CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Thomas Hughes, agent for Linda Carey, owner, proposes to construct a new single-family residence on a vacant lot.

Case number: 2019-001553-HDRB
Project Type: HDRB

PROJECT LOCATION (S): 1292 Lejano Lane

OW – Linda Carey 808 Apodaca Hill Santa Fe, NM 87501
AP – Thomas Hughes 1409 Hickox Street Santa Fe, NM 87505

PROJECT DATA:
HISTORIC DISTRICT
Don Gaspar Area □ Downtown and Eastside ☑ Historic Review □ Transition □ Westside-Guadalupe □

HISTORIC BUILDING STATUS
Non-Statused ☑ Non-Contributing □ Contributing □ Significant □ Landmark □ N/A □

PRIMARY ELEVATIONS: North □ South □ West □ East □ N/A ☑
PUBLICLY VISIBLE FACADE-EAST Yes ☑ No □
PUBLICLY VISIBLE FACADE-NORTH Yes ☑ No □
PUBLICLY VISIBLE FACADE-SOUTH Yes ☑ No □
PUBLICLY VISIBLE FACADE-WEST Yes □ No ☑

HISTORIC DISTRICT INVENTORY NUMBER

YEAR OF CONSTRUCTION

PROJECT TYPE
Status □ Primary Elevations □ Remodel □ Demolition □ New ☑ Other □

USE, EXISTING Residential □ Non-Residential □ Vacant ☑
USE, PROPOSED Residential □ Non-Residential □

HISTORIC BUILDING NAME
DATE: February 25th, 2020
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case # 2019-001553-HDRB
Address: 1292 Lejano Lane
Historic Status: Non-Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_____ District Standards & yard wall & fence standards.

_____ Historic Inventory Form

_____ Zoning Review Sheet

_____ Other: building height calculation sheet

APPLICANT SUBMITTALS

_____ Proposal Letter

_____ Site Plan/Floor Plan

_____ Elevations

_____ Photographs

_____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D)(9) General Design Standards for all Historic Districts – Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Design Standards.
BACKGROUND & SUMMARY:

1292 Lejano Lane is currently an unbuilt residential site in the Downtown and Eastside Historic District. The site has a steep grade and sits at the corner of Lejano Lane and Lorenzo Road. It has public visibility from both roads.

The applicant presented a proposal to the HDRB on January 28th, 2019 which was postponed with the request that the applicant produce a more complete and convincing set of drawings and to address issues of design. Concerns were over the visibility in particular from the East, which sits much lower than the property in question.

The applicant proposes a 3551 sq. ft. new single-family residence, reduced from the originally proposed 3,700 sq. ft.

The maximum allowable height is 14 ft. 5 in. The height calculations exclude all non-contributing structures that are over 16 ft in height. However, the pattern of the immediate streetscape is of higher buildings. The house to the west (1290 Lejano) has a maximum height of 22 ft. and the houses directly across the street, 1291 and 1293 Lejano are 16.5 ft and 21.1 ft. high respectively. Because the elevation change is over 2 ft., (it has a 13 ft. elevation change over the footprint of the building) the board may grant an additional 4 ft. of height.

The maximum proposed height to the top of the parapet from the lowest point of the existing grade on the east façade has been reduced from 17 ft. to 16 ft. 6 in. The height of the garage was reduced a total of 18 in. The board should make a determination about whether the applicant may exceed the maximum allowable height by 2 ft. 1 in. per 14-5.2(D)(9)(c)(ii)(F).

Several retaining walls have been eliminated.

The originally proposed publically visible large windows on the east façade have been substantially reduced in size.

All exterior windows and doors will have a minimum of 3 in. stucco return from the finished wall plane.

All doors and windows, except the entry door will be black aluminum clad. The building will be finished with smooth stucco in La Habra Belle Glade color, which is a brownish earth tone. The interior of the covered portals will be white. The entry door and transom will be painted Benjamin Moor White Dove. The garage doors will be clad with cedar stained to match the stucco color.

The siting of the structure has been slightly rotated clockwise toward the hill and away from Lorenzo Road, reducing visibility from Lorenzo.

The applicant further proposes transplanting large pinon trees on the site or plant new ones to the east side of the house in order to screen visibility from Lorenzo Street.
RELEVANT CODE CITATIONS:

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

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

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

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

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

(e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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

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

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

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

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

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

(f) Flat roofs shall have not more than thirty (30) inches overhang.
Preliminary Zoning Review Worksheet
City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted:

Property Owner of Record: Linda Casey

Applicant/Agent Name: Thomas Hughes

Contact Person Phone Number: 505-310 1444

Site Address: 1292 Lejano

Proposed Construction Description: New construction 3 bedroom house & garage

TOTAL ROOF AREA: 9990 sq

Lot Coverage: 11% □ Open Space Required:

Overlay:
□ Escarpment
□ Flood Zone*
□ Other:

Submittals Reviewed with PZR:
□ Legal Lot of Record □ Development Plan □ Building Plans
□ Existing Site Plan □ Proposed Site Plan □ Elevations

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

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

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

Terrain:
□ 30% slopes

* Requires an additional review conducted by Technical Review Division.
** Requires an additional review conducted by the Traffic Engineering Division.

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

[Owner] [Applicant] [Agent]

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE 12/31/19 DATE

To Be Completed By City Staff:

Additional Agency Review if Applicable:
□ Escarpment Approval by Date: / / 
□ Flood Plain Approval by Date: / / 
□ Traffic Engineering Approval by Date: / / 

Notes:

Zoning Approval:
□ Preliminary Approval □ with conditions □ Rejected

Comments/Conditions:

REVIEWER: 1/1/19

Original color form must be submitted with Historic Districts Review Board (HDBR) application packet.
Proposal Letter for a New Residence at 1292 Lejano Lane

We are proposing to build a 3,551 square foot single residence with an attached garage and a portal at 1292 Lejano Lane on a 1.37 acre lot. The total roofed area as designed is 4,943 square feet.

The greatest challenge for this project is the topography. There is approximately a 13' elevation change over the footprint of the building. We have reduced the maximum height proposed from the lowest point of the existing grade to the top of the parapet from 17" to a maximum of 16' 6". We further reduced the elevation of the entry and the garage an additional 1' for an 18" difference from the height as originally proposed. The house is placed on the lot and bermed into the hillside to minimize its impact on the natural landscape. After final grading the maximum height from finish grade to top of parapet will be 16'. The board may grant an additional 4' of height beyond 14' 5" if the elevation change is greater that 2'. Our terrain exceeds this minimum requirement by 11' and we are asking for an additional 2' 1" in height. For additional context, there is a two story house adjacent to this lot and several two story houses across the street on Lejano Lane plus others in the neighborhood which far exceed this proposed height.

Since the original proposal we have worked very hard to reduce and eliminate some of the retaining walls and to create a more informal approach to the home. This has substantially reduced the visual impact of the east elevation which most greatly affects the neighbors on Lorenzo. The primary streetscape from Lejano Lane has a very minimal impact as the house is approximately 120' from the street. Further, the house sits at a lower elevation than the road and a large portion of the house is screened by the hillside. The tallest parapet is more than 6' below the highest grade on the lot. The more mature trees within the footprint of the house exceed the greatest height proposed.

We have also greatly reduced the size of the openings on the east elevation. Additionally one large door opening on the southeast corner was changed to a window.

All windows and doors with the exception of the entry door will be black aluminum clad. All exterior windows and doors will have a minimum of 3" stucco return from the finished wall plane. The entry door and transom will be constructed of wood and painted Benjamin Moore White Dove.

The exterior stucco finish will be natural smooth troweled stucco with fine aggregate. The preferred color is La Habra Belle Glade, which is a brownish earth tone. The interior of the portals will be finished with a natural lime-based white plaster. The exterior patios will be concrete with light broom finish and saw-cut not to exceed 10' square dimension. The canales will be metal scuppers 12" wide and 6" high and will project 20" from the wall surface. The alcove within the guest parking retaining walls directly adjacent to the garage will screen HVAC condensers with coyote fencing and gate with the framework to the interior so that it will not be visible. The entry drive low retaining wall and the circular planter in front of the entry will be stone. All remaining walls are to be stucco in the same material and finish as the house.

In addition to carefully sighting the house to minimize its impact on the neighborhood, we are going to attempt to transplant some of the large pinons within the drive and the house footprint to the east side of the house to help screen the house from the neighbors on Lorenzo. We transplanted ten large pinons on a property about five years ago and, to my surprise, they have all flourished. If this is not successful, we will plant some trees for this purpose.
Original

EAST ELEVATION, MAIN HOUSE & GARAGE

Revised

East elevation

1292 Lejano