



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: David C. Betzler, agent/owner, proposes to demolish, reconstruct and extend an awning on the non-primary facades of a contributing structure.

Case number: 2020-002818-HDRB
Project Type: HDRB

PROJECT LOCATION (S): 324 McKenzie Street

OW/AP – David C Betzler and Paula Nixon 324 McKenzie Street, Santa Fe, NM 87501 dbetzler@msn.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 _____

City of Santa Fe, New Mexico

memo

DATE: November 24, 2020
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case # 2020-002818-HDRB

Address: 324 McKenzie
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

☐ District Standards &
yard & fence standards.

☒ Historic Inventory
Form

☒ Zoning Review Sheet

☐ Other

APPLICANT SUBMITTALS

☒ Proposal Letter

☒ Site Plan/Floor Plan

☒ Elevations

☒ Photographs

☐ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for All Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

324 McKenzie Street is a 1540 square foot contributing residential structure located in the Downtown and Eastside Historic District. Primary façades have not been designated for this structure, however, staff recommends that this is not necessary for the consideration of this application, as the proposed changes are not publicly visible and would thus not be on primary façades. The structure is rectangular, of one-story, and faces north on McKenzie Street. The structure has a pitched roof with a street-facing gable, adobe walls with deeply recessed windows and a territorial-style portal on the front. On the east side, the rear portion of the property is gated and hidden from public view. Behind this gate is a wood awning and trellis that is not attached to the structure. The awning and trellis are not historic.

The applicant proposes to remove the non-publicly visible awning structure and replace it with an oxidized steel frame awning, similar in scale to the one to be removed, with pre-finished Pro Panel metal roofing in a brown color. This structure will extend around the non-publicly visible south side of the house to shade from sunlight. The roof of the awning will be bolted to the exterior wall, and will be partially supported by steel posts in a rust-brown color, partially by the ledger strip which will be connected to the wall.

RELEVANT CODE CITATIONS:

14-5.2(E) Downtown and Eastside Design Standards

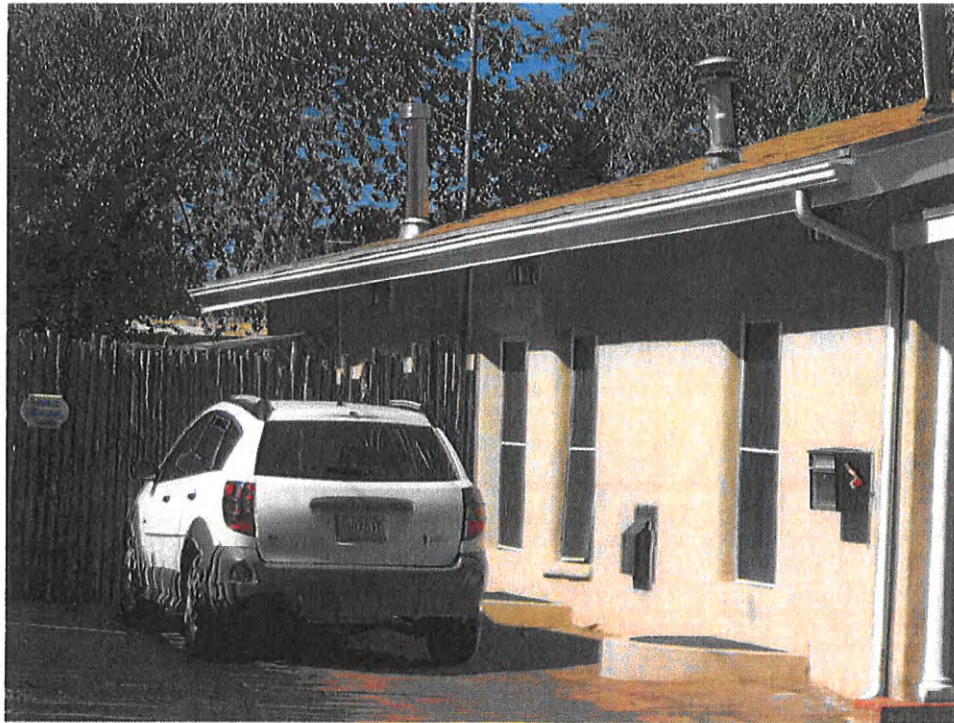
(1) Old Santa Fe Style

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;

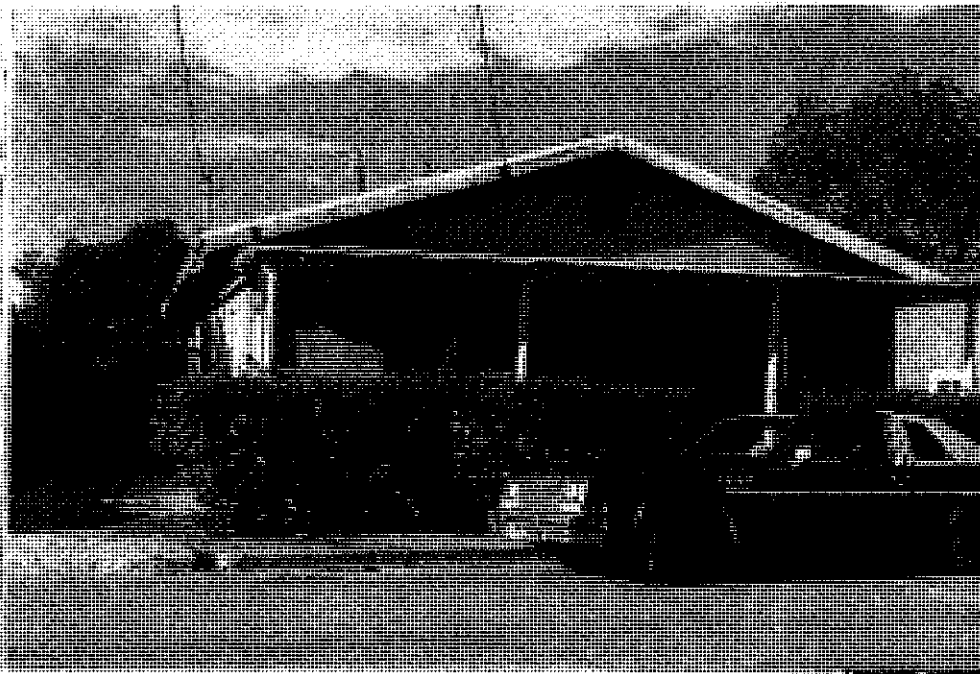
- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction 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

H2691

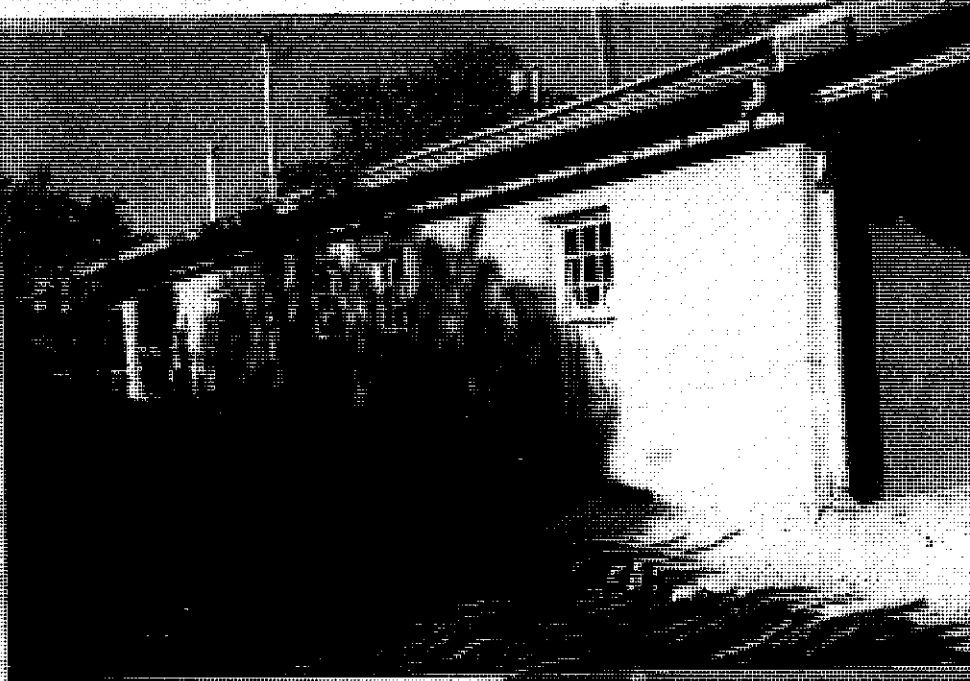


324 McLEAZIE

BACK ↓



FRONT ↑



EAST SIDE ↑

WEST SIDE





Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: OCTOBER 26, 2020

Property Owner of Record: DAVID BETZLER & PAULA NIXON

Applicant/Agent Name: DAVID BETZLER, AIA

Contact Person Phone Number: 505 983-7192

Zoning District: MCKENZIE AREA

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

Site Address:

324 MCKENZIE ST.

Proposed Construction Description: REPLACE EXISTING WOOD AWNING/TROLIS WITH NEW STEEL FRAME AWNING/TROLIS, EXTENDING IT NORTH AND WEST FOR SHADE & WEATHER PROTECTION

TOTAL ROOF AREA: 1,720 SF

Lot Coverage: 54 %
☐ Open Space Required: _____

Setbacks:

Proposed Front: _____ Minimum: _____
 2nd Front? _____

Proposed Rear: 5'-0" Minimum: 5'-0"
 Proposed Sides: L _____ R _____ Minimum: 5'-0"

Height: Proposed 9'-0"
 Maximum Height: 14'-0" 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.

DAVID BETZLER & PAULA NIXON
 PRINT NAME

OWNER APPLICANT (AGENT)

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.

David C. Betzler, AIA APPLICANT
 SIGNATURE

OCTOBER 26, 2020
 DATE

To Be Completed By City Staff:

Additional Agency Review if Applicable:

- ☐ Escarpment Approval by _____ Date: ____/____/____
☐ Flood Plain Approval by _____ Date: ____/____/____
☐ Traffic Engineering Approval by _____ Date: ____/____/____

Notes: _____

Zoning Approval:

☐ Preliminary Approval ☐ with conditions ☐ Rejected

Comments/Conditions: _____

REVIEWER: _____

DATE: ____/____/____

Historic Design Review Board
Land Use Department
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504

October 28, 2020

RE: HDRB Application and Proposal Letter – 324 McKenzie Street (Building Permit No. 2020-10794-ADDR)

Dear HDRB Members and City Building Officials,

Thank you for considering my proposal to remove the existing wood awning and trellis at the east elevation of the above referenced property. It is to be replaced with new oxidized steel frame, similar in scale which will feature a pre-finished Pro Panel metal roofing (brown color). Please see Sheets 1 and 2 for additional detail, attached herewith).

The subject property consists of a single-family house on a city lot which was originally built in the early 20th century and features vernacular style architecture, adobe wall construction, pitched asphalt shingle roof, exterior stucco (light brown) finish, painted wood windows, stained wood doors, and a portal at the front elevation facing the street. Original windows were re-conditioned and the few deteriorated wood windows at the front and rear elevations replaced in 1999 in accordance with HDRB's review and approval.

Should you have questions or need additional information, please do not hesitate to call.

Yours truly,



David C. Betzler, AIA

Attachments

Word\Cover Letter to City of Santa Fe_Proposal Letter_102820.doc

324 McKenzie Street
Santa Fe, NM
October 28, 2020

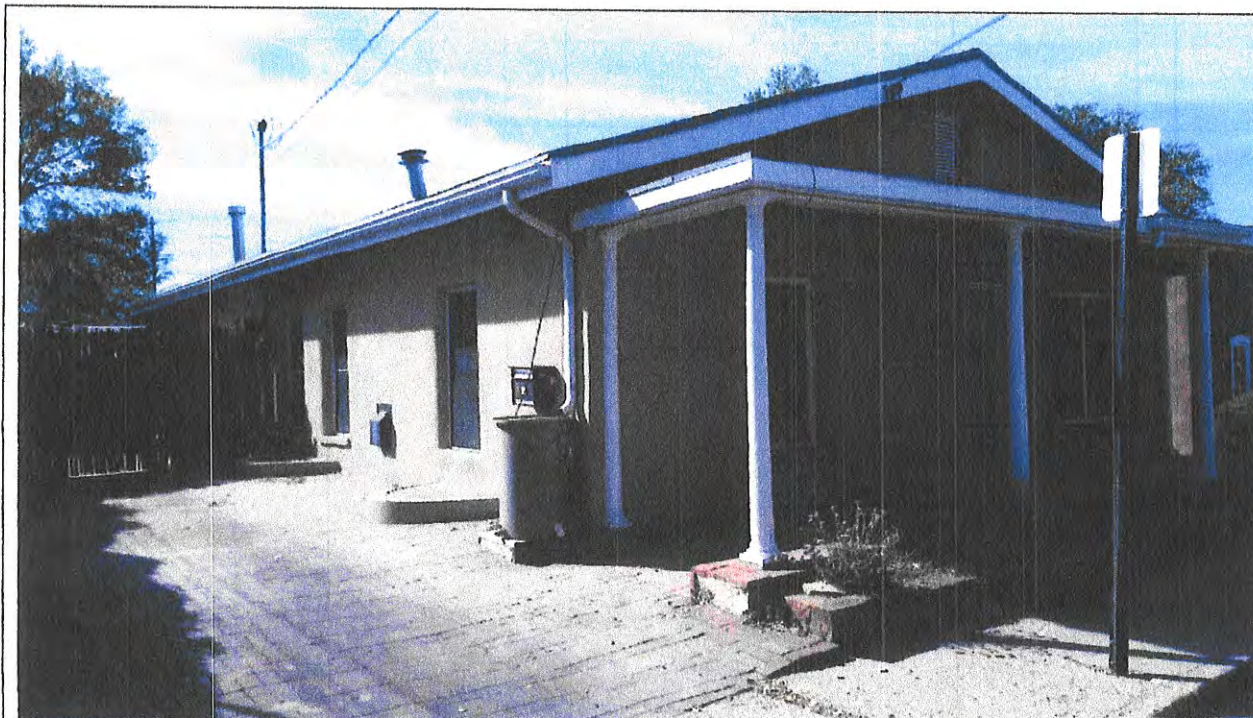


Photo 1 – Front Elevation



Photo 2 – Looking west on McKenzie Street

324 McKenzie Street
Santa Fe, NM
October 28, 2020

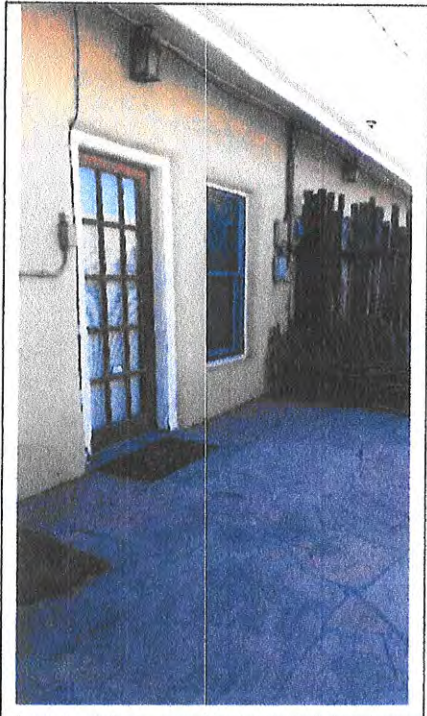


Photo 3 – East Elevation with coyote fence.



Photo 4 – East Elevation with wood trellis and awning.

324 McKenzie Street
Santa Fe, NM
October 28, 2020

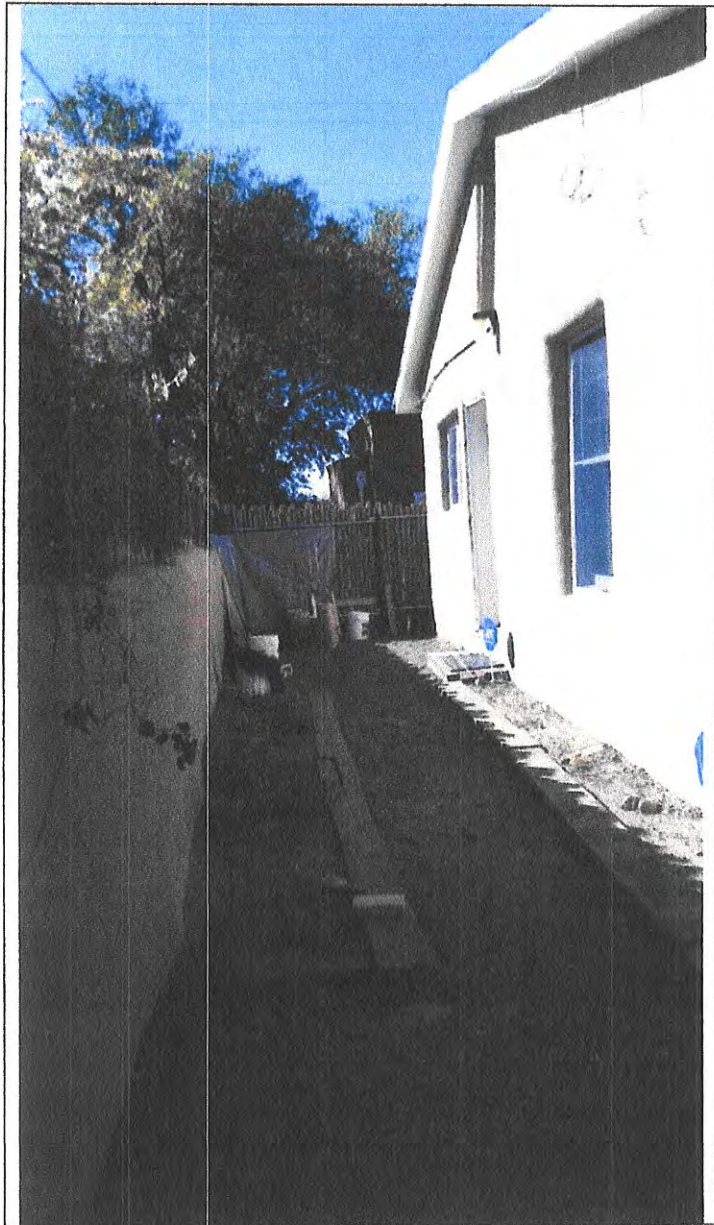


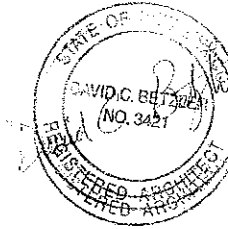
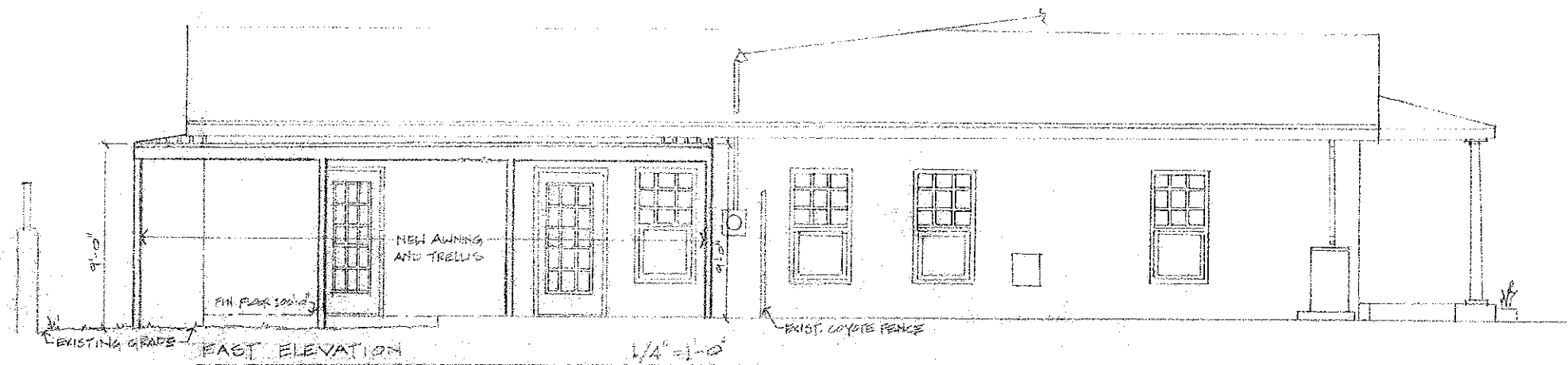
Photo 5 – Rear elevation and yard.

Pro-panel



Oxidize steel



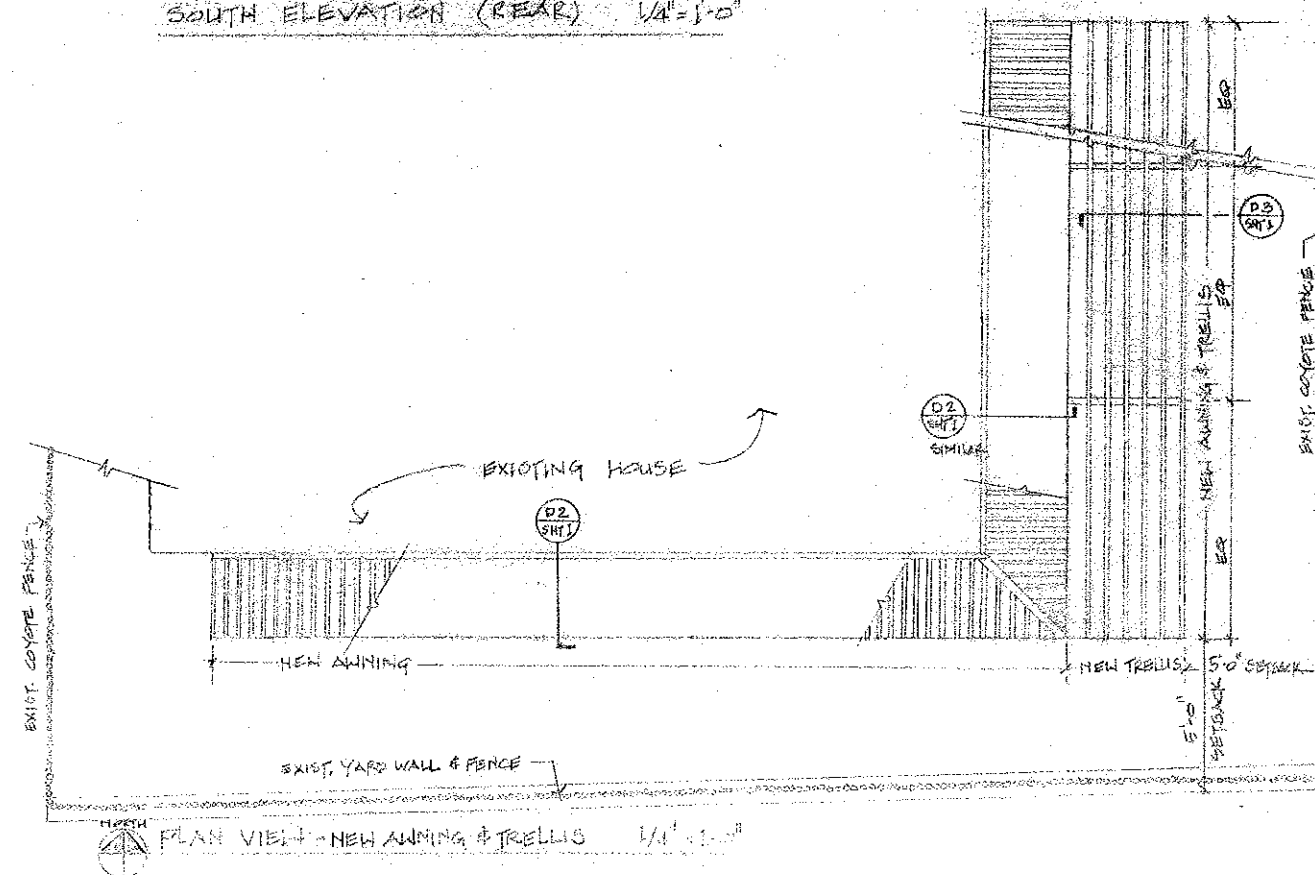
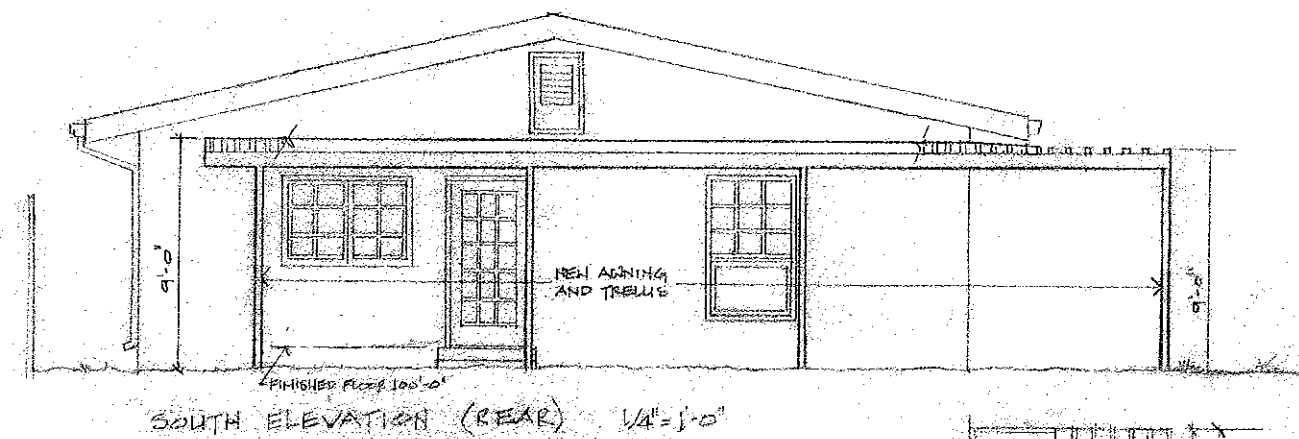


SHT. 2 OF 2
06/08/20 20/20

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NOV 05 2020

BY: _____

NEW MATERIALS SCHEDULE	
AWNING & TRELLIS FRAME	A36 STEEL W/ OXIDIZED FINISH
AWNING ROOFING	PRO PANEL ROOFING - DARK BROWN



PROPOSED KITCHEN AND BATH REMODEL: 324 MCKENZIE ST.
SANTA FE, NM 87501
NEW AWNING & TRELLIS

DAVID C. BUTLER, ARCHITECT, 324 MCKENZIE ST. SANTA FE, NEW MEXICO, 87501. 505-983-7142