PROJECT DESCRIPTION: Eric Enfield, agent for John Horton, owner, proposes to change windows and doors and to construct additions at a non-historic, non-contributing residence.

Case number: 2020-001910-HDRB
Project Type: HDRB

PROJECT LOCATION (S): 448 Camino Monte Vista

OW – John Horton 448 Camino Monte Vista, Santa Fe, NM 87505
AP – Eric Enfield 612 Old Santa Fe Trail, Santa Fe, New Mexico 87505 eric@archallinc.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:
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 1989-1991

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: Lisa Gavioli Roach, Historic Preservation Division Manager

Case # 2020-001910-HDRB
Address: 448 Camino Monte Vista
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:

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:

448 Camino Monte Vista is an approximately 5,500 square-foot single-family residence constructed in approximately 1985-1991 and designed by architect Charles R. Dupwe Jr. as a contemporary or “post-modern” expression of Territorial Revival style. It is listed as non-contributing to the Downtown and Eastside Historic District. The partial two-story residence features brick coping at the flat-roofed areas and a sawtooth gable clerestory elsewhere, as well as white wooden window and door trim with pedimented surrounds. An approximately 850 square-foot, non-contributing accessory structure/casita is also present on the property. A low white wooden picket fence fronts Camino Monte Vista, and the property is otherwise bounded by a stuccoed wall and slat fencing. Staff was able to locate no records of any alterations that have been made since the home’s original construction.

At this time, the applicant proposes the following exterior alterations:

1) Replace windows and doors. Further clarification is needed from the applicant regarding the material and color of the proposed windows and doors, as well as public visibility. If windows and doors to be replaced are publicly visible, divided lights are required. The following window and door changes are proposed:
   a. North façade: Replace windows and enlarge window openings, delete a window, and install a new door in an enlarged opening.
   b. East façade: Replace windows and enlarge some window openings, and delete others. Replace doors, and eliminate a door opening, replacing it with windows.
   c. South façade: Replace doors and south-facing clerestory windows.
   d. West façade: Replace doors

2) Demolish existing portals on the east and south façades.

3) Enlargement of exterior walls on the east and south facades. Further clarification is needed from the applicant regarding this item.

4) Add new photovoltaic solar panels on the south façade. Further clarification is needed from the applicant as to the public visibility of this installation.

5) Removal and/or replacement of skylights.

6) Stucco repair and new color coat throughout. Color to be specified by applicant.

7) Construction of four small additions, as follows:
   a. Northeast corner expansion featuring stuccoed massing with brick coping, 2 over 2 double hung windows, and a pair of French doors.
b. Two small closet additions at the southeast massing, featuring stuccoed walls and new columns positioned in a new wall opening.

c. A small second story addition at the east side of the residence, featuring stuccoed massing with brick coping, a pair of doors at the west façade, a new brick-capped chimney, and a pair of windows on the east façade.

8) At the casita, replacement of windows at the east and west façades, replacement of doors and enlarged openings at the north façade, replacement of doors in the existing openings at the south façade, replacement of the southern clerestory windows, and stucco repair and new color coat (color to be specified by applicant).

**RELEVANT CODE CITATIONS:**

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

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 Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only:  
HCPI No.  
District No.  
NRHP  
SRCP  
Criteria: A B C D

<table>
<thead>
<tr>
<th>NAME OF PROPERTY:</th>
<th>LOCAL REFERENCE NUMBER: 37650</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION OF PROPERTY:</td>
<td>448 Camino Monte Vista</td>
</tr>
<tr>
<td>CITY OR TOWN:</td>
<td>Santa Fe</td>
</tr>
<tr>
<td>COUNTY:</td>
<td>Santa Fe</td>
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<tr>
<td>DATE OF SURVEY:</td>
<td>5/22/2007</td>
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<td>PREVIOUS SURVEY?</td>
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| PHOTOGRAPH VIEW: | north elevation from street |
| PROPERTY TYPE: | Building |

448 Camino Monte Vista is a modern partial 2-story stuccoed residential structure with Territorial Revival detailing and a combined flat parapet and saw-tooth gable clerestory roofline. Flat parapets are finished with a 4-course brick coping and through-parapet canales. Windows are 2-over-2 wooden double hung units with pedimented lintels. There are also single-lite wooden awning units, 1-over-1 wooden double-hung units, and large-lite fixed wooden units. The main entrance to the residence is through a single leaf wooden panel doorway on the north elevation. The door is distinguished by a centrally-located raised gable-roofed porch with a round window and square columns and lintel on the north elevation. The doorway is hugged by large undivided sidelights and a transom window. An additional entrance is on the west elevation under a small porch with a stuccoed corner pier. Direct exterior access is provided the attached pool house at the building's southeast corner through multiple paired single lite French doors on the west and south elevations. An upper level balcony is accessed through double-leaf undivided French doors on the north elevation. An overhead vehicular door provides access to the attached garage at the building's southwest corner. Many courtyard areas are enclosed with 6' stuccoed yard walls that have multi-paneled wooden gates and wooden shutters. At the street, the property is enclosed by a mix of stepped stucco yard walls and a low wooden picket fence.

<table>
<thead>
<tr>
<th>WHO USES THE PROPERTY?:</th>
<th>(Current and historic users and uses made of property.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single family residential</td>
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CONSTRUCTION DATE KNOWN? | Yes |
SOURCE FOR CONSTRUCTION DATE: | Hudspeth's Santa Fe City Directory |
SETTING: | Urban |
IF URBAN SETTING, NATURE OF IT: | Residential |
SIGNIFICANT MODIFICATIONS? | none known |
RELATIONSHIP TO SURROUNDINGS: | Dissimilar |
COMMENTS ON SURROUNDINGS: | single story compact neighborhood |
Camino Monte Vista

NOTES ON ADDITIONAL PERSPECTIVE: (If photo, include photo info, as in #10)
Site. Santa Fe GIS base map. NTS.

SURVEYOR BUSINESS NAME: Ragins Research and Planning
SURVEYOR FIRST NAME: Mary
SURVEYOR LAST NAME: Ragins
SURVEYOR STREET ADDRESS: 9 Stone Ridge Road
SURVEYOR CITY: Santa Fe
SURVEYOR ZIP CODE: 87505
SURVEYOR TELEPHONE: 5059960852
SURVEYOR EMAIL: mp@intergate.com

OWNER OR OTHER KNOWLEDGEABLE PEOPLE:
Charles Dupwe, architect/original and current owner

IS THE PROPERTY ENDANGERED?: No
HOW IS THE PROPERTY ENDANGERED?:

SIGNIFICANCE TO CURRENT COMMUNITY: Low
DESCRIPTION OF COMMUNITY SIGNIFICANCE:
non-historic structure

OTHER INFORMATION OF INTEREST: (Such as historical, legendary, structural, former ownership, character-defining features, etc.)

IS PROPERTY INDIVIDUALLY LISTED ON A REGISTER?: No
INDIVIDUALLY LISTED ON SRCP?: No
INDIVIDUALLY LISTED ON NRHP?: No
IF NOT LISTED, IS IT ELIGIBLE?: No
IF ELIGIBLE, WHY?

IS PROPERTY IN A REGISTERED DISTRICT?: Yes
DISTRICT DESIGNATION: Non-contributing
DISTRICT NAME:
Downtown and Eastside Historic District
DISTRICT IS ON THE SRCP?: Yes
DISTRICT IS ON THE NRHP?: Yes

ARE CONTINUATION SHEETS ATTACHED?:
CONTINUATION SHEET PAGE NUMBERS: 1-5

IS HCPI FORM 2 ATTACHED?: □
NAME OF PROPERTY:  
COUNTY: Santa Fe  
CITY OR TOWN: Santa Fe  
LOCATION OF PROPERTY: 448 Camino Monte Vista

Additional Photo #1:
Photo #1 Notes:
north elevation at east end

Additional Photo #2:
Photo #2 Notes:
north elevation at central area
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<tr>
<th>NAME OF PROPERTY:</th>
<th>LOCATION OF PROPERTY:</th>
<th>DATE OF SURVEY:</th>
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<td>448 Camino Monte Vista</td>
<td>5/29/2007</td>
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</table>

**COUNTY:** Santa Fe  
**CITY OR TOWN:** Santa Fe

**Photo #3:**
- **Notes:** north elevation at west corner

**Additional Photo #4:**
- **Notes:** north elevation toward west
NAME OF PROPERTY:  
COUNTY: Santa Fe

LOCATION OF PROPERTY: 448 Camino Monte Vista
CITY OR TOWN: Santa Fe

DATE OF SURVEY: 5/29/07

West elevation

South and west elevations
<table>
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<tr>
<th>NAME OF PROPERTY:</th>
<th>LOCATION OF PROPERTY: 448 Camino Monte Vista</th>
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<tr>
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<td>CITY OR TOWN: Santa Fe</td>
</tr>
<tr>
<td></td>
<td>DATE OF SURVEY: 5/29/07</td>
</tr>
</tbody>
</table>

South elevation inside courtyard

West and south elevations inside courtyard
Historic Cultural Properties Inventory (HCPI) Continuation Sheet 5
Historic Preservation Division, New Mexico Office of Cultural Affairs
For HPD Office Use only

LOCAL REFERENCE NUMBER: 37650

NAME OF PROPERTY: 
COUNTY: Santa Fe

LOCATION OF PROPERTY: 448 Camino Monte Vista
CITY OR TOWN: Santa Fe

DATE OF SURVEY: 5/29/07

East Elevation
THE ATTACHED SURVEY FROM REFLECTS
HISTORIC BUILDING SURVEY WORK THAT WAS
COMPLETED DURING THE SUMMER OF 2007. RESULTS
OF THE SURVEY AS REFLECTED ON THE ATTACHED
HAVE NOT BEEN ADOPTED BY THE HISTORIC DESIGN
REVIEW BOARD. IT SHOULD BE CONSIDERED
PRELIMINARY FOR PURPOSES OF PLANNING. THIS IS
TRUE AS OF 09/07.

PLEASE SEE DAVID OR MARISSA FOR MORE
INFORMATION OR CLARIFICATION
**Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)**

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

For HPD Office use only: HCPI No. [ ] District No. [ ] NRHP [ ] SRCP [ ] Criteria: [ ] A [ ] B [ ] C [ ] D

| NAME OF PROPERTY: | guesthouse |
| LOCATION OF PROPERTY: | 448 Camino Monte Vista |
| CITY OR TOWN: | Santa Fe |
| COUNTY: | Santa Fe |
| DATE OF SURVEY: | 5/22/2007 |
| PREVIOUS SURVEY? | No |
| PREVIOUS SURVEY DATE: | |
| NAME OF PROJECT: | Camino Monte Vista Resurvey |
| PHOTOGRAPH: | |
| ROLL NUMBER: | na |
| FRAME NUMBER: | na |
| NEGATIVE LOCATION: | na - digital image |
| LOCAL REFERENCE NUMBER: | 37651 |
| UTM ZONE: | 13 |
| UTM EASTING: | 415195 |
| UTM NORTING: | 3948286 |

**PHOTOGRAPH VIEW:** south and east elevations

**PROPERTY TYPE:** Building

**DESCRIPTION OF PROPERTY:**
The guesthouse at 448 Camino Monte Vista is a single-story modern-designed residential structure with a combined flat parapet and single gable clerestory. It is finished with textured earth-tone colored stucco. Windows are a mix of design and styles and include two fixed large-lite wooden units on the south elevation. Windows on the east elevation include two double-hung wooden units in the 1-over-1 configuration that are finished with a pedimented lintel surround. There is also a pair of single-lite wooden awning units on the east elevation. There is an entrance porch at the building’s southeast corner detailed with a stucco pier. Entry to the building is through a single-leaf 6-panel wooden door with a leaded glass transom protected by this porch. On the south and north elevations there are also a pair of large-lite metal sliding glass doors. At the northeast corner of the building there is a single interior chimney, the flue of which is finished with brick coping. The building is separated from the main residence on the site by a brick driveway to its east.

**WHO USES THE PROPERTY?:** (Current and historic users and uses made of property.)
residential guesthouse to single family residence on site

**CONSTRUCTION DATE KNOWN?** Yes
**DATE OF CONSTRUCTION:** 1989-1991
**SOURCE FOR CONSTRUCTION DATE:** Hudspeth's Santa Fe City Directory

**SETTING:** Urban

**SIGNIFICANT MODIFICATIONS?** none known
**RELATIONSHIP TO SURROUNDINGS:** Dissimilar

**IF URBAN SETTING, NATURE OF IT:** Residential

**COMMENTS ON SURROUNDINGS:** single story flat roofed residences
HCPI Base Form (FORM 1) (Continued)  
Historic Preservation Division, New Mexico Office of Cultural Affairs  
LOCAL REFERENCE NUMBER: 37651  
ADDITIONAL PERSPECTIVE: (Photo, drawing, footprint, etc.; indicate north arrow when possible)

NOTES ON ADDITIONAL PERSPECTIVE: (If photo, include photo info, as in #10)  
Site. Santa Fe GIS base map. NTS.

SURVEYOR BUSINESS NAME: Ragins Research and Planning  
SURVEYOR FIRST NAME: Mary  
SURVEYOR LAST NAME: Ragins  
SURVEYOR STREET ADDRESS: 9 Stone Ridge Road  
SURVEYOR CITY: Santa Fe  
SURVEYOR ZIP CODE: 87505  
SURVEYOR TELEPHONE: 5059950852  
SURVEYOR EMAIL: rmp@intergate.com

OWNER OR OTHER KNOWLEDGEABLE PEOPLE:  
Charles Dupwe, architect/original and current owner

IS THE PROPERTY ENDANGERED?: No  
HOW IS THE PROPERTY ENDANGERED?:  
SIGNIFICANCE TO CURRENT COMMUNITY: Low  
DESCRIPTION OF COMMUNITY SIGNIFICANCE: non-historic structure

OTHER INFORMATION OF INTEREST: (Such as historical, legendary, structural, former ownership, character-defining features, etc.)

IS PROPERTY INDIVIDUALLY LISTED ON A REGISTER?: No  
INDIVIDUALLY LISTED ON SRCP?: No  
INDIVIDUALLY LISTED ON NRHP?: No  
IF NOT LISTED, IS IT ELIGIBLE?: No  
IF ELIGIBLE, WHY?:  
ARE CONTINUATION SHEETS ATTACHED?: ☑  
CONTINUATION SHEET PAGE NUMBERS: 1

IS PROPERTY IN A REGISTERED DISTRICT?: Yes  
DISTRICT DESIGNATION: Non-contributing  
DISTRICT NAME: Downtown and Eastside Historic District  
DISTRICT IS ON THE SRCP?: Yes  
DISTRICT IS ON THE NRHP?: Yes  
IS HCPI FORM 2 ATTACHED?: ☑
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<th>guesthouse</th>
<th>LOCATION OF PROPERTY:</th>
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<td>CITY OR TOWN:</td>
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<tr>
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**Additional Photo #1:**

Photo #1 Notes:
east elevation entrance

**Additional Photo #2:**

Photo #2 Notes:
east elevation at north end
## Preliminary Zoning Review Worksheet

**City of Santa Fe Land Use Department**

### To Be Completed By Applicant:
- **Date Submitted:** 3/20/2020
- **Site Address:** 448 Camino Montevista
- **Property Owner of Record:** John Hootan
- **Applicant/Agent Name:** Ewenfield
- **Contact Person Phone Number:** (505) 983-5269
- **Proposed Construction Description:** Remodel + 3 Small Additions

### Zoning District:
- **Zoning District:** R3
- **Overlay:**
  - Escarpment N/A
  - Flood Zone*
  - Other: ____________
- **Submittals Reviewed with PZR:**
  - Legal Lot of Record
  - Development Plan
  - Building Plans
  - Existing Site Plan
  - Proposed Site Plan
  - Elevation

### Supplemental Zoning Submittals Required for Building Permit:
- **Zero Lot Line Affidavit**
- **Access and Visibility:**
  - Arterial or Collector**
  - Visibility Triangle Required
  - Other: ____________
- **Use of Structure:**
  - Residential
  - Commercial Type of Use: ____________
  - Non-Residential
  - Other: ____________
- **Terrain:**
  - 30% slopes N/A

### Lot Coverage:
- **% Open Space Required:**
- **Setbacks:**
  - Proposed Front: 16' Minimum: 7' 2nd Front: ____________
  - Proposed Rear: 21'5" Minimum: 15' Proposition Sides: L R Minimum: 5'__

### Height:
- **Proposed:** not turned existing
- **Maximum Height:** existing or Regulated by Historic Districts Ordinance
- **Other:**
  - Regulated by Escarpment District
  - Other: ____________

### Parking Spaces:
- **Proposed:** Accessible
- **Minimum:**
- **Bicycle Parking**:
  - **Proposed:** Minimum: ____________
  - **Other:**

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

**Signature:**

**Date:**

---

**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:**

**Date:** 3/23/20

---

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.
March 18th, 2020

VIA HAND DELIVERY

City of Santa Fe
Historic Preservation Department
200 Lincoln
Santa Fe, NM 87501
Attn: Lisa Roach

RE: 448 Camino Monte Vista – Remodel & Additions to Existing Residence
Architect’s Project # 19-19

Dear Lisa:

Attached are drawings for a proposed remodel and additions to an existing non-contributing single-family residence and casita located at 448 Camino Monte Vista. The house and casita, both designed by architect Charles R. Dupwe Jr., were constructed from 1985 to 1992 in the Territorial/Post Modern style using traditional stucco, adobe and wood framing. Proposed additions will not exceed the existing height of the house.

Main House/ exterior alterations:
- Replacement of existing windows in enlarged opening @ north façade
- Replacement of existing windows in enlarged opening @ east façade
- Replacement of existing south facing clerestory windows
- Replacement of existing doors @ east & south façades
- Removal of existing doors @ east & west façades
- Removal of existing window and installation of new door in enlarged existing opening @ north façade
- Replacement of existing windows @ east façade
- Removal of existing portals @ south & east façades
- Enlargement of existing walls @ east & south façades
- New addition to level one @ north façade (northeast corner of main residence)
- New addition w/ new windows to level two @ south façade
- New exterior French doors @ west façade of new level two addition
- New portal @ west façade of new level two addition
- New additions w/ exterior doors to level one @ south façade
- New solar panels @ south façade clerestory
- Removal and/or enlargement of existing skylights
• Stucco repair & new color coat to match existing

Casita/ exterior alterations:
• Replacement of existing windows @ east & west façades
• Replacement of existing exterior doors in enlarged existing opening @ north façade
• Replacement of existing exterior doors in existing opening @ south façade
• Replacement of existing south facing clerestory window glazing
• Stucco repair & color coat to match existing

Existing Main House Square Footage:
Existing Heated = 5,554 sf
Existing Roofed = 5,887 sf

Proposed Main House Square Footage:
Proposed Heated = (-) 838 sf
Proposed Roofed = (-) 252 sf

Existing & Proposed Casita Square Footage:
Existing & Proposed Heated = 821 sf
Existing & Proposed Portal = 17 sf

Total Combined Proposed Roofed Area: 6,473 sf

Thank you for your time and consideration. Please contact us if you have any questions.

Sincerely,

Eric Enfield, AIA
ARCHITECTURAL ALLIANCE, INC.
Cc: Mr. John Horton
File
Horton Residence
Renovations

448 Camino Monte Vista
Santa Fe NM 87505

Building Criteria

SITE: 448 Camino Monte Vista
Santa Fe, New Mexico

CONSTRUCTION:
Kitchen remodeling
Interior & Exterior Alterations
New addition
Pool Alterations

UTILITIES:
Sewer: (Ex) Service by City
Water: (Ex) Water by City
Gas: (Ex) Service by NMGAS
Electrical: (Ex) Service by PNM

SQUARE FOOTAGE SUMMARY:
EXISTING MAIN HOUSE
HEATED • EXISTING MAIN HOUSE ROOFED AREA = 5,514 SQ. FT.
EXISTING MAIN HOUSE HEATED = 5,387 SQ. FT.
EXISTING MAIN HOUSE ROOFED AREA = 821 SQ. FT.
EXISTING CASITA ROOFED AREA = 820 SQ. FT.

EXISTING CASITA ROOFED AREA = 820 SQ. FT.
EXISTING CASITA ROOFED AREA = 820 SQ. FT.
EXISTING CASITA ROOFED AREA = 820 SQ. FT.
EXISTING CASITA ROOFED AREA = 820 SQ. FT.

TOTAL EXISTING HEATED = 6,375 SQ. FT.
TOTAL EXISTING ROOFED AREA = 6,525 SQ. FT.
PROPOSED MAIN HOUSE HEATED = 6,141 SQ. FT.
PROPOSED MAIN HOUSE ROOFED AREA = 6,141 SQ. FT.
PROPOSED CASITA HEATED = 850 SQ. FT.
PROPOSED CASITA ROOFED AREA = 850 SQ. FT.

TOTAL PROPOSED HEATED = 6,491 SQ. FT.
TOTAL PROPOSED ROOFED AREA = 6,491 SQ. FT.

CODE SUMMARY:
BASED ON 2015 IRC & 2015 IBC
ZONING: R-3
OCCUPANCY: GROUP R-3 (RESIDENTIAL)
CONSTRUCTION TYPE: V-B
EXISTING SITE PLAN

SCALE: 1" = 10'-0"
PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

RECEIVED FROM FIREFIGHTER LOCATION REPORT - DATED SEPTEMBER 26, 2021

LOT 1
- WALL
- BRICK
- BRICK DRIVEWAY
- RESIDENCE
- WALL
- O.H.
- BRICK PARKING
- ANCHOR

LOT 2
- RESIDENCE
- O.H.
- FOUNTAIN
- WALL
- BRICK

LOT 3
- WALL
- O.H.
- OVERHEAD UTILITY LINE
- BRICK

PROJECT SHEET
- 448 Camino Monte Vista
- Santa Fe, NM

PROPOSED SITE PLAN
- C-2
MAIN HOUSE
EXISTING NORTH EXTERIOR ELEVATION

SCALE: 1/4 = 1'-0"

MAIN HOUSE
PROPOSED NORTH EXTERIOR ELEVATION

SCALE: 1/4 = 1'-0"
MAIN HOUSE
EXISTING WEST EXTERIOR ELEVATION

NOTE: MAIN HOUSE EXISTING WEST EXTERIOR ELEVATION TO SHOW EXISTING CONDITION

MAIN HOUSE
PROPOSED WEST EXTERIOR ELEVATION

NOTE: MAIN HOUSE PROPOSED WEST EXTERIOR ELEVATION TO SHOW PROPOSED CONDITION

REFERENCES
1. 448 Camino Monte Vista, Santa Fe, NM
2. Project Title: 448 Camino Monte Vista
3. Project No: 19-19
4. Contractor: Example Co.
5. Date: 3/23/20

NOTES:
- Main House Existing West Exterior Elevation
- Main House Proposed West Exterior Elevation
- Details on materials and specifications

ARCHITECTURAL ALLIANCE, INC.
448 Camino Monte Vista
Santa Fe, NM 87501
(505) 982-7211
www.archalliance.com
CASITA
EXISTING SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

CASITA
EXISTING NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

CASITA
PROPOSED SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

CASITA
PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"