



## CITY OF SANTA FE, NEW MEXICO

**PROJECT DESCRIPTION:** Gene Tison, agent/owners, proposes to construct an addition on a contributing residential structure.

Case number: 2020-002813-HDRB  
Project Type: HDRB

**PROJECT LOCATION (S):** 247 Anita Place

OW/AP – Gene Tison 247 Anita Place, Santa Fe, NM 87505 [hedon10@hotmail.com](mailto:hedon10@hotmail.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

H 457

#### YEAR OF CONSTRUCTION

1930-36

#### PROJECT TYPE

Status ☐ Primary Elevations ☐ Remodel ☒ Demolition ☐ New ☐ Other \_\_\_\_\_

#### USE, EXISTING

Residential ☒ Non-Residential ☐ Vacant ☐

#### USE, PROPOSED


Residential ☒ Non-Residential ☐

#### HISTORIC BUILDING NAME

N/A

# 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

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Case # 2020-002808-HDRB

Address: 247 Anita Place  
Historic Status: Contributing  
Historic District: Don Gaspar Area

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

- ☒ District Standards & yard wall  
& fence standards.
- ☒ Historic Inventory Form
- ☒ Zoning Review Sheet
- ☒ Other: Previous HDRB Cases  
H-15-034A and H-15-034B

### APPLICANT SUBMITTALS

- ☒ Proposal Letter
- ☒ Site Plan/Floor Plan
- ☒ Elevations
- ☒ Photographs
- ☒ Other: Stucco chart

## STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(H) Don Gaspar Area Historic District.

## **BACKGROUND & SUMMARY:**

247 Anita Place is a contributing 1,300 sq. ft. Mission Revival style bungalow constructed between 1930 and 1936 and located in the Don Gaspar Area Historic District. Its defining features include an undulating parapet, round arch porch openings, red tile roofed tower over porch, and white, textured stucco. The white stucco has a unique textured pattern. Windows are double-hung with a 3/1 lite pattern. The bungalow is one of a few of this architectural style in this streetscape, which is dominated by Spanish-Pueblo Revival style homes and structures. There is a detached garage at the end of the driveway to the west of the house that was constructed along with the house.

In 2015 the HDRB (case #H-15-034A) designated the south and west façades primary and approved window replacements in the kitchen and bathroom (H-15-034B).

The applicant proposes the following:

1. Construct a 310 sf addition onto the northeast corner of the house. The addition extends 35' from the front (south) façade flush and 24'- 6" into the backyard to the north. The height of the addition is 12 feet and is proposed to have a flat roof and straight parapet. Its height is 12', three feet lower than the existing parapet of the house. The windows on the addition will have a 3/1 lite patten and will be white aluminum clad. They propose to install a French door with a side panel on the addition's west façade. A skylight, which will not be visible above the parapet, is proposed for the addition.
2. Re-stucco the entire house. The existing stucco has several layers of paint ranging from medium tan to creamy white. As the stucco color and texture are character-defining features of this house, staff suggests that the applicant repair and match existing stucco texture and color as best possible.

No other changes are proposed at this time.

## **RELEVANT CODE CITATIONS:**

14-5.2(H) Don Gaspar Area Historic District

(1) District Standards

Compliance with the following structural standards shall occur wherever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

- (a) Slump block, stucco, brick, stone, or wood shall be used as exterior wall materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials. The painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns, or using building as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.

- (b) Roof forms including but not limited to flat, gabled, shed, and hipped roofs are allowed. Folded plate or hyperbolic roofs are not allowed.
- (c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, greenhouses, garden rooms, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened by the following methods:
  - (i) raising the parapet;
  - (ii) setting back from the edge of the roof;
  - (iii) framing the collector with wood;
  - (iv) in the case of pitched roofs, by integrating the collector into the pitch;
  - (v) in case of ground solar collectors by a wall or vegetation;
  - (vi) in the case of wall collectors by enclosing by end or other walls;
  - (vii) other means that screen the collector or integrate it into the overall structure.

Non-glare materials shall be used in solar collectors.

- (d) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened by opaque materials by raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems.
- (e) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in view from any public street, way, or other public place.
- (f) Greenhouses. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to-effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and the greenhouses made from enclosed porches or portales shall maintain the shape of the porch or portal.
- (g) For residential uses, paving with asphalt or parking is not allowed in the front yard except in the sidewalk or driveway.
- (h) For commercial uses zoned C-1 front yards are required to be landscaped, and no required front yard shall be used for off-street parking.
- (i) As a condition of any rezoning all applicants shall provide evidence of sufficient off street parking and an intent to maintain the architectural integrity of the existing building or to conform to the architectural style of the district if constructing a building on a vacant lot.

(2) Walls; Fences; Solar Collectors; Administration

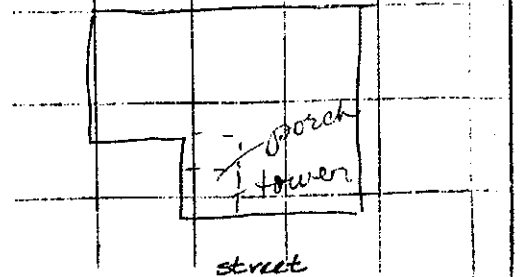
Applications for erection, alteration, or destruction of walls, fences, and solar collectors and required submittals shall be reviewed by the land use department. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to

the review. The division shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30)

## NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H457

|                                      |                               |   |                               |
|--------------------------------------|-------------------------------|---|-------------------------------|
| building threatened?<br>yes          | surveyed<br>date 8-82 by E.T. | county<br>Santa Fe                          | ID no.<br>051600              |
| field map<br>Don Gaspar Neighborhood | number<br>424                 | UTM reference<br>zone 12 ⑬                  | easting<br>411410<br>northing |
| location description<br>247 Anita    |                               | city/town<br>Santa Fe                       |                               |
|                                      |                               | land grant/reservation                      |                               |
| building name                        |                               | legal description<br>tnsp N S range E W sec |                               |
| film roll<br>by E.T. no. 14          | negative nos.<br>25           | loc. of neg.<br>City of Santa Fe            | building-site plan            |



date of construction  
1930 estimate 1930-36 actual  
source

use  
present residential  
other  
historic residential  
other

condition  
\_\_\_\_ excellent X good  
\_\_\_\_ fair \_\_\_\_\_ deteriorating

degree of remodeling  
X minor \_\_\_\_\_ moderate \_\_\_\_\_ major  
describe:

style  
Mission  
Revival

foundation material  
m/v

wall material/surface  
stucco/adobe

architectural features  
tower - tile covered roof  
undulating parapets  
round arcade porch  
wd d/b 3-1

surroundings  
yes

relationship to surroundings  
X similar \_\_\_\_\_ not similar

district potential  
X yes \_\_\_\_\_ no

significance  
\_\_\_\_ significant X contributing  
\_\_\_\_ supporting \_\_\_\_\_ intrusive

comments  
street trees

1936 cd (215) Warr. T.R.  
1969 Annex update

associated buildings? X yes  
what type?  
ga  
if

in nos.



# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

|   |  |  |
|---|--|--|
| <b>To Be Completed By Applicant:</b>  |  | <b>Site Address:</b>   |
| Date Submitted: _____   |  | 247 Anita Place  |
| Property Owner: Eugene F. & Sheri K. Tison  |  | Proposed Construction Description:   |
| Applicant Name: Eugene Tison  |  | Bedroom & Bath Addition 309 sq. ft.  |
| Current Parcel Number: 65 600-1056  |  | INITIAL REAR AREA: 15-75 sq. ft.   |
| Zoning District: R-20   |  | Use: Addition  |
| Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone <input checked="" type="checkbox"/> Other San Gaspar Historic  |  | Lot Coverage: 33 %   |
| Submittals Reviewed with PZR: <input type="checkbox"/> Legal Lot or Record Development Plan <input type="checkbox"/> Building Plans <input type="checkbox"/> Existing Site Plan <input type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations |  | Open Space Required: _____   |
| Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit   |  | Setbacks: _____  |
| Access and Visibility: <input type="checkbox"/> Artistic or Compromised <input type="checkbox"/> Visibility Triangle Required   |  | Proposed Front: 22 Minimum   |
| Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____  |  | Proposed Rear: 34 Minimum  |
| Terrain: <input type="checkbox"/> 50% slopes  |  | Proposed Sides: 1/28 Minimum   |
| * Requires an EIR and must be submitted to the Board of Directors for review.   |  | Height Proposed: 12 ft. - Addition   |
| * Requires a final EIR and must be submitted to the Public Hearing Board for review.  |  | Maximum Height: 24 ft. - Existing  |
|   |  | <input checked="" type="checkbox"/> Regulated by Historic District Ordinance |
|   |  | <input type="checkbox"/> Regulated by Historic District Ordinance            |
|   |  | Parking Spaces: _____  |
|   |  | Proposed: _____ Accessible: _____  |
|   |  | Minimum: _____   |
|   |  | Bicycle Parking: _____   |
|   |  | Proposed: _____ Minimum: _____   |
|   |  | ** Certified Engineer  |

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

Eugene F. Tison 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.

Eugene F. Tison  
SIGNATURE

10-27-20  
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: \_\_\_\_/\_\_\_\_/\_\_\_\_

**Gene Tison**  
226 Anita Pl.  
Santa Fe, NM 87505  
505-690-1056  
hedonia10@hotmail.com

October 28, 2020

Historic Preservation Division  
City of Santa Fe  
200 Lincoln Ave.  
P.O. Box 909

Members of Historic Preservation Board:

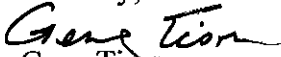
This application is for addition of a bedroom and bath of approximately 310 square feet on the Northeast corner of our house at 247 Anita Place. The height of the addition from finished grade will be 12 feet with a flat roof and parapets. We plan to install a skylight over the bedroom area. The 2 windows will match those in the house, clad with white. The entry door will be a French patio style with one door and a side panel matching the door. Exterior stucco finish will match the house.

The current house stucco shows several layers of paint from medium tan to creamy white with a texture. It is in bad shape and needs restoration. We would like to include this work in the application and will need guidance on how we should proceed on the exterior finish.

As can be seen on the floorplan, the North bedroom window and the glass enclosed back porch will be removed to accommodate the addition. None of this is visible from the contributing South and West facades. The stairs to the basement are very steep with a concrete lintel at the bottom that has resulted in numerous falls, head bruises and scrapes. To remedy this problem, the back porch floor level will be stepped down to a landing and a new set of steps that meet current residential stair code will be built.

The house was built around 1930 by the Louis Carellas family with tile and undulating parapet details that are similar to their family home at 220 Anita Place which Mrs. Carellas told me was built in 1926. We purchased the 247 house in 2011. Since then we have updated wiring, plumbing, heating system, interior finishes and replaced 3 seriously deteriorated windows with H Board approval. In 2019 we replaced the roof and installed solar panels.

Sincerely,

  
Gene Tison

Attachments 5: Site Plan, Existing Floor Plan Full Scale, Floor Plan with Proposed Addition Full Scale, Reduced Floor Plan, Reduced Floor Plan with Proposed Addition

Tison Residence 247 Anita Place 10/29/20 South Façade



Tison Residence 247 Anita Place 11/29/20 Garage



colorColor



Tison Residence 247 Anita Place 10/29/20 North Facade



Tison Residence 247 Anita Place 10/29/20 Northwest View



Tison Residence 247 Anita Place 10/29/20 East Façade



OLD

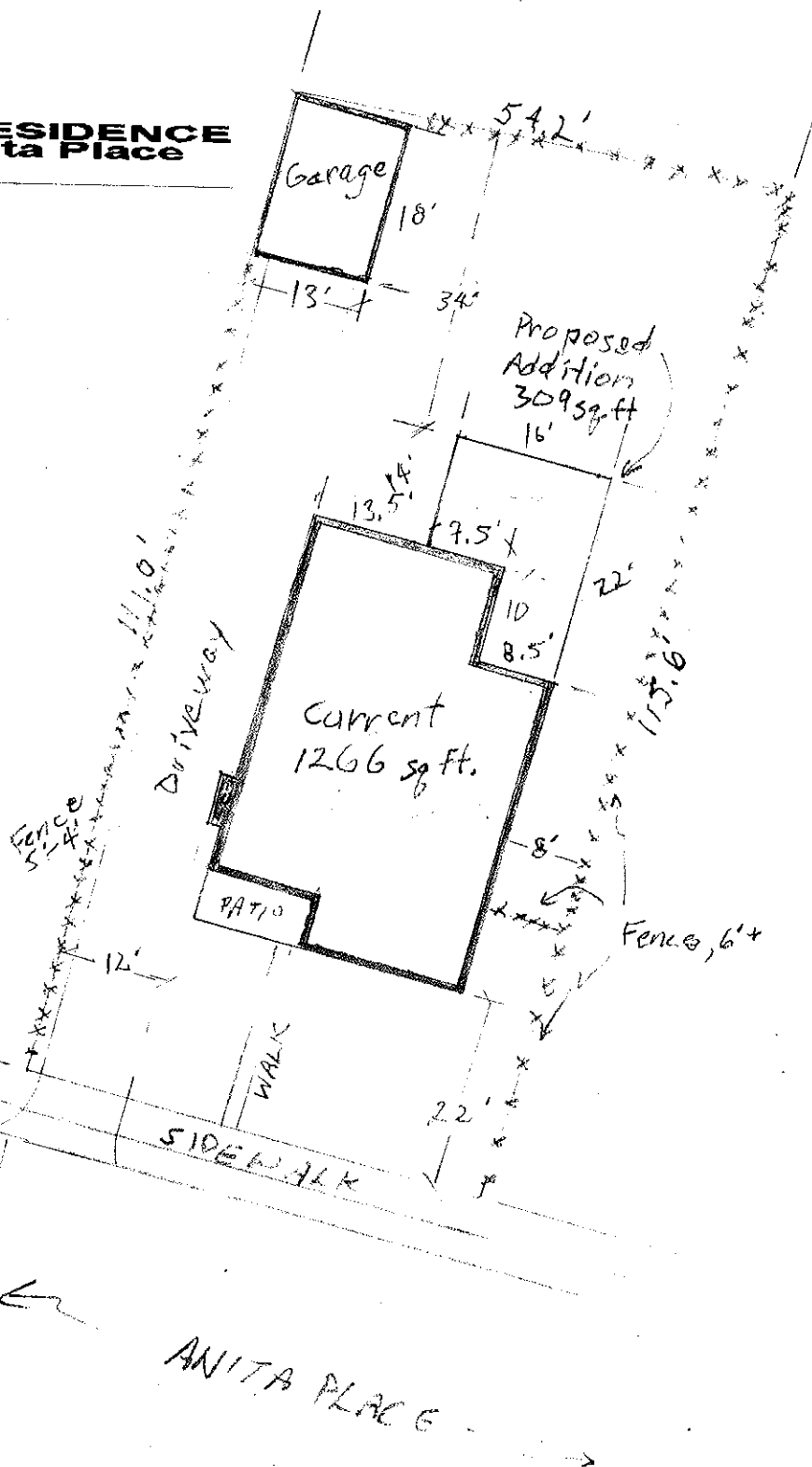
**TISON RESIDENCE  
247 Anita Place**

Tract 1

Lot 12 of the Stern Addition to the City of Santa Fe, New Mexico, as it same appears dedicated and platted of record in the office of the Count Clerk and Recorder of Santa Fe County, State of New Mexico, said lot being a frontage of fifty feet on Anita Place by a depth on the easterly line of one hundred fifteen and six tenths feet (115.6) and a depth on the westerly line of one hundred eleven and eight tenths feet (111.8).



SCALE 1" = 20'



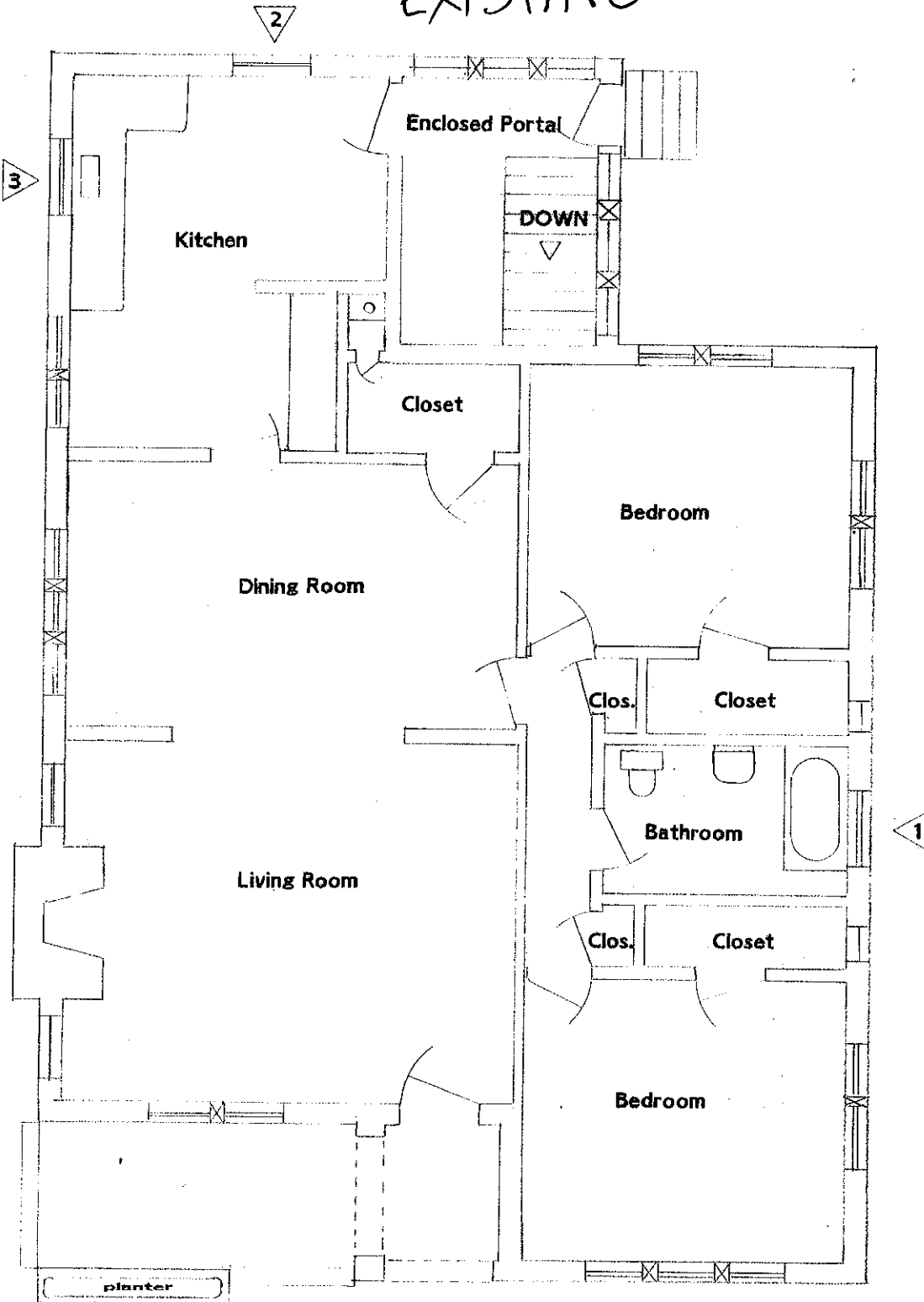
FROM: Plat of Stern Addition  
January 19, 1926

TISON RESIDENCE 247 Anita Place

FLOOR PLAN

SCALE 1/4" = 1'

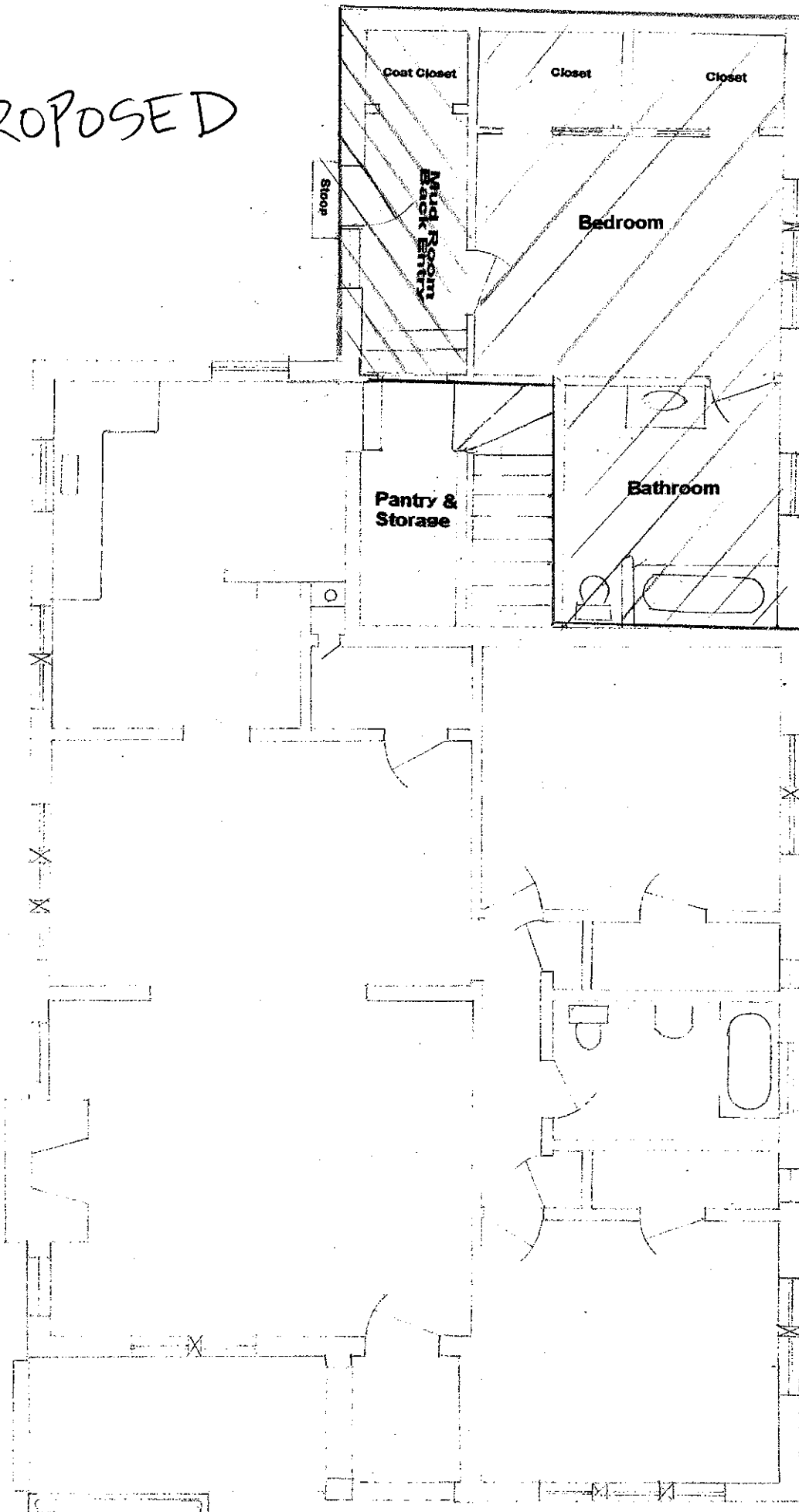
EXISTING



FLOOR PLAN with PROPOSED ADDITION

Scale 1/4" = 1'

PROPOSED



TISON RESIDENCE 247 Anita Place

SOUTH ELEVATION

SCALE 1/4" = 1'

FRONT

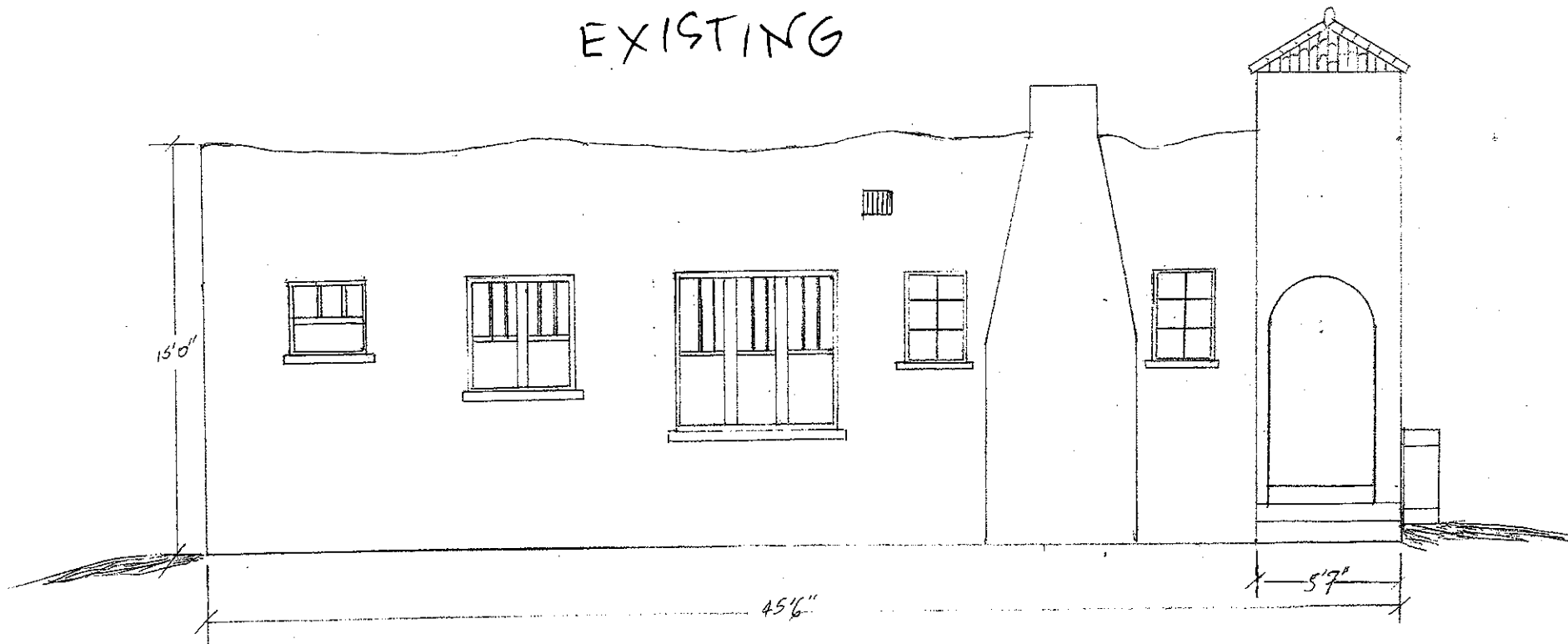


TISON RESIDENCE 247 Anita Place

WEST ELEVATION

SCALE 1/4" = 1'

EXISTING

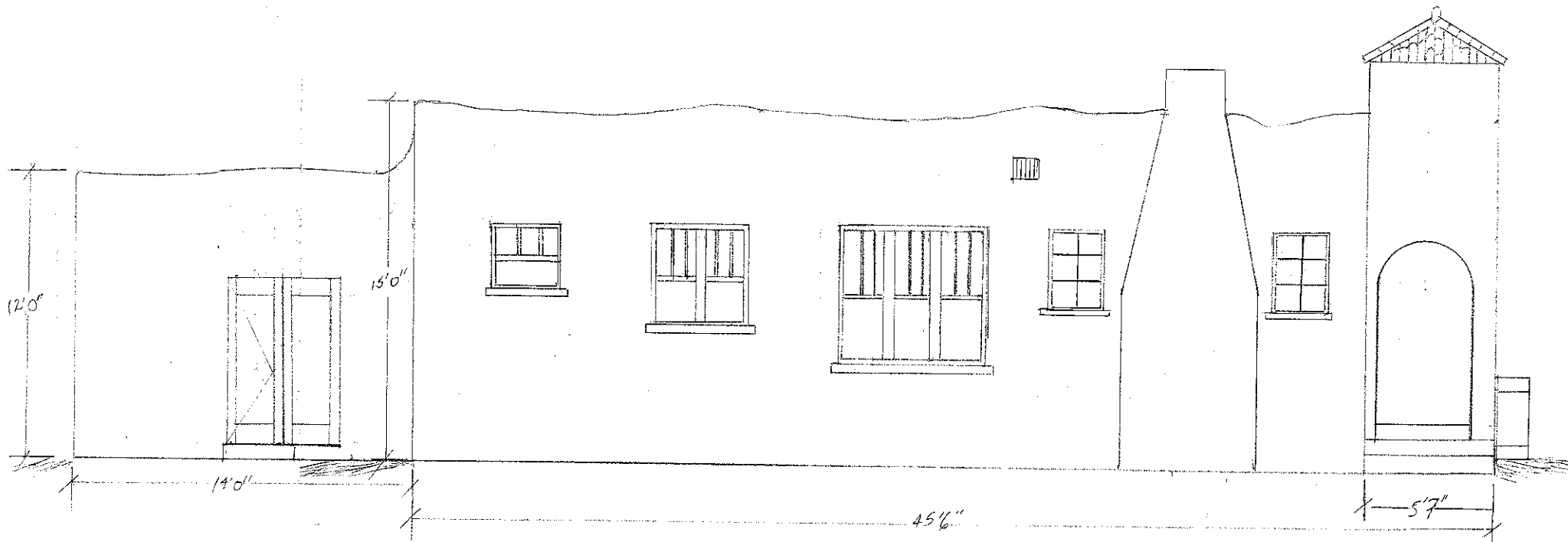


TISON RESIDENCE 247 Anita Place

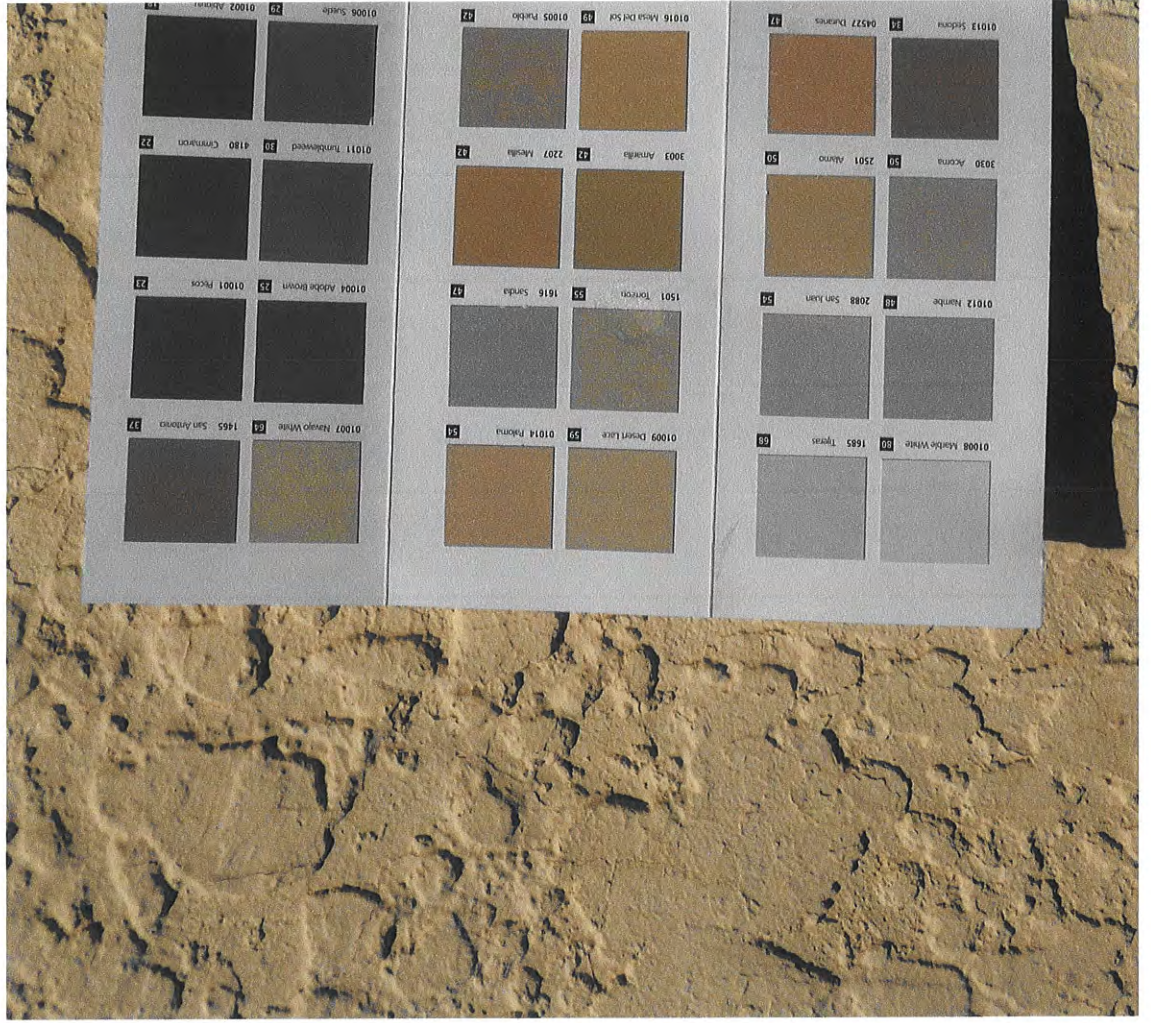
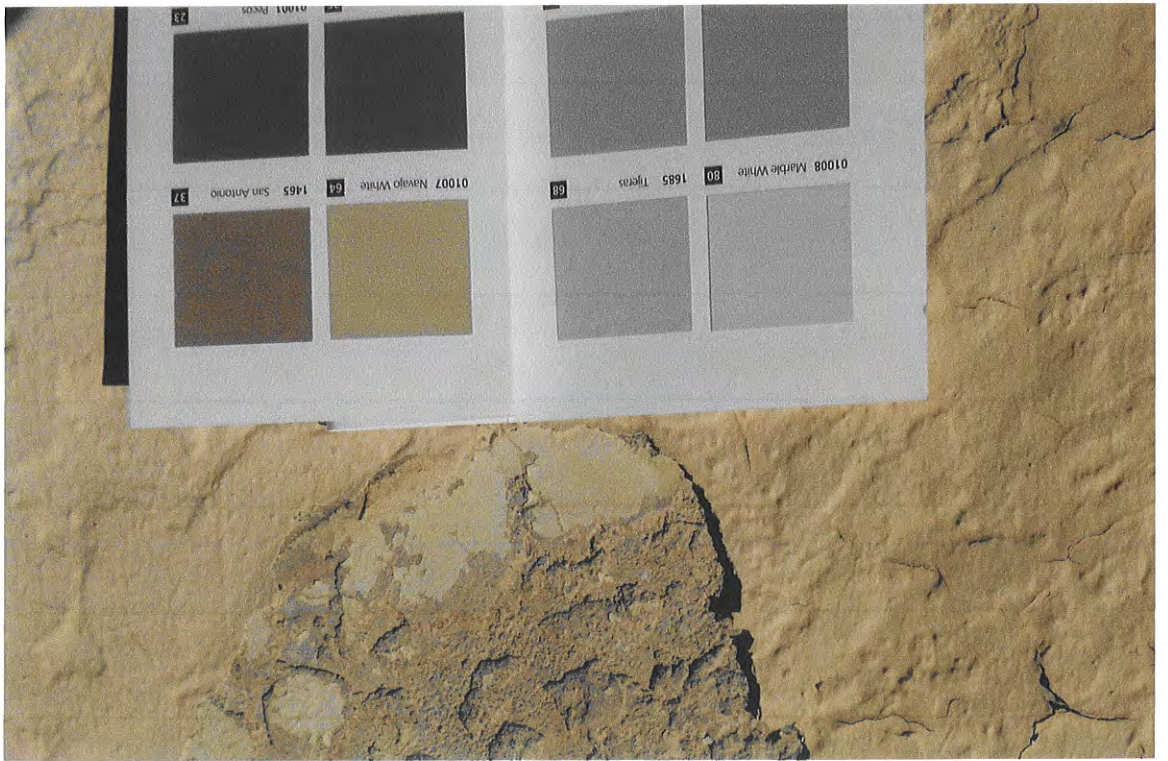
WEST ELEVATION

SCALE 1/4" = 1'

with Proposed Addition



PROPOSED



TISON RESIDENCE 247 Anita Place

WEST ELEVATION

SCALE 1/4" = 1'

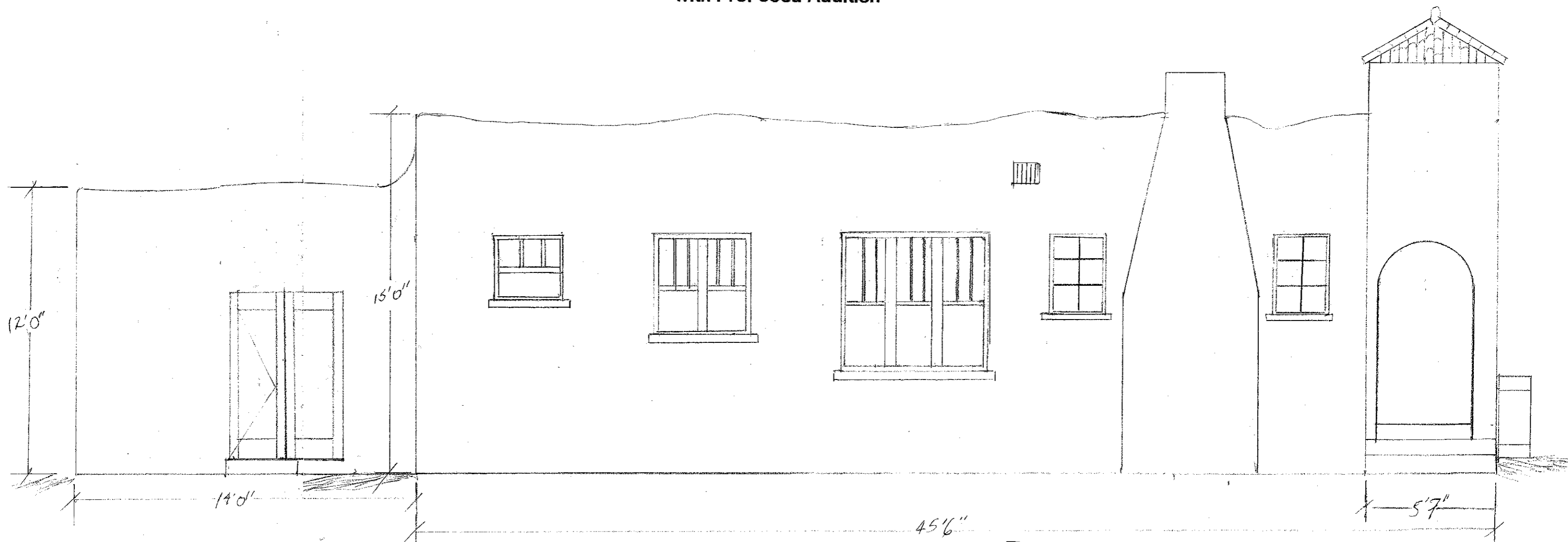


TISON RESIDENCE 247 Anita Place

WEST ELEVATION

SCALE 1/4" = 1'

with Proposed Addition

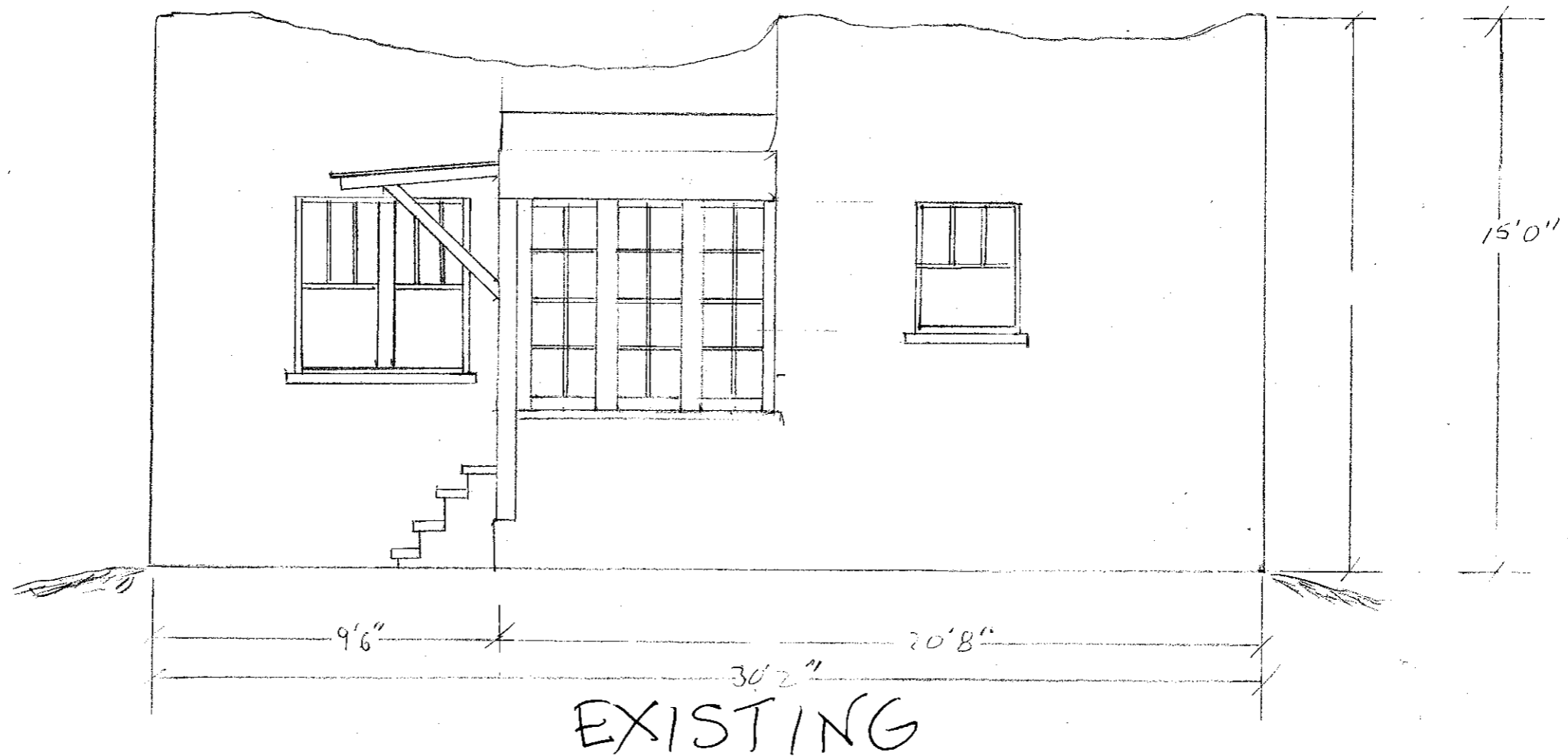


PROPOSED

TISON RESIDENCE 247 Anita Place

NORTH ELEVATION

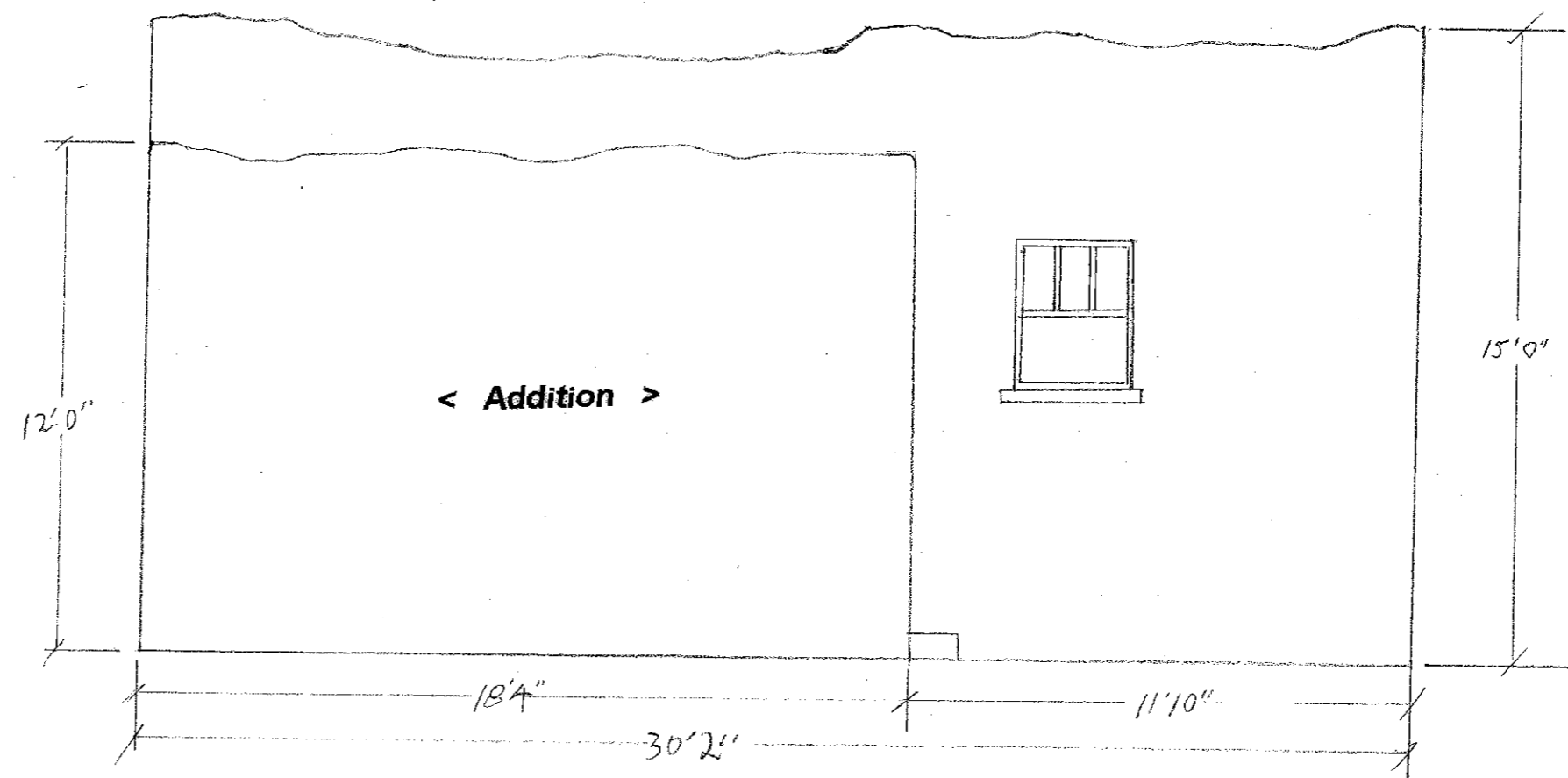
SCALE 1/4" = 1'



TISON RESIDENCE 247 Anita Place

NORTH ELEVATION  
with Proposed Addition

SCALE 1/4" = 1'

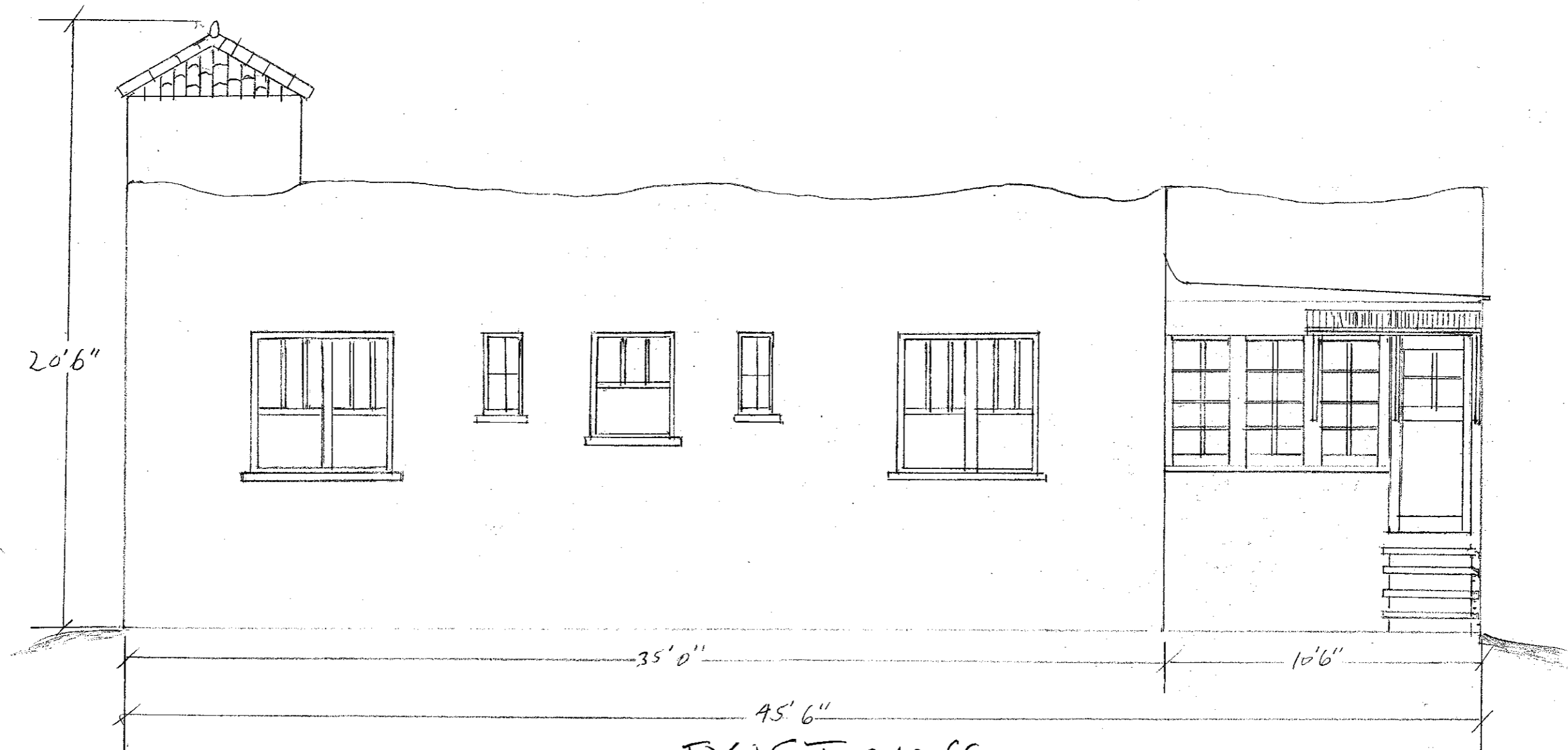


PROPOSED

TISON RESIDENCE 247 Anita Place

EAST ELEVATION

SCALE 1/4" = 1'

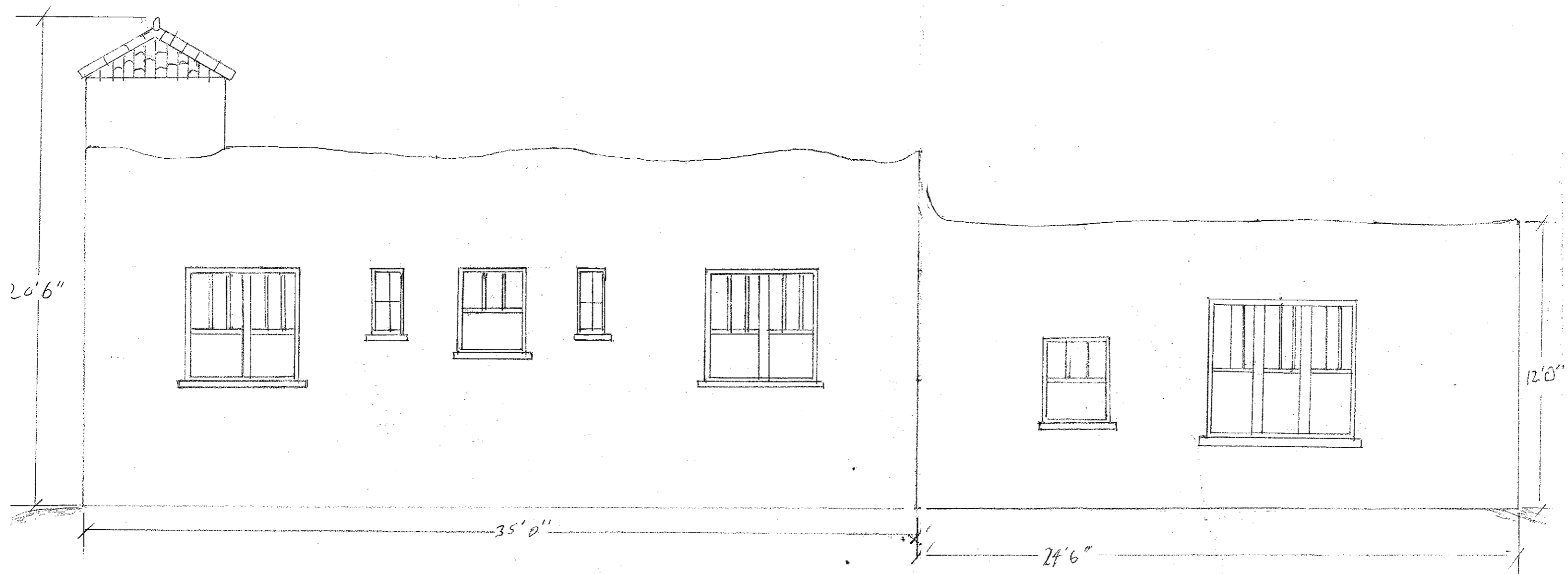


TISON RESIDENCE 247 Anita Place

EAST ELEVATION

SCALE 1/4" = 1'

with Proposed Addition



PROPOSED