CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Autotroph Inc, agent for Water Gardens Trust, owner, proposes to construct a new, free-standing structure featuring an entry block, roof deck, and stair/elevator tower on an undeveloped portion of a residential property. An exception is requested to exceed the maximum allowable height, per 14-5.2(D)(9).

Case number: **2020-002257-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): **1303 Camino Corrales**

OW – Water Gardens Trust c/o WGSLLP 10990 Wilshire Blvd. 8th Fl., Los Angeles, CA 90024
michael.stern@wgsllp.com

AP – Autotroph, Inc. Attn: Alex Dzurec 222 East Marcy Street Suite 19, Santa Fe, NM 87501
dzurec@autotrophdesign.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 N/A

YEAR OF CONSTRUCTION N/A

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: Lisa Roach, Historic Preservation Division Manager

Case # 2020-002257-HDRB

Address: 1303 Camino Corrales
Historic Status: Non-statused
Historic District: Historic Review

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

____ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: 1) HDRB Action Letter from Case 2019-001517-HDRB

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs** (taken from the surrounding rights-of-way)

__x__ **Other:** 1) Height Allowance and Exception Request; 2) Findings of Fact and Conclusions of Law, Case H-16-109 (Appeal to Governing Body)

STAFF RECOMMENDATION:

Staff defers to the board as to whether all the criteria for an exception have been met, but otherwise recommends approval of the application as it complies with the remainder of 14-5.2(D) General Design Standards, and with 14-5.2(F) Historic Review District.

BACKGROUND & SUMMARY:

1303 Camino Corrales is a 4-acre residential property located in the Historic Review District on which there are currently five existing residential structures. The existing structures are not assigned historic status, as is typical of most structures in the Historic Review District.

The applicant proposes to construct a new free-standing library structure, referred to as the "Water Garden Keep," in an undeveloped portion of the lot. Although typically such proposals are subject only to staff review, this proposal is brought before the HDRB because a height allowance is requested and a height exception is required.

On January 14, 2020, the HDRB reviewed a previous proposal for a similar structure, and the decision of the Board was to deny the application, having found that the exception criteria for height and style had not been met, and on the basis that the proposal at that time was incongruous with the character of the Historic Review District. Since that time, the applicant has worked extensively with the property owner to redesign and modify the siting and detailing of the propose structure. As described in the proposal letter, the applicant has made multiple changes to the design, which have led staff to determine that the new design does not require an exception to the district design standards, per 14-5.2(F) Historic Review District. That said, staff has determined that an exception is still required for the stair/elevator tower enclosure to exceed the maximum allowable height. Further explanation of the reasons for this determination can be found below.

The revised scope of work for the proposed new accessory structure is as follows:

1) Construct a 3,600 sq ft (1,735 sq ft of roofed area), seven-sided library with entry block, stair/elevator torreon, and roof deck. The structure will feature two levels above grade and one below (basement, main level, mezzanine, and roof deck). The design of the proposed structure has been significantly altered from the previous proposal, to include battered, stuccoed walls, wood corbels at the tower, and Territorial Revival detailing around the cornices of the tower and entry block. Gothic Revival design elements have been predominantly removed, aside from the arched entry and arched window, which have been positioned such that they are no longer publicly visible and therefore are not in violation of the district design standards in 14-5.2(F).

   The torreon on the structure, which houses the stairwell and elevator, will be 25 ft-6 in above grade. Due to a sloping site, the applicant requests a height allowance, per 14-5.2(D)(9)(c)(ii)(F). As stated above staff has determined that the additional height needed for the stairwell/elevator tower also require an exception to Section 14-5.2(D)(9), to exceed the maximum allowable height. The applicant has provided exception criteria and responses, which are included below.

Despite providing the exception criteria responses, the applicant requests that the stair/elevator tower instead be considered a "rooftop appurtenance" (See 14-12 Definitions and 14-5.2(D)(3)) or "rooftop attachment" (See 14-7.1(C)(2)), which they claim would exempt the tower from the height restrictions laid out in Section 14-5.2(D)(9). However, it is the position of staff that because the stairwell and elevator equipment are housed in what constitutes a substantial and character-defining architectural feature and as such is integral to the proposed structure, it should not be considered a "rooftop appurtenance" or a "rooftop attachment" but rather is subject to the height restrictions of Section 14-5.2(D)(9).

There are specific differences between the case the applicant references as precedent (Case H-16-109) and the case before the Board at this hearing. First, the elevator tower proposed in the previous case represented an addition *and* a publicly visible rooftop appurtenance to a contributing structure in the Downtown and Eastside Historic Districts. In that instance, a publicly visible rooftop appurtenance required an exception to be placed on the existing contributing structure. There is no such provision that applies to a non-statused, new structure in the Historic Review District. In fact, the code in Section 14-5.2(F)(2)(d), states that "roof-mounted mechanical, electrical and telephone equipment and other obtrusive *structures* shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problem." The district-specific standards that apply to the current proposal specifically require screening the equipment in such a way as to be "low profile" and do not provide for an exemption from the height restrictions unless the equipment and its housing is considered a "rooftop appurtenance" (roof-mounted vertical transportation), which it is not in this case, for the reasons specified above. Regardless of this determination, the Governing Body determined in Case H-16-109 that a height exception was in fact needed because they considered the elevator tower in that case to be *both* rooftop appurtenance *and* an addition, and the height exception was granted.

2) Exterior finishes: The exterior of the structure is characterized by battered stuccoed walls, in El Rey "Adobe." Wood doors with be stained Sherwin Williams "Chestnut" brown, and the aluminum clad wood windows will be Koble "Gingersnap." Cornices at the tower and entry block are proposed to be stuccoed in El Rey "Dove" grey.

EXCEPTION CRITERIA AND RESPONSES:

1) Exception to exceed the allowable height, per Section 14-5.2(D)(9):

(i) Does not damage the character of the streetscape.

Applicant Response: Per 14-5.2 (D)(9)(a)(ii)(A) the streetscape is defined as the street 600 feet to the north and south along Camino Corrales from the property. Within that streetscape, the project will not be visible except for one location, approximately 420 feet from the project site, where there will be only limited visibility.

Within this streetscape there are at least two other 2 story structures. The overall design of the building comports with the architectural standards for the district. As a result, the small amount of additional height for which an exception is requested will in no way damage the character of the streetscape.

The height of the stair/elevator enclosure will not damage the streetscape for the additional reason that the height exception is requested only for the enclosure, which is only 15 feet in diameter, the footprint of which is 154 square feet and only 8.8 percent of the total footprint for the entire building. The enclosure is also designed in a manner to provide vertical transportation to all of the floors of the structure in a manner that harmoniously incorporates the enclosure as part of the entire building, in contrast to typical vertical transportation enclosures that are customarily included as unsightly box-like protrusions from the roof of a building.

Lastly, the small amount of height for which the exception is requested will not damage the character of the streetscape because all of the existing structures in the streetscape have not been resurveyed nor classified as contributing to the Historic Review District per the city of Santa Fe Building Historic Status Map.

Staff Response: Staff feels that this criterion has been met, due to the fact that only the tower exceeds the maximum height, and its visibility is limited.

(ii) Prevents a hardship to the applicant or an injury to the public welfare.

Applicant Response: The owners of the property are elderly and have restricted mobility that requires an elevator for access to the exterior upper level of the building, which falls within the permitted streetscape height. In order to provide for such access, the owners require vertical transportation in the form of an elevator and the requisite housing that projects above the upper floor level in order to provide such access. The exterior upper floor level is an integral part of the building's design and intended use, and the stair/elevator enclosure is required to make use of that part of the building by the owners. Please note that the existing split-level residence on the property is also being modified to include an elevator to provide to accommodate the owners restricted mobility.

Staff Response: Staff agrees that it would be a hardship to the owners to not have an elevator to access the upper floor and roof deck of the proposed structure. However, the Board must consider whether a structure of this height is necessary to prevent a hardship, taking into consideration that the majority of the proposed structure (aside from the tower) does not exceed the maximum allowable height

(iii) Strengthens the unique heterogenous 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 stair/elevator enclosure provides a design option that will ensure that the owners of the property can reside within the Historic Review District because the enclosure is necessary in order to provide access to the floors of the building, including the exterior upper floor of the structure that is integral to its intended use and enjoyment by the owners. As a result, it will strengthen the unique heterogeneous character of the city by allowing the owners to use and enjoy this property despite their restricted mobility that requires elevator access. Additionally, the applicant has considered several design alternatives, such as an exterior stair without a roof to protect from the elements, a stairwell and elevator enclosure that would protrude from the roof of the structure and an exterior lift to the roof of the structure. These options were all determined to be unsuitable because they do not provide safe, all-season and viable means of vertical transportation to the floors of the building or would provide bulky and unattractive massing which would have a greater visual impact than the proposed design. Additionally, as stated above, the proposed enclosure incorporates vertical transportation as a design feature of the structure, in lieu of the customary rooftop projection from the tops of buildings in which vertical transportation is housed.

Staff Response: Staff agrees that multiple design alternatives have been explored to meet the needs of the applicant while also conforming as closely as possible to the code.

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

Applicant Response: The lot on which the new building will be located has numerous trees and other vegetation, the preservation of which is very important to the owners. The site of the proposed building was selected because the structure can be built on the site without having to remove any existing trees and which is in close proximity to the existing home for ease of access. However, the confines of the site, due to the location of the existing trees to be preserved, has resulted in a structure that is higher than a structure that could be built elsewhere on the property but only by removing numerous existing and nature trees. Additionally, the need for a height exception in this case is due the special and unique circumstance that this property is owned and will be occupied by individuals having restricted mobility necessitating elevator access.

Staff Response: Staff agrees with this response.

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

Applicant Response: The age and restricted mobility of the owners are special conditions and circumstances which are not a result of their actions that require elevator access to the exterior upper level of the structure.

Staff Response: Staff agrees that age and mobility limitations are not the result of the actions of the applicant; however, staff defers to the board as to whether this is a sufficient response to satisfy the criterion.

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

Applicant Response: The stair/elevator enclosure is required to provide necessary access to the upper exterior level of the building to promote the owners' ability to reside upon the property. Based on a consideration of the various design options for the disclosures, as described above, the enclosure as proposed is the minimal height that will permit such access. As a result it has the least negative impact with respect to the purposes stated in Subsection 14–5.2 (A)(1) because it will assist in attracting residents, such as the owners of this property, to the city in a manner that also promotes a "general harmony as to style, form, color, height, proportion, texture and material between buildings of historic designs and those of more modern design," as contemplated for the Historic review District.

Staff Response: Staff agrees with this response, in that the applicant has attempted to mitigate the visual impact of an elevator shaft by integrating it thoughtfully into the design of the structure and

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.

Sloping Sites:

14-5.2(D)(9) Height, Pitch, Scale, Massing and Floor Stepbacks

(c)(ii)(F) The board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. *This increase in height shall be constructed only in the form of building stepbacks from the street.*

Height Exceptions

14-5.2(C)(5)Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

(a)Height

If the applicant requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the applicant shall first receive an exception to this Section 14-5.2. If approved by the historic board, the applicant shall proceed to the board of adjustment or other applicable city body for consideration of the proposed variance.

Rooftop Appurtenance Definition

14-12 Definitions

Skylights, air conditioning units, solar collectors, stairwells, vertical transportation or other roof-mounted mechanical, electrical or communications equipment.

Height of Building Attachments

14-7.1(C) General Height Standards

The general height limits contained in this article do not apply to *structures* for which specific standards are provided elsewhere in Chapter 14, including Section 14-8.5 (Walls and Fences). In addition to the maximum height limits and height calculation methods contained in this article, *structures* may be subject to height limits and calculation methods in Article 14-5 (Overlay Zoning Districts) or elsewhere in Chapter 14. Unless there is a specific provision to the contrary, the most restrictive height limit is applied as provided in Section 14-1.7 (Conflicting Provisions).

(2) Height of Building Attachments

Except as further restricted by Section 14-5.2 (Historic Districts), the height limitations set out in Chapter 14 may be exceeded for chimneys, *antennas* , ventilators, elevator housings or other non-freestanding *structures* placed on and anchored to the roof of a *building* and not intended for human occupancy, by up to four (4) feet for *residential structures* and eight (8) feet for *mixed use* and *nonresidential structures* .

(F) Historic Review District

(1) Applicability

(a) The division shall review and approve or deny all *applications* for new construction, exterior alteration, and demolition of *structures* in the historic review district in accordance with the standards set forth in this section.

(b) The historic districts review board shall review and approve or deny new construction of commercial, *residential* multi-unit, public *structures* , and those *structures* requiring the Board's review as specified in Subsection 14-5.2(D)(9)(a). 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.

(2) District Standards

(a) The following structural standards shall be complied with whenever 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:

(i) Slump block, stucco, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry *units* or unstuccoed cement shall not be used as exterior *wall* materials; and

(ii) The color of stuccoed *buildings* shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and *portals* may be emphasized by the use of white or other colors or materials. Painting of *buildings* with bold repetitive patterns, or using *buildings* as signs is prohibited.

(b) It is intended that *buildings* be designed to be " *wall* dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, and *hipped roofs* can be designed as "wall dominated" solutions and are allowed. However, gabled, shed and *hipped roofs* are only allowed if sufficient evidence is provided by the *applicant* showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related *streetscape* , as viewed when standing in the public *street* in front of the site. The height of the roof above the *wall* shall be no greater than the height of the *walls* . Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.

(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, direct gain, or other collecting purposes is allowed. When in view from any public *street* , way, or other public place, solar equipment shall be screened as follows:

(i) Raising the parapet;

(ii) Setting back from the edge of the roof;

(iii) Framing the collector with wood;

(iv) In pitched roofs, by integrating the collector into the pitch;

(v) In ground solar collectors by a *wall* or vegetation;

(vi) In *wall* collectors or *greenhouses* , 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) Roof-mounted mechanical, electrical and telephone equipment and other obtrusive *structures* shall be architecturally screened with opaque materials by raising the

parapet, boxing in the equipment or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problem.

(e) No cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in freestanding *walls* .

(f) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that *structures* be designed to appear essentially as *structures* with massive *walls* which are defined as being built or appearing to be built of *adobe* construction, *wall* thickness appearing massive in relation to *wall* height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the *structure* . Solid *wall* space shall be greater in any façade than window or door space combined. Exceptions are allowed for south facing *walls* for solar equipment as provided in Subsection (F)(2)(c) of this section and under *portales* . The mass elements that make up the *building* composition shall appear as single blocks. *Buildings* with ground coverage of over twenty thousand 20,000 square feet and over one *story* shall be designed to appear more as an aggregation of smaller " *building* blocks" rather than a single large box or block. (Ord. No. 2002-37 § 28)

(g) *Walls* and fences visible from the *street* shall be built of brick, *adobe* , rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. *Walls* of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not visible from the *street* .

(h) When parking spaces are required for commercial or multi-family *residential buildings* , they shall be placed to the rear or side of the *building* . When parking areas are visible from the *street* , they shall be screened from view by *walls* , fences, vegetation, planters, earth berms, or other means.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted: 06.08.20	1303 Camino Corralles
Property Owner of Record: Water Gardens Trust	**Proposed Construction Description:**
Applicant/Agent Name: Alexander Dzurec	New, Stand Alone Accessory Strucutre
Contact Person Phone Number: (505) 982-6606	**TOTAL ROOF AREA:** 1735 SF

Zoning District: R-1

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☐ Other: _____

Submittals Reviewed with PZR:
☒ Legal Lot of Record ☐ Development Plan ☐ Building Plans
☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Supplemental Zoning Submittals Required for Building Permit:
☐ Zero Lot Line Affidavit

Access and Visibility: ☐ Arterial or Collector**
☐ Visibility Triangle Required

Use of Structure: ☒ Residential
☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes_____

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

Lot Coverage : 12.2% %
☐Open Space Required:_____

Setbacks:
Proposed Front: 400' Minimum: 7'
2nd Front? _____
Proposed Rear: 200' Minimum: 15'
Proposed Sides: L 15 R___ Minimum: 10

Height: Proposed 24 ?
Maximum Height: 24 or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed_____ Accessible_____
Minimum:_____

Bicycle Parking:**
Proposed:_____ Minimum:_____
** Commercial Requirement

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

Alexander Dzurec [☐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.

SIGNATURE _____ DATE 06.08.20

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: _____

* note: if proposed height exceeds 24', a variance is required

REVIEWER: _____ **DATE:** 06/09/2020

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

autotroph

architecture.planning.sustainable design consulting

July 29, 2020

Lisa Roach
City of Santa Fe Historic Preservation Division Director
200 Lincoln Avenue
Santa Fe, New Mexico 87504-0909
505.955.6949

Dear Ms. Roach:

I am submitting this application on behalf of the Water Gardens Trust, which is the owner of the property at 1303 Camino Corrales. The property, which was recently purchased by the trust will be improved and occupied by the beneficiaries of the trust, who are referred to in this application as the owners.

The property, which is located in the Historic Review District, is 4 acres in size and includes 5 existing residential structures, all of which are noncontributing to the Historic Review District. The project entails the construction of a new accessory two-story structure that includes an enclosure for stairs and an elevator that will provide access in the form of vertical transportation to all of the floors of the building, including the top exterior level which will include a deck for use by the owners.

The proposed project includes the following architectural elements:

1. Seven-sided structure with entry block, stair/elevator enclosure totaling 3,600 SF of heated area; 1,735 SF of roofed area.

2. The structure has 2 levels above grade and one below: basement, main level, mezzanine and upper level exterior deck.

3. Exterior finishes are stucco walls, adobe color, for the battered walls of the main building mass, entry block and stair/elevator enclosure with wood corbels and a territorial style detailing for cornices on the entry block and stair/elevator enclosure.

6. Custom stained wood doors and custom aluminum clad wood windows.

7. Colored concrete path and forecourt.

The building will be 420 feet from the nearest right of way, which is Camino Corrales. The main portion of the building will be 19 feet in height, which is within the permitted height determined by staff based on the average height of structures within the streetscape for the building. The adjacent grade at stair/elevator enclosure slopes. The height will be 25'-6", measured at its highest point above adjacent grade, 24' in height measured at its lowest point .

A prior version of the project was submitted for review by the HDRB at its meeting on January 14th, 2020. In response to comments by members of the HDRB and others who spoke at the hearing, the project has been significantly redesigned to better ensure that the design complies with the design standards for the district.

The building has been redesigned in the following respects in order comply with the DESIGN standards of the Historic Review District:

1. A majority of the arched window openings have been changed to rectangular window openings.

2. The remaining arched window opening and door openings have been re-positioned as to not be visible from any public right of way.

3. The parapet has been completely redesigned to remove crenellations in order to comport with the pueblo style and architectural design standards for the Historic Review District.

4. The pitched metal roof on the stair/elevator enclosure has been removed and replaced with a parapet roof with a territorial style cornice.

5. The stair/elevator enclosure stone veneer finish has been replaced with a stucco finish, adobe color.

6. The structure's footprint has been reduced by 4 feet in width for the main portion of the building and 1 foot in the diameter of the stair/elevator enclosure.

7. The structure has been set lower into the site to minimize its visual impact to surrounding properties.

8. The overall height has been reduced by 5 feet for the main portion of the building and 3 feet, 6 inches for the stair/elevator enclosure.

This applicant requests that you provide written administrative approval, as permitted by Section 14-5.2 (F)(1)(a) of the Santa Fe City code, that the entire building complies that the design standards of the Historic Review District.

With respect to the height of the stair/elevator enclosure, it is the applicant's position that the enclosure is exempt from the permitted height restriction pursuant to Section 14-5.2 (D)(9)(c)(iii) because it is a rooftop appurtenance, which is defined in Section 14-12.1 of the code to include "vertical transportation." The enclosure is essentially the same as the elevator enclosure that was recognized by the Governing Body in case #H-16-109 in which the Governing Body approved the construction of an elevator enclosure to the rear of 76 East San Francisco Street, situated on the downtown plaza, that provided access to the roof of the building at that address. Enclosed is a copy of the decision of the Governing Body in that case, together with a copy of the design of the elevator enclosure that was approved by the Governing Body. In that decision, the Governing Body held that the "proposed elevator massing would be rooftop appurtenance because it is vertical transportation and mechanical equipment." The same is true with respect to the stair/elevator enclosure that is proposed by this application because the sole purpose of that enclosure is to provide vertical transportation, in the form of both stairs and an elevator, to all of the floors of the building, including the exterior upper level, just as

the application proposed, and the Governing Body approved, in case #H-16-109. The applicant requests that staff recognize that the stair/elevator enclosure that is part of the proposed building in this case be recognized as a rooftop appurtenance that is exempt from the height restriction, which would eliminate the need for a height exception.

In the event that staff is unable to grant the foregoing request, then the applicant requests a height exception for the stair/elevator enclosure over the permitted height of 19 feet, but without waiving its position that the enclosure is a rooftop appurtenance that is not subject to the height restriction. As grounds for the height exception, the applicant states as follows:

First, because the structure is situated on terrain having a slope in excess of two feet, as shown on the attached drawings, the applicant is requesting an additional two feet of height, pursuant to Section 14-5.2 (D)(9)(c)(ii)(F). As a result, an exception for the additional 4 feet, 6 inches of elevation is requested on the basis of the following responses to the exception criteria:

(i) Does not damage the character of the streetscape

Per 14-5.2 (D)(9)(a)(ii)(A) the streetscape is defined as the street 600 feet to the north and south along Camino Corrales from the property. Within that streetscape, the project will not be visible except for one location, approximately 420 feet from the project site, where there will be only limited visibility.

Within this streetscape there are at least two other 2 story structures. The overall design of the building comports with the architectural standards for the district. As a result, the small amount of additional height for which an exception is requested will in no way damage the character of the streetscape

The height of the stair/elevator enclosure will not damage the streetscape for the additional reason that the height exception is requested only for the enclosure, which is only 15 feet in diameter, the footprint of which is 154 square feet and only 8.8 percent of the total footprint for the entire building. The enclosure is also designed in a manner to provide vertical transportation to all of the floors of the structure in a manner that harmoniously incorporates the enclosure as part of the entire building, in contrast to typical vertical transportation enclosures that are customarily included as unsightly box-like protrusions from the roof of a building.

Lastly, the small amount of height for which the exception is requested will not damage the character of the streetscape because all of the existing structures in the streetscape have not been resurveyed nor classified as contributing to the Historic Review District per the city of Santa Fe Building Historic Status Map.

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

The owners of the property are elderly and have restricted mobility that requires an elevator for access to the exterior upper level of the building, which falls within the permitted streetscape height. In order to provide for such access, the owners require vertical transportation in the form of an elevator and the requisite housing that projects above the upper floor level in order to provide such access. The exterior upper floor level is an integral part of the building's design and intended use, and the stair/elevator enclosure is required to make use of that part of the building by the owners. Please note that the existing split-level residence on the property is also being modified to include an elevator to provide to accommodate the owners restricted mobility.

(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

The stair/elevator enclosure provides a design option that will ensure that the owners of the property can reside within the Historic Review District because the enclosure is necessary in order to provide access to the floors of the building, including the exterior upper floor of the structure that is integral to its intended use and enjoyment by the owners. As a result, it will strengthen the unique heterogeneous character of the city by allowing the owners to use and enjoy this property despite their restricted mobility that requires elevator access.

Additionally, the applicant has considered several design alternatives, such as an exterior stair without a roof to protect from the elements, a stairwell and elevator enclosure that would protrude from the roof of the structure and an exterior lift to the roof of the structure. These options were all determined to be unsuitable because they do not provide safe, all-season and viable means of vertical transportation to the floors of the building or would provide bulky and unattractive massing which would have a greater visual impact than the proposed design . Additionally, as stated above, the proposed enclosure incorporates vertical transportation as a design feature of the structure, in lieu of the customary rooftop projection from the tops of buildings in which vertical transportation is housed.

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

The lot on which the new building will be located has numerous trees and other vegetation, the preservation of which is very important to the owners. The site of the proposed building was selected because the structure can be built on the site without having to remove any existing trees and which is in close proximity to the existing home for ease of access. However, the confines of the site, due to the location of the existing trees to be preserved, has resulted in a structure that is higher than a structure that could be built elsewhere on the property but only by removing numerous existing and nature trees.

Additionally, the need for a height exception in this case is due the special and unique circumstance that this property is owned and will be occupied by individuals having restricted mobility necessitating elevator access.

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

The age and restricted mobility of the owners are special conditions and circumstances which are not a result of their actions that require elevator access to the exterior upper level of the structure.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(l)

The stair/elevator enclosure is required to provide necessary access to the upper exterior level of the building to promote the owners' ability to reside upon the property. Based on a consideration of the various design options for the disclosures, as described above, the enclosure as proposed is the minimal height that will permit such access. As a result it has the least negative impact with respect to the

purposes stated in Subsection 14–5.2 (A)(1) because it will assist in attracting residents, such as the owners of this property, to the city in a manner that also promotes a "general harmony as to style, form, color, height, proportion, texture and material between buildings of historic designs and those of more modern design," as contemplated for the Historic review District.

Thank you for your consideration in this matter and please feel free to contact me with any questions.

Sincerely,

Alexander Dzurec

VIEW FROM OLD SANTA FE TRAIL

VIEW FROM BARCELONA / CAM. CORRALES

VIEW FROM CAMINO CORRALES

Height Allowance & Exception Request

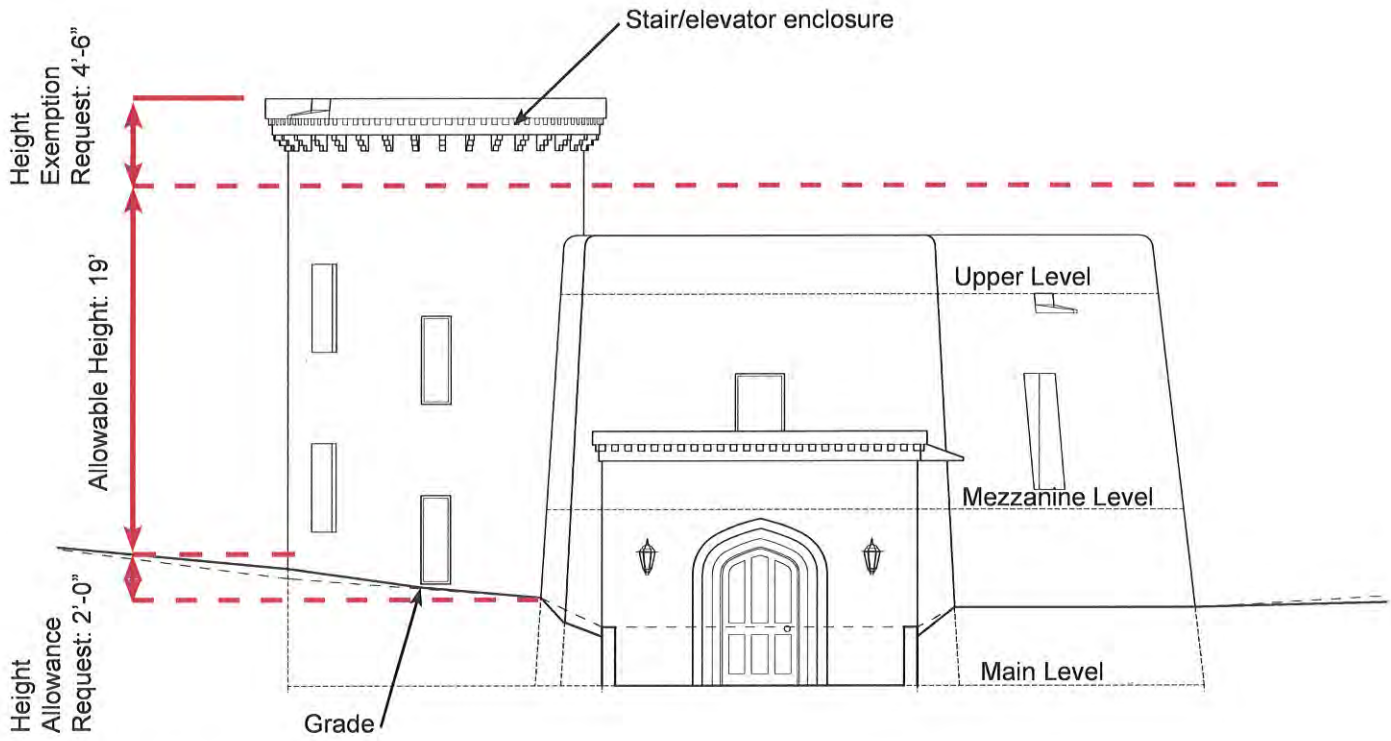


Figure 1: Elevation diagram showing Height Allowance and Height Exception request

Project Site & Context

Figure 2: Project Site & Context showing applicable Streetscape (in yellow) sole point of limited visibility of the structure within the streetscape.

Figure 3: Enlarged Project Site & Photo key

Photo 1: *View of property from intersection of Armenta and Camino Corrales*

Photo 2: *View of project site from Camino Corrales, sole point of visibility within the streetscape. Story pole indicating the height of the stair/elevator enclosure is partially visible behind existing vegetation.*

Photo 3: *View of Project site, showing 6' H Coyote fence on NE property line*

Photo 4: *View of Project Site from the south*

Exterior Finish Materials

Wall Materials

Stucco Walls
El Rey Stucco: Adobe

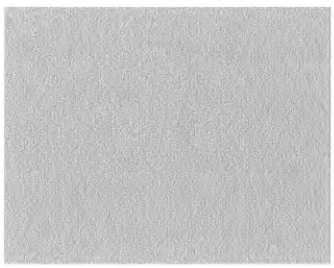
Site walls / retaining walls
Cedar Creek Stone: San Isidro

Fenestration

Aluminum Clad Wood Windows
Kolbe Windows: Gingersnap

Custom Wood Doors & Misc. Accents
Sherwin Williams: Chestnut

Territorial Cornice



Stucco Finish
El Rey Stucco: Dove Gray

Paving & Canales

Colored Concrete
Davis Colors: Pebble

ITEM # 19-0037

City of Santa Fe
Governing Body
Findings of Fact and Conclusions of Law

Case #H-16-109
Appellant – Peter Komis

THIS MATTER came before the City of Santa Fe (City) Governing Body (Governing Body) for hearing on December 12, 2018 (the Hearing), upon the appeal (Appeal) of Peter Komis (Appellant) from the March 13, 2018 decision (the Decision) in which the City's Historic Districts Review Board (HDRB) denied the exception requests for exceeding the maximum allowable height and for a visible rooftop appurtenance for an elevator massing which would add approximately 200 square feet to the square footage of the adjacent roof to 76 East San Francisco Street (the Building) listed as "contributing" historic status and located within the Downtown and Eastside Historic District (the District).

The record on this Appeal (the Record) includes the following documents:

1. Memorandum dated December 5, 2018 for the December 12, 2018 Meeting of the Governing Body to the Members of the Governing Body from Theresa Gheen, Assistant City Attorney, via Erin McSherry, City Attorney, regarding the Appellant's appeal from the HDRB's Decision in Case #H-16-109 in which the HDRB denied the exception requests for the proposed elevator massing to exceed the maximum allowable height and for a visible rooftop appurtenance a commercial building listed as having "contributing" historic status and located at 76 East San Francisco Street, within the Downtown and Eastside Historic District, with Exhibits A through E (the Memorandum), as noted in the Hearing minutes (Minutes);
2. The Verified Appeal Petition filed on March 27, 2018 (the Petition) (Exhibit A to the Memorandum);
3. The report of Land Use Department Historic Preservation Division (HPD) staff dated February 27, 2018 for the February 27, 2018 HDRB hearing (Exhibit B-1 to the Memorandum);
4. Those portions of the minutes of the February 27, 2018 HDRB meeting pertaining to the Application at the February 27, 2018 HDRB hearing, and corrections to those minutes at the March 13, 2018 HDRB meeting (Exhibits C-1 and C-2 to the Memorandum);
5. The report of HPD staff dated January 23, 2018 for the January 23, 2018 HDRB hearing (Exhibit B-2 to the Memorandum);
6. Those portions of the minutes of the January 23, 2018 HDRB meeting pertaining to the Application at the January 23, 2018 HDRB hearing, and corrections to those minutes at the February 13, 2018 HDRB meeting (Exhibits C-3 and C-4 to the Memorandum);
7. The report of HPD staff dated January 24, 2017 for the January 24, 2017 HDRB hearing (Exhibit B-3 to the Memorandum);
8. Those portions of the minutes of the January 24, 2017 HDRB meeting pertaining to the Application at the January 24, 2017 HDRB hearing, and corrections to those minutes at the February 14, 2017 HDRB meeting (Exhibit C-5 and C-6 to the Memorandum);

9. The Decision on the proposed elevator massing adopted by the HDRB on March 14, 2018 and filed by the City Clerk with the records of the City as Item #18-0239 (Remodel Decision) (Exhibit D-1 to the Memorandum);
10. The Decision on the Building's historic status adopted by the HDRB on February 14, 2018 and filed by the City Clerk with the records of the City as Item #18-0128 (Status Decision) (Exhibit D-2 to the Memorandum);
11. Additional documentation provided by HPD staff and miscellaneous materials including excerpts of the Santa Fe City Code, and photographs taken by the Land Use Director of the storey pole on the Building from various vantage points in the Building's streetscape (Exhibit E to the Memorandum); and
12. A 31-page handout titled, "Appellant's Materials" entered for the Record by Applicant at the Hearing.

After conducting a public hearing and having reviewed the Record and heard from City staff and the Appellants, the Governing Body hereby FINDS, as follows:

FINDINGS OF FACT

1. The Governing Body reviewed the Record, heard the report of City staff and statements from Appellant's attorney Frank Herdman, and received testimony and evidence from the Appellant, the Appellant's architect Eric Enfield, and members of the public interested in the matter.
2. Pursuant to Santa Fe City Code (SFCC) Subsection 14-2.2(F), the Governing Body has the power and authority on appeals of final actions of any Land Use Board to hear *de novo* and decide the matter that is the subject of appeal after giving notice in accordance with the notice provisions of SFCC Subsection 14-3.1(H)(4).
3. Pursuant to SFCC Subsection 14-3.17(A)(1)(b), final actions of a Land Use Board include a decision made after a public hearing.
4. On February 27, 2018, the HDRB conducted a public hearing on the Applicant's proposal to replace the existing exterior staircase on the southern elevation of the Building located at 76 East San Francisco Street with an elevator massing that would add approximately 200 square feet to the adjacent roof, and exceed the adjacent parapet height by approximately 13'-11".
5. The Building is a commercial structure listed as having "contributing" historic status and is located within the Downtown and Eastside Historic District.
6. The proposed elevator massing is located on a lot that borders San Francisco Street to the north and Water Street to the south.
7. The proposed elevator massing is to be located on the south side of the Building, which does not directly front Water Street but rather is located in an alley.
8. The proposed elevator massing would be publicly visible on Water Street.
9. Under the historic overlay ordinance, Santa Fe City Code (SFCC) Subsection 14-5.2 (Design Code), Subsection 14-5.2(D)(3)(b) requires an exception for publicly visible mechanical equipment on a contributing building.
10. The maximum allowable height for an addition to the Building is 22'-4".

11. The proposed elevator massing would sit 13'-11" above the existing adjacent roof height of 41'-5".
12. Subsection 14-5.2(D)(9)(c)(iii) requires an exception to the maximum allowable height because the proposed addition exceeds "the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street facing façade, excluding rooftop appurtenances . . ."
13. The proposed elevator massing would not damage the character of the District and the streetscape because it is an improvement from the existing condition of the dilapidated stairwell, the proposed massing will be located in an alleyway, set off from San Francisco Street and Water Street, and in a relatively hidden location in the back of the Building surrounded to the east and west by other buildings.
14. The Appellant describes himself as being physically disabled; the disability is not the result of the Appellant or the outcome of aging that would affect all persons.
15. The proposed elevator is needed to prevent a hardship to the Appellant in that without an elevator, he will not be able to access his roof.
16. The proposed storage area is not needed to prevent a hardship.
17. An elevator hatch system is not an available means for the Appellant to access his roof.
18. The Appellant considered a full range of design options including alternative locations and sizes of the elevator massing and an elevator hatch system, which would not require a height or public visibility exception.
19. Unlike other structures in the streetscape, the Building lacks internal common areas to locate an elevator, and the Building has an existing stairwell which is visually disharmonious and is in poor repair; in addition many other structures on the Streetscape extend to Water Street and lack an alley.
20. The proposed elevator massing, less the storage area, is the vertical transportation option with the least negative impact with respect to the purpose of the Design Code, as stated in Subsection 14-5.2(A)(1).
21. At the Hearing, the Appellant testified that the height of the proposed elevator massing could be reduced by at least two feet.

CONCLUSIONS OF LAW

Under the circumstances and based upon the Record and the evidence and testimony submitted at the hearing, the Governing Body CONCLUDES as follows:

1. The Governing Body has the power and authority to hear and decide the Remodel Decision.
2. Notice of the Appeal was properly given in accordance with the notice provisions of SFCC Subsection 14-3.1(H)(4).
3. The proposed elevator massing would be a rooftop appurtenance because it is vertical transportation and mechanical equipment.
4. The proposed elevator massing is not merely a rooftop appurtenance; the proposed elevator massing is also an addition to the Building.

5. The public visibility exception under Subsection 14-5.2(D)(3)(b) applies because it is the stricter standard, as compared with the publicly visible rooftop appurtenance exception under Subsection 14-5.2(E)(1).
6. Pursuant to Subsection 14-5.2(C)(5)(b), the Appellant conclusively demonstrated all three required criteria for publicly visible mechanical equipment, as described in Findings 13 through 18, herein.
7. Pursuant Subsection 14-5.2(C)(5)(c), all six criteria to exceed the maximum allowable height have been conclusively demonstrated by the Appellant, as described in Findings 13 through 20, herein.
8. Underlying zoning issues are outside the scope of this appeal.
9. The Appeal is granted.
10. The Governing Body grants the exceptions for the proposed elevator massing to exceed the maximum allowable height and for a publicly visible rooftop appurtenance, and approves the Application, on the condition that the storage area be removed and the height be lowered by two feet, or to the lowest possible height above the existing parapet, whichever is lower.

IT IS SO ORDERED ON THIS 9th DAY OF JANUARY, 2019 BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Mayor

1/16/19
Date:

FILED WITH THE CITY CLERK:

Yolanda Y. Vigil
City Clerk

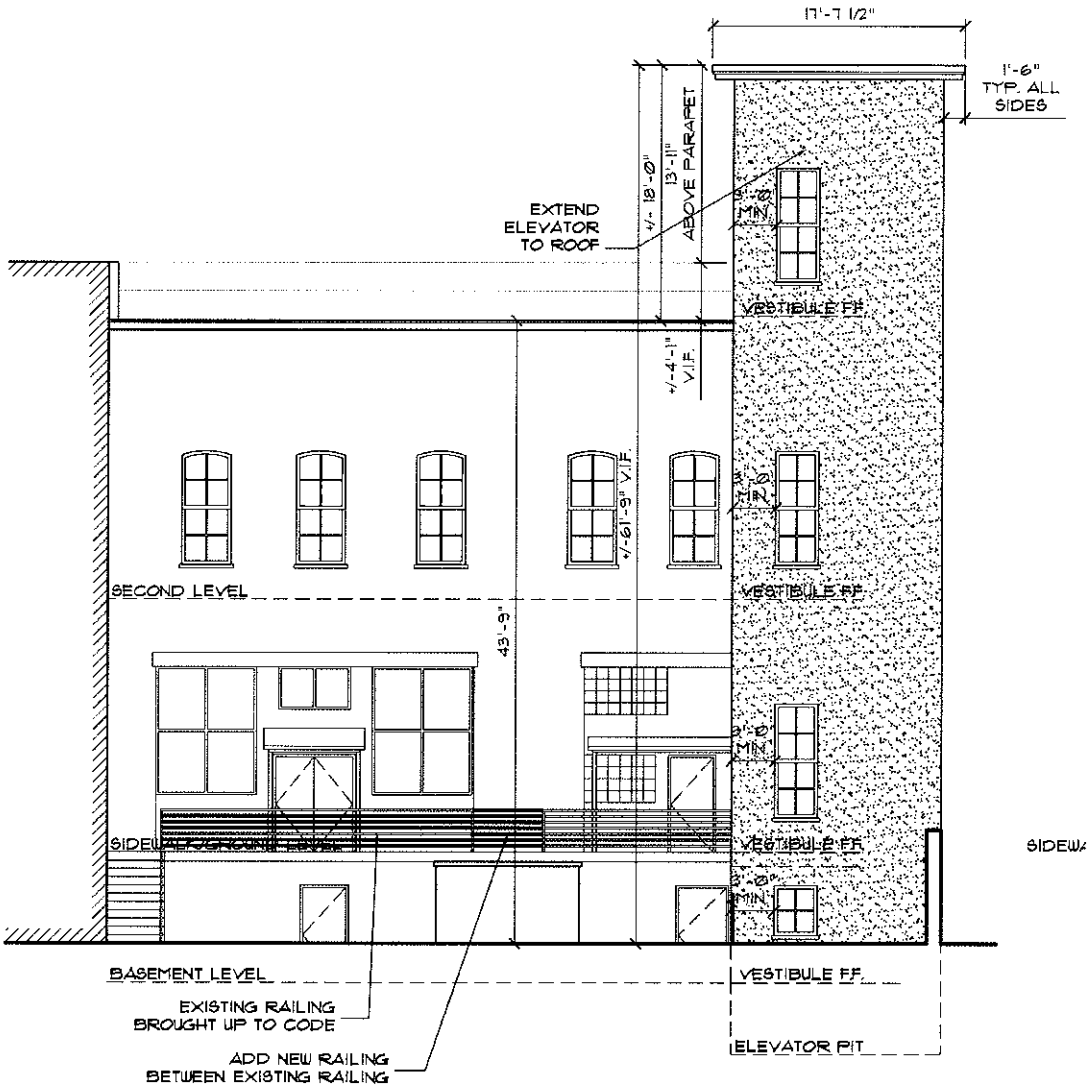
1-16-19
Date:

APPROVED AS TO FORM:

Erin K. McSherry
City Attorney

1/15/19
Date:

ELEVATOR ENCLOSURE
APPROVED BY GOVERNING BODY
IN CASE #H-16-109
(76 EAST SAN FRANCISCO STREET)



PROPOSED REAR (SOUTH) ELEVATION

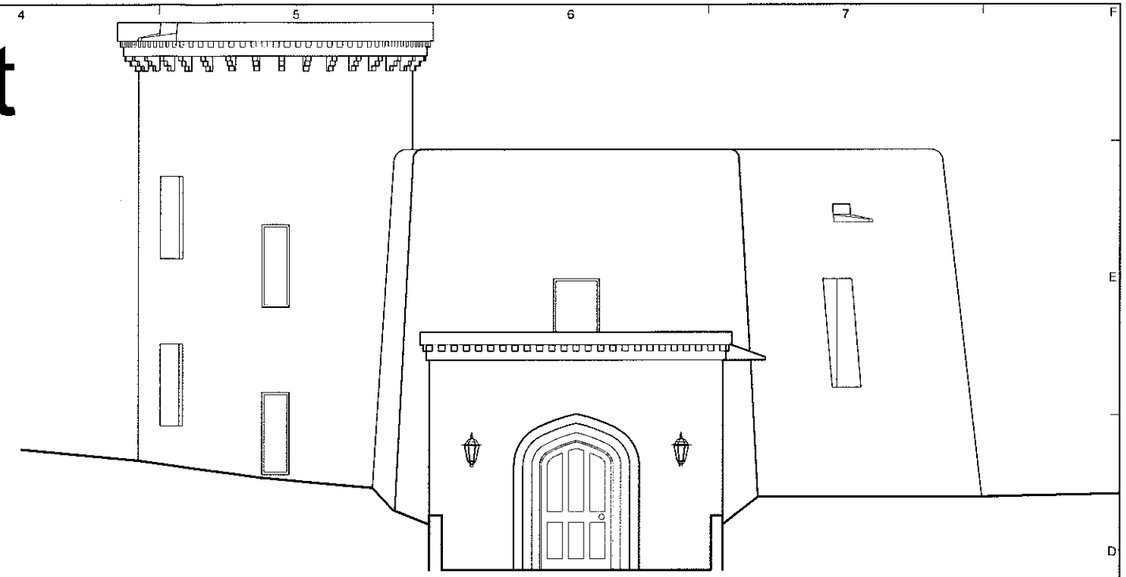
Water Gardens Trust

ACCESSORY STRUCTURE

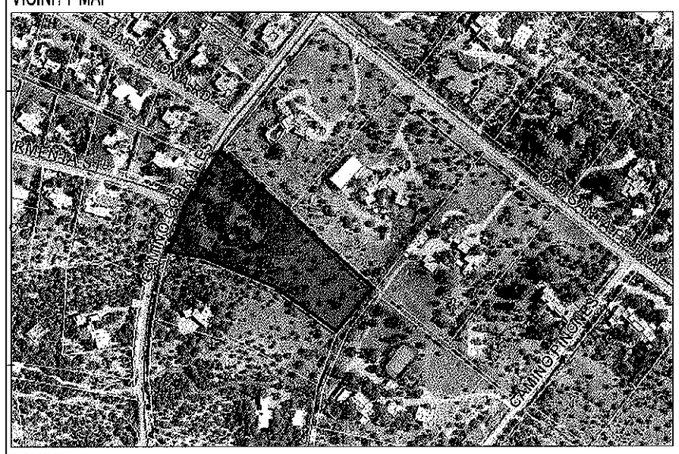
1303 CAMINO CORRALES

SANTA FE N E W M E X I C O 87505

HISTORIC DESIGN REVIEW BOARD SUBMISSION
07/27/20



VICINITY MAP



ZONING

ZONE CLASSIFICATION: R1

MIN. LOT SIZE: 4,000SF.
- ACTUAL LOT SIZE: 4.01 AC. (174,675SF)

MAX HEIGHT OF STRUCTURES:
24' - RESIDENTIAL
35' - NON RESIDENTIAL

ACTUAL: 25'9" (PER STD. ZONING CALCULATION: 14-7.1C(I)(A)
: 27'6" (PER HISTORIC DISTRICT CALCULATION: 14-5.2D(9)(C)(iii)

MINIMUM YARD REQUIREMENTS:
STREET: 7'
SITE: 10' (2 STORY BUILDING)
REAR: 15'

MAXIMUM LOT COVERAGE: 40%
TOTAL LOT SIZE: (174,675SF)
TOTAL LOT COVERAGE: (14,374SF)
ACTUAL = 12.2%

LEGEND

- 1A / A0.1 — ELEVATION INDICATES DRAWING 1A, SHEET A0.1
- 1A / A0.1 — SECTION INDICATES DRAWING 1A, SHEET A0.1
- 1A / A0.1 — SECTION DETAIL INDICATES DRAWING 1A, SHEET A0.1
- 1A / A0.1 — DETAIL INDICATES DRAWING 1A, SHEET A0.1
- 101 / A — WINDOW NUMBER INDICATES ROOM A101, DOOR A
- 101 / A — DOOR NUMBER INDICATES ROOM A101, DOOR A
- SIDE OF HINGE — DOOR OR CABINET DOOR SWING
- FLOOR EL 0'-0" — ELEVATION MARK
- PARTITION TYPE
- BREAK LINE
- CENTER LINE
- LINE OF SOFFIT ABOVE
- OUTLINE OF HIDDEN CONSTRUCTION OR OBJECTS
- OUTLINE OF REMOVED ITEMS
- EXISTING CONSTRUCTION TO REMAIN (HALFTONE)
- EXISTING PARTITION TO BE REMOVED
- EXISTING PARTITION TO REMAIN (HALFTONE)
- NEW WALL TYPE VARIES PER PARTITION AND WALL TYPE LEGEND
- 1 HOUR FIRE RATED WALL ASSEMBLY
- UNDISTURBED OR COMPACTED SUBGRADE
- TOP SOIL
- GRAVEL, DRAINAGE COURSE
- WOOD BLOCKING, FURRING, ROUGH DIMENSIONAL LUMBER
- FINISHED WOOD
- METAL
- REINFORCED CONCRETE
- CONCRETE MASONRY UNITS
- SPRAY FOAM INSULATION
- FIBERGLASS BATT INSULATION
- PLYWOOD
- FINISHED WOOD
- GYPSUM WALL BOARD
- FIBER CEMENT SOFFIT
- CONCRETE SLAB CONTROL JOINT
- CONCRETE SLAB EXPANSION JOINT

DRAWING INDEX

G0.0	COVER SHEET
	PROPERTY SURVEY
AS1.0	SITE PLAN
AS1.1	ENLARGED SITE PLAN
A1.1	MAIN LEVEL FLOOR PLAN
A1.2	MEZZANINE LEVEL FLOOR PLAN
A1.3	UPPER LEVEL FLOOR PLAN
A2.0	FRONT ELEVATION
A2.1	SOUTHWEST ELEVATION
A2.2	EAST ELEVATION
A2.3	NORTHEAST ELEVATION
A2.4	NORTH ELEVATION
A2.4 (A)	NORTH ELEVATION @ PROPERTY LINE
A2.5	NORTHWEST ELEVATION
A3.1	BUILDING SECTION

PROJECT TEAM

Architect:
AUTOTROPH, INC.
222 East Marcy Street
Santa Fe, NM 87501
phone: (505) 216-7555

General Contractor:
Marshall Thompson
Constructive Assets, Inc.
PO Box 6725
Santa Fe, New Mexico 87502
phone: (505) 690-2260

Historic Design Review Board Submission

Not for Construction

autotroph
architecture.planning.sustainable design.consulting

WATER GARDENS TRUST
Accessory Structure

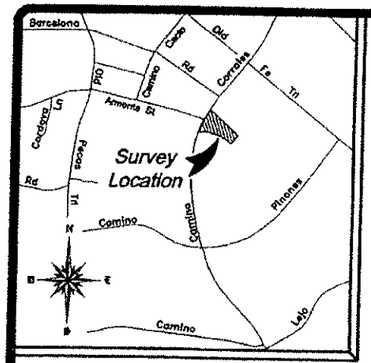
1303 CAMINO CORRALES, SANTA FE, NEW MEXICO

Project number	1902
Date	25 July 2020
Drawn by	AD / IS
Checked by	AD

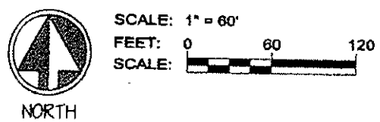
G0.0

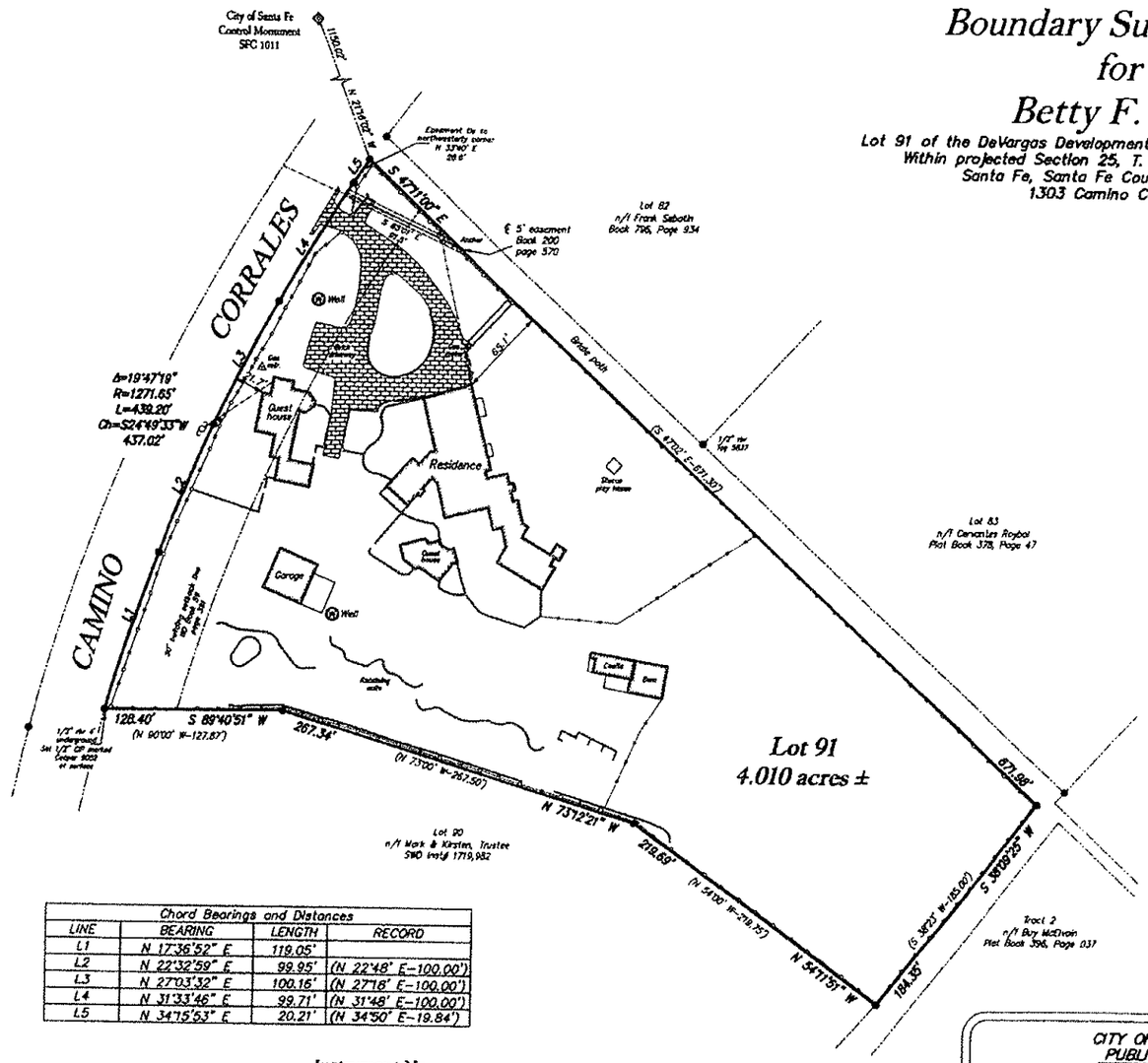
Boundary Survey Plat
for
Betty F. Kyle

Lot 91 of the DeVargas Development Company Subdivision No. 2
Within projected Section 25, T. 17 N., R. 9 E., N.M.P.M.
Santa Fe, Santa Fe County New Mexico
1303 Camino Corrales



VICINITY MAP





LEGEND

- Sanitary sewer manhole.
- Brass Caps found and used as noted.
- 1/2" pipe found and used unless noted.
- 1/2" Capped iron pin set this survey.
- Utility poles, lines and anchors.
- Utility boxes.
- Fences.
- Walls.
- Concrete.

NOTES

1.) Basis of bearing for this survey was taken from GPS observations as referenced along the north boundary of Lot 91 of DeVargas Development Company Subdivision, No. 2, as shown on plat filed in the office of the County Clerk, Santa Fe County, New Mexico, recorded July 16, 1955, as Document No. 208416. Bearings and distances in parenthesis were taken from said plat.

2.) Bearing are Grid NAD-83, New Mexico Central Zone. Distance are ground.

3.) Refer to: Easement in favor of The Mountain States Telephone and Telegraph Co. and The Public Service Co. of New Mexico, recorded February 17, 1953, in Book 78, Page 36. Easement in favor of Public Service Company of New Mexico and the Mountain States Telephone & Telegraph Company, recorded May 9, 1963, in Book 200, Page 570. Restrictive covenants as provided in Warranty Deed recorded in Book 59, Page 381. Notes, easements, and bridle paths, as shown on plat recorded July 16, 1955, as Document No. 208,416.

4.) F.I.R.M. Map Number: 35049C0416E, Zone "X". Effective date of December 4, 2012.

Chord Bearings and Distances

LINE	BEARING	LENGTH	RECORD
L1	N 17°36'52" E	119.05'	
L2	N 22°32'59" E	99.95'	(N 22°48' E-100.00')
L3	N 27°03'32" E	100.16'	(N 27°16' E-100.00')
L4	N 31°33'46" E	99.71'	(N 31°48' E-100.00')
L5	N 34°15'53" E	20.21'	(N 34°50' E-19.84')

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.

FOR REVIEW August 28, 2014

David E. Cooper P.S. No. 9052

DAVID E. COOPER NEW MEXICO 9052 REGISTERED PROFESSIONAL SURVEYOR

Instrument No. _____

COUNTY OF SANTA FE
STATE OF NEW MEXICO } ss

I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20___, at _____ o'clock____m., and was duly recorded in Book _____, Page _____ of the records of Santa Fe County.

Witness my Hand and Seal of Office
County Clerk, Santa Fe County, New Mexico
Geraldine Salazar

_____ Deputy

CITY OF SANTA FE PUBLIC NOTICE

The City of Santa Fe has not reviewed this plat of survey before its filing in the Office of the County Clerk. This survey is based on those documents noted hereon. City of Santa Fe Staff must approve all 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.

SIERRA LAND SURVEYING, INC.		
1452 St. Francis Drive	Santa Fe, New Mexico	505-983-5932
Project No. C-039-0814	Dwg. DEC	Ck. DTC
	File: gps	Bk. 100

INDEXING INFORMATION FOR COUNTY CLERK

NAME	LOCATION	SUBDIVISION
Betty F. Kyle	Sec. 25 T. 17 N. R. 9 E.	DeVargas Development

UPC No. 1-054-098-491-063

Historic Design Review Board Submission

Not for Construction

autotroph
architecture.planning.sustainable design.consulting

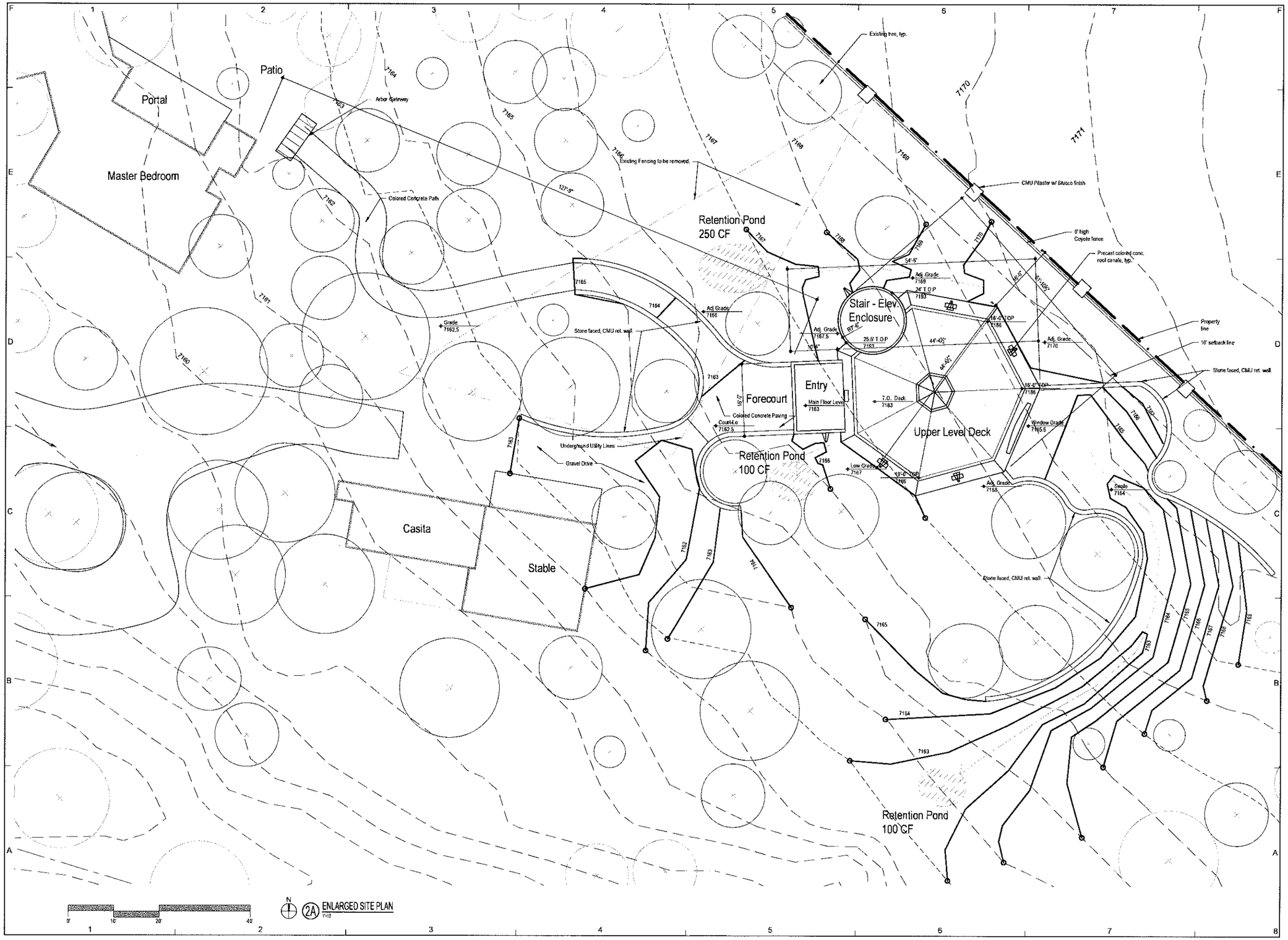
WATER GARDENS TRUST
Accessory Structure

1303 CAMINO CORRALES, SANTA FE, NEW MEXICO

OVERALL SITE PLAN

Project number	1902
Date	25 July 2020
Drawn by	AD / IS
Checked by	AD

AS 1.0



General Notes:

1 - Roof plan shown

2 - All trees shown are existing, to remain. Contractor shall verify location and ensure preservation through construction.

3 - Storm water retention.
Total roof area:
= 1,735 SF
Impervious Paving Surface:
= 1,065 SF
Total impervious square footage:
= 2,800 SF
Required site water retention calculation:
2,800 x 0.16 = 448 CF

4 - Existing slopes are: -8.5% max.

5 - Dimensions are to structure foot print.

Historic Design Review Board Submission

Not for Construction

autotroph
architecture.planning.sustainable design consulting

WATER GARDENS TRUST
Accessory Structure

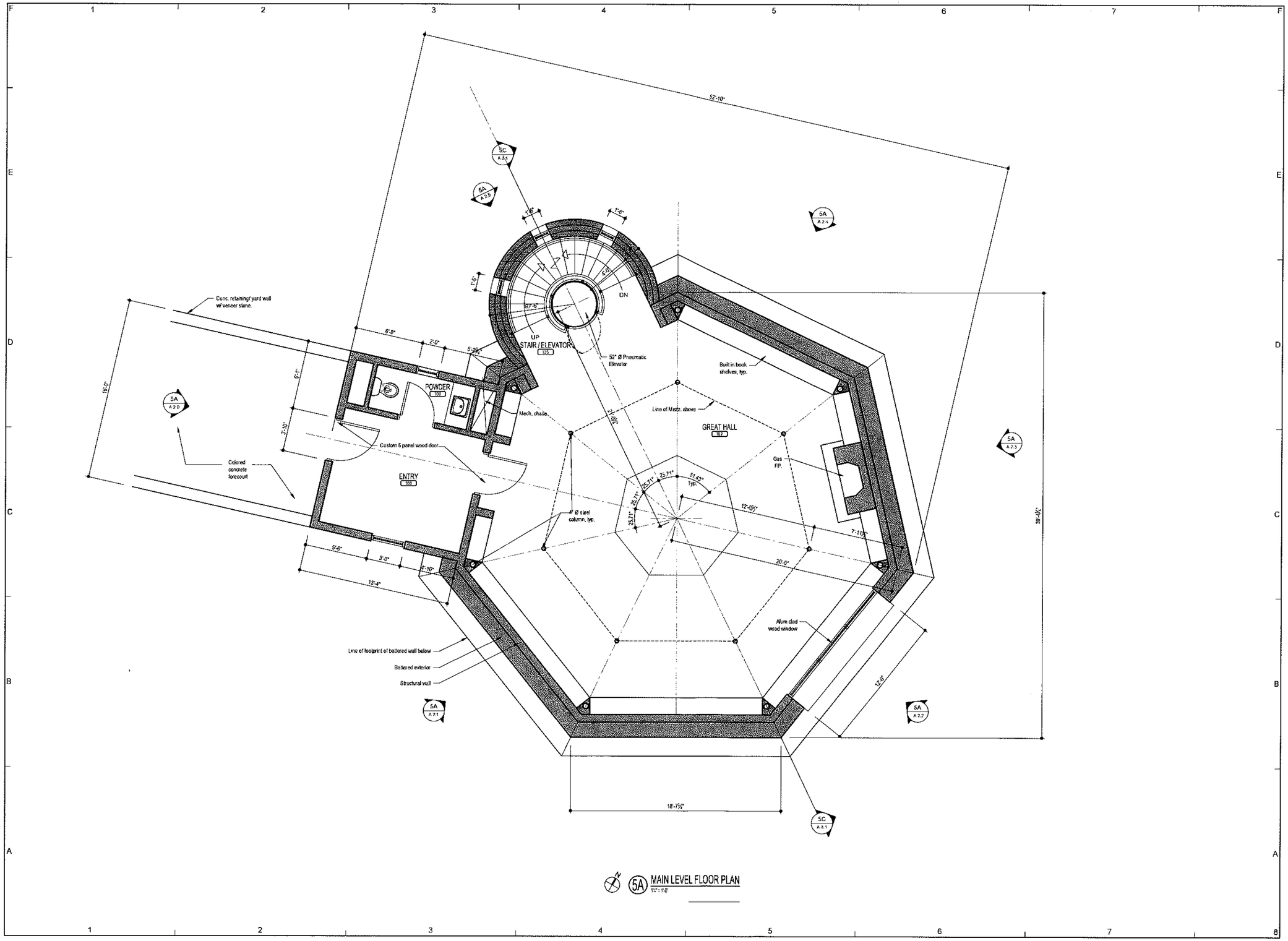
1303 CAMINO CORRALES, SANTA FE, NEW MEXICO

DETAIL SITE PLAN

Project number	1902
Date	25 July 2020
Drawn by	AD / IS
Checked by	AD

AS 1.1

Note: Dimensions are to structural walls/ elements to face of stud/ conc.



5A MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

Historic Design Review Board Submission

Not for Construction

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architecture.planning.sustainable design consulting

WATER GARDENS TRUST
Accessory Structure

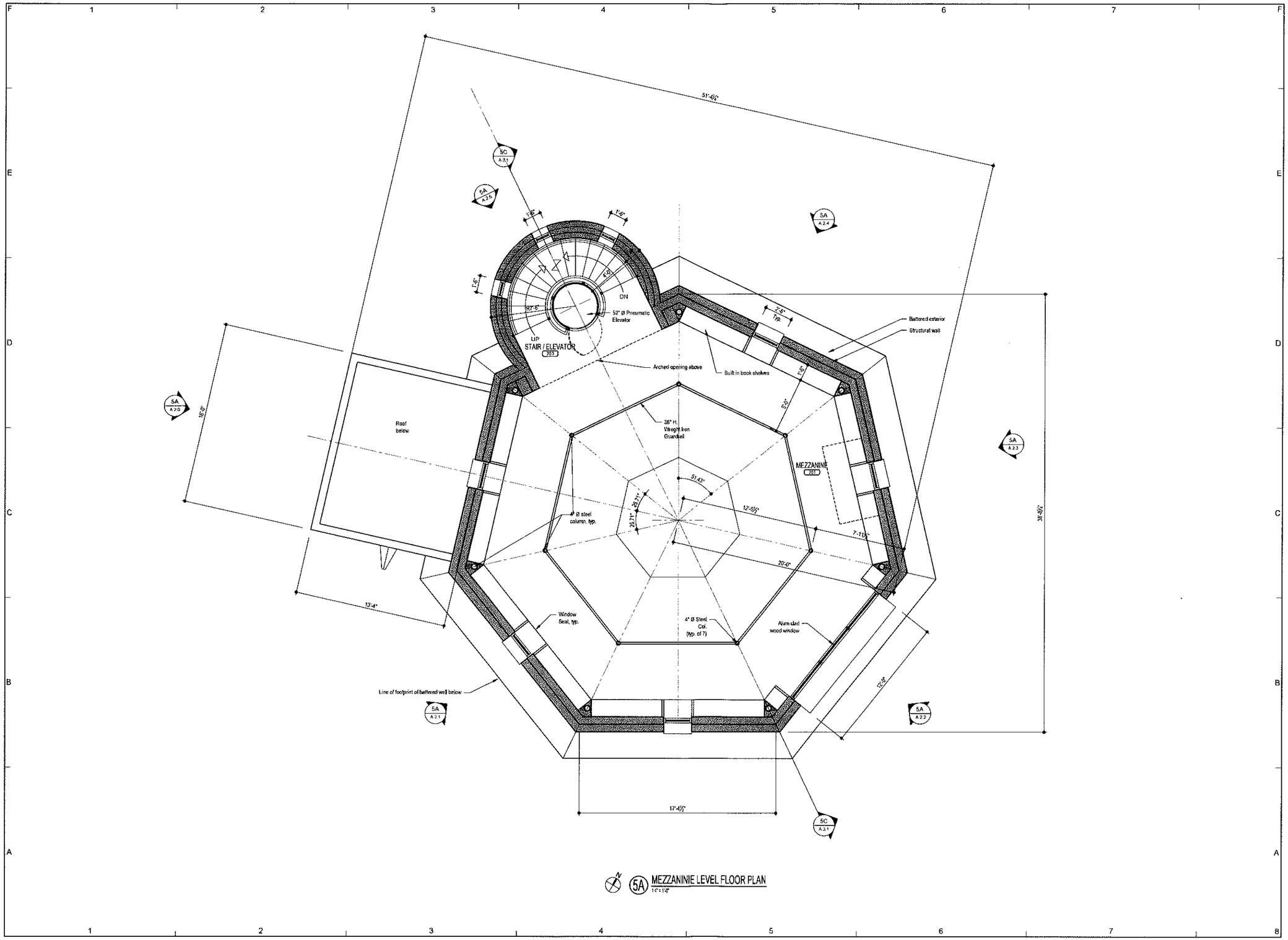
1303 CAMINO CORRALES, SANTA FE, NEW MEXICO

MAIN LEVEL FLOOR PLAN

Project number	1902
Date	25 July 2020
Drawn by	AD / IS
Checked by	AD

A1.1

Note: Dimensions are to structural walls/ elements to face of stud/ conc.



N 5A MEZZANINE LEVEL FLOOR PLAN
1/4" = 1'-0"

Historic Design Review Board Submission

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WATER GARDENS TRUST
Accessory Structure

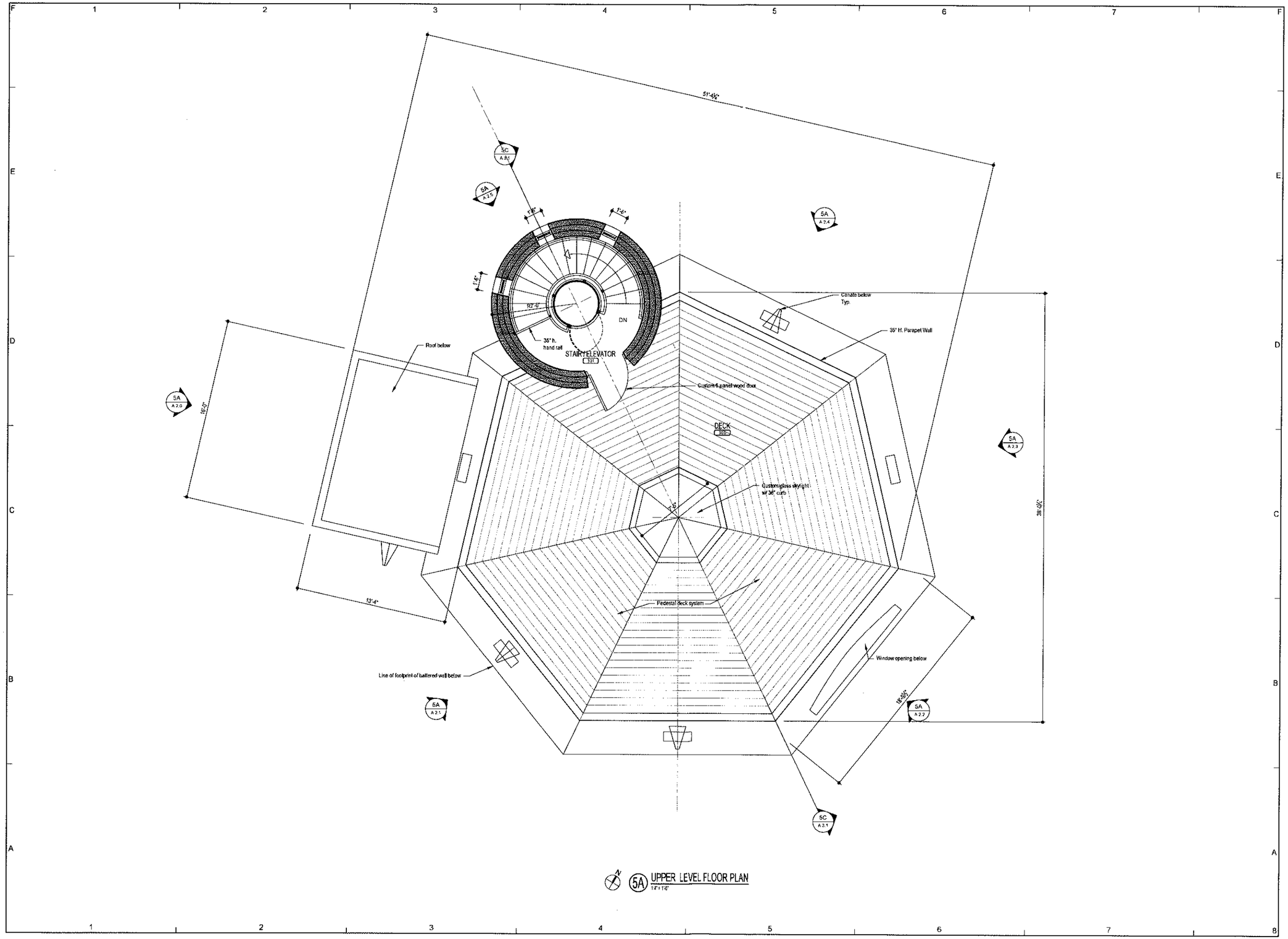
1303 CAMINO CORRALES, SANTA FE, NEW MEXICO

MEZZANINE LEVEL FLOOR PLAN

Project number	1902
Date	25 July 2020
Drawn by	AD / IS
Checked by	AD

A1.2

Note: Dimensions are to structural walls/ elements to face of stud/ conc.



5A UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

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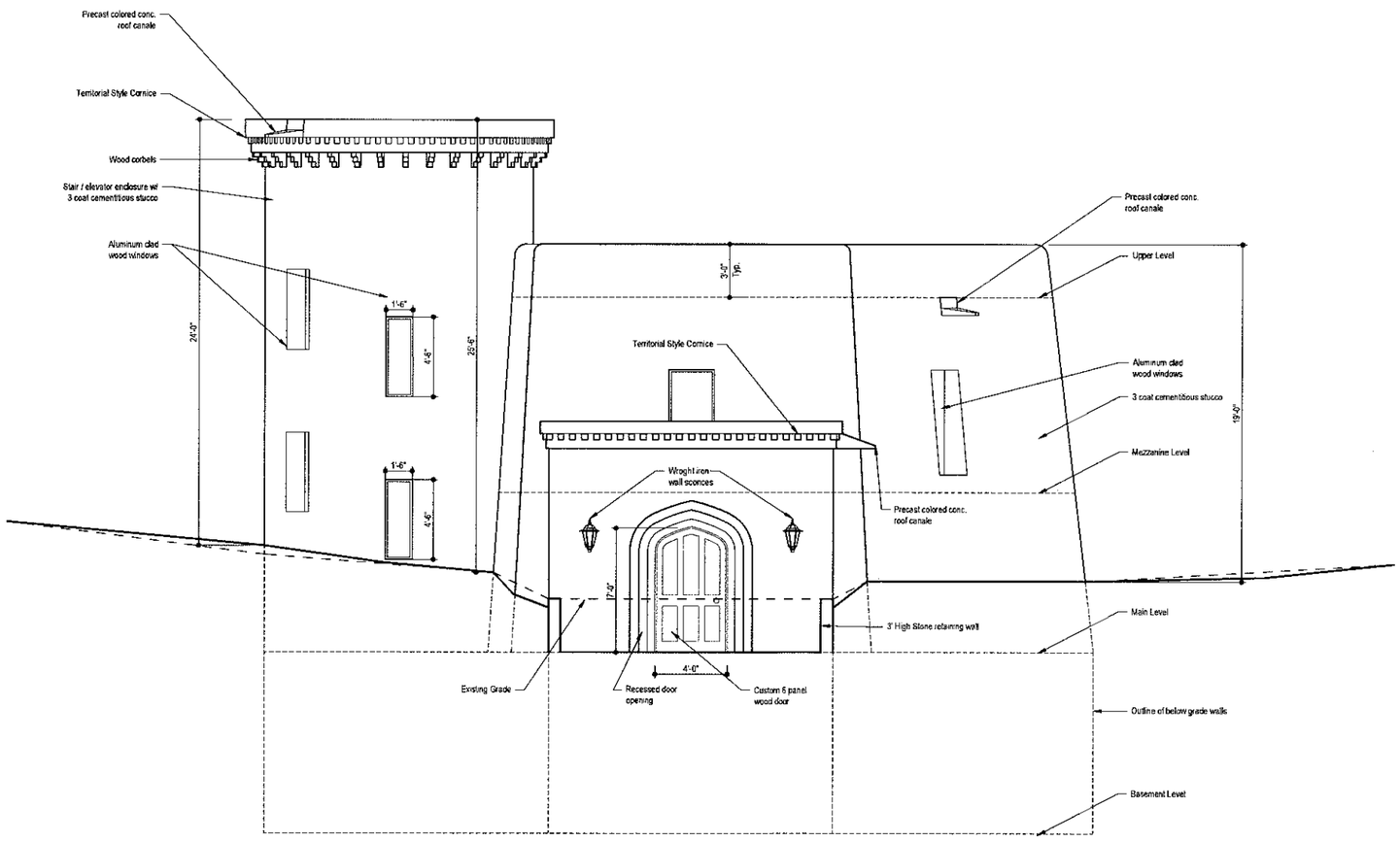
WATER GARDENS TRUST
Accessory Structure

1300 CAMINO CORRALES, SANTA FE, NEW MEXICO

UPPER LEVEL FLOOR PLAN

Project number	1902
Date	25 July 2020
Drawn by	AD / IS
Checked by	AD

A1.3



5A FRONT ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL COLORS

Exterior Walls
Stucco: Adobe by El Rey

Site / Retaining Walls
CMU with Stone Veneer: San Isidro by Cedar Creek Stone

Territorial Style Cornice
Stucco: Dove Gray by El Rey

Windows
Aluminum cladding: Gingersnap by Kolbe

Wood Doors, Corbels & Misc. Detailing
Wood Stain: Chestnut by Sherwin Williams

Canales and Paving
Colored Concrete: Pebble by Davis Colors

Historic Design Review Board Submission

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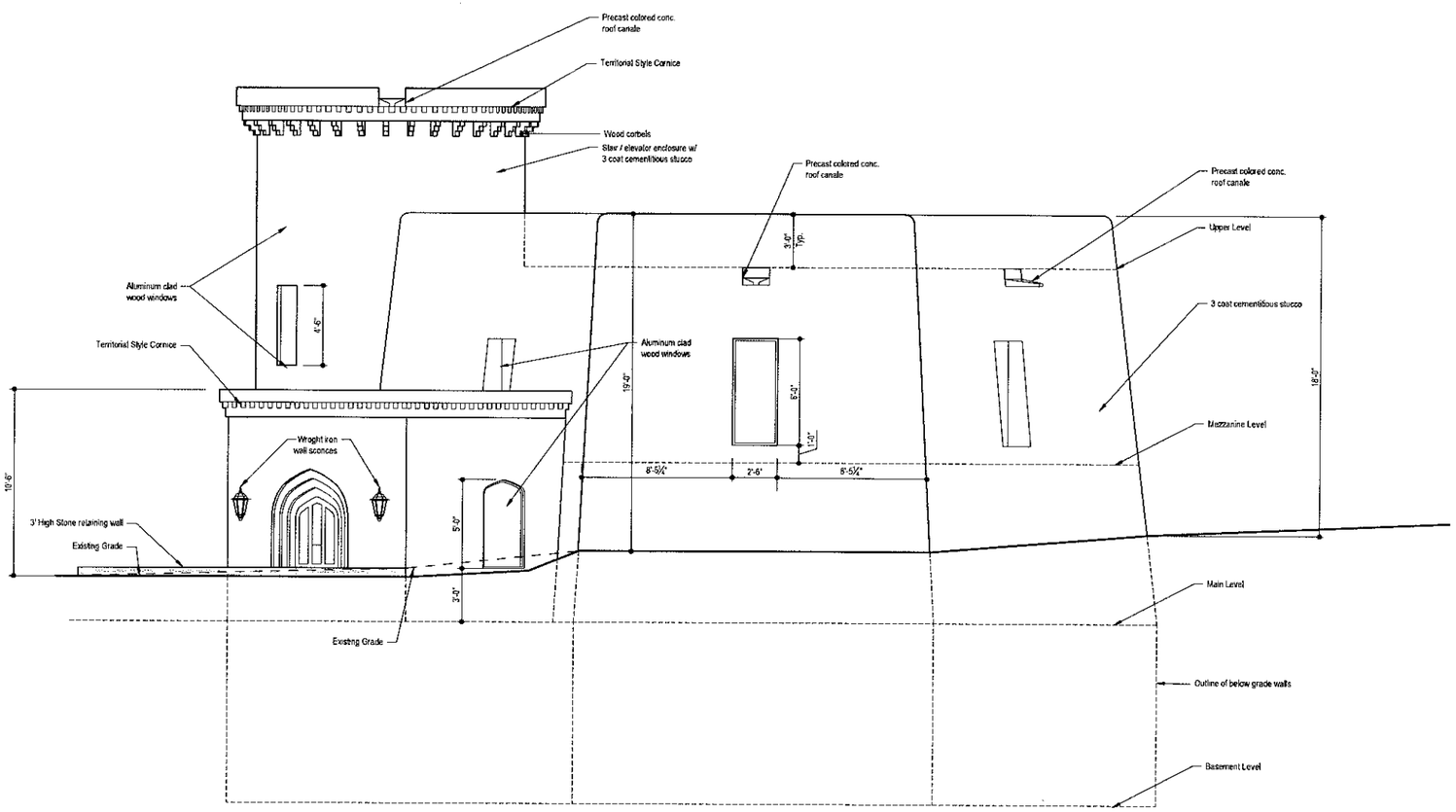
WATER GARDENS TRUST
Accessory Structure

1303 CAMINO CORRALES, SANTA FE, NEW MEXICO

EXTERIOR ELEVATIONS

Project number	1902
Date	25 July 2020
Drawn by	AD / IS
Checked by	AD

A2.0



5A SOUTHWEST ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL COLORS

Exterior Walls
Stucco: Adobe by El Rey

Site / Retaining Walls
CMU with Stone Veneer: San Isidro by Cedar Creek Stone

Territorial Style Cornice
Stucco: Dove Gray by El Rey

Windows
Aluminum cladding: Gingersnap by Kolbe

Wood Doors, Corbels & Misc. Detailing
Wood Stain: Chestnut by Sherwin Williams

Canales and Paving
Colored Concrete: Pebble by Davis Colors

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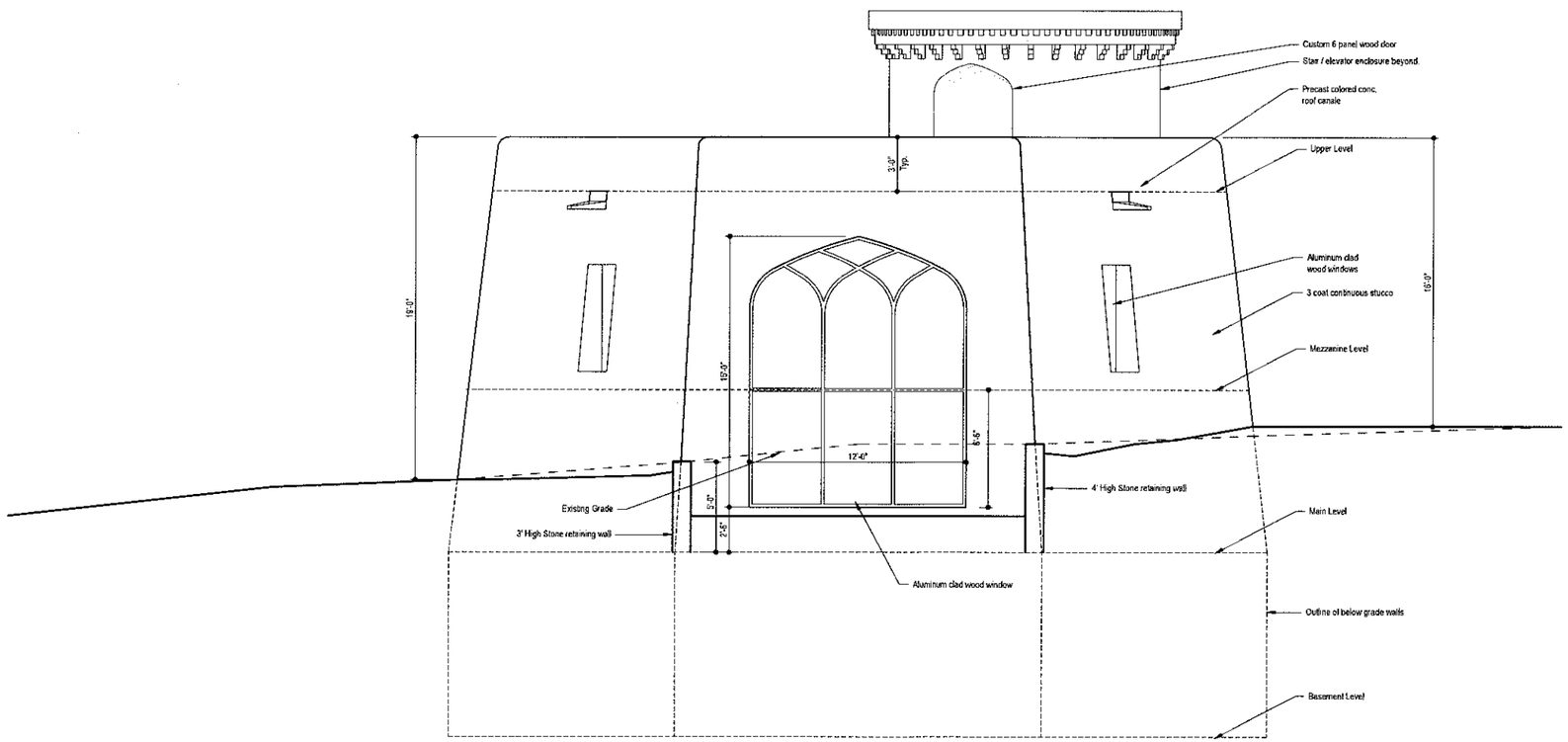
WATER GARDENS TRUST
Accessory Structure

1303 CAMINO CORRALES, SANTA FE, NEW MEXICO

EXTERIOR ELEVATIONS

Project number	1902
Date	25 July 2020
Drawn by	AD / IS
Checked by	AD

A2.1



5A EAST ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL COLORS

Exterior Walls
Stucco: Adobe by El Rey

Site / Retaining Walls
CMU with Stone Veneer: San Isidro by Cedar Creek Stone

Territorial Style Cornice
Stucco: Dove Gray by El Rey

Windows
Aluminum cladding: Gingersnap by Kolbe

Wood Doors, Corbels & Misc. Detailing
Wood Stain: Chestnut by Sherwin Williams

Canales and Paving
Colored Concrete: Pebble by Davis Colors

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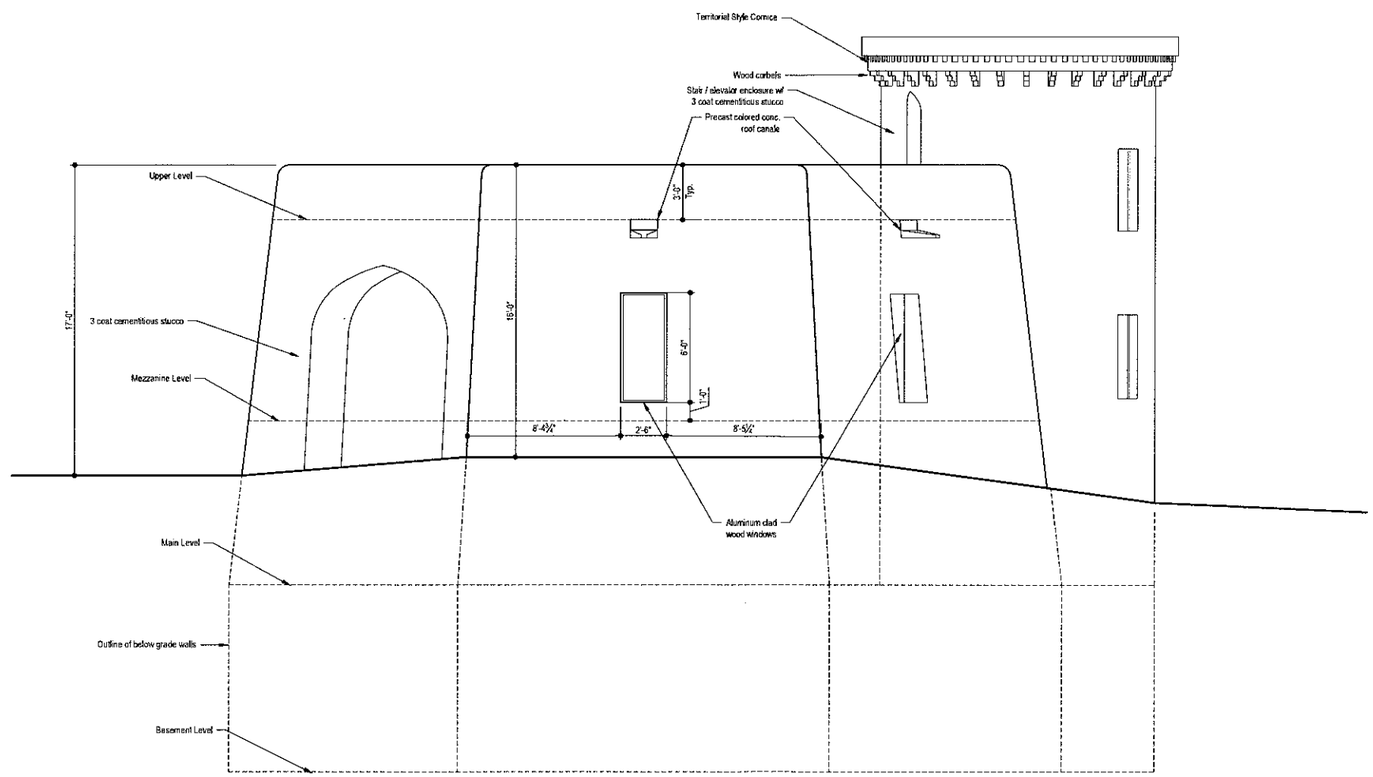
WATER GARDENS TRUST
Accessory Structure

1320 CAMINO CORRALES, SANTA FE, NEW MEXICO

EXTERIOR ELEVATIONS

Project number	1902
Date	25 July 2020
Drawn by	AD / IS
Checked by	AD

A2.2



5A NORTHEAST ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL COLORS

Exterior Walls
Stucco: Adobe by El Rey

Site / Retaining Walls
CMU with Stone Veneer: San Isidro by Cedar Creek Stone

Territorial Style Cornice
Stucco: Dove Gray by El Rey

Windows
Aluminum cladding: Gingersnap by Kolbe

Wood Doors, Corbels & Misc. Detailing
Wood Stain: Chestnut by Sherwin Williams

Canales and Paving
Colored Concrete: Pebble by Davis Colors

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WATER GARDENS TRUST
Accessory Structure

1303 CAMINO CORRALES, SANTA FE, NEW MEXICO

EXTERIOR ELEVATIONS

Project number	1902
Date	25 July 2020
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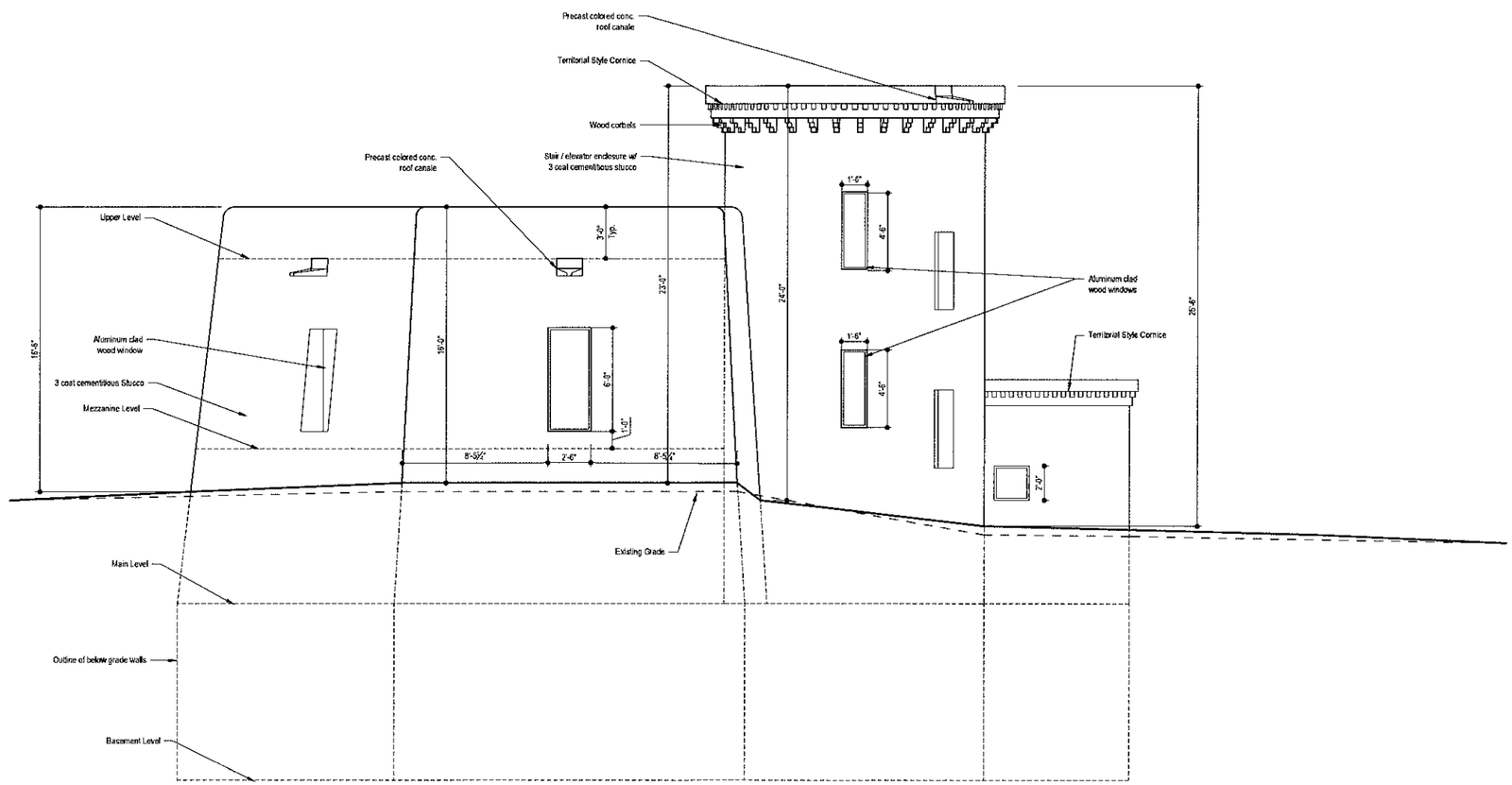
A2.3



5A NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL COLORS

Exterior Walls
Stucco: Adobe by El Rey

Site / Retaining Walls
CMU with Stone Veneer: San Isidro by Cedar Creek Stone

Territorial Style Cornice
Stucco: Dove Gray by El Rey

Windows
Aluminum cladding: Gingersnap by Kolbe

Wood Doors, Corbels & Misc. Detailing
Wood Stain: Chestnut by Sherwin Williams

Canales and Paving
Colored Concrete: Pebble by Davis Colors

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WATER GARDENS TRUST
Accessory Structure

1303 CAMINO CORRALES, SANTA FE, NEW MEXICO

EXTERIOR ELEVATIONS

Project number	1902
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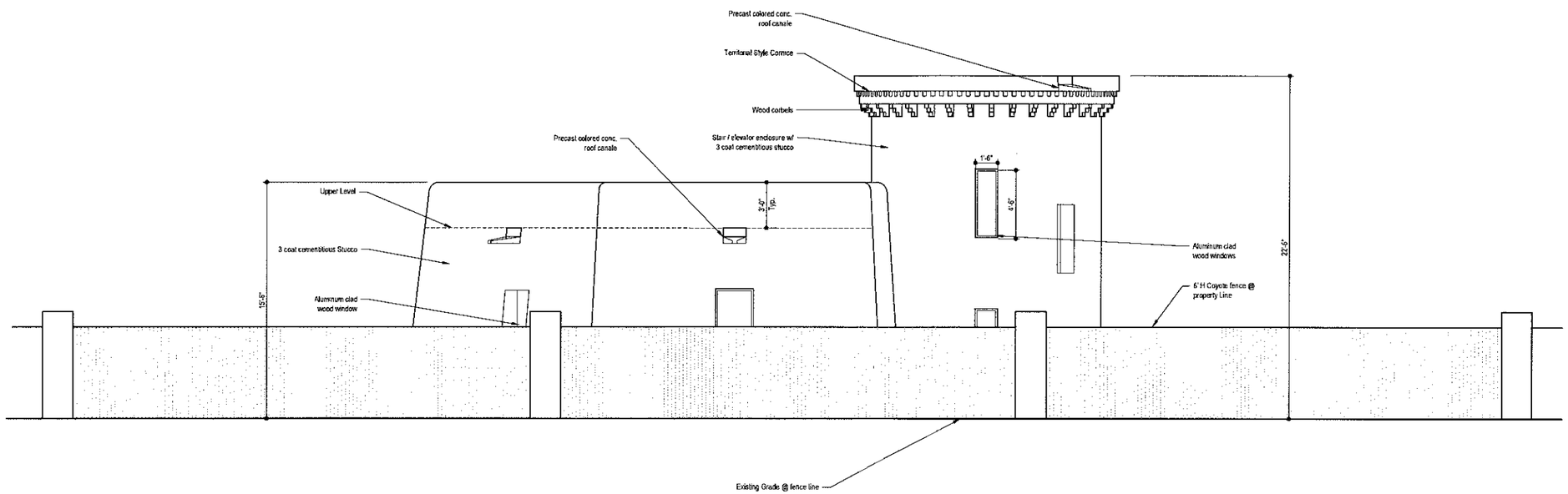
Checked by	AD

A2.4



5A NORTH ELEVATION @ PROPERTY LINE
1/4" = 1'-0"

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WATER GARDENS TRUST
Accessory Structure

1303 CAMINO CORRALES, SANTA FE, NEW MEXICO

EXTERIOR ELEVATIONS

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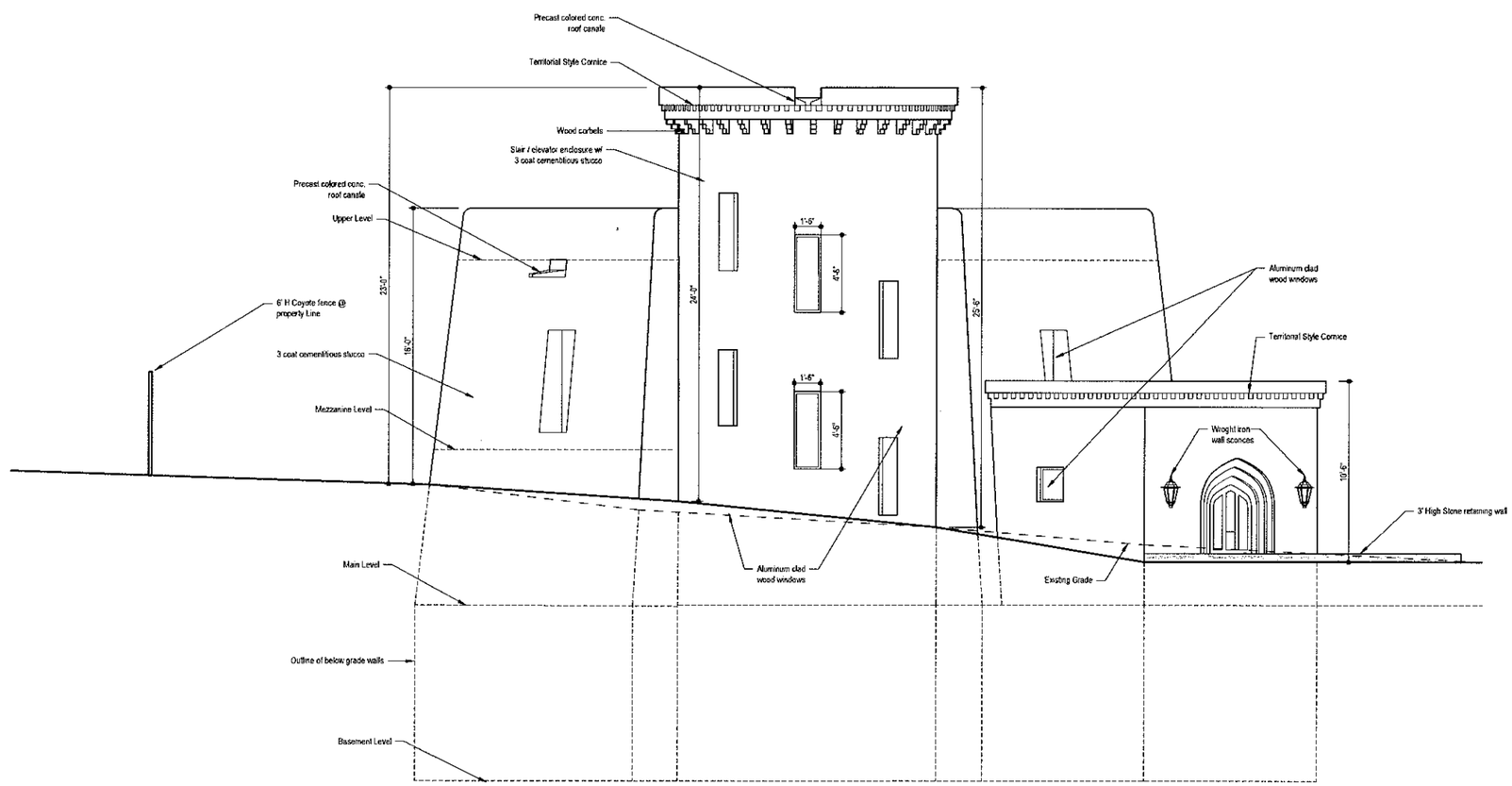
Checked by	AD

A2.4 (A)



5A NORTHWEST ELEVATION
1/4" = 1'-0"

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Accessory Structure

1303 CAMINO CORRALES, SANTA FE, NEW MEXICO

EXTERIOR ELEVATIONS

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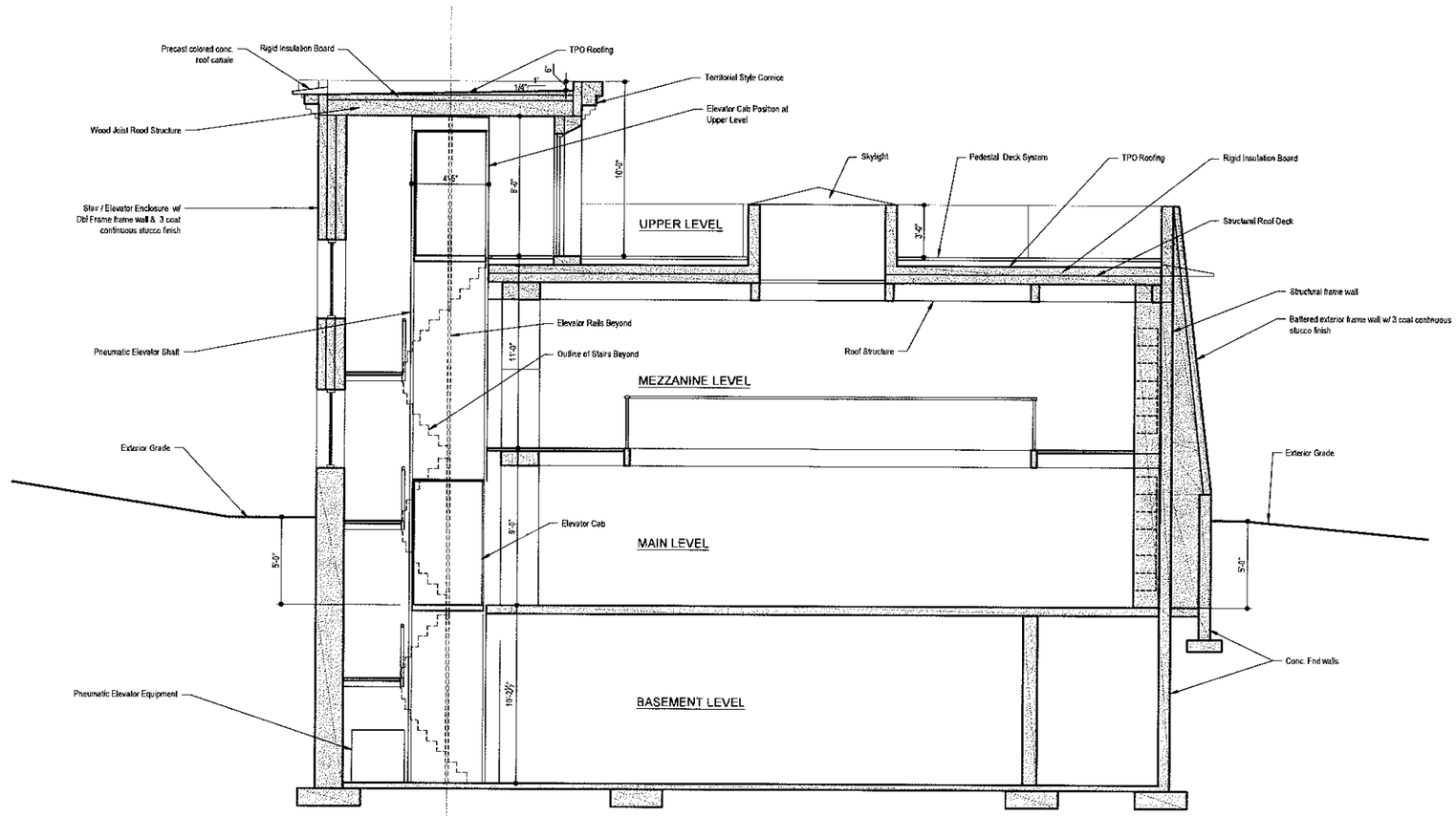
A2.5



5C BUILDING SECTION

Historic Design Review Board Submission

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WATER GARDEN TRUST
Accessory Structure

1303 CAMINO CORRALES, SANTA FE, NEW MEXICO

BUILDING SECTIONS

Project number	1902
Date	25 July 2020
Drawn by	AD / IS
Checked by	AD

A3.1