City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Peso Chavez, Dist. 4
Larry A. Delgado, Dist. 1
Amy Manning, Dist. 4
Art Sanchez, Dist. 3
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2

Project description . : DOOR EAST ELEVATION/HISTORIC STATUS
Project number . . . : 97- 10100013
Case Number . . . . . : H-97-13A & B
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 01/08/97

PROJECT LOCATION(S) : 610 Agua Fria Street

PROJECT NAMES:

OW- Strijek, Michael
Santa Fe, NM 87501
610 Agua Fria Street
(505) 9831636

AP- Robert T. Ritter Companies
Santa Fe, NM 87501
612 Old Santa Fe Trail
(505) 9843006

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on January 28, 1997, acted on the above referenced case. The decision of the Board was to approve your request. The building was recommended for redesignation as "contributing" as part of this review.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case 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 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

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PROJECT DATA

HISTORICAL DISTRICT	WESTSIDE-GUADALUPE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	N
HISTORIC DIST SURVEY NUMBER	1690
YEAR OF CONSTRUCTION	BY 1908
PROJECT TYPE (NEW, ADD, ETC.)	DOOR/STATUS
USE, EXISTING	MULTI-FAMILY RESIDENCE
USE, PROPOSED	MULTI-FAMILY RESIDENCE

City of Santa Fe, New Mexico

memo

DATE: 28 January 1997

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Historic Preservation Planner
Heather Pierson, Historic Districts Case Planner HP

CASE #H- 97-13 A & B ADDRESS 610 Agua Fria Street

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
___ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
_x_ 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 the insertion of a door on the east elevation of the subject property. The applicant states the door will be a solid naturally-stained wood door with no glass panes, will have no exposed lintels or decorative trim, and will have black wrought iron exterior hardware. A single down-lighting fixture over the center of the proposed door will be installed.

The subject property was resurveyed in 1996. The surveyor found that, due to a 1990 rehabilitation of the property, the significant status assigned in 1985 no longer applies. However, the surveyor states that "the massive irregular shape helps it to retain enough integrity to be designated as contributing." On the basis of this research, staff recommends the HDRB redesignate the subject building as "contributing."

On the basis of a "contributing" status, Staff acknowledges the architectural standards for design and preservation have been met and recommends approval.

b:sr\hp\9713ab.hrb

14-74 WESTSIDE-GUADALUPE HISTORIC DISTRICT

14-74.1 Short Title. This section shall be known as the "Westside-Guadalupe Historic District". (Ord. #1983-48, §1; SFCC 1981, §3-29E-1)

14-74.2 District Established. There is hereby established the Westside-Guadalupe historic district which is shown on the map attached hereto and incorporated herein as fully set out as Exhibit "A" and as shown on the official map located in the city planning division. (Ord. #1983-48, §2; SFCC 1981, §3-29E-2)

Editor's Note: The Westside-Guadalupe historic district map (Exhibit "A") may be found following Chapter XIV SFCC 1987. (See Plate 15)

14-74.3 District Standards. Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

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

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

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

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

(1) Raising the parapet;

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

(3) Framing the collector with wood;

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

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

(6) In the case of wall collectors, 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.

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

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

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

H. Porches and portales are encouraged;

I. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building. (Ord. #1983-48, §3; SFCC 1981, §3-29E-3)

14-74.4 Procedures; Signs. Subsections 14-70.1, 14-70.2, 14-70.4, 14-70.6, 14-70.7, 14-70.8, 14-70.10 through 14-70.70 SFCC 1987 are hereby applied to the Westside-Guadalupe area historic district. (Ord. #1983-48, §4; SFCC 1981, §3-29E-4)

14-74.5 Walls; Fences; Solar Collectors; Administration. Applications for erection, alteration, or demolition or walls, fences, and solar collectors and required submittals shall be reviewed by the planning division. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals and referrals to the board at its next regular meeting as an informational item. (Ord. #1983-48, §5; SFCC 1981, §3-29E-5)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996

IDENTIFICATION

ADDRESS: 610 Agua Fria

OLD NUMBER: 05161 3605

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 169.0

TNSP 17 (N) S RANGE 9 (E) W SEC 23 SE 1/4 SE 1/4

FIELD MAP Santa Fe
Historic Status Map 1996

DATE OF CONSTRUCTION:

_____ ESTIMATE by 1908 ACTUAL

SOURCE(S) Sanborn Map

BUILDING DATA

ARCHITECTURAL STYLE:

S-P / Terr.

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: residential

OTHER commercial

Dos Casas Viejas Bed & Breakfast

SURROUNDINGS:

residential/commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? Casitas, rear & to east.

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

____ MINOR X MODERATE

____ MAJOR

EXPLAIN: New portal, stucco, windows, doors 1990.

OVERALL CONDITION:

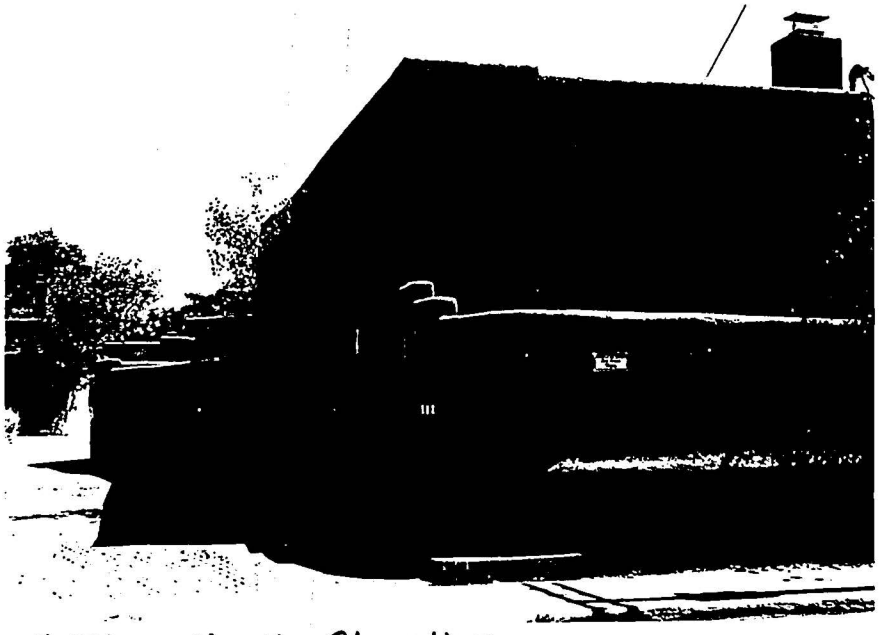
X EXCELLENT ____ GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

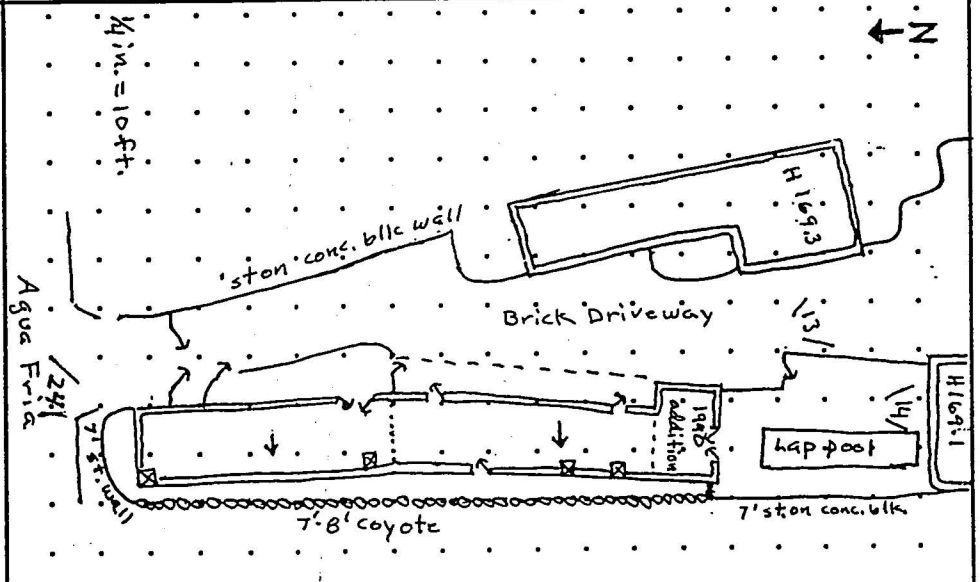
____ YES X NO

PHOTO



#24 North Elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE

LOCAL DESIGNATION: Westside-Guadalupe HISTORIC DISTRICT

____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 7/25/96 BY MJH

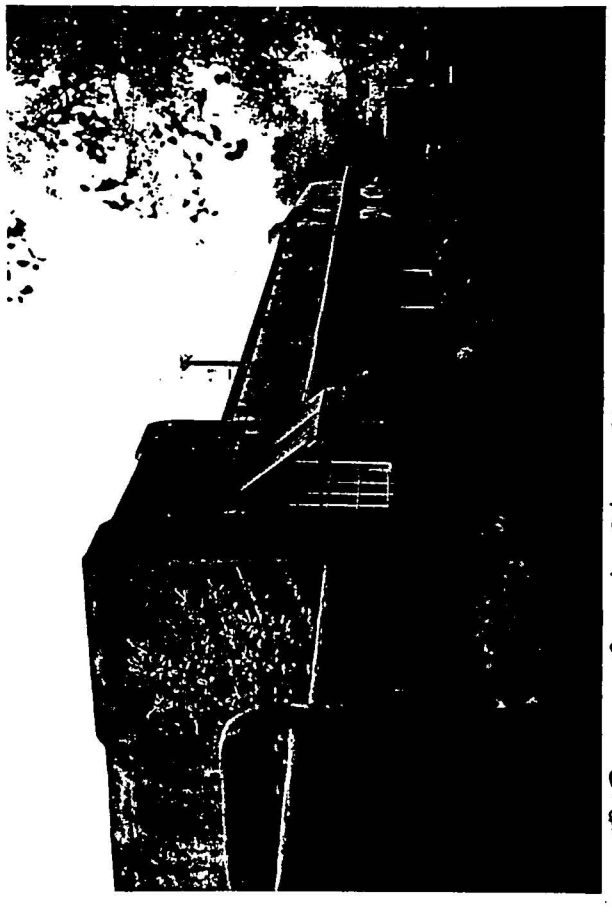
NEGATIVES WITH NMHPD ROLL # 4 NEG # 24 TO ____
5 # 13 & 14

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

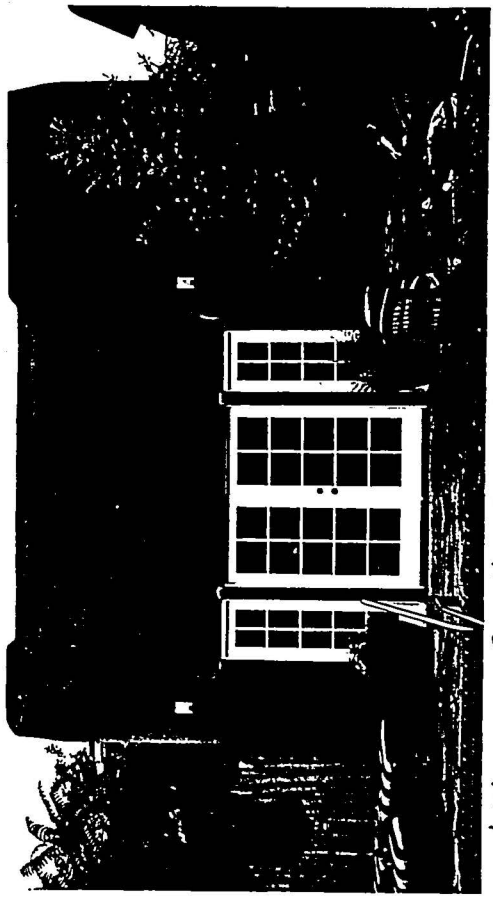
ROOFS & DRAINS	Parapet, some red brick coping, roof slopes w. t[illegible] overhang, alum gutters/drain.
BUILDING WALLS	Tan stucco on dbl adobe.
FOUNDATIONS	Not visible — APPROX. HEIGHT (FT.) 13 ft.
DOORS All are replacement.	Wood Dutch 2 lights / 1 panel; Wood Fr. single, pr. & pr. w/ sidelights of same; Gates: both wood; w/ iron grille in top panel; At. Drive: Wood planks in steel frame
WINDOWS	Wood dhw. single & pr; Wood fixed; Wood Awning — All are replacements; White alum. screens
PORCHES OR PORTALES	Shed roof w/ roll roofing 1X10 decking. vigas, corbels, round columns set on sq. stuccoed base, floor is 2x6 cedar boardwalk.
ARCHITECTURAL DETAILS	dbl thickness adobe walls, some red brick coping, stucco bullnosed at fenestration. S-P portal, stepped parapet,
FENCES/WALLS	N: 7' st. on adobe wall. E: 6' st. on adobe or blk. wall W: 7'-8' coyote & 7' st. on adobe wall, same encloses lap pool.
SITE FEATURES	

OTHER/ COMMENTS A nice rehab of the property makes it less than significant in status, yet the massive irregular shape helps it to retain enough interity to be classified as contributing. Owners Michael & Susan Strijek have photos of the bldg. before renovation. They indicate that all new doors, windows, brick coping & stucco have been added in 1990, also a small addition at rear, & portal rebuilt. On King Map as Blk. 15 lot 4 mrs. Cecilia Ortiz.

ADDITIONAL PHOTOGRAPHS



#13 East Elevation



#14 South Elevation


AQUA FRIA
AQUA FRIA
DUDROW
WAGNER
GUADALUPE
MARY E. JAMES, PRESBYN MISSION SCHOOL
Located 600' N of Federal Bldg. See Sheet 4
VACANT
C. W. DUDROW WOOD YARD & WOOD SAWING
L. A. HUGHES, LUMBER YARD
C. W. DUDROW, LUMBER YARD
CARTWRIGHT-DAVIS CO. HAY WARE HO.
CONTINENTAL OIL CO OIL WARE HO
LEMP BREWING CO
LUMBER
LUMBER SHED
WARE HO.
COAL BIN
8" W. PIPE
Proposed 4" W. Pipe

January 7, 1997

City of Santa Fe
Historical Review Board
200 Lincoln Ave
Santa Fe, NM 87501

RE: PROPOSAL LETTER
610 Agua Fria

Dear Review Board,

Please find enclosed material required for application to the Historical Review Board for upcoming meeting. The project description is as follows:

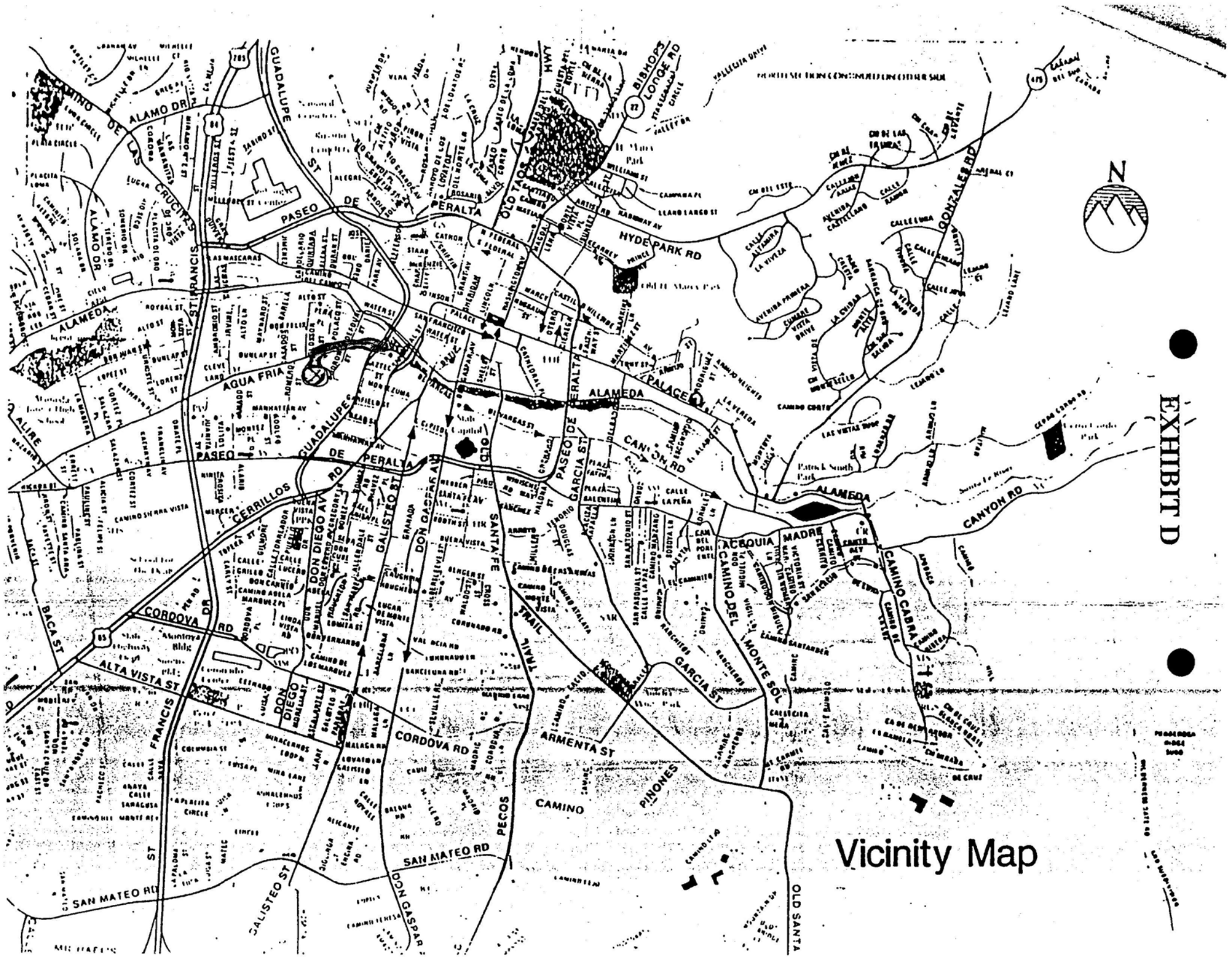
1. Partial Demolition of exterior wall for new 2'-8" width x 6'-8" exterior door.
2. The door will be a solid wood door with no glass panes.
3. The door will have no exposed lintels or decorative trim.
4. The door will have black wrought iron exterior hardware.
5. The door will have a single down-lighting fixture (to match existing fixtures)
6. The door is located behind a 6'-0" height existing garden wall with wood gate.
7. The door finish will be a natural stain.

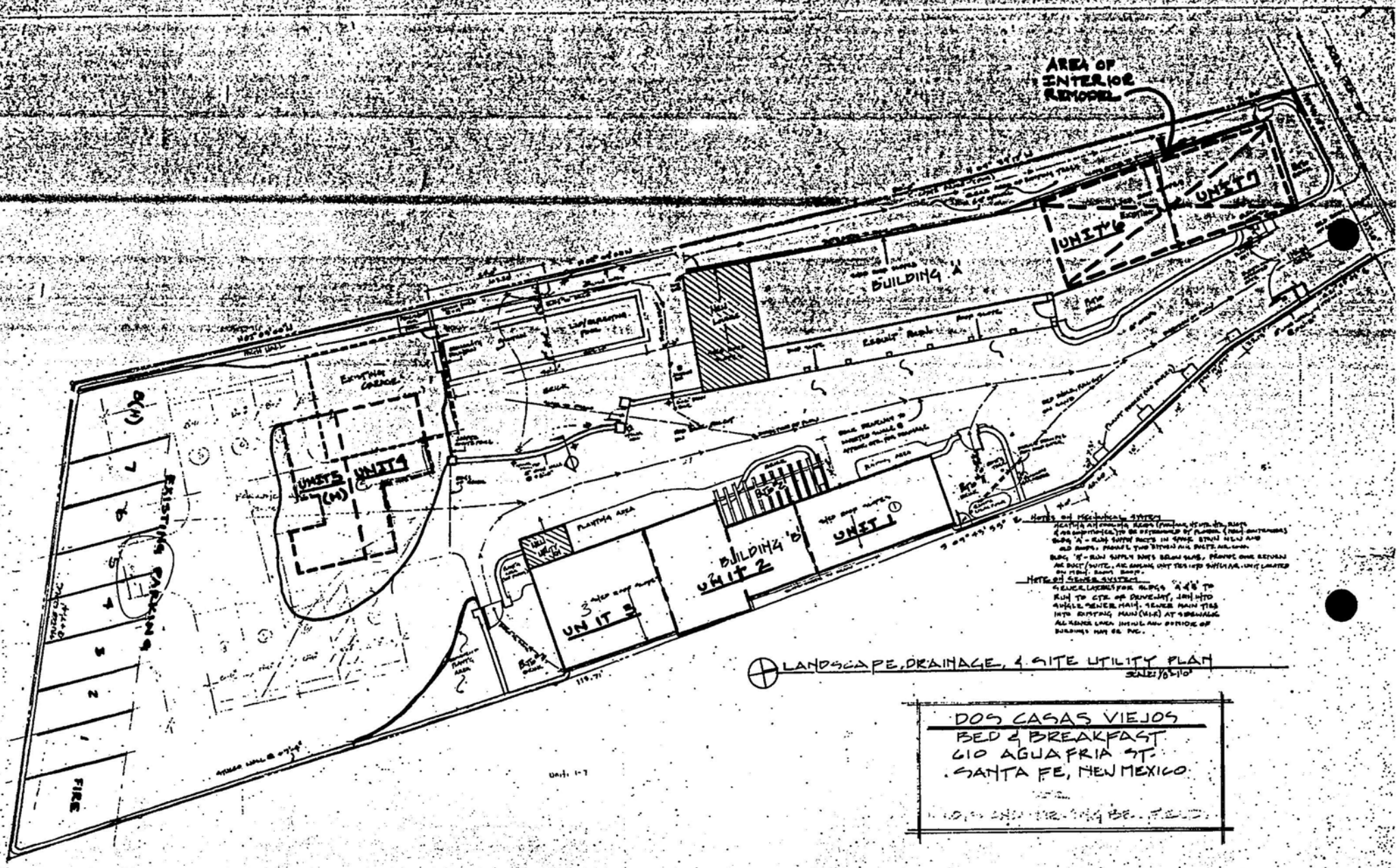
Also, please find enclosed an historical summary of the structure.

Sincerely,

Dan Chamberlain

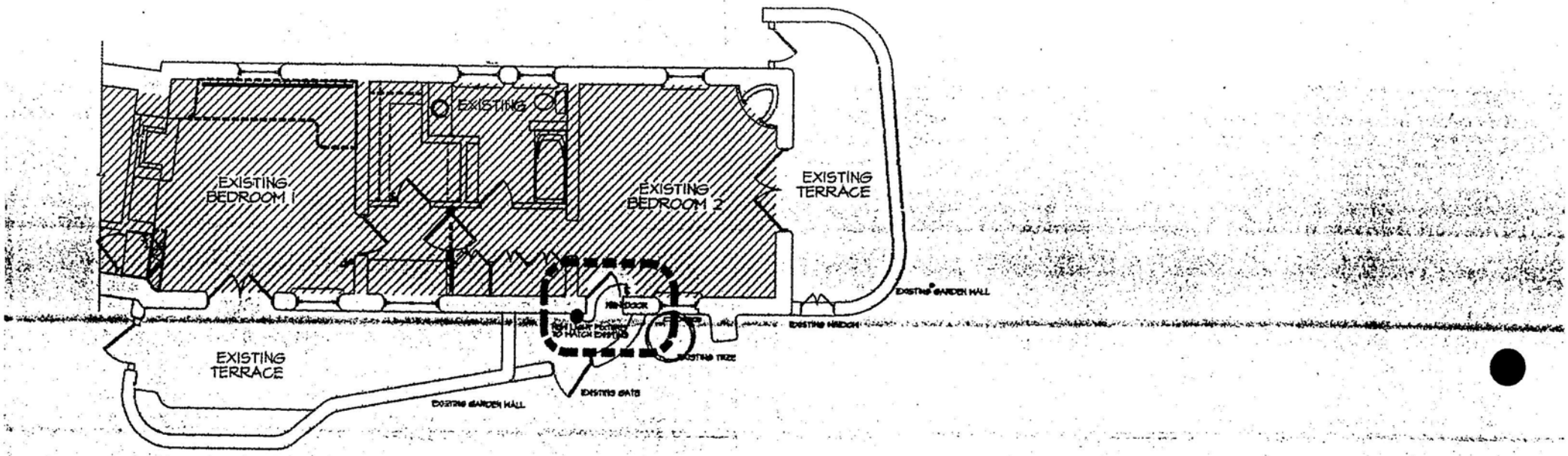
ROBERT T. RITTER COMPANIES
612 Old Santa Fe Trail, Santa Fe, New Mexico 87501 505-984-3006


EXHIBIT D
Vicinity Map
N
GUADALUPE ST
PASEO DE PERALTA
OLD TAOS HWY
BISHOPS LODGE RD
GONZALES RD
HYDE PARK RD
ALAMO DR
CAMINO DE LAS CRUCITAS
ST FRANCIS DR
ALAMEDA
AGUA FRIA
GALISTEO ST
DON GASPAR AV
DON DIEGO AV
SANTA FE TRAIL
PALACE AV
CANYON RD
ACEQUIA MADRE
CAMINO DEL MONTE SOL
CAMINO CABRA
CERRILLOS RD
CORDOVA RD
ALTA VISTA ST
BACA ST
GARCIA ST
ARMENTA ST
PINONES
CAMINO
SAN MATEO RD
OLD SANTA

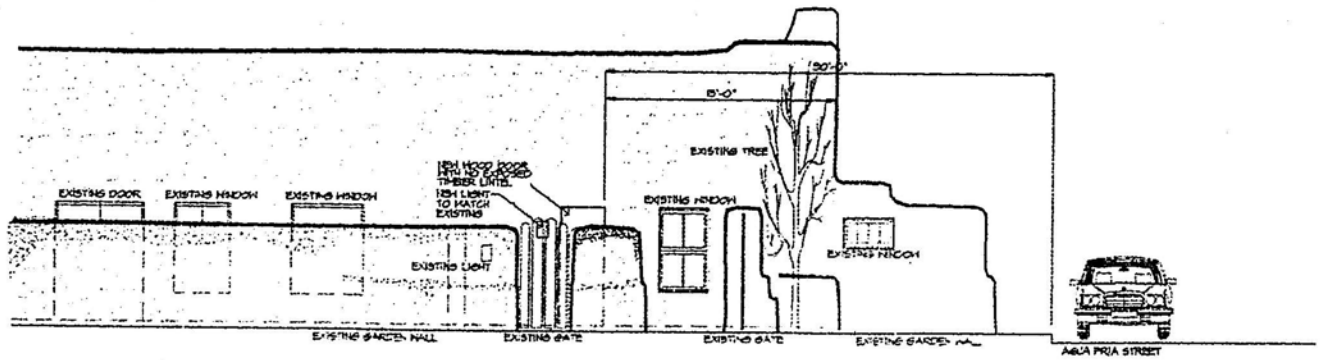


DOS CASAS VIEJOS
BED & BREAKFAST
610 AGUA FRIA ST.
SANTA FE, NEW MEXICO

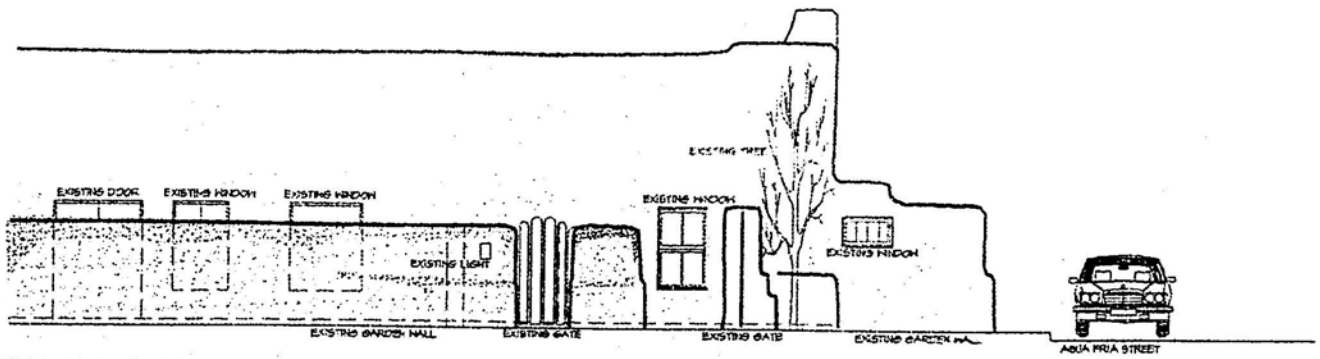
1



NEW EXTERIOR DOOR PLAN

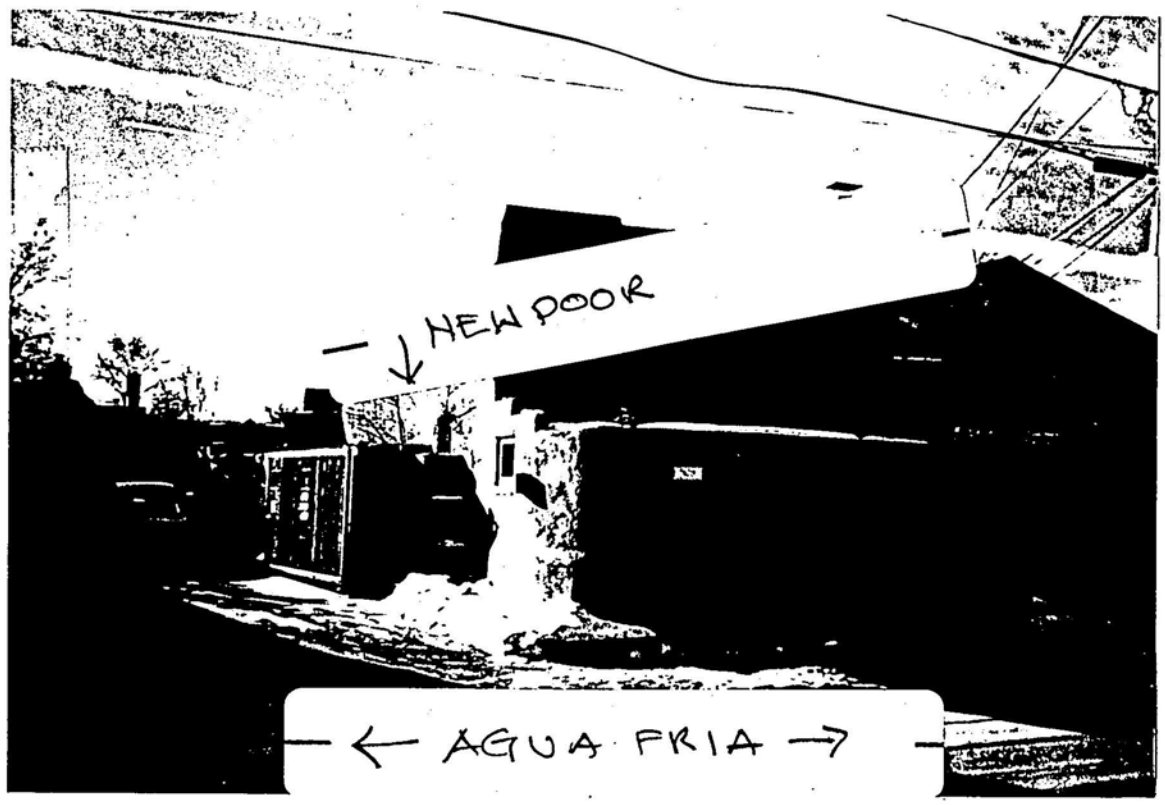


NEW EXTERIOR ELEVATION

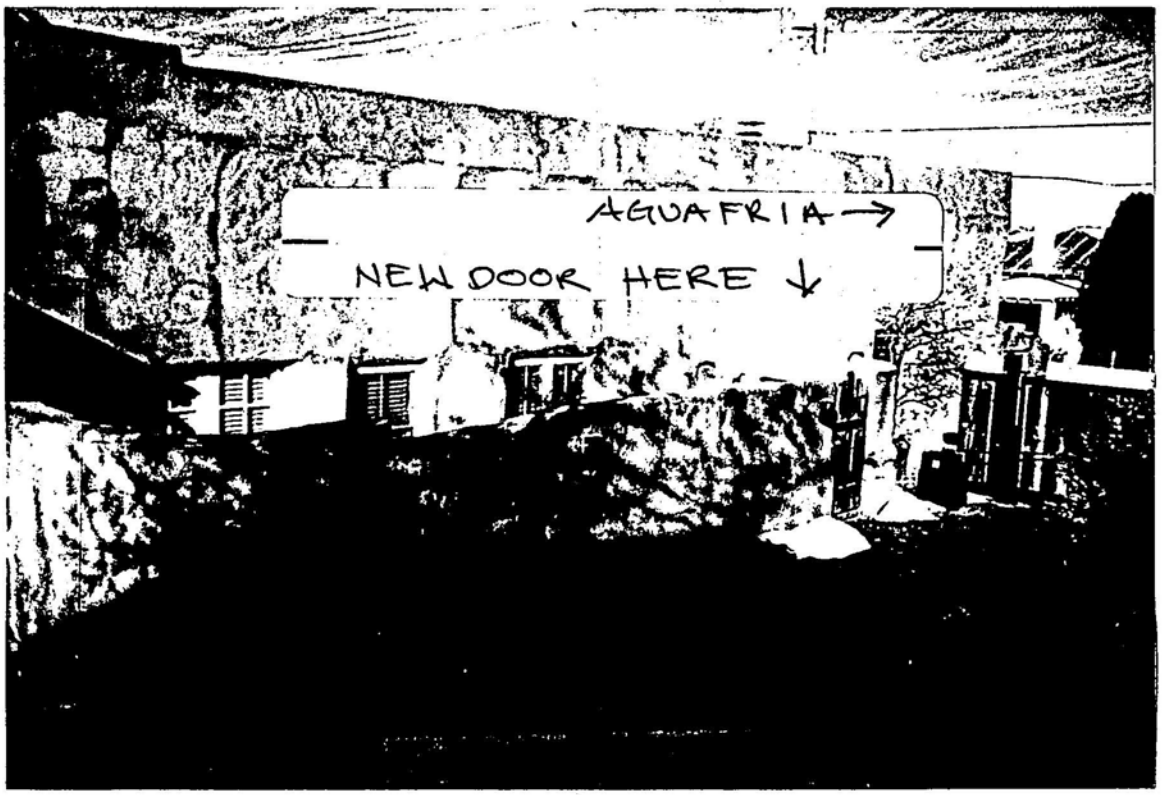


EXISTING EXTERIOR ELEVATION

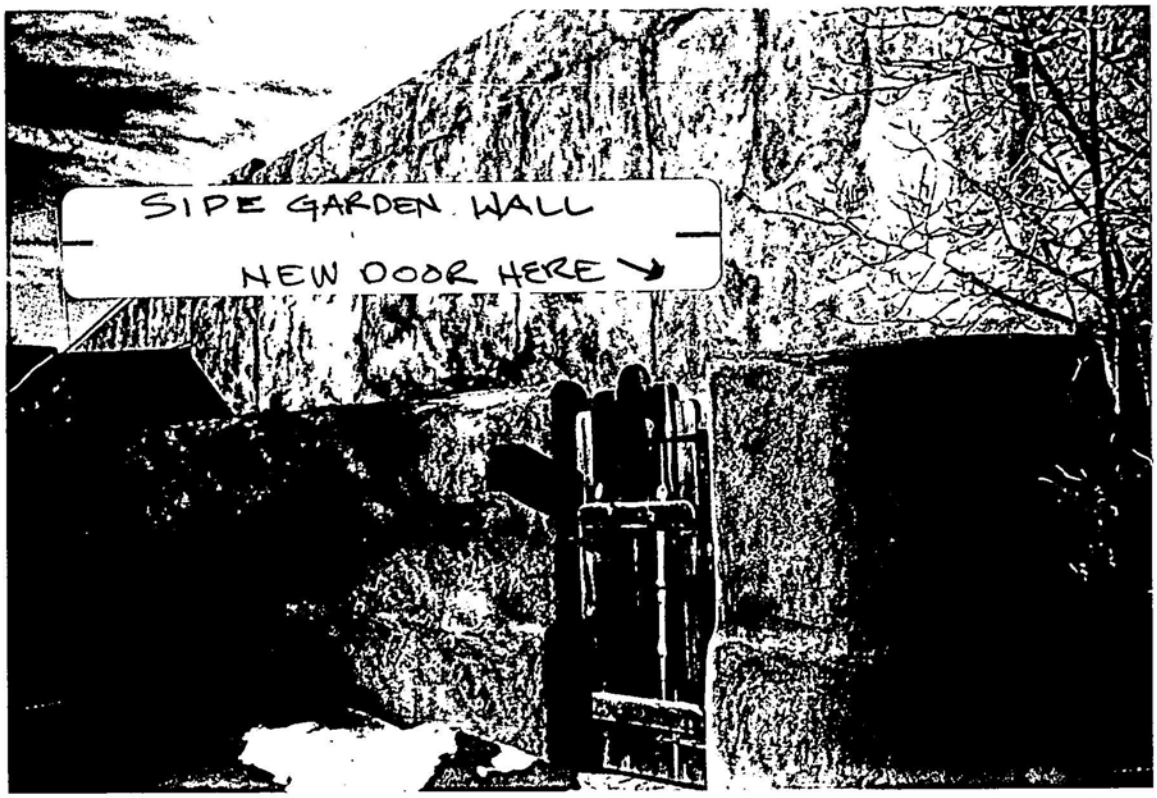

NEW DOOR


NEW DOOR
AGUA FRIA


AGUA FRIA →
NEW DOOR


AGUA FRIA →
NEW DOOR HERE ↓


AGUA FRIA
NEW DOOR HERE


SIDE GARDEN WALL
NEW DOOR HERE

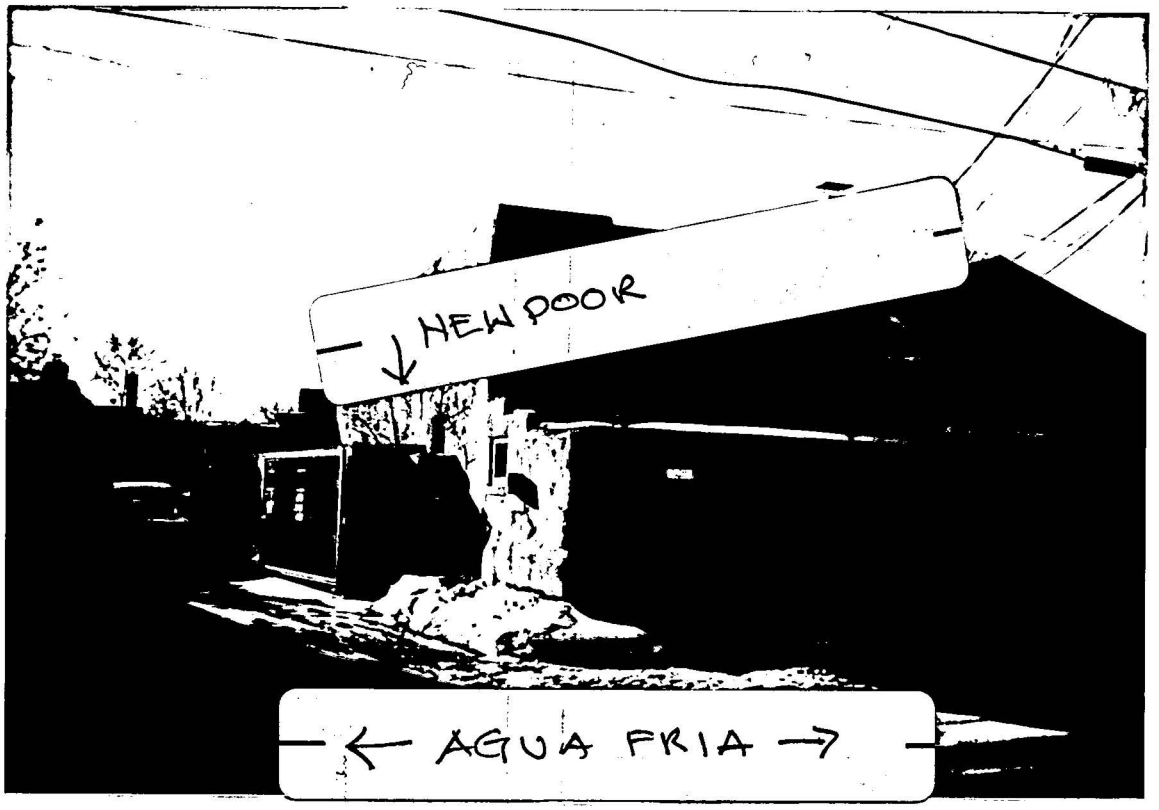

AGUA FRIA →
← NEW DOOR

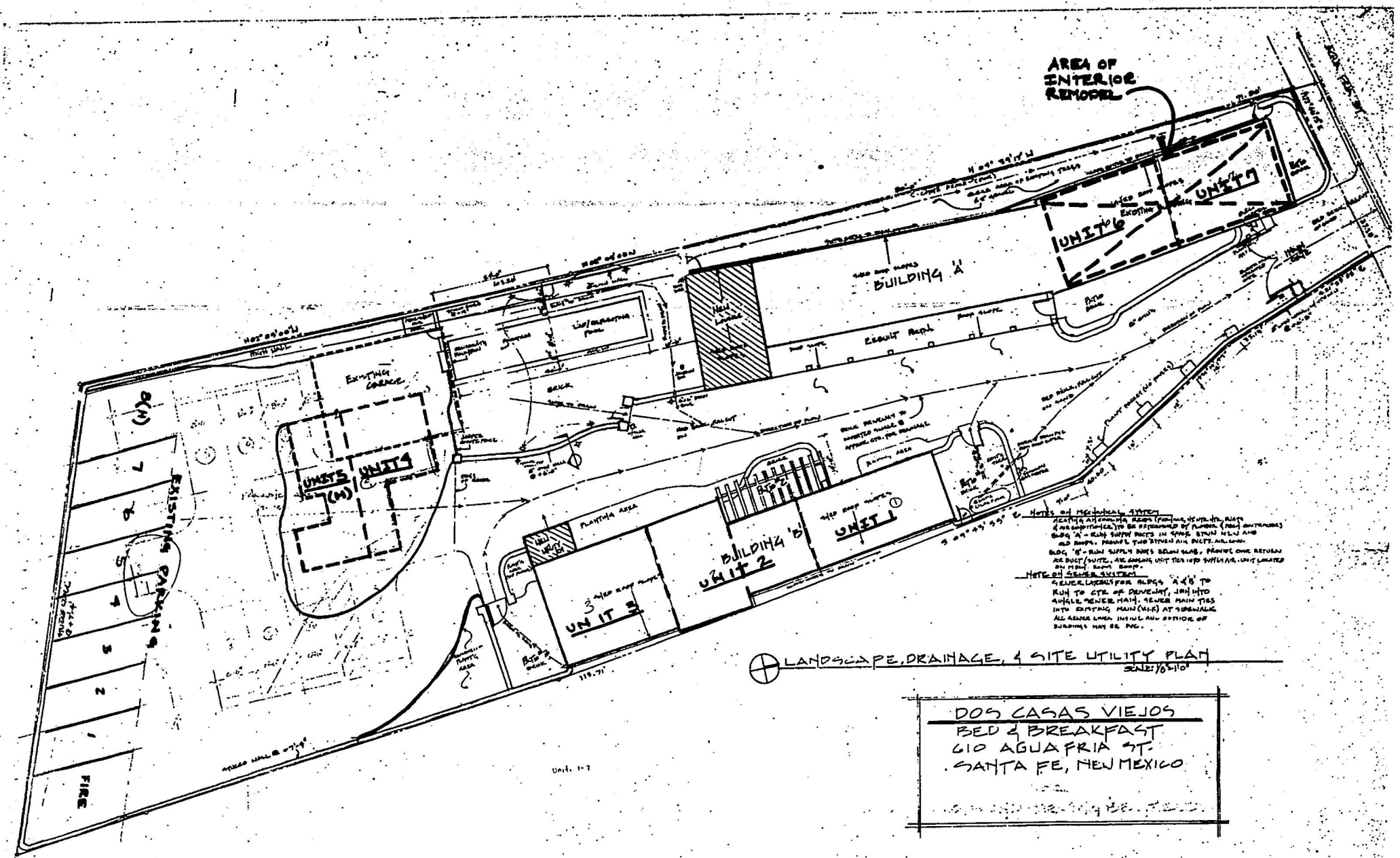

AGUA FRIA →
NEW DOOR HERE ↓


AGUA FRIA
NEW DOOR HERE


SIDE GARDEN. WALL
NEW DOOR HERE


NEW DOOR

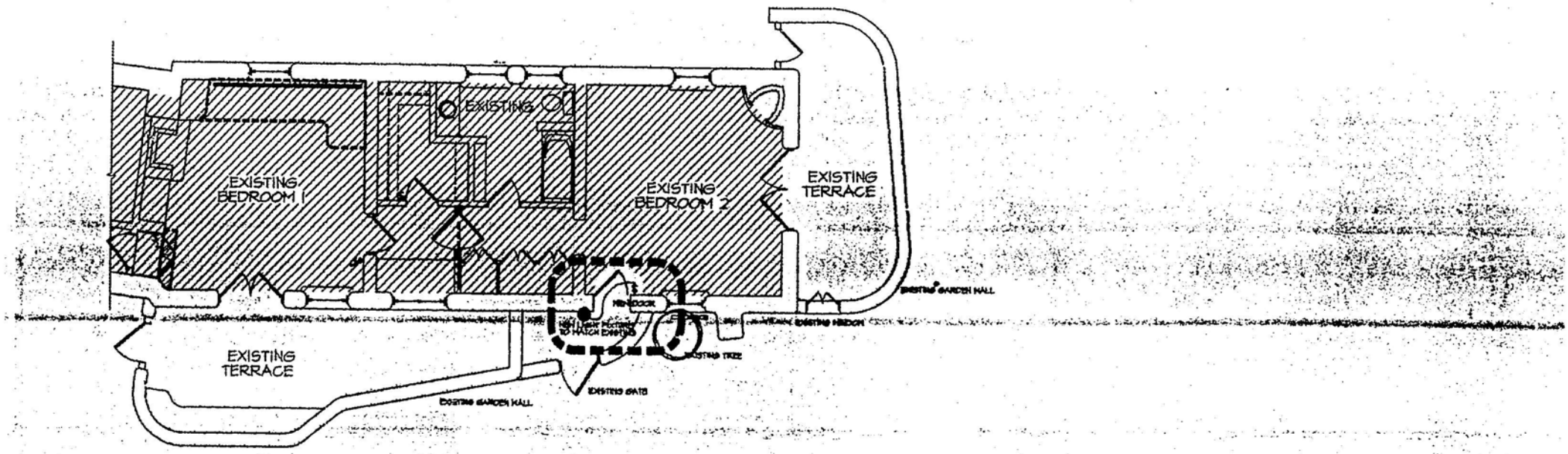

NEW DOOR
AGUA FRIA



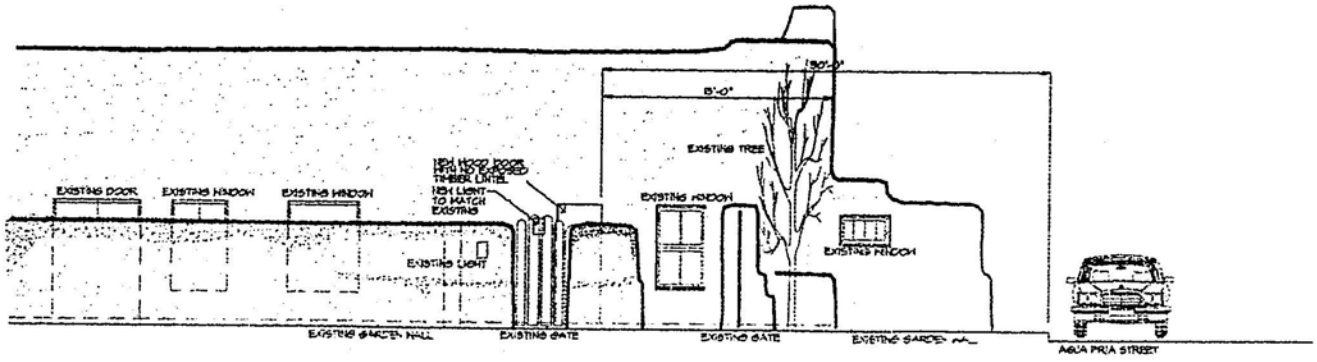
⊕ LANDSCAPE, DRAINAGE, & SITE UTILITY PLAN

SCALE: 1/8"=1'0"

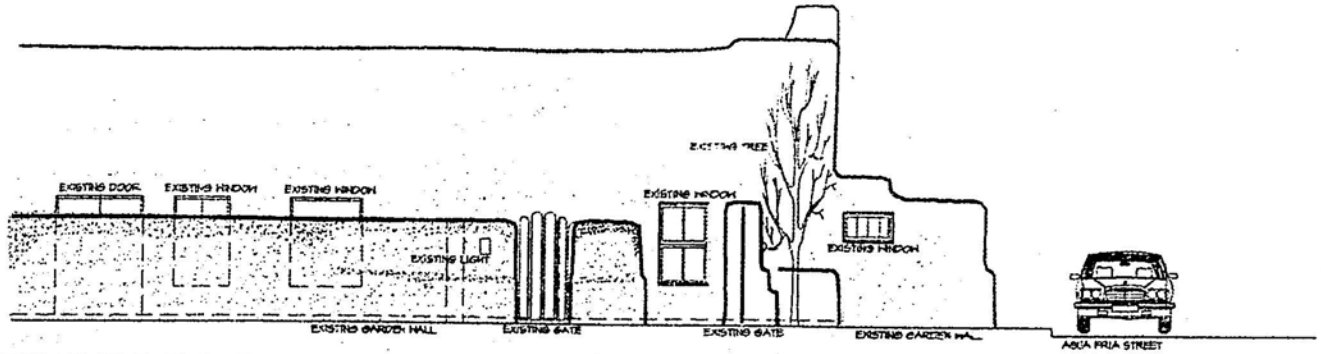
DOS CASAS VIEJOS
BED & BREAKFAST
610 AGUA FRIA ST.
SANTA FE, NEW MEXICO



NEW EXTERIOR DOOR PLAN



NEW EXTERIOR ELEVATION



EXISTING EXTERIOR ELEVATION

RECEIVED
JAN - 8 1997
8:59 a.m.

EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

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

Project Location: 610 Agua Fria Street, Santa Fe, NM 87501

Owner: Michael Strijek Phone: 983-1636

Address: same City, State, Zip Code:

Applicant: Robert T. Ritter Companies Phone: 984-3006

Address: 612 Old Santa Fe Trail City, State, Zip Code: Santa Fe, NM 87501

Project Proposal: Exterior Door

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

Other Construction: Demolition ( ) Remodel (✓) Addition ( ) Residential ( )
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes ( ) No ( )

If yes, who? Heather Pierson Date? 1/7/97

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No (X)

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

_____

What is the proposed height as illustrated in your project? _____

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes ( ) No ( )

If yes, who? Gilbert Catanack Date? 1/6/97

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

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

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

Robert T. Ritter Companies [signature] 1/7/97

Signature of Applicant or Owner Date

TOP 8 - 139



DANIEL P. CHAMBERLAIN

ROBERT T. RITTER COMPANIES
612 Old Santa Fe Trail
Santa Fe, New Mexico 87501
505-984-3006