CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Wayne Lloyd and Associates, agent for the Watsons, owners, proposes to construct an addition on a significant residential structure. Two exceptions are requested to remove historic material and tp construct on a primary facade (section 14-5.2(D)(1)(a) and (D)(2)(c).

Case number: **2020-002357-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): **203 East Santa Fe Avenue**

OW – Watson, Brian and Lisa 203 East Santa Fe Avenue lswatson0603@gmail.com 505-919-9100

AP – Wayne Lloyd and Associates 321A West San Francisco Street, 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: **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 051600024

YEAR OF CONSTRUCTION by 1928

PROJECT TYPE

Status ☐ **Primary Elevations** ☐ **Remodel** ☒ **Demolition** ☐ **New** ☐ **Other** _____

USE, EXISTING **Residential** ☒ **Non-Residential** ☐ **Vacant** ☐

USE, PROPOSED **Residential** ☒ **Non-Residential** ☐

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: August 11, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-002357-HDRB

Address: 203 East Santa Fe Avenue
Historic Status: Significant
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

_x_ **Historic Inventory Form**

_x_ **Zoning Review Sheet**

____ **Other:** - exception criteria responses
- Diagram and answers regarding options for addition location

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) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards. Staff recommends that the application for exceptions to remove historic material (Section 14-5.2(D)(1)(a)) and to construct and addition on a primary façade (Section 14-5.2(D)(2)(c)) have been met.

BACKGROUND & SUMMARY:

203 East Santa Fe Avenue is a single-family residential structure listed as Significant to the Don Gaspar Area Historic District. The original structure was built by 1928 in a late Victorian "Hipped Box" style out of red brick. It has a steep hipped asphalt shingle roof and 1-over-1 wood double hung windows. An addition was made on the rear (north) side of the house in around 1986 of a similar red brick with a shed roof, and a further addition was added on to this, extending north, around 2003 with horizontal white colored siding. These additions have covered over the north façade apart from an 11-foot-long section on the northwest corner of the residence.

The applicant requests the construction of an addition on the north façade, extending from the first addition to within one foot of the west corner. The proposed addition would be ten feet from west to east and eleven feet from north to south. It would be made of brick differentiated from the original with a flat roof of TPO in a tan color shielded from view by a low parapet with white painted territorial detailing. The original north-facing window would be re-used on the north façade and an identical window would be installed facing west. The field stone exposed stem-wall foundation would be carried over from the historic structure.

Two exceptions are required for this application – one to place an addition on a primary façade, per Section 14-5.2(D)(2)(c), and one to remove historic material, per Section 14-5.2(D)(1)(a). Exception criteria and responses are found below.

EXCEPTION CRITERIA AND RESPONSES:

Exception to remove historic material (Section 14-5.2(D)(1)(a)) and to construct on a primary façade (Section 14-5.2(D)(2)(c)) .

(i) *Do not damage the character of the district*

Applicant Response: We propose that the addition would not distract from the historic portion of the property. The proposed addition has been designed in keeping with the recommendations of the district. We also propose reuse of the existing historic openings. For these reasons we feel the project would not damage the district.

Staff Response: Staff regards this as a minor addition to the rear of the existing structure that does not damage the character of the streetscape.

With regard to Section 14-5.2(D)(1)(a): Original materials will be re-used to the greatest extent possible, including the north-facing historic window and the corner bricks.

With regard to Section 14-5.2(D)(2)(c): On Significant structures, all facades are primary. The two most visible street-facing façades on the west and south will remain unchanged. The proposal is for an addition on the north façade, which is the rear of the building. It is visible from the public but much less than the south and west facades. The addition will be

set back from the west façade by one foot in order to differentiate it and is designed to appear clearly secondary to the main, historic structure.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: We make this application because the owners worry of how the current interior layout will integrate with their wish to live in the residence long into their life. The current master bedroom do not have a functional closet or an on-suite bathroom with accessible accommodations. The current closet is mostly occupied by remnants of previous fireplace structures which render it mostly useless for clothing storage. The current bathroom has approximately 26" between the shower and sink counter. Additionally, the toilet is mounted so close to the shower that one must cross over the toilet to enter the shower. The purpose of the addition would be to add a comfortable bathroom that would feature an accessible water closet, sink, and shower.

Staff Response:
With regard to Section 14-5.2(D)(1)(a): Staff does not see the re-use of historical materials as causing an injury to the public welfare. The proposed design will be sufficiently differentiated from the historic structure not to give a false sense of historical development.

With regard to Section 14-5.2(D)(2)(c): The applicant has supplied extensive documentary evidence that the configuration of the existing house is such that an interior remodel that can accommodate their needs for aging in place cannot be made without adding on to the Master Bedroom, either on the north or west facades. The north façade is clearly the less intrusive. Not granting the exception would likely cause hardship in old age for the applicant. Staff does not regard it an injury to the public welfare to construct this small addition to the rear of this structure.

(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*
Applicant Response: The addition would cover a section of the north façade of the historic portion of the residence as well as a portion of the non-historic porch enclosure facing west. We propose that the addition would improve the integration of the two prevailing estheics present at the residence by removing the line of the shed roof given by the non-historic porch encloser, and placing the faux wood siding of the residences' 2003 addition further in the background from the historic portion of the residence. In this way we see the addition as a buffer between the stark stylistic differences between the cohesive character of the historic brick original residence and the lighter white colored 2003 addition.

Staff Response:
With regard to Section 14-5.2(D)(1)(a): Various design approaches were considered with regard to materials. Original materials will be re-used to the greatest extent possible.

With regard to Section 14-5.2(D)(2)(c): The applicant has supplied detailed documentation of the various design alternatives and why they were ruled out. Other considered alternatives either were more intrusive to the exterior, more damaging to the interior of the historic building or impractical in terms of location. The proposed solution chooses the north façade as the least intrusive location for this addition.

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.

Windows & Doors:

14-5.2(D)(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

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

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

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

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

14-5.2(H) Don Gaspar Area Historic District
(1) District Standards
Compliance with the following structural standards shall occur wherever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:
(a) Slump block, stucco, brick, stone, or wood shall be used as exterior wall materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials. The painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns, or using building as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.
(b) Roof forms including but not limited to flat, gabled, shed, and hipped roofs are allowed. Folded plate or hyperbolic roofs are not allowed.

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, greenhouses, garden rooms, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened by the following methods:
   (i) raising the parapet;
   (ii) setting back from the edge of the roof;
   (iii) framing the collector with wood;
   (iv) in the case of pitched roofs, by integrating the collector into the pitch;
   (v) in case of ground solar collectors by a wall or vegetation;
   (vi) in the case of wall collectors by enclosing by end or other walls;
   (vii) other means that screen the collector or integrate it into the overall structure.
   Non-glare materials shall be used in solar collectors.

(d) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened by opaque materials by raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems.

(e) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in view from any public street, way, or other public place.

(f) Greenhouses. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to-effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and the greenhouses made from enclosed porches or portales shall maintain the shape of the porch or portal.

(g) For residential uses, paving with asphalt or parking is not allowed in the front yard except in the sidewalk or driveway.

(h) For commercial uses zoned C-1 front yards are required to be landscaped, and no required front yard shall be used for off-street parking.

(i) As a condition of any rezoning all applicants shall provide evidence of sufficient off street parking and an intent to maintain the architectural integrity of the existing building or to conform to the architectural style of the district if constructing a building on a vacant lot.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or destruction of walls, fences, and solar collectors and required submittals shall be reviewed by the land use department. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30)

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

RECEIVED JUL 20 2020

[illegible]

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

SHEB MIRANDO / LLOYD & ASSOCIATES ARCHITECTS [□OWNER □APPLICANT ■AGENT]
PRINT NAME

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.

Sheb Mirando 7/10/20
SIGNATURE **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: _____

REVIEWER: _____ **DATE:** 7/14/20

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993

IDENTIFICATION

ADDRESS: 203 E. Santa Fe

ID NUMBER: 051600024

BUILDING NAME:

SANTA FE ID NUMBER: H3404

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 25 NW 1/4 NE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

_____ ESTIMATE by 1928 ACTUAL

SOURCE(S) city directory

BUILDING DATA

ARCHITECTURAL STYLE: Hipped Box

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

X MINOR X MODERATE

____ MAJOR small add'n/

EXPLAIN: porch enclosure on north (rear)

OVERALL CONDITION:

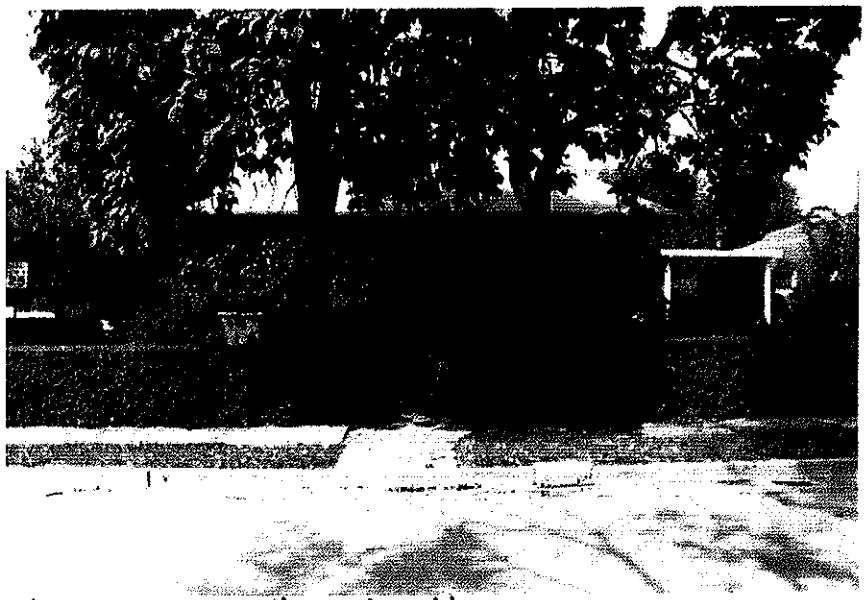
____ EXCELLENT X GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

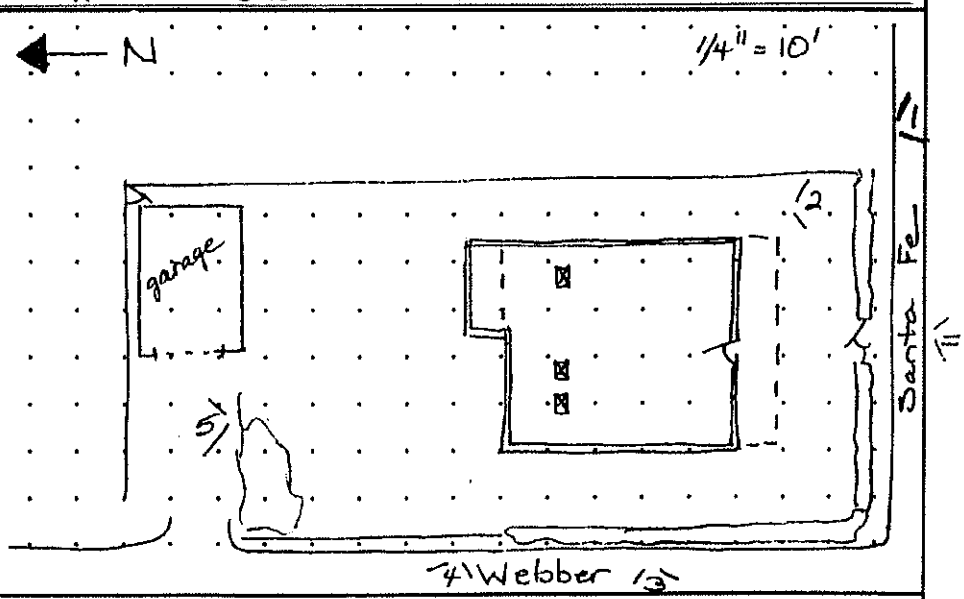
____ YES X NO

PHOTO



#11 south elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE Contributing

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ____ CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 8/93 BY DB

NEGATIVES WITH NMHPD ROLL # DB8 NEG # 1 TO 5

DB10 #11

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION	
ROOFS & DRAINS	hipped asphalt shingle with overhang, exposed rafters; shed roof on N section with wood fascia
BUILDING WALLS	red brick
FOUNDATIONS	cut stone – basement windows visible on west
DOORS	large-light wood with transom, metal storm door
WINDOWS	1/1 wood DHWs; 6-light casements, paired concrete lintels & sills, storm windows
PORCHES OR PORTALES	south – under house roof – full-facade porch with brick piers & low wall, concrete cap, concrete floor
BALCONIES	
COURTYARDS	
FENCES/WALLS	hedges around front yard, concrete block on west in rear and north; wire fence east
ARCH. DETAILS	
OTHER	Garage is red brick with pitched gable, exposed rafters, boarded windows with wood lintels
COMMENTS	Small addition on north (replacing porch) since 1948 Sanborn – not intrusive.

ADDITIONAL PHOTOGRAPHS

#1 south elevation from SE

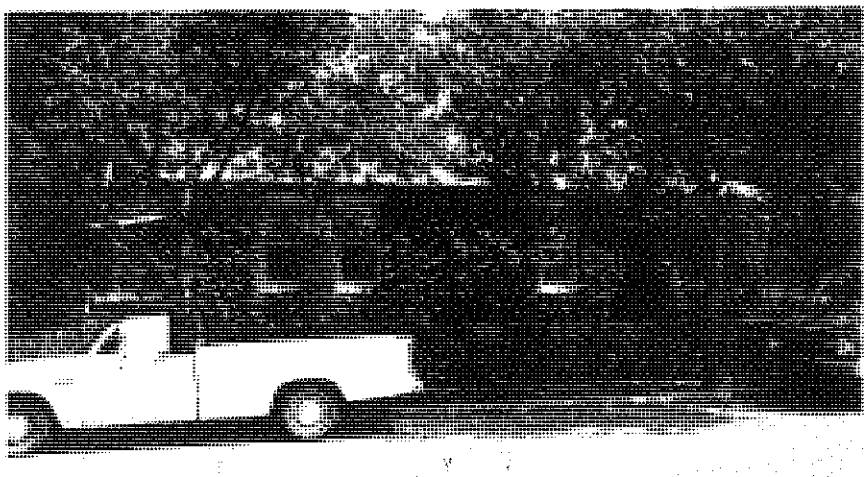
#6 east elevation

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 (concluded)

IDENTIFICATION	ADDRESS	ID NUMBER: 0516 00024
	203 E. Santa Fe	SANTA FE ID NUMBER: H 3404
		SURVEYED/RESEARCHED DATE 8/93 BY DB

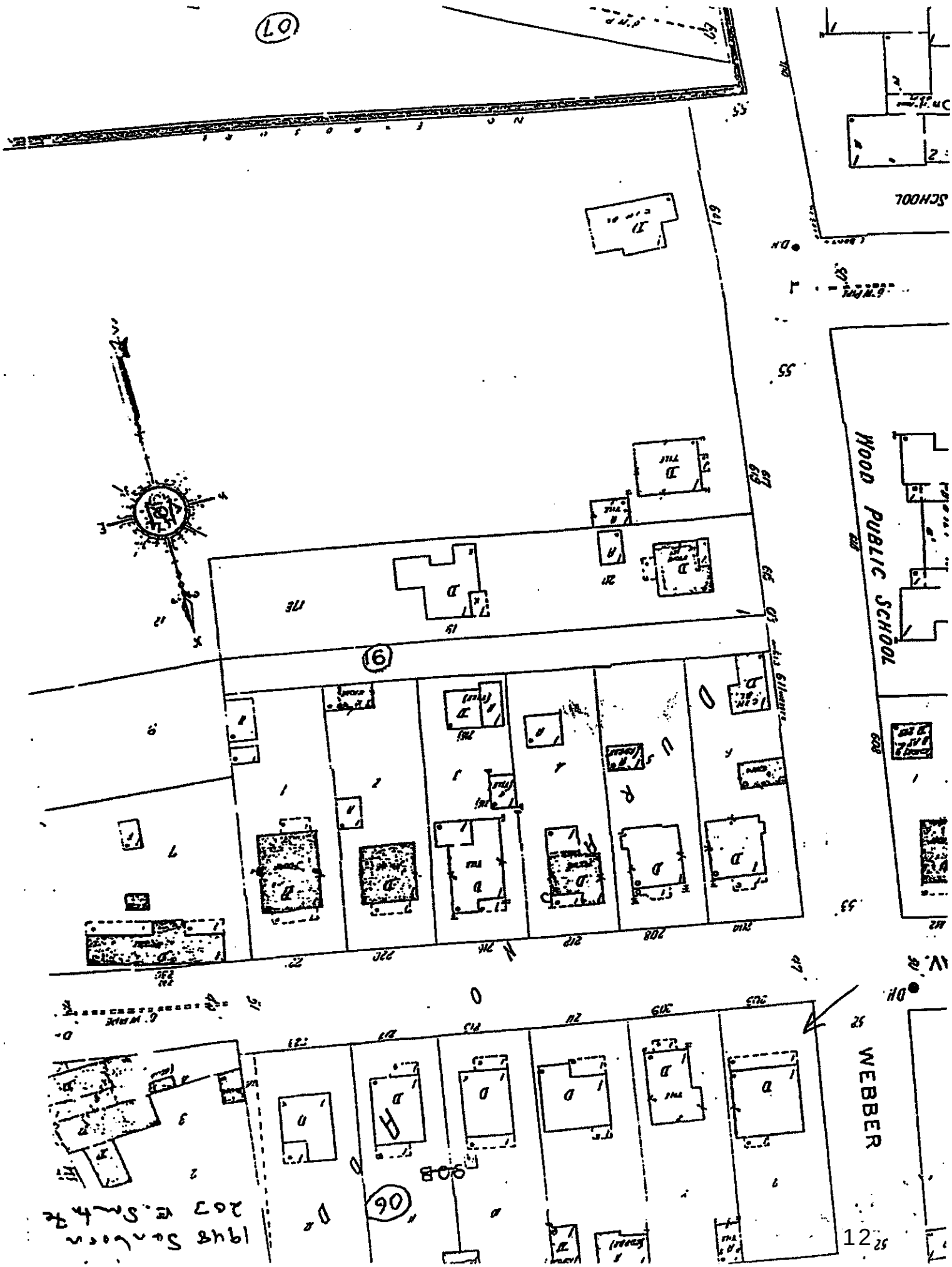
#5 north elevation from NW

#4 west elevation, N end



#3 west elevation

(continuation s map/plat information)


WOOD PUBLIC SCHOOL
WEBBER
SCHOOL
16
07
06

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 24	UTM reference zone 12 (13)	easting 41[illegible] northing [illegible]

location description: 203 E Santa Fe

city/town: Santa Fe

land grant/reservation:

building name:

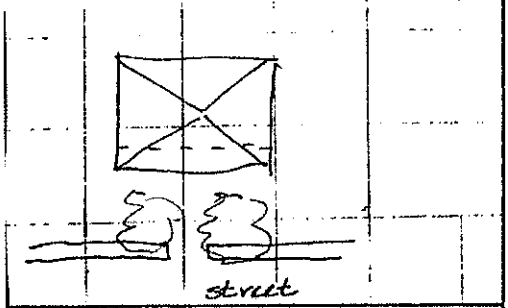
legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by E.T. no. 29 2

negative nos. 7-8 8,9

loc. of neg. City of Santa Fe

building-site plan



date of construction: 1895 estimate 1912-28 actual

source: City Directory Sanborn

use
present (residential)
other ___
historic (residential)
other ___

condition
X excellent ___ good
___ fair ___ deteriorating

style: late Victorian

foundation material: ~~N/V~~ Stone

wall material/surface: red brick

degree of remodeling
X minor ___ moderate ___ major
describe:

architectural features

steep hip roof
veranda - inset - across front
exposed rafters
d/h wd 1-1
Stone lintels

surroundings: res

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
X significant ___ contributing
___ supporting ___ intrusive

comments

trimed hedge - paired
flowering trees at walk
neg #8
1936 cd - Thomas Vincent
1928 cd - Santana Mrs Jessie
1930 Sanborn

associated buildings? X yes
what type? brick garage
if inventoried, list ID nos.

see back? X yes

Lloyd & Associates
Architects

July 15th, 2020

RECEIVED
JUL 20 2020
BY:

Historic Board Staff
Planner Supervisory
City of Santa Fe Historic Preservation Div.
P. O. Box 909
Santa Fe, NM 87501

Re: **Proposed Addition at 203 E. Santa Fe Avenue**

Dear Historic Board Staff,

On behalf of the owners we are submitting drawings for a proposed addition to the existing residence at 203 E. Santa Fe Avenue. As the existing building has been classified as a significant historic structure, we would like to request an exception to add an addition to a primary façade.

The residence has three different sections to it. The first section starting from the south is the main house, which is the oldest and most homogeneous in style. The brick building has a consistent wide overhang on its hip roof and exposed concrete lintels and sills at openings. Attached to the original north wall of this section of the building is what we believe is an enclosed porch, which would have been the original back porch of the property. The enclosed porch has different brick and stone than the original structure. North of the enclosed porch is an addition which was approved by the board in 2003 which is differs distinctly from the district in its white integrally colored cement-based siding which has wood lintel and sill ornamentation that approximates territorial detailing. The 2003 addition also features white fiber glass guardrails which departs from the district.

We propose a 110sf addition to the north-west corner of the existing building. To accomplish the addition, we request two exceptions; One is the removal of historic material and the second is having an addition that is not setback 10 feet from a primary façade, as the existing building is designated as significant.

Below we highlight the conditions laid out in the code for exception requests:

(i) Do not damage the character of the district
Response:

We propose that the addition would not distract from the historic portion of the property. The proposed addition has been designed in keeping with the recommendations of the district. We also

321A West San Francisco Street, Santa Fe, NM87501. Tel 505.988.9789 www.lloyd-architects.com

propose reuse the existing historic openings. For these reasons we feel the project would not damage the district.

ii) Are required to prevent a hardship to the applicant or an injury to the public welfare
Response:

We make this application because the owners worry of how the current interior layout will integrate with their wish to live in the residence long into their life. The current master bedroom does not have a functional closet or an on-suite bathroom with accessible accommodations. The current closet is mostly occupied by remnants of previous fireplace structures which render it mostly useless for clothing storage. The current bathroom has approximately 26" between the shower and sink counter. Additionally, the toilet is mounted so close to the shower that one must cross over the toilet to enter the shower. The purpose of the addition would be to add a comfortable bathroom that would feature an accessible water closet, sink, and shower.

(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
Response:

The addition would cover a section of the north façade of the historic portion of the residence as well as a portion of the non-historic porch enclosure facing west. We propose that the addition would improve the integration of the two prevailing esthetics present at the residence by removing the line of the shed roof given by the non-historic porch encloser, and placing the faux wood siding of the residence's 2003 addition further in the background from the historic portion of the residence. In this way we see the addition as a buffer between the stark stylistic differences between the cohesive character of historic brick original residence and the lighter, white colored 2003 addition.

We propose that the new addition have a flat roof with a low parapet. The parapet would feature white painted wood territorial detailing. The addition would have brick of same size and texture but a contrasting color to the existing historic brick. We propose continuing the same field stone exposed stem-wall foundation and exposed concrete sill and header detailing seen on the historic portion of the residence. Two openings are located on the portion of the historic North façade that we would be covering with the addition. We propose salvaging both windows in the proposed work. We also propose adding a window to the west that would be a double hung wood window to match the historic windows of the residence. The addition would have a TPO roof in a tan color that would not be exposed, being completely screened by the proposed parapet. The project also would not feature any exposed mechanical or electrical equipment.

JUL 2 0 2020

Our application consists of the following items:

- This letter
- Existing photographs
- Existing and Proposed Floor plan
- Existing and Proposed Roof plan
- Existing and proposed Exterior Elevations

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

Best Regards,

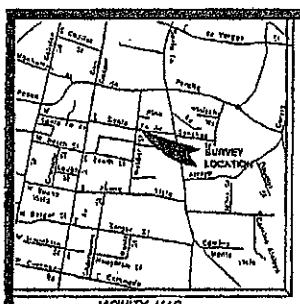
Sheb Mirando, Lloyd & Associates Staff,
Wayne S. Lloyd, AIA

321A West San Francisco Street, Santa Fe, NM87501. Tel 505.988.9789 www.lloyd-architects.com

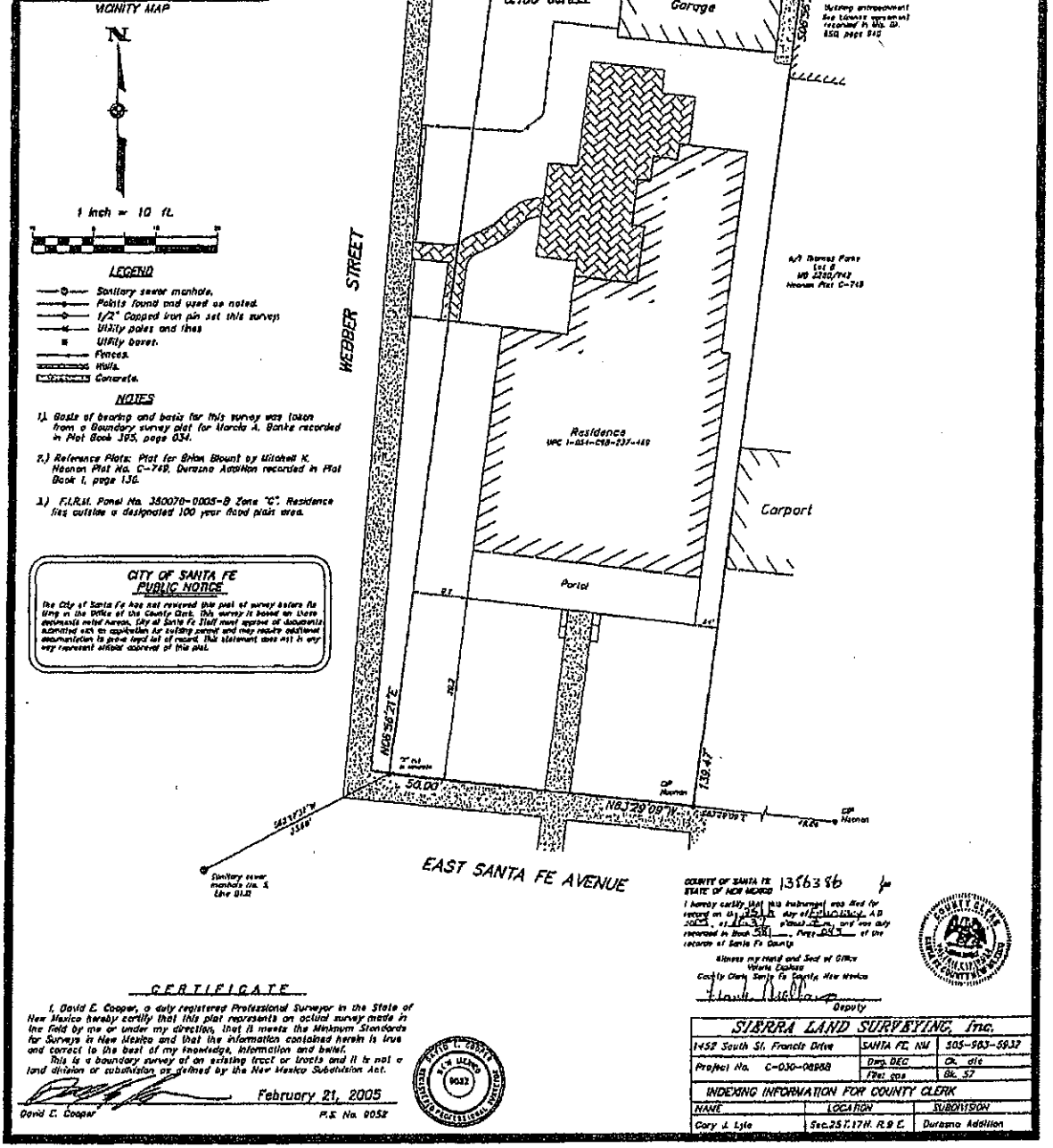
Boundary Survey Plat
for
New Mexico Oil and Gas Association

On Lot 7 of the Durasno Addition to the City of Santa Fe
Santa Fe County, New Mexico
203 East Santa Fe Avenue

581043



VICINITY MAP



LEGEND

- Sanitary sewer manhole.
- Pokits found and used as noted.
- 1/2" Capped iron pin set this survey
- Utility poles and lines
- Utility boxes.
- Fences.
- Walls.
- Concrete.

NOTES

1.) Basis of bearing and basis for this survey was taken from a Boundary survey plat for Marcia A. Banks recorded in Plat Book 395, page 034.

2.) Reference Plats: Plat for Brian Blount by Mitchell K. Hannon Plat No. C-749, Durasno Addition recorded in Plat Book 1, page 130.

3.) F.I.R.M. Panel No. 350070-0005-B Zone "C". Residence lies outside a designated 100 year flood plain area.

CITY OF SANTA FE PUBLIC NOTICE

The City of Santa Fe has not reviewed this plat of survey before filing in the Office of the County Clerk. This survey is based on there documents noted hereon. City of Santa Fe Staff must approve of documents submitted with an application for building permit and may require additional documentation to prove legal lot of record. This statement does not in any way represent official approval of this plat.

CERTIFICATE

I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.
This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.

February 21, 2005

David E. Cooper — P.S. No. 9032

COUNTY OF SANTA FE 1368386
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 15th day of February, A.D. 2005, at 11:03 o'clock A.M. and was duly recorded in Book 581, Page 043 of the records of Santa Fe County
Witness my hand and Seal of Office
Valerie Espinoza
County Clerk, Santa Fe County, New Mexico
Deputy

SIERRA LAND SURVEYING, Inc.		
1452 South St. Francis Drive	SANTA FE, NM	505-983-5937
Project No. C-030-06988	Dwg. DEC / Plat. cos	Ck. dlc / Bk. 57
INDEXING INFORMATION FOR COUNTY CLERK		
NAME	LOCATION	SUBDIVISION
Cory J. Lyle	Sec.25 T.17N. R.9 E.	Durasno Addition

Land Records Corp. FT ALB10042 SF 1368386.001

←Sign & Dat

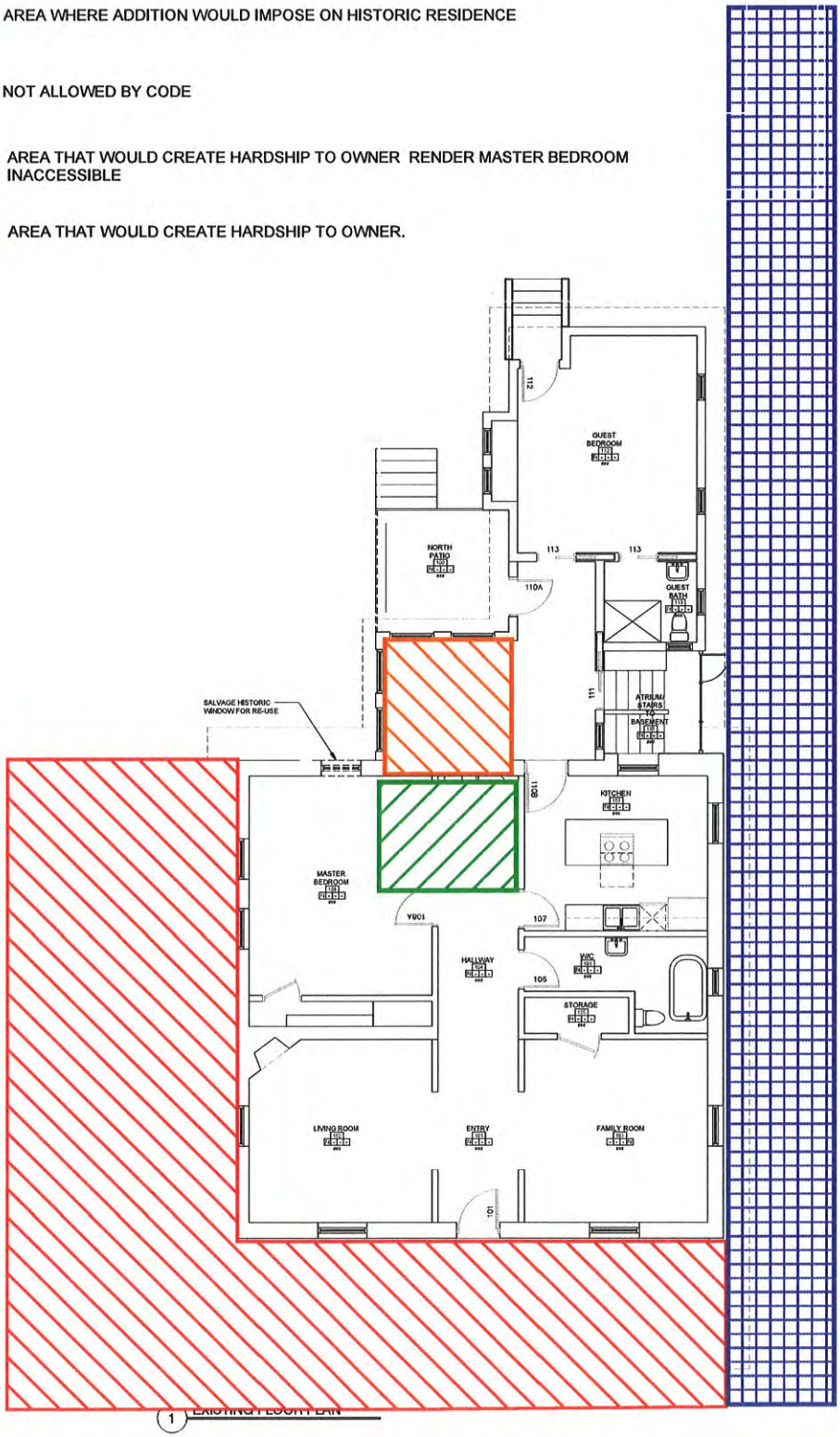
EXIBIT-A
LACK OF FEASIBLE ADDITION LOCATIONS IN OTHER AREAS OF THE PROPERTY:

AREA WHERE ADDITION WOULD IMPOSE ON HISTORIC RESIDENCE

NOT ALLOWED BY CODE

AREA THAT WOULD CREATE HARDSHIP TO OWNER RENDER MASTER BEDROOM INACCESSIBLE

AREA THAT WOULD CREATE HARDSHIP TO OWNER.



The third exception criterion is the requirement to show that you have looked at design alternatives that would avoid having to make an exception to the Code. Only when all alternatives are ruled out can an exception be granted.

1. Why not put the room in other locations? This is rather open ended I suppose, but we do not have another location available that is not cost prohibitive, inordinately destructive to the function of the home, or effectively removes the owners living quarters from the historic portion of the property which they love. Simply put, the addition is in the proposed location because we believe it improves the transition between the historic and non-historic portions of the property.
2. Why not remove the unused chimney structures in the closet? The chimney structures are unreinforced concrete and field stone which extends down to the foundation. Removing it disturbs the roof framing of the home and would be inordinately expensive. Further more you would be asking us to alter and remove historic material from the exterior of the home, as these same structures support the chimneys that are exposed through the roof.
3. Why not expand the existing master bath a couple of feet north into the Dining/sun room? This could be done, but not without imposing financial and functional hardship on the owners. Taking 2 feet from the dining room would leave a 4' wide dining room. We would be taking away the only functional dining room of the residence and creating a condition that would be unusual enough in its layout that it would almost certainly provoke requests for future renovations to the property from future owners as well as complicate future resale of the property.
4. Why not extend the existing master bath towards the west, making the bedroom slightly smaller? The problem with this is that the owners would be getting an accessible bathroom at the expense of an accessible bedroom. It is just as important to the owners that the bedroom have safe maneuvering clearances.
5. why not move the Master bedroom to the addition on the north end? The owners purchased this property because they love the historic portion of it. They are undertaking this addition because they believe it improves the transition between the historic and non-historic portions of the building while giving them a bathroom that makes them feel safe living at the property into their elder years. It seems an undo hardship on the owners for them to have to abandon having a master suite in the historic portion of the property to have an accessible bathroom if that bathroom can be achieved in a manner that benefits the district.
6. Why not convert the rear addition into a master bedroom, as there is a bathroom already there? This might be the same as question 5, or maybe I am not understanding you correctly?

   For me these are options that need to be ruled out. The Board will want to know why they cannot be utilized before granting 2 exceptions on a significant structure. Personally, I would suggest that you write a table listing all of these options and the reasons why they cannot be done. This would strengthen the application.

203 E SANTA FE AVE.
SOUTH ELEVATION

203 E SANTA FE AVE.
SOUTH ELEVATION

203 E SANTA FE AVE.
WEST ELEVATION

203 E SANTA FE AVE.
WEST ELEVATION

203 E SANTA FE AVE.
EAST ELEVATION

203 E SANTA FE AVE.
EAST ELEVATION

203 E SANTA FE AVE.
EAST ELEVATION

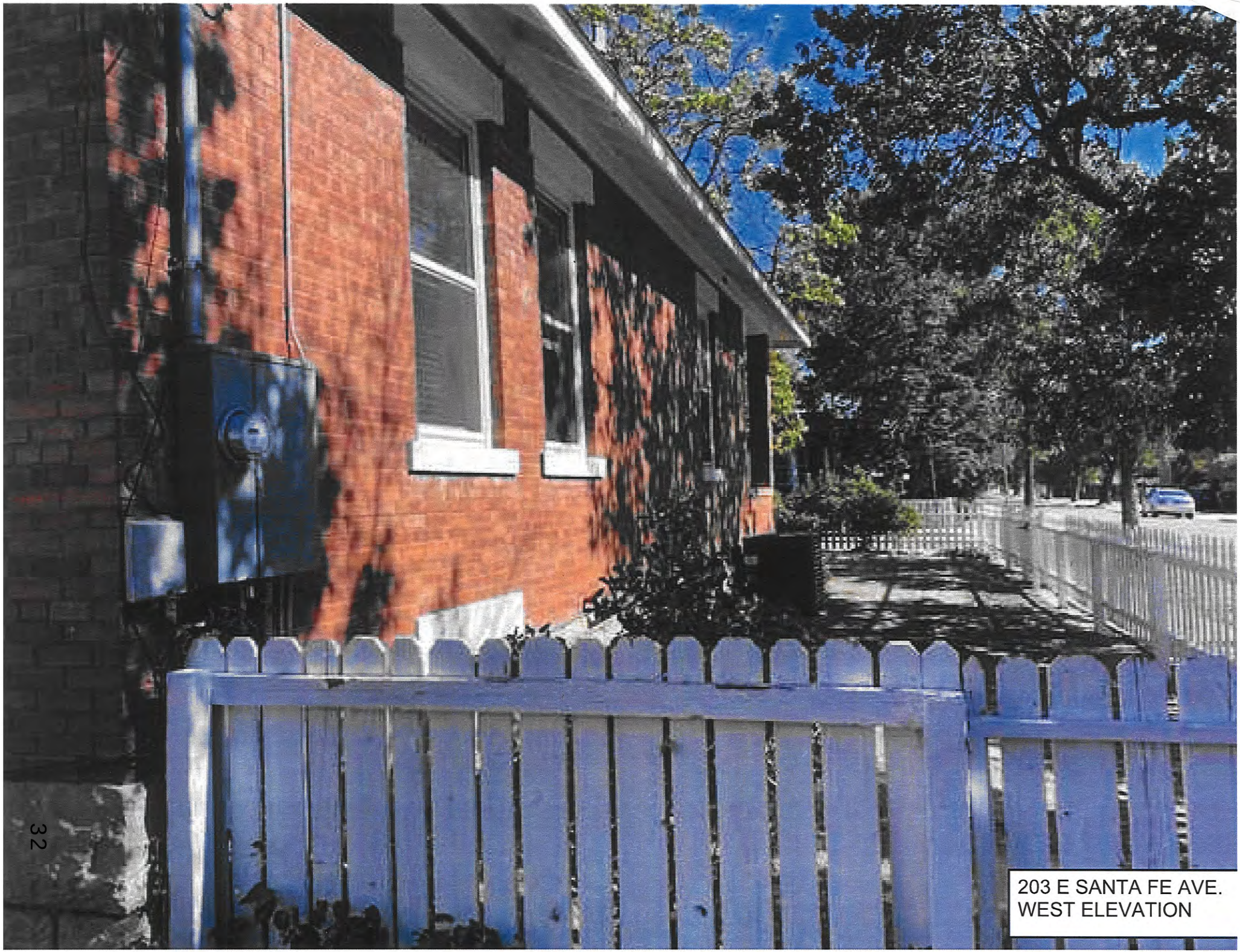
203 E SANTA FE AVE.
EAST ELEVATION

203 E SANTA FE AVE.
NORTH ELEVATION

203 E SANTA FE AVE.
WEST ELEVATION

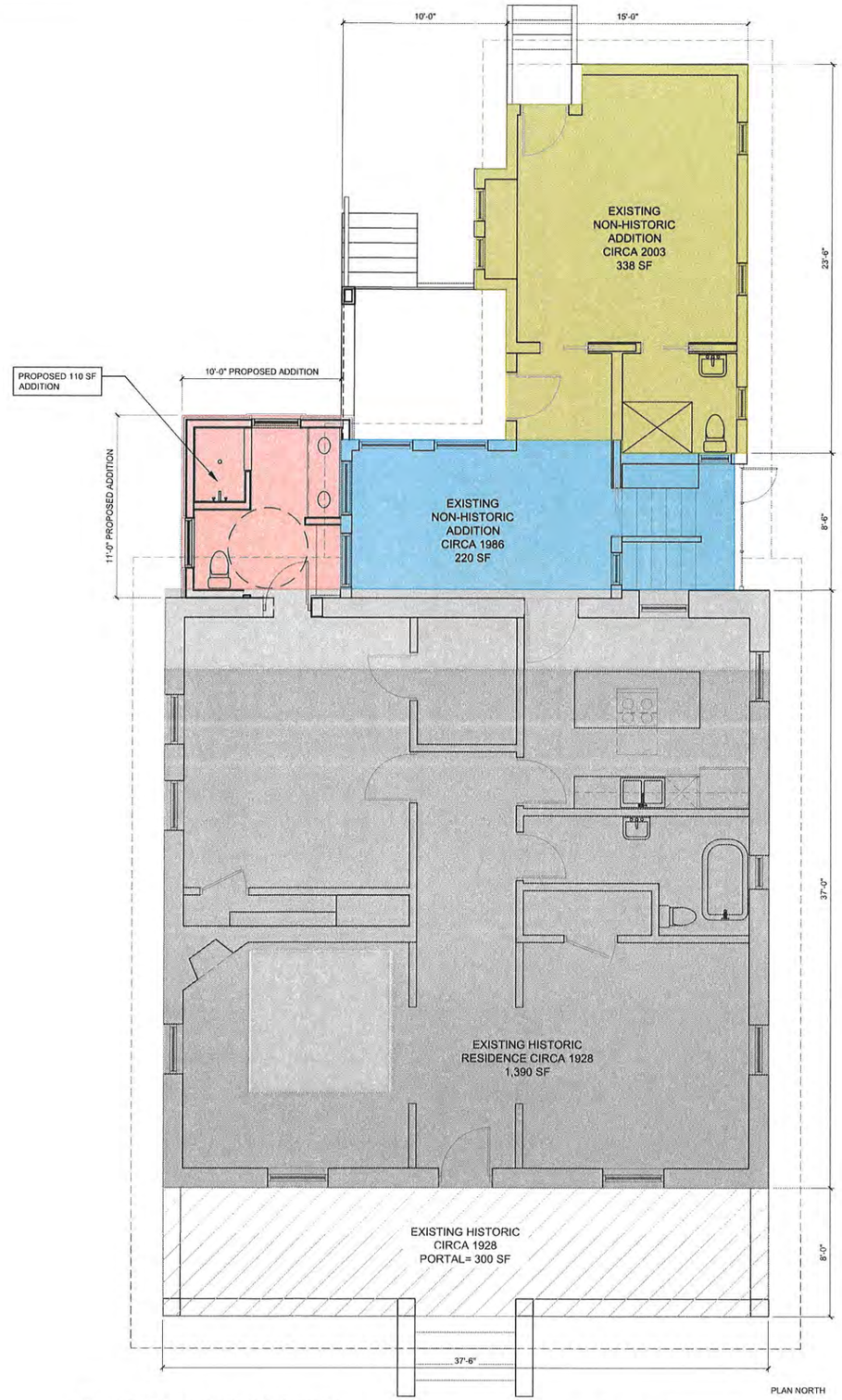
203 E SANTA FE AVE.
WEST ELEVATION

203 E SANTA FE AVE.
NORTH ELEVATION



203 E SANTA FE AVE.
WEST ELEVATION

203 E SANTA FE
AREA OF ADDITION



1 HISTORIC TIMEFRAME PLAN

1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

HISTORIC SQUARE FOOTAGE:

HISTORIC RESIDENCE= 1,390 SF
DIVIDED BY 2= 695 SF
ALLOWABLE ADDITIONS TO HISTORIC RESIDENCE= **695 SF**

EXISTING ADDITIONS:
CIRCA 1985= 220 SF
CIRCA 2003= 338 SF

PROPOSED ADDITION= 110F
220 SF + 338 SF + 110 SF=
668 SF OF ADDITIONS TO HISTORIC FOORPRINT

CONSTRUCTION DATE KEY:

- EXISTING HISTORIC RESIDENCE CIRCA 1896
- EXISTING HISTORIC NON-ENCLOSED PORTAL CIRCA 1928
- EXISTING NON-HISTORIC ENCLOSURE OF POSSIBLE HISTORIC PORCH CIRCA 1985.
- EXISTING NON-HISTORIC HDRB APPROVED ADDITION CIRCA 2003.

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JUL 20 2020

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ARCHITECTS
LLOYD & ASSOCIATES ARCHITECTS
321 W SAN FRANCISCO ST, SUITE A
SANTA FE, NM 87501

WATSON BATHROOM ADDITION
203 SANTA FE AVE.,
SANTA FE, NEW MEXICO

Current Status:
HISTORIC SET

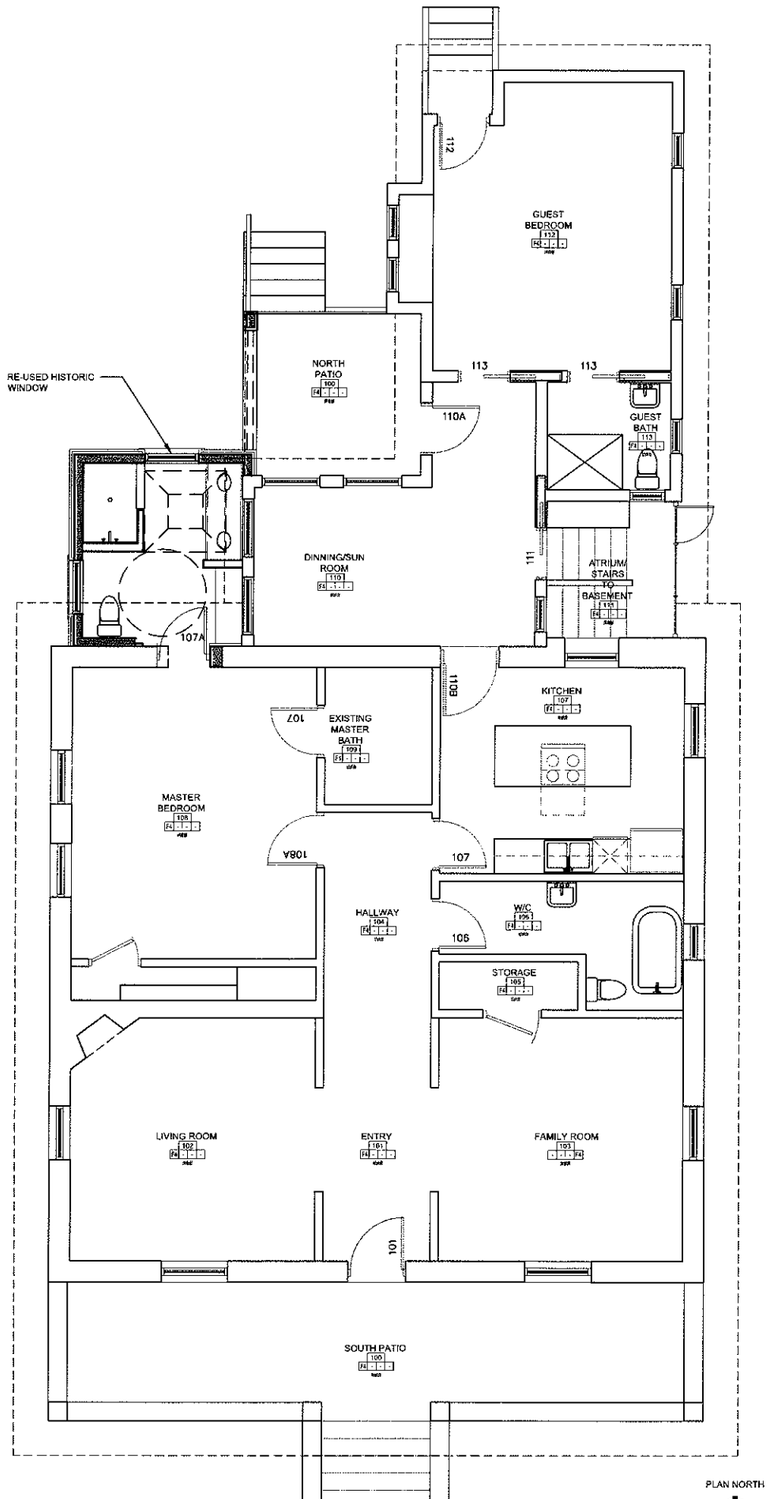
REVISIONS

-	-	-
-	-	-
-	-	-
-	-	-

Drawn by: GM
Checked by: GM
Date: 5/27/20
Sheet Title:
HISTORIC AREA INFORMATION

Job Number: 20-08
Sheet No.
G-100

PLOT DATE: 7.13.2020
FILENAME: c:\Users\User\documents\las projects\20-08 watson addition\CAD Files\Sheet Files\20-08_G-100.dwg

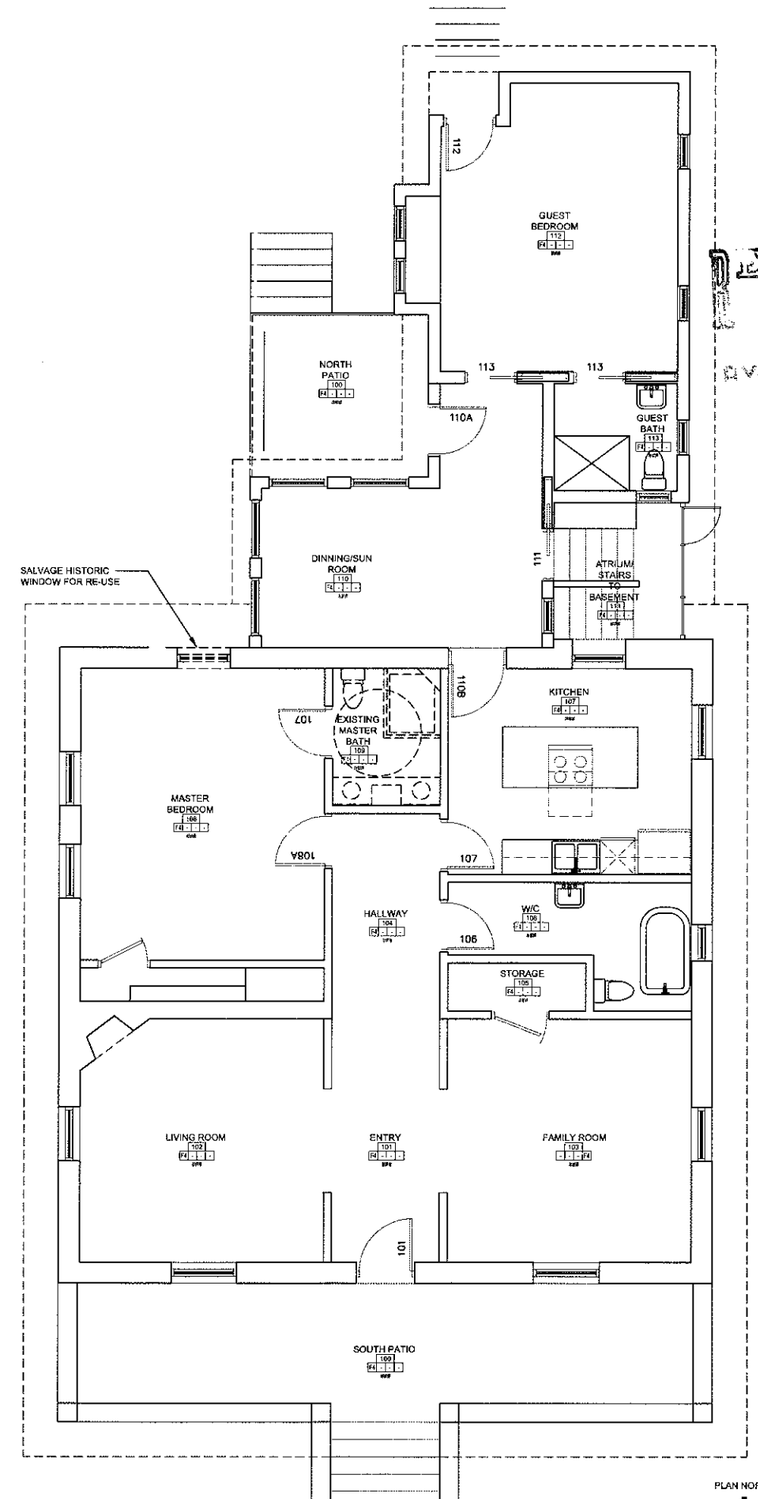


2 PROPOSED FLOOR PLAN

1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

PLAN NORTH



1 EXISTING FLOOR PLAN

1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

PLAN NORTH

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SANTA FE, NM 87501

WATSON BATHROOM ADDITION

203 SANTA FE AVE.,
SANTA FE, NEW MEXICO

Current Status:
HISTORIC SET

REVISIONS

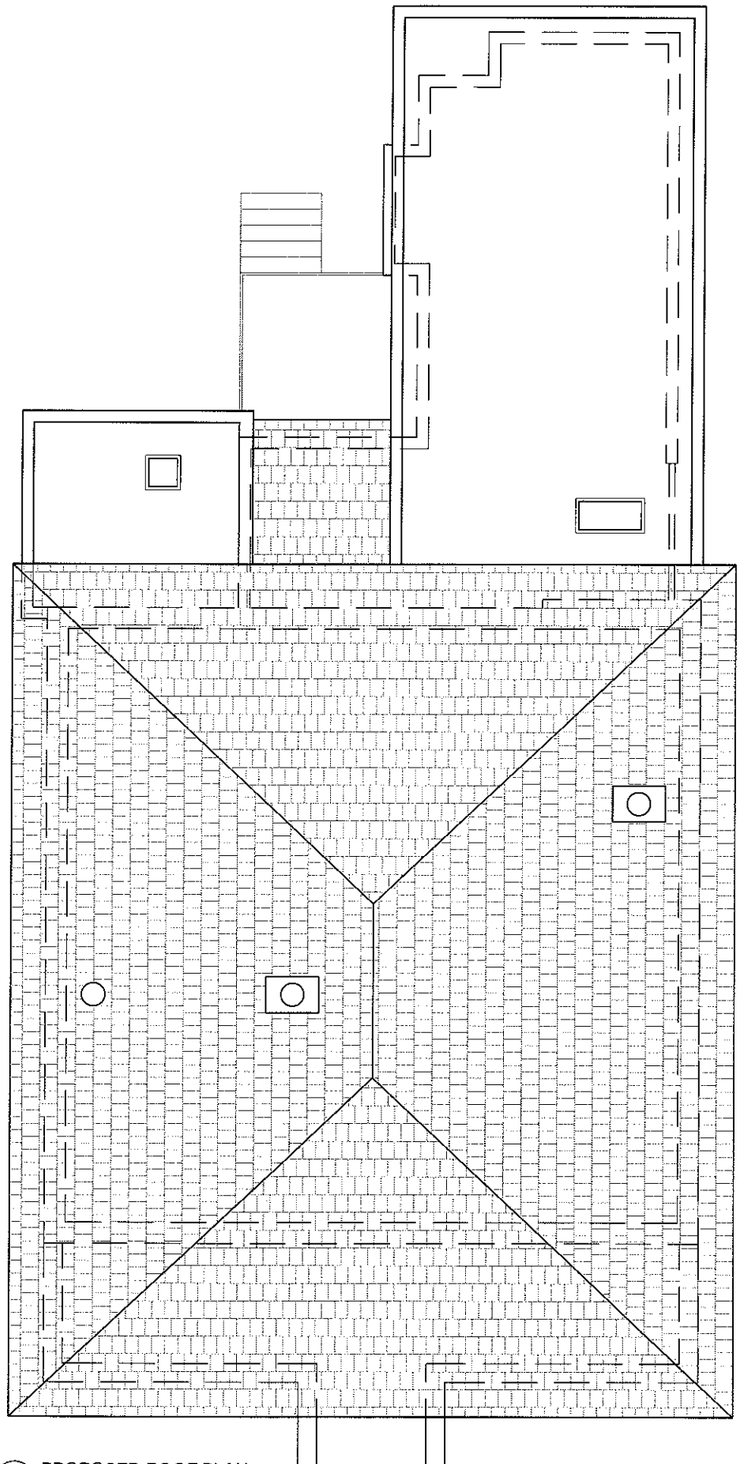
-	-	-
-	-	-
-	-	-
-	-	-

Drawn by: GM
Checked by: GM
Date: 5/27/20

Sheet Title:
EXISTING & PROPOSED FLOOR PLAN

Job Number: 20-08
Sheet No.
A-101

PLOT DATE: 7-13-2020
FILENAME: c:\Users\User\Documents\lka projects\20-08 watson addition\CAD Files\Sheet Files\20-08_A-101.dwg

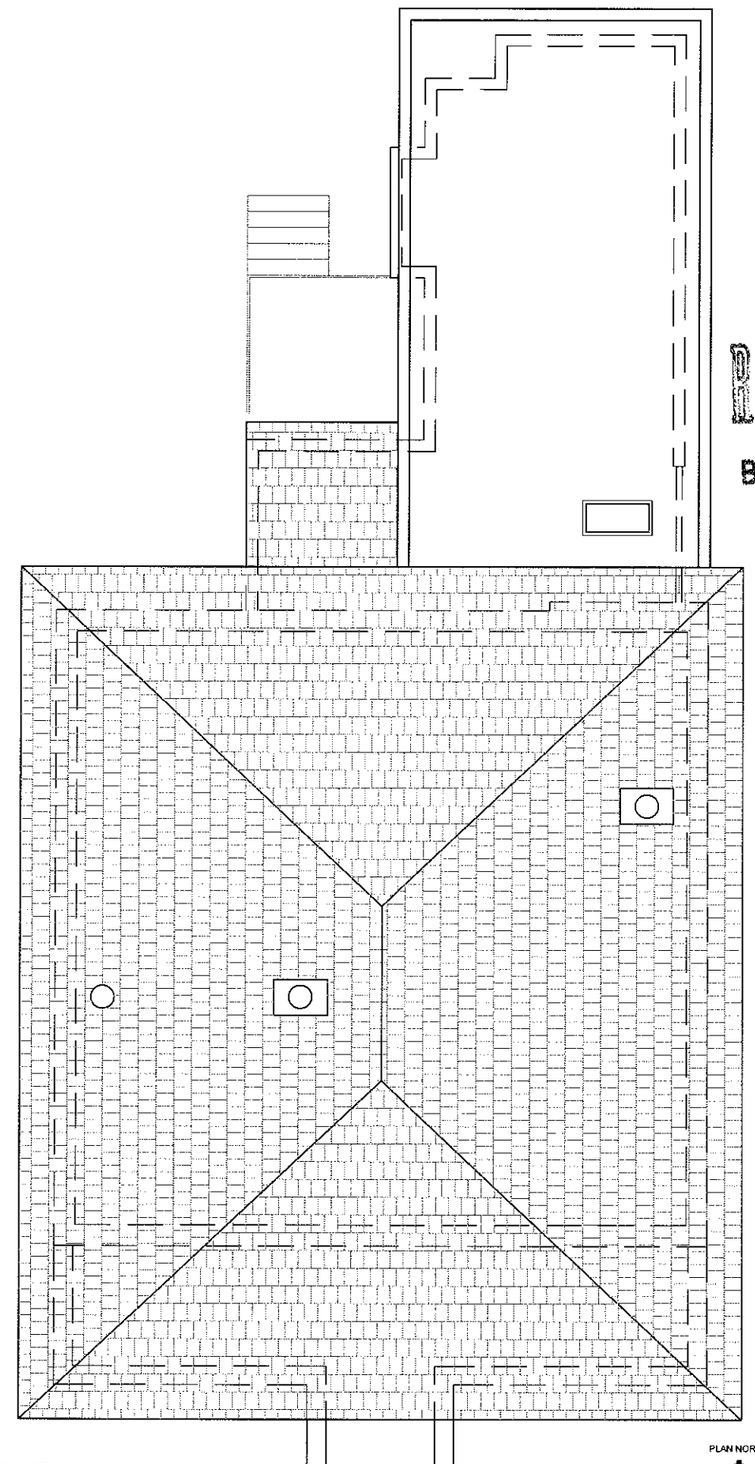


2 PROPOSED ROOF PLAN

1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

PLAN NORTH



1 EXISTING ROOF PLAN

1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

PLAN NORTH

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WATSON BATHROOM ADDITION

203 SANTA FE AVE.
SANTA FE, NEW MEXICO

Current Status:
HISTORIC SET

REVISIONS

-	-	-
-	-	-
-	-	-
-	-	-

Drawn by: GM
Checked by: GM
Date: 5/27/20
Sheet Title: ROOF PLANS
Job Number: 20-08
Sheet No.
A-102

PLOT DATE: 7.13.2020
FILENAME: c:\Users\Owner\Documents\lloyd projects\20-08 watson addition\CAD Files\Sheet Files\20-08_A-102.dwg

3 EXISTING NORTH ELEVATION

1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

1 EXISTING SOUTH ELEVATION

1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

4 PROPOSED NORTH ELEVATION

1/4"=1'-0"

SCALE: 1/4" = 1'-0"

2 PROPOSED SOUTH ELEVATION

1/4"= 1'-0"

SCALE: 1/4" = 1'-0"

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WATSON BATHROOM ADDITION

203 SANTA FE AVE.,
SANTA FE, NEW MEXICO

Current Status:
HISTORIC SET

REVISIONS

-	-	-
-	-	-
-	-	-
-	-	-

Drawn by: GM
Checked by: GM
Date: 5/27/20
Sheet Title:
NORTH & SOUTH ELEVATIONS

Job Number: 20-08
Sheet No.
A-201

PLOT DATE: 7.13.2020
FILE NAME: c:\users\user\documents\las projects\20-08 watson addition\CAD Files\Sheet Files\20-08_A-201.dwg

1 EXISTING & PROPOSED EAST ELEVATION

1/4"=1'-0"

SCALE: 1/4" = 1'-0"

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WATSON BATHROOM ADDITION

203 SANTA FE AVE.,
SANTA FE, NEW MEXICO

Current Status:
HISTORIC SET

REVISIONS		
1	BID REVISIONS	9/2/19
-	-	-
-	-	-
-	-	-

Drawn by: GM
Checked by: GM
Date: 5/27/20
Sheet Title: EAST ELEVATIONS

Job Number: 20-08
Sheet No. A-202

PLOT DATE: 7.13.2020
FILENAME: c:\Users\User\Documents\Kias projects\20-08 watson addition\CAD Files\Sheet Files\20_08_A-202.dwg

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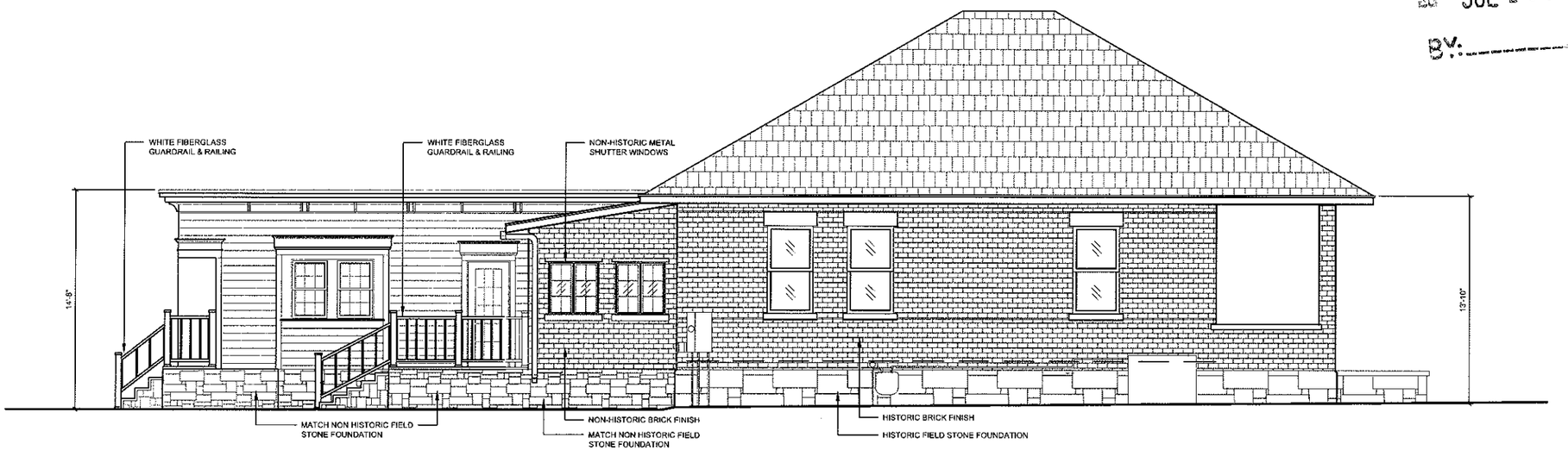
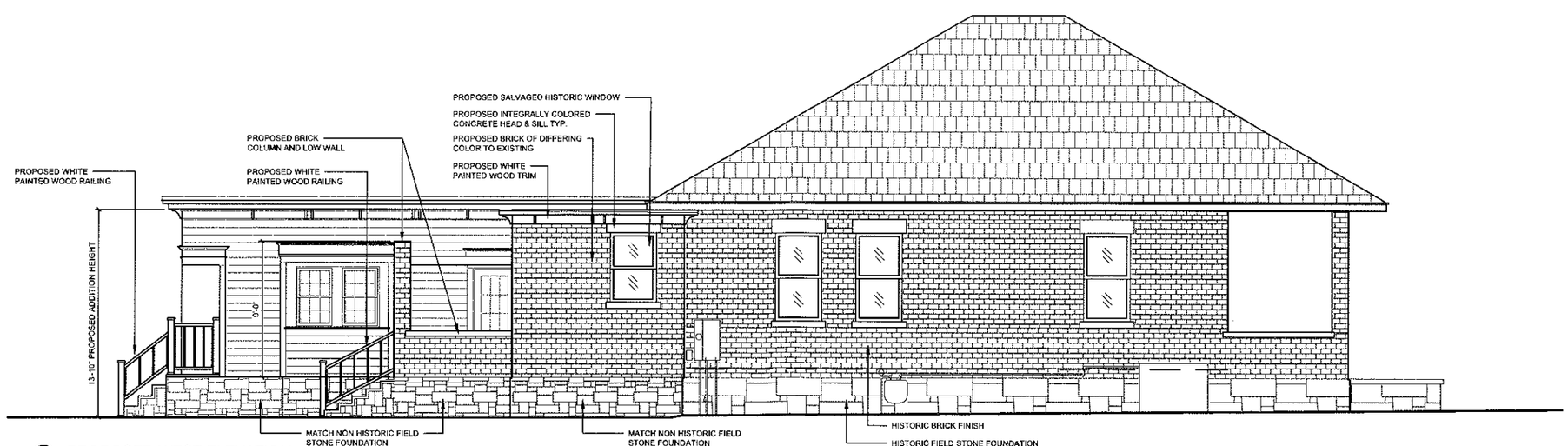
BY:



1 EXISTING WEST ELEVATION

1/4" = 1'-0"

SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION

1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

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SANTA FE, NM 87501

WATSON BATHROOM ADDITION

203 SANTA FE AVE.,
SANTA FE, NEW MEXICO

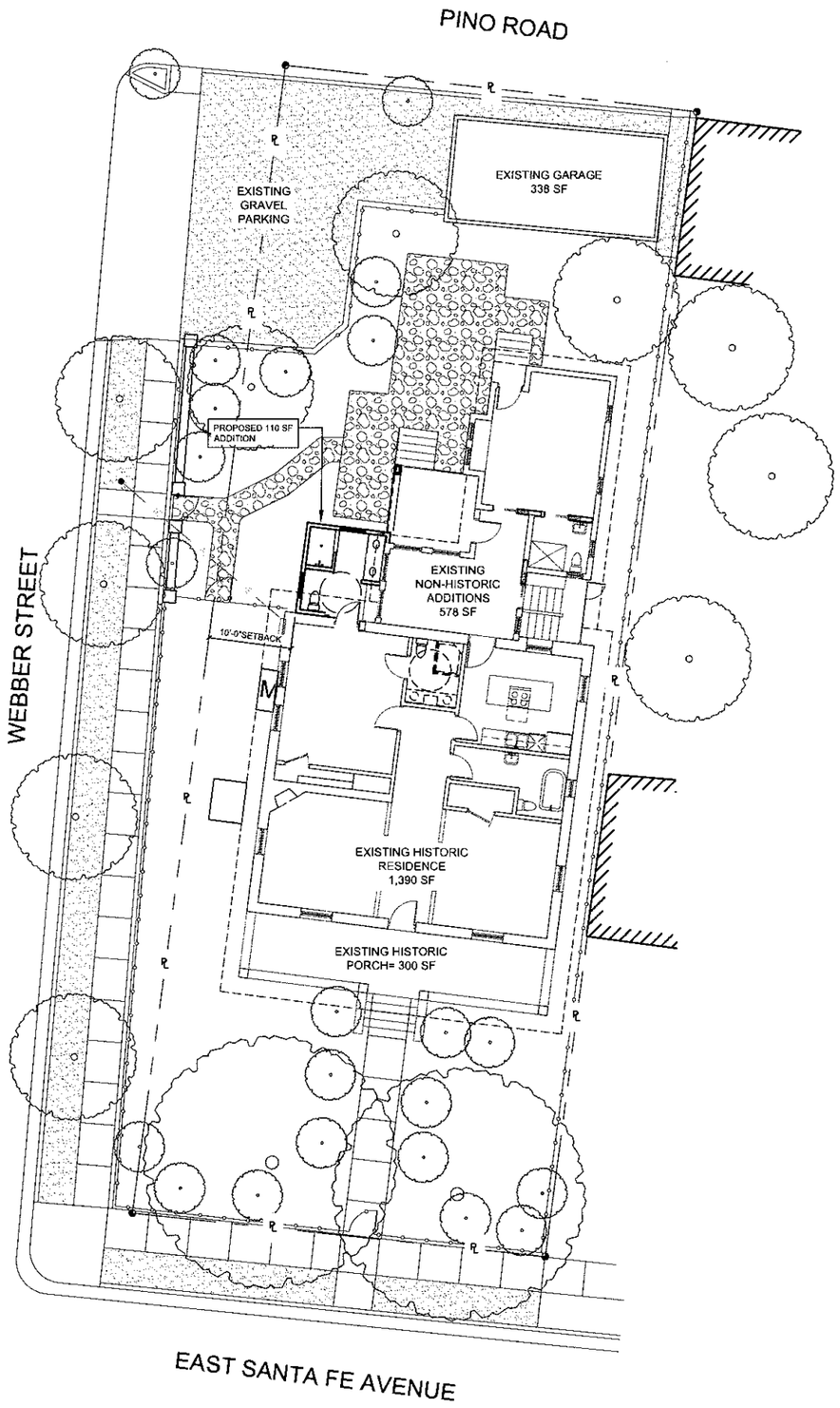
Current Status:
HISTORIC SET

REVISIONS		
1	BID REVISIONS	9/2/19
-	-	-
-	-	-
-	-	-

Drawn by: GM
Checked by: GM
Date: 5/27/20
Sheet Title: WEST ELEVATIONS

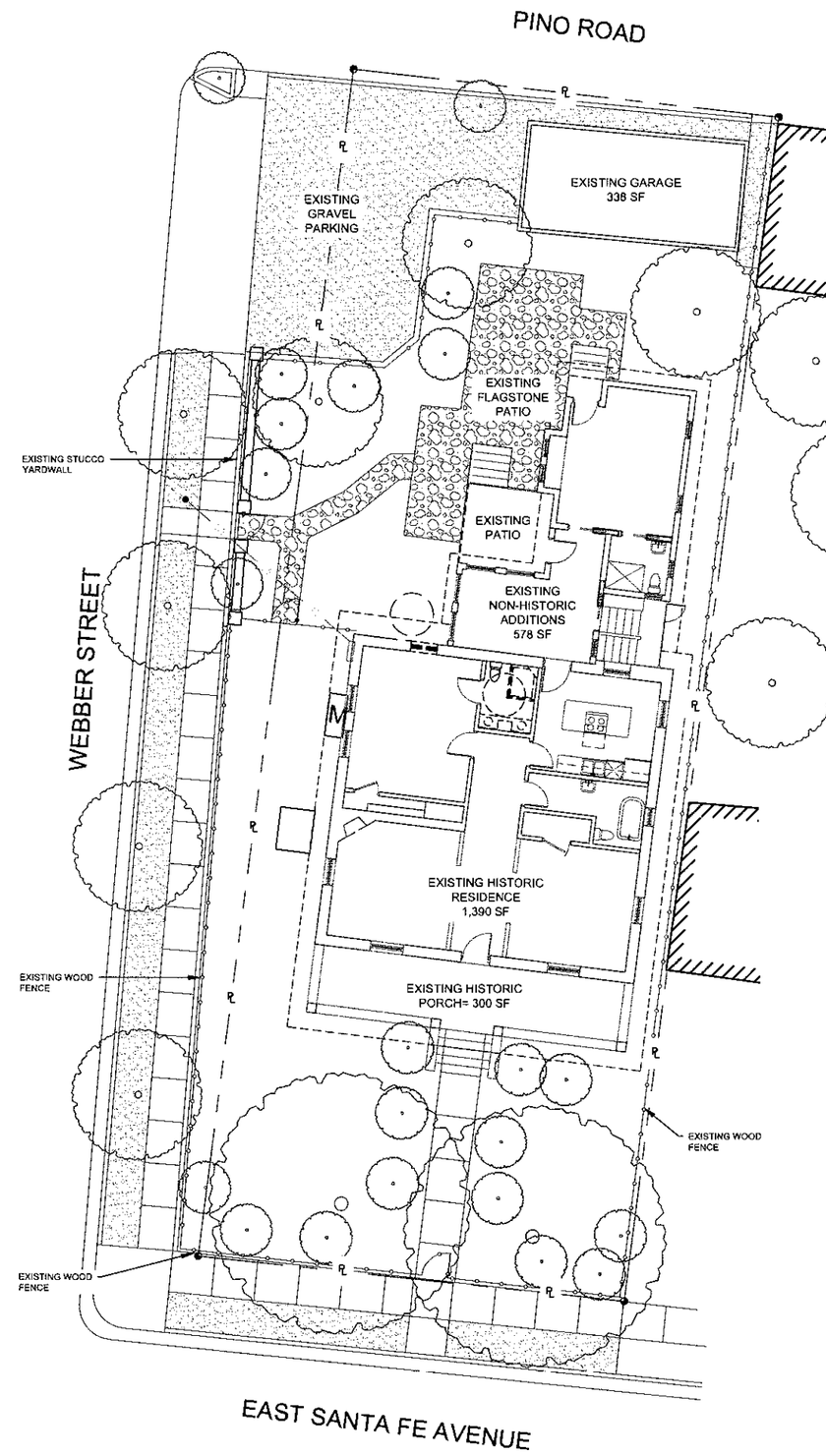
Job Number: 20-08
Sheet No. A-203

PLOT DATE: 7.13.2020
FILENAME: c:\Users\User\documents\lan projects\20-08 watson addition\CAD Files\Sheet Files\20-08_A-203.dwg



1 PROPOSED SITE PLAN

1/8"= 1'-0"



1 EXISTING SITE PLAN

1/8"= 1'-0"

ZONING NOTES:

ZONING= R-21 / DON GASPAR AREA HISTORIC DISTRICT

LOT SIZE: 6,973 SF

LOT COVERAGE:
MAIN HOUSE:
EXISTING HOUSE= **1,690 SF**
EXISTING HISTORIC RESIDENCE= 1,390 SF
EXISTING HISTORIC PORCH= 300 SF

EXISTING NON-HISTORIC ADDITIONS= 578 SF

PROPOSED ADDITION= 110 SF

EXISTING GARAGE= 338 SF
TOTAL= 2,716 SF

EXISTING LOT COVERAGE= 2,605 SF
TOTAL PROPOSED LOT COVERAGE= 2,716 SF / 6,973 SF
PROPOSED LOT COVERAGE= **39%**

ALLOWABLE HEIGHT: 24 FT.
PROPOSED HEIGHT OF ADDITION: 13'-10"

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WATSON BATHROOM ADDITION

203 SANTA FE AVE.,
SANTA FE, NEW MEXICO

Current Status:
HISTORIC SET

REVISIONS

1	BID REVISIONS	9/2/19
-	-	-
-	-	-
-	-	-

Drawn by: GM
Checked by: GM
Date: 5/27/20
Sheet Title: SITE PLAN

Job Number: 20-08
Sheet No. A-001

SCALE: 1/8" = 1'-0"

TRUE NORTH

PLOT DATE: 7.13.2020
FILENAME: c:\Users\ken\documents\kw projects\20-08 watson addition\CAD Files\Sheet Files\20.08_A-001.dwg