garage area. And build a new Casita as indicated on the attached drawings. As Follows:

For the Casita
1)The casita shall be stuccoed El rey cementitious Buckskin Color
2) The parapet shall be territorial detail edincott ironspot
3) The windows which shall be wood TDL aluminum Clad white as indicated
4) The Casita will be 475 sqft.
5) The Finished height is proposed at 11’-8” the allowable height is 16’-0”
6) There will be a small exterior compressor on the south side behind a 42” high coyote fence
7) There will be a small portal on the north side painted white with territorial dental details
8) There is on skylight in the entryway to the casita
9) There will be a down ward acting wall sconce at both exterior doors

For the Garage extension
1) The Garage addition is 215 square feet and will maintain its existing height12’0”
2) The stucco will match the existing El Rey Buckskin,
3) The new windows and doors shall be white. The grace door shall be taupe
4) There will be an additional compressor placed on the east side behind the existing coyote fence
5) The interior of the space will be remodeled to a new bedroom and bathroom
6) There will be two skylights in the garage/bedroom area as indicated
7) The whole house will re re-stuccoed same color

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



Christopher Purvis.

518 Old Santa Fe Trail St1 PMB 373 Santa Fe N. M. 87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com

Exterior stucco color El Rey buckskin



Brick Endicott Ironspot



Pella Clad Color white



518 Old Santa Fe Trail St1 PMB 373 Santa Fe N. M. 87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com

Exterior stucco color El Rey buckskin



Brick Endicott Ironspot



Pella Clad Color white



518 Old Santa Fe Trail St1 PMB 373 Santa Fe N. M. 87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com


WEST ELEVATION
715 GREGORY LANE



EAST ELEVATIONS

715 GREGORY LANE



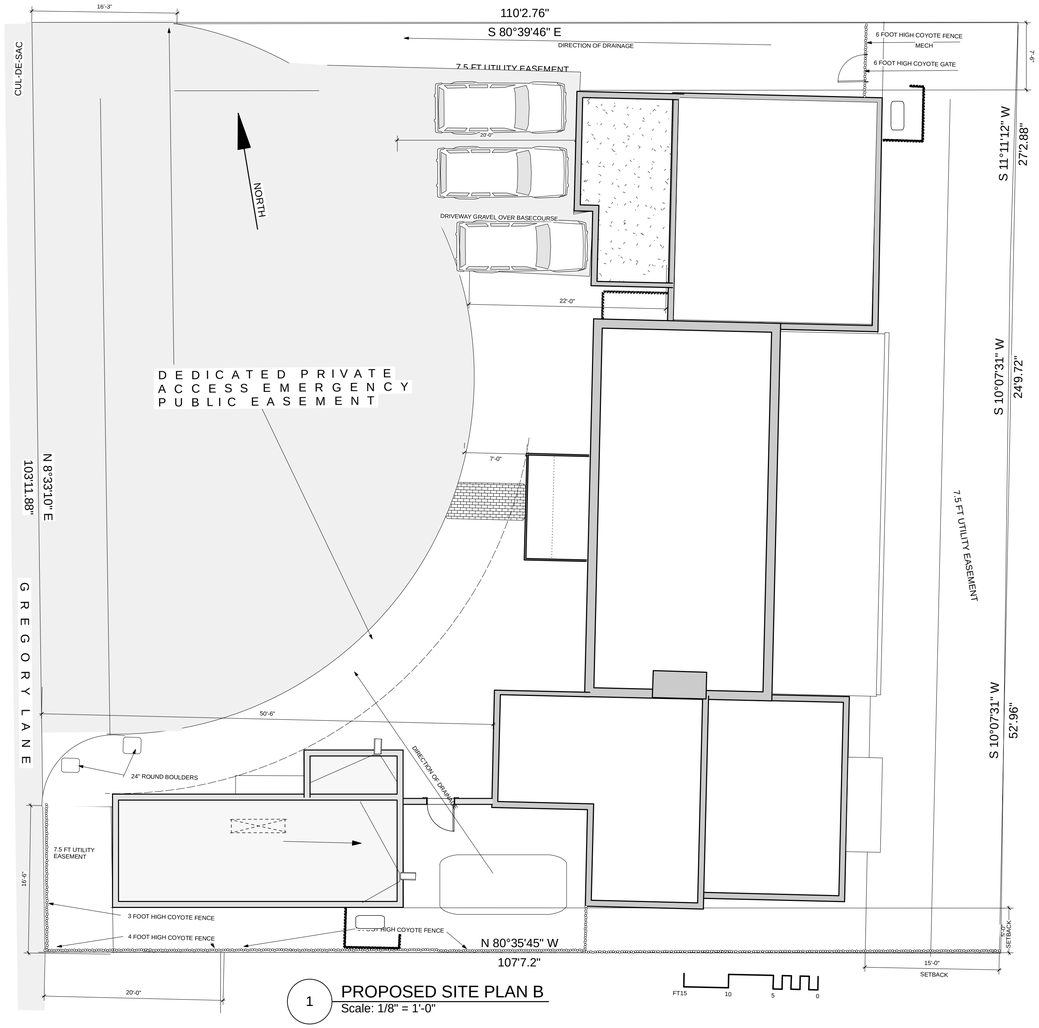
NORTH ELEVATION



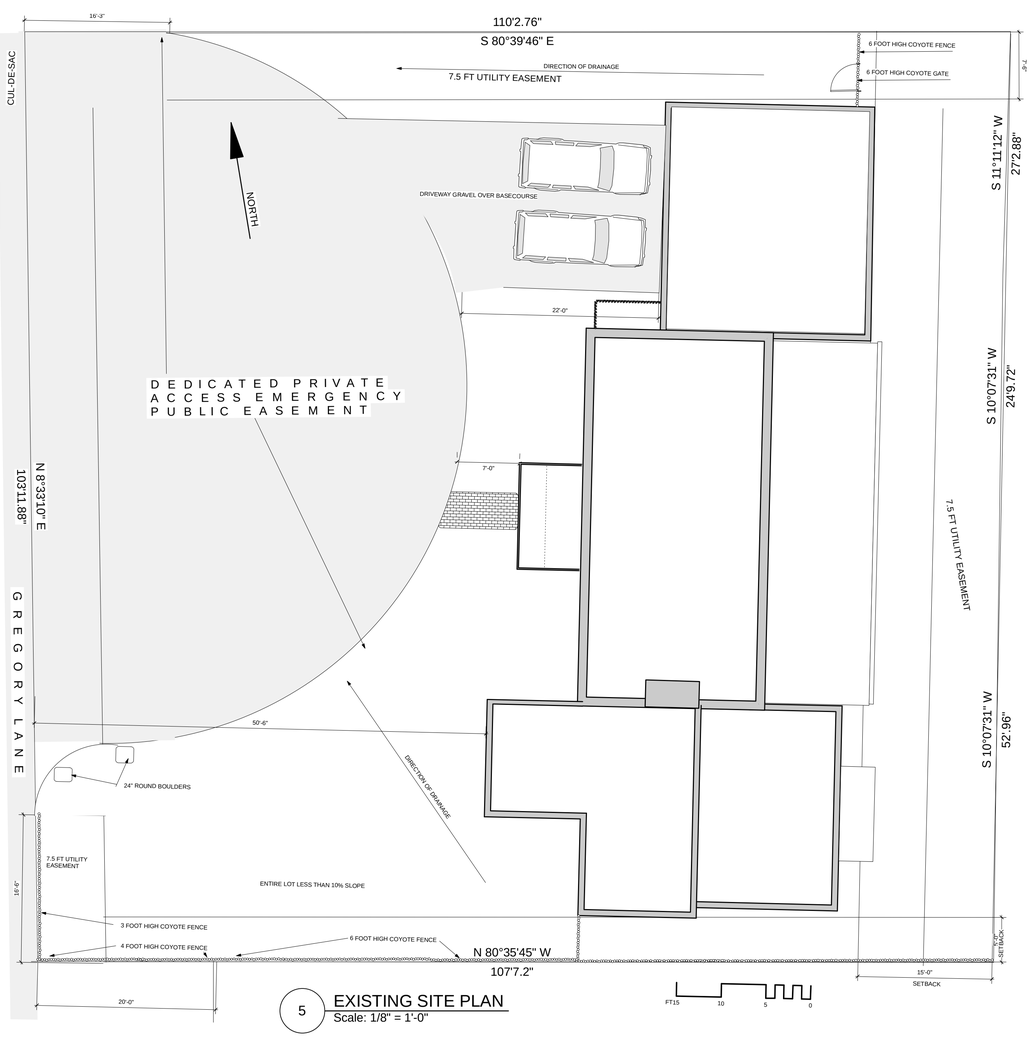
SOUTH ELEVATION

715 GREGORY LA

EXISTING ROOFED	2915 SQFT
NEW CASITA	475 SQFT
CASITA PORTAL	10 SQFT
NEW GARAGE	210SQFT
TOTAL ROOF	3610 SQFT
LOT AREA	11347 SQFT
LOT COVERAGE	31.8%



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



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

A. CHRISTOPHER PURVIS ARCHITECTS
518 Old Santa Fe trail St1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

PRELIMINARY

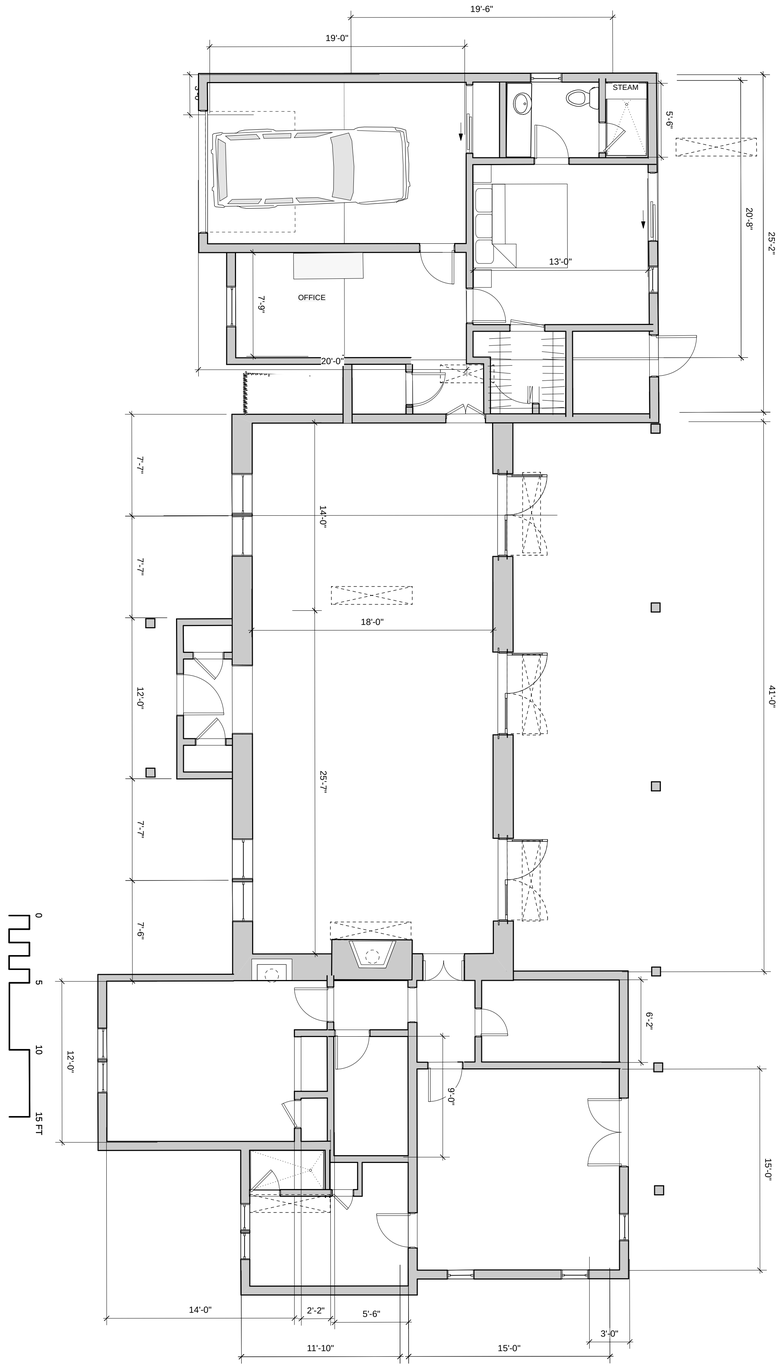
GREGORY CASITA & ADDITION
715 A GREGORY LANE
SANTA FE, NEW MEXICO

11/20/24

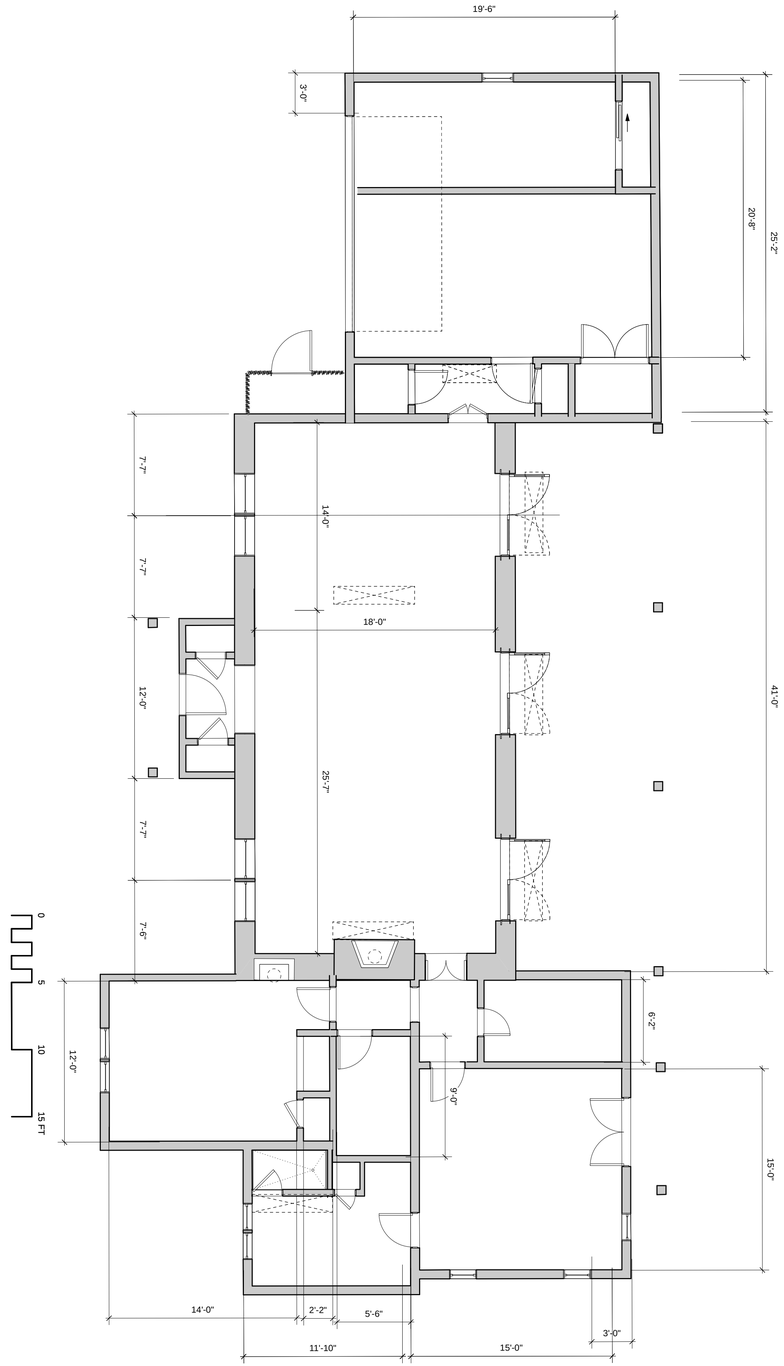
A-1

JOB NO. 4604

EXISTING ROOFED	2915 SQFT
NEW CASITA	475 SQFT
CASITA PORTAL	10 SQFT
NEW GARAGE	210SQFT
TOTAL ROOF	3610 SQFT
LOT AREA	11347 SQFT
LOT COVERAGE	31.8%



3 PROPOSED FLOOR PLAN
Scale: 3/16" = 1'-0"



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

A. CHRISTOPHER PURVIS ARCHITECTS
518 Old Santa Fe trail St1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

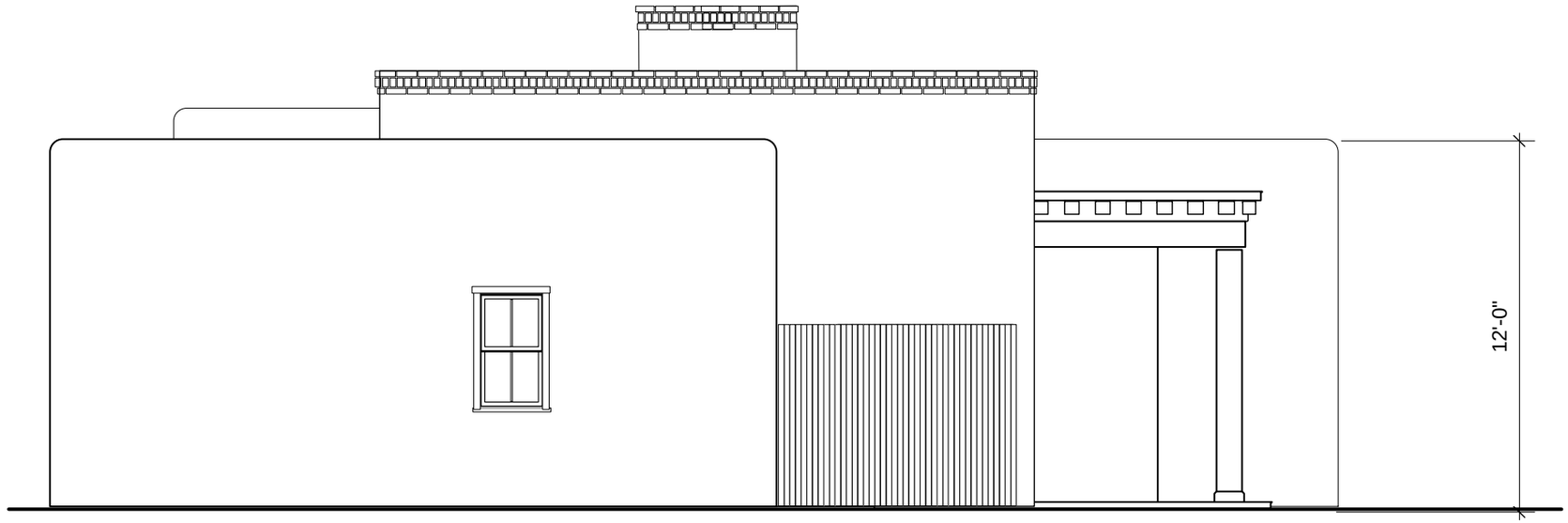
PRELIMINARY

GREGORY CASITA & ADDITION
715 A GREGORY LANE
SANTA FE, NEW MEXICO

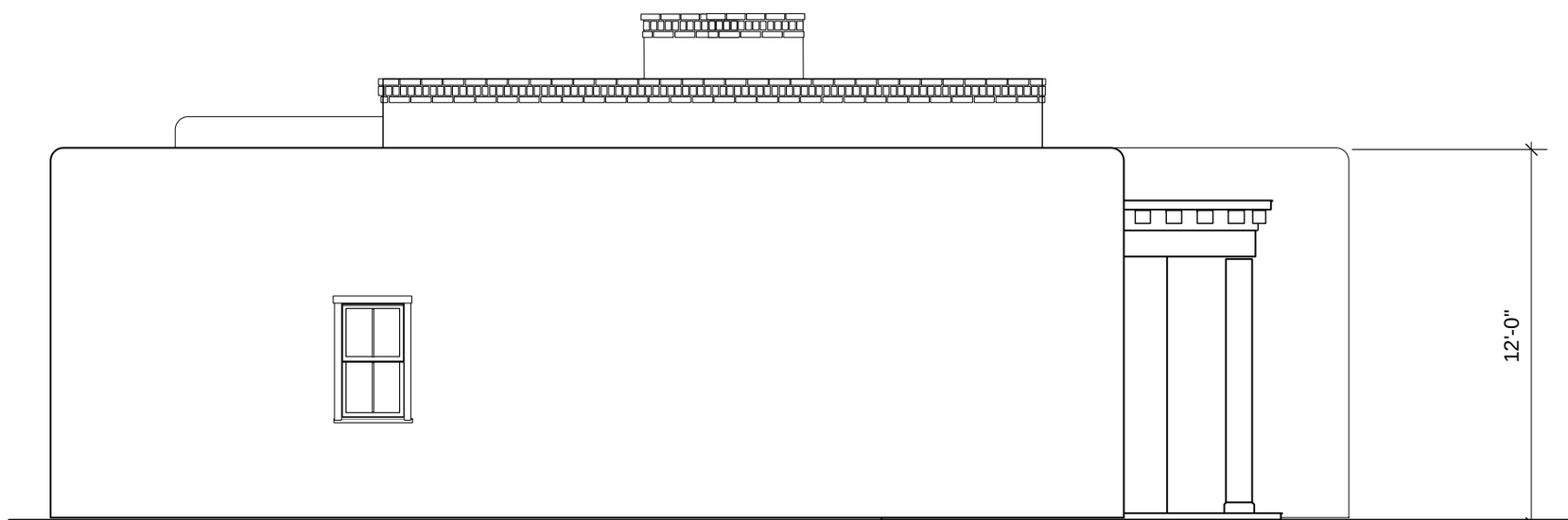
11/20/24

A-2

JOB NO. 4604



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



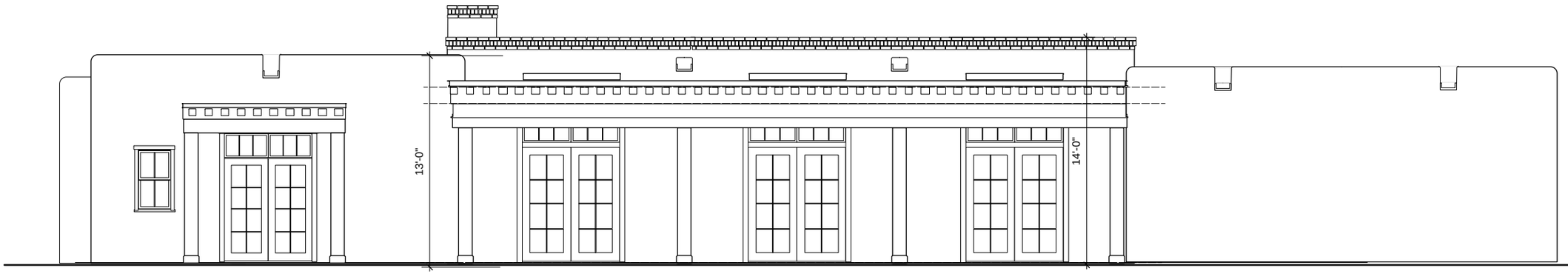
NORTH ELEVATION PROPOSED
Scale: 1/4" = 1'-0"

A. CHRISTOPHER PLUMIS ARCHITECTS
518 Old Santa Fe trail St1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

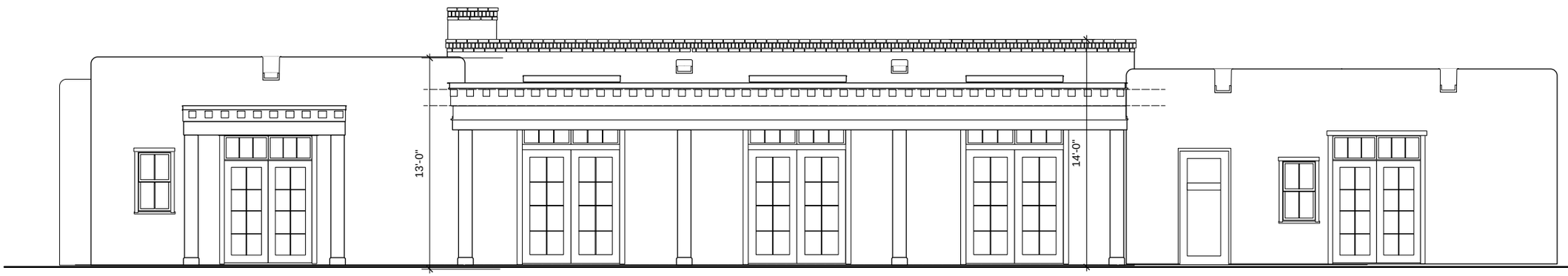
PRELIMINARY

GREGORY CASITA & ADDITION
715 A GREGORY LANE
SANTA FE, NEW MEXICO

12/02/24



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



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

FINISHES
WINDOWS AND DOORS CLAD AND PAINTED WHITE
STUCCO EL REY CEMENTITIOUS BUCKSKIN
BRICK ENDICOTT IRONSPOT

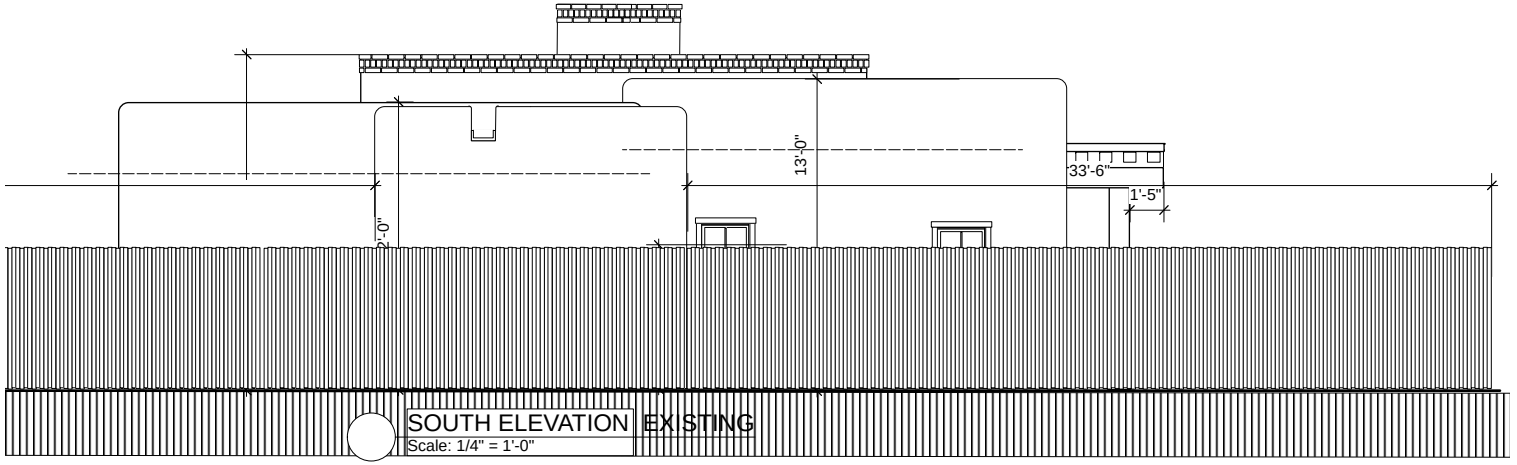
A. CHRISTOPHER PARVIS
ARCHITECT
518 Old Santa Fe Trail Ste. PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

PRELIMINARY

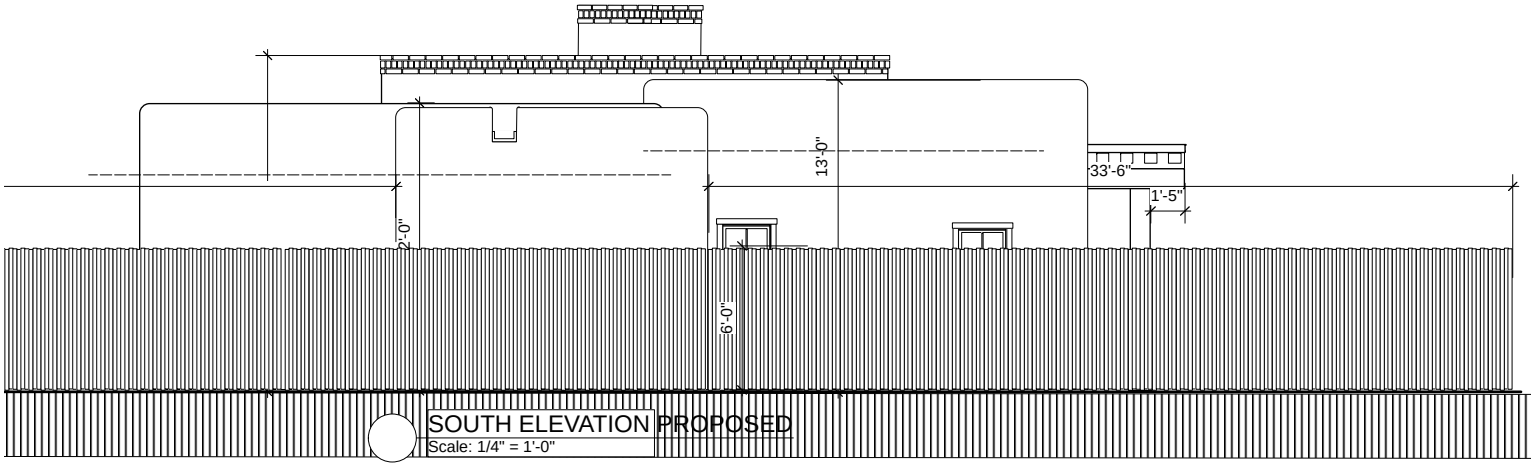
GREGORY CASITA & ADDITION
715 A GREGORY LANE
SANTA FE, NEW MEXICO

12/02/24

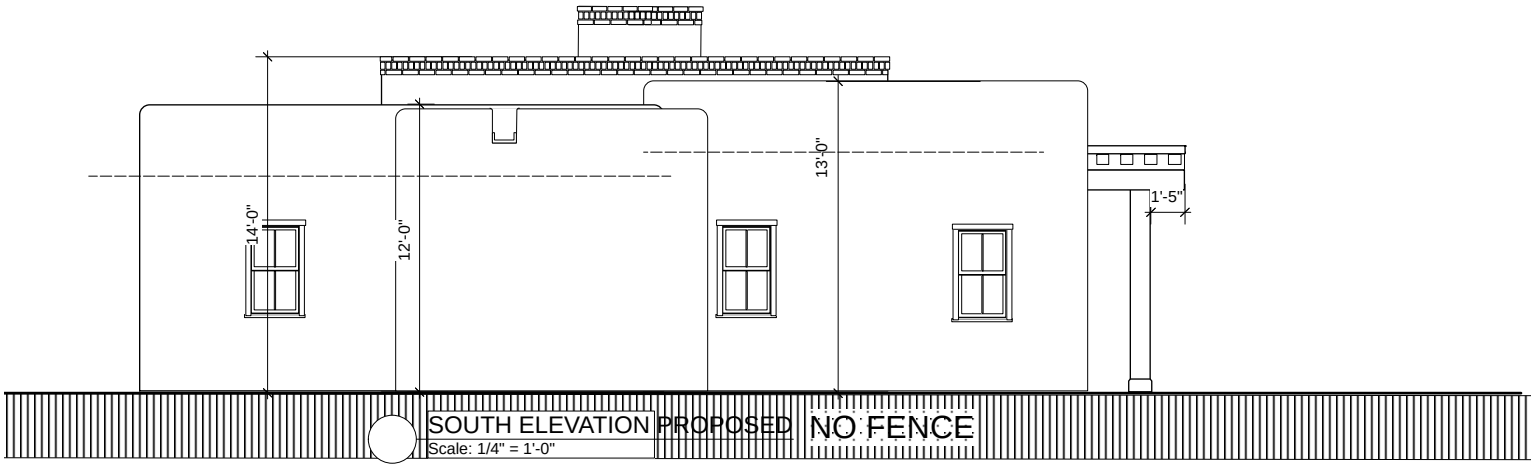
JOB NO. 4604



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



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



SOUTH ELEVATION PROPOSED NO FENCE
Scale: 1/4" = 1'-0"

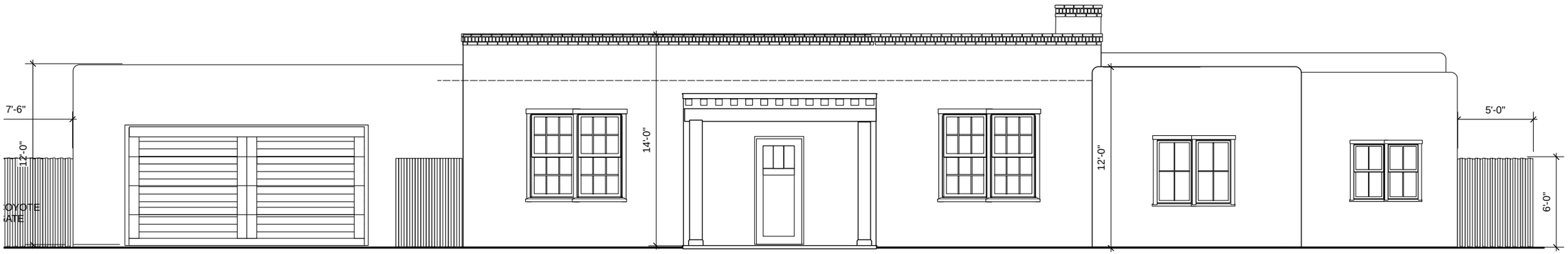
A. CHRISTOPHER PLURYS
ARCHITECT
518 Old Santa Fe trail 511 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

PRELIMINARY

GREGORY CASITA & ADDITION
715 A GREGORY LANE
SANTA FE, NEW MEXICO

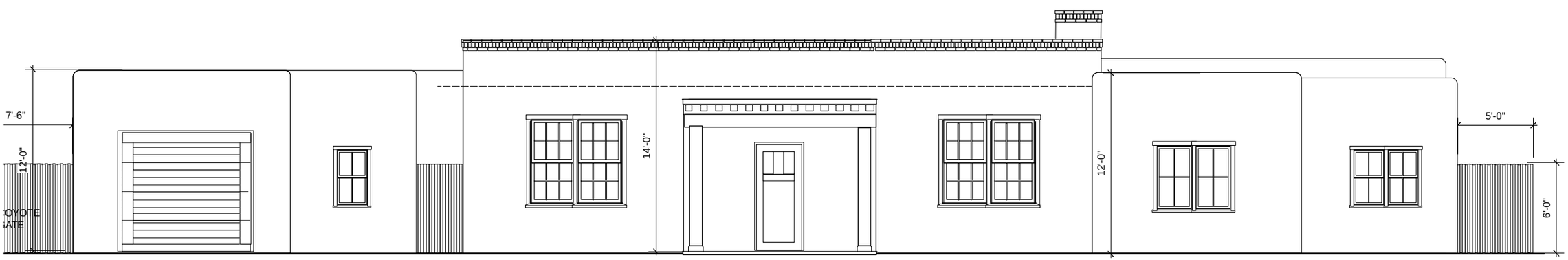
12/02/24

JOB NO. 4604



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

0 5 10 15 FT



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

0 5 10 15 FT

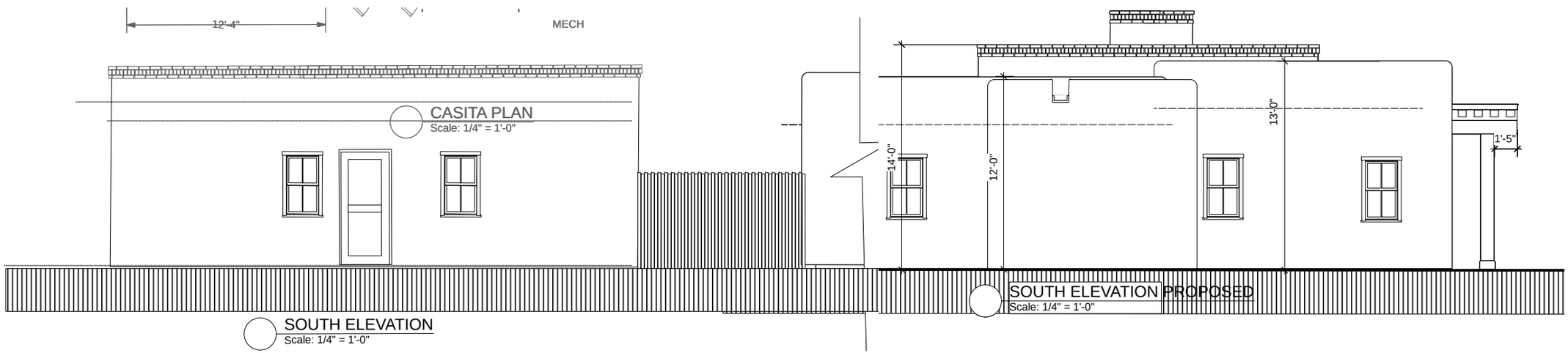
A. CHRISTOPHER DAVIS
ARCHITECT
518 Old Santa Fe trail Ste1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

PRELIMINARY

GREGORY CASITA & ADDITION
715 A GREGORY LANE
SANTA FE, NEW MEXICO

12/02/24

JOB NO. 4604



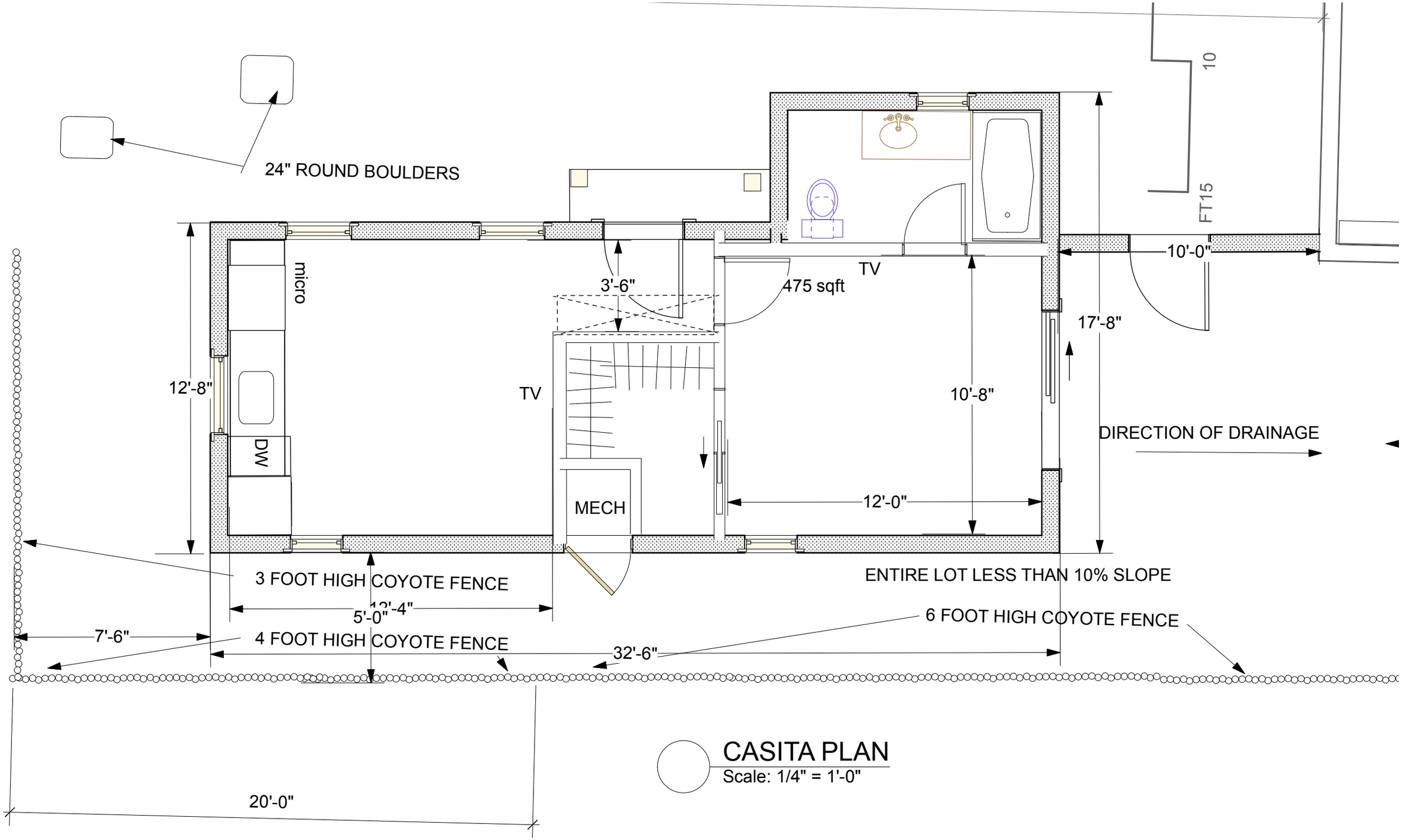
A. CHRISTOPHER PLUVIS
ARCHITECT
518 Old Santa Fe trail St1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

PRELIMARY

GREGORY CASITA & ADDITION
715 A GREGORY LANE
SANTA FE, NEW MEXICO

12/02/24

JOB NO. 4604



CASITA PLAN

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



CASITA PROPOSED NORTH ELEVATION

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

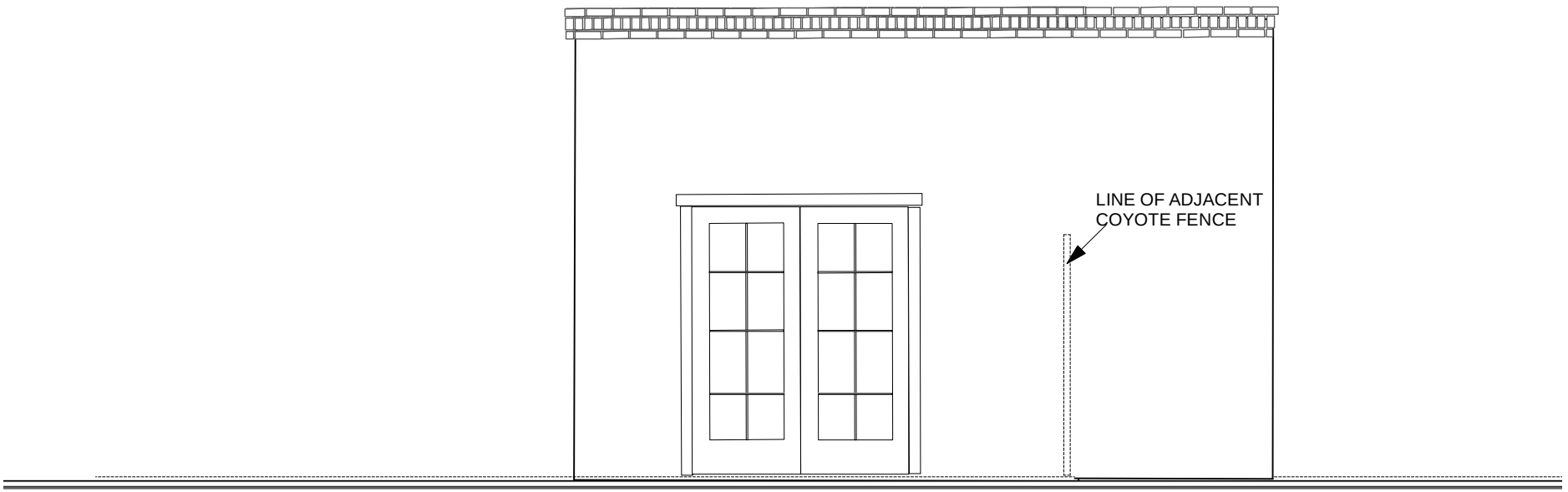
A. CHRISTOPHER PURVIS
ARCHITECTS
518 Old Santa Fe trail Stt PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

PRELIMINARY

GREGORY CASITA & ADDITION
715 A GREGORY LANE
SANTA FE, NEW MEXICO

12/02/24

JOB NO. 4604



CASITA PROPOSED EAST ELEVATION

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

A. CHRISTOPHER PERVIS ARCHITECTS
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Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Archtect@ACP-ART.com

PRELIMINARY

GREGORY CASITA & ADDITION
715 A GREGORY LANE
SANTA FE, NEW MEXICO

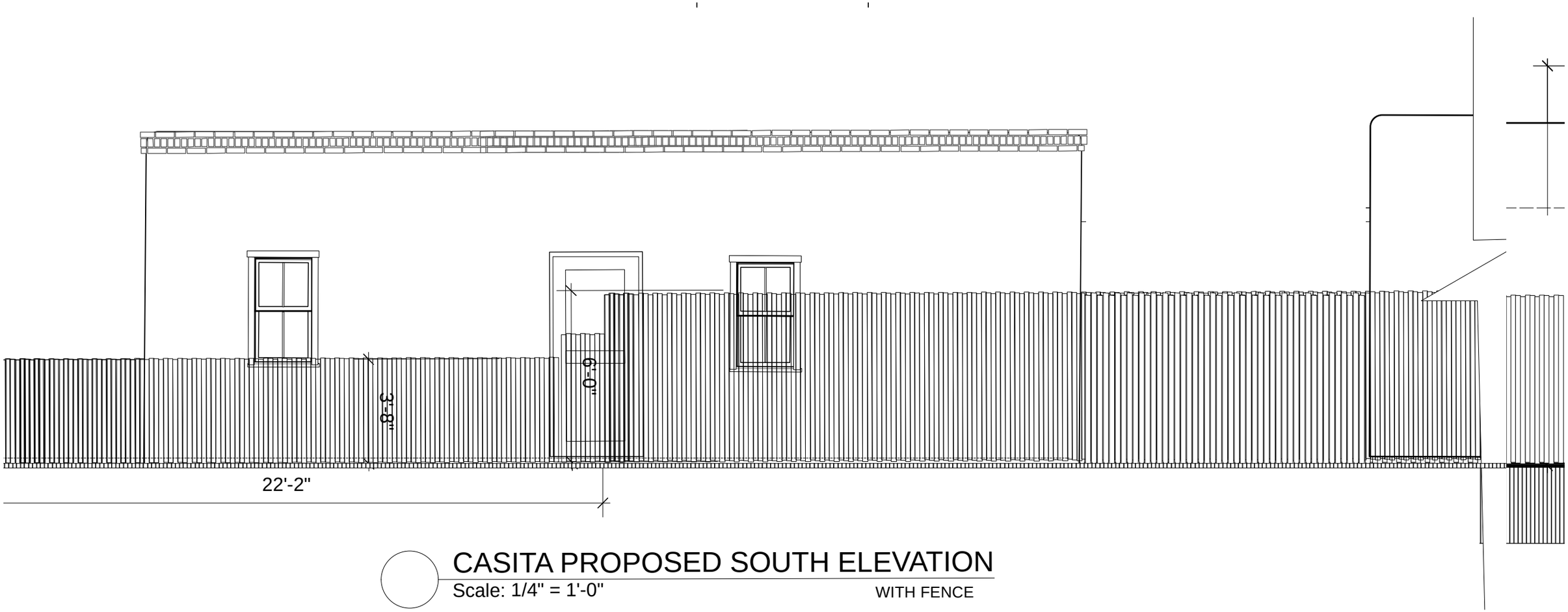
12/02/24

JOB NO. 4604



CASITA PROPOSED SOUTH ELEVATION

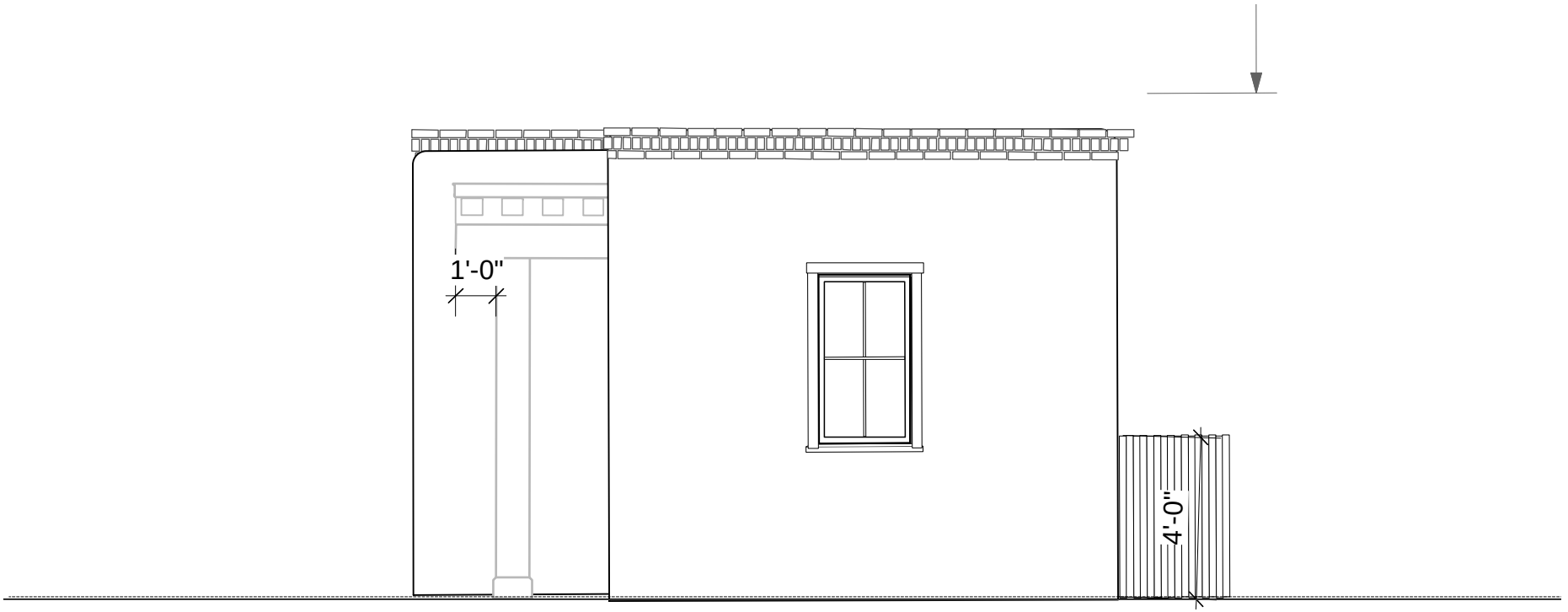
Scale: 1/4" = 1'-0"



CASITA PROPOSED SOUTH ELEVATION

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

WITH FENCE



CASITA PROPOSED WEST ELEVATION

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

A. CHRISTOPHER PLURIS
ARCHITECTS
518 Old Santa Fe Trail 51 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
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PRELIMINARY

GREGORY CASITA & ADDITION
715 A GREGORY LANE
SANTA FE, NEW MEXICO

12/02/24

JOB NO. 4604

City of Santa Fe, New Mexico

memo

DATE: **January 14, 2025**

TO: **Historic Districts Review Board Members**

VIA: **Heather Lamboy, Planning & Land Use Department Director**
Gary Moquino, Historic Preservation Division Director, *GM*
Maggie Moore, Acting Assistant Land Use Director *MM*

FROM: **Lani McCulley, Senior Planner, Historic Preservation Division**

2024-009616-HDRB, 1302 Canyon Road, Downtown & Eastside Historic District, non-contributing, Christopher Purvis, agent for Walter Richard Schmeal, owner, proposes to construct a 170 sq. ft. addition to a height of 12'-0" on the casita, and a 600 sq. ft. freestanding garage to a height of 12'-8" where the maximum allowable height is 14'-11".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

___ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: height calculation, Assessor's const. info, aerial comparison

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

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

Sample motions:

a. Approve or deny Case #2024-009616 to allow these alterations to 1302 Canyon Road.

BACKGROUND & SUMMARY:

The single-family residence at 1302 Canyon Road is listed as non-contributing to the Downtown and Eastside Historic District. The single-family residence is Spanish Pueblo Revival in style with divided lite windows, portals with vigas and metal roofs on the south and north elevations, and parapeted portals on the south and east elevations.



Figure 1. Property Location.

According to the applicant, the residence was designed and constructed by the original owner, John Midyette, in 1965 in a recent Santa Fe style. According to the applicant, a guest house addition was constructed in 1977 and an addition on the west elevation was constructed in 1990 with a reworking of the front entry in 2000. There are no case documents on file in the Historic Preservation Division to corroborate this information. However, comparing the 1992 aerial photo to the current floor plan, does show some alterations have occurred since 1992 especially in regard to the front entry or circular portion of the structure.

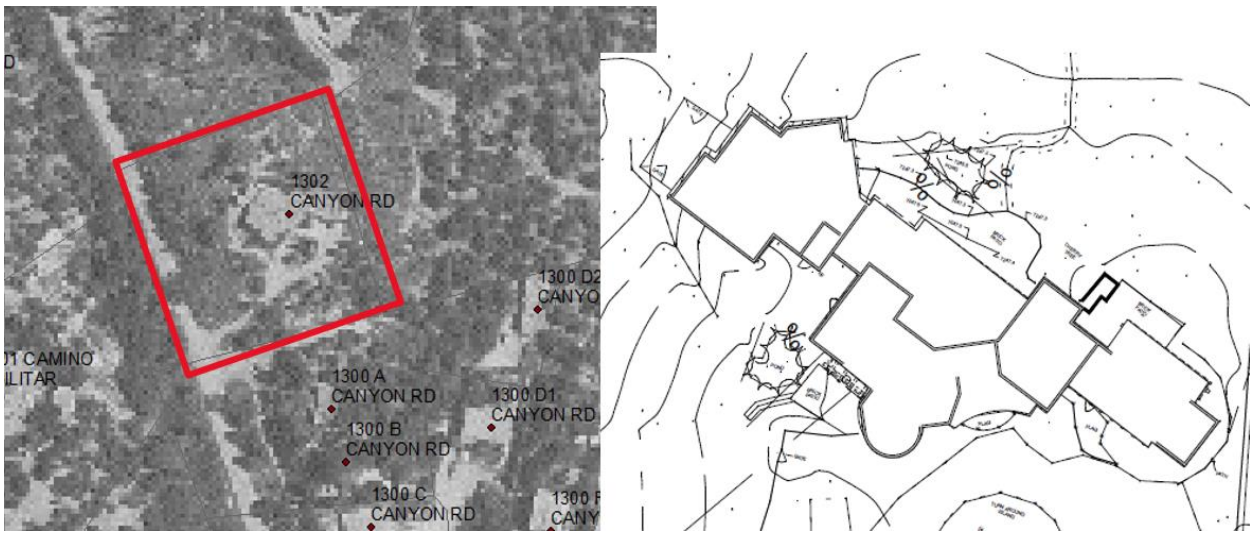


Figure 2. 1302 Canyon Road: 1992 Aerial compared to current floorplan.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1. Construct a 170 sq. ft. addition to a height of 12'-0" on the casita.
    a. The Garage will be stuccoed El rey cementitious Buckskin Color and have wood TDL aluminum Clad windows in white, and a skylight. Exterior lighting will consist of sconces on either side of each door. The garage doors will be Wood clad in diagonal panels, stained warm brown and there will be a small eave on the east side for drainage. The addition will match the existing style of the residence.
2. Construct a 600 sq. ft. freestanding garage to a height of 12'-8".
    a. The stucco will match the existing El Rey Buckskin and the windows and doors will be white.
    b. The proposed garage will mimic the Spanish Pueblo style of the residence.
3. Construct a 400 sq. ft. addition on the south side to facilitate the connection from the guest house to the main house in the location of the existing pergola.
4. Install a compressor on the east side of the garage behind the existing coyote fence.

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.

(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;

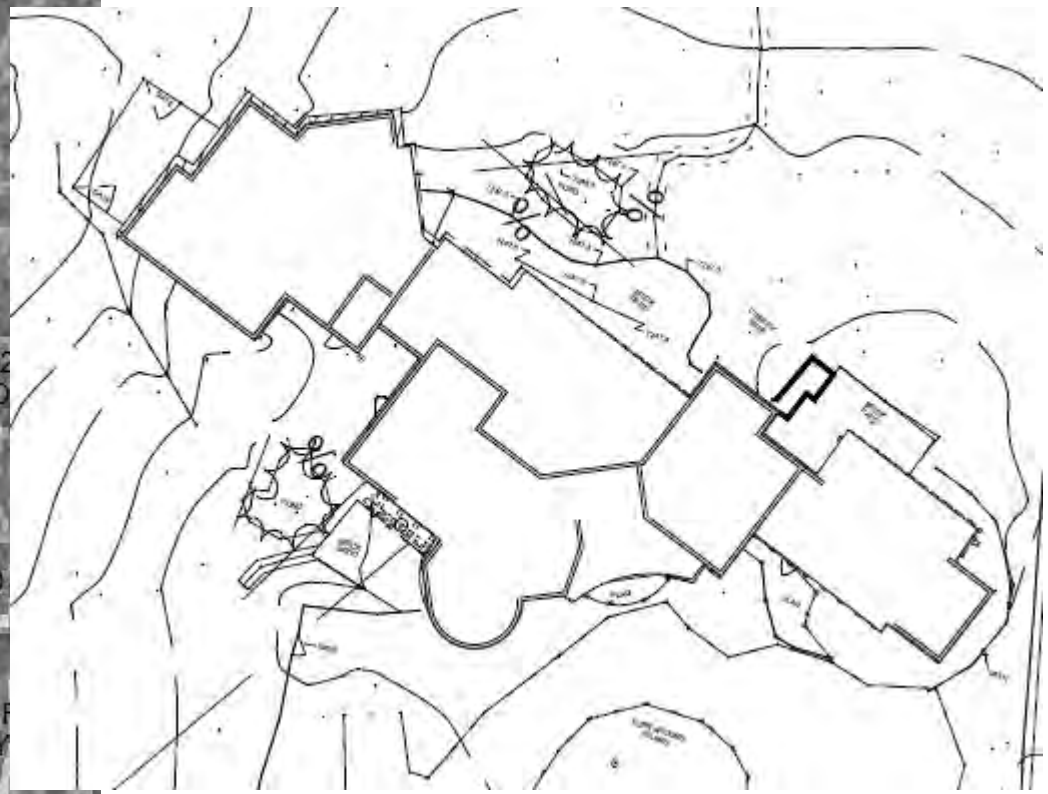
(d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval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

1302 Canyon Road
1992 Aerial compared to current





CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 11/27/2024	Property Owner of Record Richard Schmeal			
Applicant/Agent Contact	Christopher Purvis			
Site Address	1302 Upper Canyon Road			
Suite or Space #	Subdivision Name Turley Plat for Donald Atkinson			
Lot # B	Block #	Total Roof Area (square feet) 4527 Sqft		
Lot Coverage % 9.2	Lot Size (square feet) 49025 sqft			
Proposed Construction Description	New Garage and adding bedroom			
The following documents are required for review as applicable:	/ Legal Lot of Record / Building Plans / Existing site plan w/ setbacks / Proposed site plan w/ setbacks / Existing & Proposed Elevations Development Plan			
Zoning District R-1	Overlay Districts Escarpment Flood Plain Other			
Proposed Setbacks	Front Existing	Rear 30	Left Side 15	Right Side existing
Required Setbacks	Front 7	Rear 15	Left Side 5	Right Side 5
Proposed Height 12'8"	Max Height HDRB	Parking Required 3	Provided 3	Bike Parking Provided

Historic Planning Case Manager Lani McCulley

If you selected "other," please write in the name of your case manager. _____

ADDITIONAL SUBMITALS (IF APPLICABLE)

Y N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
Y N Setback Affidavit and Agreement		
Y N Site Visibility Triangle	Y N Escarpment Slope Analysis	Y N Flood Plain Grading Plan

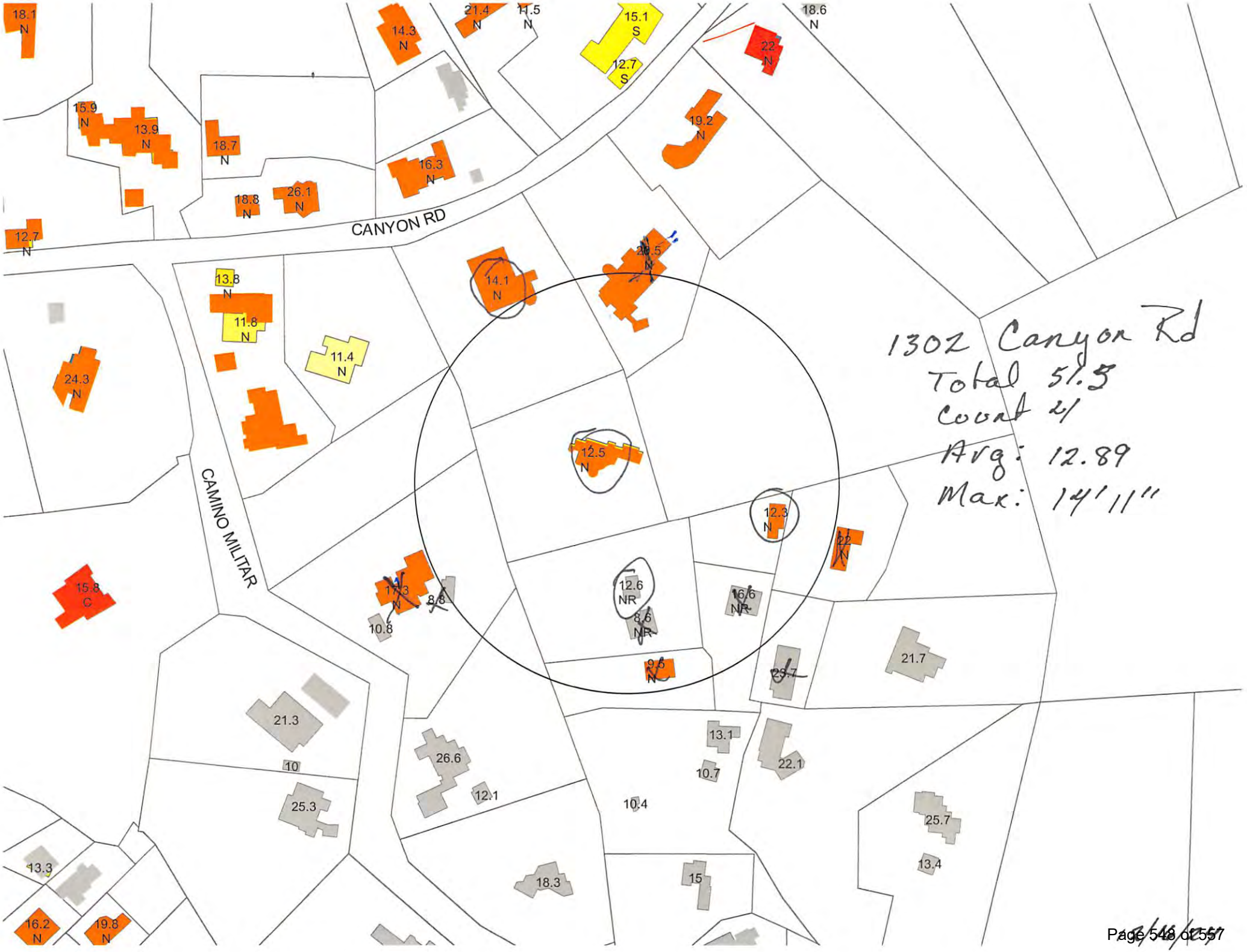
This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

Christopher Purvis Owner / Applicant Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

X Preliminarily Reviewed	Reviewed w/ conditions	Denied
Comments/Conditions		
Preliminary Zoning Review completed by Rebekah Chouser		Date 12/3/2024
Preliminary Zoning Review # 2024-009550		


CANYON RD
CAMINO MILITAR
1302 Canyon Rd
Total 51.5
Count 4
Avg: 12.89
Max: 14'11"

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501 Tuesday, November 26, 2024

RE: 1320 Upper canyon road
Enclosed (1) 24”x36” copies

A-1	Site Plans	11/24/24
A-2	House Floor Plans	11/25/24
A-3	Garage Floor Plan & Elevations	11/25/24
A-4	House Elevations North&South	11/25/24
A-5	House Elevations East & West	11/25/24

Photographs of existing elevations
PZR completed (copy to Zoning)

Dear Lani and
Members of the Historic Districts Review Board

In 1965 to original house was designed by John Midyette . Subsequently a guest house was appended to the east elevation in 1977 and a study was added to the west elevation in 1990 . Finally the front entry was reworked in 2000 All by John Midyette. We are proposing to remodel the Guest house on the north and south elevations. And build a new detached garage as indicated on the attached drawings. As Follows:

For the Garage
1)The Garage shall be stuccoed El rey cementitious Buckskin Color
2) The windows which shall be wood TDL aluminum Clad white as indicated
4) The Garage will be 600 sqft.
5) The Finished height is proposed at 12’-8”
6) There will be a skylight in the roof of the garage and one exterior sconce
7) The garage doors will be Wood clad in diagonal panels stained warm brown
8) there will be a small eave on the east side for drainage
9) The re will be a sconce outside either door as attached

For the Casita Remodel/addition
1) The Casita addition is 170 square feet and will maintain its existing height12’0”
2) The stucco will match the existing El Rey Buckskin,
3) The new windows and doors shall be white
4) There will be an additional compressor placed on the east side behind the existing coyote fence
5) There will be a corridor addition on the south side to facilitate the connection from the guest house to the main house

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

518 Old Santa Fe Trail St1 PMB 373 Santa Fe N. M.
87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com

Christopher Purvis.

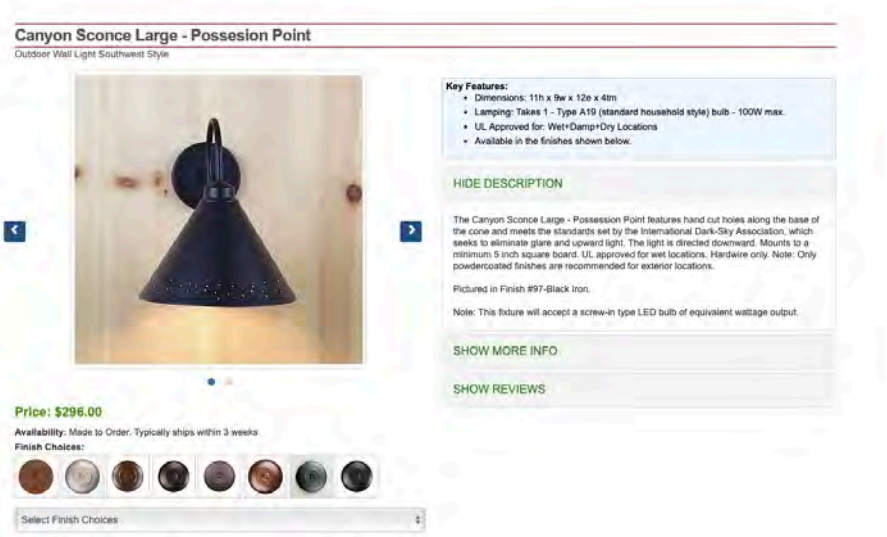
Exterior stucco color El Rey buckskin



Wood clad color



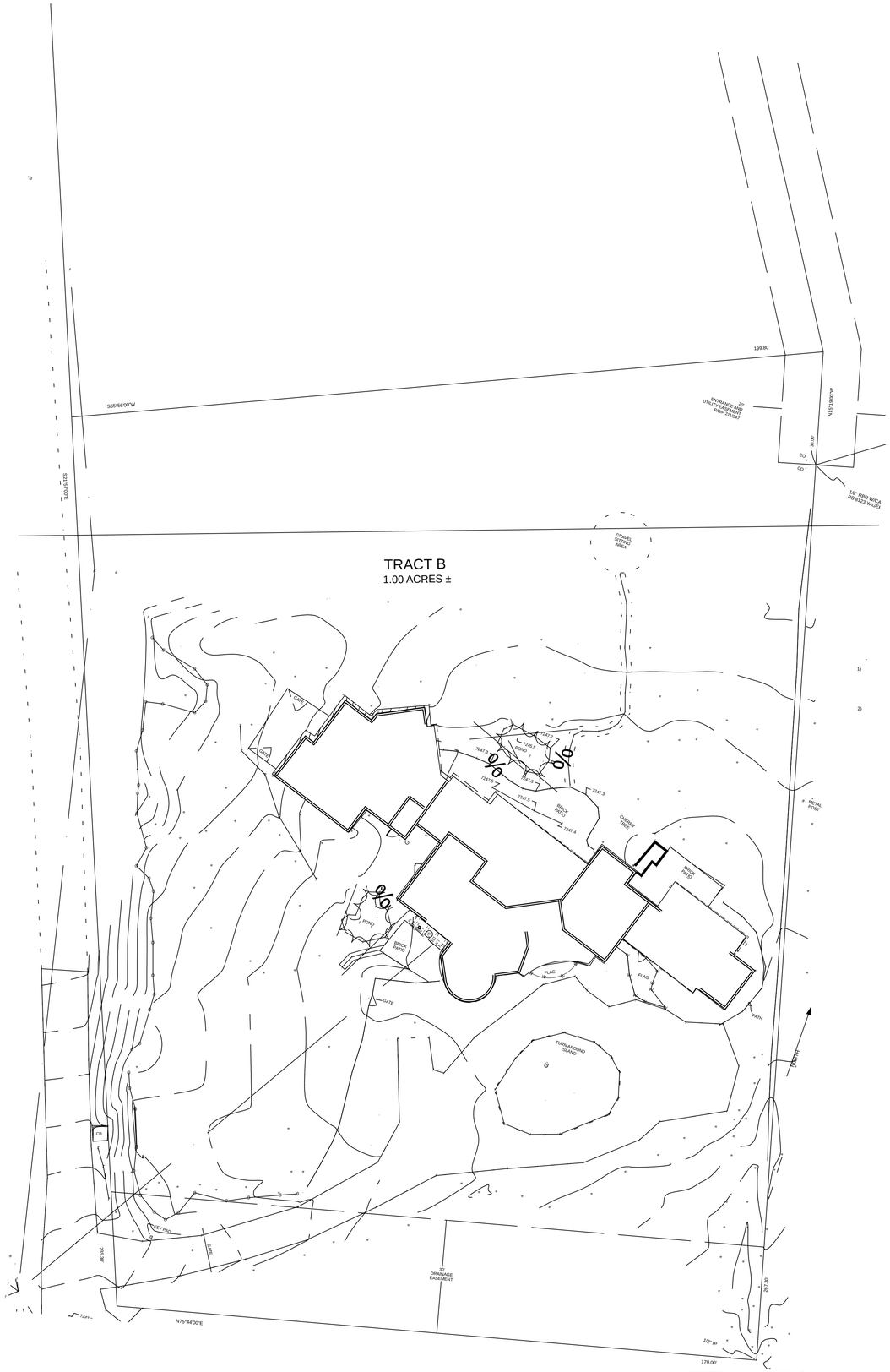
Pella Clad Color white



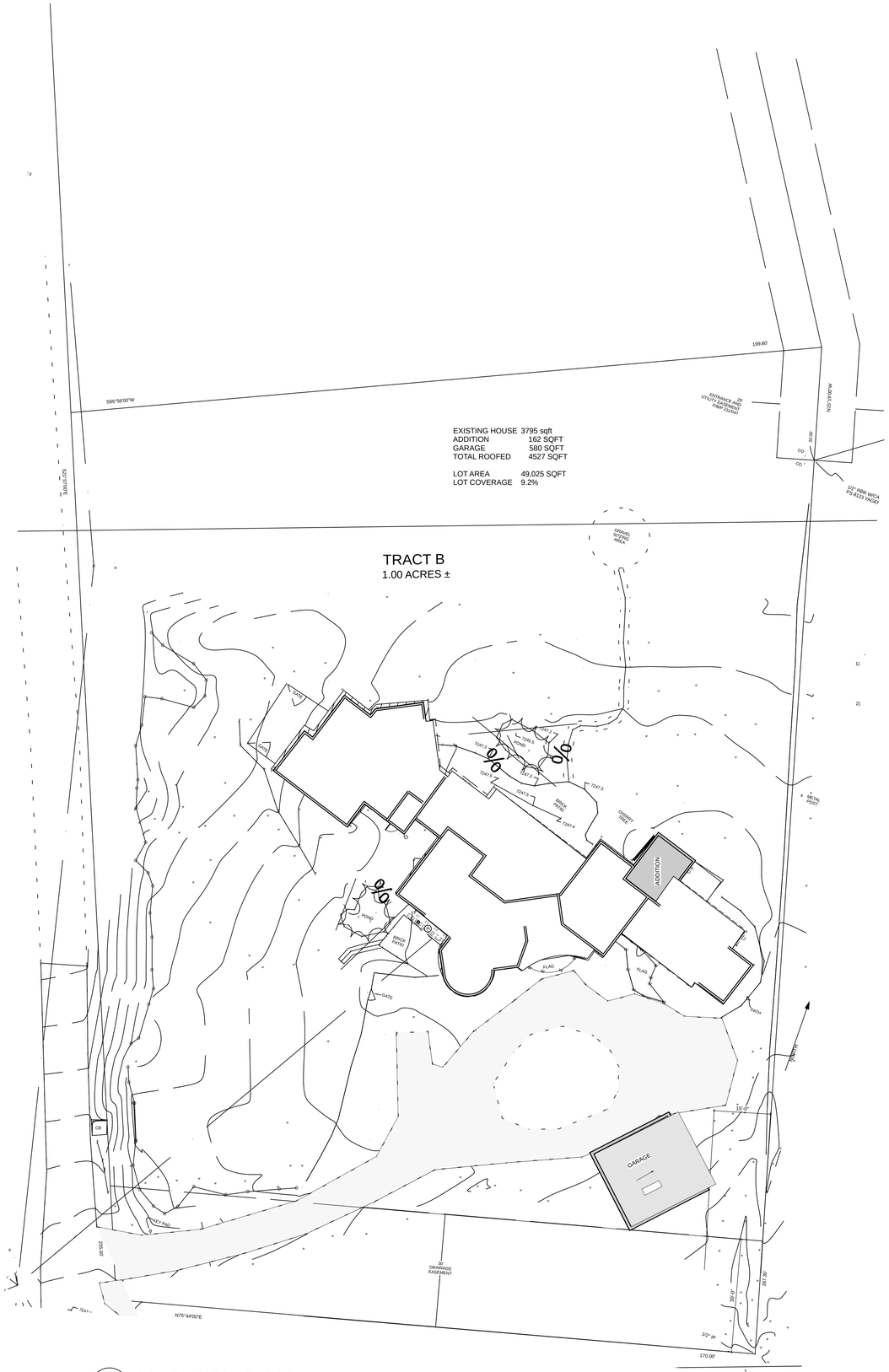
518 Old Santa Fe Trail St1 PMB 373 Santa Fe N. M. 87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com


EAST ELEVATION


WEST ELEVATION
1320 CANYON ROAD



1 SITE PLAN EXISTING
Scale: 1/16" = 1'-0"



1 SITE PLAN PROPOSED
Scale: 1/16" = 1'-0"

A. CHRISTOPHER PURVIS ARCHITECTS
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Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

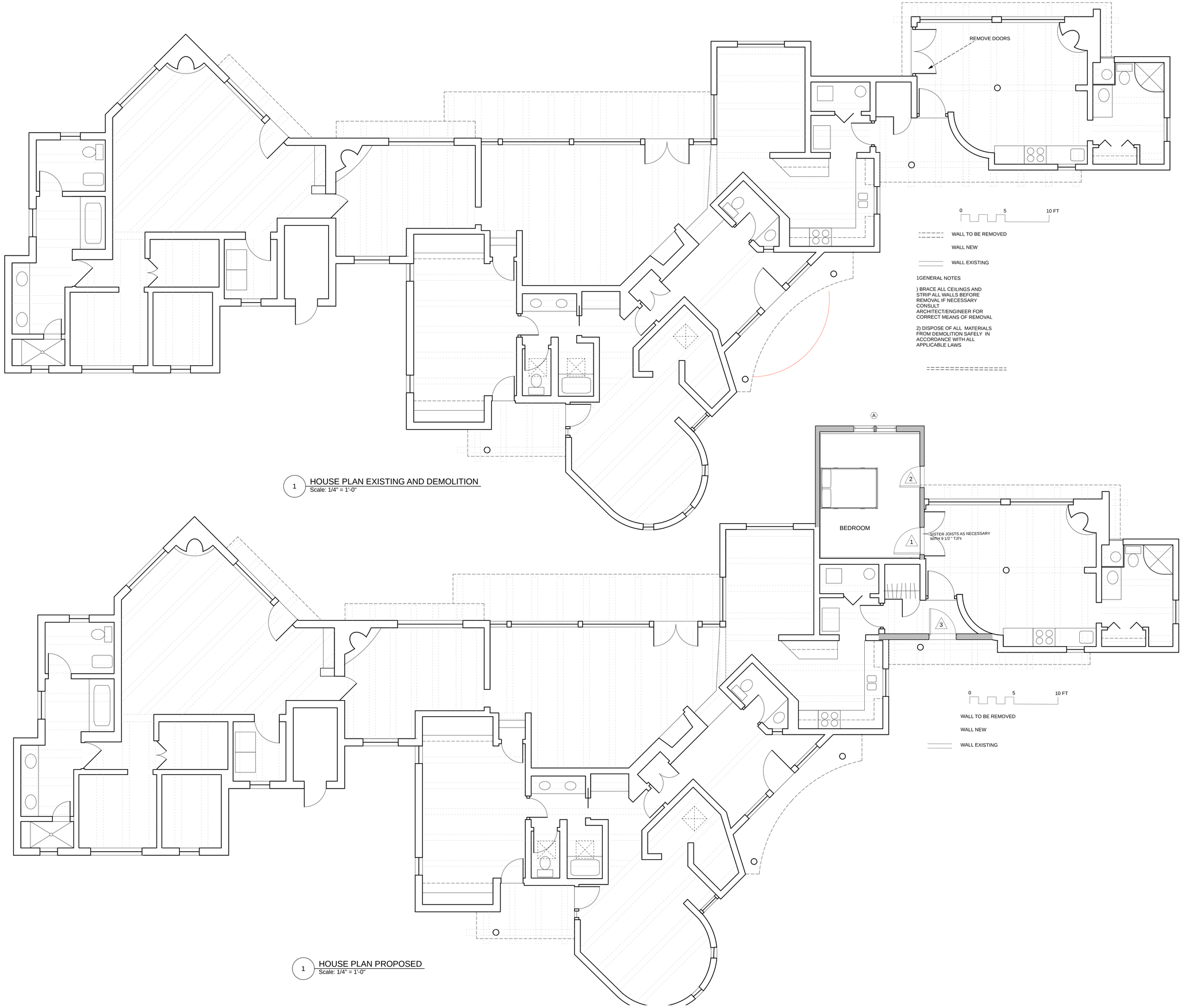
SCHMEAL GARAGE AND REMODEL
1302 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

PRELIMINARY

HDRB 11/21/24

A-1

JOB NO. 4804



1 HOUSE PLAN EXISTING AND DEMOLITION
Scale: 1/4" = 1'-0"

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

A. CHRISTOPHER PURVIS ARCHITECTS
518 Old Santa Fe trail St1 PMB 373
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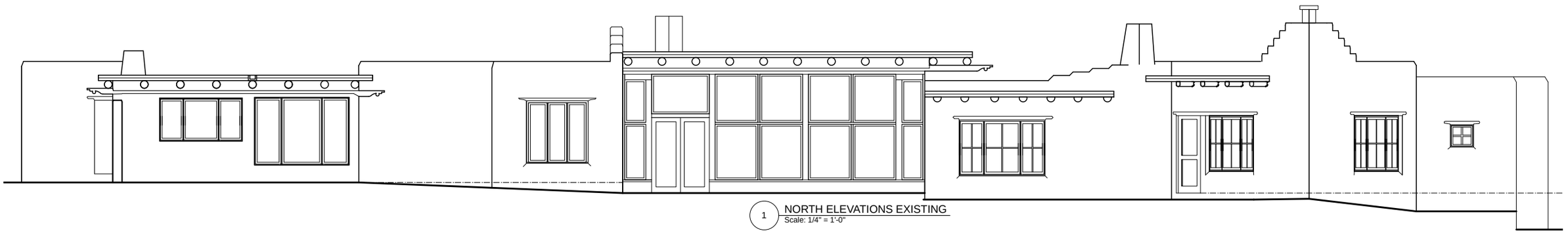
PRELIMINARY

SCHMEAL GARAGE AND REMODEL
1302 UPPER CANYON ROAD
SANTA FE , NEW MEXICO

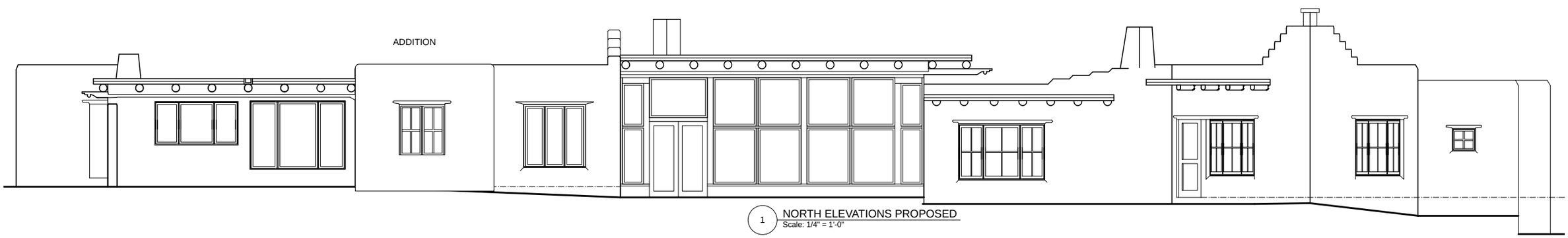
12/11/24

A-2

JOB NO. 4804



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



1 NORTH ELEVATIONS PROPOSED
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12/11/24

PRELIMINARY

SCHMEAL GARAGE AND REMODEL

1302 UPPER CANYON ROAD

SANTA FE , NEW MEXICO

A. CHRISTOPHER PURVIS ARCHITECTS

518 Old Santa Fe trail St1 PMB 373

Santa Fe New Mexico 87505 Tel 505 982 5461

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



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

A. CHRISTOPHER PURVIS ARCHITECTS
518 Old Santa Fe trail St1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5451
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PRELIMINARY

SCHMEAL GARAGE AND REMODEL
1302 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

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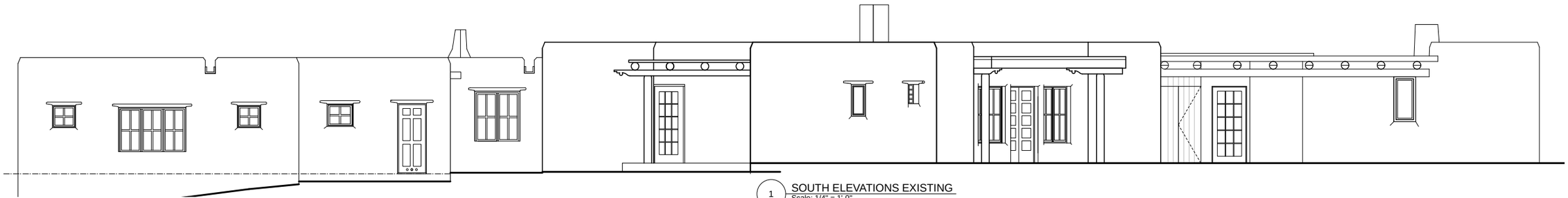

1 SOUTH ELEVATIONS EXISTING
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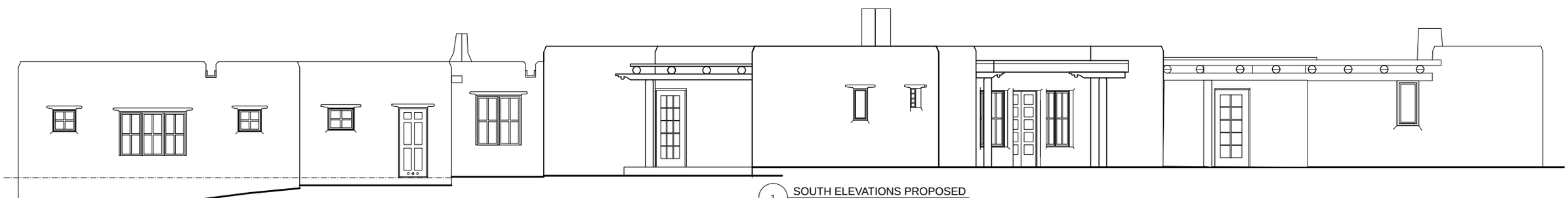

1 SOUTH ELEVATIONS PROPOSED
Scale: 1/4" = 1'-0"

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12/11/24

SCHMEAL GARAGE AND REMODEL

1302 UPPER CANYON ROAD

SANTA FE , NEW MEXICO

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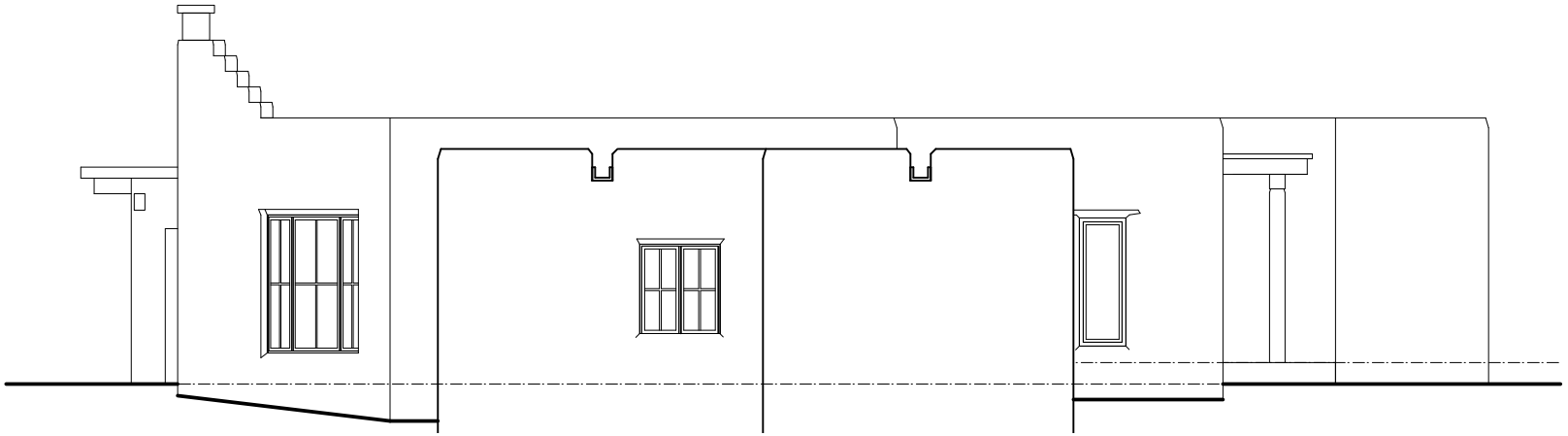

1 WEST ELEVATION EXISTING
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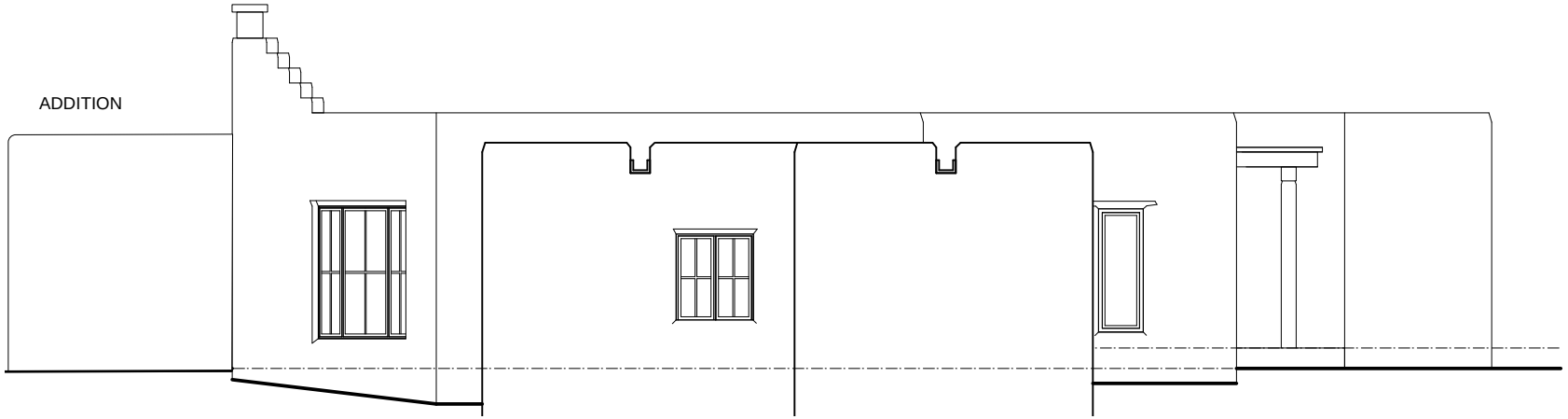

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