STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501
PHONE (505) 827-6320 FAX (505) 827-6338

BILL RICHARDSON
Governor

Santa Fe, April 19, 2007

Jonathan Batkin, Director
Wheelwright Museum of the American Indian
704 Camino Lejo – P.O. Box 5153
Santa Fe, New Mexico 87502

Re: Proposed expansion and restoration of the Wheelwright Museum (SR # 1533), partially funded by NEH – Section 106 Compliance Review.

Dear Mr. Batkin,

Thank you for your recent submittal to our office regarding the above referenced project. We have reviewed the proposed plans and scope of work and understand that the Wheelwright Museum is in dire need to expand its facilities to accommodate new collections and permanent exhibits as well as to have year-round programs available to the public, which has not been possible with the current facilities.

The drawings provided by Studio SW Architects, your consultant firm for the project, closely reflect the previous discussions and proposed changes outlined at our meeting with you and the architects in August 2006, and we still agree that, despite recent additions and the new proposal, the main historic building remains the primary visual focus on site. Further, the proposed plans to restore its exterior to its original state, removing the thick layers of non-original stucco and going back to a thinner finish that would match the original color and texture, is a welcomed measure from the historic preservation viewpoint.

Our office appreciates the efforts made by the architectural consultant to keep the massing and height of the new additions visually compatible with the existing original building and other latter additions, thus avoiding any misleading perceptions from the visitors to the site as to what is original and what is new within the campus.

Given the fact that the Museum has had several additions in the past and there is a precedence is place, besides the current Museum needs for the new expansion, our office feels that this proposal will not adversely affect the historic resource and will instead expand its intended use as a full time Museum, with appropriate exhibit and curatorial spaces.

Therefore, HPD is issuing a "No Adverse Effect" determination for this undertaking, as proposed in your submittal. In the event there are any changes to the scope of work, we would need to be consulted again on said changes to ensure that they meet current preservation laws. With this letter we are also enclosing our standard "Discovery Clause" applicable to any ground disturbance activities within the course of the project.

This concludes our review for this undertaking. If you have any questions regarding this review and comments, please contact Pilar Cannizzaro, project reviewer for the project, at (505) 827-4054.

Sincerely,

Lisa M. Meyer
Manager, Preservation Planning and Compliance
For the NM Historic Preservation Officer

LMM/pmc

HPD Log # 080884

ITEM # 13-0084

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

Case #H-12-097A and B
Address – 704 Camino Lejo
Owner/Applicant's Name – The Wheelwright Museum
Agent's Name – Studio SW Architects

THIS MATTER came before the Historic Districts Review Board (Board) for hearings on December 11, 2012 and on January 22, 2013 upon the application (Application) of Studio SW Architects, as agent for The Wheelwright Museum, owner.

704 Camino Lejo, known as the Wheelwright Museum of the American Indian, was designed by William Penhallow Henderson and constructed in 1937. The design of the structure was modeled after a Navajo hogan and it is distinctive within Santa Fe. Additionally, important local/regional persons, Mary Cabot Wheelwright and Hastiin Klah, a Navajo medicine man, were the institution's founders. Minor alterations, including the 270 square foot stairwell addition from 1967 and the 668 square foot elevator addition from 1997, both on the rear west area, have not distracted from the original historic integrity. The Museum was placed on the New Mexico State Register of Cultural Properties on October 5, 1990 and on the National Register of Historic Places on December 18, 1990. The property is located within the Historic Review Historic District and it has no designated historic status.

The Board staff requested an historic status review of this property.

The Applicant requested a remodeling project (Project) including the construction of an approximately 4,363 square foot addition to a height of 26' 4"and at approximately 10" above the maximum allowable height of any façade and to alter the street-frontage walls and vehicle gate by widening the gate from 18' to 20' and constructing a 6' high black metal fence and stuccoed pilasters at 8' intervals. Two exceptions were requested to exceed the maximum allowable height and to exceed the 50% footprint rule.

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

FINDINGS OF FACT

1. The Board heard testimony from staff, the Applicant, and other people interested in the Application.
2. Zoning staff has determined that the Application meets underlying zoning standards.
3. Board staff recommended that the Board consider assigning an historic status to this building as contributing or significant due to the historic date of construction with well-preserved integrity, the cultural significance of the facility, and the persons involved with the founding and building of the museum. Staff also recommended that the Board approve the Application as having met the exception criteria to exceed the maximum allowable height (Section 14-5.2(D)(9)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)).
4. The Property is located in the Historic Review Historic District and the Project is subject to the requirements of the following sections of the Santa Fe Land Development Code:

(a) Section 14-5.2(C)(2), Designation of Status within Historic Districts;
(b) Section 14-5.2(D), General Design Standards for All H Districts;
(c) Section 14-5.2(F), Historic Review Historic District.

5. The Board finds that the criteria for the exceptions to exceed the maximum allowable height and the 50% footprint rule have been met.
6. The Board finds that the addition mostly meets the applicable design standards except that the western façade appears too massive and that there needs to be some type of change to the façade that will break up its monolithic quality.
7. The Board finds that the color black for the fence is not harmonious to the property or the streetscape.
8. Under Sections 14-5.2(A)(1)(b) and (c), 14-2.7(A)(1), and 14-2.7(A)(3), the Board has the authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
9. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.

CONCLUSIONS OF LAW

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

The Board concludes that the Property shall be designated as significant with all elevations designated as primary, excluding the two non-historic additions. The Board also concludes that the Project has met the exception criteria as submitted to exceed the maximum allowable height (Section 14-5.2(D)(9)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)). The Project is approved with the conditions that there shall be a 2' offset in two locations on the second story mass, that the stucco color shall be slightly lighter than the color on the original building and approved by staff, and that the fence shall be a natural, tan, or green color.

IT IS SO ORDERED ON THIS 12th DAY OF FEBRUARY 2013 THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Sharon Woods
Chair

Date: 2/12/13

FILED

Yolanda Y. Vigil
City Clerk

Date: 2/15/13

APPROVED AS TO FORM

Kelley Brennan
Assistant City Attorney

Date: 2/13/13

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Peter N. Ives, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Proposes to construct a 4,363 sq. ft. addition to a maximum height of approximately 26'4" and perform other site improvements. Two exceptions are requested to exceed the maximum allowable height (Section 14-5.2(D)(9) and (D)(2)(e)) and to exceed the 50% footprint rule (Section 14-5.2(d)(2)(d)).

Project number: 12-120097B
Case number: H-12-097B
Project type: HDRB

PROJECT LOCATION (S): 705 Camino Lejo

PROJECT NAMES:

OW – The Wheelwright Museum
Santa Fe, NM 87502

704 Camino Lejo
505-982-4636

AP – Studio S.W. Architects
Santa Fe, NM 87504

P.O. Box 9308
505-982-7191

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on January 22, 2013, acted on the above referenced case. The decision of the Board was to approve your exception request to exceed the maximum allowable height and to exceed the 50% footprint rule with the conditions that the redesign of the second story massing with added breaks, the slightly lighter earth-toned stucco color, and the tan or green-colored fencing shall be approved by staff before a construction permit application is submitted. For further information please call 955-6605.

Sincerely,

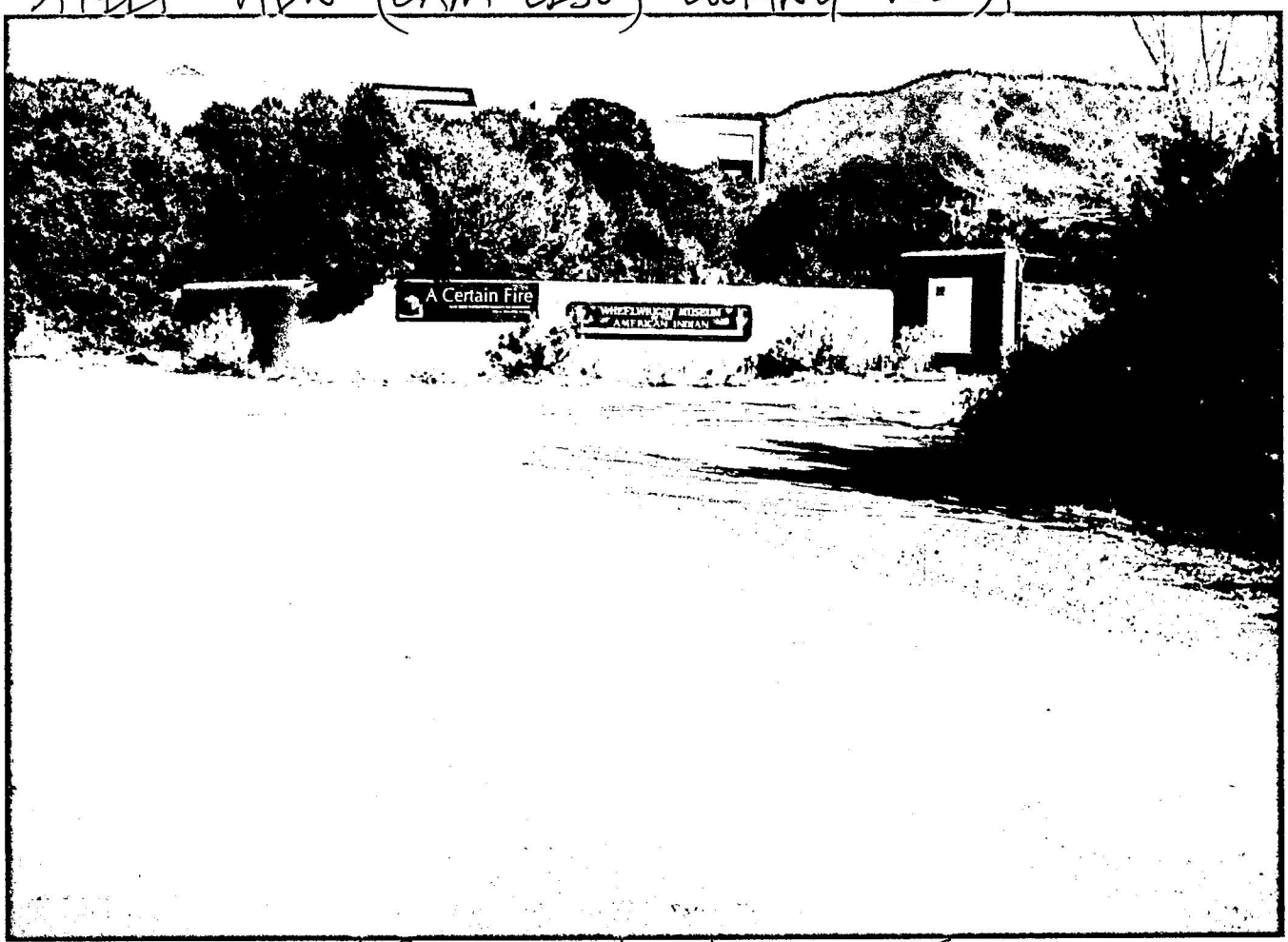
David Rasch
Planner Supervisor, Historic Preservation Division

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

WHEELWRIGHT MUSEUM STUDIO S.W. - arch.



STREET VIEW (CAM LEJO) LOOKING WEST



STREET VIEW (CAM LEJO) LOOKING EAST

WHEELWRIGHT MUSEUM STUDIO S.W. arch.

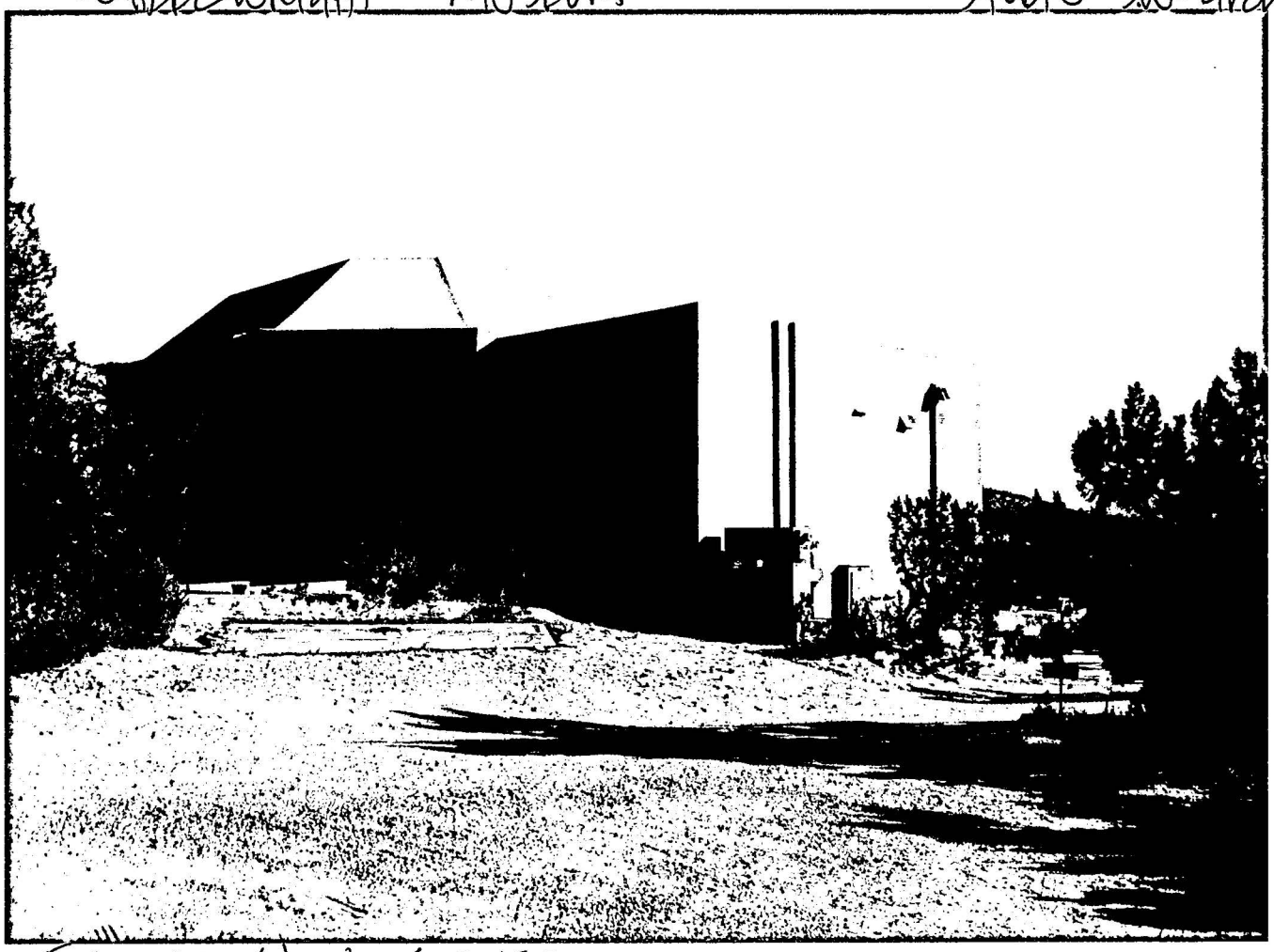


EXISTING GATE AT STREET



EXISTING GATE AT STREET

WHEELWRIGHT MUSEUM STUDIO SW-arch

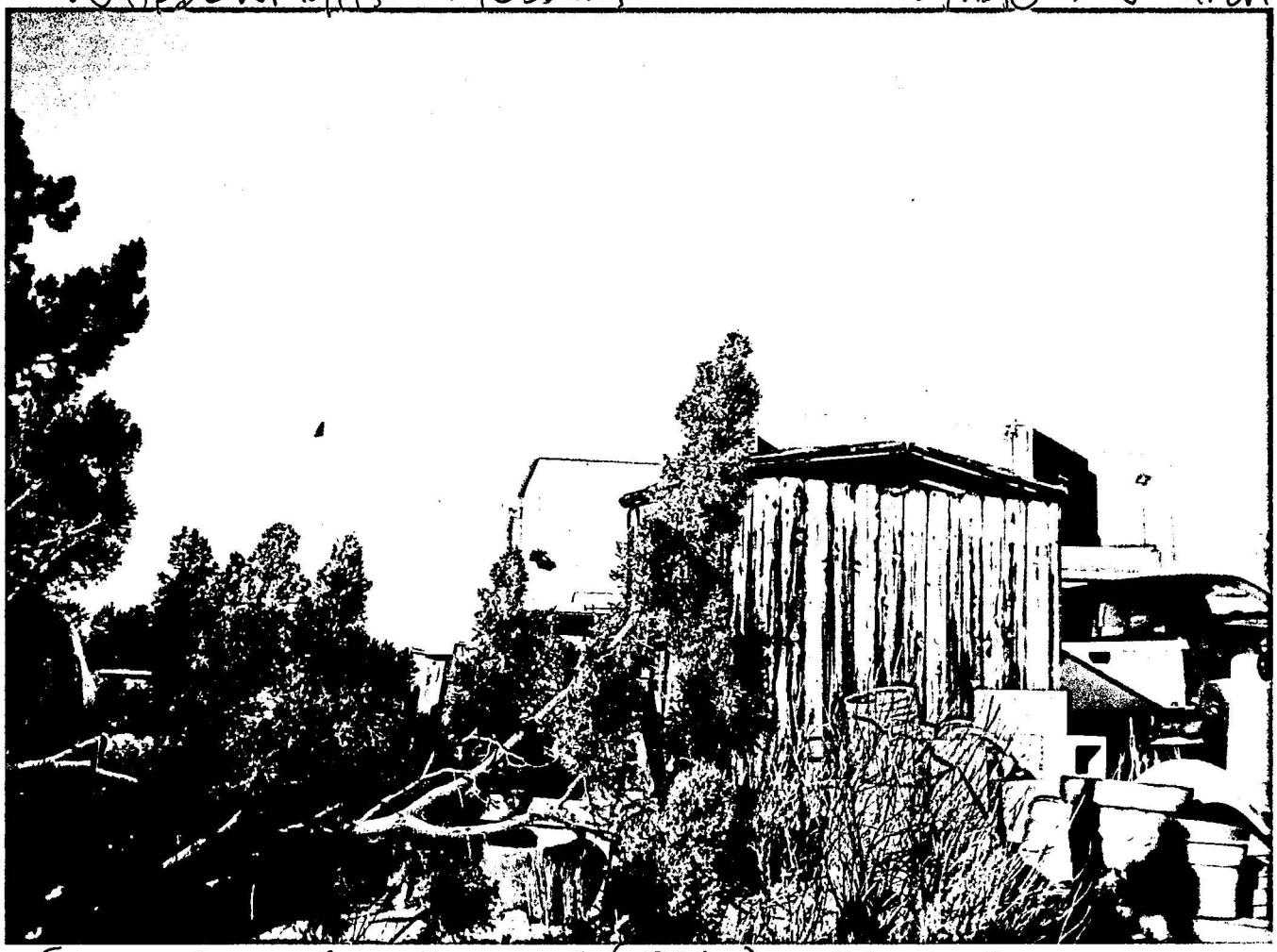


EXISTING N.W. CORNER

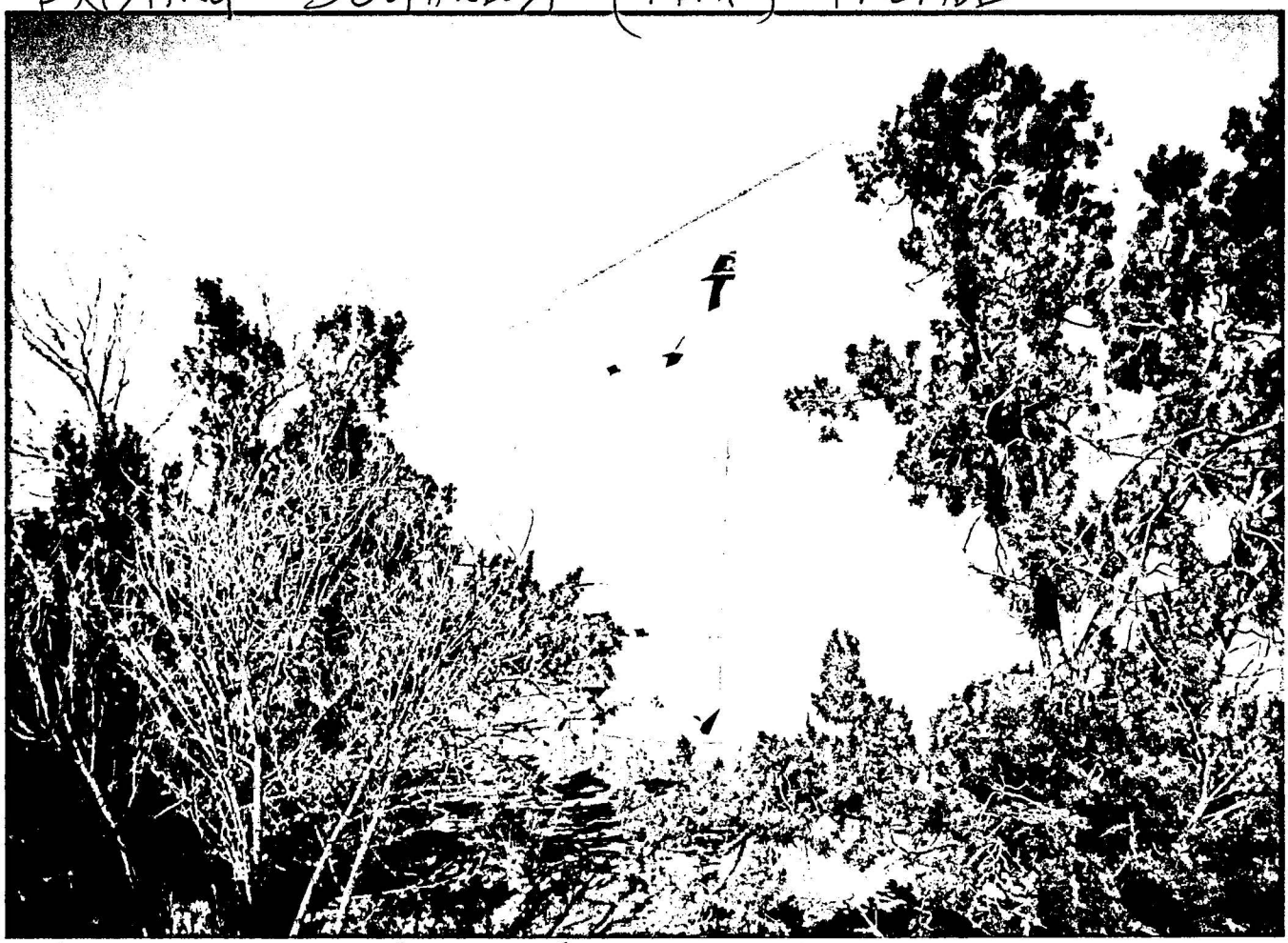


EXISTING NORTH (STREET FACING) FACADE

WHEELWRIGHT MUSEUM STUDIO S.W. arch.



EXISTING SOUTHWEST (REAR) FACADE

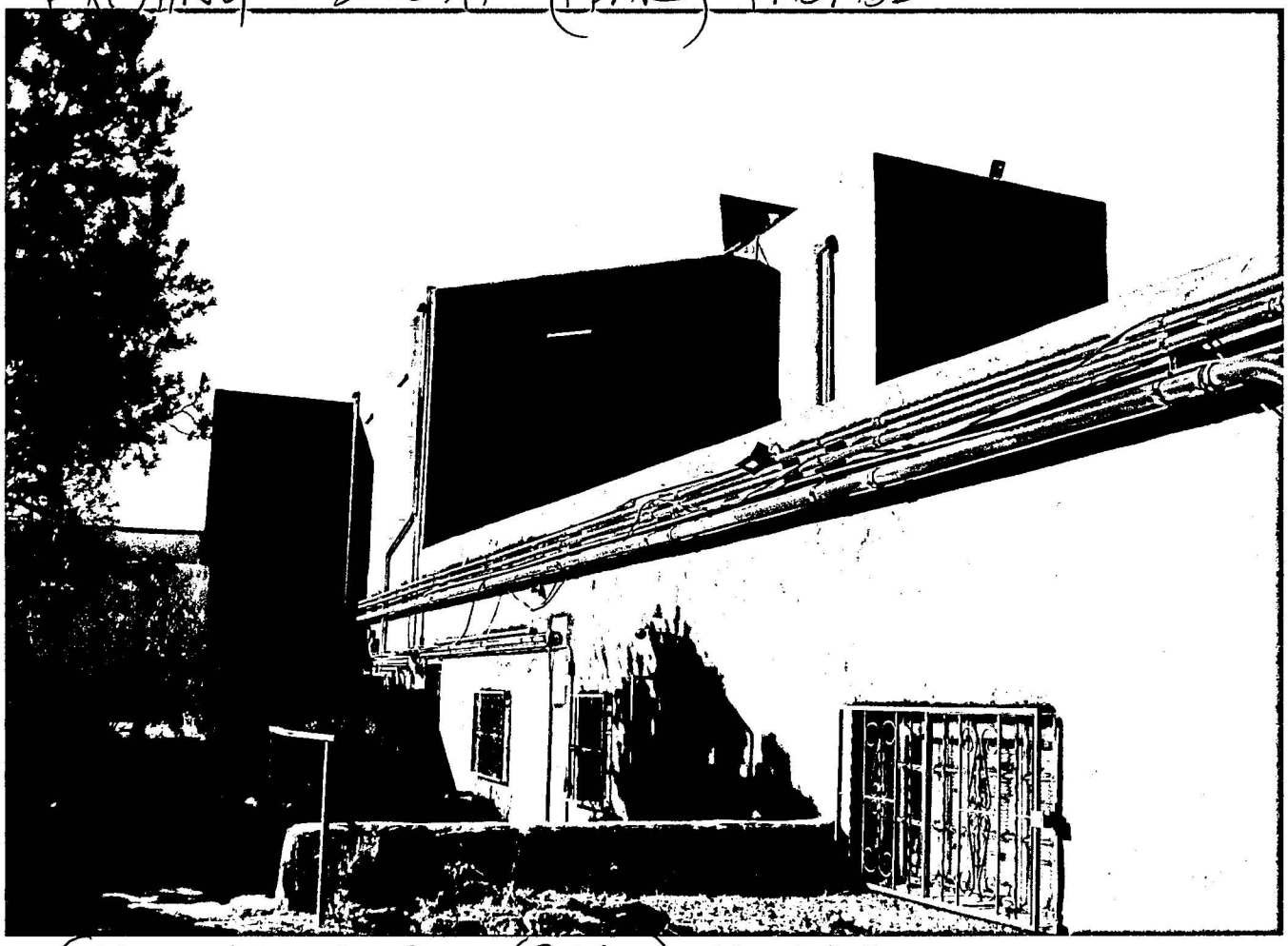


EXISTING SOUTHWEST FACADE

WRIGHT MUSEUM STUDIO SW-arch.



EXISTING SOUTH (REAR) FACADE



EXISTING SOUTH (REAR) FACADE

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 12/28/12	**Site Address:** 704 Camino Lejo
Property Owner of Record: WHEELWRIGHT MUSEUM	**Proposed Construction Description:** ADDITION ON SOUTH AND WEST ELEVATIONS, GATES, FENCE
Applicant/Agent Name: JEFF SERES SIMO SW arch.	
Contact Person Phone Number: (505) 982-7191	**TOTAL ROOF AREA:** 19,419 S.F.

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

BASED ON INFORMATION PRESENTED ON APPLICATION DATE, THIS REVIEW DOES NOT GRANT ZONING APPROVAL AT THE TIME OF BUILDING PERMIT. FINAL ZONING APPROVAL WILL BE GRANTED ONCE ALL COMPLIANCE WITH ZONING HAS BEEN MET!

☐OWNER ☑APPLICANT ☐AGENT — 12/28/12 DATE

Zoning District: R-1

Overlay:
- ☑ Historic Historic Review
- ☐ Arts and Crafts
- ☐ Escarpment*
- ☐ Flood Zone*
- ☐ Cerrillos Road Corridor
- ☐ Other: _____

Zoning Submittal Requirements:
- ☐ Legal Lot of Record ☐ Development Plan ☑ Building Plans
- ☑ Existing Site Plan ☑ Proposed Site Plan ☑ Elevations

Supplemental Zoning Submittals:
- ☐ Zero Lot Line Affidavit N/A

Access and Visibility: ☐ Arterial or Collector*
☑ Visibility Triangle Required (@ entrance)

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

Terrain: ☐ 30% slopes N/A

Lot Coverage: 5 % N/A OK
☐ Open Space Required: _____

Setbacks: OK
Proposed Front: _____ Minimum: 7
2nd Front? _____
Proposed Rear: _____ Minimum: 15
Proposed Sides: L___ R___ Minimum: ___

Height: Proposed 25'
Maximum Height: _____ or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces: OK
Proposed _____ Accessible** _____
Minimum: _____

Bicycle Parking:**
Proposed: 1 Minimum: _____

* Requires an additional review conducted by Technical Review or Traffic Engineering Division to ensure compliance.

** Commercial Requirement

To Be Completed By City Staff:

Additional Agency Review if Applicable:

☐ Escarpment Approval by N/A Date: ___/___/___
☐ Flood Plain Approval by N/A Date: ___/___/___
☐ Traffic Engineering Approval by N/A Date: ___/___/___
Notes: _____

Zoning Approval:

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

REVIEWER: _____ **DATE:** 12/28/12 **Rev. 4-12**

Note: If approved, please stamp and initial each page of plan set.

City of Santa Fe, New Mexico

memo

DATE: January 22, 2013

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-12-097B

ADDRESS: 704 Camino Lejo
Historic Status: Significant
Historic District: Historic Review

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
___ District Standards & Yard wall & fence standards.	___ Vicinity Map
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
___ Other:	_x_ Photographs
	_x_ Other: exception responses

STAFF RECOMMENDATION:

Staff recommends approval of the exceptions to exceed the maximum allowable height and to exceed the 50% footprint rule. Otherwise, this application complies with Section 14-5.2(D) General Design Standards and (F) Historic Review Historic District.

BACKGROUND & SUMMARY:

704 Camino Lejo, known as the Wheelwright Museum of the American Indian, was designed by William Penhallow Henderson and constructed in 1937. The design of the structure was modeled after a Navajo hogan and it is distinctive within Santa Fe. Additionally, important local/regional persons, Mary Cabot Wheelwright and Hastiin Klah, a Navajo medicine man, were the institution's founders. Minor alterations, including the 1967 stairwell addition on the rear west area, have not distracted from the original historic integrity. The Museum was placed on the New Mexico State Register of Cultural Properties on October 5, 1990 and on the National Register of Historic Places on December 18, 1990. The property is listed as significant to the Historic Review Historic District.

On December 11, 2012, the HDRB postponed action pending redesign that reduces the height and massing among other details.

Now, the applicant proposes to remodel the property with the following two items.

1. An approximately 4,363 square foot addition will be constructed on the southwest corner attaching to the 1997 addition. The façade with the maximum height will be approximately 26' 4" high and at approximately 10" above the maximum allowable height of any façade, if the building is designated as significant. The full impact of the addition and existing building's mass will be seen only from private residences outside of the historic district. Two exceptions are requested to exceed the maximum allowable height (Section 14-5.2(D)(2)(e) and (D)(9)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)) and the required responses are at the end of this report.

The addition will be constructed with stuccoed concrete block, earth-toned concrete at the exposed foundation, and fieldstone veneer. Windows and doors will be anodized aluminum. A steel trellis will screen the electrical conduits.

2. The existing street frontage vehicle gates and wing walls will be remodeled. The gates will be widened, per Fire Department requirements, from slightly under 18' to 20' by adding a section to each leaf of the existing gates and removing portion of the flanking walls. A 6' high black metal fence will be constructed at 30' back from the north lotline for the entire length of the street frontage. Stuccoed pilasters at 6' 8" high will be constructed at 8' intervals.

EXCEPTION TO EXCEED THE MAXIMUM ALLOWABLE HEIGHT AND THE 50% FOOTPRINT RULE

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

The proposed addition to the Wheelwright Museum is on the west side and is set back 14ft. from the existing front façade (street facing) of the existing museum. The portion of the proposed addition is 30ft. in length along the existing 117ft. front façade. This

portion of the proposed addition is set back approximately 310ft. from Camino Lejo. The height of this portion of the proposed addition is 19ft. measured at the midpoint of the proposed elevation. The height of the addition is also 2ft. below the parapet where it abuts to the existing museum and 11ft. below the highest point of the existing museum roof. The existing grade slopes from north to south (front to rear) and the location of the addition in the rear on the downslope creates the overall height of the addition and existing building.

The proposed building, set back from the existing museum front façade, and from the street, and with a maximum height of 19ft. is in proportion to the existing museum and will not be visible from the street, resulting in no damage to the character of the streetscape.

Staff response: Staff is in agreement with this response.

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

The Wheelwright Museum has been considering this addition for nearly 15 years. The decision to develop plans and launch a campaign to implement them was triggered by a donation of contemporary Navajo and Pueblo jewelry, plus an offer of a cash gift if the museum agreed to build exhibition space committed permanently to jewelry traditions of the Southwest. Coincidentally jewelry and related traditions have been the museum's principal area of collecting and research for more than a decade, so the decision made perfect sense to them.

The museum's changing exhibition program has outgrown its space, and they are forced to close its only gallery for nearly a month while they change exhibitions, leaving visitors with nothing to see. The proposed plan corrects this problem, making the Wheelwright a year-round destination which will remain free to the public.

The plans include a new gallery of 1900 sf for jewelry, a workspace/storage area for the curatorial staff, which will enable them to prepare exhibitions in an appropriate environment, a classroom, staff kitchen, and restrooms.

The existing Wheelwright Museum is listed on the National Register of Historic Buildings. The proposed location of the addition was reviewed by the State Historic Preservation Office (SHPO) and because of the proposed location, which would not adversely affect the status of the existing building, the State Historic Preservation Division (HPD) issued a "no adverse effect" determination for the addition. The location of the addition in the back corner of the existing museum is lower and sloping away from the front, and close to the property line, thus creating the overall height and massing there.

Strict enforcement of the City Historic District height and massing (footprint) standards would constitute a hardship by substantially reducing the height and area of the addition and not allow the Wheelwright Museum to offer enhanced exhibitions and education to the public.

Staff response: Staff is in agreement with this response.

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

The design incorporates stepped massing in the building form starting at the existing 1997 addition through the lower level. Earth-tone stucco walls on exposed concrete and fieldstone base are the primary exterior building materials which are consistent with the character and materials of existing buildings in the City of Santa Fe.

The existing Wheelwright Museum was constructed in 1937. The City zoning of this area in the early 1960s overlaid R-1 zoning to the Wheelwright property and adjacent properties. Although the museum use is "commercial" in nature, if the museum were to cease to exist, the underlying zoning is residential which would ensure that residents could continue to reside within the Historic Districts.

Staff response: Staff is in agreement with this response.

(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 Wheelwright property comprises 8 acres that accommodates three existing buildings. The location of the original museum building is close to the SW corner of the property, which leaves a small area of land in the preferred (to maintain the historic status of the original building) location for the addition. The proposed galley is on the upper level immediately adjacent to the existing Klah Gallery which will facilitate visitor's experience of the museum.

No other structures (except the State-owned buildings on Museum Hill) are museums in the related streetscape.

Staff response: Staff is in agreement with this response.

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

The City zoning code Section 14-8.4(J)(3) requires nonresidential development to provide a 15ft. landscape buffer for adjacent residential zoning. The proposed addition has received an administrative variance of 1ft. to this buffer and a reduction to 16ft. of the City Fire Marshall requirement for a 20ft. wide access road around the existing and proposed building on the west side of the proposed addition. The 15ft. wide landscape buffer and 20ft. wide access road are being met on the south side. These requirements further reduce the area available for the proposed addition. The proposed addition is partially 2 stories with the new gallery on the second floor (Adjacent to the existing Klah gallery) and support space (storage/curatorial space, education room, break room, and new bathrooms) on the lower level. This arrangement of spaces best facilitates the visitor and staff of the museum.

Staff response: Staff is in agreement with this response.

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

As discussed above, the proposed addition is lower than the existing Wheelwright Museum, is located adjacent to the building for the least impact on the streetscape and to have "no adverse effect" on the historic status of the existing museum, and will

provide enhanced exhibitions and education to the public, thus providing the least negative impact as per 14-5.2(A)(1).

Staff response: While staff disagrees that the addition is lower than the historic structure in height, the addition is lower than the historic structure in elevation above sea level. Staff agrees that this is the best location for an addition that would provide a seamless visitor experience of the public spaces.

RECEIVED
DEC 28 2012
9:40 am

December 28, 2012

Santa Fe Historic Districts Review Board
200 Lincoln Ave.
Santa Fe, NM 87504

Re: Wheelwright Museum-*Revised* Historic Districts Review Board Application

Dear HDRB Members:

On behalf of property owner the Wheelwright Museum, we are pleased to submit this *revised* application for addition and alterations to the Wheelwright Museum at 704 Cam Lejo in Santa Fe. Per review of the previous design by the HDRB on December 11, 2012, the following changes have been made:

- The Upper Level has been stepped back 5'-4" on the entire west side and the Gallery has been shifted more to the southeast
- The stair buttress has been removed and the window reduced in size to match the proportions of the existing Klah Gallery front entry.
- Stone veneer has been reduced in height
- A new service entry has been added on the southeast side to accommodate every day deliveries and pickups by UPS

Background. The initial Wheelwright Museum was completed in 1937 on an 8.3 ac site on Cam Lejo. In 1967 a new stairway addition was completed on the west side of the building. In 1997 an addition was completed on the southwest side next to the 1967 addition to provide for ADA accessibility by adding an elevator and bathroom. In 2000 a new Research and Collections building was added to the property. Recent upgrades to the building include re-stucco of the entire building to restore the stucco to the original color and texture and complete electrical rewiring of the building. This year, grading and drainage issues have been resolved on the site and a third existing out building on the site has been remodeled and added on to provide a maintenance and storage building.

Proposed Addition. The proposed addition will require exceptions for height and massing (footprint). The grade slopes from north to south (front to rear) and the location of the addition in the rear creates the overall height and massing issue that requires a variance. The need for additional space including new gallery, storage/curatorial space, education room, break room, and new restrooms is critical to the Wheelwright's desire to add expanded exhibition and educational space for citizens and visitors to Santa Fe.
The addition as proposed will be of concrete block construction with earth tone stucco over. Window frames will be anodized aluminum. Exposed foundation on the west side only will be integral color concrete. Stone veneer will be fieldstone to match the existing site and building stone veneer. A steel trellis is proposed on the rear of the existing building to

screen electrical conduits. Remodeled gates and a new fence (stucco pilasters with steel fence) are proposed along the front of the property.

Conclusion. We look forward to your review of this redesign per recommendations with respect to both styles and the project as a whole. The application before you is the culmination of over 10 years of effort, and we believe that this addition to the Wheelwright Museum will be a long-term credit to the City of Santa Fe.

Sincerely,

Jeffrey J. Seres, A.I.A.
Studio Southwest Architects, Santa Fe

Wheelwright Museum

Response to Exception Criteria
Height and Scale (footprint)

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(c), along with applicant, Studio SW Architects, responses to each criterion as they relate to the exceptions contained in the application with respect to building ~~height~~ and scale.

(1) Do not damage the character of the streetscape.

Response: The proposed addition to the Wheelwright Museum is on the the West side and is set back 14 ft. from the existing front façade (street facing) of the existing museum. The portion of the proposed addition is 30 ft. in length along the existing 117 foot front façade. This portion of the addition is set back approximately 310 ft. from Cam Lejo. The height of this portion of the proposed addition is 19 ft. measured at the midpoint of the proposed elevation. The height of the addition is also 2 ft. **below** the parapet where it abuts to the existing museum and 11 ft. **below** the highest point of the existing museum roof. The existing grade slopes from north to south (front to rear) and the location of the addition in the rear on the downslope creates the overall height of the addition and existing building.

The proposed building, set back from the existing museum front façade, and from the street, and with a maximum height of 19 ft., is in proportion to the existing museum and will not be visible from the street, resulting in no damage the character of the streetscape.

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

Response:

The Wheelwright Museum has been considering this addition for nearly 15 years. The decision to develop plans and launch a campaign to implement them was triggered by a donation of contemporary Navajo and pueblo jewelry, plus an offer of a cash gift if the museum agreed to build exhibition space committed permanently to jewelry traditions of the Southwest. Coincidentally jewelry and related traditions have been the museum's principal area of collecting and research for more than a decade, so the decision made perfect sense to them.

The museums changing exhibition program has outgrown its space, and they are forced to close its only gallery for nearly a month while they change exhibitions, leaving visitors with nothing to see. The proposed plan corrects this problem, making the Wheelwright a year-round destination which will remain free to the public.

The plans include a new gallery of 1900 sf for jewelry, a workspace/storage area for the curatorial staff, which will enable them to prepare exhibitions in an appropriate environment, a classroom, staff kitchen, and restrooms.

The existing Wheelwright Museum is listed on the National Register of Historic Buildings. The proposed location of the addition was reviewed by the State Historic Preservation Office (SHPO) and **because of the proposed location**, which would not adversely affect the status of the existing building, the state Historic Preservation Division (HPD) issued a "no adverse effect" determination for the addition. The location of the addition in the back corner of the existing museum is lower and sloping away from the front, and close to the property line, thus creating the overall height and massing issue.

Strict enforcement of the city Historic District height and massing (footprint) standard would constitute a hardship by substantially reducing the height and area of the addition and not allow the Wheelwright Museum to offer enhanced exhibitions and education to the public.

(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 design incorporates stepped massing in the building form starting at the existing 1997 addition through to the lower level. Earthtone stucco walls on exposed concrete and fieldstone base are the primary exterior building materials which are consistent with the character and materials of existing buildings in the City of Santa Fe. The existing Wheelwright Museum was constructed in 1937. The City zoning of this area in the early 1960's overlaid R-1 zoning to the Wheelwright property and adjacent properties. Although the museum use is "commercial" in nature, if the museum were to cease to exist, the underlying zoning is residential which would ensure that residents could continue to reside within the Historic Districts.

(4) 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's Response: The Wheelwright property comprises 8 acres that accommodates three existing buildings. The location of the original museum building is close to the SW corner of the property, which leaves a small area of land in the preferred (to maintain the historic status of the original building) location for the addition. The proposed Gallery is on the Upper level immediately adjacent to the existing Klah Gallery which will facilitate visitor's experience of the museum.

No other structures (except the State owned buildings on Museum Hill) are museums in the related streetscape.

(5) Are due to special conditions and circumstances which are not the result of actions by the applicant.

Applicant's Response: The City zoning code Section 14-8.4(J)(3) requires nonresidential development to provide a 15 ft. landscape buffer for adjacent residential zoning. The proposed addition has received an administrative variance of 1 ft to this buffer and a reduction to 16 ft. of the City Fire Marshall requirement for a 20 ft. wide access road around the existing and proposed building on the west side of the proposed addition. The 15 ft. wide landscape buffer and 20 ft wide access road are being met on the south side. These requirements further reduce the area available for the proposed addition. The proposed addition is partially 2 stories with the new gallery on the second floor (adjacent to the existing Klah Gallery) and support space (storage/curatorial space, education room, break room and new bathrooms) on the lower level. This arrangement of spaces best facilitates the visitor and staff of the museum.

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

Applicant's Response: As discussed above, the proposed addition is lower than the existing Wheelwright Museum, is located adjacent to the existing building for the least impact on the streetscape and to have 'no adverse effect" on the historic status of the existing museum, and will provide enhanced exhibitions and education to the public, thus providing the least negative impact as per 14-5.2(A)(1).

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Peter N. Ives, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Proposes to construct a 4,363 sq. ft. addition to a maximum height of 26'4". Two exceptions are requested to exceed the maximum allowable height (Section 14-5.2(D)(9) and (D)(2)(e)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)).

Project number: 12-120097B
Case number: H-12-097B
Project type: HDRB

PROJECT LOCATION (S): 704 Camino Lejo

PROJECT NAMES:

OW – The Wheelwright Museum Santa Fe, NM 87502	704 Camino Lejo 505-982-4636
AP – Studio S.W. Architects Santa Fe, NM 87504	P.O. Box 9308 505-982-7191

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on December 11, 2012, acted on the above referenced case. The decision of the Board was to postpone action on your request pending redesign. For further information please call 955-6605.

Sincerely,

David Rasch
Planner Supervisor, Historic Preservation Division

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

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 11/14/12	**Site Address:** 704 Camino Lejo
Property Owner of Record: Wheelwright Museum	**Proposed Construction Description:** Addition on south and west elevations, gates, fence
Applicant/Agent Name: Studio SW Architects	
Contact Person Phone Number: ( )982-7191	**TOTAL ROOF AREA:** 16,160 ft

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

BASED ON INFORMATION PRESENTED ON APPLICATION DATE, THIS REVIEW DOES NOT GRANT ZONING APPROVAL AT THE TIME OF BUILDING PERMIT. FINAL ZONING APPROVAL WILL BE GRANTED ONCE ALL COMPLIANCE WITH ZONING HAS BEEN MET!

☐OWNER ☑APPLICANT ☐AGENT — 11/14/12 DATE

Zoning District: R-1

Overlay:
- ☑ Historic Historic Review District
- ☐ Arts and Crafts
- ☐ Escarpment*
- ☐ Flood Zone*
- ☐ Cerrillos Road Corridor
- ☐ Other: _____

Zoning Submittal Requirements:
- ☐ Legal Lot of Record ☑ Development Plan ☑ Building Plans
- ☑ Existing Site Plan ☑ Proposed Site Plan ☑ Elevations

Supplemental Zoning Submittals:
- ☐ Zero Lot Line Affidavit N/A

Access and Visibility: ☐ Arterial or Collector*
☑ Visibility Triangle Required @ entrance

Use of Structure: ☐ Residential OR
☑ Commercial Type of Use: Museum/Institutional

Terrain: ☐ 30% slopes N/A

Lot Coverage: _____% N/A OR
☐Open Space Required: _____

Setbacks: OR
Proposed Front: _____ Minimum: 7
2nd Front? _____
Proposed Rear: 30 Minimum: 15
Proposed Sides: L___ R___ Minimum: ___

Height: Proposed 25'
Maximum Height: _____ or
☑Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces: OR
Proposed_____ Accessible**_____
Minimum:_____

Bicycle Parking:**
Proposed: 1 Minimum: 1

* Requires an additional review conducted by Technical Review or Traffic Engineering Division to ensure compliance.

** Commercial Requirement

To Be Completed By City Staff:

Additional Agency Review if Applicable:

☐ Escarpment Approval by N/A Date: ___/___/___
☐ Flood Plain Approval by N/A Date: ___/___/___
☐ Traffic Engineering Approval by N/A Date: ___/___/___
Notes: _____

Zoning Approval:

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

REVIEWER: _____ **DATE:** 11/14/12 **Rev. 4-12**

Note: If approved, please stamp and initial each page of plan set.

City of Santa Fe, New Mexico

memo

DATE: December 11, 2012

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-12-097B

ADDRESS: 704 Camino Lejo
Historic Status: Significant or Contributing
Historic District: Historic Review

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
___ District Standards & Yard wall & fence standards.	___ Vicinity Map
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
___ Other:	_x_ Photographs
	_x_ Other: exception responses

STAFF RECOMMENDATION:

Staff recommends approval of the exceptions to exceed the maximum allowable height and to exceed the 50% footprint rule. Otherwise, this application complies with Section 14-5.2(D) General Design Standards and (F) Historic Review Historic District.

BACKGROUND & SUMMARY:

704 Camino Lejo, known as the Wheelwright Museum of the American Indian, was designed by William Penhallow Henderson and constructed in 1937. The design of the structure was modeled after a Navajo hogan and it is distinctive within Santa Fe. Additionally, important local/regional persons, Mary Cabot Wheelwright and Hastiin Klah, a Navajo medicine man, were the institution's founders. Minor alterations, including the 1967 stairwell addition on the rear west area, have not distracted from the original historic integrity. The Museum was placed on the New Mexico State Register of Cultural Properties on October 5, 1990 and on the National Register of Historic Places on December 18, 1990. The property is located within the Historic Review Historic District and it was designated as contributing or significant in the previous case.

Now, the applicant proposes to remodel the property with the following wo items.

1. An approximately 4,363 square foot addition will be constructed on the southwest corner attaching to the 1997 addition. The façade with the maximum height will be approximately 26' 4" high and at approximately 10" above the maximum allowable height of any façade, if the building is designated as significant. The full impact of the addition and existing building's mass will be seen only from private residences outside of the historic district. Two exceptions are requested to exceed the maximum allowable height (Section 14-5.2(D)(2)(e) and (D)(9)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)) and the required responses are at the end of this report.

The addition will be constructed with stuccoed concrete block, earth-toned concrete at the exposed foundation, and fieldstone veneer. Windows and doors will be anodized aluminum. A steel trellis will screen the electrical conduits. An oddly-shaped window on the east elevation will not be publicly visible.

2. The existing street frontage vehicle gates and wing walls will be remodeled. The gates will be widened, per Fire Department requirements, from slightly under 18' to 20' by adding a section to each leaf of the existing gates and removing portion of the flanking walls. A 6' high black metal fence will be constructed at 30' back from the north lotline for the entire length of the street frontage. Stuccoed pilasters at 6' 8" high will be constructed at 8' intervals.

EXCEPTION TO EXCEED THE MAXIMUM ALLOWABLE HEIGHT AND THE 50% FOOTPRINT RULE

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

The proposed addition to the Wheelwright Museum is on the west side and is set back 14ft. from the existing front façade (street facing) of the existing museum. The portion of the proposed addition is 30ft. in length along the existing 117ft. front façade. This portion of the proposed addition is set back approximately 310ft. from Camino Lejo. The height of this portion of the proposed addition is 19ft. measured at the midpoint of the

proposed elevation. The height of the addition is also 2ft. below the parapet where it abuts to the existing museum and 11ft. below the highest point of the existing museum roof. The existing grade slopes from north to south (front to rear) and the location of the addition in the rear on the downslope creates the overall height of the addition and existing building.

The proposed building, set back from the existing museum front façade, and from the street, and with a maximum height of 19ft. is in proportion to the existing museum and will not be visible from the street, resulting in no damage to the character of the streetscape.

Staff response: Staff is in agreement with this response.

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

The Wheelwright Museum has been considering this addition for nearly 15 years. The decision to develop plans and launch a campaign to implement them was triggered by a donation of contemporary Navajo and Pueblo jewelry, plus an offer of a cash gift if the museum agreed to build exhibition space committed permanently to jewelry traditions of the Southwest. Coincidentally jewelry and related traditions have been the museum's principal area of collecting and research for more than a decade, so the decision made perfect sense to them.

The museum's changing exhibition program has outgrown its space, and they are forced to close its only gallery for nearly a month while they change exhibitions, leaving visitors with nothing to see. The proposed plan corrects this problem, making the Wheelwright a year-round destination which will remain free to the public.

The plans include a new gallery of 1900 sf for jewelry, a workspace/storage area for the curatorial staff, which will enable them to prepare exhibitions in an appropriate environment, a classroom, staff kitchen, and restrooms.

The existing Wheelwright Museum is listed on the National Register of Historic Buildings. The proposed location of the addition was reviewed by the State Historic Preservation Office (SHPO) and because of the proposed location, which would not adversely affect the status of the existing building, the State Historic Preservation Division (HPD) issued a "no adverse effect" determination for the addition. The location of the addition in the back corner of the existing museum is lower and sloping away from the front, and close to the property line, thus creating the overall height and massing there.

Strict enforcement of the City Historic District height and massing (footprint) standards would constitute a hardship by substantially reducing the height and area of the addition and not allow the Wheelwright Museum to offer enhanced exhibitions and education to the public.

Staff response: Staff is in agreement with this response.

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

The design incorporates stepped massing in the building form starting at the existing 1997 addition through the lower level. Earth-tone stucco walls on exposed concrete and

fieldstone base are the primary exterior building materials which are consistent with the character and materials of existing buildings in the City of Santa Fe.

The existing Wheelwright Museum was constructed in 1937. The City zoning of this area in the early 1960s overlaid R-1 zoning to the Wheelwright property and adjacent properties. Although the museum use is "commercial" in nature, if the museum were to cease to exist, the underlying zoning is residential which would ensure that residents could continue to reside within the Historic Districts.

Staff response: Staff is in agreement with this response.

(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 Wheelwright property comprises 8 acres that accommodates three existing buildings. The location of the original museum building is close to the SW corner of the property, which leaves a small area of land in the preferred (to maintain the historic status of the original building) location for the addition. The proposed galley is on the upper level immediately adjacent to the existing Klah Gallery which will facilitate visitor's experience of the museum.

No other structures (except the State-owned buildings on Museum Hill) are museums in the related streetscape.

Staff response: Staff is in agreement with this response.

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

The City zoning code Section 14-8.4(J)(3) requires nonresidential development to provide a 15ft. landscape buffer for adjacent residential zoning. The proposed addition has received an administrative variance of 1ft. to this buffer and a reduction to 16ft. of the City Fire Marshall requirement for a 20ft. wide access road around the existing and proposed building on the west side of the proposed addition. The 15ft. wide landscape buffer and 20ft. wide access road are being met on the south side. These requirements further reduce the area available for the proposed addition. The proposed addition is partially 2 stories with the new gallery on the second floor (Adjacent to the existing Klah gallery) and support space (storage/curatorial space, education room, break room, and new bathrooms) on the lower level. This arrangement of spaces best facilitates the visitor and staff of the museum.

Staff response: Staff is in agreement with this response.

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

As discussed above, the proposed addition is lower than the existing Wheelwright Museum, is located adjacent to the building for the least impact on the streetscape and to have "no adverse effect" on the historic status of the existing museum, and will provide enhanced exhibitions and education to the public, thus providing the least negative impact as per 14-5.2(A)(1).

Staff response: While staff disagrees that the addition is lower than the historic structure in height, the addition is lower than the historic structure in elevation above sea level. Staff agrees that this is the best location for an addition that would provide a seamless visitor experience of the public spaces.

November 14, 2012

Santa Fe Historic Design Review Board
200 Lincoln Ave.
Santa Fe, NM 87504

Re: Wheelwright Museum- Historic Design Review Board Application

Dear HDRB Members:

On behalf of property owner the Wheelwright Museum, we are pleased to submit the attached application for addition and alterations to the Wheelwright Musem at 704 Cam Lejo in Santa Fe.

Background. The initial Wheelwright Museum was completed in 1937 on an 8.3 ac site on Cam Lejo. In 1967 a new stairway addition was completed on the west side of the building. In 1997 an addition was completed on the southwest side next to the 1967 addition to provide for ADA accessibility by adding an elevator and bathroom. In 2000 a new Research and Collections building was added to the property. Recent upgrades to the building include re-stucco of the entire building to restore the stucco to the original color and texture and complete electrical rewiring of the building. This year, grading and drainage issues have been resolved on the site and a third existing out building on the site has been remodeled and added on to provide a maintenance and storage building.

Proposed Addition. The proposed addition will require exceptions for height and massing (footprint). The grade slopes from north to south (front to rear) and the location of the addition in the rear creates the overall height and massing issue that requires a variance. The need for additional space including new gallery, storage/curatorial space, education room, breakroom, and new restrooms is critical to the Wheelwright's desire to add expanded exhibition and educational space for citizens and visitors to Santa Fe.
The addition as proposed will be of concrete block construction with earthtone stucco over. Window frames will be anodized aluminum. Exposed foundation will be integral color concrete. Stone veneer will be fieldstone to match the existing site and building stone veneer. A steel trellis is proposed on the rear of the existing building to screen electrical conduits. Remodeled gates and a new fence (stucco pilasters with steel fence) is proposed along the front of the property.

Conclusion. We look forward to hearing your recommendations with respect to both styles and the project as a whole. The application before you is the culmination of over 10 years of effort, and we believe that this addition to the Wheelwright Museum will be a long-term credit to the City of Santa Fe.

Sincerely,

Jeffrey J. Seres, A.I.A. Studio Southwest Architects, Santa Fe

HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 704 Camino Lejo

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

PROJECT PROPOSAL: ADDITION TO THE WHEELWRIGHT MUSEUM, REMODELED GATES, NEW FENCE

CONSTRUCTION COST: $ 750,000 **FEE:** $ _____ **+$25 Poster Cost = $** _____

OWNER: THE WHEELWRIGHT MUSEUM **PHONE #:** 505-982-4636

OWNER ADDRESS: 704 CAM LEJO P.O. BOX 5153

CITY, STATE, ZIP CODE: SANTA FE, N.M. 87502

APPLICANT: STUDIO S.W. architects **PHONE #:** 505-982-7191

ADDRESS: P.O. BOX. 9308

CITY, STATE, ZIP CODE: SANTA FE, NM. 87504

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

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

PREAPPLICATION MEETING: Date: 10.30.12 Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date: 11/14/12 Planner: [signature]
(You must schedule a meeting with Zoning Planner prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

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

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)
I am,/We are the owner(s) and record title holder(s) of the property located at: 704 CAM LEJO

I/We authorize JEFFREY J. SERES - STUDIO SW. arch. to act as my/our agent to execute this application.

Signed: [signature] Date: 11-12-2012

Signed: _____ Date: _____

I agree to post notice of the proposed project on the site fourteen (15) days prior to the Historic Districts Review Board hearing. I am aware that a decision of the HDRB may be appealed by any aggrieved party within fifteen (15) days of the adoption of Findings and Conclusions.

[signature] 11-14-12

Signature of Applicant/Owner Date



SOLAR BOLLARD LIGHT OPTION: A



SOLAR BOLLARD LIGHT OPTION: B



PARKING LOT POLE LIGHT