City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor
Isaac J. Pino, City Manager

Councilors: **Larry A. Delgado, Dist. 1, Mayor Pro Tem** | **Frank Montaño, Dist. 3**
Patti J. Bushee, Dist.1 | **Art Sanchez, Dist. 3**
Steven G. Farber, Dist. 2 | **Amy Manning, Dist. 4**
Cristopher Moore, Dist. 2 | **Phil Griego, Dist. 4**

Project description . : ELEVATOR/LOBBY ADDITION ON S ELEVATION
Project number . . . : 96- 10100048
Case Number . . . . . : H-96-47
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 03/20/96

PROJECT LOCATION(S) : 704 Camino Lejo

PROJECT NAMES:

OW- Wheelwright Museum 704 Camino Lejo
Santa Fe, NM 87501 (505) 9824636

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on April 09, 1996, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Planner III

Heather Pierson
Planner II

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

City of Santa Fe, New Mexico

memo

DATE: 9 April 1996

TO: Historic Design Review Board Members

FROM: Mary Grzeskowlak, Planner III
Heather Pierson, Planner II HP

CASE #H-96-47 ADDRESS 704 Camino Lejo

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
___ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
___ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
___ Minutes of _____	_x_ Elevations
___ Other _____	_x_ Photographs
	___ Other _____

STAFF RECOMMENDATIONS:

The applicant has provided illustrations for an elevator and lobby addition on the south elevation of the Wheelwright Museum. The applicant states the purpose of the addition is to provide access to all public spaces in the building to meet ADA standards. The addition will be attached to a 1966 addition; hence the addition will have little impact on the original structure completed in 1937 by William Penhallow Henderson. The building's footprint will be increased by 350 square feet with the proposed addition. The second floor lobby will be attached to the historic structure and a new interior opening to the Klah Gallery will be created. The applicant proposes to differentiate the addition by making the parapet height lower than the adjoining historic parapet by 8 inches.

Staff acknowledges the architectural standards for design in the Historic Review District have been met. As well, because the structure is historic, staff also acknowledges the addition is being placed on a non-historic portion of the structure (Section 14-70.73B4 1987 SFCC) and has a minimal impact on the overall character of the building. The preservation standard which requires that an addition's parapet be at least 6 inches lower than the historic parapet (Section 14-70.73B5a 1987 SFCC).

Staff believes that the Wheelwright Museum merits a landmark status because of the date of construction, its unique architectural character, the association with Willlam Penhallow Henderson, and its long-standing contribution to the Santa Fe community as an educational institution representing the Native American. The proposed construction would not alter the landmark status in Staff's opinion (Section 14-70.73A1 1987 SFCC). Staff would like to remind the HDRB that separate motions are required to consider the status of the structure and the proposed construction. Staff recommends approval for the proposed addition.

14-71 HISTORIC REVIEW DISTRICT.

14-71.1 Short Title. This section shall be known as the "Historic Review District Ordinance". (Ord. #1983-69, §1; SFCC 1981, §3-29B-1)

14-71.2 District Established. There is hereby established the historic review district, which is shown on the official map located in the city planning division. (Ord. #1983-69, §2; SFCC 1981, §3-29B-2)

Editor's Note: The historic review district map may be found following Chapter XIV SFCC 1987. (See Plate 12)

14-71.3 District Standards.

A. The following structural standards shall be complied with whenever exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

(1) Slump block, stucco, or stone shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry units or unstuccoed cement shall not be used as exterior wall materials; and

(2) The color of stuccoed buildings shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and portals may be emphasized by the use of white or other colors or materials. Painting of buildings with bold repetitive patterns, or using buildings as signs is prohibited.

B. It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, and hipped roofs can be designed as "wall dominated" solutions and are allowed. However, gabled, shed and hipped roofs are only allowed if sufficient evidence is provided by the applicant showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related streetscape, as viewed when standing in the public street in front of the site. The height of the roof above the wall shall be no greater than the height of the walls. Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.

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

(1) Raising the parapet;

(2) Setting back from the edge of the roof;

(3) Framing the collector with wood;

(4) In pitched roofs, by integrating the collector into the pitch;

(5) In ground solar collectors by a wall or vegetation;

(6) In wall collectors or greenhouses, by enclosing by end or other walls;

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

D. Roof-mounted mechanical, electrical and telephone equipment and other obtrusive structures shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment or other appropriate means. The equipment shall be of a low profile to minimize the screening problem.

E. No cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in free-standing walls.

F. In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that structures be designed to appear essentially as structures with massive walls which are defined as being built or appearing to be built of adobe construction, wall thickness appearing massive in relation to wall height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the structure. Solid wall space shall be greater in any facade than window or door space combined. Exceptions are allowed for south facing walls for solar equipment as provided in paragraph c. of this subsection and under portales. The mass elements which make up the building composition shall appear as single blocks. Buildings with a ground coverage of over twenty thousand (20,000) square feet and over one (1) story shall be designed to appear more as an aggregation of smaller "building blocks" rather than a single large box or block.

G. Walls and fences visible from the street shall be built of brick, adobe, rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. Walls of unstuccoed concrete block or unstuccoed concrete, chainlink, metal wire, or similar materials are prohibited, except where the wall or fence is not visible from the street.

H. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building. When parking areas are visible from the street, they shall be screened from view by walls, fences, vegetation, planters, earth berms or other means.
(Ord. #1983-69, §3; SFCC 1981, §3-29B-3)

14-71.4 Procedures; Signs. Subsections 14-70.1, 14-70.2, 14-70.4, 14-70.6 14-70.7, 14-70.8 and 14-70.10 through 14-70.70 of this chapter are hereby applied to the historic review district. (Ord. #1983-69, §4; SFCC 1981, §3-29B-4)

14-71.5 Review of New Construction; Remodeling; Exceptions. The division shall review and approve or deny all applications for new construction, exterior alteration and demolition of structures in the historic review district in accordance with the standards set forth in this section except that the board shall review and approve or deny new construction of commercial, residential multi-unit and public structures. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. (Ord. #1983-69, §6; SFCC 1981, §3-29B-5)

Wheelwright
Museum of the American Indian

March 20, 1996

Historic Design Review Board
c/o Heather Pierson
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504

To Whom It May Concern:

In order to make its public spaces universally accessible, the Wheelwright Museum proposes to add an elevator to its main structure, together with a lobby on each of its two levels. This addition will be made on the south facade of the building, at its extreme west end. The addition will be away from public view and will be made in an area where the structure was altered in 1966. The architect for the project is Design Collaborative Southwest of Albuquerque.

The Wheelwright Museum was designed and built by William Penhallow Henderson, and was completed in 1937. Since then the museum has had one alteration: In 1966 an addition of approximately 370 square feet was made to the southwest corner of the building, which included public restrooms and a passageway that leads to a doorway on the south facade. At that time a separate shop was also built; its north wall is approximately ten feet from the south facade of the main building.

The proposed new addition is an enlargement of the addition of 1966. The elevator shaft will be placed on the south facade at the extreme west end of the building. To create the lobbies, the building's south facade will be extended flush with the south wall of the elevator shaft. The building's footprint will be increased 350 square feet with this addition.

The top of the parapet of the addition will be lower than the existing wall of the main building. The walls of the addition will be stuccoed masonry. The addition will have no windows, though on the lower level, immediately east of the elevator shaft, will be an emergency exit.

Please let me know if I can provide any other information before your site visit.

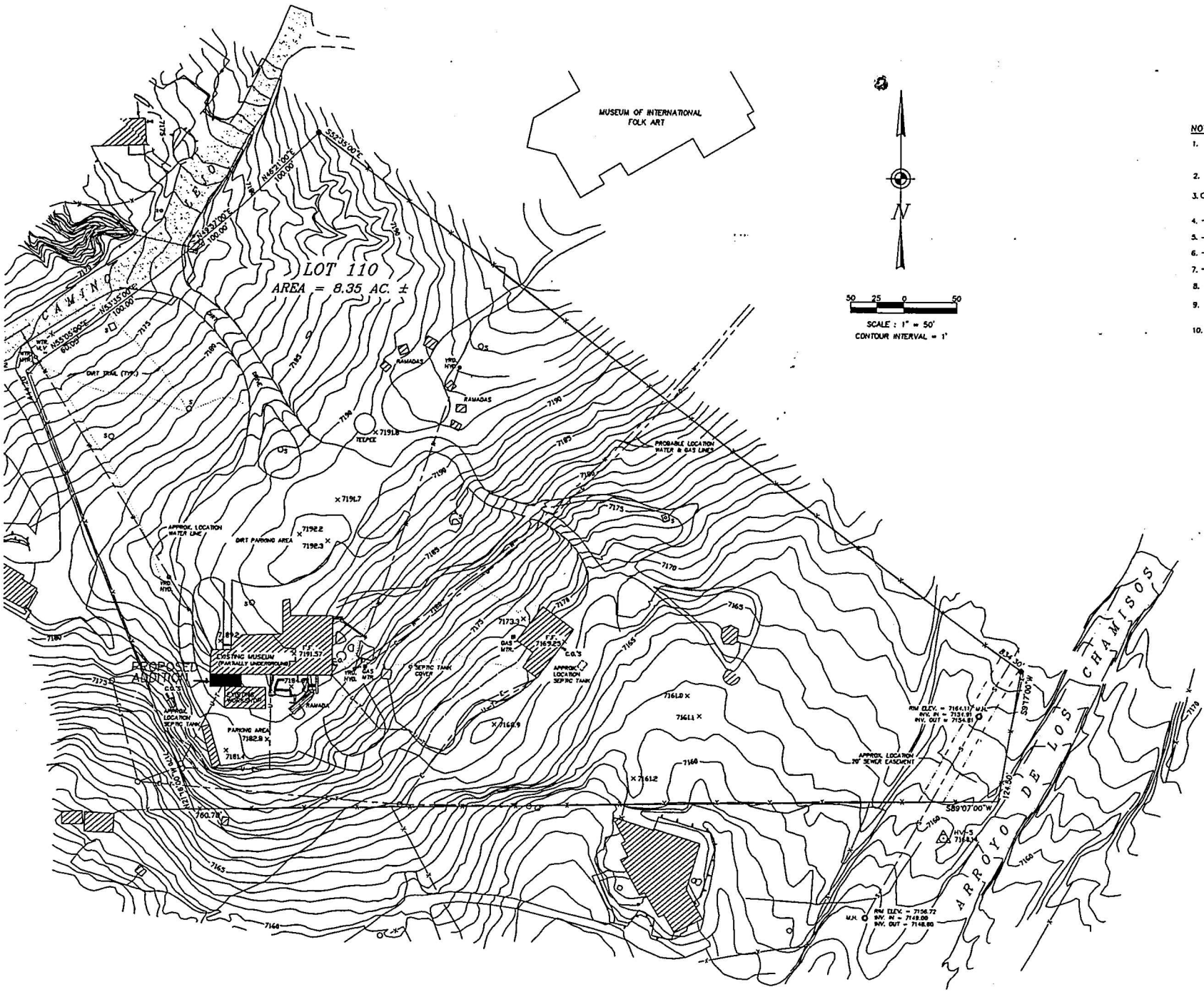
I look forward to meeting with you.

Sincerely,

Jonathan Batkin
Director

704 Camino Lejo, P.O. Box 5153, Santa Fe, New Mexico 87502, (505) 982-4636, FAX: (505) 989-7386, 1-800-607-4636

Accredited by The American Association of Museums



NOTES:

1. – BOUNDARY DATA FOR THIS SURVEY OBTAINED FROM A DRAWING RECEIVED BY THIS OFFICE FROM MUSEUM CURATOR LYNETTE MILLER
2. • DESIGNATES POINT FOUND AND USED, AS NOTED.
3. O-E-T- DESIGNATES UTILITY POLE WITH OVERHEAD UTILITY LINE. (E=ELECTRIC, T=TELEPHONE)
4. —U—E— DESIGNATES UNDERGROUND ELECTRICITY LINE.
5. —U—T— DESIGNATES UNDERGROUND TELEPHONE LINE.
6. —G— DESIGNATES UNDERGROUND GAS LINE.
7. —W— DESIGNATES UNDERGROUND WATER LINE.
8. —x— DESIGNATES FENCE LINE.
9. S DESIGNATES OBJECT AS A PIECE OF SCULPTURE
10. ARCHAEOLOGICAL SITES NOT IDENTIFIED BY THIS SURVEY.

general notes

contractor to coordinate architectural plans with structural, plumbing, mechanical and electrical plans for routing, blockouts, stubs, blocking for equipment, etc.

If any conflicts in the construction documents arise, the larger scale detail takes precedence, and the specifications govern over any drawing

the contractor is to notify the architect immediately of any errors or omissions or conflicts in the construction documents

contractor to verify all dimensions prior to construction

contractor to field verify all existing conditions on site prior to construction

WheelWright Museum
Santa Fe, New Mexico
Elevator Addition

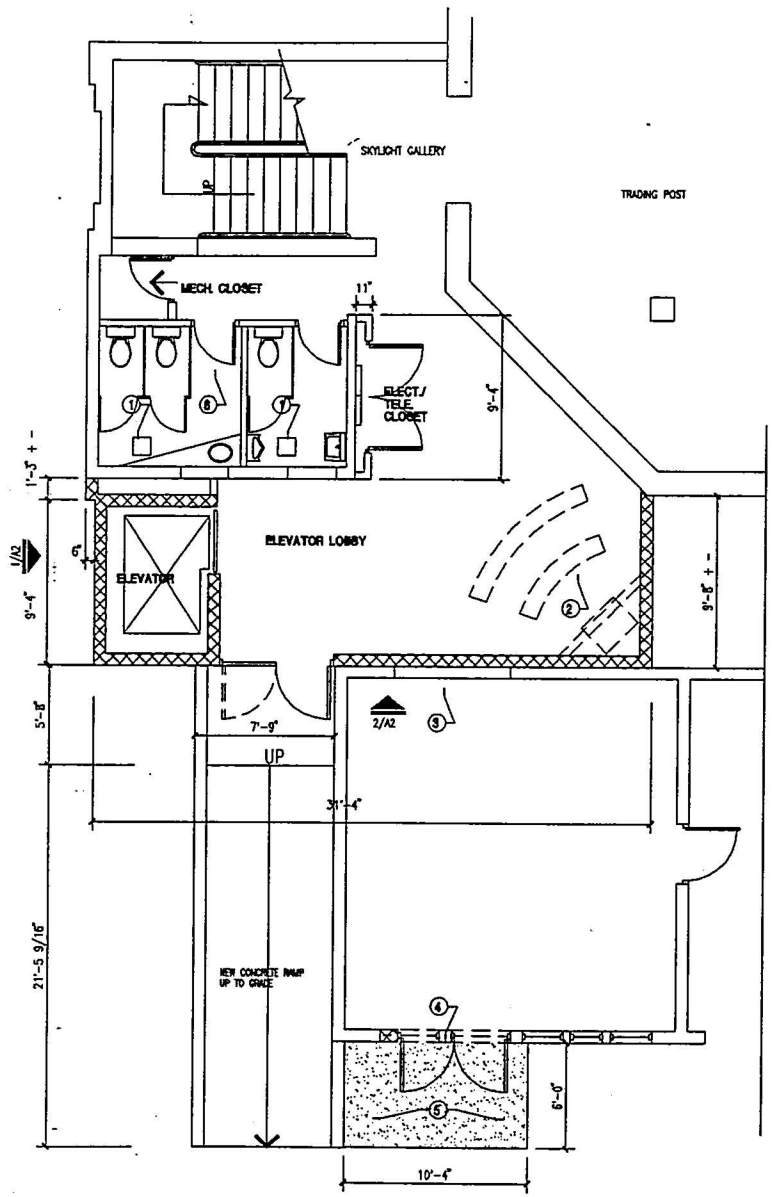
site plan

DCSW architects

revisions:

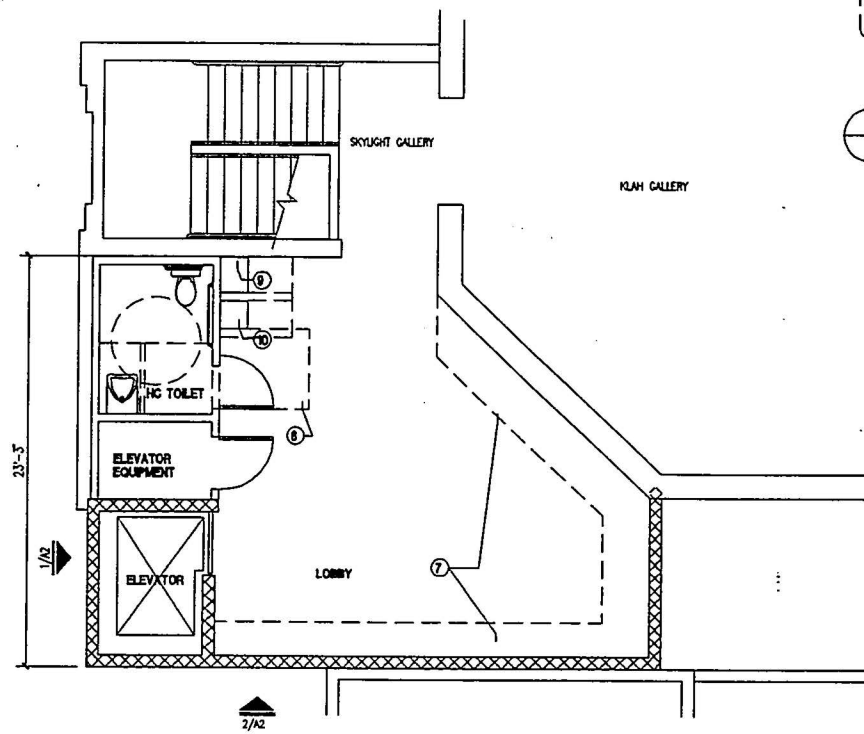
design
architect
collaborative
southwest inc.
engineer
105 4th st. sw
albuquerque,nm
87102
505-843-9639

job no: 9101
date: 3.96
sheet C1 of 1



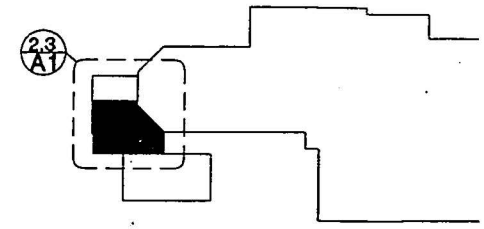
2 First Floor Lobby Plan

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



3 Second Floor Lobby Plan

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



1 Key Plan

nts

KEYED NOTES

1. NEW VENTS TO OUTSIDE.
2. PROPOSED AUDIO VISUAL AREA.
3. DEMOLISH DOORS. INFILL.
4. REMOVE WINDOWS. INSTALL NEW DOORS.
5. NEW CONCRETE PAD.
6. WHEELCHAIR MANUEVERING CLEARANCES.
7. PROPOSED DISPLAY UNITS.
8. EXISTING TOILETS TO REMAIN.
9. TELEPHONE.
10. DRINKING FOUNTAIN.

WALL TYPES LEGEND

CMU. WALL WITH STUCCO AT EXTERIOR, GYPSUM BOARD PAINTED AT INTERIOR

METAL STUDS WITH GYPSUM BOARD PAINTED.

SQUARE FOOTAGES

FIRST FLOOR ELEVADOR LOBBY = 312 sf
SECOND FLOOR ELEVADOR LOBBY = 531 sf
TOTAL NEW CONSTRUCTION = 843 sf

general notes

contractor to coordinate architectural plans with structural, plumbing mechanical and electrical plans for routing, blockouts slabs, blocking for equipment, etc.

If any conflicts in the construction documents arise, the larger scale detail takes precedence, and the specifications govern over drawings

the contractor is to notify the architect immediately of any errors or omissions or conflicts in the construction documents

contractor to verify all dimensions prior to construction

contractor to verify all existing on site conditions prior to construct.

WheelWright Museum
Santa Fe, New Mexico

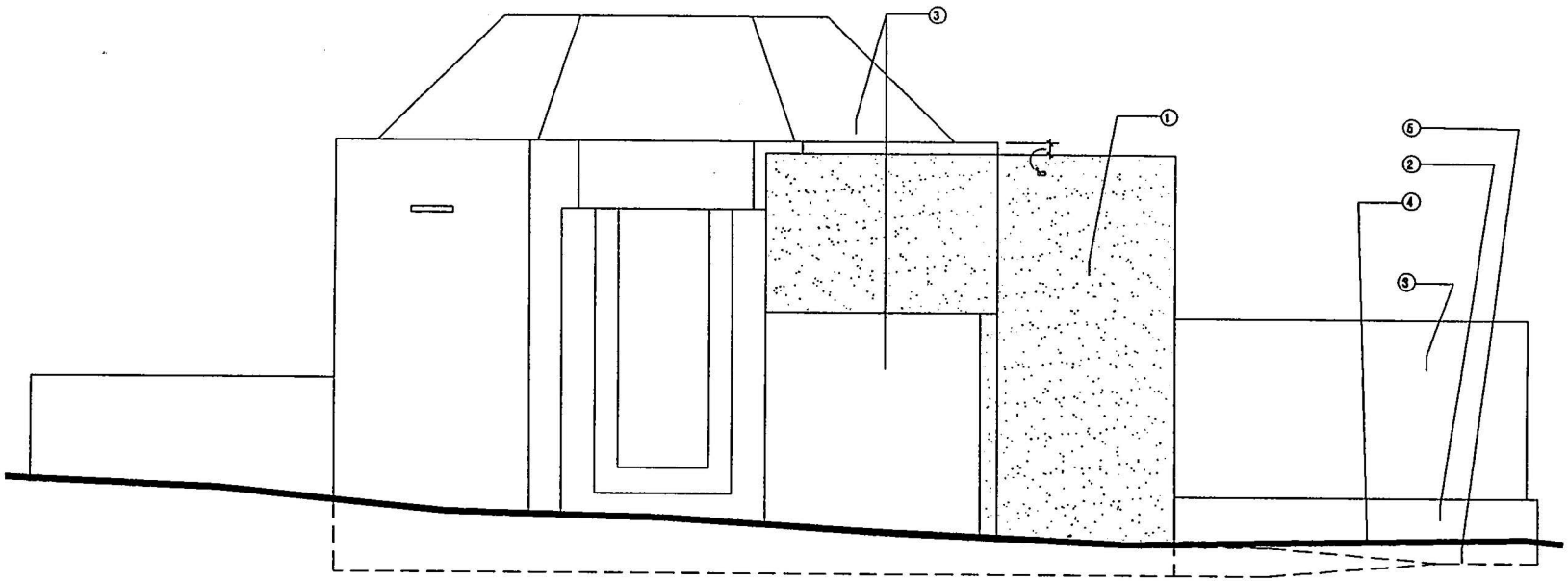
Elevator Addition

plans

revisions:

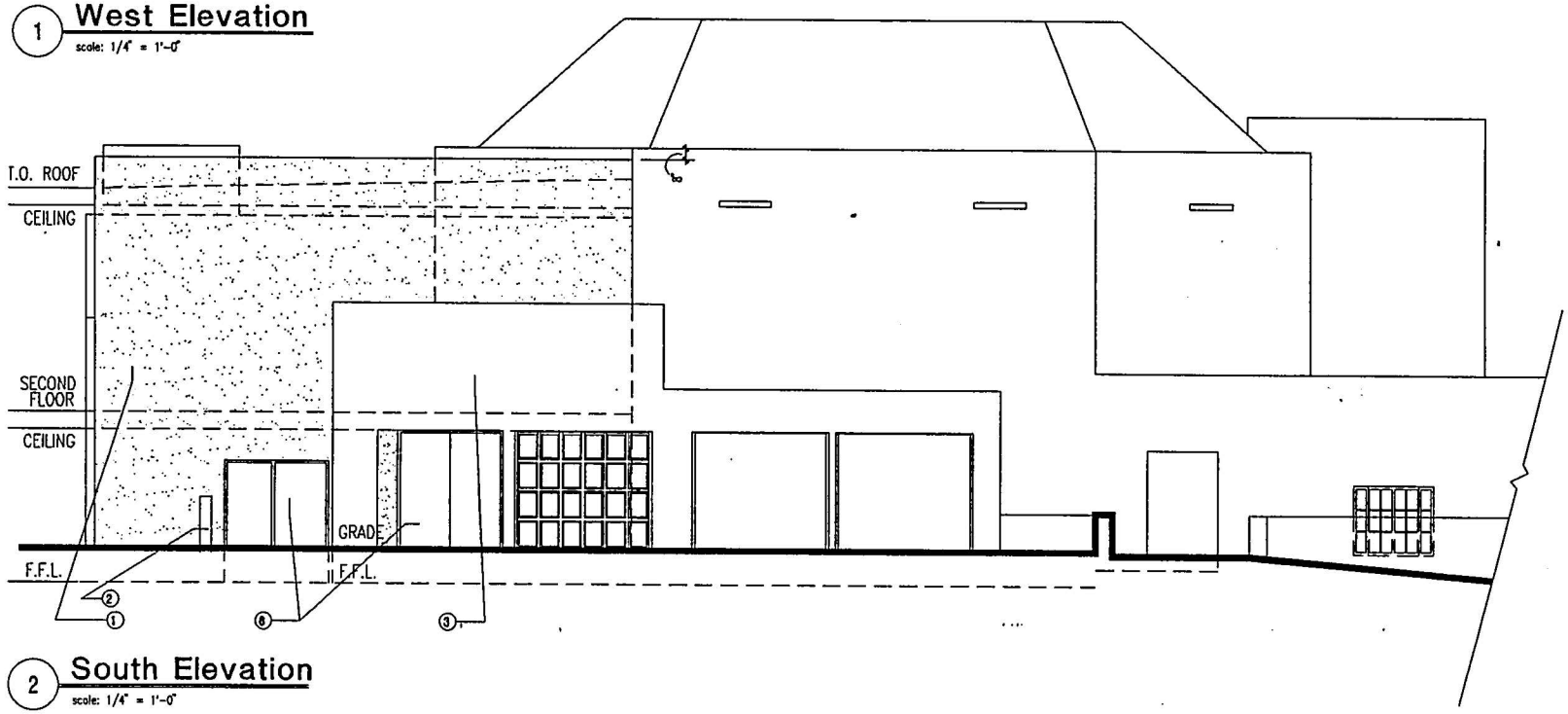
design collaborative
architect
southwest inc.
105 4th st. sw
engineer
albuquerque,nm
87102
505-843-9839

job no: 9101
date: 3.96
sheet A1 of 2



1 West Elevation

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



2 South Elevation

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

KEYED NOTES

1. STUCCO FINISH.
2. CONCRETE RAMP AND RETAINING WALLS.
3. EXISTING BUILDING.
4. EXISTING GRADE.
5. LEVEL OF RAMP BEYOND WALL.
6. NEW METAL DOOR.

general notes

contractor to coordinate architectural plans with structural, plumbing, mechanical and electrical plans for routing, blockouts slabs, blocking for equipment, etc.

If any conflicts in the construction documents arise, the larger scale detail takes precedence, and the specifications govern over drawings

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contractor to verify all dimensions prior to construction

contractor to verify all existing on site conditions prior to construct.

WheelWright Museum
Santa Fe, New Mexico

Elevator Addition

building elevations

revisions:

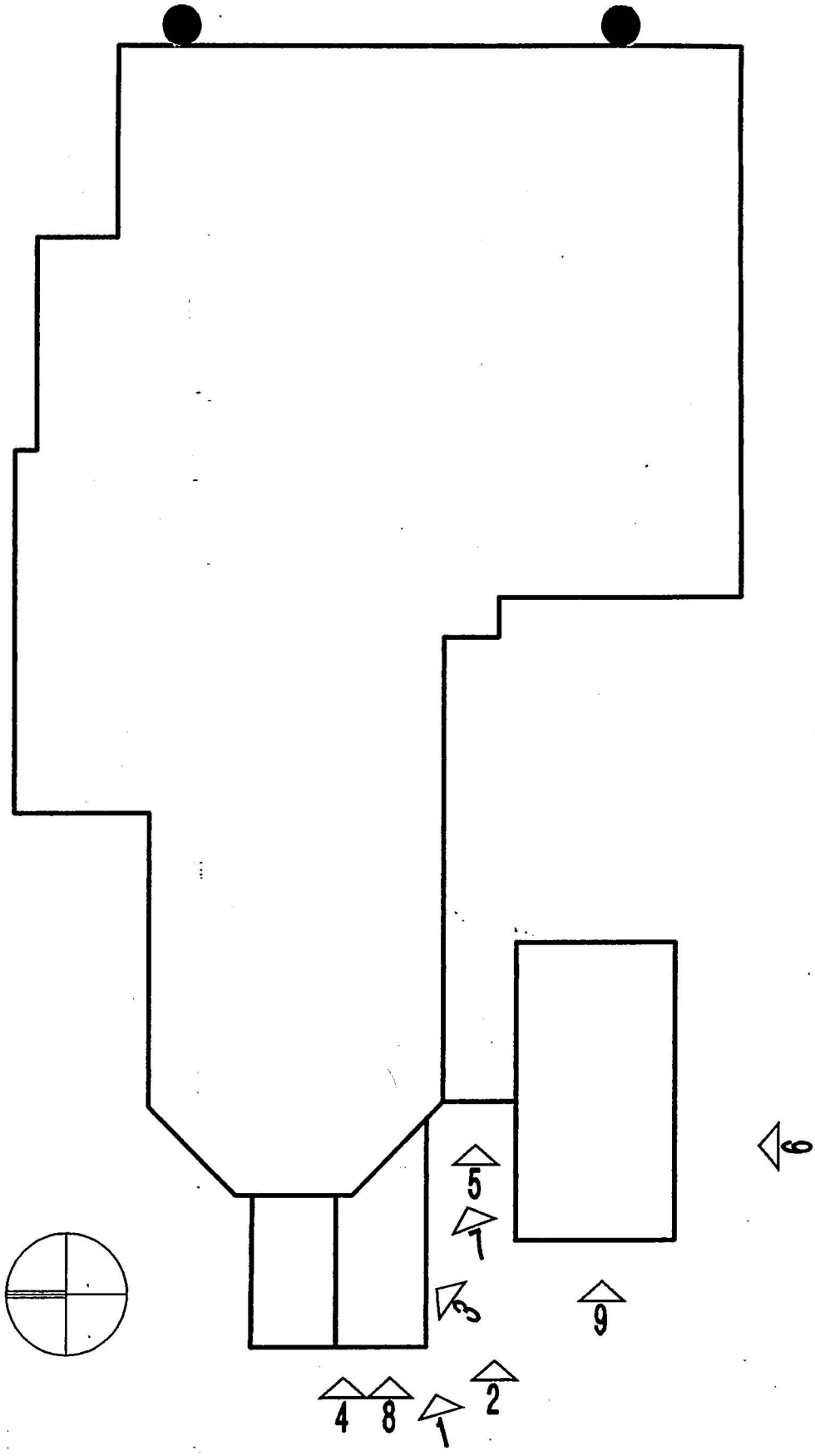
architect
design collaborative southwest inc.

engineer
105 4th st. sw
albuquerque,nm
87102

job no: 9101
date: 3.96

505-843-9639

sheet A2 of 2



DCSW architects

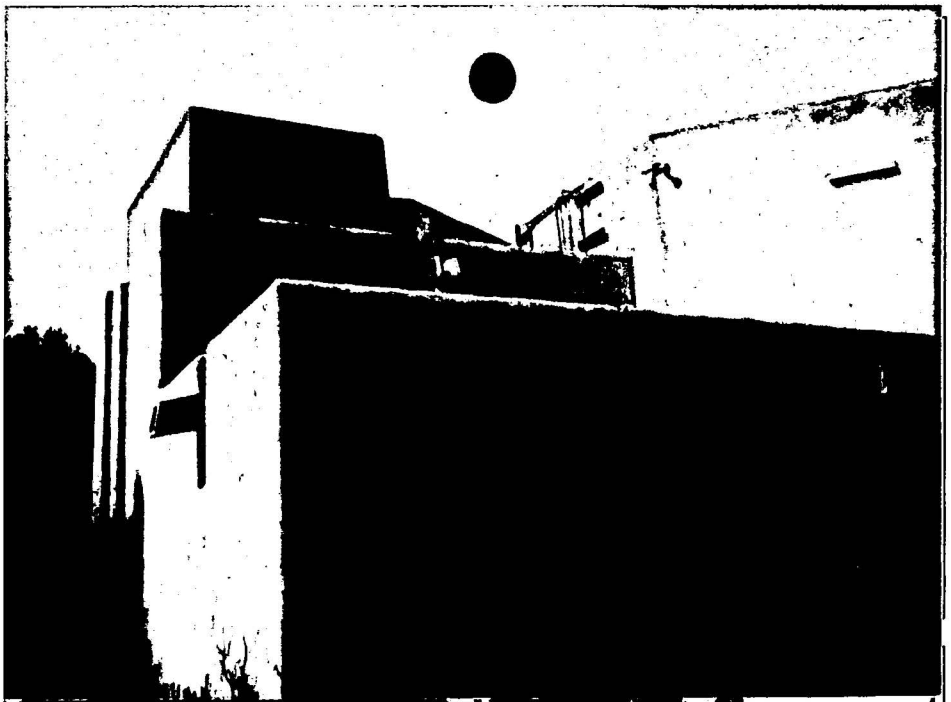
WHEELWRIGHT MUSEUM ELEVATOR ADDITION

9101

3.96

SITE PHOTOGRAPHS

design collaborative southwest inc. 105 4th st. sw albuquerque, nm 87102 505.843.9639



1
RESTROOMS WITH STAIRWELL AND GALLERY BEYOND



2
REAR ENTRY AND SPACE BEYOND



3
REAR ENTRY AT RESTROOMS

DCSW architects

WHEELWRIGHT MUSEUM ELEVATOR ADDITION

9101
3.96

SITE PHOTOGRAPHS

design collaborative southwest inc. 105 4th st. sw albuquerque, nm 87102 505.843.9639



4 STAIRWELL



5 SPACE BETWEEN EXISTING BUILDINGS



6
SOUTH SIDE
EXISTING SHOP

DCSW. architects

WHEELWRIGHT MUSEUM ELEVATOR ADDITION

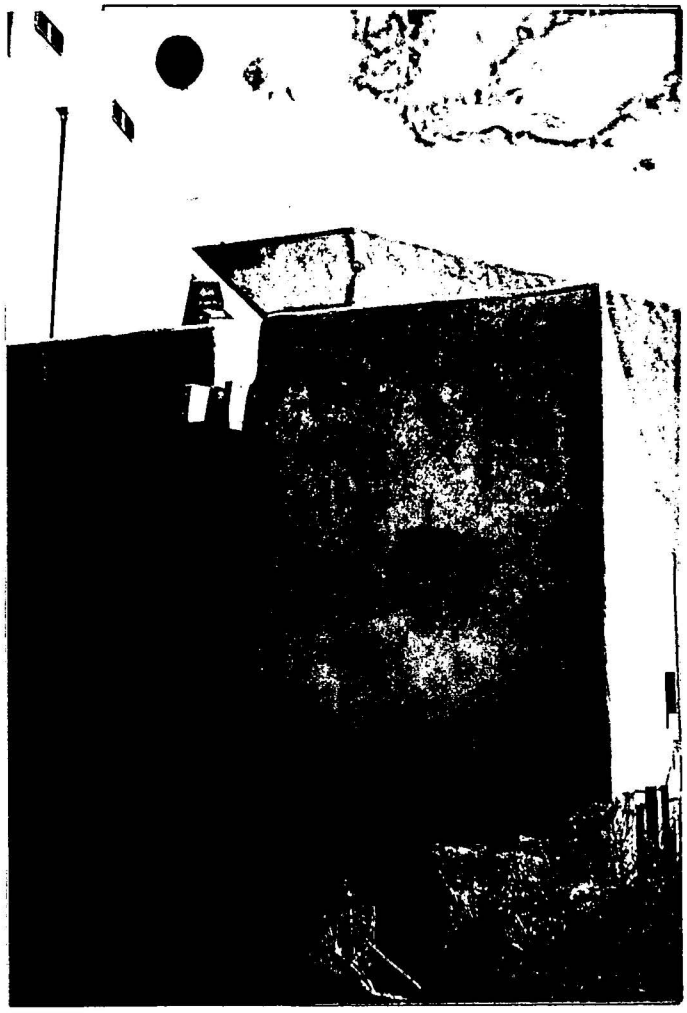
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SITE PHOTOGRAPHS

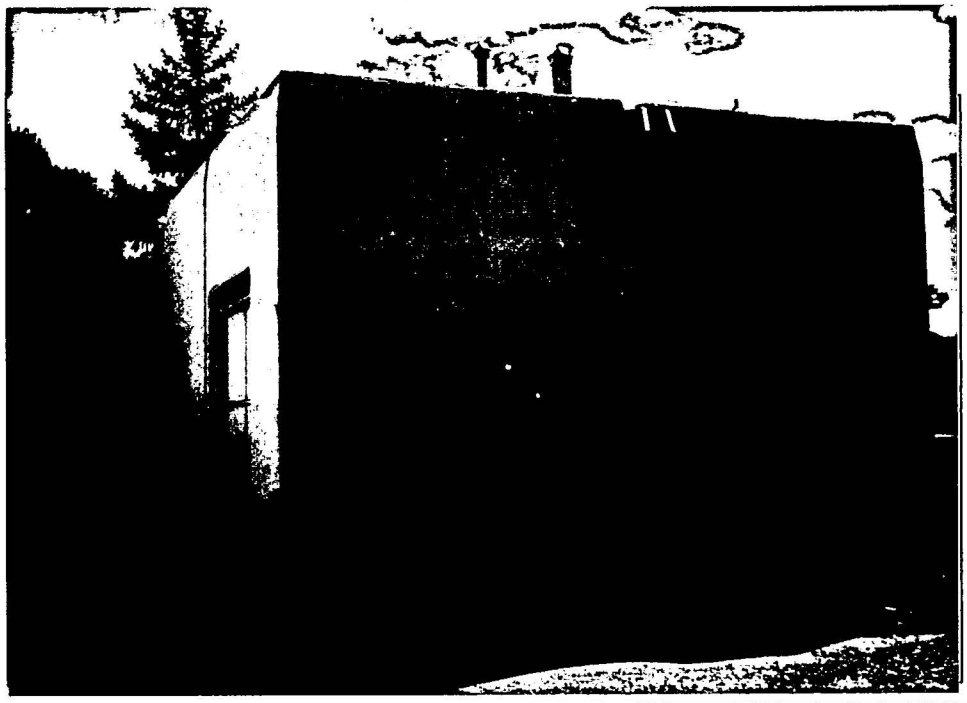
design collaborative southwest inc. 105 4th st. sw albuquerque, nm 87102 505.843.9639



7 GALLERY BEYOND RESTROOMS



8 WEST SIDE RESTROOM



9
WEST SIDE
EXISTING SHOP

DCSW architects

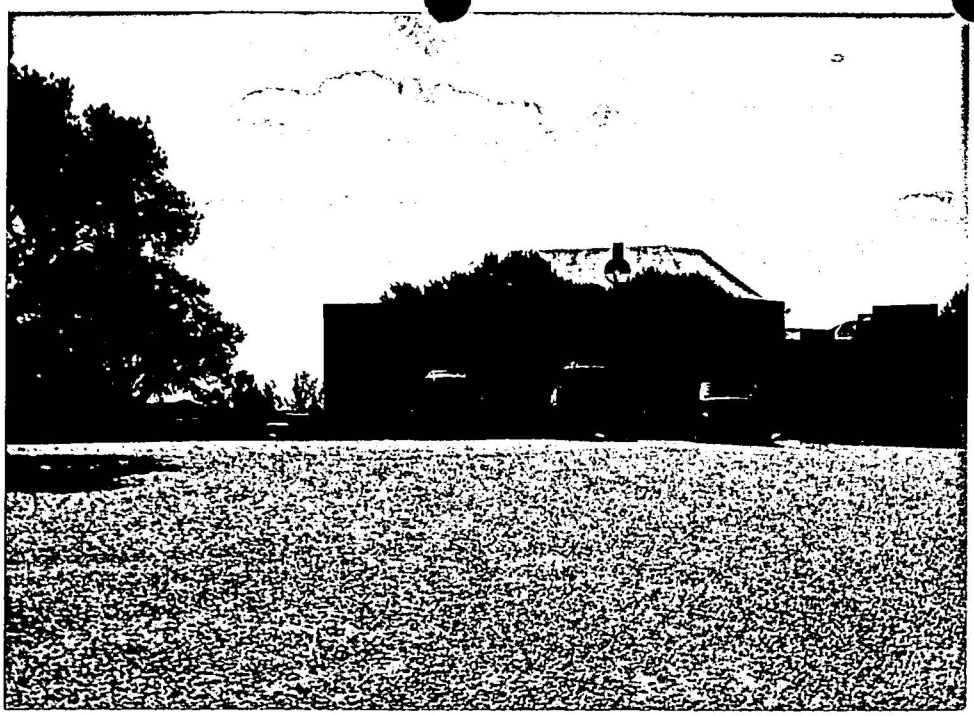
WHEELWRIGHT MUSEUM ELEVATOR ADDITION

9101

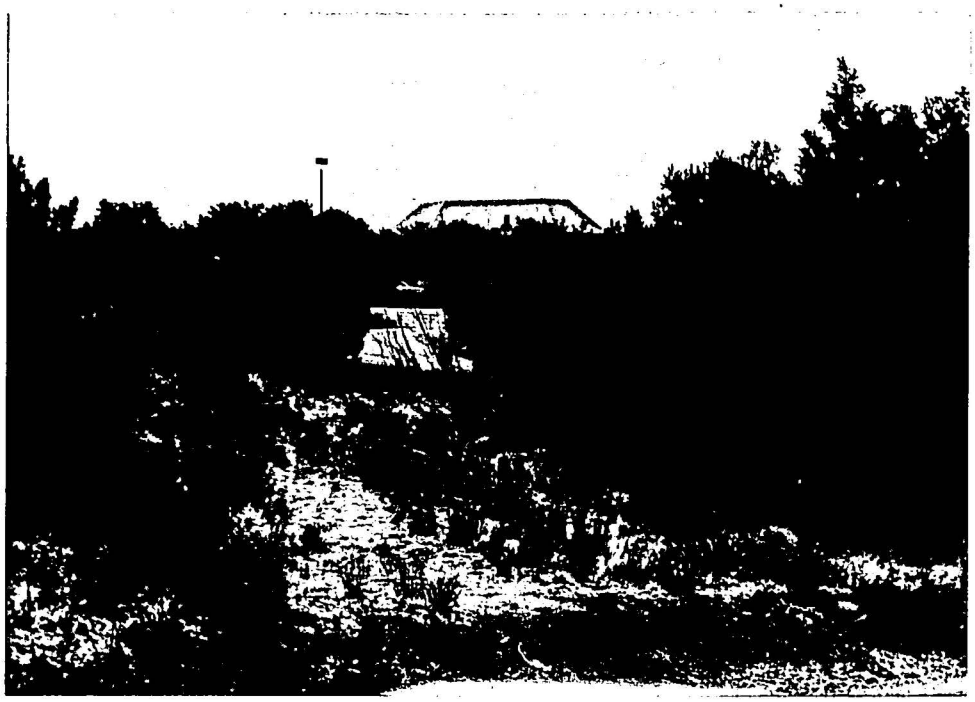
3.96

SITE PHOTOGRAPHS

design collaborative southwest inc. 105 4th st. sw albuquerque, nm 87102 505.843.8639



MUSEUM BUILDING
FROM PARKING



MUSEUM SITE
FROM ROAD

DCSW. architects

WHEELWRIGHT MUSEUM
ELEVATOR ADDITION

9101
3.96

SITE PHOTOGRAPHS

design collaborative southwest inc. 105 4th st. sw albuquerque, nm 87102 505.843.9639

Case #H-96-47. 704 Camino Lejo. Historic Review District. Wheelwright Museum proposes an elevator and lobby addition on the south elevation.

Ms. Pierson presented the staff report. [Attached as Exhibit "H".]

Present and sworn was Jonathan Batkin, 4 Monte Alto court.

Ms. Seth commented that making the building "universally accessible" was a good goal.

There were no speakers from the public regarding this project.

Chair Cohen asked for clarification of the proposed historic status for the structure. Ms. Pierson explained that they were considering a landmark status, explaining that in the Historic Review District, the designation was typically landmark rather than significant.

Mr. Samora moved to designate the structure at 704 Camino Lejo, as described in Case #H-96-47 as a landmark structure. Mr. Earnest seconded the motion, which passed by unanimous voice vote.

Mr. Samora moved to approve Case #H-96-47 as submitted. Ms. Seth seconded the motion, which passed by unanimous voice vote.

Ms. Grzeskowiak thanked the applicant for bringing the project to the Board for review, noting that the history of such institutions is not to bring such project forward for review.

Case #H-96-48. 1014 Canyon Road #1. Downtown and Eastside Historic District. Trey Jordan, agent for Carolyn and Bill Rainer, proposes demolition of addition on south and north elevations, new additions to south, north west and east elevations, and associated renovation treatments.

Case #H-96-49. 1014 Canyon Road #2. Downtown and Eastside Historic District. Trey Jordan, agent for Carolyn and Bill Rainer, proposes demolition of attached carport, addition on south elevation, and associated renovation treatments.

RECEIVED
MAR 20 1996
10:45a.m.

EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval (X)

Project Location: Wheelwright Museum, 704 Camino Lejo 87505

Owner: Same Address: Phone: 982-4636

Applicant: Same Address: Phone:

Project Proposal: Addition of elevator and lobbies to main building

Public Visibility: North ( ) South (X) East ( ) West (X)

New Construction: Single-Family Residence ( ) Multi-family Residence ( ) Commercial (X)

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Restucco ( ) Sign(s) ( ) Wall/Fence ( ) Antenna ( ) Solar ( )

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historical Ordinance, Section 14-70. Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project site seven (7) days prior to the H-Board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historical approval.

James Batt Director — March 20, 1996

Signature of Applicant or Owner — Date

FOR OFFICIAL USE ONLY

Date Received: 3-20-96 Case Number: H- Meeting Date 4-9-96

Historic District: Survey Number: Survey Area:

Age: Historic Status: Significant ( ) Contributing ( ) Non Supporting ( )

Source:

Ordinance Compliance Checklist:

SECTION	DESCRIPTION			COMPLIES YES	COMPLIES NO
14-70.1	Harmony ( )	Proportion ( )	Style ( )	( )	( )
14-70.9	Harmony ( )	Proportion ( )	Style ( )	( )	( )
14-70.13	Demolition			( )	( )
14-70.14	Minimum Maintenance Requirements			( )	( )
14-70.15	Signs			( )	( )
	Applicable District Standards			( )	( )

Remarks: