**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. An exception is requested to install windows that are greater than 30 inches in any dimension without divides, per Section 14-5.2(E)(2)(e).

<table>
<thead>
<tr>
<th>Case number:</th>
<th>2019-001553-HDRB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Type:</td>
<td>HDRB</td>
</tr>
</tbody>
</table>

**PROJECT LOCATION (S):** 1292 Lejano Lane

<table>
<thead>
<tr>
<th>OW - Linda Carey</th>
<th>808 Apodaca Hill</th>
<th>Santa Fe, NM 87501</th>
<th><a href="mailto:linda@lannan.org">linda@lannan.org</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>AP - Thomas Hughes</td>
<td>1409 Hickox Street</td>
<td>Santa Fe, NM 87505</td>
<td><a href="mailto:hughesbuildersllc@gmail.com">hughesbuildersllc@gmail.com</a></td>
</tr>
</tbody>
</table>

**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: April 28, 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: Board action letter on Postponement

APPLICANT SUBMITTALS

___ Proposal Letter
___ Site Plan/Floor Plan
___ Elevations
___ Photographs
___ Other: Responses to exception criteria

STAFF RECOMMENDATION:

Staff recommends that the exception criteria in Section 14-5.2(B)(5)(b) have been met and otherwise recommends approval of the application, in compliance with Section 14-5.2(D) General Design Standards for All Historic Districts and 14-5.2(E) Downtown and Eastside Historic District.
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 proposes a 3551 sq. ft. new single-family residence. The maximum proposed height is 17 ft. to 16 ft. 6 in. The siting of the structure has been slightly rotated clockwise toward the hill and away from Lorenzo Road, reducing visibility from Lorenzo. The applicant also 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.

The applicant presented a proposal to the HDRB on January 28th, 2020 which was postponed with the request that the applicant produce a more complete and convincing set of drawings and to address issues of design. The applicant returned to the Board on March 10th, 2020 and the Board approved the plan with the exception of four windows on the south and east elevations that did not meet the code requirements for divided lights of less than 30 inches according to Section 14-5.2(E)(1)(c).

The applicant requests an exception for window panes whose dimensions exceed the code requirements according to Section 14-5.2(E)(1)(c). The applicant argues that the proposal is a modern interpretation of Santa Fe Style that would better maintain its design integrity through modern windows without divided lights. The applicant cites code section 14-5.2(C)(1)(a) with regards to this case, which reads that “It is intended that each structure be recognized as a physical record of its time, place, and use.” He argues that this proposal is a modern interpretation of the vernacular architecture and is more respectful to that architecture by not mimicking it in an inauthentic manner. The complete responses to the exception criteria are included in this report.

EXCEPTION CRITERIA:

(1) Do not damage the character of the district:

Applicant response: This home to be built at 1292 Lejano will not damage the character of the district and, in my opinion, is consistent with that character and will add to it with a well executed and designed modern interpretation of Santa Fe Style that maintains its design integrity. The residence is over 100 feet from the property lines at both Lejano, the primary streetscape, and Lorenzo. I believe that only one of the four windows in question will be visible and, as it is set back from the facade, its impact will be very minimal. A majority of the homes in the area have been built in the last 50 years and a majority of them would not meet current code. Many have very large openings without divisions. Thus, this house is not an anomaly in the area.

Staff response: Staff agrees with the applicant response.
(2) Prevent hardship to the applicant or an injury to the public welfare:

**Applicant response:** A compromised design would be a personal hardship to the applicant and an injury to the public welfare which benefits from an honest and consistent approach to building a new house.

**Staff response:** Staff agrees with the applicant response, adding that design integrity contributes more to the public good, which is evolving and is represented in the discussion in the HDRB-hearings, than following the letter of the code.

(3) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic district.

**Applicant response:** We have made a great effort to present different design options, including use of divided lights on visible windows. Being required to use divided lights on the visible windows will have a negative effect on what is otherwise a thoughtful and well integrated design. This house is not a radical design and I believe it contributes to the heterogeneous character of the district. As stated in the code (14-5.2(C)(1)(a) “It is intended that each structure be recognized as a physical record of its time, place, and use.” This house is a modern interpretation of the vernacular architecture which strengthens the unique character of the city. Building a new wood frame house with exaggerated characteristics of historic adobe construction does just the opposite and detracts from the integrity and honesty of these historic homes which have and will continue to stand the test of time.

**Staff response:** Staff agrees with the applicant response.

**RELEVANT CODE CITATIONS:**

(E) Downtown and Eastside Design Standards
The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(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

(f) It is characteristic of old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

(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 portales 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

<table>
<thead>
<tr>
<th>To Be Completed By Applicant</th>
<th>Site Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Submitted:</td>
<td>1292 Lejano</td>
</tr>
<tr>
<td>Property Owner of Record:</td>
<td></td>
</tr>
<tr>
<td>Applicant/Agent Name:</td>
<td>Thomas Hughes</td>
</tr>
<tr>
<td>Contact Person Phone Number:</td>
<td>(603) 310 1444</td>
</tr>
<tr>
<td>Proposed Construction Description:</td>
<td>New Construct 3 bedroom house &amp; garage</td>
</tr>
<tr>
<td>TOTAL ROOF AREA:</td>
<td>9996 sq ft</td>
</tr>
</tbody>
</table>

| Zoning District: | B-S |
| Overlay:        | □ Escarpment  |
|                 | □ Flood Zone* |
|                 | □ Other:      |

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

<table>
<thead>
<tr>
<th>Supplemental Zoning Submittals Required for Building Permit:</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Zero Lot Line Affidavit</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Access and Visibility:</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Arterial or Collector**</td>
</tr>
<tr>
<td>□ Visibility Triangle Required</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Use of Structure:</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Residential</td>
</tr>
<tr>
<td>□ Commercial Type of Use:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Terrain:</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ 30% slopes</td>
</tr>
</tbody>
</table>

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

| Lot Coverage: | 11% |
| Open Space Required: |

<table>
<thead>
<tr>
<th>Setbacks:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Front: 12'1, Minimum:</td>
</tr>
<tr>
<td>2nd Front:</td>
</tr>
<tr>
<td>Proposed Rear: 71', Minimum:</td>
</tr>
<tr>
<td>Proposed Sides: L-R-R, Minimum:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Height:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed 17', Max</td>
</tr>
<tr>
<td>Maximum Height:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking Spaces:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed 3, Accessible</td>
</tr>
<tr>
<td>Minimum:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bicycle Parking**:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed:</td>
</tr>
<tr>
<td>Minimum:</td>
</tr>
</tbody>
</table>

** Commercial Requirement

---

**This Review Does Not Grant Zoning Approval for Building Permit. Final Zoning Review Will Be Performed at the Time of Building Permit Application.**

[PRINT NAME]

[OWNER] [APPLICANT] [AGENT]

[INITIAL]

by Owner 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.

[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:

[INITIAL]

[DATE]

---

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

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on March 10, 2020. The decision of the Board was to approve the application as submitted with the exception of four windows (three on the south elevation, one divided lite window on the east elevation). Your case is postponed to a date certain (March 24th) for you to apply for exceptions. These are enumerated in the attachment to this letter. Please contact Daniel Schwab for an appointment to discuss them at 505 955 6660.

For further information, please call 505-955-6605.

Sincerely,

Daniel Schwab
Planner Senior, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk’s office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. Please attach copies of this letter to all sets when submitting for construction permits.
Exception Criteria from the Santa Fe Land Development Code Chapter 14-5.2 (D)(5):

The applicant for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

(i) Do not damage the character of the streetscape;

(ii) Prevent a hardship to the applicant or an injury to the public welfare;

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant; and

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).
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 than 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.
Exception Request for 1292 Lejano

(1) Do not damage the character of the district:

This home to be built at 1292 Lejano will not damage the character of the district and, in my opinion, is consistent with that character and will add to it with a well-executed and designed modern interpretation of Santa Fe Style that maintains its design integrity. The residence is over 100 feet from the property lines at both Lejano, the primary streetscape, and Lorenzo. I believe that only one of the four windows in question will be visible and, as it is set back from the facade, its impact will be very minimal. A majority of the homes in the area have been built in the last 50 years and a majority of them would not meet current code. Many have very large openings without divisions. Thus, this house is not an anomaly in the area.

(2) Prevent hardship to the applicant or an injury to the public welfare:

A compromised design would be a personal hardship to the applicant and an injury to the public welfare which benefits from an honest and consistent approach to building a new house.

(3) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic district.

We have made a great effort to present different design options, including use of divided lights on visible windows. Being required to use divided lights on the visible windows will have a negative effect on what is otherwise a thoughtful and well-integrated design. This house is not a radical design and I believe it contributes to the heterogeneous character of the district. As stated in the code (14-5.2(C)(1)(a) "It is intended that each structure be recognized as a physical record of its time, place, and use." This house is a modern interpretation of the vernacular architecture which strengthens the unique character of the city. Building a new wood frame house with exaggerated characteristics of historic adobe construction does just the opposite and detracts from the integrity and honesty of these historic homes which have and will continue to stand the test of time.
FLOOR PLAN 1292 LEJANO LANE

3561 sq. ft. heated
814 sq. ft. garage and mechanical
584 sq. ft. portals
479 sq. ft. uncovered patio
4854 sq. ft. total roofed area
PROPOSED EAST ELEVATION

ALTERNATE EAST ELEVATION

1/4" = 1 foot