CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Architectural Alliance, agent for David Krakauer and Jessica Flack, owners, proposes to construct a free standing garage, replace windows, and coyote fencing at a contributing residential property.

Case number: **2020-002810-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): **586 Camino Del Monte Sol**

OW – David Krakauer and Jessica Flack 1399 Hyde Park Road, Santa Fe, NM 87501

AP -- Architectural Alliance 612 Old Santa Fe Trail, Santa Fe, NM 87505 Eric@archallinc.com

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area ☐ **Downtown and Eastside** ☑ **Historic Review** ☐ **Transition** ☐ **Westside-Guadalupe** ☐

HISTORIC BUILDING STATUS

Non-Statused ☐ **Non-Contributing** ☐ **Contributing** ☑ **Significant** ☐ **Landmark** ☐ **N/A** ☐

PRIMARY ELEVATIONS: **North** ☐ **South** ☐ **West** ☐ **East** ☐ **N/A** ☑

PUBLICLY VISIBLE FACADE-EAST Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No ☐

HISTORIC DISTRICT INVENTORY NUMBER _____

YEAR OF CONSTRUCTION _____

PROJECT TYPE

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

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

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

HISTORIC BUILDING NAME Fremont Ellis

City of Santa Fe, New Mexico

memo

DATE: November 24, 2020

TO: Historic Districts Review Board Members

FROM: Angela Schackel Bordegaray, Senior Planner, Historic Preservation Division

---

Case # 2020-002810-HDRB

Address: 586 Camino del Monte Sol
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ 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

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposal and finds that the application complies with Section 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

586 Camino del Monte Sol is a contributing residential structure located in the Downtown and Eastside Historic District. It is Spanish-Pueblo Revival style single family home with flat roof, simple parapet, and concealed lintels. A non-contributing guest house is located southwest of the main house. The guest house had an attached carport at one time which was demolished at an unknown date. The House was the home of Fremont Ellis, a Santa Fe painter, printmaker, teacher, and founder of the Santa Fe group known as Los Cinco Pintores. Will Schuster was his next door neighbor (From "An Artist's Biography"). .

The applicant proposes to construct a 576 sf 14' x 4" high free-standing garage where the maximum allowable height is 15'. The garage will be located to the southwest of the main house. The proposed garage will match the Spanish-Pueblo Revival style of the main house. The garage door will be 19' wide x 9' tall with decorative wood panels and exposed wood lintels on its south façade. The windows and the door will have exposed wood lintels. The north elevation will have a wooden 3' x 4' double casement window with true divided lites painted Danube blue to match main house. The wood doors and lintels will be stained Antique Walnut to match the existing courtyard gate. The stucco will match main house and yard walls, El Rey Buckskin. Garage door will be stain grade cedar fencing. .

The applicant also proposes to add a 6' tall coyote fence where the maximum allowable height is 6'. The latillas will have staggered tops to create a new parking space for the existing guest house. The new fence will tie into the existing coyote fence that separates the driveway from the yard.

RELEVANT CODE CITATIONS:

14-5.2(E) Downtown and Eastside Design Standards

(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.

October 14, 2020

VIA HAND DELIVERY

Angela Bordegaray
Historic Preservation Office
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: 586 Camino Del Monte Sol
New Freestanding Garage and Coyote Fencing

Dear Angela

It was great meeting with you at 586 Camino Del Monte Sol. We are proposing to add a new freestanding garage to the property.

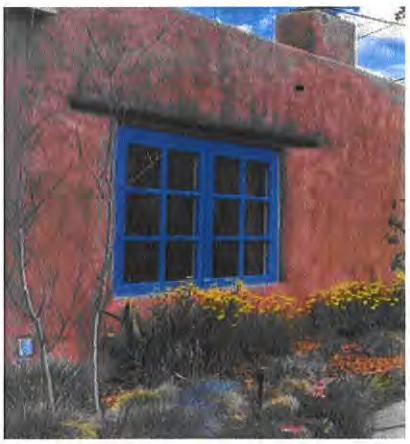
The new freestanding garage will have an 18'-0" wide x 9'-0" tall garage door with decorative wood panel and exposed wood lintel on the south elevation. The east elevation we will have a decorative wood panel man door 3'-0"x6'-8" and a 3'-0"x4'-0" double casement window with TDL's. Both window and door to have exposed wood lintel. The north elevation will have a 3'-0"x4'-0" double casement window with TDL's and exposed wood lintel. The west elevation there will be no windows or doors. We will be installing a new coyote fence to create a 3rd parking space for the existing guest house. The new coyote fence will tie into the existing coyote fence that separates the driveway from the yard.

The new coyote fencing will be 6'-0" tall with staggered tops.

The new windows will be wood exterior and wood interior, the windows will be painted blue to match the existing main house, see photos below.

The new wood doors, and lintels to be stained to match the main courtyard gate, see photos

The color of stucco will match main house and yardwalls



612 Old Santa Fe Trail Santa Fe, New Mexico 87505 505.988.5269 Fax 505.986.1270
website: www.archallinc.com

We look forward to presenting to the Board.
Please let us know if you have any questions or concerns.

Sincerely,

Eric P. Enfield, AIA
Architectural Alliance, Inc.

Cc: Owner
File

612 Old Santa Fe Trail Santa Fe, New Mexico 87505 505.988.5269 Fax 505.986.1270
website: www.archallinc.com

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 10/14/20

Property Owner of Record: David Krakauer *Tessica Fla

Applicant/Agent Name: Architectural Alliance Eric Enfield

Contact Person Phone Number: 670-8252

Site Address: 538 Camino del Monte Sol

Proposed Construction Description: New Freestanding Garage

TOTAL ROOF AREA: 650 Sq. Ft.

Zoning District: R-5

Overlay: ☐ Escarpment ☐ Flood Zone* ☒ Other: Historic

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

Lot Coverage: 29.8 %

☒ Open Space Required: 250 Sq. Ft.

Setbacks:

Proposed Front: 7' Minimum: 10'

7' Front

Proposed Rear: 15' Minimum: 5'

Proposed Sides: L 5' R 5' Minimum: 5'

Height: Proposed: 10' 4"

Maximum Height: 29' 0"

☒ Regulated by Historic Districts Ordinance

☐ Regulated by Escarpment District

Parking Spaces:

Proposed: 3 Accessible

Minimum: 3

Bicycle Parking**:

Proposed: N/A Minimum: N/A

** Commercial Requirements

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

Eric Enfield Architectural Alliance Inc. [☐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 10/28/2020

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:** __/__/__

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

Revised 1-14-13

* PZR Approval

Daniel Lujan Jr

From: LOGSTON, LEE R. <lrlogston@santafenm.gov>
Sent: Friday, October 23, 2020 10:52 AM
To: Daniel Lujan Jr
Cc: Eric Enfield
Subject: FW: 586 Camino Del Monte Sol Garage
Attachments: 586 Camino Del Monte Sol Garage Historic Submittal 101620.pdf

Daniel:

Approved PZR email

From: LOGSTON, LEE R.
Sent: Wednesday, October 21, 2020 2:58 PM
To: ROACH, LISA X. <lxroach@santafenm.gov>; MCCULLEY, LANI J. <ljmcculley@santafenm.gov>; BORDEGARAY, ANGELA S. <asbordegarary@santafenm.gov>; SCHWAB, DANIEL N. <dnschwab@santafenm.gov>
Cc: BERKE, NOAH L. <nlberke@santafenm.gov>
Subject: FW: 586 Camino Del Monte Sol Garage

* Historic:

This email is to signify my approval of the PZR for the attached project at 568 Camino del Monte Sol. Legal lot, height, setbacks, lot coverage, etc. all checks out. Plan set dated 10/8/20.

Lee

From: BERKE, NOAH L. <nlberke@santafenm.gov>
Sent: Friday, October 16, 2020 3:35 PM
To: LOGSTON, LEE R. <lrlogston@santafenm.gov>
Subject: FW: 586 Camino Del Monte Sol Garage

Hi Lee,

Can you please handle this request? Thanks

Noah Berke, AICP, CFM
Planner Manager
City of Santa Fe Land Use Department
Office: (505) 955-6647
Cell or Text: (505) 490-5930
Email: nlberke@santafenm.gov

Click here for Zoning Code Information

Click here for Property Information

https://www.alltogethersantafe.org/

From: Daniel Lujan Jr <daniel@archallinc.com>
Sent: Friday, October 16, 2020 2:07 PM
To: BERKE, NOAH L. <nlberke@santafenm.gov>
Cc: Eric Enfield <eric@archallinc.com>
Subject: 586 Camino Del Monte Sol Garage

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Noah
Hope you're doing well.
We have a historic submittal package that needs the PZR signed off on.
See attached package and let me know if you have any questions.

Thanks
Daniel Lujan
Architectural Alliance, Inc.
612 Old Santa Fe Trail
Santa Fe, New Mexico, 87505
505-988-5269
www.archallinc.com

586 Camino Del Monte Sol

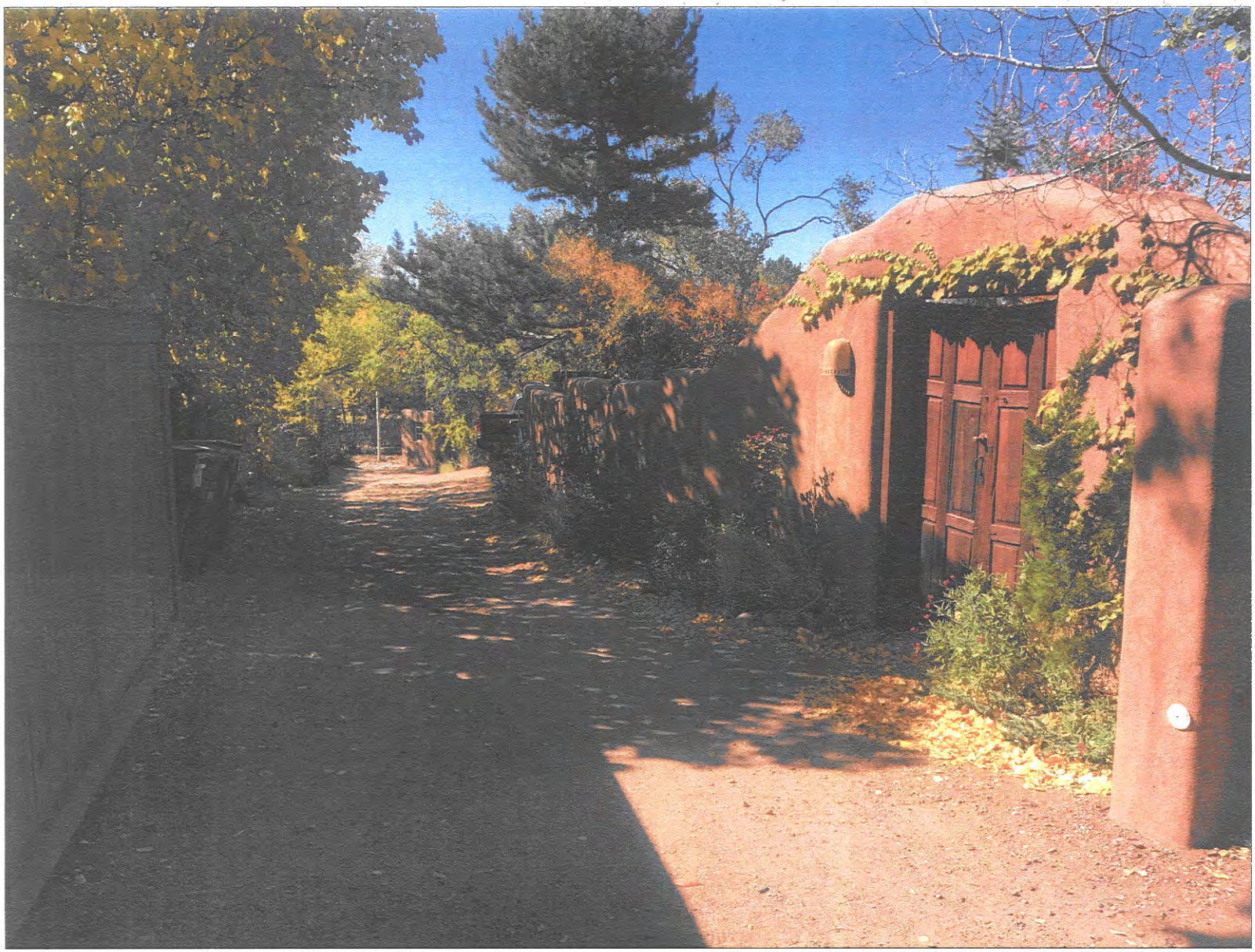
Historic Design Review Board Photographs

Existing Residence Street North
Elevation

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archalliinc.com

586 Camino Del Monte Sol

Historic Design Review Board Photographs



View South Down Driveway

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archalline.com

586 Camino Del Monte Sol

Historic Design Review Board Photographs

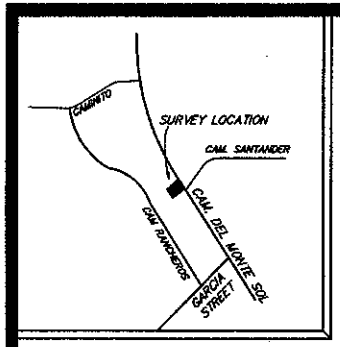
New Garage Location
East View

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archalliinc.com

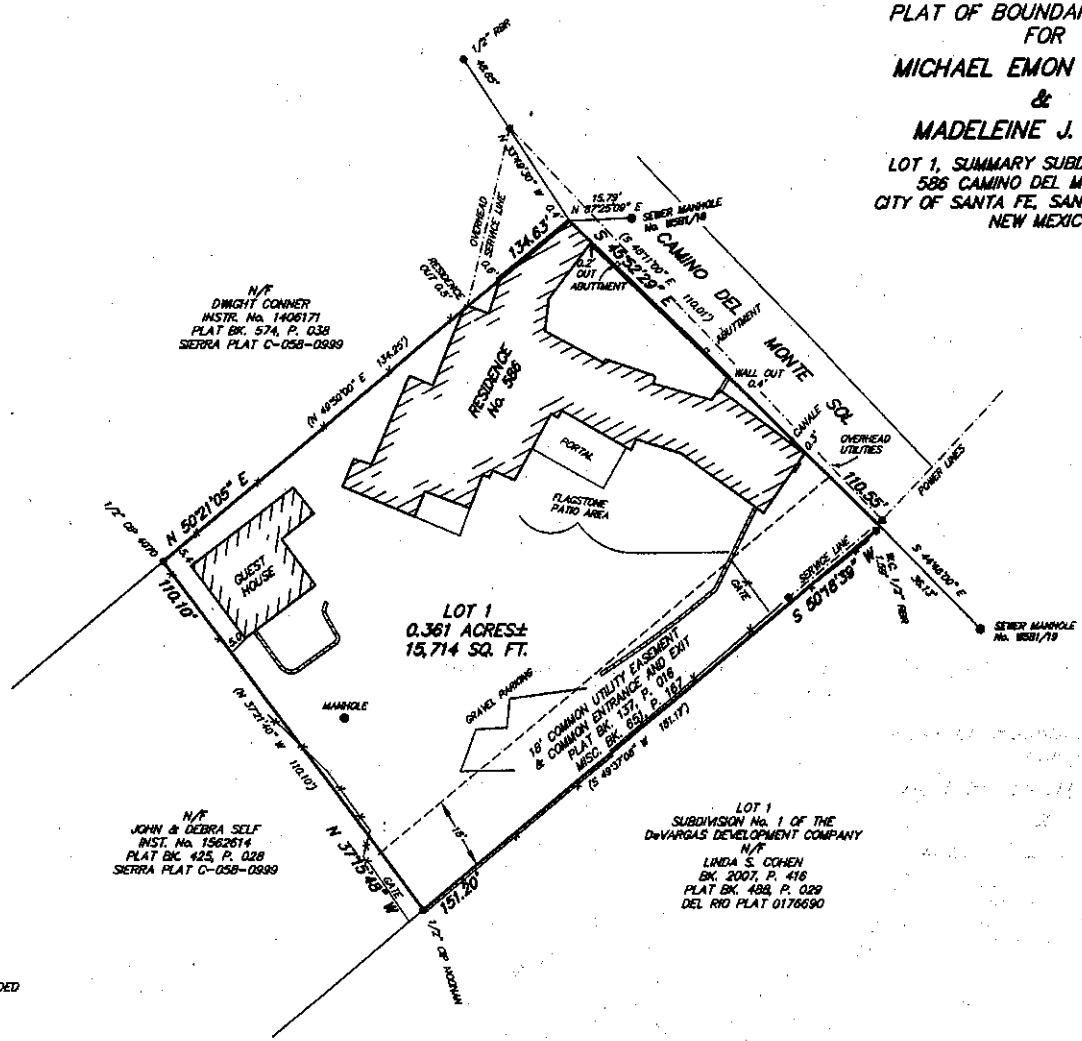
PLAT OF BOUNDARY SURVEY FOR MICHAEL EMON MAHONY & MADELEINE J. SAUER

736006

LOT 1, SUMMARY SUBDIVISION PLAT,
586 CAMINO DEL MONTE SOL,
CITY OF SANTA FE, SANTA FE COUNTY,
NEW MEXICO.



VICINITY MAP



LEGEND

- Sewer manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF THE SOUTH BOUNDARY OF LOT 1, (S 50°18'39" W), WGS 84, GEODETIC, LOCAL.

2. THIS SURVEY IS BASED ON A PLAT OF SURVEY PREPARED FOR ROGER LIVINGSTON AND DAVID S. ARTHUR AND RUTH CHRISTINE ARTHUR, BY PAUL A. ARMIJO, PS 13604, DATED MARCH, 2000, RECORDED IN PLAT BK. 436, P. 008. BEARINGS AND DISTANCES IN ( ) ARE FROM SAID PLAT. REFERENCE PLAT OF "SUMMARY SUBDIVISION PLAT, 586 CAMINO DEL MONTE SOL..." BY GUY HAYDEN, PS 4070, RECORDED IN PLAT BK. 137, P. 016. REFERENCE DEED: BK. 493, P. 433.

3. FIRM PANEL No. 35049C-0416D, ZONE "X".

CERTIFICATE

I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey; that this survey and plat represent 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.

I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

Philip B. Wiegel 16 August, 2011

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE
STATE OF NEW MEXICO } ss

I hereby certify that this instrument was filed for record on the 2nd day of Sept A.D. 2011, at 12:01 o'clock pm, and was duly recorded in Book 736 Page 006 of the records of Santa Fe County.

INST. 1644373

Witness my Hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, New Mexico

Deputy

PUBLIC NOTICE

CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. 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. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

INDEXING INFORMATION FOR COUNTY CLERK
BOUNDARY SURVEY

OWNER: DAVID & RUTH ARTHUR
LOCATION: 586 CAMINO DEL MONTE SOL
SEC. 30, T 17 N, R 10 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT

SANTA FE COUNTY, NM.
UPC No.: 1-055-098-142-233

DEL RIO SURVEYS, INC.		
P.O. BOX 22773	SANTA FE, NM	820-9200
PROJECT No. 1108.412	Dwg. PW / Date: 8/16/11	Chk. DY / REV. 1

Land Records Corp. SFTC ALB11607 SF 1644373.001

New Garage at 586 Camino Del Monte Sol

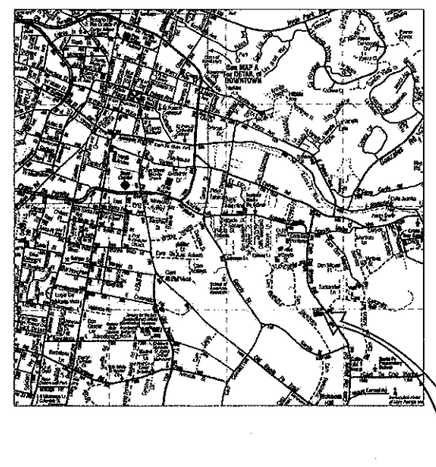
586 Camino Del Monte Sol
Santa Fe, NM 87505

Building Criteria

OWNER:	
SITE:	586 Camino Del Monte Sol Santa Fe, NM 87505
CONSTRUCTION STYLE:	New Garage

Proposed Building Area

GARAGE ROOFED:	576 SF
TOTAL ROOFED:	576 SF



SITE

Vicinity Map

NORTH
N.T.S.

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87501
Telephone 505-988-5269 FAX 505-986-1270
WEBSITE: www.archalliinc.com

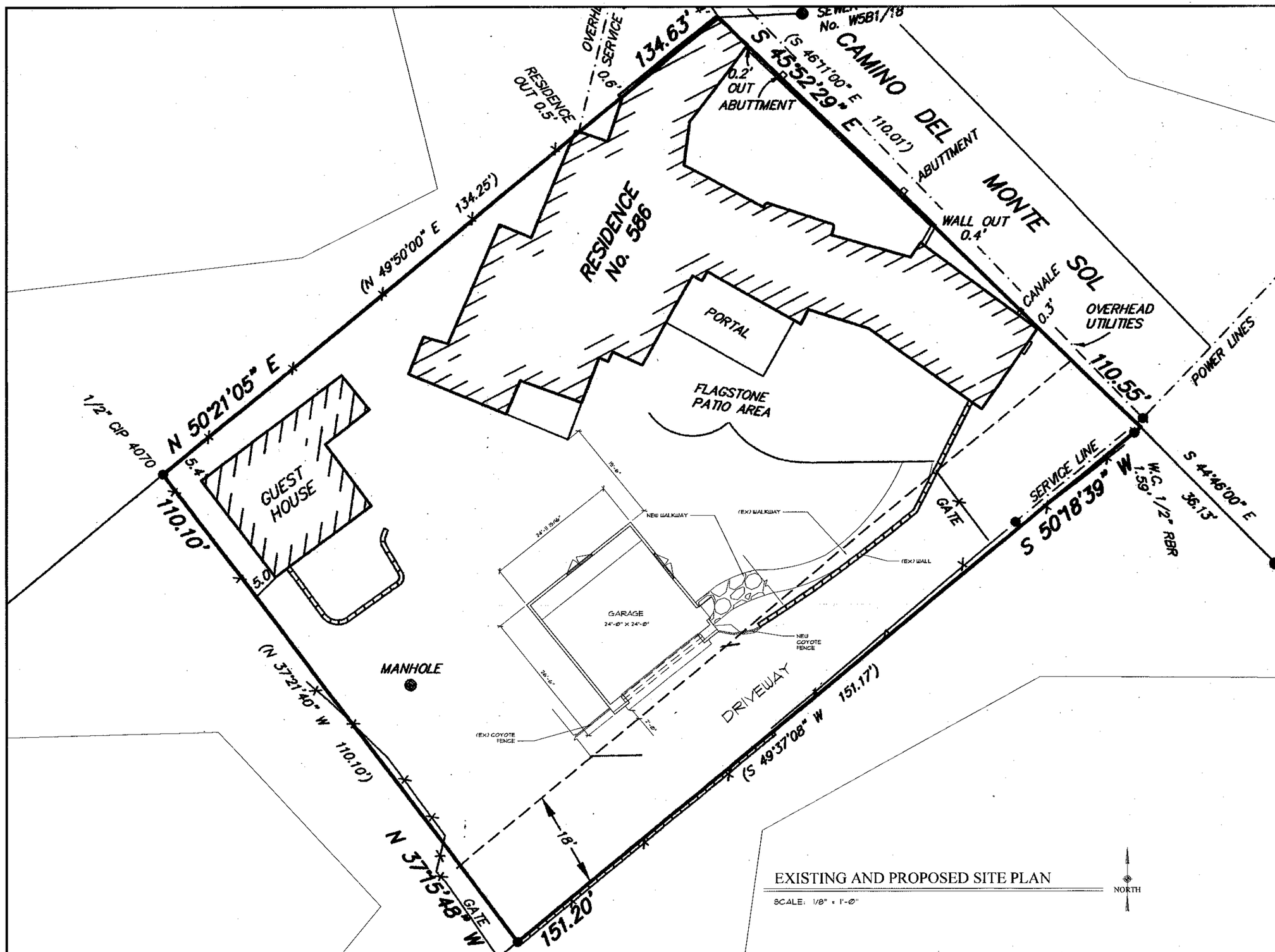
THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURAL ALLIANCE INC. AND ARE NOT TO BE REPRODUCED,MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECTURAL ALLIANCE INC. © 2020

Drawing Index

C-O COVER SHEET
C-1 EXISTING AND PROPOSED SITE PLAN
A-1 PROPOSED GARAGE FLOOR PLAN AND ELEVATIONS

SCHEMATIC DRAWING SET
DRAWINGS DATED: OCTOBER 8TH, 2020
REVISION DATE:

586 CAMINO DEL MONTE SOL



EXISTING AND PROPOSED SITE PLAN

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

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

WEBSITE www.archalline.com

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURAL ALLIANCE INC AND ARE NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECTURAL ALLIANCE INC © 2020

NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE

New Garage at 586 Camino Monte Del Sol

586 Camino Monte Del Sol
Santa Fe, NM 87505

PROJECT NO.

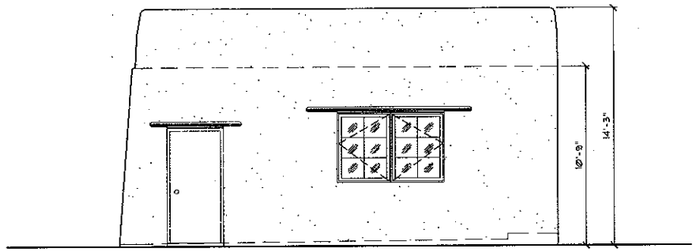
CHECKED BY	DL	DATE	10/08/20
DRAWN BY	JH	DATE	10/08/20

SHEET TITLE

EXISTING AND PROPOSED SITE PLAN

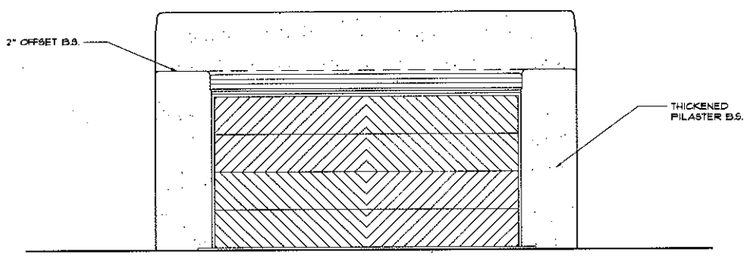
SHEET NO.

C-1



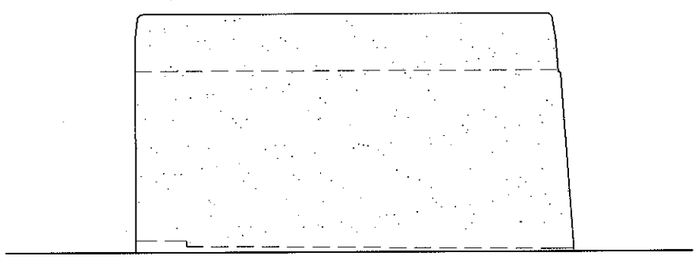
PROPOSED GARAGE EAST ELEVATION

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



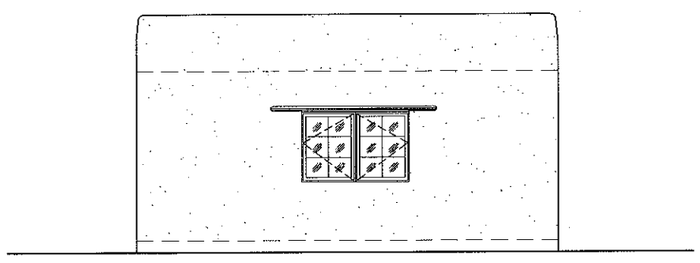
PROPOSED GARAGE SOUTH ELEVATION

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



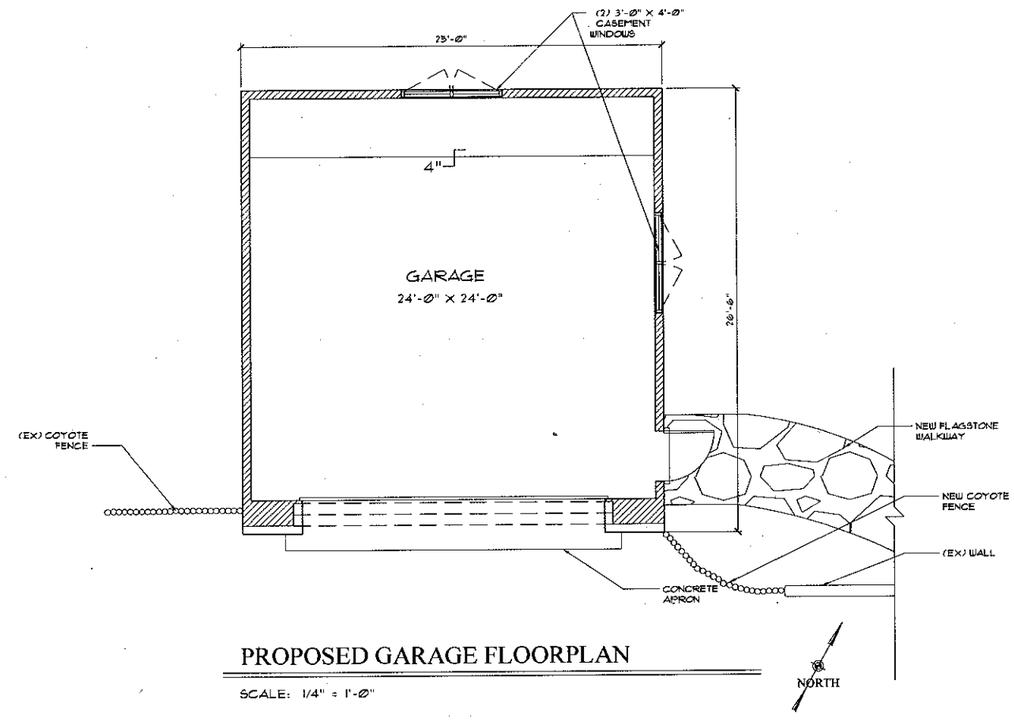
PROPOSED GARAGE WEST ELEVATION

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



PROPOSED GARAGE NORTH ELEVATION

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



PROPOSED GARAGE FLOORPLAN

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

SQUARE FOOTAGE:

613 SQ. FT.

ARCHITECTURAL ALLIANCE INC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5369
FAX 505-986-1370

WEBSITE www.archalliinc.com

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURAL ALLIANCE INC AND ARE NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECTURAL ALLIANCE INC. © 2018

NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE

NEW GARAGE

586 CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO

PROJECT NO.

CHECKED BY	DL	DATE	10/07/20
DRAWN BY	JH	DATE	10/07/20

SHEET TITLE

PROPOSED FLOOR PLAN AND ELEVATIONS

SHEET NO.

A-1