CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Michael Munson, agent/owner, proposes to construct a pergola and fencing, replace windows, install exterior lighting, and other minor alterations on a contributing residential structure.

Case number: **2020-002480-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): **512 Acequia Mare Unit C**

OW/AP – Michael Munson P.O. Box 6022, Santa Fe, NM 87502 Michael9576@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 1991-H137

YEAR OF CONSTRUCTION 1937-47

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: September 8, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

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Case # 2020-002480-HDRB

Address: 512 Acequia Madre
Historic Status: Contributing (presumed by staff)
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

_x_ **Historic Inventory Form**

_x_ **Zoning Review Sheet**

____ **Other:**

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

_x_ **Site Plan/Floor Plan**

_x_ **Elevations**

_x_ **Photographs**

_x_ **Other:** wall sconce spec sheets

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.

BACKGROUND & SUMMARY:

512 Acequia Madre, Unit C is a single-family residential structure designated contributing to the Downtown and Eastside Historic District.

The structure is situated behind the former Tito's Market and is built in a simplified Spanish Pueblo Revival Style. It is situated behind the main house and the east façade is minimally visible from the public right of way via the driveway The northernmost part of the structure was constructed with 18-inch adobe walls around 1932 and southern portion of the structure, including the garage, was constructed between 1937 and 1947, with further changes in 1971 and 1983. All exterior doors and windows were replaced in 1983. The wall running north to south along the driveway was constructed around 1971 and was raised from 48 inches to 60 inches in 2020 without prior approval. At that time, three windows and the French doors from 1983 on the east elevation were also replaced.

The applicant proposes the following:

1. Increase the height of the non-historic yard wall from 48 inches to 60 inches, and construct stuccoed archways with pedestrian gates constructed of wood cedar planks and painted Behr "Thai Green" at current openings. Port Oxford 5 inch "chestnut" wall sconces will be installed to the sides of the gates at a height of approximately 6 feet;
2. Install Port Oxford 5-inch "chestnut" wall sconces to the side of the front door and kitchen door at a height of approximately 6 feet;
3. Paint underside of portals, portal posts, and front and kitchen door Behr "Thai Green"
4. Replace non-historic windows and French doors on the east façade. They will be aluminum clad white with simulated divided lights;
5. Mount Jaken ceramic wall sconces on the yard walls at about 6 foot height, painted El Rey "Adobe" to match the yard wall;
6. Construct a coyote fence to a height of 6 feet at the rear portion of the east façade
7. Construct a free-standing pergola with square 4 by 6 inch posts and 3 by 6 inch rafters with spaced 30 inches apart, stained light brown in front of the east-facing French doors.

RELEVANT CODE CITATIONS:

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 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

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

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

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.

Michael Munson
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Santa Fe, NM 87502
505-690-3323
michael9576@gmail.com

Daniel Schwab
Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Historic Narrative for 512 Acequia Madre, Unit C Application

August 11, 2020

Dear Daniel,

Thank you for acepting and reviewing this application for the renovation of the single family house on the property located at 512 Acequia Madre, Unit C. Below is a brief outline of the proposed imporvements.

512 Acequia Madre, Unit C was purchased from Tito Griegos children, Mary Anaya and Phil Griego. The home is situated behind the original Tito's Market, where Tito lived and raised his family from 1937 through 1967. Title was transfer from Tito to his children and has been used as an investment/rental property since then. Tito did a major renovation on the home in 1983 replacing all exterior doors and windows, ceilings and roof. The front portion of the building is adobe brick with 18" interior and exterior walls. The rear portion of the building is a mixture of block, frame with lath and plaster. There is a 2 car attached garage built of concrete block at the very rear of the property. There are mature fruit trees that were part of the original orchard that was on the property prior to Unit C being built in 1932.

The garden wall, which forms the divider between the front yard of Unit C and the back yards of units A & B was constructed in the early 70's along with enlarging the garages in the rear, according to the family. The new owners (as part of the remodeling) increased the hight of the wall from 48" to 60" to provide privacy and screen the view of parked automobiles. The exisiting garden wall is composed of mortar bedded concrete block, non-filled on a shallow concrete footing. The 3 courses of block that were added to the existing wall were dry stacked, with ½" rebar inserted vertically every 48" embedded into the existing wall then entirely core-filled with concrete. Arches were added above the gate openings. Gates are proposed to be constructed of red cedar planks and painted *Thai Basil* green.

We also propose painting the underside of the protals and posts of the portal in the same green along with the front door and kitchen door. Exterior lights on the garden wall at each of the gates will be *Port Oxford 5" Chestnut Wall Sconce*. These lights would also be used on the side of the front door and kitchen door. The exterior lights on the sides of the French door will be Jaken ceramic wall sconces painted to match the El Rey stucoo color *Adobe*. The new replacement windows are clad in an off white *Pinnacle Clad Ivory* along with the newly replaced French doors off the kitchen.

The proposed pergola is freestanding, being constructed over the kitchen/dinning room patio with large beams as depicted in the designs. Stain of the wood is light brown.

There is a coyote fence separtating the Unit C yard from units and A&B. We also are proposing a 6' high coyote fence running in front of the master bedroom window in Unit C to provide privacy from the driveway/parking.

The proposed new construction includes the following:

Raise garden wall (partially completed) from 4' to 6' with arches over gates and painted *Thai Green* wooden gates.

Replace 3 windows from Anderson (from 1983 remodel) to Windsor windows. Exterior clading of windows to be *Pinnacle Clad Ivory*.

Construct free-standing pergola on the east facing patio off the dinning room.

Build coyote fence to screen master bedroom 6' high and 12' long.

Thank you for reviewing and considering our request!

If you need any further information, please contact me at 505-690-3323.

Best Regards,

Michael Munson

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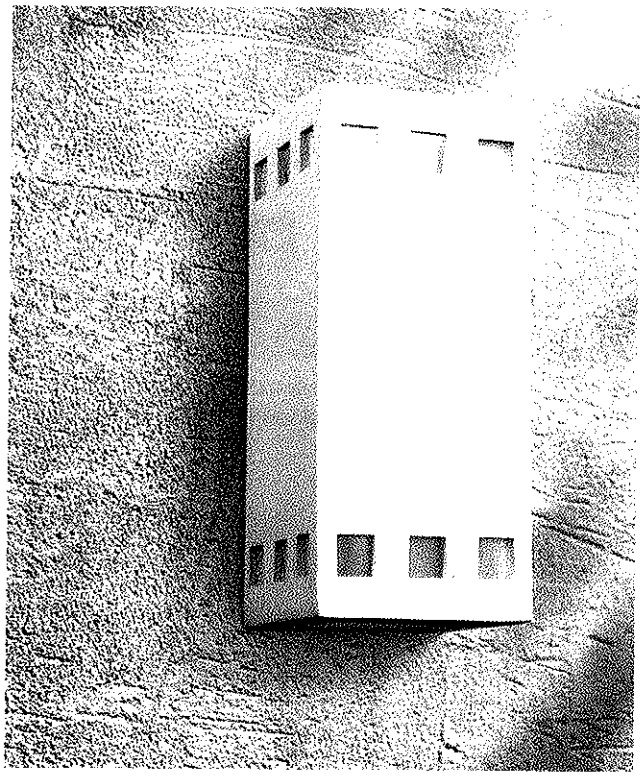

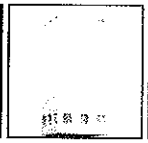
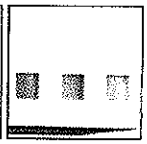

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PRODUCT DETAILS

A crisply defined shape combines with a stunning white tone and small square patterns in this delightful dimmable rectangular ceramic outdoor wall light.

Additional Info:

Brilliant tones and clean lines are showcased in this dimmable rectangular ceramic outdoor wall light with small squares and diffuser. Made in the USA, this light imparts various shapes of light from a stunning painted white bisque finish over a non-corrosive ceramic construction. At twelve and a half inches high, this light is designed for humid, dry, hot, or cold conditions and must be installed pointing down only for optimal enjoyment.

- 12 1/2" high x 5 1/2" wide. Extends 5 1/2" from the wall.
- Distance from mounting to the top of the fixture is 5".
- Uses one maximum 100 watt standard-medium base bulb (not included).
- Dimmable rectangular ceramic outdoor wall light with small squares and diffuser from the Jaken collection.
- Paintable white bisque finish. Non-corrosive ceramic construction - conducive to all weather (humid or dry, hot or cold).
- Can only be installed with light pointing down.
- Made in the U.S.A.

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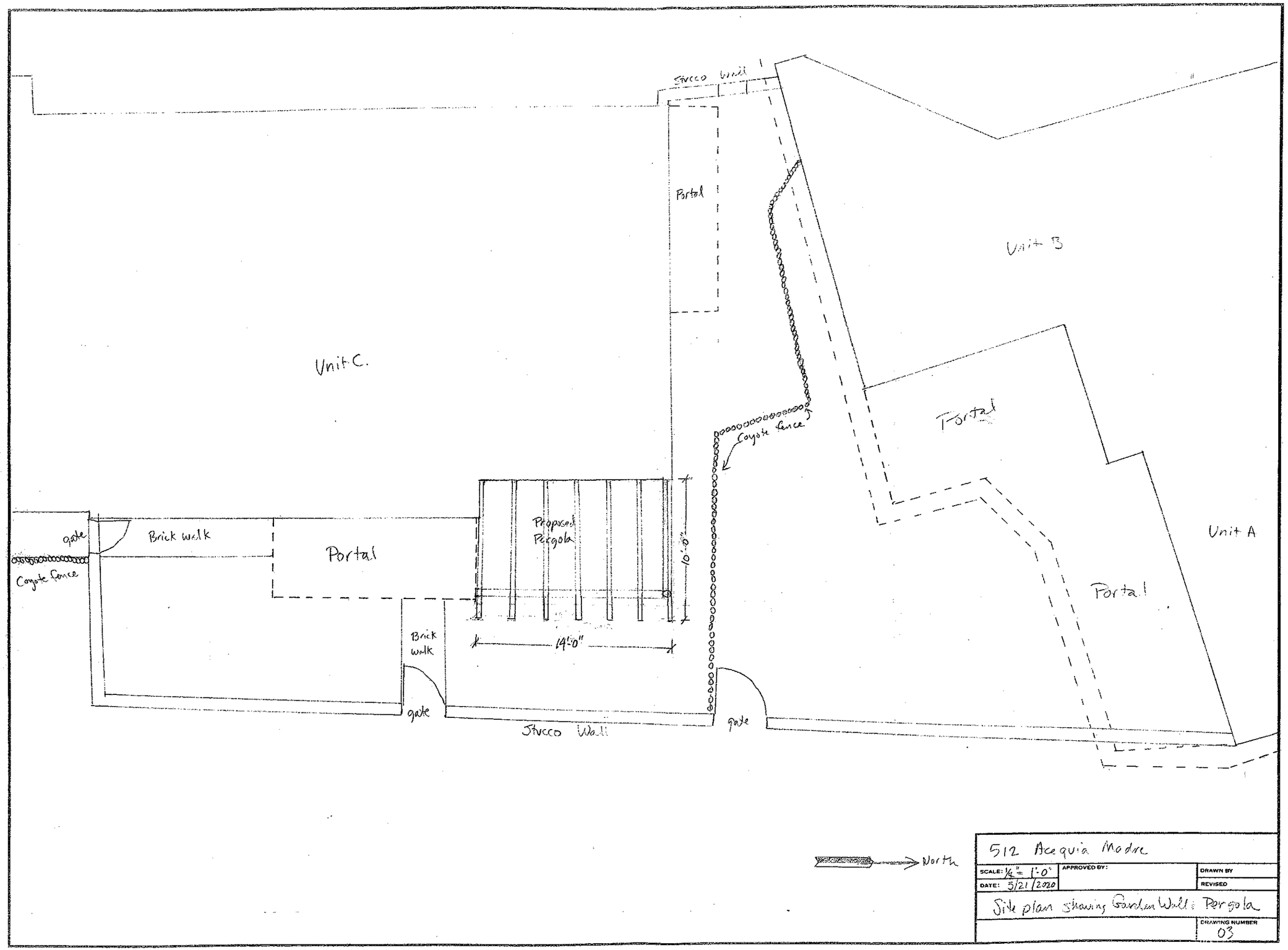

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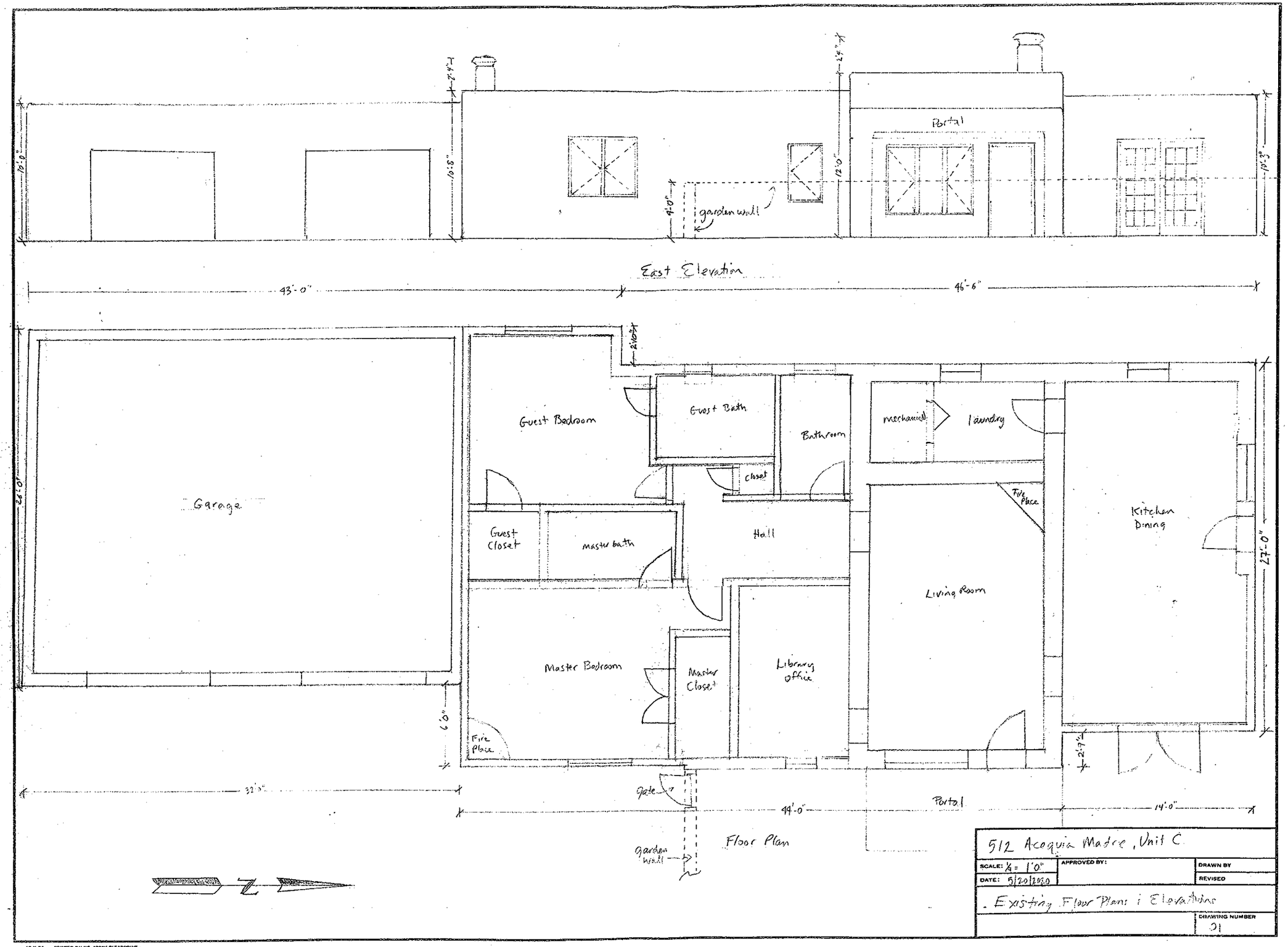
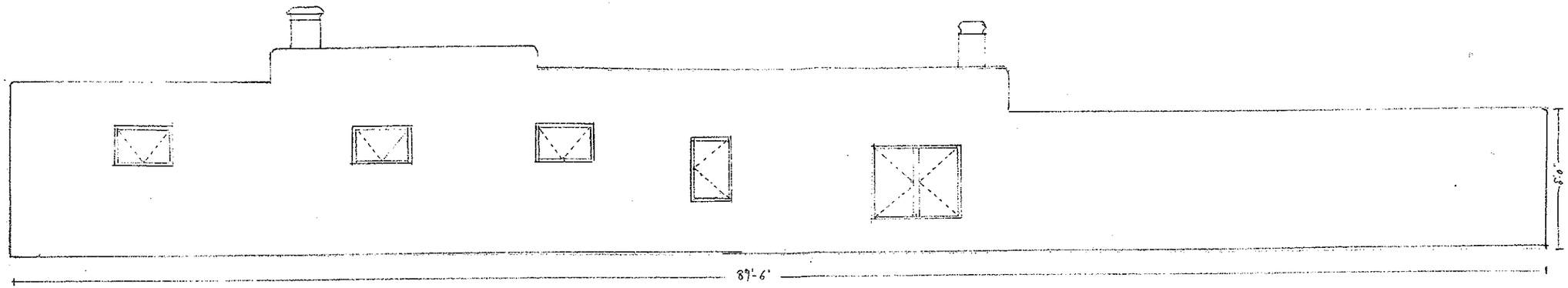
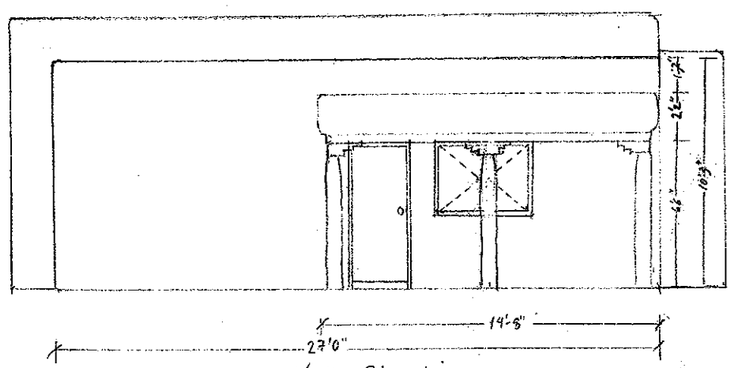


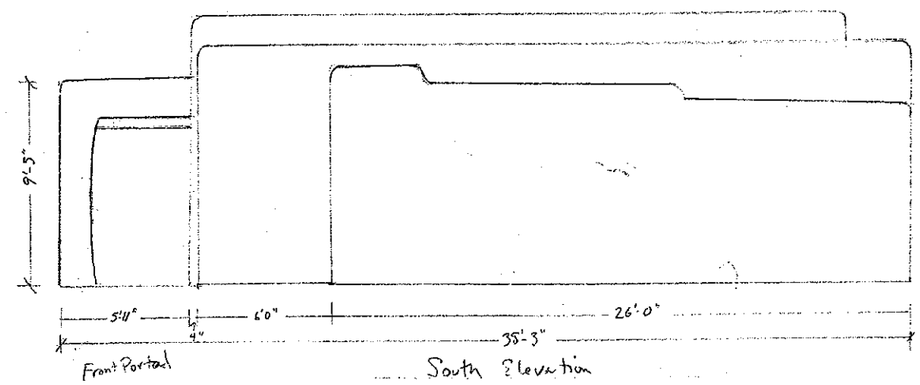
Portal
garden wall
East Elevation
43'-0"
46'-6"
Garage
Guest Bedroom
Guest Bath
Bathroom
Closet
Hall
Guest Closet
master bath
Master Bedroom
Master Closet
Library office
Fire Place
Gate
Garden wall
Floor Plan
Portal
44'-0"
14'-0"
27'-0"
26'-0"
Kitchen Dining
Living Room
Fire Place
Mechanical
laundry
512 Acequia Madre, Unit C
SCALE: 1/4 = 1'0"
DATE: 5/20/2020
APPROVED BY:
DRAWN BY
REVISED
Existing Floor Plans i Elevations
DRAWING NUMBER
01



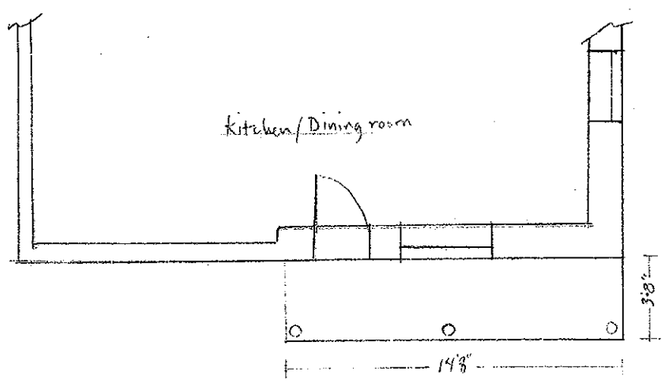
West Elevation



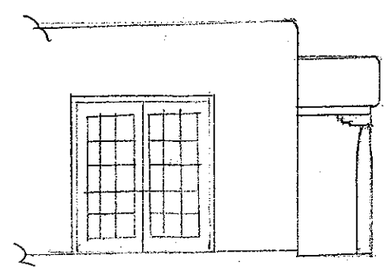
North Elevation



South Elevation



Northside Portal Floor plan detail



East Elevation Portal Detail.

512 Acequia Madre, Unit C

SCALE: 1/4 = 1'-0"	APPROVED BY:	DRAWN BY
DATE: 5/20/2020		REVISED

Existing Elevations & Floor Plan Detail

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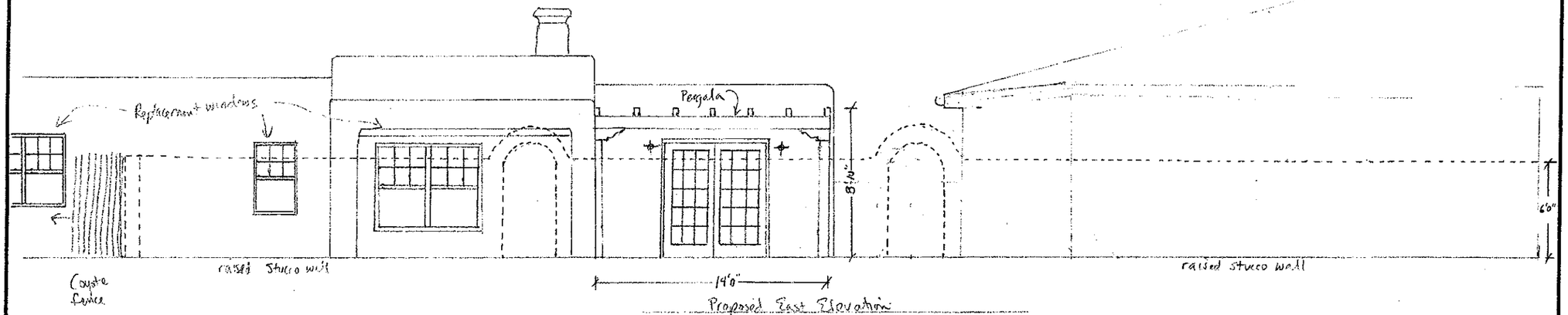
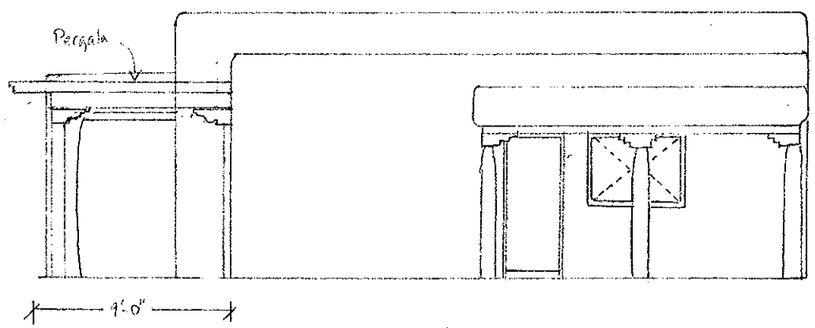
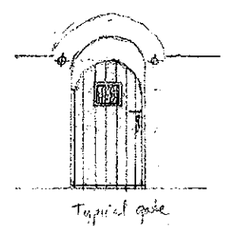


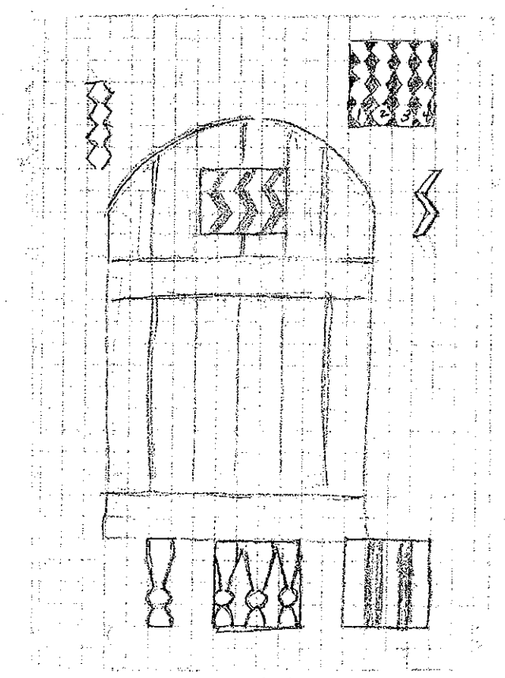
Proposed East Elevation



Proposed North Elevation



Typical gate



Detail of Gate

512 Acequia Madre		
SCALE: 1/4" = 1'-0	APPROVED BY:	DRAWN BY
DATE: 5/22/2020		REVISED
Proposed Elevations & Details		
		DRAWING NUMBER 04

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