

OLD BUSINESS

Chair Rios welcomed members of the public. She explained that speakers are sworn and can be questioned. She said that if anyone did not agree with decisions made by the board, there was an appeal process, saying that staff could assist them in this process.

1. **Case #H-00-129.** 320 Camino Delora. Downtown and Eastside Historic District. Non-contributing. Steve Marlens proposes the rehabilitation of a non-contributing house and the construction of a yardwall and gates. (Postponed at the 9/12/2000 HDRB meeting).

Mr. Hewat presented the staff report for this case [attached as Exhibit C].

Present and sworn was Steve Marlens, 1569 Wilderness Gate Road, who pointed out that there was a typo in the report. He said the report said "4 deep portals" and it should say "one four foot deep portal."

There were no speakers from the public regarding this case.

Mr. Purvis moved for approval of Case #H-00-129 per staff recommendations. The motion was seconded by Mr. Padilla.

Mr. Padilla thanked the applicant for the details provided, saying it made it a lot easier to follow the proposal.

Mr. Purvis agreed that it was much clearer. He asked what the applicant would do if brick was not found on the parapet beneath the stucco. Mr. Marlens said he would not put brick on it if none was found beneath but added that he could see the brick from the roof.

Chair Rios asked if he would use cementitious stucco. Mr. Marlens agreed but said it was not his favorite material. He said it would be simpler to go with more of the same and commented that the stucco was in decent shape.

Mr. Purvis asked if he had a sample of the Barn Red color. Mr. Marlens said he had not brought one but said it would be the same as a house on Alto Street owned by man who works for the Santa Fe Reporter. He said this man did

some research on the color and found it to be very historical. Mr. Purvis asked if it was darker. Mr. Marlens agreed. Mr. Hewat said it would duplicate a lead based red of the nineteenth century.

Mr. Purvis asked the color of the beams. Mr. Marlens said there would only be two colors for the entire project: the color of the stucco and the barn red color for everything else. He asked if the Board would be willing to give him discretion in either painting the beams and posts red or not painting them at all, he would appreciate it. He said if they couldn't, he would paint them red.

Mr. Purvis asked if the windows and doors would be the same color. Mr. Marlens agreed. He explained that the windows were divided internally by metal and had wood muntins.

Mr. Purvis said his recommendation was to approve it both ways, saying his preference was not to paint the beams and posts. Mr. Padilla agreed, saying he would recommend that they not be painted and if the applicant would like to paint them, that it come back to staff for review. Mr. Marlens agreed.

Mr. Padilla asked Mr. Hewat if on the proposed north elevation, the wall was 72" high. Mr. Hewat agreed, saying it was measured from the highest point of the grade to the top of the wall there by Cristo Rey School. He said the applicant needed the height there by the school. The applicant further explained the height of the wall to the satisfaction of the Board.

The motion to approve per staff recommendations with the condition that the beams and posts not be painted passed by unanimous voice vote.

NEW BUSINESS

1. **Case #H-00-135.** 136 Daniel St. Westside Guadalupe Historic District. Non-contributing. Gregory F. Teakle, agent for Bee Gee enterprises, propose the conversion of non-contributing building to a commercial office to include removal of front door and portal, replacement of rear door, and the removal of a backyard fence.

Mr. Hewat presented the staff report for this case [attached as Exhibit D].



City of Santa Fe, New Mexico

Project description : RHDBTN HSE, GRG, YRD WL CONSTRUCTION
Project number : 00-10100141
Case number : H-00-129
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S) : 320 Camino Delora

PROJECT NAMES:

OW-Steve Marlens
Santa Fe, NM 87501

1569 Wilderness Gate Rd.
(505) 988-3381

PROJECT DATA:

HISTORIC DISTRICT	Downtown Eastside
HISTORIC BUILDING STATUS	Non contributing
PUBLICLY VISIBLE FAÇADE-EAST	Y
PUBLICLY VISIBLE FAÇADE-NORTH	Y
PUBLICLY VISIBLE FAÇADE-SOUTH	Y
PUBLICLY VISIBLE FAÇADE-WEST	N
HISTORIC DISTRICT SURVEY NUMBER	7780
YEAR OF CONSTRUCTION	Ca. 1945
PROJECT TYPE (NEW, ADD, ETC.)	Rehabilitation
USE, EXISTING	Residential
USE, PROPOSE	Residential
HISTORIC BUILDING NAME	Vicente Brito House

City of Santa Fe, New Mexico

memo

DATE: October 10th, 2000

TO: Historic Design Review Board Members

VIA: Anne Condon, Planning and Land Use Director *CS for AMC*
Cyrus Samii, Planning Division Team Leader *CS*

FROM: James Hewat, Historic Preservation Planner *JMH*

ITEM & ISSUE:

CASE # H-00-129

ADDRESS 320 Camino Delora
Historic Status Non-contributing
Historic District Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- ☒ Case Synopsis
- ☒ District Standards
- ☒ State Historic Survey Sheet
- ☒ Other: Wall Ht. Calculation

APPLICANT SUBMITTALS

- ☒ Proposal Letter
- ☒ Vicinity Map
- ☒ Site Plan/Floor Plan
- ☒ Elevations
- ☒ Photographs
- ☐ Other

STAFF RECOMMENDATION:

The proposal meets the design guidelines for the Downtown-Eastside Historic District and the Fence and Wall Guidelines for the Historic Districts. Staff recommends approval of this project on the condition that restoration of the brick parapet include removal of the existing stucco by the gentlest means possible and that, if necessary, re-pointing be undertaken with a lime-based (Type O) mortar.

BACKGROUND & SUMMARY:

The Board reviewed this case at the September 12, 2000 meeting but considered the information submitted insufficient to complete the review. As such, the Board voted to postpone the case to the October 10, 2000 and give the applicant the opportunity to provide more detailed information regarding the project. Revised drawings and specifications have been submitted.

The applicant proposes to rehabilitate a 1945 (non-contributing) adobe house located in the Downtown and Eastside Historic District. The submitted proposal calls for the replacement of aluminium slider windows on the east (front) elevation with two pairs of flanking, five by two-light "French" casement simulated divided light windows. This will necessitate that each of the openings be enlarged significantly. The revised proposal also specifies simple window mouldings, and eliminates the previously submitted detail of shutters. The windows will be stained "Barn Red." Two french doors of a similar configuration will be installed on the west elevation and are to open on to a concrete block stoop. On the north elevation, the applicant proposes to replace the existing aluminium windows with two, two by six-light custom wood casement windows. The revised proposal also calls for two new openings on the south elevation into which will be installed windows similar to those proposed for the east elevation. The existing doors on the east and west elevations of the house will be replaced with three-board softwood doors stained "Barn Red" to match windows.

Additionally, the applicant proposes to add three stuccoed masonry chimneys that will penetrate the roof and rise two feet above the roof which will be insulated and re-sheathed. The proposal calls for the existing brick parapet to be uncovered and restored. The exterior walls will be re-stuccoed with a 50/50 El Rey Cottonwood/Sandalwood mixture. A 5' x 30' portal with a 10" parapet penetrated by two canales and supported by four peeled posts with zapatos is proposed for the east elevation of the house.

The applicant also proposes to rehabilitate the c.1965 garage located southwest of the house. This rehabilitation will consist of the existing garage (east elevation) door being replaced by one set of French doors (similar to those proposed for the house) and the installation of 4 deep portals extending around north, east, and west elevations at the height of the existing building. The portal is to be supported by vigas which will extend from the north and south elevations of the garage. Plans also call for the installation of two sets of french doors on the north elevation of this building.

The proposed landscaping consists of the construction of a stuccoed masonry wall along east property line that will range in height from between 43" and 60" in height. A round arched wood vehicular gate of 52" in height is proposed at the south end of the east wall while a round arched pedestrian gate at a height of 6'6" is proposed on axis with the front door. A 52" high stuccoed masonry wall is also proposed to run west along the north property line for 21' at which point the material will change to cedar plank and range in height from 48" to 60" for the

remaining 147' feet to the west property line. A height calculation gives a maximum allowable height of 52" for walls and fences in the Camino Delora streetscape.

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

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

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

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

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

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

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

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

avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

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

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

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

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

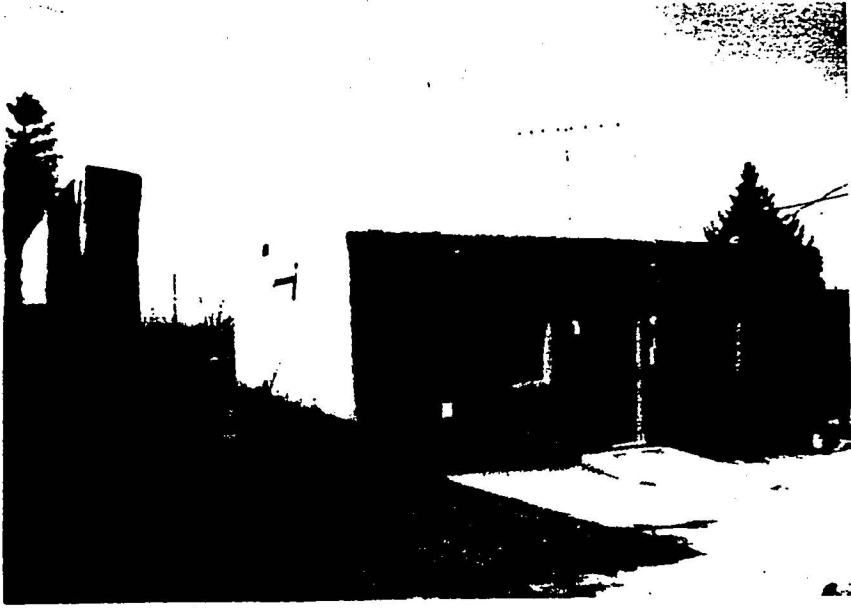
(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

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

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

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

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building threatened? yes		surveyed date <u>11-84</u> by <u>mb</u>		county <u>Santa Fe</u>		ID no. <u>0516-1624</u>		#778	
field map <u>SFHD-6-1624</u>		number		U.S. reference zone <u>12</u> <u>13</u>		easting		northing	
location description <u>320 Delate</u>						city/town <u>Santa Fe</u>			
						land grant/reservation			
building name				legal description tresp. <u>N</u> <u>S</u> range <u>E</u> <u>W</u> sec. <u>1</u> <u>2</u>					
file roll by <u>mb</u> no. <u>22</u>		negative nos. <u>7</u>		loc. of neg. ☒ <u>up</u>		plan shape			
						date of construction <u>P</u> estimate _____ actual _____			
						source			
						use present <u>residential</u> other _____			
						historic <u>residential</u> other _____			
						condition _____ excellent _____ good _____ fair _____ deteriorating			
style		foundation material		degree of remodeling _____ minor _____ moderate _____ major					
		wall material/surface		describe:					
architectural features						surroundings <u>Res</u>			
						relationship to surroundings ☒ similar _____ not similar			
						district potential _____ yes _____ no			
						significance _____ eligible _____ of ☒ none			
						if eligible, interest			
comments						why?			
						associated buildings? ☒ yes			
						what type? <u>Garage</u>			
						if inventoried, list ID nos. <u>6.</u>			
						see back? _____ yes			

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Height calculations for 320 Camino

fence	Inches	house	feet
	61		13.4
	73		12.4
	38		12.8
	22		10.5
	35		10.9
	58		12.8
	63		13.1
	29		12.3
	53		12.3
	59		17.7
	34		17.2
	34		17.5
	23		13
	65		10.6
	46		10.8
	42		18.8
	30		24.4
	32		38
	24		24.4
	96		0
	79		14.5
	57		9.3
	68		12.3
	75		12.2
	81		15.1
	67		366.3
	60		15.3
	33		+ 2 for average
	36		17.3 feet
	71		
	71		
	57		
	1672	52 inches	

7.

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PROPOSAL LETTER

Applicant: Steve Marlens
Site Address & H. District: 320 Camino Delora; East Side
Mailing Address: 1569 Wilderness Gate Rd.
Santa Fe, NM 87501
Phone: 505-988-3381
Submittal Date: August 23/September 29, 2000

BRIEF HISTORY

The original four rooms of this one-story adobe house, built by Vicente Brito in the late 1930s according to family members, contained 550 square feet of living space. Its 16"-thick adobe walls sit on poured cement foundations. Round vigas, exposed inside the house but not out, carry mill-planed 1x10" boards and a flat roof. The original territorial-style brick parapet has been stuccoed over and is now hidden. Major structural and architectural alterations occurred the 1960s and 70s. A concrete-block bedroom and small wood-framed utility room were added to the rear, bringing the living space to the present 790 square feet. The front door was moved north and replaced, and the adobe interior wall between the two front rooms was torn out completely and replaced with a new framed wall three feet south. The interior door at the rear of the south front room was walled in and a new, smaller opening made north of it. A bathroom and hall were carved out of an original single rear room. The original rear entrance to the house was walled in and a new door was cut through the original rear wall into the new addition. Both front windows as well as the kitchen window were resized and relocated, and all the original windows in the house, of now unknown type, were replaced with the present sliding aluminum casements. The original gas heaters were replaced with electric units, whose wiring was punched through the roof and exterior walls. The interior was "gutted" in 1999 by the previous owner. The 1984 historic inventory says the house has no significance.

PROPOSED CHANGES AND ADDITIONS

HOUSE

Windows

East: Replace two existing aluminum sliders with two pairs of 24-80 x 1 3/4" 2x5-lite Southern Mills F-5510 true-divided-lite thermopane Douglas fir doors (to serve as windows). Trim 1" from each door rail, then overlap the rails of the pair at the middle by 1". This reduces the effective width of each window pair from 48" to 42". Stain Cabot Barn Red.

South: Add two pairs Southern Mills F5510 doors and stain Cabot Barn Red.

West: Remove aluminum casement, install pair Southern Mills F5510 doors at full 24" width (these will serve as true doors opening on stoop indicated in Plan). Stain Cabot Barn Red.

North: Replace two aluminum sliding casements with two custom-made pairs of 2x6-lite single-glazed wooden casements. Stain Cabot Barn Red.

Doors

East: Remove existing aluminum screen and wood four-panel doors (not original); install door hand-made from three 1x12" vertical boards backed by horizontal boards for a total thickness of 1 1/2". Stain Cabot Barn Red.

West: Remove existing screen and wood doors and replace with wood door removed from East facade. Stain Cabot Barn Red.

Chimneys

Construct 12 x 18" masonry chimneys at northeast, southeast, and southwest house corners to 2' above roof line. Stucco, including 50/50 mix El Rey Cottonwood (#115)/Sandalwood (#121) finish coat.

Portal and Stoop

East: Add 5' x 30' portal supported by four peeled 7"-diameter softwood posts with zapatos; half-lap zapatos at corners. Roof plate to be an exposed 8x8" timber, half-lapped at corners. Joists to be 4"-diameter peeled poles on 24" centers carrying 1x12 roof boards and flat roof of same tar composition as existing roof. Frame 10"-tall parapet above plate and stucco with 50/50 El Rey Sandalwood/Cottonwood mix; add two canales outboard of windows as indicated in elevation. Stain exposed wood Cabot Barn Red. (Note: There will be no brickwork on portal parapet to help differentiate this new construction from the old.)

West: Construct 6'6" x 4'0" cement-block stoop with iron safety railing in front of new doors to height of interior floor; leave channel for crawlspace vent as shown. Stucco with 50/50 El Rey Sandalwood/Cottonwood finish coat mix.

Parapets and Eaves

East: Re-expose original brick parapet. (Note: Brick pattern shown in elevations is conjectural since bricks are hidden at present.)

South, West, North: Re-expose brick parapets on original parts of house; on later sections, trim framed eave overhang back to wall and frame new parapet to height of original parapet. Stucco with 50/50 mix El Rey Cottonwood/Sandalwood. (Note: There will be no brickwork on new parapet sections to help delineate them from the original sections.)

Walls

Utilities: Remove weatherhead, electric meter, breaker box, phone and electric lines, and phone box from East facade and relocate away from streetscape to northwest corner of house. Relocate load center inside utility room.

Walls: Re-stucco all exterior walls, finishing with 50/50 El Rey Sandalwood/Cottonwood mix.

Roof

Remove badly deteriorated tar roof. Replace with new tar roof and use similar material on new portal.

II. GARAGE

Doors and Windows

Remove garage door on East facade and replace with pair 24-80 Southern Mills F5510 doors trimmed to 21-80, extending existing stud walls to fill gap. Stain Cabot Barn Red. Add two sets F5510s on North and one set on West as shown in elevations. Stain Cabot Barn Red.

Exterior Walls

Remove battens from existing plywood-sheet exterior and apply stucco, using 50/50 El Rey Sandalwood/Cottonwood finish coat.

Portals

Add 4' deep portal on North with 6''-diameter peeled-log posts carrying 6x6'' square timber plate and 3 1/2''-diameter peeled-pole joists. Joists to carry 6'' over top of plate so ends are visible in elevation.

Roof

Apply new rolled roofing over deteriorated existing layer and carry over new portal.

III. BOUNDARY WALLS

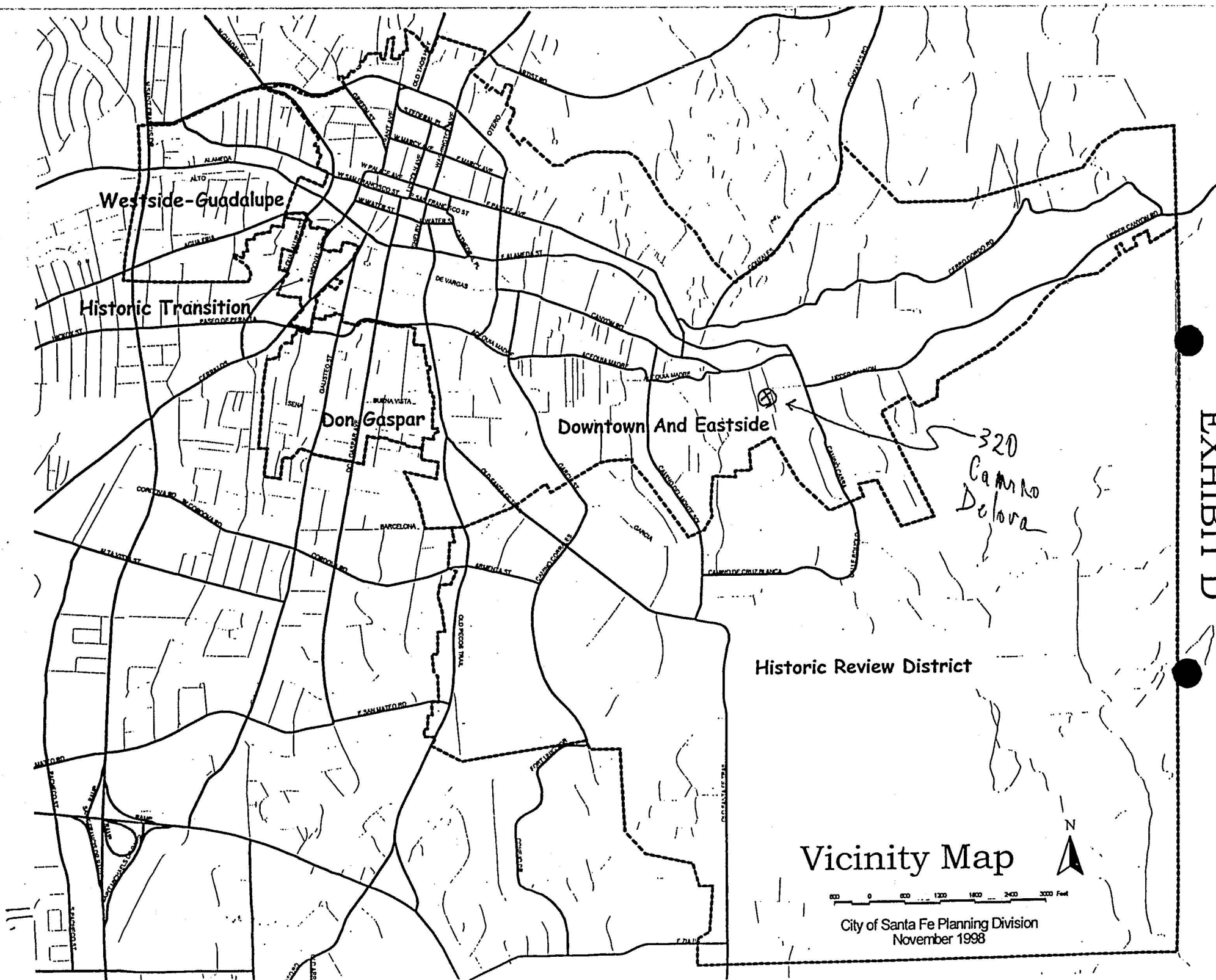
EAST WALL (PRIMARY FACADE)

Build 16''-thick adobe block wall respecting 52'' wall height calculation. Use stucco finish coat 50/50 El Rey Cottonwood/Sandalwood. Modulate as shown; incorporate pilasters with 4'' reveal. The first 14' from the north end will incorporate the existing rock retaining wall, which will be left exposed. Driveway gate to be in two 5'-wide halves made from 10''-wide tongue-in-groove vertical boards battened on back side. Gate to be decorated with 3x3'' square cutouts in pattern shown. Round-topped walkway gate also in two halves, of battened 6''-wide TIG boards. All gates to open away from street. Mailbox 'nicho' to be included near driveway gate.

NORTH WALL (SIDE WALL)

Since this is designated streetscape for its first 23' from the northeast corner, the first 23' will be adobe as on the primary (East) facade. The remaining 124' to be of 8' sections of 1x6'' cedar planks on 2x4'' cedar rails fastened to 4x4 cedar posts and decorated with 3x3'' square cutouts every other section as shown in 'North Detail' elevation. Cedar fence to modulate with elevation drop to respect height calculation. (Note: ground level drops 2' across the 147', East to West, as indicated by the dashed grade line shown on the elevation).

Fence to be lined with vegetation, including, from East to West, lilacs, Chinese elms, plums, mature apricots, and a large 'tree of heaven.' The 'interest' of this wall will be enhanced by the fact that it will stand about 4'' south of an existing stuccoed-block wall (which belongs to the adjacent school), creating a two-tiered/two-material effect as viewed from the street.



BOUNDARY SURVEY PLAT FOR STEVE MARLENS AT 326 CAMINO DELORA, CITY AND COUNTY OF SANTA FE, NEW MEXICO.

449030

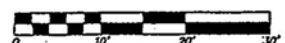


VICINITY MAP



N/T JOHN AND RENNA MEYER
BK. 334, PG. 277

SCALE: 1"=10'



LEGEND

- Sanitary Sewer Manholes
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.

NOTES

- 1.) BASIS OF BEARING FOR THIS SURVEY IS FROM G.P.S. FIELD MEASUREMENT BETWEEN FOUND MONUMENTS (N.G.S. 84-GRD-LOCAL).
- 2.) REFERENCE DOCUMENTS:
PLAT OF SURVEY FOR VICENTE AND PETRYA E. BRITO, RECORDED IN BK. 13, PG. 19. BEARINGS AND DISTANCES IN () ARE FROM THIS PLAT.
PLAT SHOWING SURVEY FOR ELOSA BRITO DELORA AND TONY DELORA BY SAMUEL DAVALOS, RECORDED IN BK. 6, PG. 60.
SPECIAL WARRANTY DEED RECORDED IN BK. 226, PG. 590.
WARRANTY DEED RECORDED IN BK. 334, PG. 277.
- 3.) F.L.R.M. PANEL No. 350070-0009B, ZONE "D".

CERTIFICATE

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

Allen C. Grace JULY 15, 2000.

Allen C. Grace
331 VILLEROS ST.

P.S. No. 12443
Santa Fe, NM.



SANTA FE COUNTY PUBLIC NOTICE
THE SANTA FE COUNTY LAND USE ADMINISTRATOR HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE ITS FILING IN THE OFFICE OF THE COUNTY CLERK. THIS PLAT IS NOT BEING FILED FOR THE PURPOSE OF CREATING A SUBDIVISION OR NEW LOTS, ALTERING THE BOUNDARIES OF ANY EXISTING LOTS OR FOR THE PURPOSE OF "DEVELOPMENT" AS DEFINED IN THE SANTA FE COUNTY LAND DEVELOPMENT CODE, EXTRAJURISDICTIONAL ZONING ORDINANCE OR EXTRAJURISDICTIONAL SUBDIVISION REGULATIONS. THIS STATEMENT DOES NOT IN ANYWAY REPRESENT OFFICIAL COUNTY APPROVAL OF THIS PLAT.

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 15th day of July, 2000, at 2:42 o'clock P.M., and was duly recorded in Book 444, Page 03 of the records of Santa Fe County.

Witness my Hand and Seal of Office
REBECCA BUSTAMANTE
County Clerk, Santa Fe County, New Mexico

Rebecca Bustamante
County Clerk

Deputy



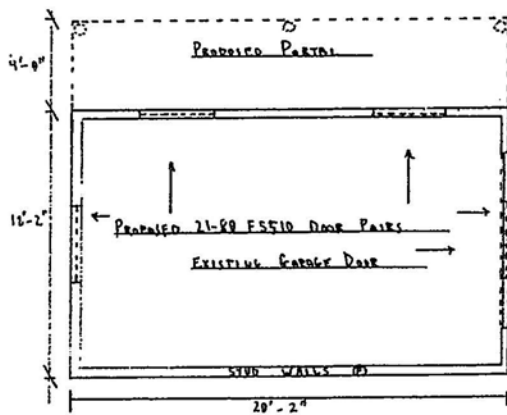
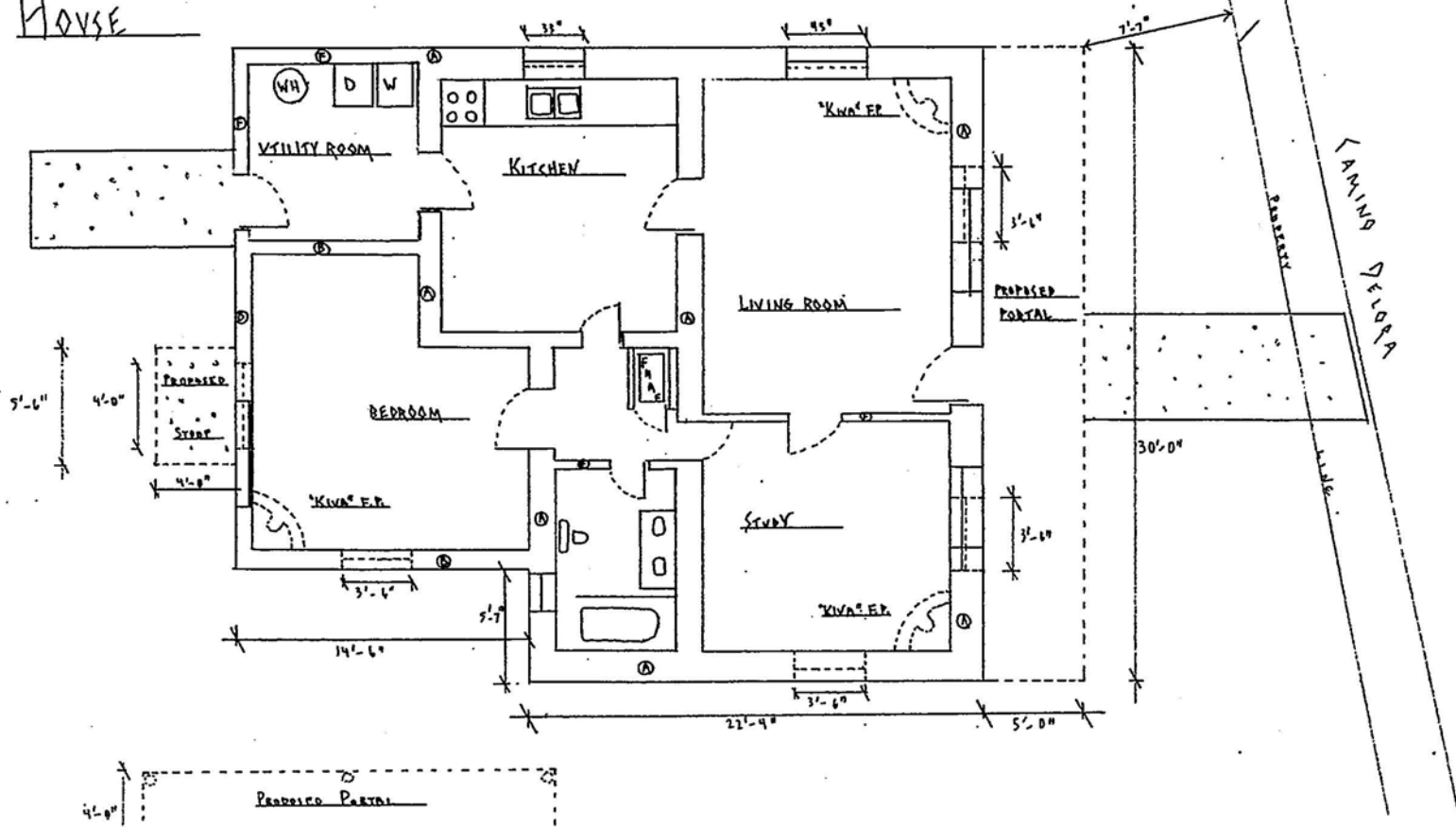
U.P.C. 1-055-098-330-388

XYZ SURVEYING & DRAFTING		
331 VILLEROS ST.	SANTA FE, NM	982-5536
Project No. XYZ2K048	Drawn by: AGC	Checked by: AGC
INDEXING INFORMATION FOR COUNTY CLERK		
NAME	LOCATION	SUBDIVISION
BRITO	SEC. 30, T17N, R10E	N/A

FLOOR PLANS

13.

HOUSE



GARAGE

LEGEND	
PROPOSED	---
EXISTING	---
DOOR	(A)
WALL	(B)
FRAME	(C)

320 CAMINO DELORA

1/4" = 1'-0"

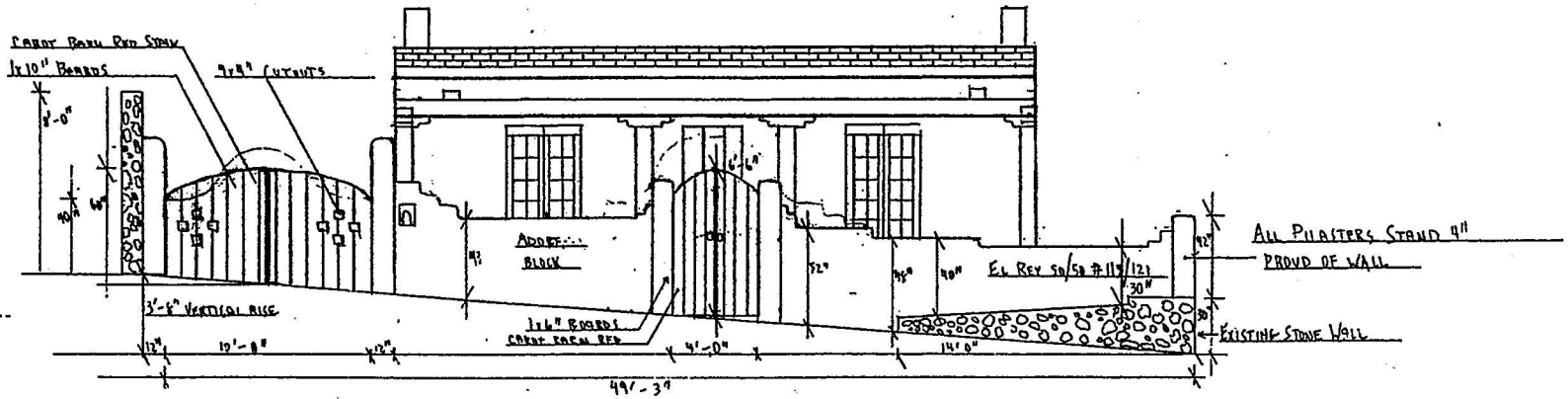
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320 CAMINO DELORA - WALLS

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EAST

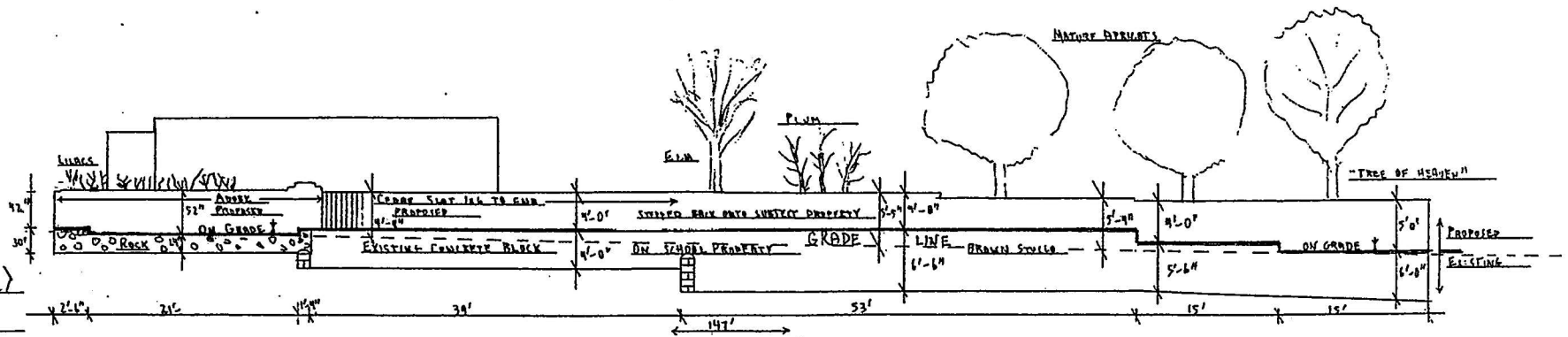
1/4" = 1'-0"



NORTH (FULL)

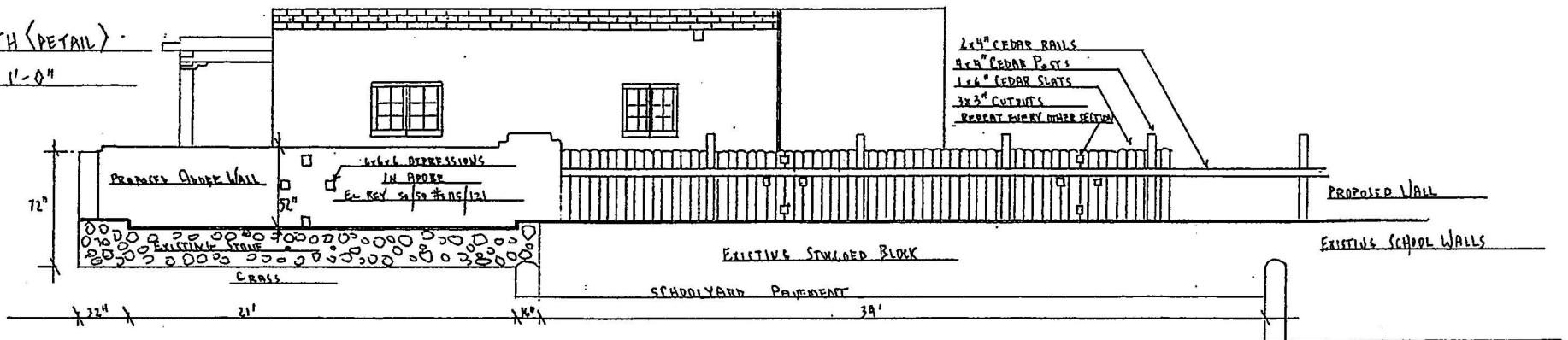
1/8" = 1'-0"

1 2 3 4 5

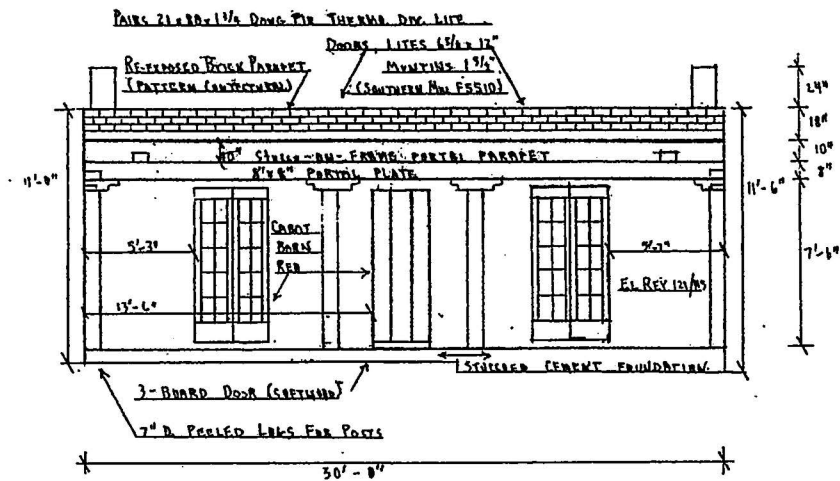


NORTH (DETAIL)

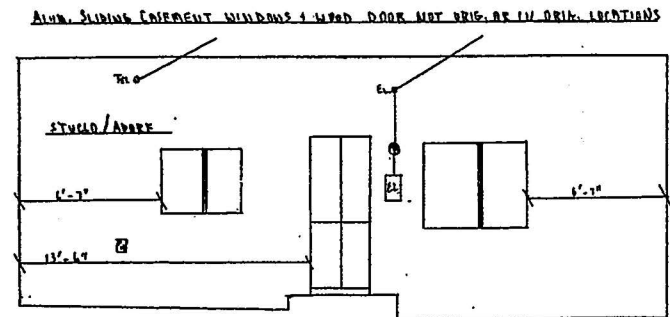
1/4" = 1'-0"



EAST (PRIMARY) ELEV. - PROPOSED

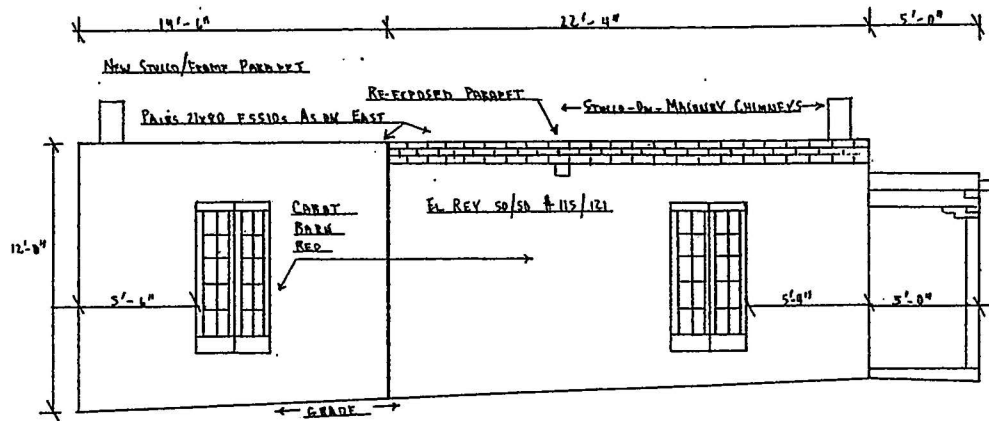
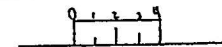


EAST (PRIMARY) ELEV. - EXISTING

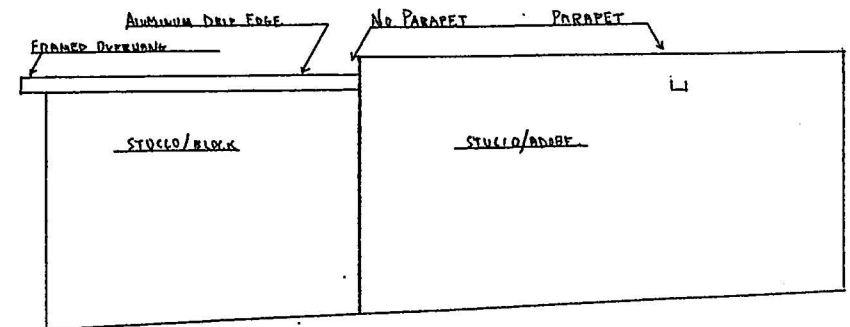


320 CAMINO DELORA - HOUSE ELEVATIONS

1/4" = 1'-0"

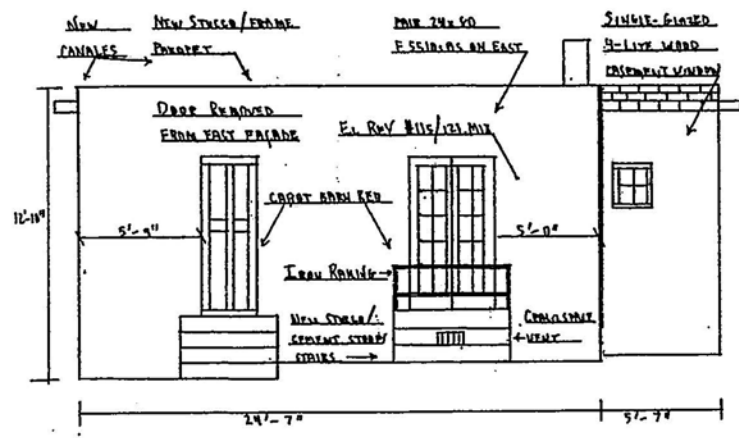


SOUTH ELEV. - PROPOSED

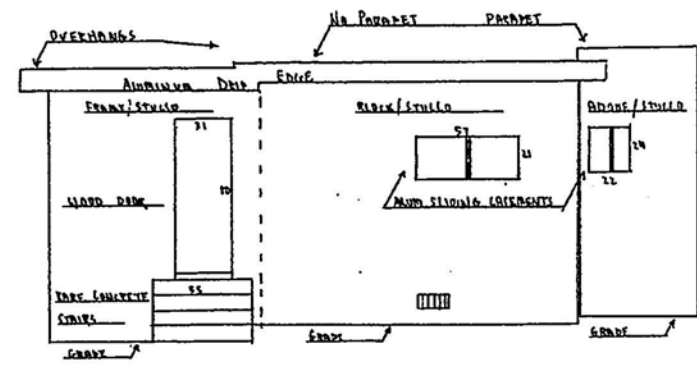


SOUTH ELEV. - EXISTING

West Elev - Proposed

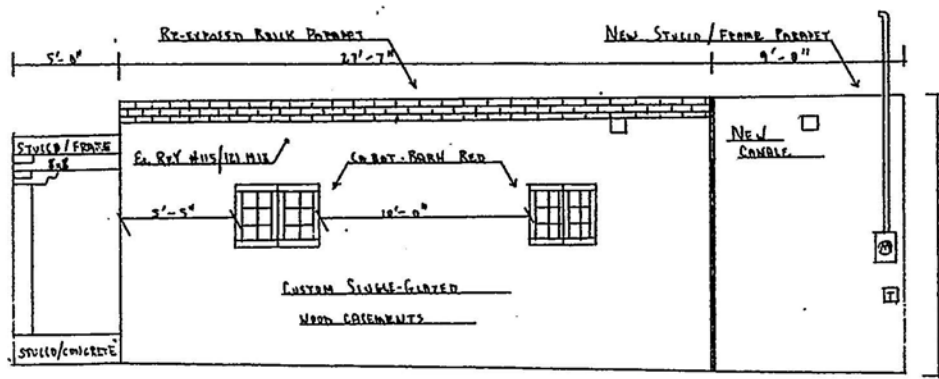


West Elev - Existing

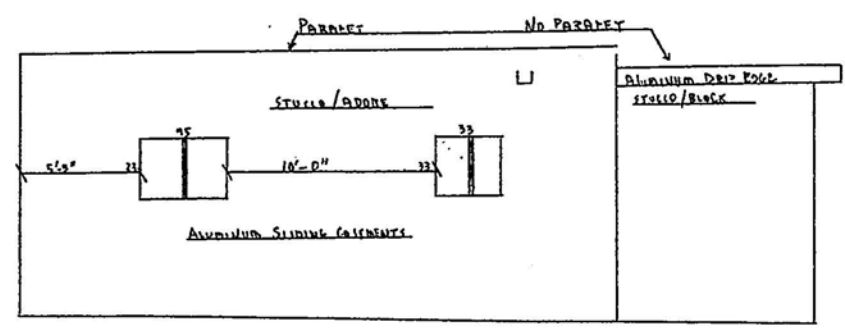


320 CAMINO DELORA - HOUSE ELEVATIONS

$1/4" = 1'-0"$ $0' 1' 2' 3' 4'$



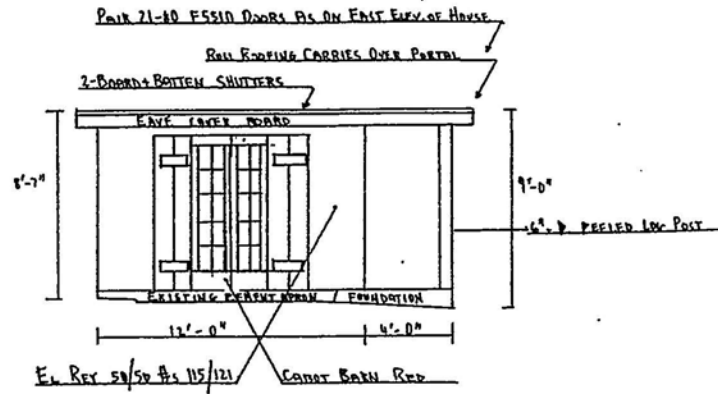
North Elev - Proposed



North Elev - Existing

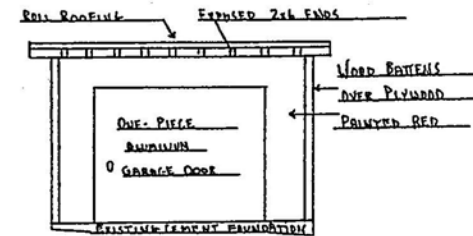
EAST ELEV. GARAGE - PROPOSED

< WEST ELEV. IDENTICAL >



EAST ELEV. GARAGE - EXISTING

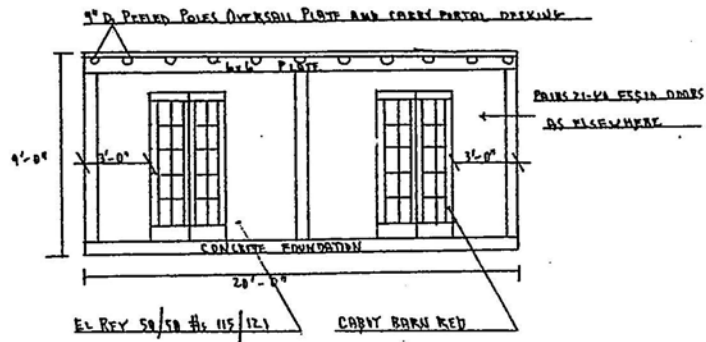
< WEST ELEV. IDENTICAL w/o OPENING >



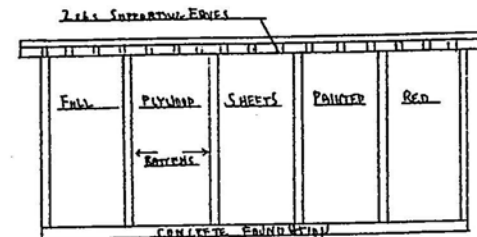
320 CAMINO DELORA - GARAGE ELEVATIONS

1/4" = 1'-0"

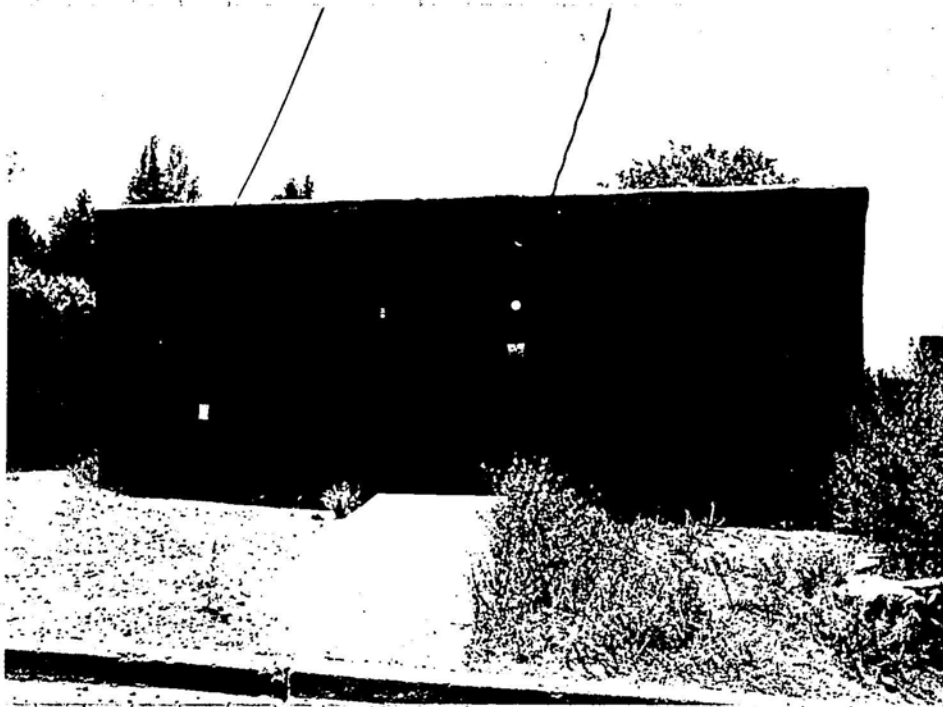
1 2 3 4



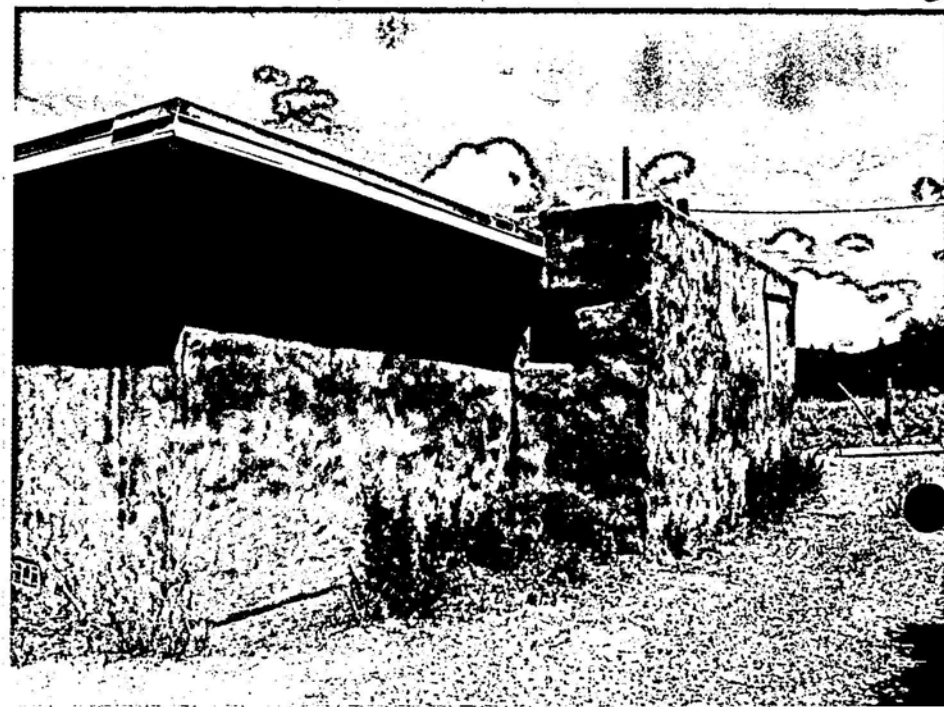
NORTH ELEV. GARAGE - PROPOSED



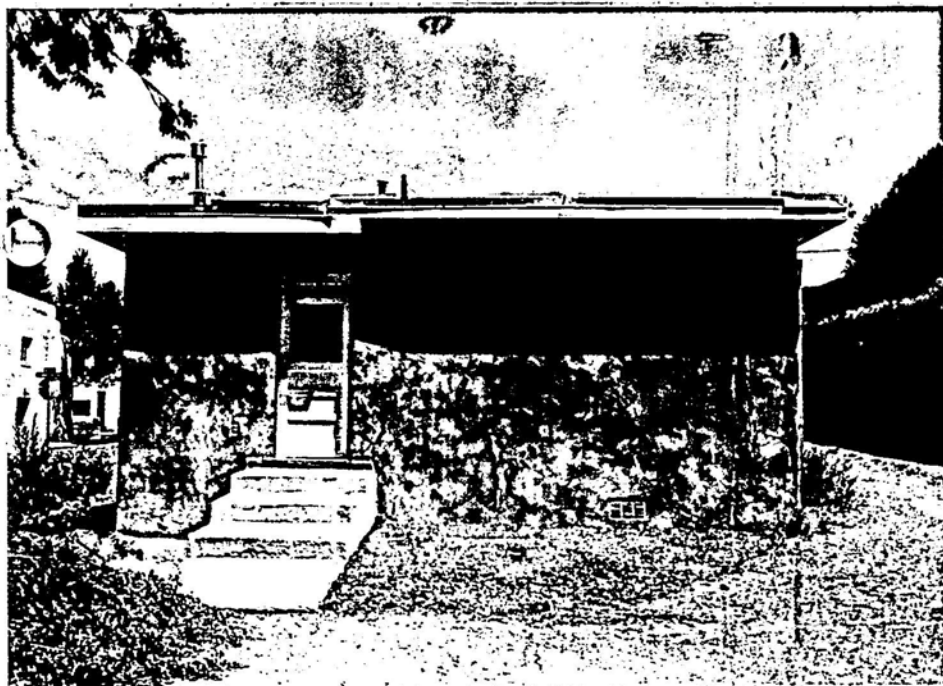
NORTH + SOUTH ELEV. GARAGE - EXISTING



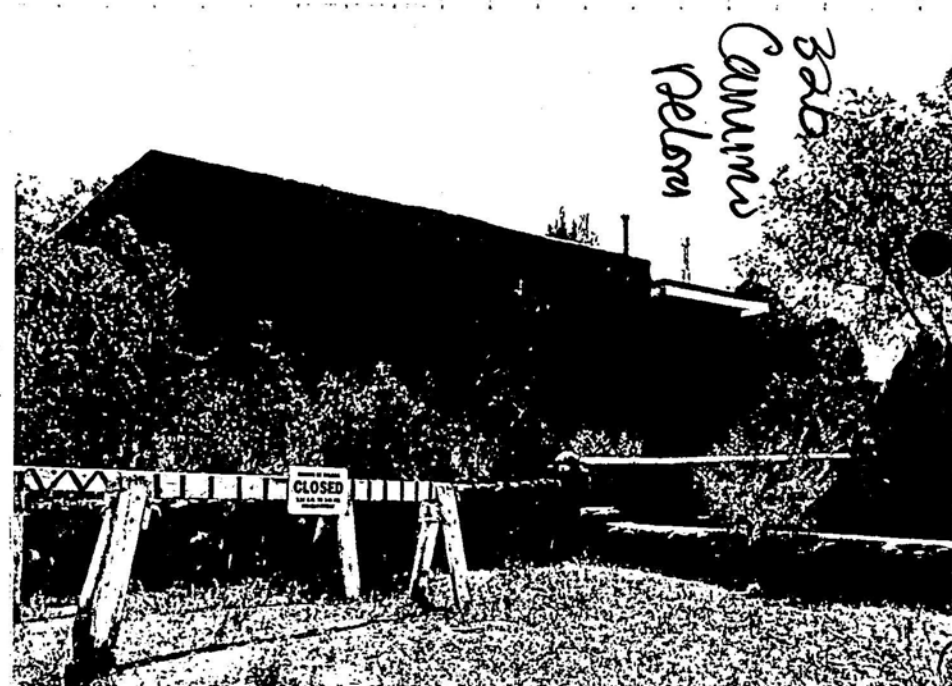
EAST (STREET) FACADE



SOUTH



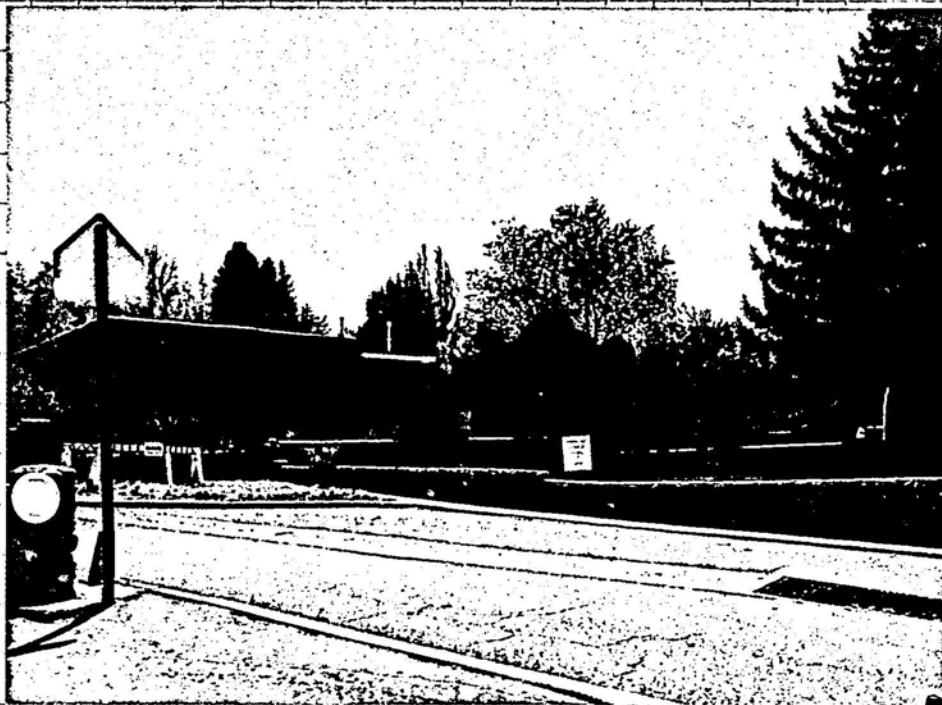
WEST



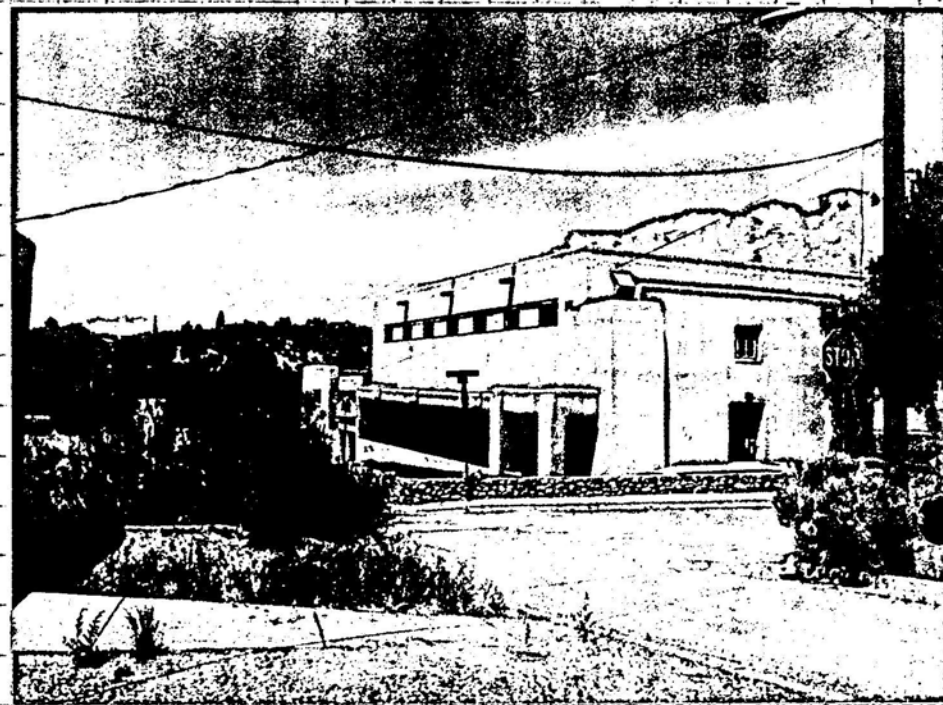
NORTH

320
Camino
Delora

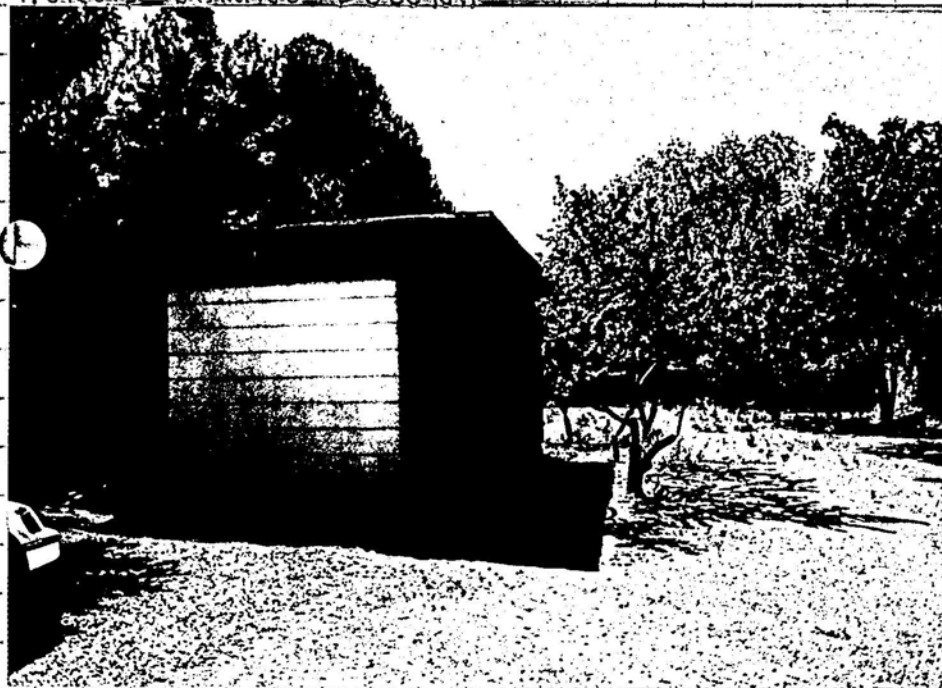
320 cm. Delora



STREET CONTEXT: LOOKING S. FROM GYM PKG. LOT
ACROSS CAMINO DELOTA



STREET CONTEXT: LOOKING NE FROM PONY POND BY GYM
ACROSS CAMINO DELOTA + CRISTO REY



GARAGE: EAST FACADE (DOOR) + NORTH FACADE



GARAGE: WEST FACADE

320 Cam. DeLora



City of Santa Fe, New Mexico

Larry A. Delgado, Mayor

Frank Di Luzio, City Manager

Councilors:

Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4

Patti J. Bushee, Dist. 1

Jimmie Martinez, Dist. 1

Karen Heldmeyer, Dist. 2

Cristopher Moore, Dist. 2

Miguel M. Chavez, Dist. 3

Frank Montaña, Dist. 3

Matthew E. Ortiz, Dist. 4

Project description : RHDBTN HSE, GRG, YRD WL CONSTRUCTION
Project number : 00-10100141
Case number : H-00-129
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S) : 320 Camino Delora

PROJECT NAMES:

OW-Steve Marlens
Santa Fe, NM 87501

1569 Wilderness Gate Rd.
(505) 988-3381

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on September 12, 2000, acted on the above referenced case. The decision of the board was to postpone your request to the October 10, 2000 HDRB meeting.

For further information please call 955-6808.

Sincerely,

James M. Hewat
Historic Preservation Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.



City of Santa Fe, New Mexico

H-00-129
320 Camino Delora

Project description : RHDBTN HSE, GRG, YRD WL CONSTRUCTION.
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Santa Fe, NM 87501

1569 Wilderness Gate Rd.
(505) 988-3381

PROJECT DATA:

HISTORIC DISTRICT	Downtown Eastside
HISTORIC BUILDING STATUS	Non contributing
PUBLICLY VISIBLE FAÇADE-EAST	Y
PUBLICLY VISIBLE FAÇADE-NORTH	Y
PUBLICLY VISIBLE FAÇADE-SOUTH	Y
PUBLICLY VISIBLE FAÇADE-WEST	N
HISTORIC DISTRICT SURVEY NUMBER	7780
YEAR OF CONSTRUCTION	Ca. 1945
PROJECT TYPE (NEW, ADD, ETC.)	Rehabilitation
USE, EXISTING	Residential
USE, PROPOSE	Residential
HISTORIC BUILDING NAME	Vicente Brito House

City of Santa Fe, New Mexico

memo

DATE: September 12, 2000
TO: Historic Design Review Board Members
VIA: Anne Condon, Planning and Land Use Director
Cyrus Samii, Planning Division Team Leader
FROM: James Hewat, Historic Preservation Planner



ITEM & ISSUE:

CASE # H-00-129

ADDRESS 320 Camino Delora
Historic Status Non-contributing
Historic District Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- ☒ Case Synopsis
- ☒ District Standards
- ☒ State Historic Survey Sheet
- ☒ Other: Wall Ht. Calculation

APPLICANT SUBMITTALS

- ☒ Proposal Letter
- ☒ Vicinity Map
- ☒ Site Plan/Floor Plan
- ☒ Elevations
- ☒ Photographs
- ☐ Other

STAFF RECOMMENDATION:

The proposal meets the design guidelines for the Downtown-Eastside Historic District and the Fence and Wall Guidelines for the Historic Districts. Staff recommends approval of this project.

BACKGROUND & SUMMARY:

The applicant proposes to rehabilitate a 1945 (non-contributing) adobe house located in the Downtown and Eastside Historic District. The submitted proposal calls for the replacement of aluminium slider windows on the south elevation with two pairs of five by five-light "French" casement windows. This will necessitate that each of the openings be enlarged significantly. The proposal calls

bc

for Territorial Revival pediments, mouldings, and shutters around windows. Two windows of a similar configuration will be installed on the west elevation. On the north elevation, the applicant proposes to replace the existing aluminium windows with two by six-light wood casement windows and three one by three-light single glazed wood casement windows. The existing doors on the east and west elevations of the house will be replaced with carved wooden doors.

Additionally, the applicant proposes to add three masonry chimneys that will penetrate the roof and rise two feet above the roof which will be insulated and re-sheathed. The proposal calls for the existing brick parapet to be uncovered and restored. The exterior walls will be re-stuccoed in a "light adobe" (possibly lime-based) finish. A 5' x 30' proto-Territorial Revival portal is proposed for the east elevation of the house while a smaller 7' x 4' porch is planned on west elevation.

The applicant also proposes to rehabilitate the c.1965 garage located southwest of the house. This rehabilitation will consist of the existing garage door being replaced by French doors and the installation of 4 deep portals extending around north, east, and west elevations at the height of the existing building.

The proposed landscaping consists of the construction of a 52" high stuccoed masonry wall along east property line. A wood vehicular gate of the same height is proposed at the south end of the east wall. A 52" high wall is also proposed to run west along the north property line for 23' at which point the material will change to wood plank and range in height from 58" to 64" for the remaining 124' feet to the west property line. A height calculation gives a maximum allowable height of 52" for the Camino Delora streetscape.

PROPOSAL LETTER

Applicant: Steve Marlens
Site Address & H. District: 320 Camino Delora; East Side
Mailing Address: 1569 Wilderness Gate Rd.
Santa Fe, NM 87501
Phone: 505-988-3381
Submittal Date: August 23, 2000

HISTORY

The original four rooms of this one-story adobe house, containing 550 square feet of living space, were built by Vicente Brito in 1945. Its 18'' adobe walls stand on poured cement foundations. Round vigas, exposed inside the house but not outside, carry a flat roof whose territorial-style brick parapet is now stuccoed over. In the 1960s, a concrete-block bedroom and small wood-framed utility room were added on the rear, bringing the living space to the present 790 square feet. The front door was moved north and replaced, and the adobe interior wall between the two front rooms was torn out and a framed wall added three feet south. All original windows were replaced with sliding aluminum casements, and the original gas heaters were replaced with electric. The 1984 inventory says the house has no significance; it had been ''guttled'' before I bought it 7/29/2000.

PROPOSED CHANGES/ADDITIONS

I. HOUSE

1. WINDOWS

a) East: Replace present two aluminum sliders, one in each front room, with two pairs of 24 x 76'', 2x5-lite, single-glazed, tempered-glass wooden casements opening inward French-style in same locations as originals but with taller openings. Surround with territorial-style triangular pediments and vertical-board shutters. Paint dark red, brown, or leave natural.

b) South: Add two pairs windows identical to (1a).

c) West: Remove aluminum casement, make opening taller, install set of 80x60 wooden French doors with same lite configuration as (1a) (note; these are the same windows as in (1a), only with full-width rails and stiles).

d) North: Replace east aluminum sliding casement with two 2x6-lite single-glazed wooden casements; replace west aluminum window with three 1x3-lite single-glazed wooden casements. No surrounds.

2. DOORS

a) East: Remove aluminum screen and carved wood doors; install vertical-board wood door and surround and paint as in (1a).

b) West: Replace screen and wood doors with carved wood door removed in (2a); surround as (1a).

3. CHIMNEYS

Add three masonry chimneys to 2' above roof, two on east, one on west.

4. PORTALS and PORCHES

a) East: Add 5' x 30' portal with a brick-in-sand or wood-plank floor, joists of exposed round vigas or chamfered 3x10'' beams, round or square posts with bases and capitals fabricated from simple off-the-shelf moldings.

b) West: Add 7' x 4' porch of cement block 30'' above ground to match level of existing cement door stoop. Stucco both porch and stoop to match house color.

5. PARAPETS/EAVES

a) East: Re-expose original brick parapet.

b) South: Same as (5a) on original part; on 1960s part, trim eave overhang back to wall, then frame new parapet to match height of original but without brickwork.

c) West: Same as (5b).

d) North: Same as (5b).

6. WALLS

a) Remove weatherhead and phone boxes on east to northwest corner of house; remove breaker box to utility room.

b) Re-stucco walls in lighter adobe color similar to that on parking lot wall of abutting Girard compound. (Or use true adobe or lime plaster—I am consulting Ed Crocker on this).

7. ROOF

Remove, insulate, continue over portal, replace.

II. GARAGE

1. WALLS

Stucco existing exterior plywood to match house color.

2. DOORS/WINDOWS

Remove garage door east; add same 80x60 French doors as in (I-1c) with same surround as in (I-1a) on east, west, and north facades.

3. PORTALS

Add 4' portal on east, north, and west facades.

4. ROOF

Continue existing roof over portals.

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III. BOUNDARY WALLS

1. EAST (STREETSCAPE)

Add minimum 10''-thick block or adobe wall (will probably be adobe, 18'' thick, to echo original house walls) conforming to 52'' wall height calculation. Stucco same color as house. Add shutters to wall, modulate height with steps and arches, and add mailbox niche as indicated in elevation for interest. Add pair of wood-board driveway gates 10' wide (for the pair) and wood plank walkway door 3' wide. Decorate shutters, door, and gates with square cutout motif, as shown in drawing (this motif will also be used in side wall).

2. NORTH (SIDE WALL)

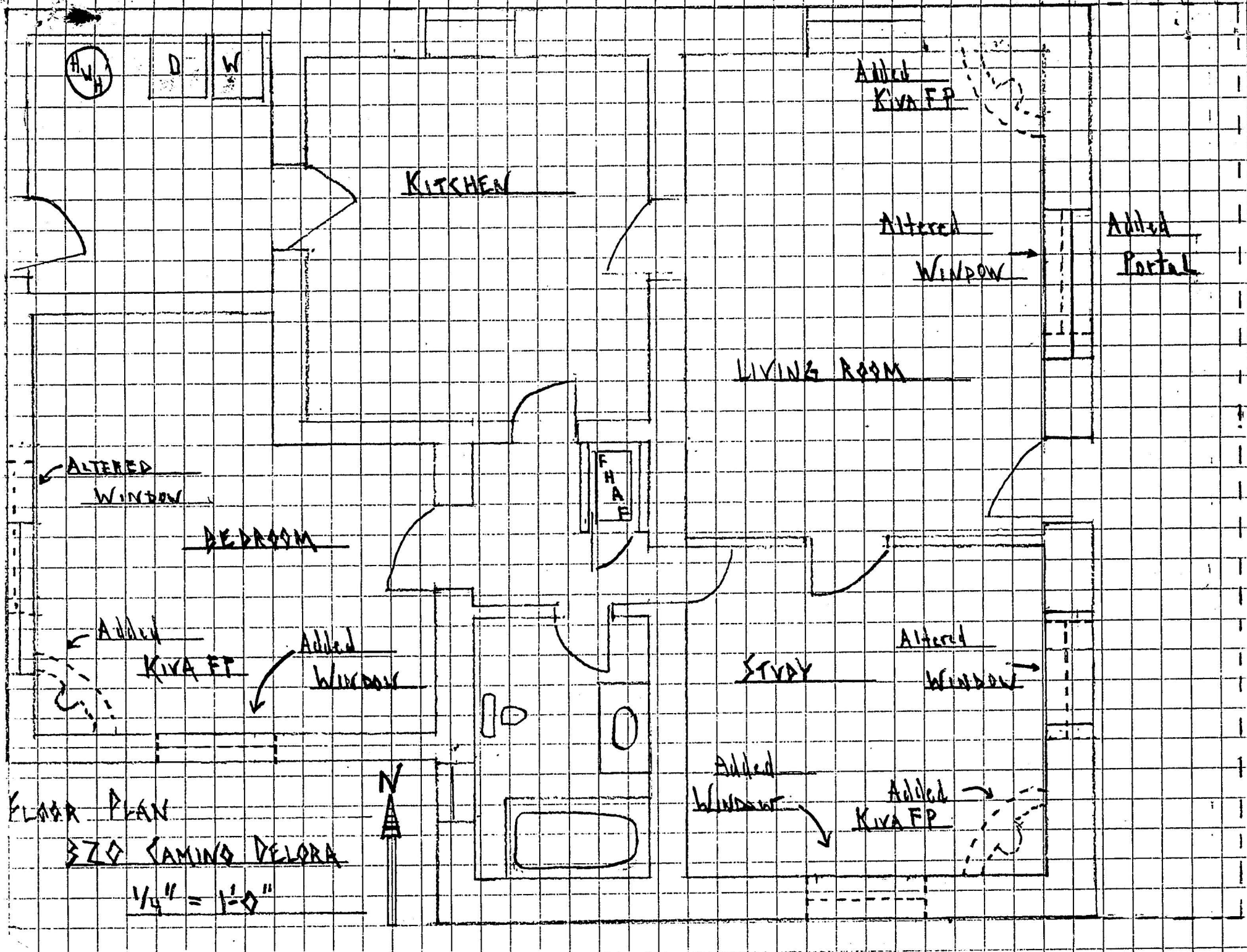
Beginning at northwest corner, and for the next 23', continue adobe streetscape wall as shown; step down, then up again for interest. For remaining 124', construct wood wall of 1x6'' planks decorated with same square cutout motif as on front doors and gates. Use 4x4'' posts every 8'. Modulate height from 58'' to 64'', as shown.

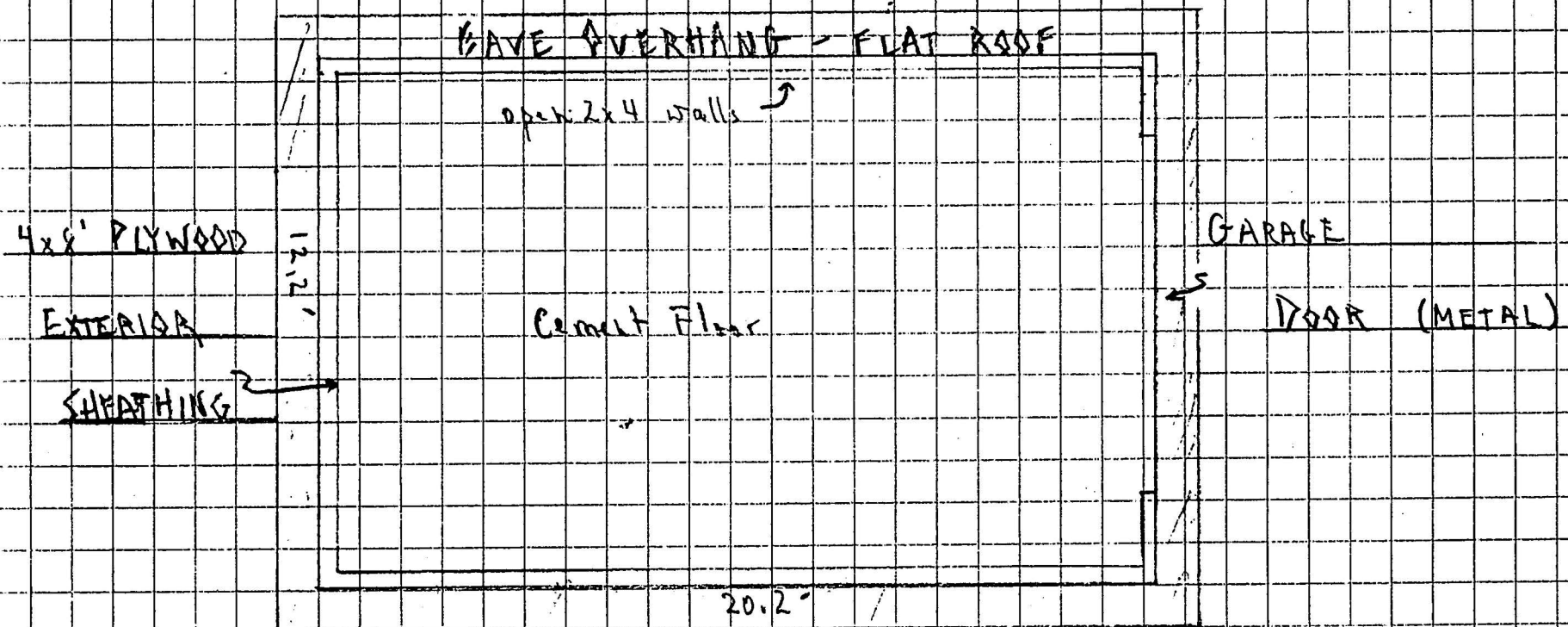
As for landscaping, this wall will be lined with plum trees, apricot trees, a large Chinese elm, and a large 'tree of heaven.' The 'interest' level of this wall will be increased by the fact that it will stand immediately behind an existing stuccoed-block wall on the adjacent property, giving it a two-tiered effect as viewed from the street.

Thanks very much for your time and help. If anything is unclear, please call.

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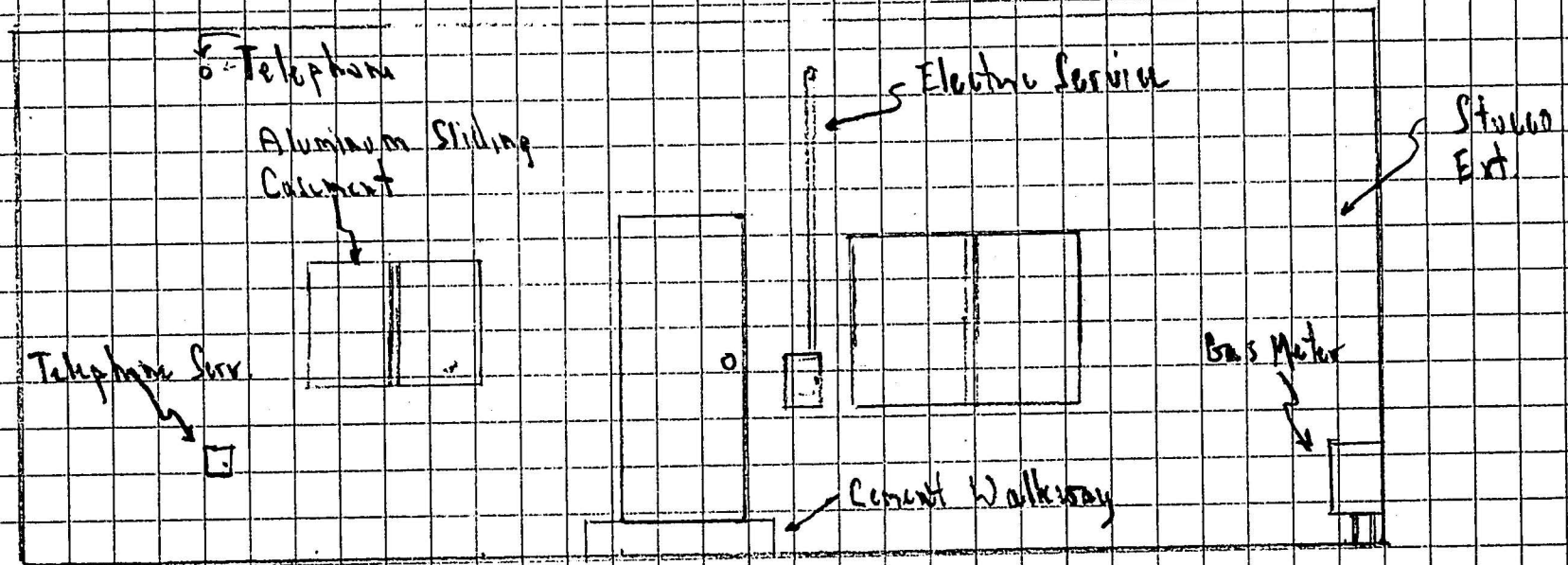






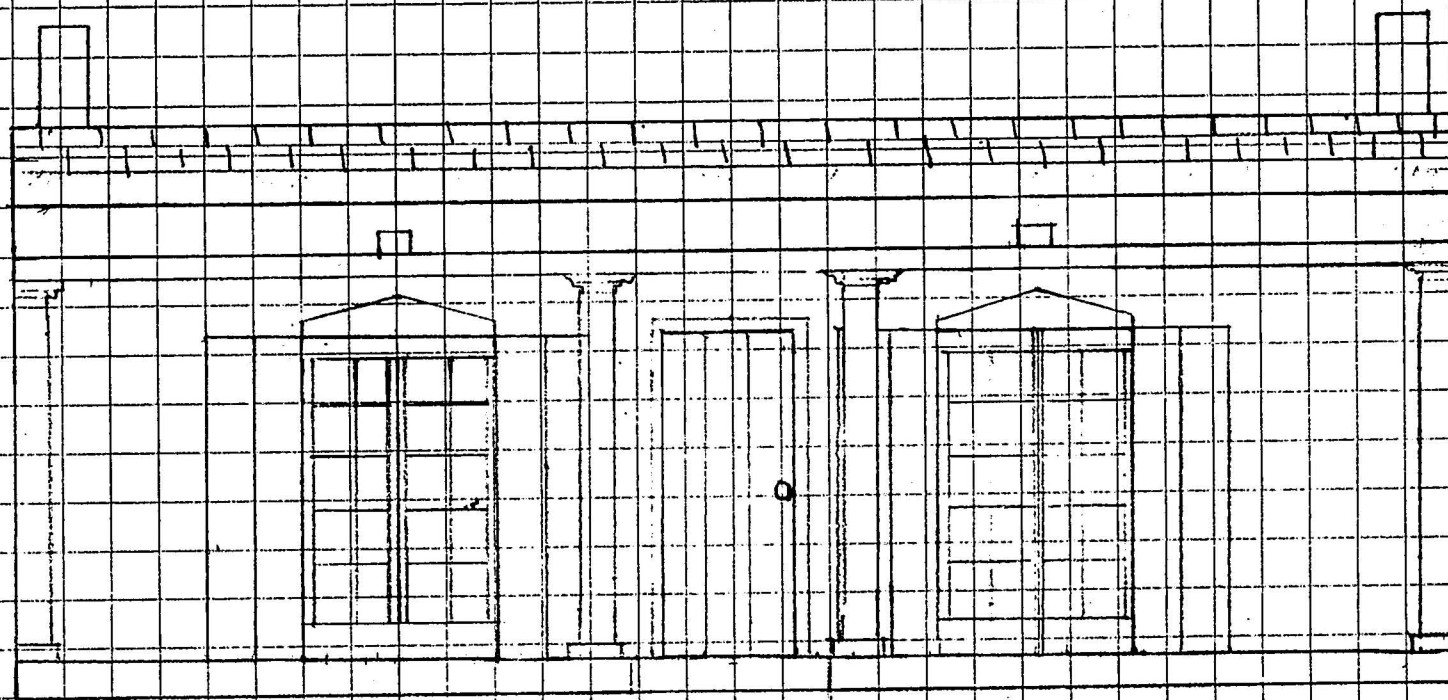
PLAN - GARAGE - 320 CAMINO DELORA

PLANNING & LAND USE		REMARKS
☐	HISTORIC DESIGN REVIEW	
☐	LANDSCAPE REVIEW	
☐	RECAP/REPAIR REVIEW	
☐	RECAP/REPAIR REVIEW	
☐	APPROVAL	
☐	CONDITIONAL APPROVAL	
☐	REJECT	
☐	REJECT	
NAME <u>John Padilla, Chair</u>		DATE <u>9/12/00</u>



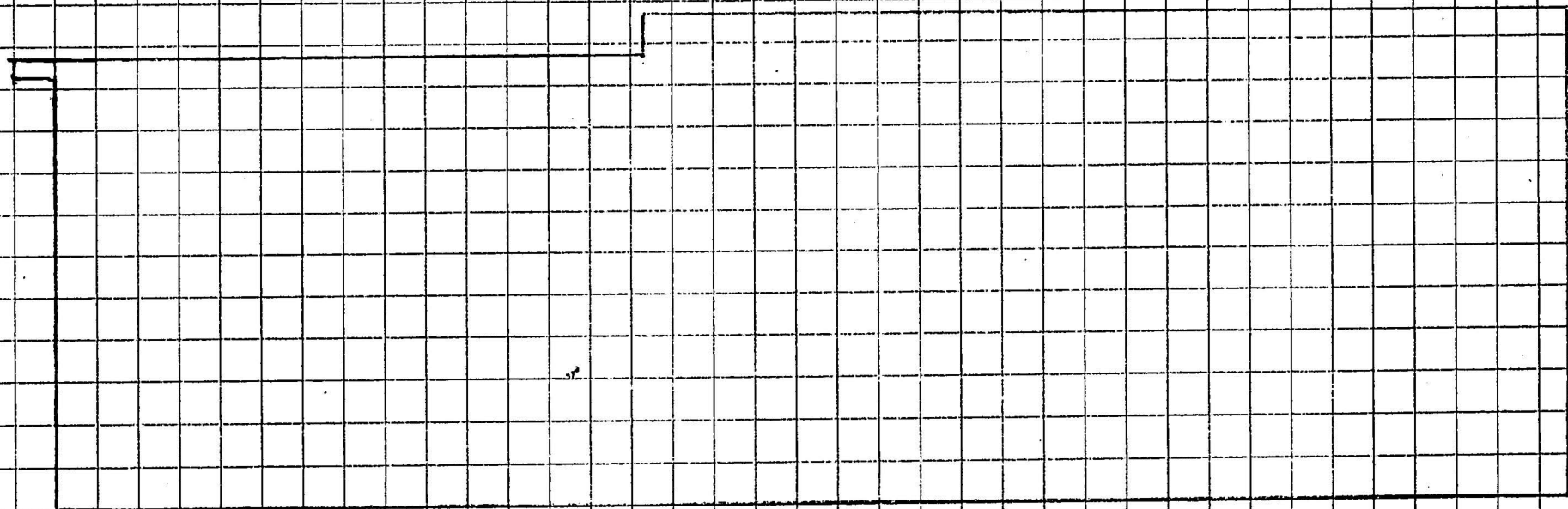
EAST ELEV. - EXISTING

1/4" = 1' 0"



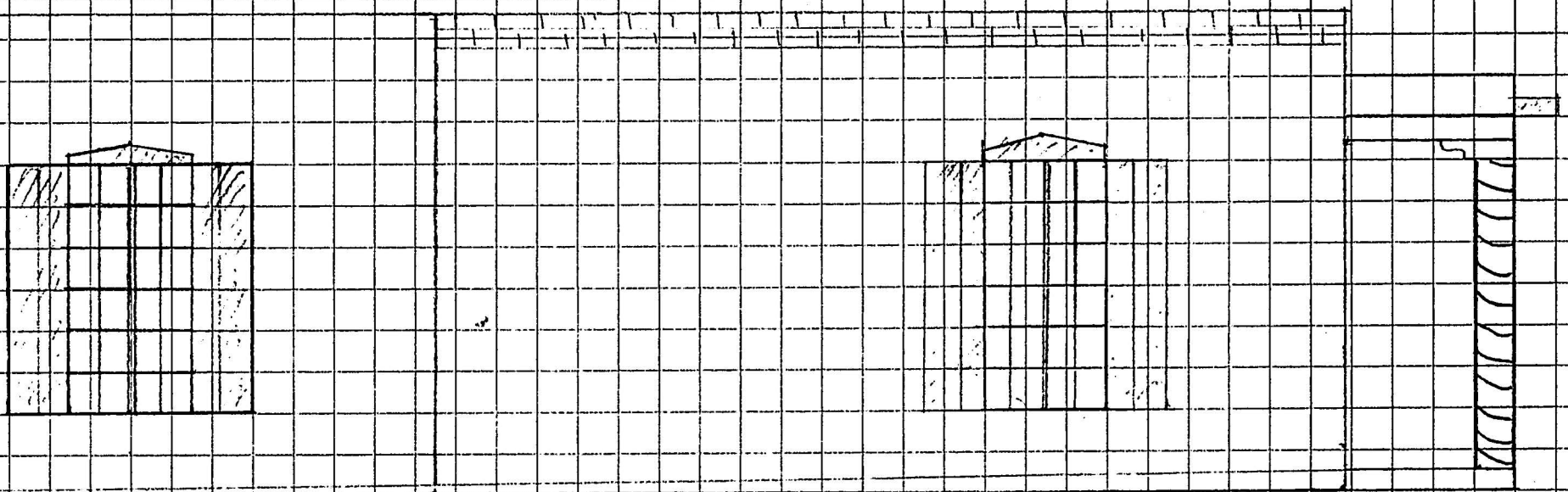
EAST ELEVATION - PROPOSED

$\frac{1}{4}'' = 1'-0''$

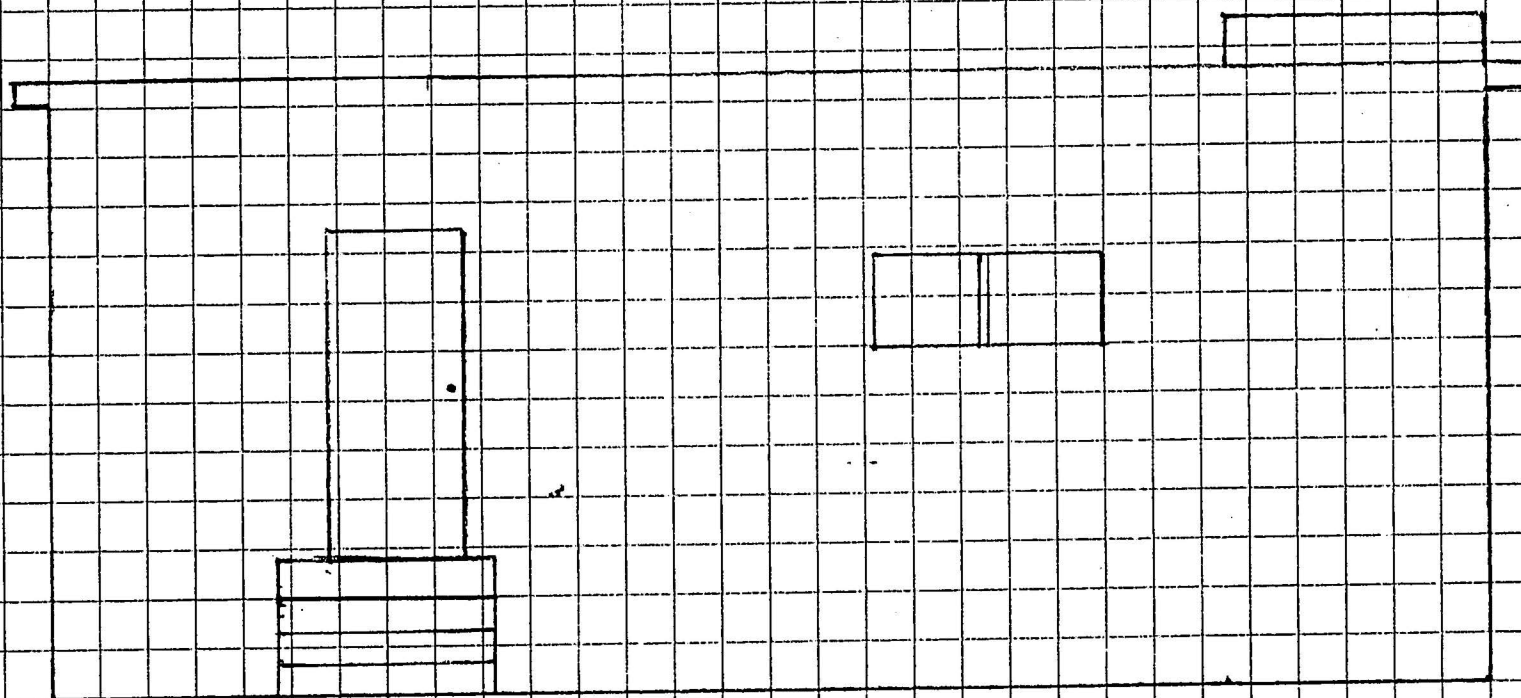


SOUTH ELEV. - EXISTING

$\frac{1}{4}'' = 1'-0''$



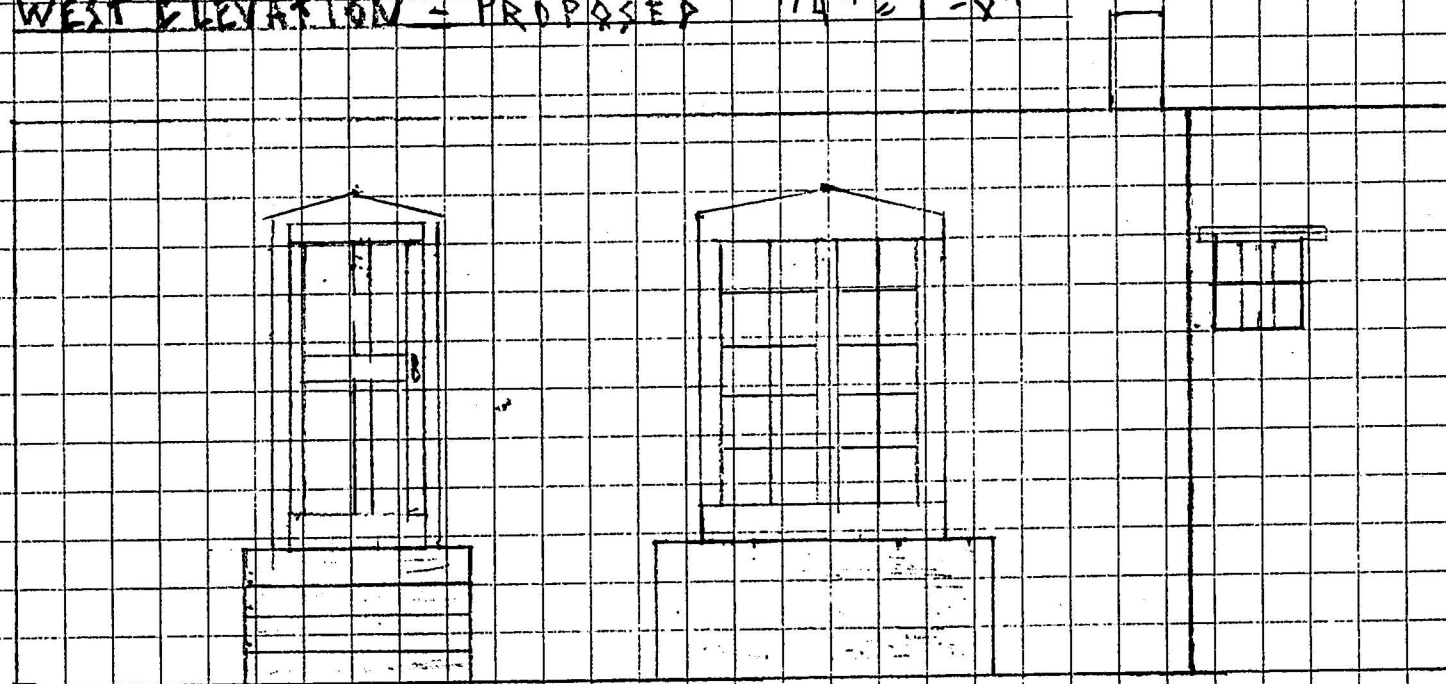
SOUTH ELEVATION - PROPOSED $\frac{1}{4}'' = 1'-0''$

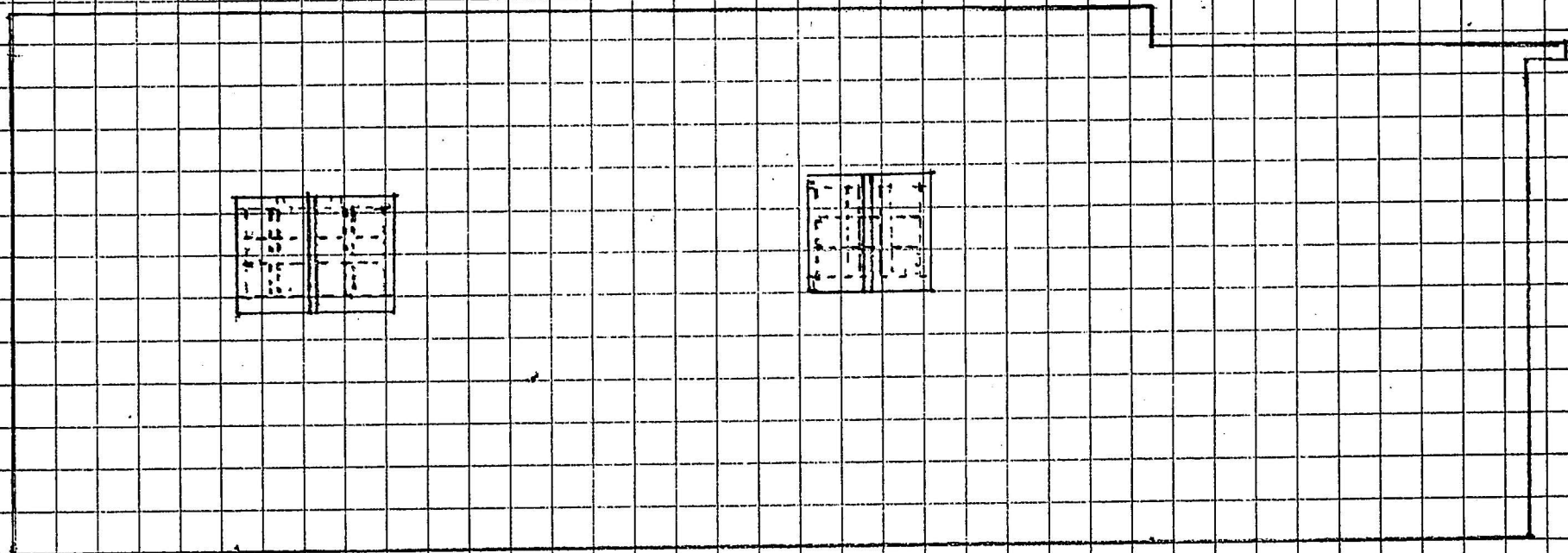


WEST ELEV. - EXISTING

$\frac{1}{4}'' = 1' - 0''$

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

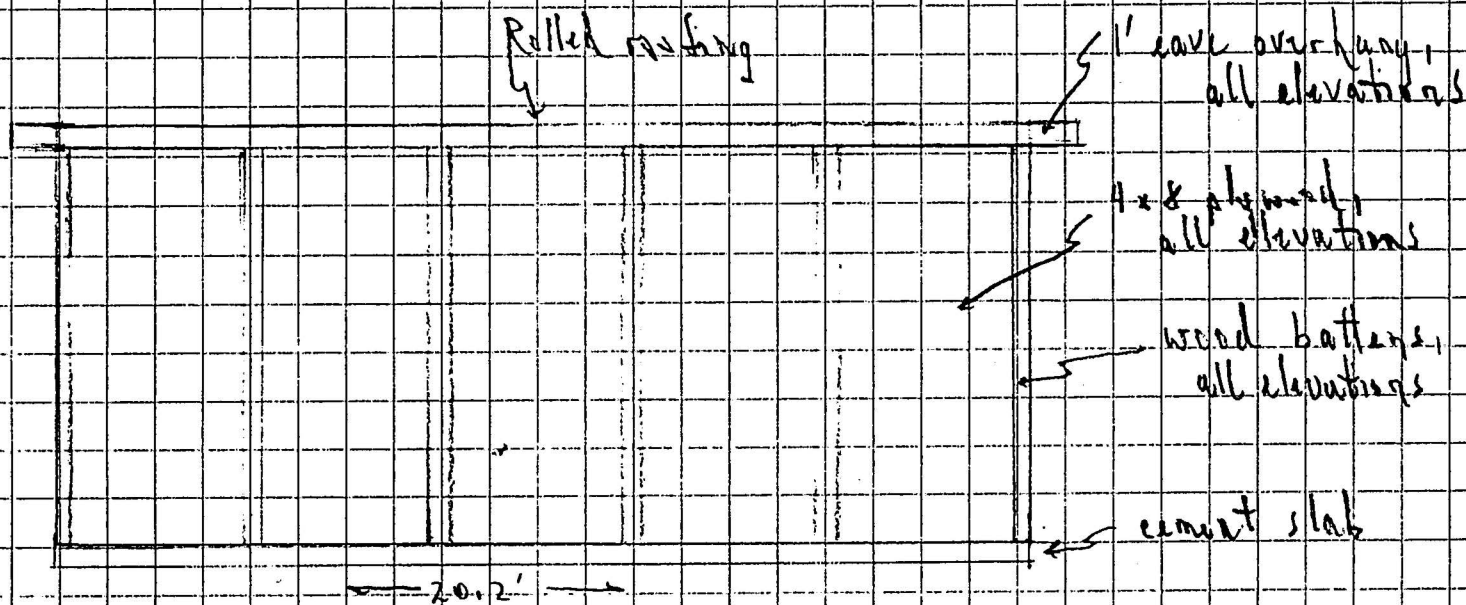


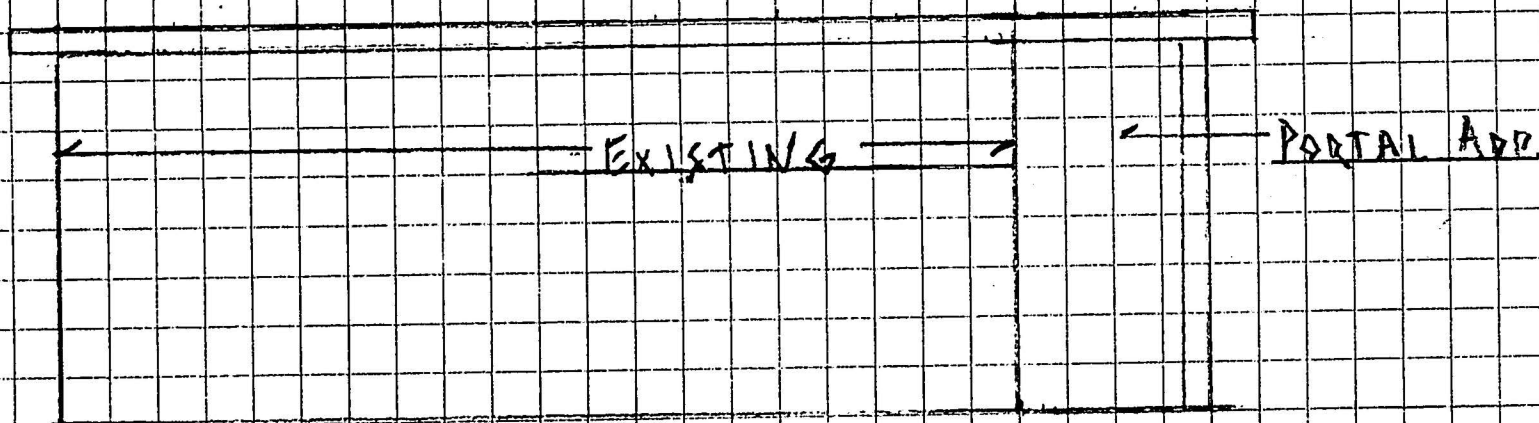


NORTH ELEV. - EXISTING + PROPOSED

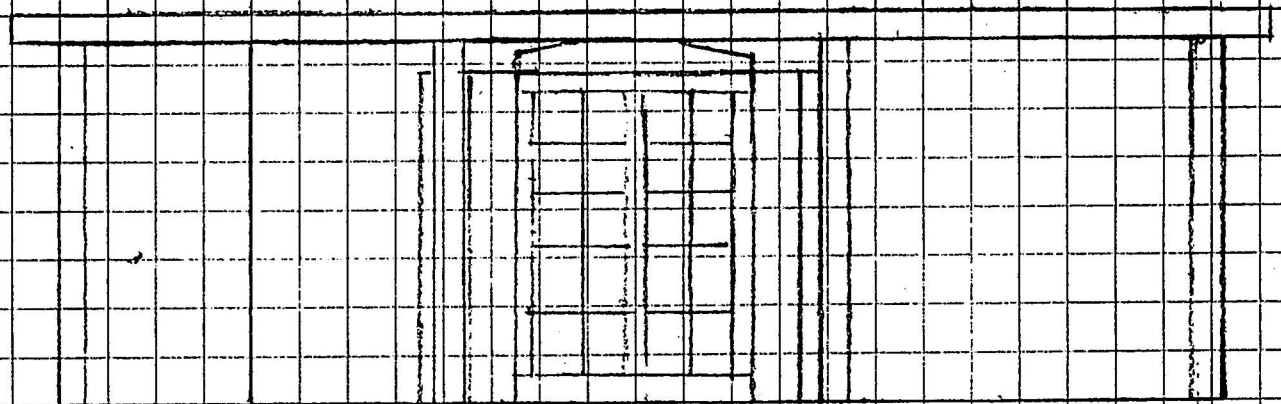
1/4" = 1'0"

GARAGE, EXISTING, NORTH + SOUTH ELEV. $1/4" = 1' - 0"$



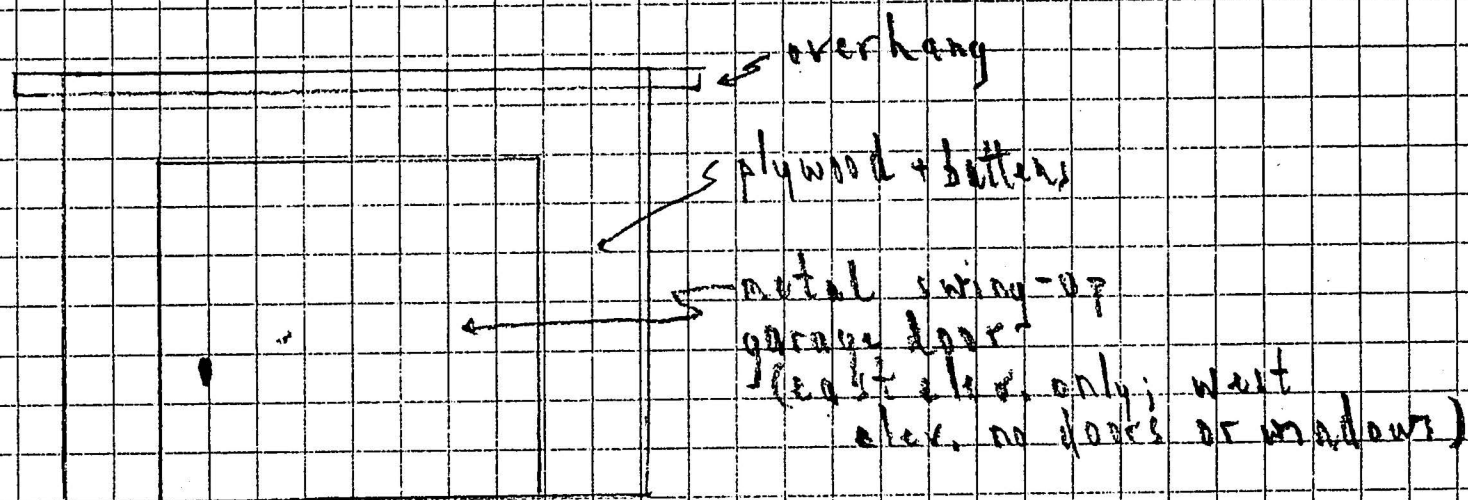


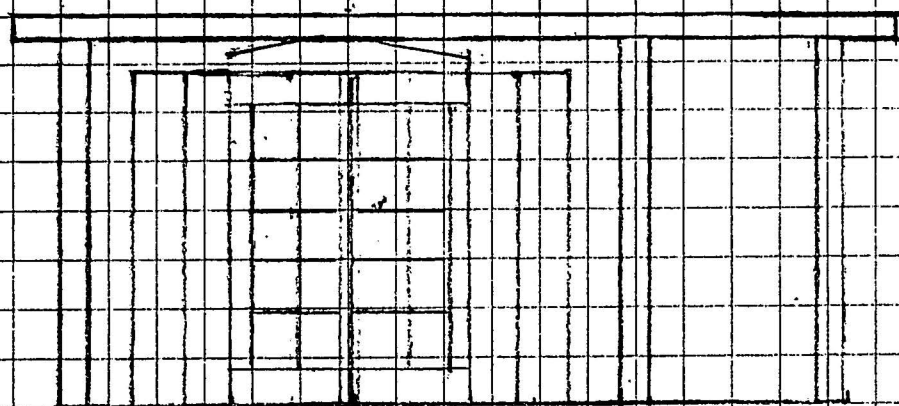
GARAGE. SOUTH ELEV. - PROPOSED $1/4" = 1'-0"$



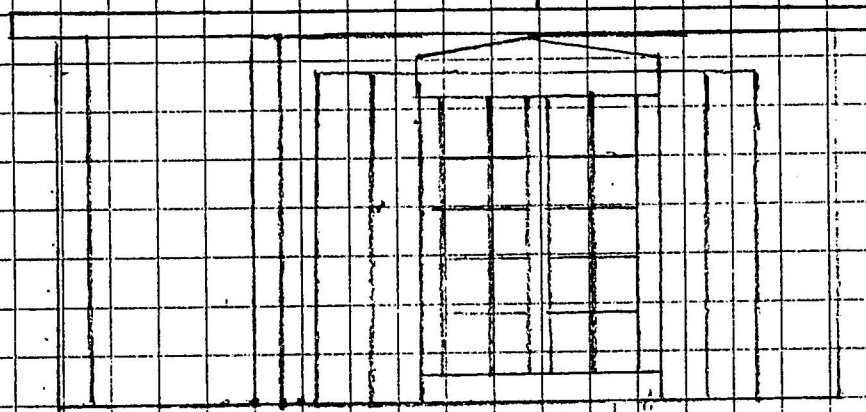
GARAGE, NORTH ELEV. - PROPOSED $\frac{1}{4}" = 1'-0"$

GARAGE, EXISTING, EAST + WEST ELEVS. $\frac{1}{4"} = 1' - 0"$





GARAGE, EAST ELEV. - PROPOSED $1/4" = 1'-0"$



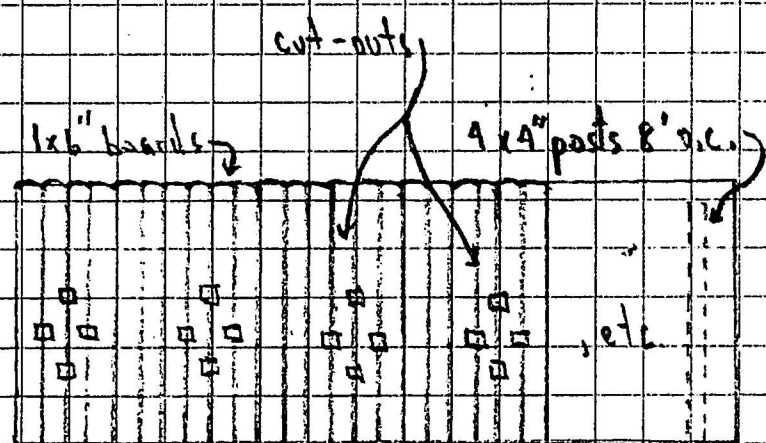
GARAGE, WEST ELEV. - PROPOSED $\frac{1}{4}'' = 1'-0''$

EAST BOUNDARY WALL, 320 CAMINO DELORA

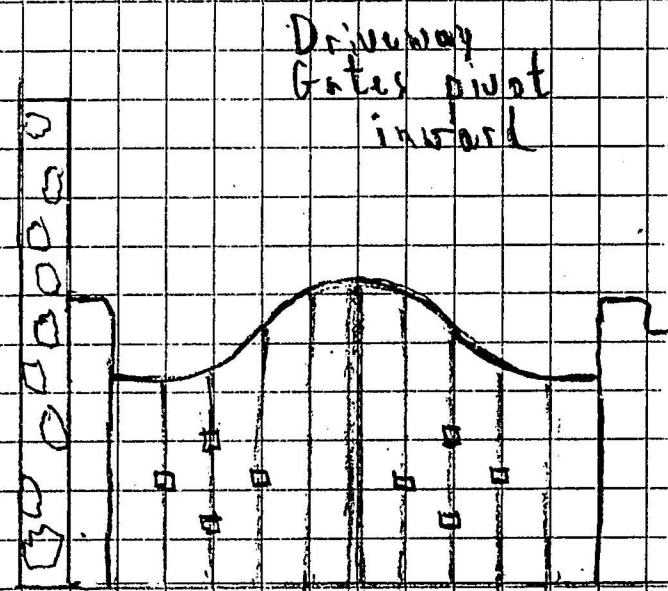
1/4" = 1'-0"

(SOUTH PORTION)

AND NORTH BOUNDARY WALL (DETAIL)



Existing Stone-
and Concrete
Wall Girard
Ct. Sta. 2



NORTH WALL DETAIL

EAST BOUNDARY WALL, 320 CAMINO DELORA

1/4" = 1'-0"

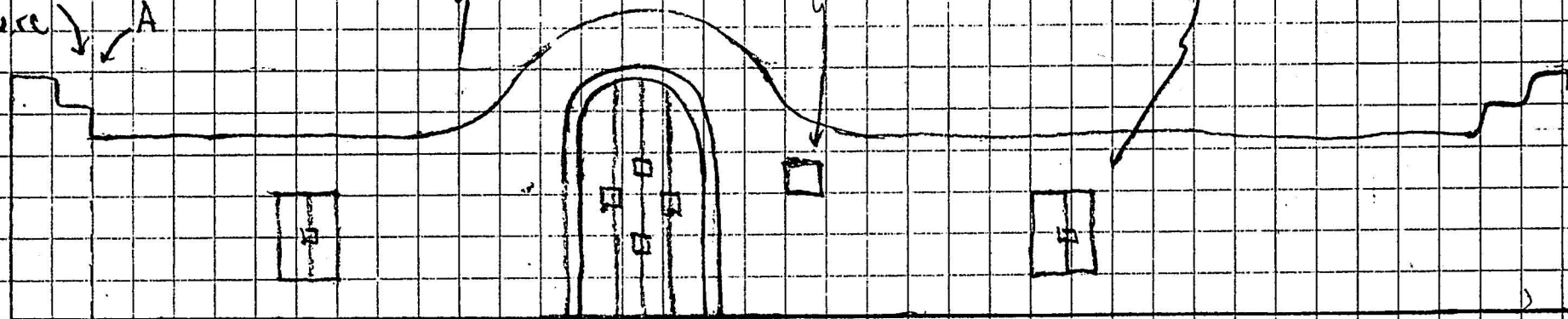
<NORTH PORTION>

overlap
elevations
here ↘ ↙ A

adobe or block
18" thick

past box

two-board
wooden shutters



NORTH BOUNDARY WALL

HORIZ. SCALE 1" = 20'-0"

VERT. SCALE 1" = 4'-0"

