CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Liaison Planning Services, agent for Christina Halaburka, owner, requests to partially demolish a yard wall and to construct a 5 ft. high coyote yardwall and gate at a contributing residential structure.

Case number: 2020-001732-HDRB
Project Type: HDRB

PROJECT LOCATION (S): 868 and 868½ East Alameda Street

OW – Christina Halaburka 868½ East Alameda Street Santa Fe, NM 87501
AP – Liaison Planning Services P.O. Box 1835 Santa Fe, NM 87504

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
N/A

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 # 2019-001732 - HDRB
Address: 868 & 868 ½ East Alameda Street
         Historic Status: un-statusened (yardwall)
         Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

___ District Standards & yard wall & fence standards.

___ Historic Inventory Form

___ Zoning Review Sheet

___ Other:

APPLICANT SUBMITTALS

___ Proposal Letter

___ Site Plan/Floor Plan

___ Elevations

___ Photographs

___ Other: Sight triangle analysis by City of Santa Fe Traffic Technician

STAFF RECOMMENDATION:

Staff defers to the Board as to whether demolition should be recommended according to 14-3.14 – Demolition of Historic or Landmark Structure
BACKGROUND & SUMMARY:

This case refers to a wall running parallel to the public right of way at 868 and 868 ½ East Alameda Street. The wall is constructed out of stone set in concrete mortar, adobe brick and stucco finish. An architectural survey concluded that a wall has been in place since 1958 and that it had openings where openings are today since at least 1966 and into the 1970’s though it appears to have been lower in height than the current six foot high wall, which dates back at least to 1985, when it was photographed in a survey.

The owner proposes demolition of 13 ft. of the wall at the southern end, removal of the upper stuccoed portion of the wall along its length, and replacing it with coyote fencing to a height of 5 ft. as well as removal of a wall corner on the opposite (south) side of the driveway. The purpose of this is to make possible a second parking space next to the driveway and to improve vehicular access to the driveway.

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance:
   Staff Response: Staff regards the structure to be of historical importance based on the assessment.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure.
   Staff Response: Staff regards the structure to be an essential part of a unique street section that would be disrupted through demolition or rebuilding at a lower height due to the symmetrical nature of the wall.

(c) The state of repair and structural stability of the structure under consideration.
   Staff Response: Staff believes that as a whole the wall is structurally stable and can be rebuilt in a structurally stable way.

The City of Santa Fe Traffic Technician has determined that the wall blocks the sight triangle for the driveway at 868 East Alameda and thus constitutes a nonconformity. To conform with federal sight triangle requirements, the southern portion of the wall extending about 13 ft. to before the southern-most gate would need to not exceed 3 feet in height.

Recently, a vehicle backed into the wall and knocked over the portion that the owner proposes to demolish. This portion constitutes less than 66.6 % of the whole structure, so that it may be rebuilt to its original height exceeding 3 ft. according to 14-10.3(C) and need not be brought into conformance regarding the federal sight triangle requirements.

RELEVANT CODE CITATIONS:

Yard Wall Height:
   14-5.2(D)(9) Height, Pitch, Scale, Massing and Floor Stepbacks
(c)(ii) In exercising its authority under this section, the board shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.
C. Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent
   It is intended that:
   (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
   (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
   (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
   (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building’s architecture.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

Removal of Historic Material/Demolition:
14-5.2(D) General Design Standards for All H Districts
   (1)(a) The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

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 portals only. Deep window recesses are characteristic; and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

14-3.14 Demolition of Historic or Landmark Structure

(A) Summary of Procedure

(1) Upon receiving an application for demolition of a structure within the historic districts the HDRB shall, within sixty-five calendar days from the date of application, either grant or deny the application. Ordinarily, the HDRB will act on an application for demolition at its next regular meeting, if the application is submitted in proper form at least seven days before its next regular meeting; however, the HDRB may use the entire sixty-five day time period if the HDRB, on motion duly passed, determines such delay is necessary.

(2) Upon receiving an application for demolition of a landmark structure the HDRB shall, within sixty-five calendar days from the date of application, make a recommendation to the governing body to either grant or deny the application.

(B) Hearing Required

(1) In all applications involving the demolition of a structure, provision shall be made for a hearing, as set forth in the preceding section.

(2) The HDRB or governing body, as applicable, shall restrict its review to a consideration of whether the application will be in conformity with the standards established by this section.

(3) Notice of the time and place for each hearing shall be sent in writing to each applicant.

(4) An agenda of the HDRB shall be sent to all groups requesting notification and copies of meeting agendas, as set forth in the officially adopted neighborhood planning policies.

(5) On-site notice, by a sign of proposed demolition and of the time, date and place of the HDRB or governing body review shall be posted by the city on the affected property fourteen days prior to HDRB or governing body review of application for demolition. Such notice shall be prominently displayed, visible from a public street and securely placed on the property.

(C) Staff Review and Report

Before granting approval or denial to a demolition request, the land use director shall provide the following information on the structure under consideration.

(1) A report on the historic or architectural significance of the structure;

(2) A report from the city building inspector on the state of repair and structural stability of the structure;

(3) If the structure is more than seventy-five years old, and the entire project of which demolition is a part requires an archaeological clearance permit, a report from the land
use director on whether the demolition would damage possible archaeological artifacts; and

(4) Other information as requested by the HDRB or governing body.

(F) Denial of Demolition Request

A determination that the structure should not be demolished shall impose a duty on the owner or other persons having legal custody and control to immediately take the action required under Section 14-5.2(B) (Minimum Maintenance Requirements).

(G) Standards

(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;
(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and
(c) The state of repair and structural stability of the structure under consideration.

(2) In determining whether a request for demolition of a landmark structure should be approved or denied, the HDRB and governing body shall consider the following:

(a) The historical importance of the structure; and
(b) The state of repair and structural stability of the structure.
January 29, 2020

City of Santa Fe
Historic Design Review Board
P.O. Box 909
Santa Fe, NM 87504-0909

LETTER OF INTENT

Re: 868 and 868 ½ E. Alameda
Santa Fe, NM

Dear Board Members,

Please consider this letter as a formal request to approve an application for the above reference addresses. The property is located within the Downtown and Eastside Historic District.

This request is to remove portions of the street wall located at 868 E. Alameda which has been damaged by the roofer’s vehicle and to remove the stuccoed portion of the wall and replace it with coyote fencing not to exceed the allowable height as shown on the enclosed plans. In addition, the property owner also owns 868 ½ E. Alameda and is requesting to shave off a portion of the retaining wall on the northwest corner of her property in order to widen the driveway (see enclosed plans).

This street wall height and location does not meet City Code regarding clear site on a major arterial and is a safety issue. I have met with Ladd Lucero, City Traffic Technician on site and he confirmed this fact. He recommended that we remove a portion of the entire wall west of the driveway opening to the edge of the arched gate and the stucco part above the river rock past the arch and replace with coyote fence 4” apart. Enclosed is a site plan the he has initialed that supports this request.
The applicant has retained John Murphey of Architectural History Services to determine the age of the wall. His findings and supporting documents are attached.

Please contact me if you have any questions or require additional information.

Sincerely,

Dolores J. Vigil

Attachments: Application
Authorization Letter
Preliminary Zoning Review Worksheet
Vicinity Map
City Traffic Technician Approval
Site Plan
Elevations
Photographs
Historic Assessment Architectural History Services
Approved
Sight Visibility
1-16-20

Existing Residence

- Existing stucco yardwall on stone base
- Remove stucco yardwall to stone base & add coyote fencing on top
- New 6' high coyote yardwall & gate
- Remove corner of low stone planter wall to improve visibility
- Standard 8.5' x 19' parking spaces shown dashed
- Short term rental parking requirements: 1 space per bedroom.

Typical Parking Space Sizes:
- Standard: 8.5' x 19'
- Small Car: 7.5' x 15'

868 East Alameda
10/19/19
Proposed Site Plan

Existing Residence

Existing yard wall: remove upper stucco finished yardwall and add coyote fencing on top of stone base to a maximum height of 5'-2"; provide 4' spaces between fence pickets

Spring line of existing stucco "arch" over gate

New 5'-0" high coyote yardwall & gate

Remove stucco yard wall & stone base to this point (portion of wall has been damaged by vehicular collision)

Increase width of curb cut to 22'-0"

Remove corner of low stone planter wall to improve visibility

Short term rental parking requirements: 1 space per bedroom.

Typical Parking Space Sizes:

- Standard: 8.5' x 19'
- Small Car: 7.5' x 15'

Scale: 1" = 5'-0"