



## CITY OF SANTA FE, NEW MEXICO

**PROJECT DESCRIPTION:** Martinez Architecture Studio, agent for Marian and Daniel Knowles, owners, proposes to construct a carport on a non-contributing structure.

Case number: **2020-002819-HDRB**  
Project Type: **HDRB**

**PROJECT LOCATION (S):** **425 Hillside Avenue**

OW – Marian and Daniel Knowles 425 Hillside Avenue, Santa Fe, NM 87501

AP -- Martinez Architecture Studio PO Box 925, Santa Fe, NM 87504 [studio@martinezarch.com](mailto:studio@martinezarch.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

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Case # 2020-002819-HDRB

Address: 425 Hillside  
Historic Status: Non- Contributing  
Historic District: Downtown and Eastside

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

☐ District Standards &  
yard & fence standards.

☐ Historic Inventory  
Form

☒ Preliminary Zoning  
Review

☐ Other:

### APPLICANT SUBMITTALS

☒ Proposal Letter

☒ Site Plan/Floor Plan

☒ Elevations

☒ Photographs

☐ Other:

## 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:**

425 Hillside Street is a non-contributing residential structure constructed in the Spanish Pueblo Revival style. The house is located above the hill out of the public right of way with no public visibility. It was built in 1984 with subsequent additions and has a status of non-contributing.

The applicant proposes to construct an attached carport to the north-east side of the structure. The north wall will be stuccoed in the same color as the existing structure, El Rey "Pueblo." Wood elements will be stained a dark brown color. It will be 14 feet high, which is lower than the maximum height of the structure and will have an area of ca. 500 square feet.

## **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.



# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<b>To Be Completed By Applicant:</b> Date Submitted: <u>10/26/2020</u>		Site Address: <u>425 Hillside Ave. Santa Fe, NM 87501</u>	
Property Owner of Record: <u>Knowle Family 2018 Trust</u>		Proposed Construction Description: <u>Add Attached Carport</u>	
Applicant/Agent Name: <u>Richard Martinez / MASPC</u>		TOTAL ROOF AREA: <u>8,359 SF</u>	
Contact Person Phone Number: <u>(505) 989-4958</u>		Zoning District: <u>RC8</u>	
Overlay: <input checked="" type="checkbox"/> Escarpment <u>Foothills</u> <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: <u>Downtown, East Side Historic Mountain Terrain ordinance</u>		Lot Coverage: <u>10.9 %</u> <input type="checkbox"/> Open Space Required: <u>NA</u>	
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations		Setbacks: Proposed Front: <u>13'0"</u> Minimum: <u>7'0"</u> 2 <sup>nd</sup> Front? <u>142'8"</u> Proposed Rear: <u>15'2"</u> Minimum: <u>15'0"</u> Proposed Sides: <u>L9'3" R40'0"</u> Minimum: <u>5'0"</u>	
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit		Height: Proposed <u>13'0"</u> Maximum Height: <u>14'0"</u> or <input type="checkbox"/> Regulated by Historic Districts Ordinance <input checked="" type="checkbox"/> Regulated by Escarpment District	
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required		Parking Spaces: Proposed <u>3</u> Accessible <u>NA</u> Minimum: <u>3</u>	
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____		Bicycle Parking**: Proposed: _____ Minimum: <u>NA</u> ** Commercial Requirement	
Terrain: <input type="checkbox"/> 30% slopes <u>NA</u>		* Requires an additional review conducted by Technical Review Division. ** Requires an additional review conducted by the Traffic Engineering Division.	

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

Richard Martinez [ ] OWNER ☒ APPLICANT [ ] AGENT  
PRINT NAME

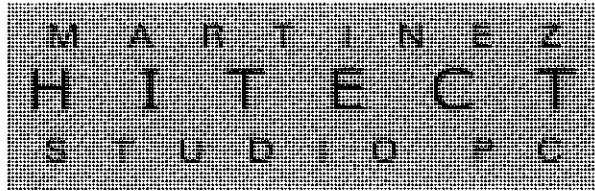
hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

Richard Martinez  
 SIGNATURE

10/26/2020  
 DATE

<b>To Be Completed By City Staff:</b> <b>Additional Agency Review if Applicable:</b> <input type="checkbox"/> Escarpment Approval by _____ Date: ____/____/____ <input type="checkbox"/> Flood Plain Approval by _____ Date: ____/____/____ <input type="checkbox"/> Traffic Engineering Approval by _____ Date: ____/____/____ Notes: _____	
<b>Zoning Approval:</b> <input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected Comments/Conditions: _____ _____	
REVIEWER: <u>[Signature]</u>	DATE: <u>10/29/20</u>

# A R C H I T E C T U R E



TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504  
1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

## PROPOSAL TO ADD AN ATTACHED CARPORT KNOWLES RESIDENCE – 425 HILLSIDE AVE. Downtown/Eastside Historic District – Non-Contributing October 26, 2020

### EXISTING CONDITIONS:

An existing house, with an attached existing guest house occupy the lot. There is also a pool and a pool house and a freestanding garage. The house is a single story home built in 1984 and has non-contributing status. The pool, pool house and garage were added at a later date, maybe 2005. There were additions to the house approved in 2017 (Case # H-17-055).

### PROPOSED CONSTRUCTION:

We are now asking to add an attached carport over an existing driveway that is below grade. The carport will not be visible from any public streets.

The stucco will be El Rey "Pueblo" to match existing. All wood will be stained a natural wood color to match existing

A handwritten signature in black ink that reads "Richard Martinez".

Richard Martinez





MARTINEZ  
ARCHITECTURE  
STUDIO PC

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HILLSIDE RESIDENCE  
425 HILLSIDE DRIVE  
SANTA FE, NEW MEXICO 87505

WEST ELEVATION  
OCTOBER 22, 2020





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HILLSIDE RESIDENCE  
425 HILLSIDE DRIVE  
SANTA FE, NEW MEXICO 87505

SOUTH & EAST  
COURTYARD ELEVATION  
OCTOBER 22, 2020





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HILLSIDE RESIDENCE  
425 HILLSIDE DRIVE  
SANTA FE, NEW MEXICO 87505

SOUTH ELEVATION  
OCTOBER 27, 2020





MARTINEZ  
ARCHITECTURE  
STUDIO PC

HILLSIDE RESIDENCE  
425 HILLSIDE DRIVE  
SANTA FE, NEW MEXICO 87505

EAST ELEVATION  
OCTOBER 22, 2020

1524 PASEO DE PERALTA SANTA FE  
505-989-4958 studio@martinezarch.com





MARTINEZ  
ARCHITECTURE  
STUDIO PC

HILLSIDE RESIDENCE  
425 HILLSIDE DRIVE  
SANTA FE, NEW MEXICO 87505

EAST ELEVATION  
OCTOBER 22, 2020

1524 PASEO DE PERALTA SANTA FE  
505-989-4958 studio@martinezarch.com





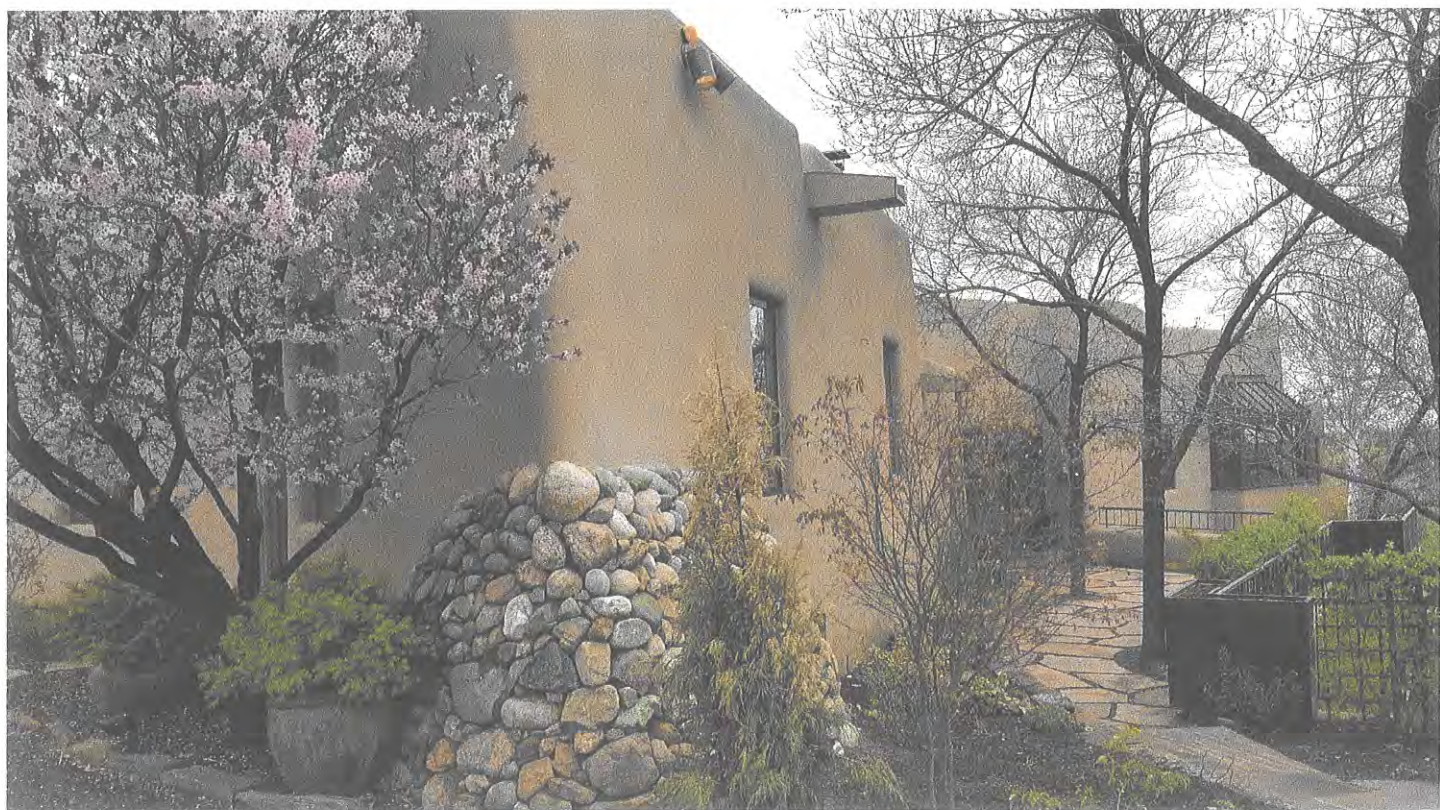
MARTINEZ  
**ARCHITECTURE**  
STUDIO PC

1524 PASEO DE PERALTA SANTA FE  
505-989-4958 studio@martinezarch.com

HILLSIDE RESIDENCE  
425 HILLSIDE DRIVE  
SANTA FE, NEW MEXICO 87505

EAST ELEVATION  
OCTOBER 22, 2020





MARTINEZ  
ARCHITECTURE  
STUDIO PC

1524 PASEO DE PERALTA SANTA FE  
505-989-4958 studio@martinezarch.com

HILLSIDE RESIDENCE  
425 HILLSIDE DRIVE  
SANTA FE, NEW MEXICO 87505

NORTH &  
ENTRY ELEVATION  
OCTOBER 22, 2020



A R C H I T E C T U R E  
M A R T I N E Z  
S T U D I O P C

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504  
1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

Exterior Finishes

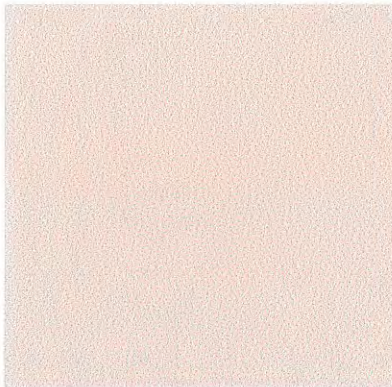
Hillside Residence Carport

425 Hillside Ave

Downtown and Eastside Historic District

October 26, 2020

Adobe (to match existing)



Natural Wood Stain (to match existing)



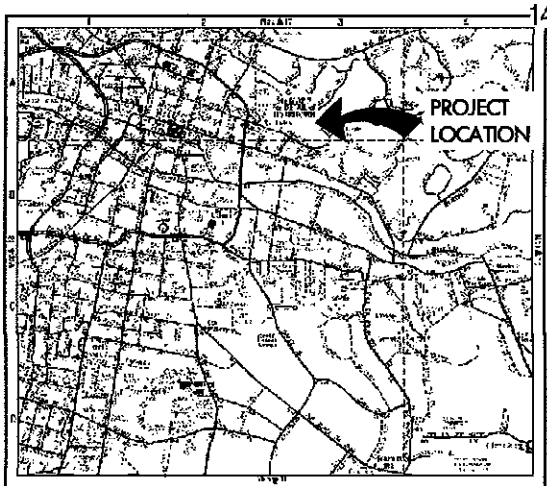
Z:\2012-Hillside Renovation\Current Drawings\2012 - Hillside\_Base\_201026.dwg, 10/29/2020 9:45:34 AM, NPIC95A62 (HP Designer T2530 PostScript) (temporary).pc3

# HILLSIDE RENOVATION

425 HILLSIDE AVENUE  
SANTA FE, NEW MEXICO 87501

MARTINEZ ARCHITECTURE STUDIO P.C.  
1524 PASEO DE PERALTA

## VICINITY MAP



### DIRECTIONS TO SITE:

HEAD SOUTH ON LINCOLN AVE. TOWARD W. MARCY ST. TURN LEFT AT THE 1ST CROSS STREET ONTO W. MARCY ST. CONTINUE ONTO HILLSIDE AVE. DESTINATION WILL BE ON THE LEFT AT 425 HILLSIDE AVENUE.

## GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2015 NM COMMERCIAL BUILDING CODE (IBC AS AMENDED), 2015 NM RESIDENTIAL CODE (IRC AS AMENDED), 2015 NM EXISTING BUILDING CODE (IEBC AS AMENDED), 2012 NM PLUMBING CODE (UPC AS AMENDED), 2012 NM MECHANICAL CODE (UMC AS AMENDED), 2017 NM ELECTRICAL CODE (NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (NESC AS AMENDED), 2015 NM HISTORIC EARTHEN BUILDINGS CODE, 2015 NM EARTHEN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2009 NM ENERGY CONSERVATION CODE (IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE PHASE III (USPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USEC AS AMENDED), 2009 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

## PROJECT DATA

SCOPE OF WORK: CARPORT ADDITION

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: V-B  
(IBC SECTION 602)

MAX BUILDING HEIGHT: 14'-0"

### NET AREAS: (EXISTING)

HEATED: 5,630 S.F.  
GARAGE: 1,080 S.F.  
PORTALS/OVERHANGS: 654 S.F.  
CABANA: 480 S.F.

TOTAL ROOFED AREA: 7,844 S.F.

### NET AREAS: PROPOSED (CARPORT)

CARPORT: 515 S.F.

TOTAL ROOFED AREA: 8,359 S.F.

LOT AREA: - 1.75 ACRES (76,550.85 S.F.)

LOT COVERAGE: - EXISTING - 10.3%  
PROPOSED - 10.9%

### UTILITY DATA:

GAS : NATURAL GAS  
ELECTRIC : UNDERGROUND  
SEWER : MUNICIPAL SEWER  
WATER : MUNICIPAL WATER

ZONING: RC-B

PARKING REQUIREMENTS: 3 SPACES (PROVIDED)

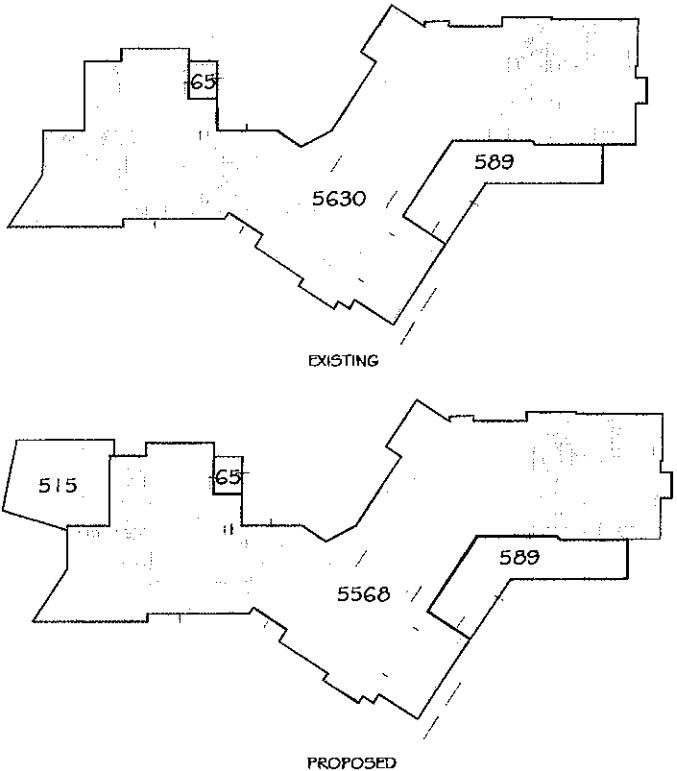
HISTORIC DISTRICT: DOWNTOWN & EASTSIDE

BUILDING STATUS: NON-CONTRIBUTING

## DRAWING INDEX

A-0.1 COVER SHEET # PROJECT DATA  
A-1.0 EXISTING & PROPOSED SITE PLAN  
A-2.0 EXISTING FLOOR PLAN  
A-2.1 PROPOSED FLOOR PLAN  
A-3.0 EXISTING & PROPOSED EXTERIOR ELEVATIONS

## AREA DIAGRAM



## DESIGN PROFESSIONALS

ARCHITECT  
Richard Martinez  
MARTINEZ ARCHITECTURE STUDIO P.C.  
P.O. Box 925 Santa Fe, NM 87504  
(505) 989-4958, Fax (505) 989-8933

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HILLSIDE RENOVATION  
425 HILLSIDE AVE  
SANTA FE, NEW MEXICO

OCTOBER 28, 2020

COVER  
SHEET &  
PROJECT  
DATA

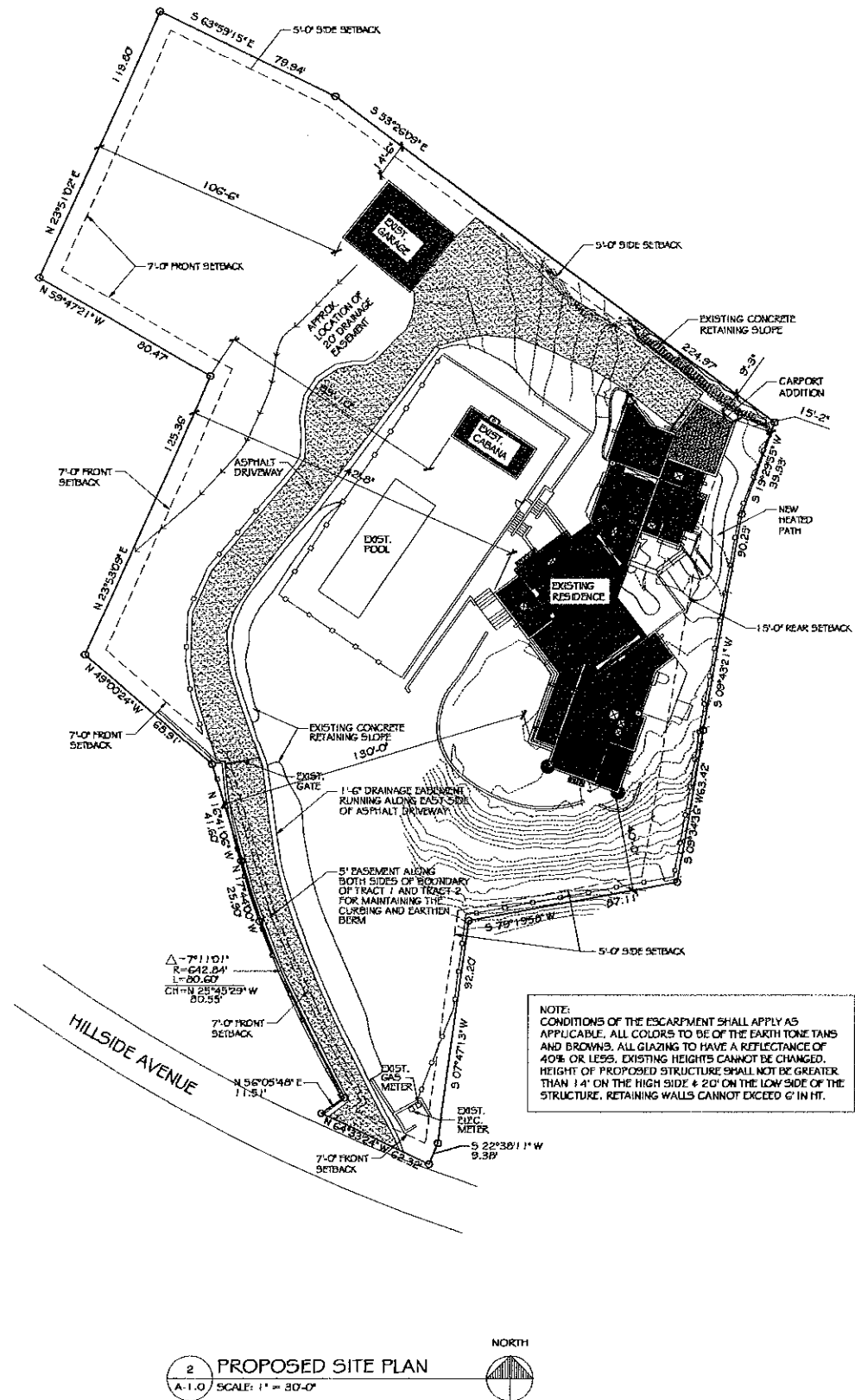
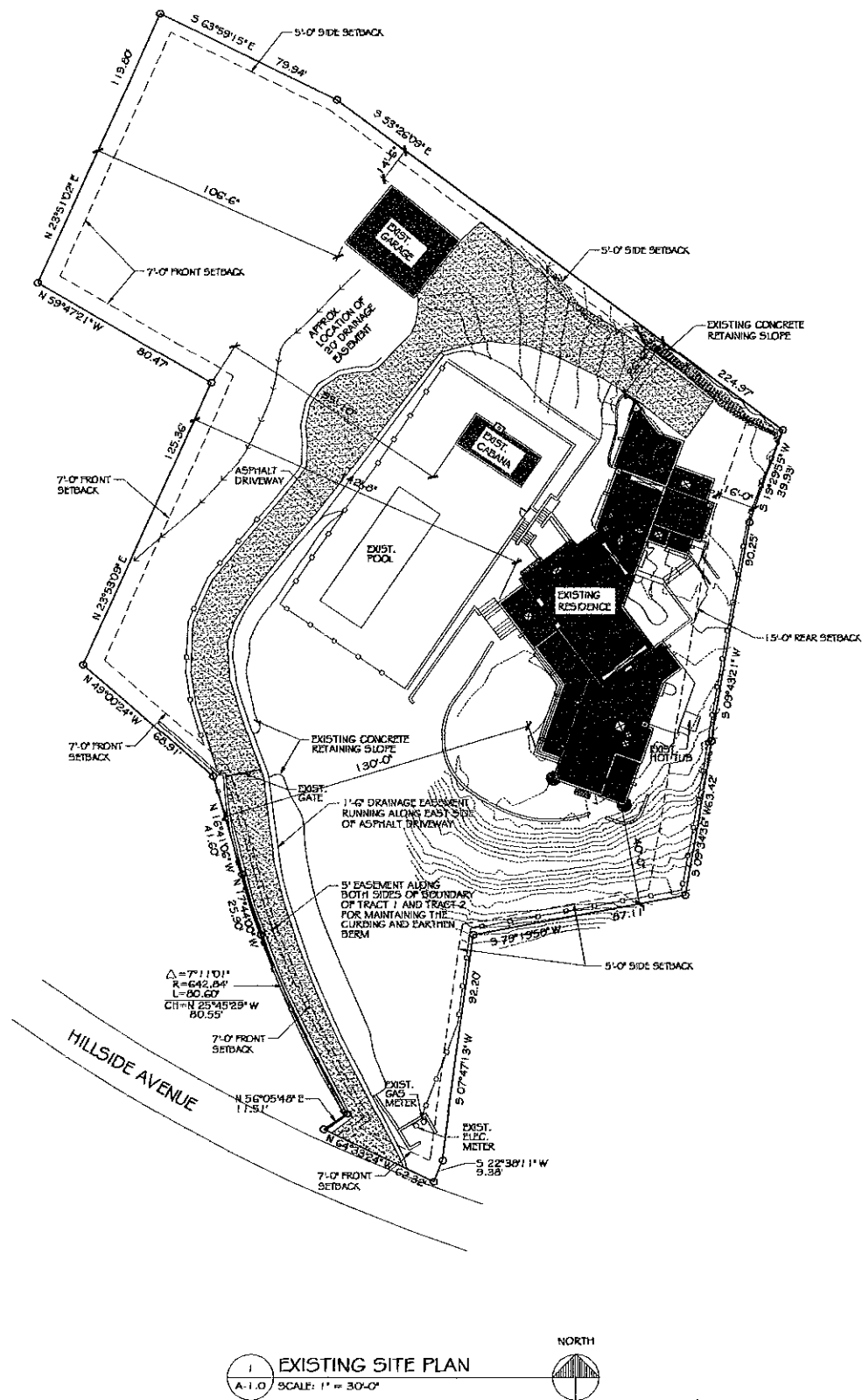
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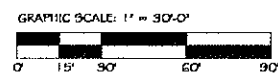
HILLSIDE - 2012

14





NOTE:  
CONDITIONS OF THE ESCARPMENT SHALL APPLY AS APPLICABLE. ALL COLORS TO BE OF THE EARTH TONE TANS AND BROWNS. ALL GLAZING TO HAVE A REFLECTANCE OF 40% OR LESS. EXISTING HEIGHTS CANNOT BE CHANGED. HEIGHT OF PROPOSED STRUCTURE SHALL NOT BE GREATER THAN 14' ON THE HIGH SIDE & 20' ON THE LOW SIDE OF THE STRUCTURE. RETAINING WALLS CANNOT EXCEED 6' IN HT.



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HILLSIDE RENOVATION  
425 HILLSIDE AVE  
SANTA FE, NEW MEXICO

OCTOBER 28, 2020

EXISTING &  
PROPOSED  
SITE PLAN

A  
1.0

SET #  
HILLSIDE - 2012  
15

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**HILLSIDE RENOVATION  
425 HILLSIDE AVE  
SANTA FE, NEW MEXICO**

OCTOBER 28, 2020

**EXISTING  
FLOOR  
PLAN**

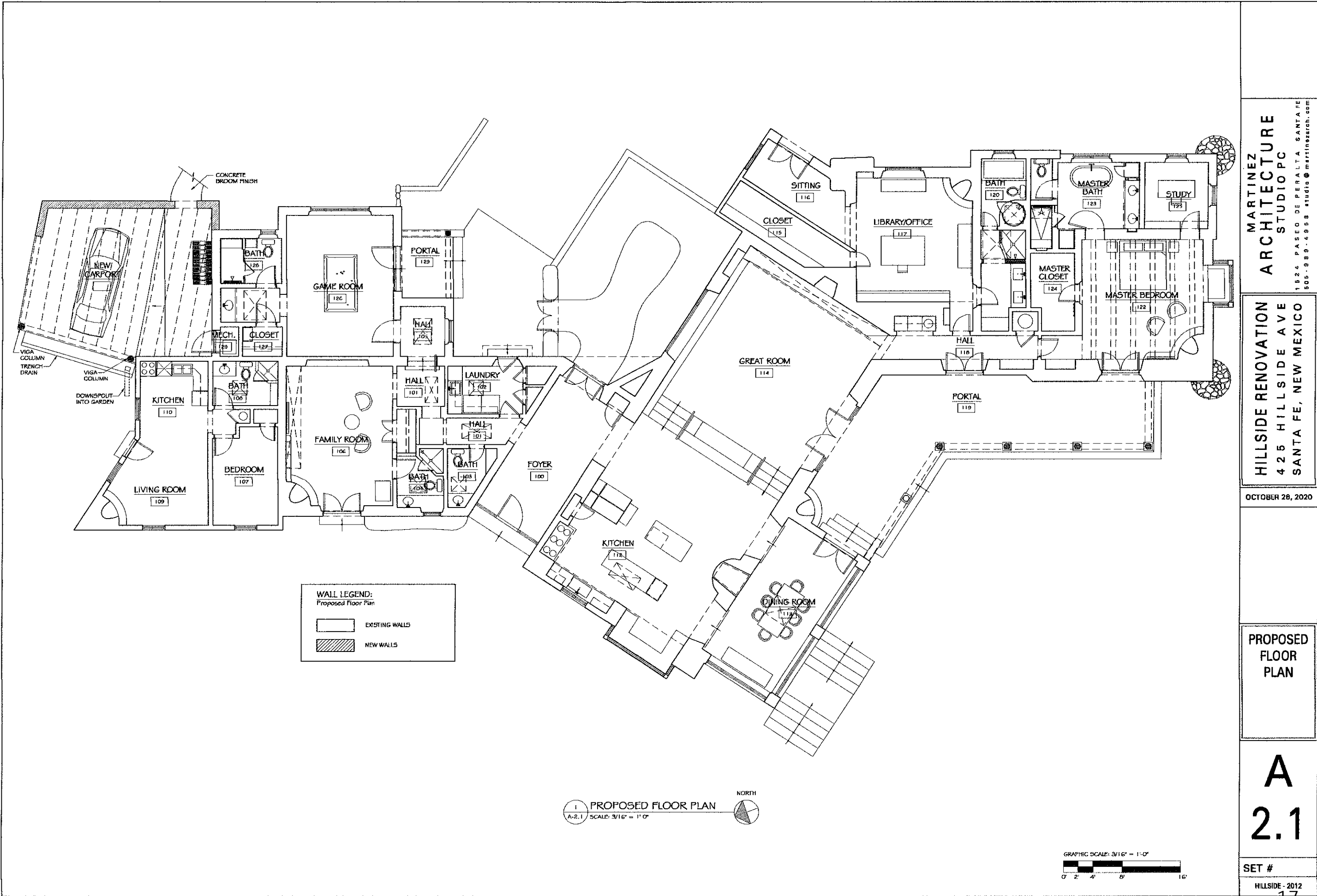
**A**  
**2.0**

SET #

HILLSIDE - 2012



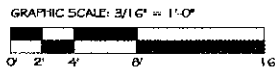
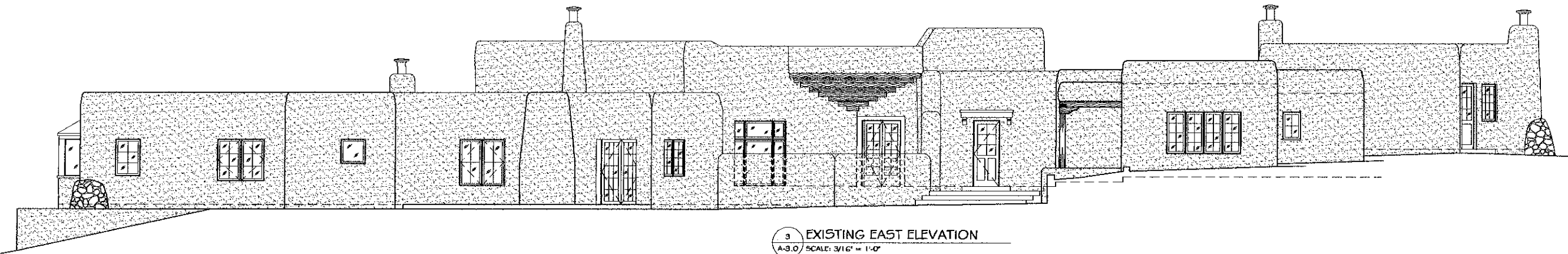
Z:\2012-Hillside Renovation\Current Drawings\2012 - Hillside\_Base\_201026.dwg, 10/29/2020 9:44:49 AM, NPIC95A62 (HP DesignJet T2530 PostScript) (temporary).pc3





LEGEND:  
Elevations

	EXISTING
	NEW



MARTINEZ  
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HILLSIDE RENOVATION  
425 HILLSIDE AVE  
SANTA FE, NEW MEXICO

OCTOBER 28, 2020

EXISTING &  
PROPOSED  
NORTH &  
EAST  
ELEVATIONS

A  
3.0

SET #

HILLSIDE - 2012  
18