CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Architectural Alliance Inc., agent for Igor Choromanski, owner, proposes to construct a new 6 ft high yard wall and a 204 sq. ft. new free-standing garage and pergola adjacent to a significant residential structure.

Case number: 2020-001736-HDRB
Project Type: HDRB

PROJECT LOCATION (S): 824 Canyon Road

OW – Igor Choromanski 824½ Canyon Road Santa Fe, NM 87508
AP – Architectural Alliance Inc. 612 Old Santa Fe Trail Santa Fe, NM 87501

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:

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 # 2020-001736-HDRB
Address: 824 Canyon Road
Historic Status: Contributing
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:

STAFF RECOMMENDATION:

Staff defers to the board as to whether 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:
824 1/2 Canyon Road is a group of two residential structures in the Downtown and Eastside Historic District. Both are shed-roof buildings displaying the 19th century Spanish pattern of building with contiguous rooms forming a low building with multiple doors.

The site is open between the buildings with a yard wall along the west perimeter, forming a courtyard space. The structures are a rare example of Santa Fe building practices before the rise of the Revival Styles.

The south structure is listed as significant, while the north structure is listed as contributing. All facades are primary on the south building and the south elevation of the north building is primary.

The HCPI from 2010 states that there have been some changes to the doors and windows however, the HCPI notes that this is less important than “the rhythm created by the openings in these long facades. The historic site layout is more important than in many properties, and has not been altered.”

In 2010, the HDRB approved an exception to construct an addition to the primary north-facing elevation of the south building, however this was never constructed. Another proposal to construct pergola roofs was proposed but likewise not realized.

The applicant now proposes the following changes:

1. Construct a new garage in the middle of the courtyard area. This would be a 12 ft. by 17 ft. structure with a garage door on the east side and double barn doors on the courtyard side.
2. Construct a new 6 ft. high yard wall and coyote fence to create a parking area with two wooden gates. This would separate the inner courtyard from the outer space and from public view.
3. Construct an unroofed pergola over one parking space, using square post and bearing beams, round vigas and latillas.

The aforementioned structures would not abut the adjacent structures. They would, however, change the heretofore unaltered courtyard layout. The historically open courtyard with its rhythmic openings would be built over and split into parts.

RELEVANT CODE CITATIONS:

Proximity of Addition to Primary Façade:
14-5.2(D)(2)(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.
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.

14-12 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:
(A) for its association with events or persons that are important on a local, regional, national or global level; or
(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

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.

14-5.2(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.
Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

For HPD Office use only:  HCPI No.  Location
Name of Property  (Historic and/or current name for property)  824 Canyon Road

Property Type
☒ Building  ☐ Structure  ☐ Site  ☐ Object

Date of Survey
1/11/10

Previous Survey Date(s)
9/13/93
☐ No previous survey

County
SANTA FE

View of: East Elevation of South building (A), open space between the two buildings, and part of the south elevation of North building (B)

Brief Description of the Property
Two separate one-story shed-roofed buildings sited at the north and south edges of the property. Both buildings display the 19th century Spanish pattern of building in Santa Fe: contiguous rooms forming a long, low building with multiple doors. The window openings of both buildings are bullnosed, and several doors and windows are replacements. The site is open, without paving or landscaping, except for one apricot tree. An adobe yard wall extends from the southeast corner of the south building and turns to create an entry.

Who Uses the Property?
(Current and historic users and uses made of property. Indicate cultural affiliation of users.)
Both buildings used as residences until the 1980s, when the south building was used for storage. Both are presently vacant.

Construction Date
Date: pre 1940  ☒ Known  ☒ Estimated  Source: previous survey; not listed in City Directories

Setting
☐ Suburban  ☐ Rural  ☒ Village  ☒ Urban  ☐ If Urban: Commercial  ☐ Industrial  ☒ Residential  ☐ Public

Relationship to Surroundings
☒ Similar  ☐ Dissimilar
Comments: Scale is similar, but many surrounding buildings are revival style.

Continued on other side
### Additional Perspective

(Photo, drawing, footprint, etc.; indicate north arrow when possible.)

824 A B Canyon Road

### Surveyor

(Your name, address, telephone number, and any group affiliation.)

Catherine Colby Consulting 989-7838

### Owner (if known) and Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

David Salazar, owner of El Farol may know recent history

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### Notes:

(If photo, include photo information, as in #10.)

South elevation of south building and yard wall from neighboring property.

### Is Property Endangered?

- [ ] Unknown  - [x] No  - [ ] Yes  - How?

### Significance to Current Community

- [ ] Unknown  - [ ] None  - [x] Low  - [ ] Moderate  - [ ] High

Describe:

### Other Significance or Information of Interest

(Such as historical, legendary, structural, former ownership, etc.)

Rare example of Santa Fe building practices before the popularity of the Revival Styles. Linearity, simplicity, and contiguous rooms are characteristic and make it architecturally significant.

### National or State Register

(See instructions for eligibility criteria.)

Is this property individually listed on a historic register?  - [ ] Unknown  - [x] No  - [ ] Yes

If yes:  - [ ] State  - [ ] National

If 'no' or unknown, do you think this property is eligible for listing?  - [ ] No  - [x] Yes

Why? Alterations and lack of early documentation.

### National or State Historic District

Is this property in a historic district?  - [ ] Unknown  - [x] No  - [ ] Yes

If yes:  - [x] Contributing  - [ ] Non-Contributing  - [ ] Unknown

If 'yes,' what is name of district?  - [ ] State  - [x] National

### City of Santa Fe Designation

- [ ] Noncontributing
- [x] Contributing
- [ ] Significant  - BOTH

### Supplemental Forms

- [ ] None  - [x] HCPI Detail Form (FORM 2)  - [x] Continuation Sheets, # pages: 6: 1 site, 2 photo, 2 notes
# Historic Cultural Properties Inventory (HCPI) Continuation Sheet

### Historic Preservation Division, New Mexico Office of Cultural Affairs

<table>
<thead>
<tr>
<th>For HPD Office use only</th>
<th>HCPI No.</th>
<th>District No.</th>
<th>3 Local Reference Number</th>
<th>051611372 &amp; XXX</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Property</td>
<td>Location</td>
<td>2 Location</td>
<td>(Address or description of location)</td>
<td></td>
</tr>
<tr>
<td>1 824 Canyon Road A B</td>
<td></td>
<td>4 Santa Fe</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>5 Date of Survey</td>
<td>1/12/09</td>
<td></td>
</tr>
</tbody>
</table>

North elevation of South Building A

South elevation of North Bldg. B.
**Historic Cultural Properties Inventory (HCPI) Continuation Sheet**

**Historic Preservation Division, New Mexico Office of Cultural Affairs**

<table>
<thead>
<tr>
<th>Name of Property</th>
<th>Location</th>
<th>Local Reference Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic and/or current name for property</td>
<td>Address or description of location</td>
<td>051611372 &amp; XXX</td>
</tr>
</tbody>
</table>

824 Canyon Road A B

**County**

Santa Fe

**Date of Survey**

1/12/09

---

**West door of north building B**

**West door of south building A**

**The only window facing into open space is in the north building, B**

*Continued on other side*
**Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)**

- **Name of Property**: Vigil family
- **Location**: 824 Canyon A (south) B (north)
- **County**: SANTA FE
- **Date of Survey**: 1/12/09

### ARCHITECTURAL AND CONSTRUCTION DETAILS

#### Visible Construction Material

<table>
<thead>
<tr>
<th>Material Type</th>
<th>Option</th>
<th>Selection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adobe</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Brick</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Composition</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Concrete: Block</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Concrete: Cast Stone</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Earth Plaster</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Masonry: Simulated</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Metal: Corrugated</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Metal: Structural Siding</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Metal: V-Crimp</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Stone: Random Ashlar</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Stone: River Rock</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Stone: Random Coursed</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Stone: Tabular</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Stone: Rusted</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Wood: Board &amp; Battan</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Wood: Log</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Wood: Shingle</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Wood: Tongue &amp; Groove</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Wood: Jalam</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td>☐</td>
<td></td>
</tr>
</tbody>
</table>

#### Number of Stories

- **Number**: 1 1/2 2 2 1/2 Other: __________

#### Foundation

- **Foundation Not Visible**: ☒
- **At Grade**: ☐
- **Above Grade**: ☐
- **Foundation Material**: ☐
- **Not Applicable**: ☐

#### Roof

- **Shape**: ☐ Flat ☐ Gabled ☐ Hipped ☐ Pyramidal
- **Pitch**: ☐ Shed ☐ Other: __________
- **Features**: ☐ Eave ☐ Parapet
- **Materials**: ☐ Asphalt ☐ Composition: Shingle ☐ Composition: Roll
- **Not Visible**: ☐
- **Not Applicable**: ☐
- **Concrete**: ☐
- **Stone**: ☐
- **Other**: __________

#### Windows

<table>
<thead>
<tr>
<th>Operation</th>
<th>Material</th>
<th>Glazing</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Casement</td>
<td>Wood</td>
<td>4 lts</td>
<td>3 pr + 1 at E</td>
</tr>
<tr>
<td>Sliding</td>
<td>Metal</td>
<td>3/1</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1-1</td>
</tr>
</tbody>
</table>

#### Doors

<table>
<thead>
<tr>
<th>Type</th>
<th>Style</th>
<th>Material</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 lts above</td>
<td>panel</td>
<td>wood</td>
<td>2</td>
</tr>
<tr>
<td>1 lts above</td>
<td>panel</td>
<td>wood</td>
<td>1</td>
</tr>
</tbody>
</table>

Note: wood screen doors at each

<table>
<thead>
<tr>
<th>Type</th>
<th>Style</th>
<th>Material</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 lts above</td>
<td>panel</td>
<td>wood</td>
<td>3</td>
</tr>
<tr>
<td>1 lts above</td>
<td>panel</td>
<td>wood</td>
<td>1</td>
</tr>
</tbody>
</table>

Note: only 1 metal screen door at east door

#### Chimneys

(Describe whether interior or exterior and material)

#### Porches

- **Type**: ☐ Entry ☐ Partial-Width ☐ Full-Width ☐ Wrap
- **Not Applicable**: ☐
- **None**: ☐

#### Other Significant Features

- Bullnosed door and window openings

#### Modifications

(For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)

- **No known modifications**: ☐
- **Metal windows**: Date: 1970s ☐ Known ☒ Estimated Source: surveyor
- **Date**: __________

Continued on other side
HCPI Detail Form (FORM 2)  (Continued from the other side)

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Primary Architectural Style
- Art Deco/Streamline Moderne
- Bungalow/Craftsman
- Colonial Revival
- Folk Victorian
- Not Applicable
- Gothic Revival
- International
- Italianate
- Mediterranean
- Mission Revival
- Neo-Classical
- Northern New Mexico
- Prairie
- Pueblo
- Queen Anne
- Ranch
- Spanish-Colonial
- Spanish-Pueblo Revival
- Territorial
- Territorial Revival
- Tudor Revival
- Other: Santa Fe Vernacular

Notes:

17 Documents Available and Their Locations
(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)

Official Map of Santa Fe, 1912; Aerial Photograph, Department of Transportation

SITE

18 Attached or Associated Properties
(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)

Are associated properties eligible for listing?

Site Plan

Please Include:
- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads
- Driveways

Notes:

to Camino del Monte Sol

Lane between Canyon and Acrella Madra

earth

sluiced wall

apricot

45°
In the 1993 Inventory, both buildings on this site were identified as 824. Local Ref Numbers were assigned to the north building: (372) and to the building west of the site at 808 1/2 Canyon Road (366), but no reference number was assigned to the south building.

A map prepared by Geo. M. Neel for Clarita Trujillo shows that the property had its current configuration at least by 1930.

In 2010, it is proposed for the purposes of this survey that the two buildings be identified as 824 A (south) and 824 B (north).

Designation Evaluation
Both buildings have been on one site with shed roofs draining away from the center for at least fifty years. The adobe yard wall at the south east corner of the property existed as it is now in 1958, was in deteriorated condition in 1993, and has since been repaired. Doors and windows have been replaced in both buildings. The proportions, exact placement and types of windows in place before 1960 are not known. Patching at one opening in the north building that shows in a 1993 photo may indicate some change, either size of door, or conversion of window to door. In some buildings changes to doors and windows would point toward a loss of significance. However, the actual doors and windows themselves on this particular property are less important than the rhythm created by the openings in these long facades. The historic site layout is more important than in many properties, and has not been altered.

These buildings are remnants of nineteenth century Santa Fe architecture before the revival styles gained popularity in the early twentieth century. Few buildings maintain the authenticity and simplicity of the Spanish Colonial tradition in Santa Fe and remain to illustrate the character of Santa Fe's pre-twentieth century history. Both buildings are therefore significant.
Despite the imperfect resolution of this aerial photo taken in 1958, it does clearly show which roofs were flat with parapets and which had hip, gable or shed roofs. Compare the flat roof of the house south of 824 to the shed roofs on the former U-shaped building.

1958 Department of Transportation aerial photograph of the west end of the block bounded by Canyon Road, Camino del Monte Sol, and Acequia Madre.
MAP
SHOWING PROPERTY FORMERLY
OF
CLARITA TRUJILLO
PRECINCT 3, SANTA FE, N.M.
GEO. M. NEEL, MAY 24, 1930.
SCALE 1:300
# Preliminary Zoning Review Worksheet

**City of Santa Fe Land Use Department**

<table>
<thead>
<tr>
<th><strong>To Be Completed By Applicant:</strong></th>
<th><strong>Site Address:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Submitted:</td>
<td>829 S. Canyon Rd.</td>
</tr>
<tr>
<td>Property Owner of Record:</td>
<td></td>
</tr>
<tr>
<td>Applicant/Agent Name:</td>
<td>Architectural Alliance Inc.</td>
</tr>
<tr>
<td>Contact Person Phone Number:</td>
<td>(505) 988-5269</td>
</tr>
<tr>
<td><strong>Proposed Construction Description:</strong></td>
<td>Persella New Garage, Yardwalls, and Gates</td>
</tr>
<tr>
<td><strong>TOTAL ROOF AREA:</strong></td>
<td>204 sq. ft.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Zoning District:</strong></th>
<th>Historic Dist. Lot Coverage: 39.4%</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><strong>Overlay:</strong></th>
<th>Escarpment</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><strong>Submittals Reviewed with PZR:</strong></th>
<th>Legal Lot of Record □ Development Plan □ Building Plans □ Existing Site Plan □ Proposed Site Plan □ Elevations</th>
</tr>
</thead>
</table>

**Supplemental Zoning Submittals Required for Building Permit:**

- Zero Lot Line Affidavit
- Arterial or Collector**
- Visibility Triangle Required
- Residential

**Terrain:**

- 30% slopes

---

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

**Owner** [Daniel Lujan]

**APPLICANT** [Daniel Lujan]

**AGENT** [Daniel Lujan]

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** [Daniel Lujan]

**DATE** [2/11/20]

---

**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:** [Daniel Lujan]

**DATE:** [2/11/20]

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.
February 12, 2020

VIA HAND DELIVERY

City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: 824 ½ Canyon Road (New Yardwalls with gates, Garage, and Pergola/Unroofed carport

To whom it may concern:

Enclosed you will find our submittal documentation and drawings for changes located at 824 ½ Canyon Road. See below for list of proposed changes.

- Build a new garage that is 12'-0"X17'-0", garage door on parking side, and double barn wood doors on courtyard side.
- New 6'-0 high yard wall and coyote fence to create parking area. There will be two wooden gates installed.
- Build unroofed pergola over 1 parking space, will be built using square post and bearing beams, round vigas and latillas above.

Stucco color to be El Rey Bucksin to match existing (owner/contractor to verify)
Natural wood seal to be linseed oil to match existing (owner/contractor to verify)

Please let us know if you have any questions or concerns.

Sincerely,

[Signature]

Eric P. Enfield, AIA
Architectural Alliance, Inc.

Cc: Owner

File
North Elevation

824 1/2 Canyon Road
Historic Design Review Board Photographs
East Elevation

824 1/2 Canyon Road
Historic Design Review Board Photographs
824 1/2 Canyon Road
Historic Design Review Board Photographs

West Elevation
(Street Elevation)
824 1/2 Canyon Road
Historic Design Review Board Photographs

South Elevation
South Elevation
February 14, 2020

City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: 824 1/2 Canyon Road (Gates, and Garage Door Designs)

To whom it may concern:

Garage and Barn Door Design

Barn door will match the door above except it will have windows like door below.
Gate Design

Please let us know if you have any questions or concerns.

Sincerely,

Eric P. Enfield, AIA
Architectural Alliance, Inc.

Cc: Owner
File
824 1/2 Canyon Road
Historic Design Review Board Photographs

North Elevation
Yardwalls and Garage
824 1/2 CANYON ROAD
Santa Fe NM, 87501

CODE DATA

SITE: 411 1/2 Canyon Road, Santa Fe, New Mexico

OCCUPANCY TYPE: R-3

ZONING: RAC

HISTORIC: DOWNTOWN EAST SIDE

LOT SIZE: 0.1511 ACRES (5,264.9 SQ. FT.)

LOT COVERAGE: 6% REQUIRED OR 25% WITH PRIVATE OPEN SPACE

EXISTING LOT COVERAGE = 35.46%

PROPOSED LOT COVERAGE = 94.6%

OPEN SPACE: 1,200 SQ. FT. PROVIDED

PARKING: 5 PARKING SPACES EXISTING AND 9 PARKING SPACES TO REMAIN

SQUARE FOOTAGE:

EXISTING BUILDING:

- BUILDING A: 1,292 SQ. FT.
- BUILDING B: 494 SQ. FT.

TOTAL EXISTING: 1,786 SQ. FT.

NEW STORAGE BUILDING:

- 294 SQ. FT.

TOTAL EXISTING AND PROPOSED: 2,080 SQ. FT.

Drawing Index

C-0 COVER
C-1 EXISTING & PROPOSED SITE/FLOOR PLAN
C-2 PROPOSED ELEVATIONS

Vicinity Map

NOTE:

ARCHITECTURAL ALLIANCE INC.
5211 CHAMPLAIN TOWER
SANTA FE, NEW MEXICO 87501
TELEPHONE: (505) 983-5125
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WWW.AALINC.COM

HISTORIC SUBMITTAL
FEBRUARY 5, 2020
ARCHITECT'S PROJECT NUMBER 09-30

26