CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Jay Jay Shapiro, agent for Georges Fengali, owner, proposes to enclose a carport, to construct a new carport with storage, to construct a bathroom addition, to replace windows with doors, to replace a gate, and to extend the existing fence at a contributing residential property.

Case number: 2020-001817-HDRB
Project Type: HDRB

PROJECT LOCATION (S): 328 Otero Street
OW – Georges Fengali 308 Otero Street Santa Fe, NM 87501
AP – Jay Jay Shapiro 90 Leaping Powder Road Santa Fe, NM 87508 Shapiro434@gmail.com

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 1956

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 # 2019-001817-HDRB
Address: 828 Otero
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
x Proposal Letter
x Site Plan/Floor Plan
x Elevations
x 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 and 14-5.2(E) Downtown and Eastside Design Standards.
BACKGROUND & SUMMARY:

328 Otero is a Stamm home built in 1956. The structure has had few alterations since construction. The only non-original windows, on the north elevation, are two wood-frame windows in need of replacement. The residence is listed as Contributing to the Downtown and Eastside Historic District.

The applicant proposes to:

1. Enclose the existing carport on the north end to form a bedroom and bathroom;
2. Relocate the existing carport to the north and the existing storage to the north;
3. Add an 8 x 8 ft. bathroom on the northwest corner of the house;
4. Replacing the two non-historic double-hung windows with sliding wood doors with true divided lites;
5. Replacing an existing gate at the west entrance;
6. Extend the western coyote fence to terminate at the end of the new carport.

The stucco will match the existing (El Rey “San Antonio”). Windows will be aluminum clad, and doors and exterior doors will be light blue with divided lights. Exposed wood will be Sherwin Williams “walnut” stain.

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 portals 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:**

<table>
<thead>
<tr>
<th>Date Submitted:</th>
<th>Site Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>7-26-2020</td>
<td>328 CTERO</td>
</tr>
</tbody>
</table>

**Property Owner of Record:** GEOGEOE RENKO

**Applicant/Agent Name:** JAY GARIFIO

**Contact Person Phone Number:** (505) 999-6161

**Proposed Construction Description:**

**To Be Completed By City Staff:**

<table>
<thead>
<tr>
<th>Zoning District:</th>
<th>Overlay:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>□ Escarpment</td>
</tr>
<tr>
<td></td>
<td>□ Flood Zone*</td>
</tr>
<tr>
<td></td>
<td>□ Other:</td>
</tr>
</tbody>
</table>

**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

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**Lot Coverage:** 77.9%

**Setbacks:**

- Proposed Front: \( \geq \) Minimum: \( 10' \)
- 2\(^{nd}\) Front: \( \geq \) Minimum: \( 5' \)
- Proposed Sides: \( \leq 8' \) Minimum: \( 5' \)
- Maximum Height: \( \leq 8' \) or \( \leq 13' \)

**Parking Spaces:**

- Proposed: \( \geq \) Accessible: \( 0' \) Minimum: \( 2' \)

**Bicycle Parking**:

- Proposed: \( 0' \) Minimum: \( 0' \)

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**Notes:**

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**To Be Completed By Applicant:**

<table>
<thead>
<tr>
<th>To Be Completed By City Staff:</th>
</tr>
</thead>
</table>

**Additional Agency Review if Applicable:**

- □ Escarpment Approval by \( \quad \) Date:  \( / / \)  
- □ Flood Plain Approval by \( \quad \) Date:  \( / / \)  
- □ Traffic Engineering Approval by \( \quad \) Date:  \( / / \)  

**Notes:**

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**Zoning Approval:**

- □ Preliminary Approval □ with conditions □ Rejected

**Comments/Conditions:**

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**REVIEWER:**  

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

**Revised 1-14-13**
February 21, 2020

Jay Jay Shapiro, Architect
90 Leaping Powder Road
Santa Fe, NM 87508

Historical Preservation Division
City of Santa Fe, NM

Re: Mr. and Mrs. George Fengali home on 328 Otero St., Santa Fe, NM 87501

To whom it may concern,

We are requesting approval to restore and remodel a residential structure at 328 Otero. There is deferred maintenance to the entire structure that needs to be accomplished, as well as a provision for remodel and addition.

The general scope of work we are requesting be made are as follows:

- WORK TO RESIDENCE:
  - Enclose existing 14' x 18' Carport to provide a Bedroom and Bathroom;
  - Relocate the existing Carport to the north;
  - Relocate the existing Storage to the north;
  - Add an 8'x8' Bathroom to the Northwest corner of the main house;
  - Replace two (2) existing double-hung windows on North side with sliding wood doors, true-divided lights.

- SITE WORK:
  - Replace existing gate at west entrance to the backyard;
  - Extend the western coyote fence to terminate at the end of the new Carport

Specifications shall be as follows:

- Windows and exterior doors: Match existing windows in type and configuration. Color is a light blue.
- Stucco: Match existing in color and texture; Color: El Rey “San Antonio”.
- Exposed wood: Sherwin Williams “Walnut” stain and seal.

Regards,

Jay Jay Shapiro, Architect
90 Leaping Powder Rd.
Santa Fe, NM 87508
(505) 699-6161
shapiro434@gmail.com
EAST ELEVATION  existing

EAST ELEVATION  proposed

SOUTHELEVATION  existing

SOUTHELEVATION  proposed