



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Courtenay Mathey, agent for Glynis Dohn, owner, proposes to partially demolish a contributing yard wall, make additions, change windows and doors and construct a garage on a contributing residential structure. An exception to Section 14-5.2 (D)(1)(a) to remove historic material is requested.

Case number: **2020-002483-HDRB**
Project Type: **HDRB**

PROJECT LOCATION (S): **524 Calle Corvo**

OW – Glynis Dohn 524 Calle Corvo, Santa Fe, NM 87501 glynis.dohn@hamilgroup.ca

AP – Mathey and Associates Architects 2 Camino Pequeno, Santa Fe, NM 87501 matheyarchitecture@gmail.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 # 2020-2483-HDRB

Address: 524 Calle Corvo
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

☐ District Standards & yard & fence standards.

☒ Historic Inventory Form

☒ Preliminary Zoning Review Sheet

☒ Zoning Review Sheet

☐ Other:

APPLICANT SUBMITTALS

☒ Proposal Letter

☒ Site Plan/Floor Plan

☒ Elevations

☒ Photographs

☒ Other: Exception criteria responses

STAFF RECOMMENDATION:

Staff recommends approval of proposed item numbers 1 – 6 and 8 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.

For item number 7, staff does not find that all the exception criteria have been met but the Board may find that they have upon further testimony.

BACKGROUND & SUMMARY:

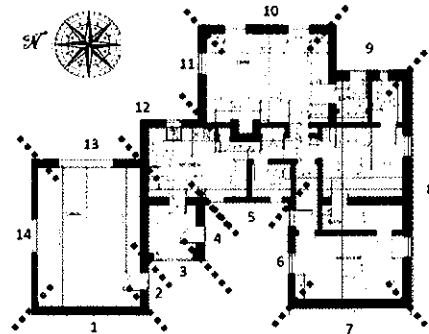
524 Calle Corvo is a contributing residential structure located in the Downtown and Eastside Historic District. The structure was constructed as part of the “Hughes Subdivision” probably between 1949 and 1951. The subdivision is an exceptional example of urban design in Santa Fe. The subdivision contains 20 lots, 16 of which are essentially rectangular, and four of which curved along the street. These are lined by walls placed directly on the lot boundary to create a serpentine streetscape. The subject property is one of these curving lots, with a streetscape defining wall that takes up the full width of the view as one moves through the subdivision. The house and the yardwall were designated as contributing on October 13, 2020.

The house is a one story structure originally with only one bedroom with Spanish Pueblo Revival Style elements such as rounded parapets, exposed vigas and asymmetrical stepped massing. The street-lining wall, also a contributing structure, has a vertically symmetrical form that steps down toward the center to a central driveway opening. This stepping vertical symmetry is presented in a varied form in the internal yard-wall separating the front garden from the driveway.

Facades 9 through 14 are publicly visible. Facades 9, 10, 11, and 12 have been designated primary.

The applicant now proposes the following changes:

1. Convert the existing garage (facades 1, 2, 13 and 14) to a new bedroom/bathroom space, raise the roof and parapets 12 inches on a portion of the existing garage. This is set back about 8 feet from the primary façade, but as a remodel does not qualify as an addition. This includes changes to the openings (garage door and steel casement window).
2. Expand the kitchen (façade 5) by converting 84 SF of existing portal on façades space to heated area and relocating the portal further west (facades 4, 5 and 6).
3. Re-stucco of entire structure. The color will be Sandalwood cementious stucco from El Ray, which is a light earth tone.
4. Re-roof of existing structure.
5. Creating new interior yard walls and coyote fencing.
6. Construct a new detached 445 square foot single-car garage at the north end of the property. New windows and doors will be aluminum clad colored Sierra Pacific “Aqua Mist” which is a subdued green color.



7. Create new 12 foot wide driveway opening in the north portion of the existing Contributing street yard wall to serve as access to the proposed driveway. This item requires an exception to section 14-5.2(D)(1)(a).
8. Re-pave the existing driveway with concrete brick pavers and create new patio areas, one to the north of the house of 120 square feet, one to the west, including the new portal of 160 square feet.

Regarding item 7, the proposal to create a new driveway opening for vehicular access from the north, the applicant argues that it is necessary because access to the garage from the existing wall opening would result in two hardships for the owner:

- a) It would require the creation of a turnaround space which would eliminate two parking spaces that now exist that would need to be used for circulation instead.
- b) The distance from the garage to the house would be increased from 15 feet in the proposed design to 40 feet.

The applicant has applied for an exception per 14-5.2(D)(1)(a), an exception to remove historic material from the contributing wall. The applicant's responses to the exception criteria are included in this report, as are the responses of the HPD staff.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(1)(a): Applicant requests an exception to remove historic material from the Contributing yard wall along the curve of the street.

(i) Do not damage the character of the district.

Applicant Response:

Though the street yard wall is not considered a Primary Façade, we agree that the character of the wall is distinctive and have designed the new opening to blend well with the existing design. The existing +/- 44" high street wall steps down in small increments as the street slopes to the north, except at the last section where the wall changes more significantly at a buttress to nearly 6' in height. The proposed design will create a 12' wide opening in the yard wall at the north end of the property, approximately 52' from the existing driveway. A portion of the wall on either side of the opening will be lowered to a 36" height to allow for driveway visibility zoning requirements. Stepped interior yard walls similar to the existing will tie the yard wall to the proposed garage.

In our view, the new opening carries the theme of stepping the wall down as the street moves north and does not look as imbalanced as the existing design. By being more than 50' away from the existing driveway opening it does not infringe on the appearance of the existing driveway entry or house. For these reasons we feel this proposal does not damage the character of the district or property.

Staff Response:

The street yard wall has a historic status of contributing. It has a unique design that takes up the full width of the view as one moves through the subdivision and is complemented by a very

similar wall directly opposite, on the opposite side of the street. The design is defined by a *vertical symmetry* which is higher at the ends, with rhythmic divisions descending to an opening at the center. Staff does not agree with the applicant that there is a “theme of stepping the wall down as the street moves north.” It is the opinion of Staff is that a 12-foot wide opening will fundamentally disrupt the integrity of this overall vertically symmetrical design which is unique within the context of the district, as is the development of the Hughes Subdivision itself.

The character of the district is preserved by retaining historic material, preserving historic status, and retaining an accurate sense of history. The proposal undermines the character of the district by removing historic material, threatening the contributing status of the wall and creating a false sense of history in the form of a yard-wall that steps down toward the north.

Staff does not agree with this response.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare.

Applicant Response: The proposed new driveway will allow for the garage to be only 15’ from the house rather than 40’ as would be required if the existing driveway had to be used instead. Without the granting of this exception, guests also would have to park further away from the main entry in order to allow for access to the garage. We feel these added distances are problematic and not conducive to providing reasonable and practical access between the house, garage and parking areas and would be a hardship to the owner.

Staff Response: The applicant has asserted that two hardships will arise from not being granted an exception:

a) It would require the creation of a turnaround space which would eliminate two parking spaces that now exist that would need to be used for circulation instead.

b) The distance from the garage to the house would be increased from 15 feet in the proposed design to forty feet.

Staff finds that these hardships are created by the proposed design. There exists no need for an automobile turn-around on the property of a single-family home that warrants partial demolition of a historic structure. Walking 40 feet instead of 15 feet does not threaten the health or safety of the applicant or the general public, which Staff regards as basis for an exception.

Staff does not agree with this response.

(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.

Applicant Response: The proposed design allows for a closer connection between the house and new garage and architecturally ties the structures together in a way more in keeping with the compound and cluster patterns common in the neighborhood. Granting of this exception will allow for a design that responds to the constrictions of the site, creates and maintains better access between the parking and house and retains the character and use of the existing driveway and parking design.

Staff Response:

Staff does not find that all options were considered. For example, there exists the options to build a free-standing casita while retaining the existing garage or to forgo a parking turnaround area. These options would preserve the contributing wall. These have not been ruled out, thus staff does not see the application warranting an exception.

Staff does not agree with this response.

In summary, Staff finds that the exception criteria for removal of historic material were not met for the following reasons:

The proposed design disrupts the vertical symmetry of the yard wall, thus damaging the character of the district where walls that are congruent with the original design of the house, the lot, and the design intention of the subdivision are found in the Downtown and Eastside;

The need to have a turn around or a decrease in distance between the detached garage and the house do not constitute a hardship typical of those that warrant an exception by the Board; and

While two design options were considered, greater exploration of design options may be necessary to determine how the property might accommodate the removal of the existing garage for an exterior garage or retain the existing garage and construct a casita.

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.

Removal of Historic Material:

14-5.2(D) General Design Standards for All H Districts

- (1)(a) The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

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

HCPI Base Form (FORM 1)

(Continued from other side)

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North view with associated house

17. Surveyor:

(your name, address, telephone number, and any group affiliation)

Gayla Bechtol, AIA
505-660-6301
gayla@gbasantafe.com
418 Montezuma Ave.
Santa Fe, NM

18. Owner (if known) and other knowledgeable people:

Glynis Dohn
917-822-6547
Glynis.dohn@hamilgroup.ca

19. Is Property Endangered? ☒ X Unknown ☐ No ☐ Yes How? A renovation is planned.

20. Significance to Current Community: ☒ X Unknown ☐ None ☐ Low ☐ Moderate ☐ High

Describe: George and Mary Bello lived in this house from 1951-2001. See continuation pages for details.

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)

The subdivision was first named Hughes Subdivision after the former owner Levi A. Hughes, Sr. and son Levi A. Hughes, Jr.

22. National or State Register:

Is this property individually listed on a historic register? ☐ Unknown ☒ X No ☐ Yes

If yes: ☐ State ☐ National

If 'no' or unknown, do you think this property is eligible for listing? ☐ No ☒ X Yes

Why? The massing hasn't changed since 1965 or 1970. There are very few changes, except for the back massing added between 1951-65. The divided lite wood windows are in decent shape. I assume the house looks very similar to what it looked like in 1951.

23. National or State Historic District:

Is this property in a historic district? ☐ Unknown ☐ No ☒ X Yes

If yes: ☐ Contributing ☐ Non-contributing ☐ Unknown

If 'yes', what is the name of the district? Santa Fe Downtown and Eastside ☒ X State ☒ X National

24. Supplemental Form ☐ None ☒ X HCPI Detail Form 1 ☒ X Continuation Sheets, # pages: 13

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI) DETAIL FORM

HCPI # Address of Property: 524 Calle Corvo, Santa Fe, NM	NMCRIS #
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6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

<input type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition Board <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Concrete: Pre-cast <input type="checkbox"/> Curtain Wall <input type="checkbox"/> Earth Plaster	<input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rock Faced <input type="checkbox"/> Stone: Tabular	<input checked="" type="checkbox"/> Stucco <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl or Aluminum Siding <input type="checkbox"/> Wood: Board & Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input checked="" type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input checked="" type="checkbox"/> Wood: Tongue and Groove
<input checked="" type="checkbox"/> Other, describe: Concrete stem walls visible from crawl space		

B. Number of Stories

<input type="checkbox"/> N/A <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 ½ <input type="checkbox"/> 2 <input type="checkbox"/> 2 ½ <input type="checkbox"/> Other, describe:

C. Foundation

<input type="checkbox"/> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised
Materials: <input checked="" type="checkbox"/> Concrete: Poured <input type="checkbox"/> CMU <input type="checkbox"/> Stone <input type="checkbox"/> Other, describe:
Notes:

D. Roof

<input type="checkbox"/> N/A Features: <input checked="" type="checkbox"/> Eave <input checked="" type="checkbox"/> Parapet															
Shape: <input type="checkbox"/> Barrel <input type="checkbox"/> Butterfly <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Cross Gable <input type="checkbox"/> Gable <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed <input type="checkbox"/> Other, describe:															
Pitch: <input type="checkbox"/> None <input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep															
Materials: <table style="width: 100%;"> <tr> <td><input type="checkbox"/> Asphalt</td> <td><input type="checkbox"/> Metal: Corrugated</td> <td><input type="checkbox"/> Tile: Metal</td> </tr> <tr> <td><input checked="" type="checkbox"/> Composition Roll</td> <td><input type="checkbox"/> Metal: Pressed</td> <td><input type="checkbox"/> Tile: Terra Cotta</td> </tr> <tr> <td><input type="checkbox"/> Composition Shingle</td> <td><input type="checkbox"/> Metal: Standing Seam</td> <td><input type="checkbox"/> Wood: Shingle</td> </tr> <tr> <td><input type="checkbox"/> Earth</td> <td><input type="checkbox"/> Metal: V-Crimp</td> <td></td> </tr> <tr> <td colspan="3"><input type="checkbox"/> Other, describe:</td> </tr> </table>	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Metal: Corrugated	<input type="checkbox"/> Tile: Metal	<input checked="" type="checkbox"/> Composition Roll	<input type="checkbox"/> Metal: Pressed	<input type="checkbox"/> Tile: Terra Cotta	<input type="checkbox"/> Composition Shingle	<input type="checkbox"/> Metal: Standing Seam	<input type="checkbox"/> Wood: Shingle	<input type="checkbox"/> Earth	<input type="checkbox"/> Metal: V-Crimp		<input type="checkbox"/> Other, describe:		
<input type="checkbox"/> Asphalt	<input type="checkbox"/> Metal: Corrugated	<input type="checkbox"/> Tile: Metal													
<input checked="" type="checkbox"/> Composition Roll	<input type="checkbox"/> Metal: Pressed	<input type="checkbox"/> Tile: Terra Cotta													
<input type="checkbox"/> Composition Shingle	<input type="checkbox"/> Metal: Standing Seam	<input type="checkbox"/> Wood: Shingle													
<input type="checkbox"/> Earth	<input type="checkbox"/> Metal: V-Crimp														
<input type="checkbox"/> Other, describe:															

E. Chimneys

<input type="checkbox"/> N/A Number Interior: 1 Number Exterior:
Construction Material: <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Adobe <input type="checkbox"/> Stone <input checked="" type="checkbox"/> Stucco <input type="checkbox"/> Terra Cotta Tile <input type="checkbox"/> Metal Flue <input type="checkbox"/> Other, describe:

F. Porches

<input type="checkbox"/> N/A
Type: <input checked="" type="checkbox"/> Entry <input type="checkbox"/> Incised <input type="checkbox"/> Partial Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap <input type="checkbox"/> With a Gazebo
Other Details, describe: Both front at L-shape and back in U-shape spaces

HCPI #	NMCRIS #
Address of Property: 524 Calle Corvo, Santa Fe, NM	

G. Doorways

<input type="checkbox"/> N/A	Number of Doorways: 4	
Type:	<input checked="" type="checkbox"/> One-leaf <input type="checkbox"/> Two-leaf	
Style:	<input type="checkbox"/> Diagonal Plank <input type="checkbox"/> Dutch <input type="checkbox"/> French <input type="checkbox"/> Plain <input checked="" type="checkbox"/> Panel <input checked="" type="checkbox"/> Vertical Plank <input type="checkbox"/> Other, describe:	
Components: Panels/Lights-Number 2 and configuration stepped		
<input type="checkbox"/> Sidelights - number and configuration <input type="checkbox"/> Transom		
Material:	<input type="checkbox"/> Aluminum <input type="checkbox"/> Fiberglass <input type="checkbox"/> Metal <input type="checkbox"/> Steel <input type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Other, describe:	
Depth of Reveal: 3-4"		
Notes: garage door is new vinyl/fiberglass, plank doors have twpped openings, panel doors have 2/2 glass/ 3 panels		

H. Window Openings

<input checked="" type="checkbox"/> N/A	Number of Window Openings: 13			
Operation:	Material:	Glazing:		
<input type="checkbox"/> Awning	<input type="checkbox"/> Anodized Aluminum	<input type="checkbox"/> 1/1	<input checked="" type="checkbox"/> 2 Pane Horizontal	<input type="checkbox"/> Curtain Wall
<input checked="" type="checkbox"/> Casement	<input type="checkbox"/> Bare Aluminum	<input type="checkbox"/> 2/2	<input checked="" type="checkbox"/> 2 Pane Vertical	<input type="checkbox"/> Glass Block
<input checked="" type="checkbox"/> Double or Single Hung	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> 3/1	<input checked="" type="checkbox"/> 3 Pane Vertical	<input type="checkbox"/> Palladian Motif
<input checked="" type="checkbox"/> Fixed	<input type="checkbox"/> Vinyl	<input type="checkbox"/> 4/4	<input checked="" type="checkbox"/> 4 Pane Vertical	<input type="checkbox"/> Picture Window
<input type="checkbox"/> Hopper	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> 6/6	<input type="checkbox"/> Combination, describe:	<input type="checkbox"/> Store Front or display
<input type="checkbox"/> Louver	<input type="checkbox"/> Other, describe:	<input type="checkbox"/> 9/9	<input type="checkbox"/> Grouped, describe:	<input type="checkbox"/> Other, describe:
<input type="checkbox"/> Pivot		<input checked="" type="checkbox"/> Other configuration, describe: 2/3, 2/4, 3/3, 4/3		
<input type="checkbox"/> Sliding t				
Depth of Reveal: 3-4"				
Notes: There are wood sills that are rotted in some cases but mostly the windows are intact.				

I. Other Significant Features

Describe:

7. Associated Properties

Discuss: NA
Are associated properties eligible for listing?

8. Documents Available and Their Locations

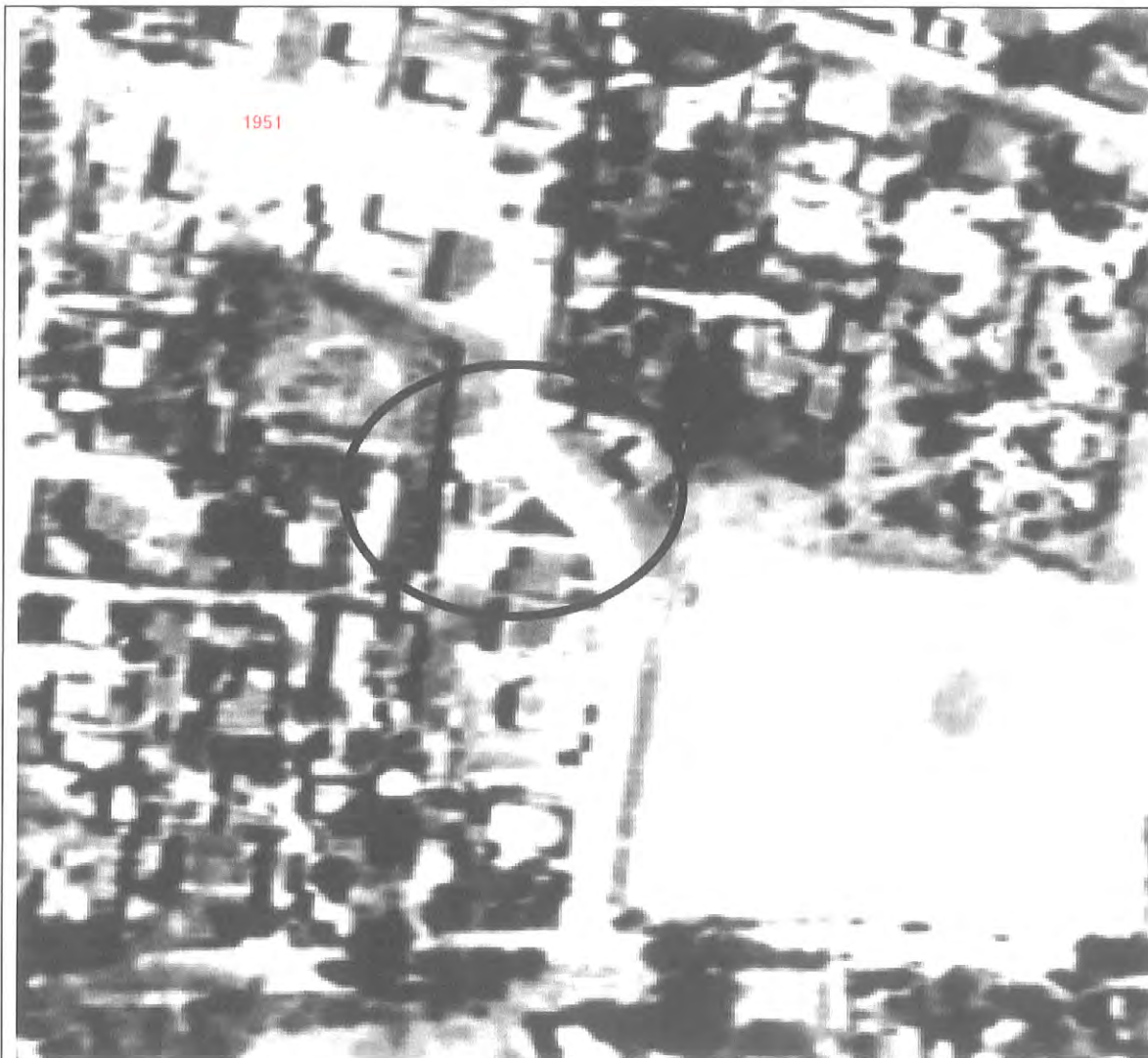
Discuss: AERIAL PHOTOS AT EDAC, PLATS AT SF COUNTY
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9. Attachments

Please indicate which items are attached:
<input checked="" type="checkbox"/> Site Plan (required)
<input checked="" type="checkbox"/> Photos (required)
<input checked="" type="checkbox"/> Map or aerial photo (required)

Historic Cultural Properties Inventory (HCPI) Continuation Sheet *Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		
HCPI No.	District No.	
1. Name of property: (historic and/or current name for property)	2. Location: 524 CALLE CORVO	3. Local Reference Number:
		4. County SANTA FE
		5. Date of Survey SEPTEMBER 4, 2020



1951 Aerial photograph, Single shadow line compared to later photographs indicates addition between 1951- 1970. North is generally up on the page.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet
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1965 Aerial photograph

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1970 Aerial Photograph

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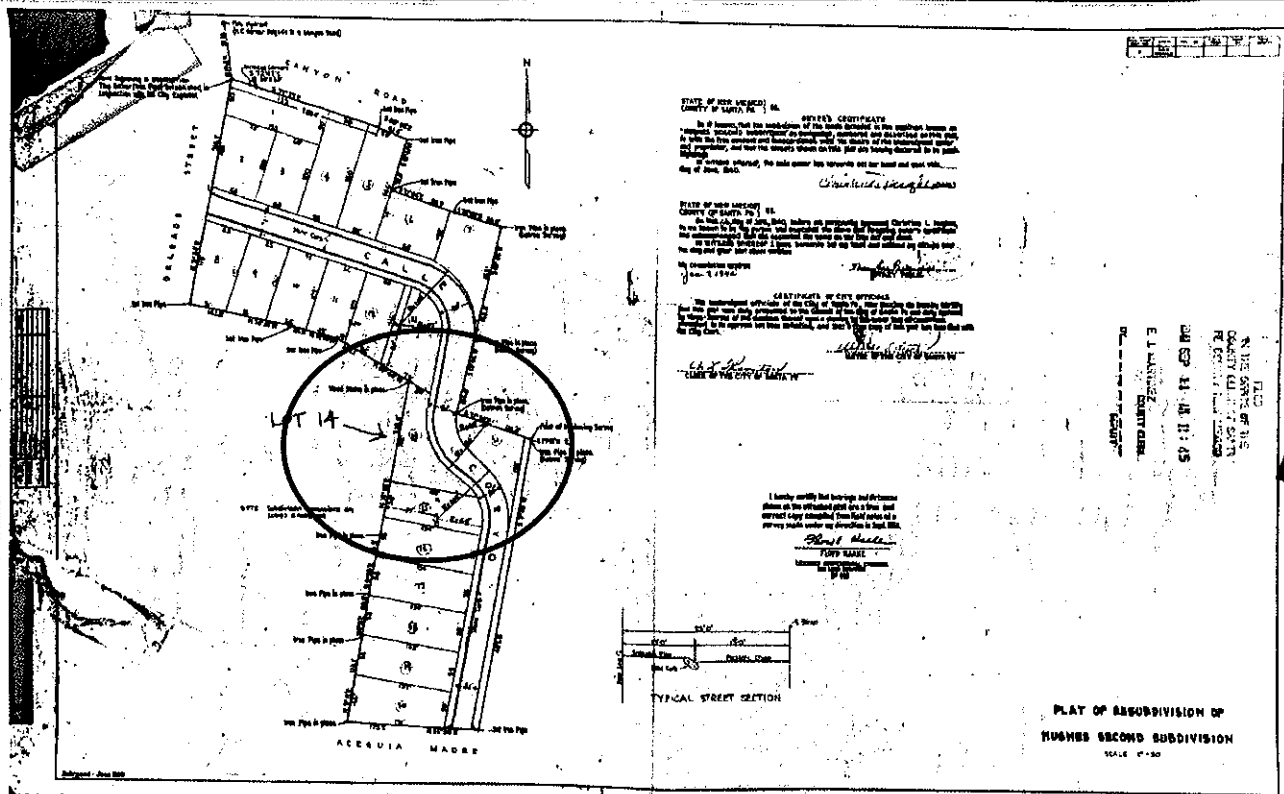


1975 Aerial Photograph

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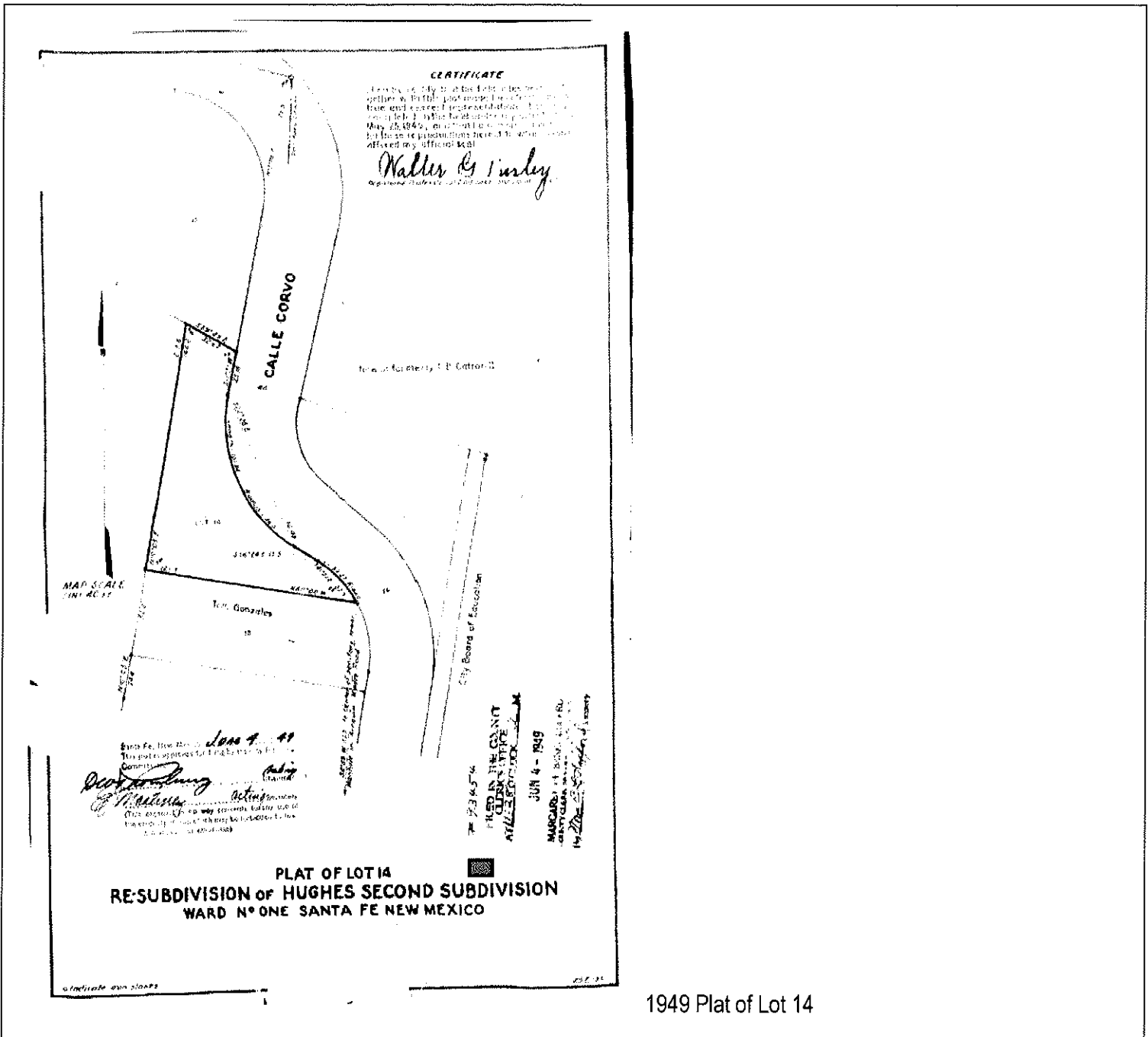


1949 Plat of Resubdivision of Hughes Second Subdivision

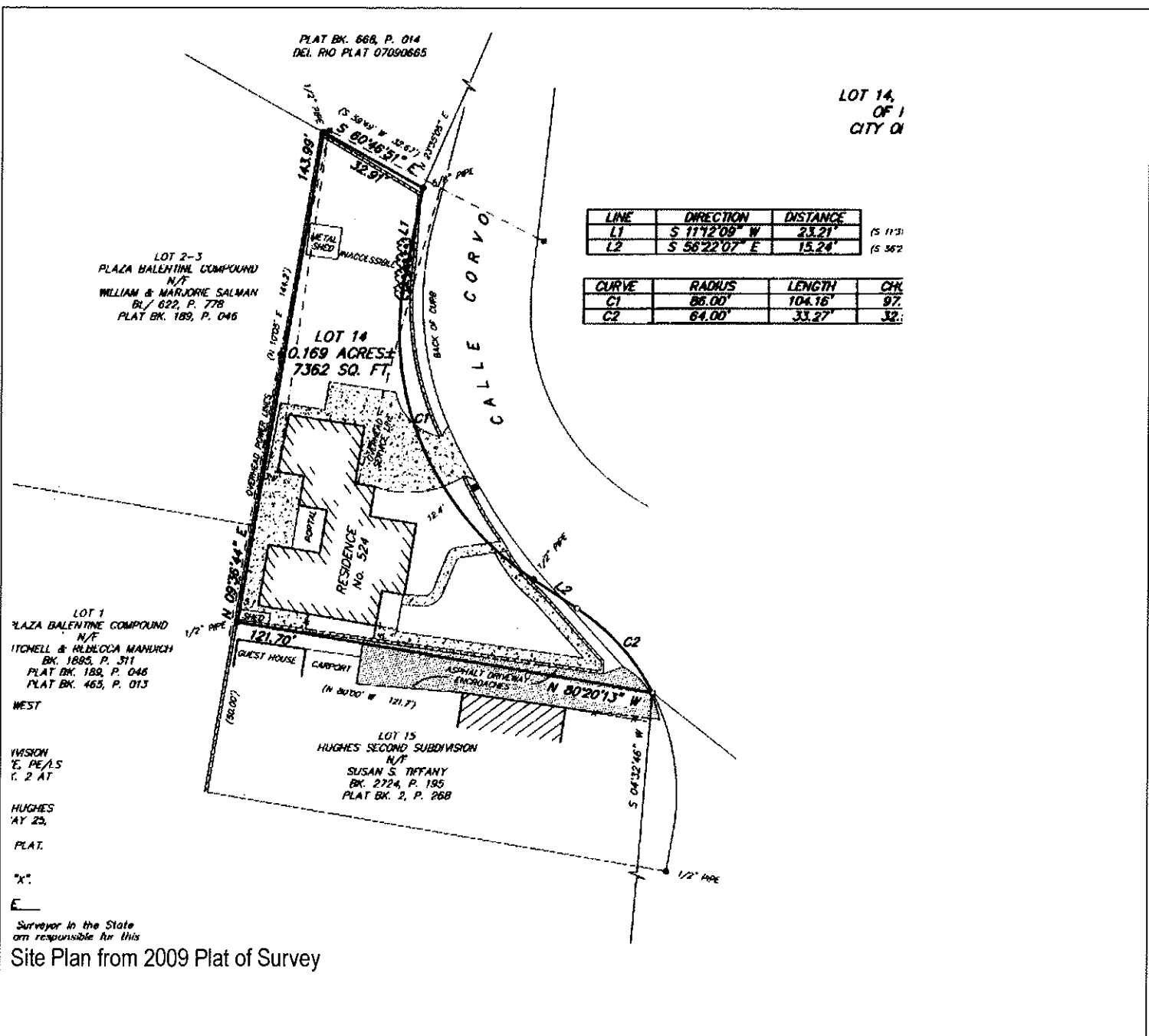
524 Calle Corvo was first listed in the Santa Fe Directory in 1949 under the name Tom Gonzales, by 1951 the house belonged to George J Bello, a body mechanic, with his wife Mary. They were listed at this address until 2001. Margaret Biava was listed from 2003-2007, then George J Bello from 2008-09. John C Bienvenu was listed in 2010 and shows up with Sarah Bienvenu on the plat from 2009.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet **Historic Preservation Division, New Mexico Department of Cultural Affairs**

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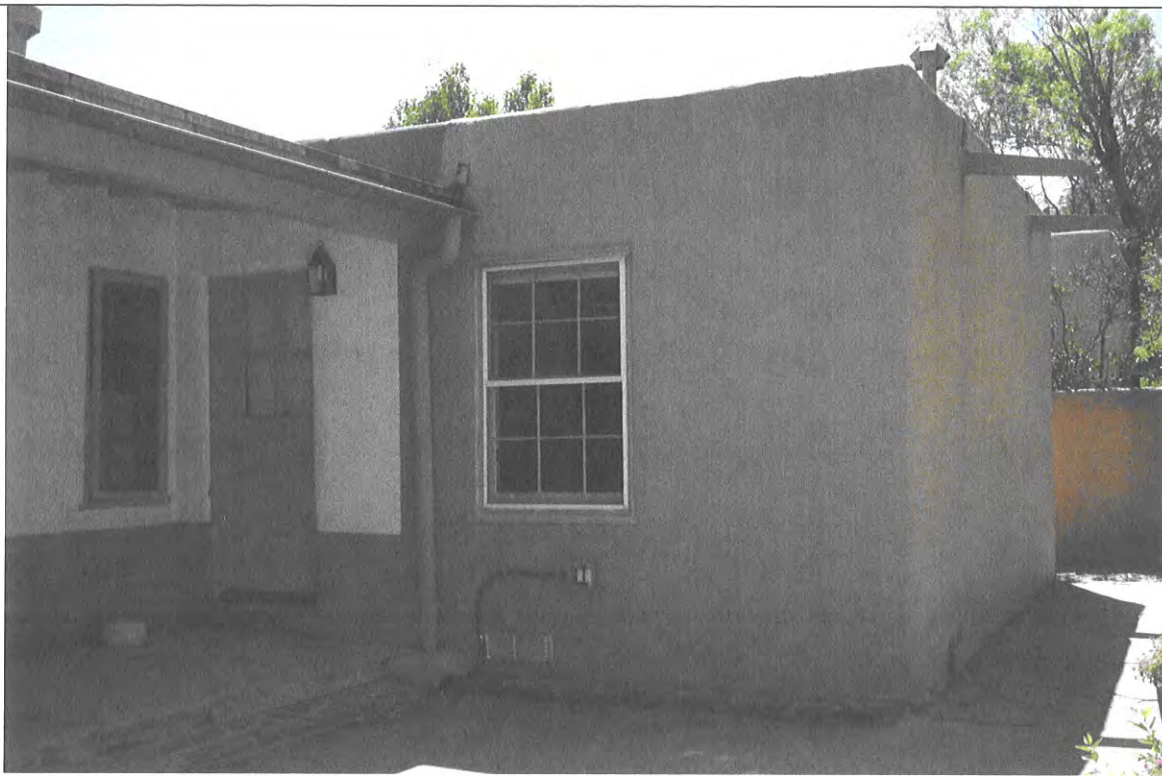
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Front Porch facing east and the Street

Historic Cultural Properties Inventory (HCPI) Continuation Sheet *Historic Preservation Division, New Mexico Department of Cultural Affairs*

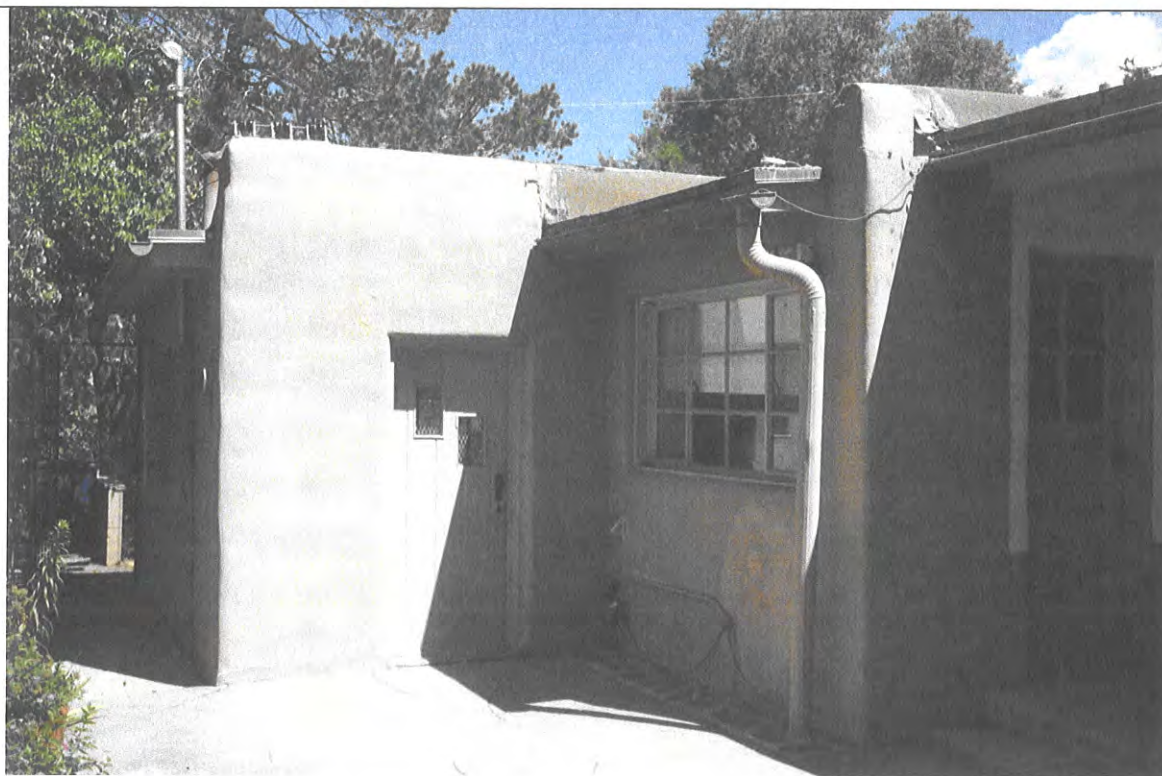
For HPD Office use only: HCPI No. _____ District No. _____		
1. Name of property: (historic and/or current name for property)	2. Location: 524 CALLE CORVO	3. Local Reference Number:
		4. County SANTA FE
		5. Date of Survey SEPTEMBER 4, 2020



Back Porch facing west. The back massing was added after house was built in 1951. Note steel canals.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet *Historic Preservation Division, New Mexico Department of Cultural Affairs*

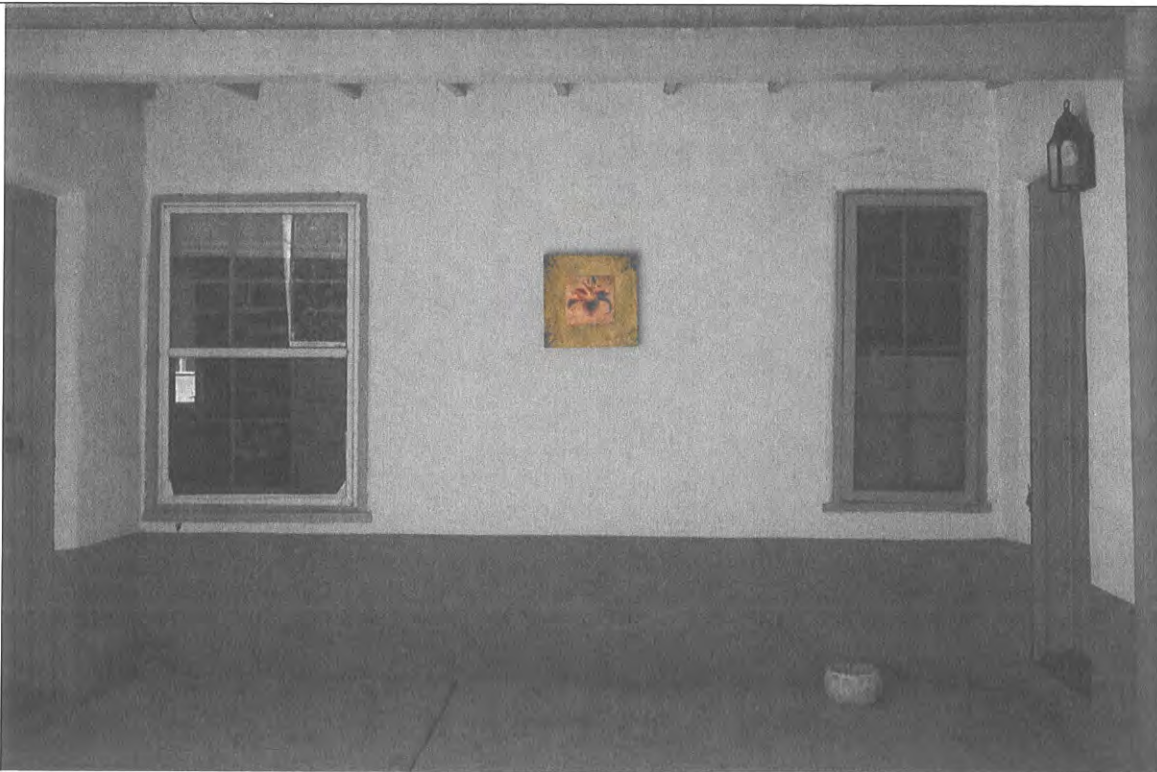
For HPD Office use only: HCPI No. _____ District No. _____		
1. Name of property: (historic and/or current name for property)	2. Location: 524 CALLE CORVO	3. Local Reference Number:
		4. County SANTA FE
		5. Date of Survey SEPTEMBER 4, 2020



Back porch and garage. Note steel casement windows in utility room. Door to garage matches front door.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet *Historic Preservation Division, New Mexico Department of Cultural Affairs*

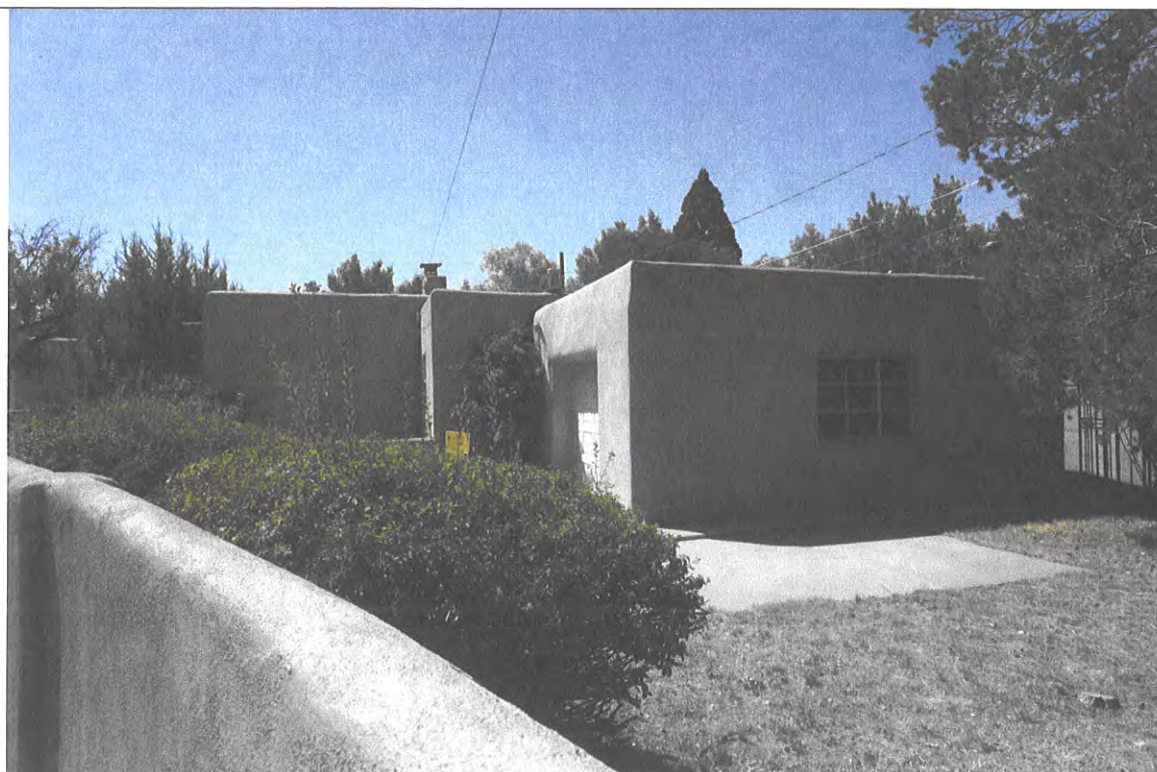
For HPD Office use only: HCPI No. _____ District No. _____		
1. Name of property: (historic and/or current name for property)	2. Location: 524 CALLE CORVO	3. Local Reference Number:
		4. County SANTA FE
		5. Date of Survey SEPTEMBER 4, 2020



Back porch. Both windows appear original. Note exposed wood framing.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet *Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		
1. Name of property: (historic and/or current name for property)	2. Location: 524 CALLE CORVO	3. Local Reference Number:
		4. County SANTA FE
		5. Date of Survey SEPTEMBER 4, 2020



Garage massing to the north with fixed steel windows. Exposed fireplace chimney in middle of house.

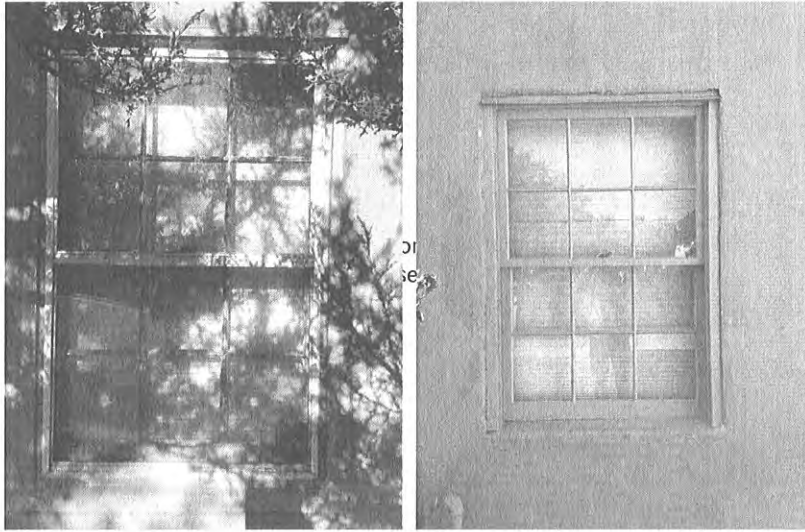
Historic Cultural Properties Inventory (HCPI) Continuation Sheet *Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		
HCPI No.	District No.	
1. Name of property: (historic and/or current name for property)	2. Location: 524 CALLE CORVO	3. Local Reference Number:
		4. County SANTA FE
		5. Date of Survey SEPTEMBER 4, 2020

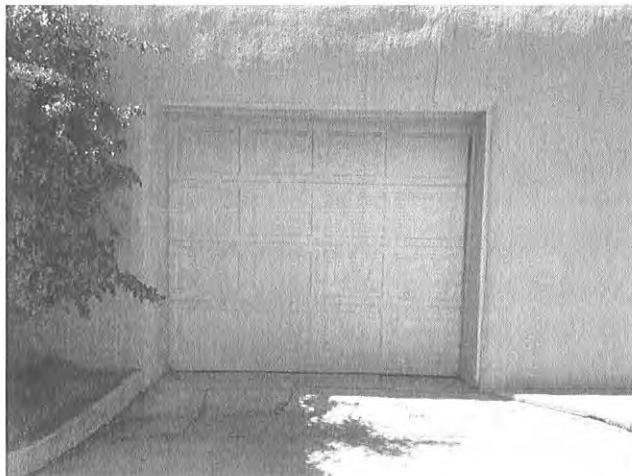


Remnants of projecting vigas from living room. Windows are original. Garage door was replaced.

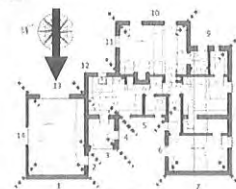
524 Calle Corvo



524 Calle Corvo



Garage floor frame

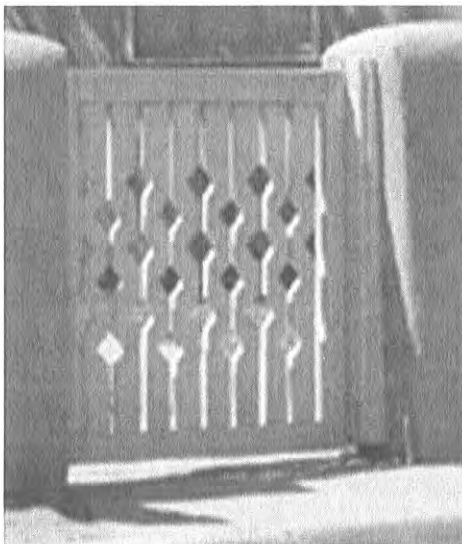


524 Calle Corvo

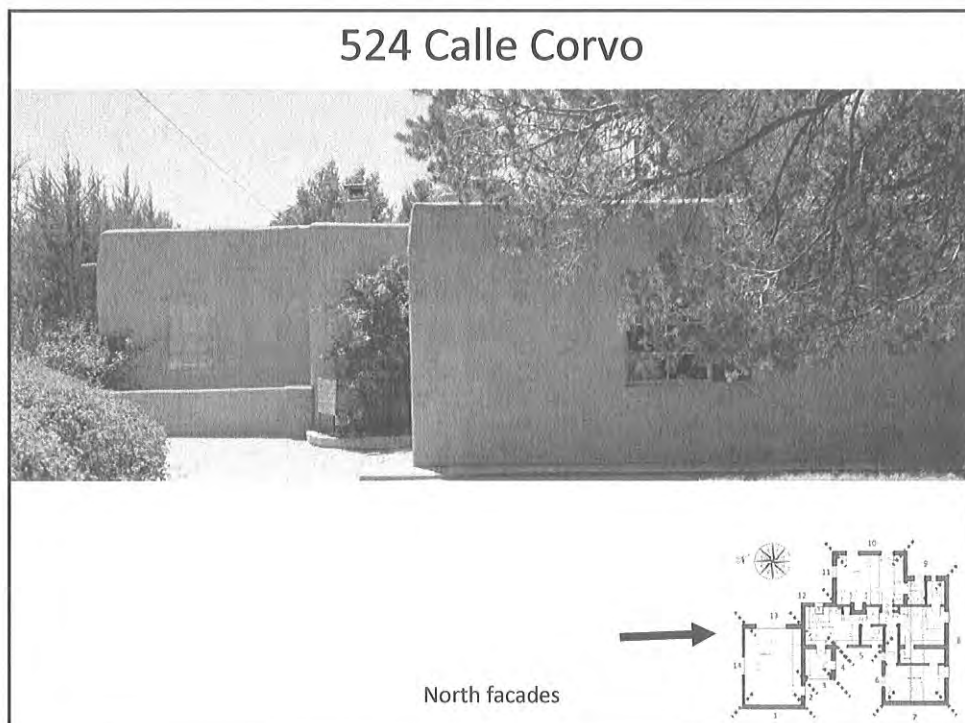
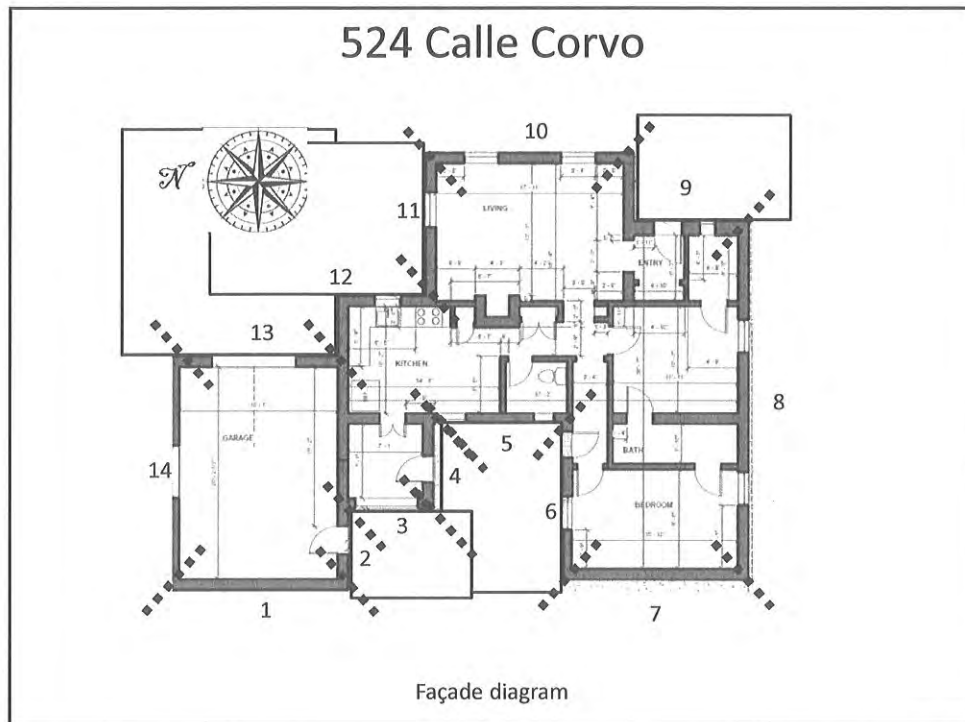


Yard walls

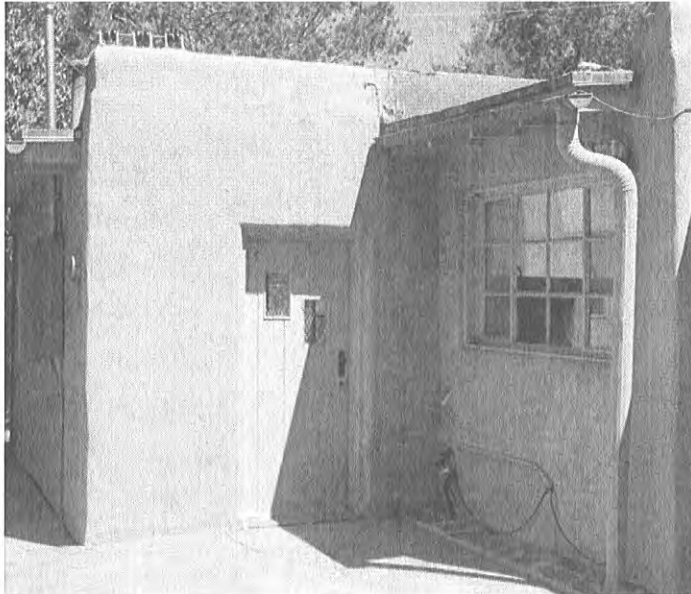
524 Calle Corvo



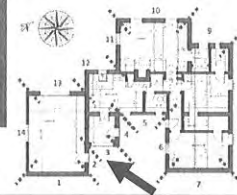
Pedestrian gate



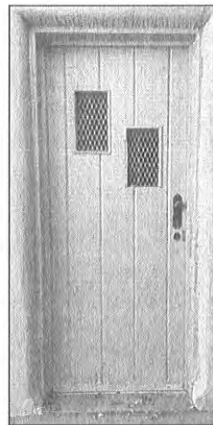
524 Calle Corvo



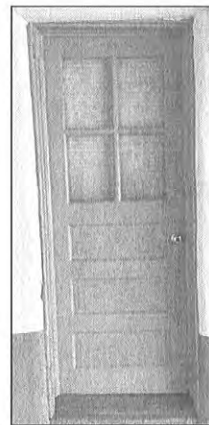
3)



524 Calle Corvo



Wood board doors

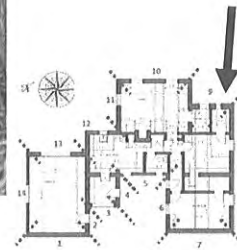


Four-light doors

524 Calle Corvo



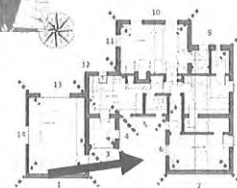
Entry Portal



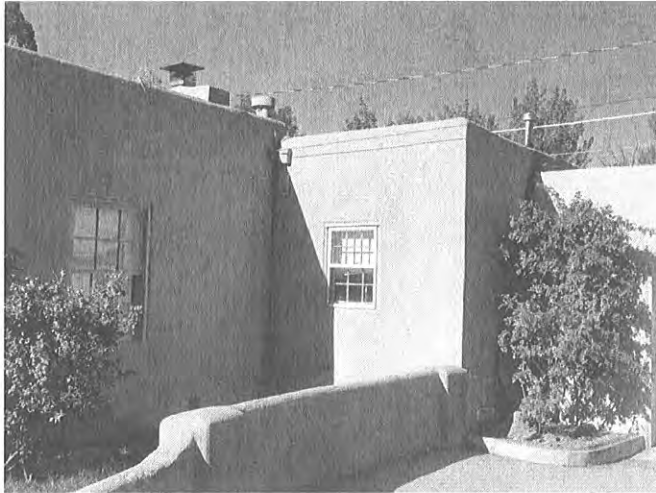
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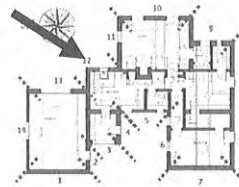
Later addition



524 Calle Corvo



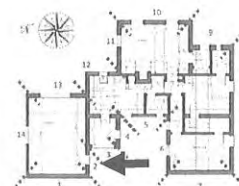
1) Original Massing



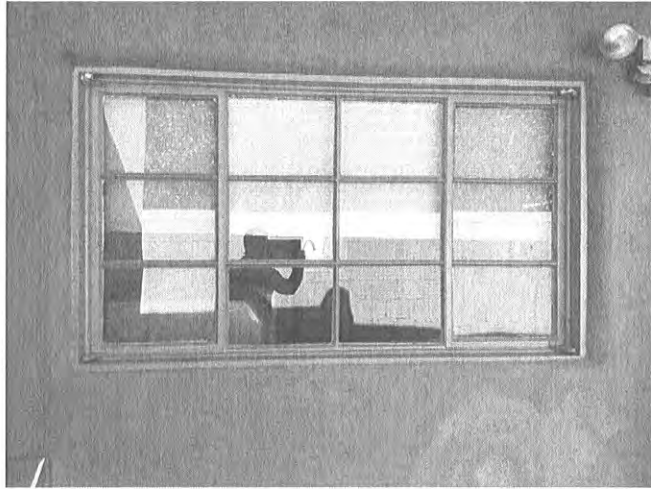
524 Calle Corvo



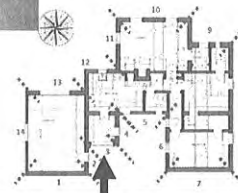
3) Board door / hardware



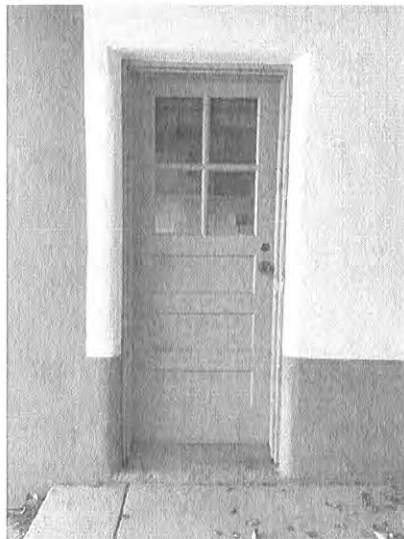
524 Calle Corvo



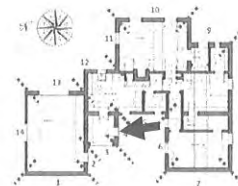
3) Steel Window



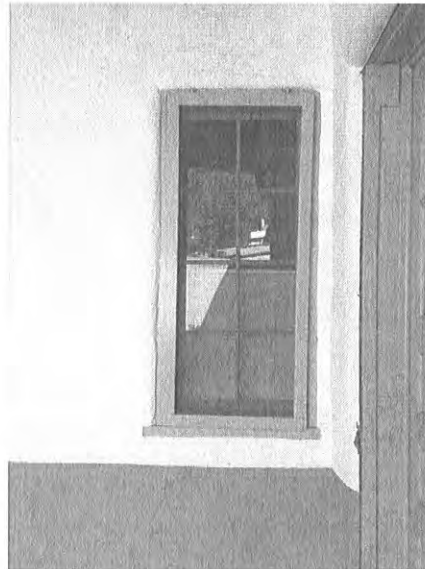
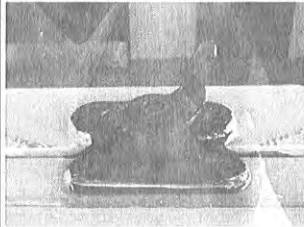
524 Calle Corvo



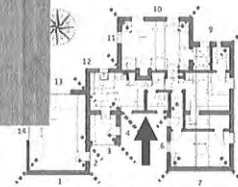
4) Wood 4-light door



524 Calle Corvo



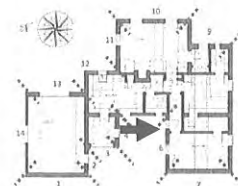
5) Windows



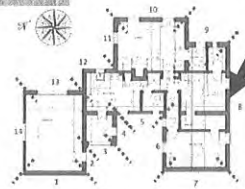
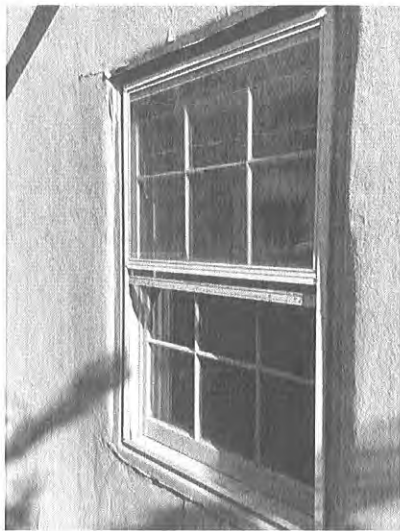
524 Calle Corvo



6) Wooden door

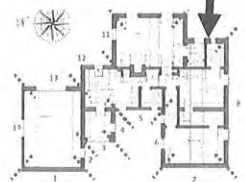
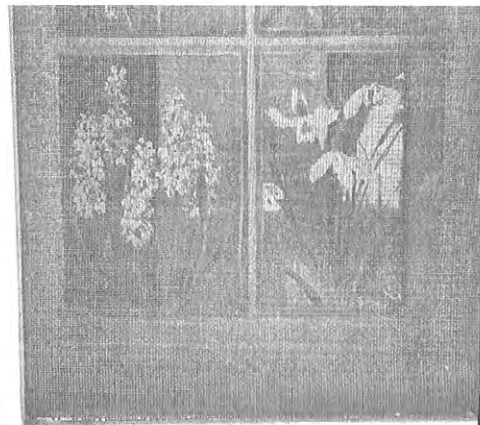


524 Calle Corvo

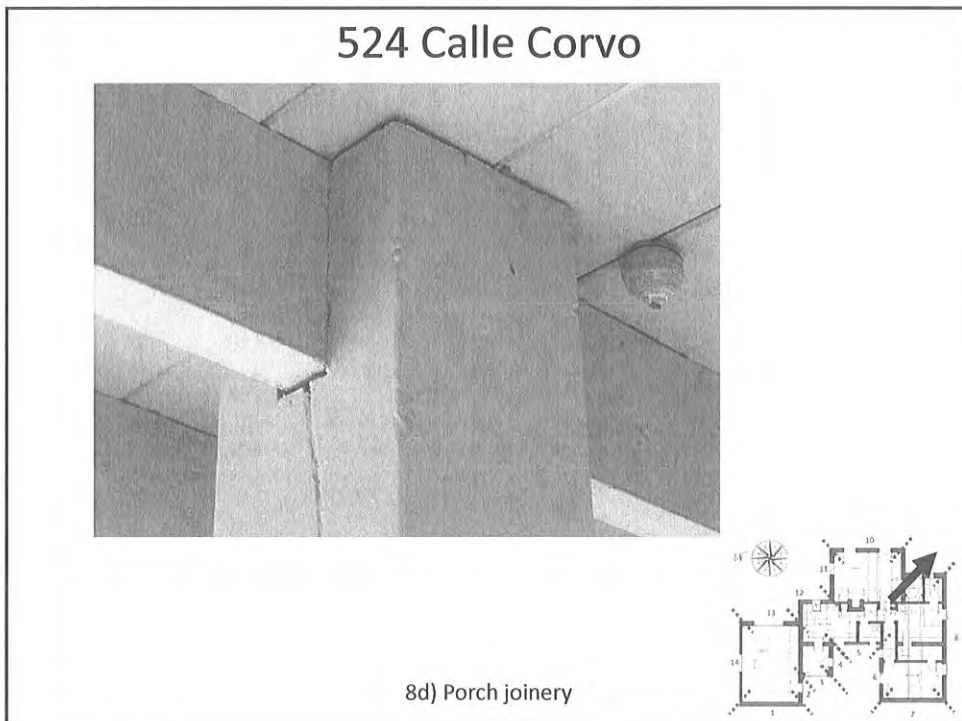
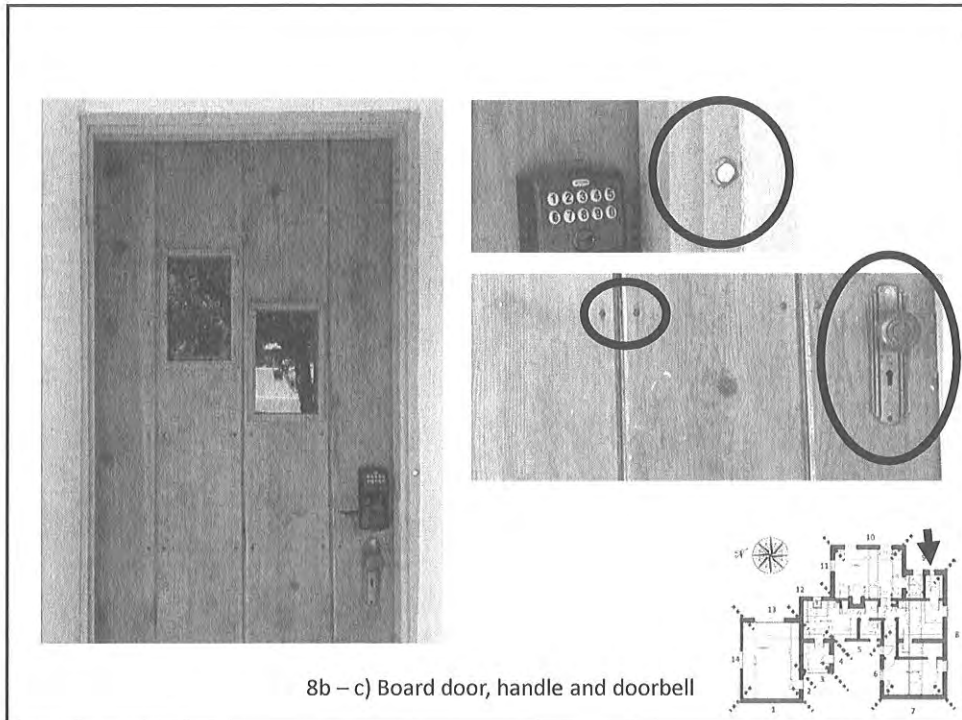


7) Windows

524 Calle Corvo



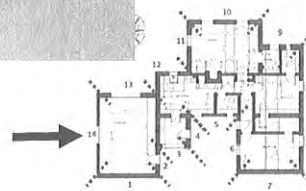
8a) Hand-painted window



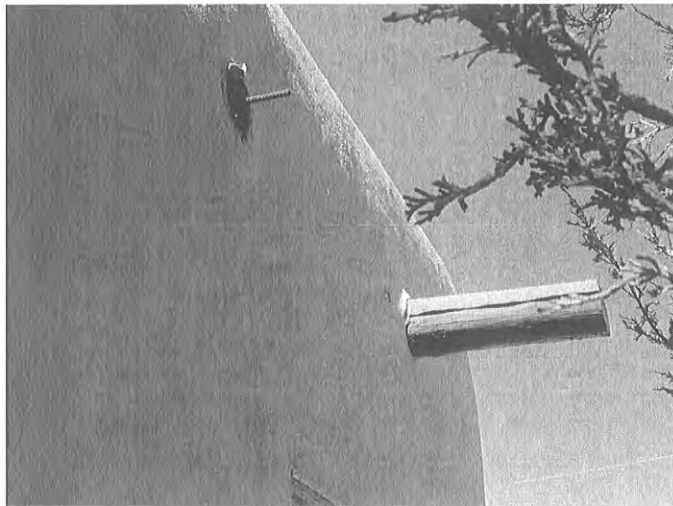
524 Calle Corvo



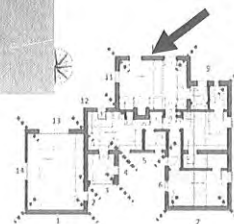
Garage Rear



524 Calle Corvo



~~Garage Rear~~



524 Calle Corvo



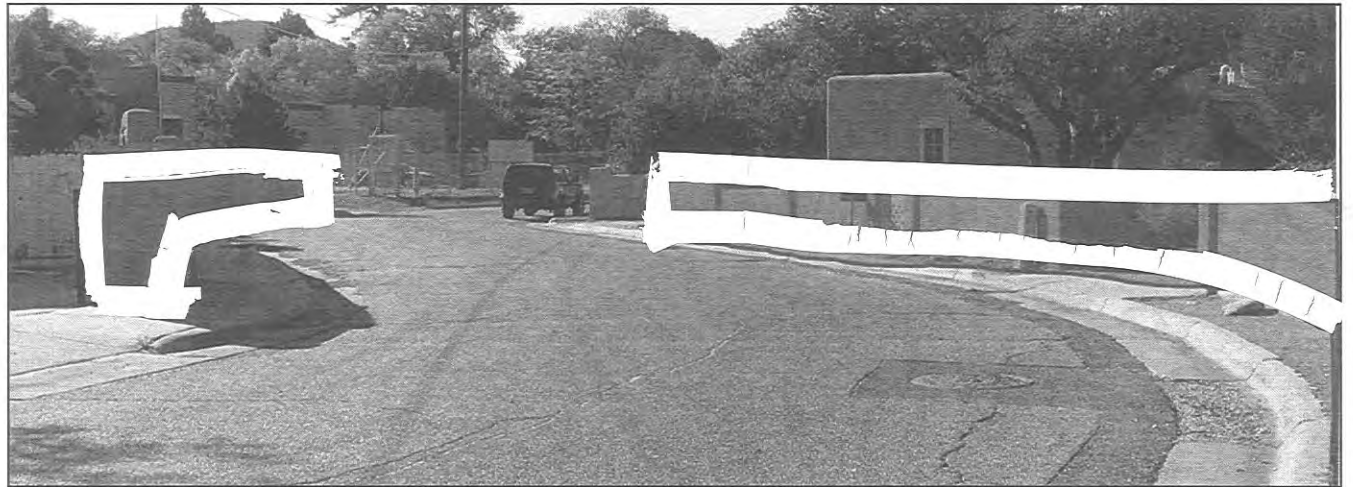
Wall design symmetry

524 Calle Corvo



Interior yard wall

524 Calle Corvo

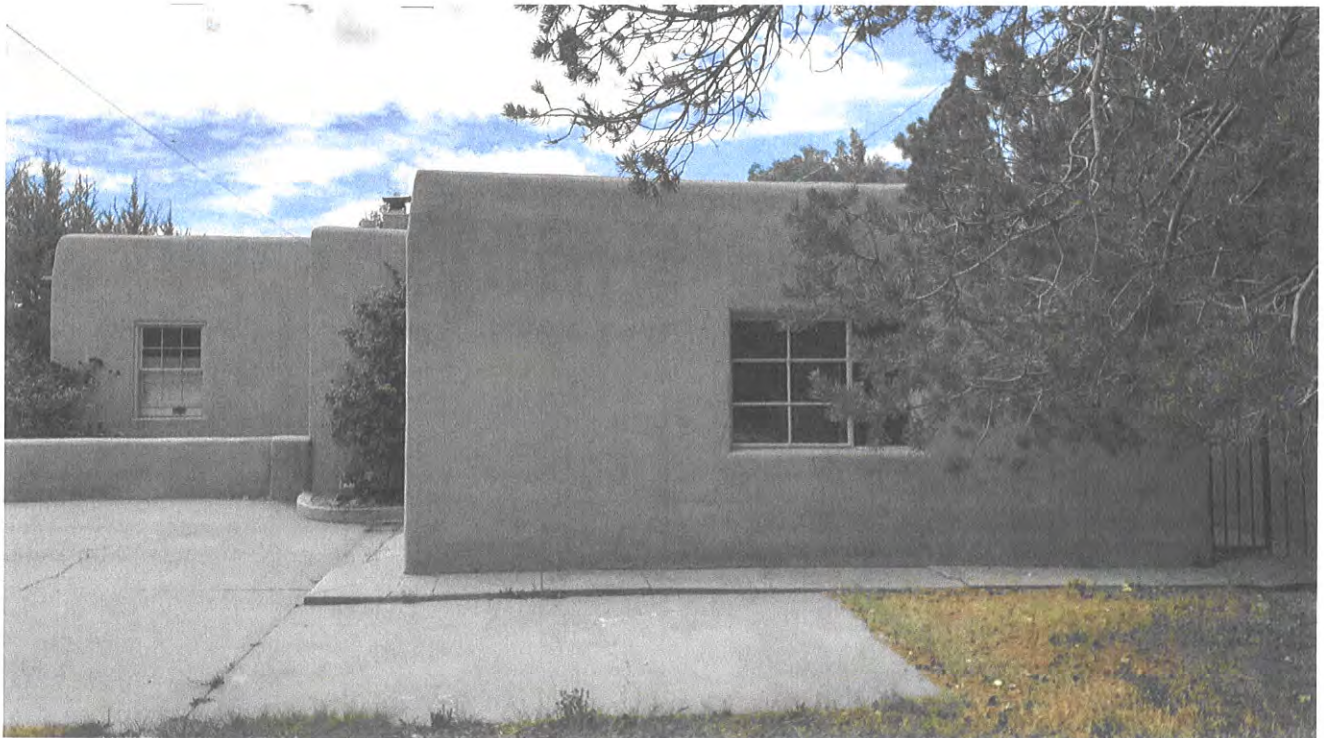


Urban design – serpentine curved walls

524 CALLE CORVO PHOTOGRAPHS



EAST ELEVATION



NORTH ELEVATION

524 CALLE CORVO




SOUTH ELEVATION

A photograph of a small, single-story building with a flat roof and a chimney. The building has several windows, some with white frames. In the foreground, there is a patio area with a round glass table and chairs. A large, rusted metal pipe or structure is visible on the left side of the frame.

Page 4 of 4

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria <u> A </u> <u> B </u> <u> C </u> <u> D </u>		
1. Name of property:	2. Location: 524 Calle Corvo Santa Fe, New Mexico	3. Local Reference Number: H636
		4. County Santa Fe
5. Property Type: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: September 4, 2020		
7. Previous Survey Date(s): 12-12-85 No previous survey		
8. Name of Project: HDRB Status Review/Re-survey		
9. UTM Zone: Easting: Northing:		
10. Photo Information Negative Location: Digital View of: Northeast Corner		
11. Brief Description of the Property: This is a masonry single story single-family dwelling, rambling, rectilinear, and stepped massing in a subdivision developed between 1949-70's with similar scale houses. One of perhaps a dozen homes in this subdivision with a mid-twentieth century feeling with Spanish Pueblo Revival details including rounded corners at the parapets and corners. Developed landscaping and walls surround the property. There are remnants of projecting vigas in the front. Windows are multi-paned wood double-hung or in-swing casement windows, existing wood plank exterior doors. Steel multi-paned windows are in the garage and utility areas. There are steel canals that drain the low-slope roof.		
12. Who uses the property? The current owner is renovating the house.		
13. Construction Date: 1949-1951 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: Santa Fe City Directories and Plat of Survey		
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input checked="" type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar		
Comments:		

Mathey Associates ARCHITECTS

2 Camino Pequeno Santa Fe, NM 87501

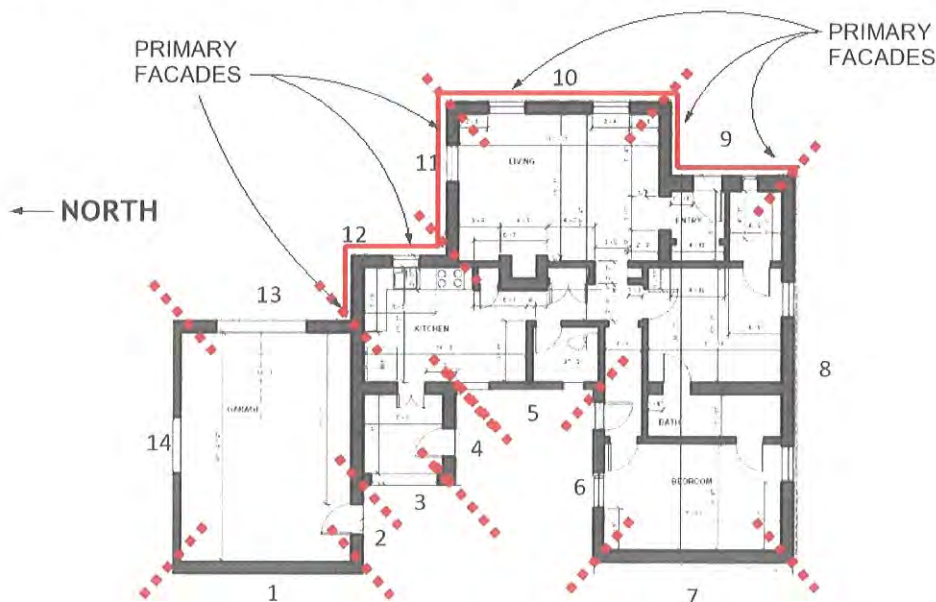
October 28, 2020

Attn: City of Santa Fe Historic Review Division
Re: Historic Design Review, 524 Calle Corvo
Owner: Glynis Dohn email: glynis.dohn@hamilgroup.ca
524 Calle Corvo Santa Fe, NM 87501 917/822-6547

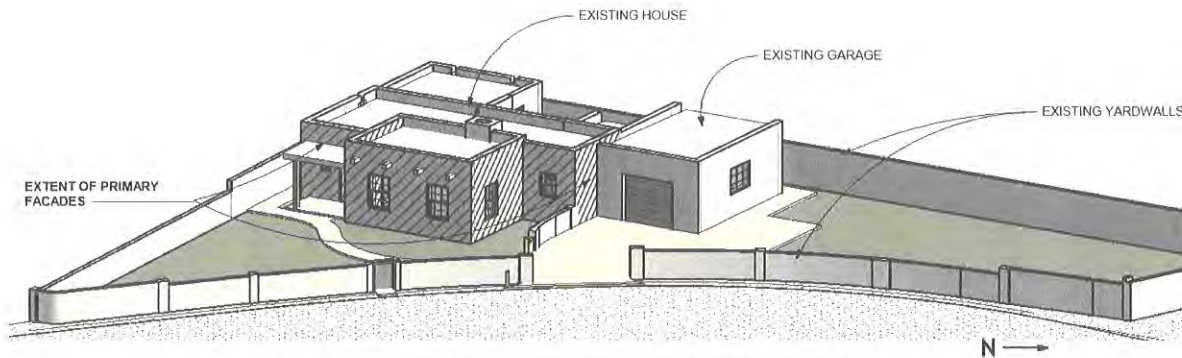
Dear Historic Design Review Board,

This proposal is regarding the remodel of and addition to a single-story home and creating a new detached single-car garage at 524 Calle Corvo in the Downtown and Eastside Historic Review District.

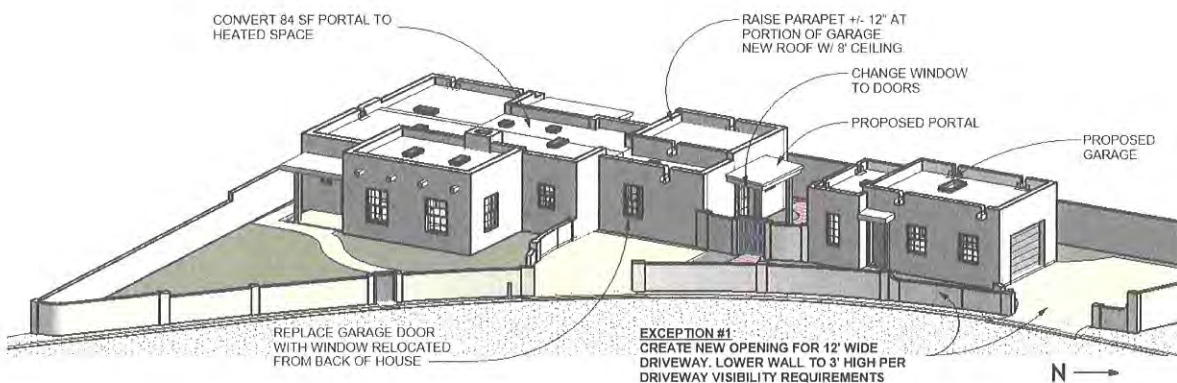
This Spanish Pueblo Revival style single-family home is constructed of masonry, with the original portion being constructed around 1949. Subsequent additions prior to 1970 included an additional bedroom, portal, laundry room and garage. The property has been recently historically surveyed and reviewed by the HDRB on October 13th. The decision of the Board was to designate the street-bordering yard wall, the interior yard wall, house and garage a historic status of Contributing with facades 9, 10, 11 and 12 as Primary Facades.



**FACADE DIAGRAM OF
EXISTING HOUSE AND GARAGE**



EXISTING VIEW FROM CALLE CORVO



PROPOSED VIEW FROM CALLE CORVO

TYPICAL AT EXISTING WALLS:

- REPLACE ROTTED VIGA ENDS
- CLEAN AND REPAINT WINDOWS
- PATCH AND RE-STUCCO
- REPAIR ENTRY PORTAL ROOF FACIA

The primary scope of proposed work includes:

- Converting the existing garage to a new bedroom/bathroom space, raise the roof and parapets at a portion of the existing garage.
- Expanding the kitchen by converting 84 SF of existing portal space to heated area
- Adding portals at the new bedroom and kitchen
- Re-stuccoing of entire structure. Several layers of stucco have been applied over time including some areas with elastomeric stucco that is deteriorating.
- Re-roofing of existing structure
- Creating new interior yard walls and coyote fencing
- Constructing a new detached single-car garage
- Exception #1 - Create new driveway opening in existing street yard wall
- New walkways and patios
- Re-paving of existing driveway with new concrete brick pavers

No work is proposed to the primary facades other than the maintenance and re-stuccoing as noted on the plans. Two existing windows and a door on the back of the house that were noted as special features in the staff review of the historic status will be relocated to the front of the remodeled house and proposed garage in order to maintain the integrity of the main public view.

Mathey Associates ARCHITECTS

2 Camino Pequeno Santa Fe, NM 87501

November 17, 2020

Attn: Daniel Schwab and Lani McCulley
City of Santa Fe Historic Review Division
Re: Historic Design Review, 524 Calle Corvo
Amendment to Stucco and Door/Window colors

Hello Daniel and Lani,

We would like to change the stucco, door and window cladding and trim colors as shown below. These colors most closely match the existing finishes.

Thank you,
Courtenay Mathey

524 CALLE CORVO COLOR SAMPLES



121 SANDALWOOD 56

STUCCO: "SANDALWOOD" CEMENT STUCCO BY EL REY



DOOR AND WINDOW CLADDING: "AQUA MIST" AS MADE BY SIERRA PACIFIC WINDOWS. WOOD TRIM TO BE PAINTED TO MATCH.



Colonial Pine

WOOD STAIN: "COLONIAL PINE" BY MINWAX OR SIMILAR

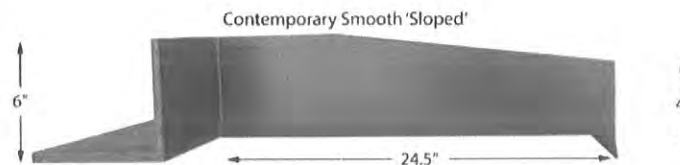


EXTERIOR WALL LIGHT COPPER FRAME FINISH
 HEIGHT = +/-12" LAMP FIXTURE TO BE 50 WATT MAX. AS ALLOWED BY CITY
 DARK SKY REGULATIONS

Medium Pine



EXPOSED VIGA END REPLACEMENT
 "MEDIUM PINE" FINISH, BY FIBERSPAN



CANALES
 "LIMESTONE" FINISH, BY FIBERSPAN



DRIVEWAY PAVING: SANTA FE BLEND CONCRETE BRICKS AS AVAILABLE FROM
 SOUTHWEST BLOCK

FLAGSTONE: BUFF

SKYLIGHTS: SKYLIGHTS SHALL BE LOW PROFILE, SOLAR GRAY OR WHITE,
 DOUBLE GLAZING, AND ARE SHIELDED FROM VIEW BY PARAPETS, TYPICAL.

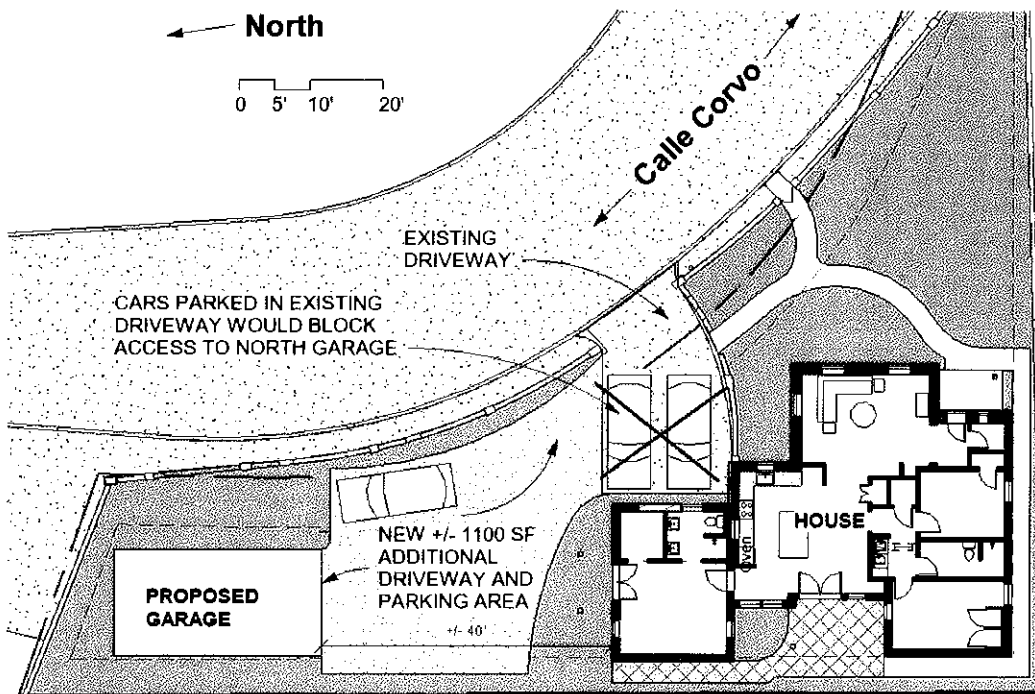
DETAILED LIST OF PROPOSED WORK		
LOCATION	STATUS	PROPOSED WORK
STREET YARD WALL	Contributing	<u>Exception #1</u> - Demo new opening for 12' driveway, lower a portion of the yard wall approx. 8' to provide driveway visibility per zoning requirements.
FAÇADE 1 (Garage)	Contributing	Demo roof overhang, new roof with 8' ceiling at proposed bedroom, raise parapet +/- 16", re-stucco,
FAÇADE 2 (Garage)	Contributing	Relocate single door to new garage, install new window, raise parapet +/- 12", Re-stucco
FAÇADE 3 (Laundry)	Contributing	Demo roof overhang, replace window, raise parapet +/- 16", re-stucco
FAÇADE 4 (Laundry)	Contributing	Demo wall
FAÇADE 5 (Kitchen)	Contributing	Relocate windows to new Bed 1 and garage. Demo Wall. Enclose portion of portal, add new west portal, re-stucco
FAÇADE 6 (Bedroom)	Contributing	Replace window, demo portion of wall, re-stucco
FAÇADE 7 (Bedroom)	Contributing	Replace canals, re-stucco
FAÇADE 8 (Bedrooms)	Contributing	Replace windows and canale, re-stucco
FAÇADE 9 Entry Portal)	Primary	Refurbish and paint existing window and door, patch portal flashing, re-stucco
FAÇADE 10 (Living Rm.)	Primary	Refurbish and paint existing windows and trim, replace existing viga extensions, re-stucco
FAÇADE 11 (Living Rm.)	Primary	Refurbish and paint existing window and trim, re-stucco
FAÇADE 12 (Kitchen)	Primary	Remove telephone equipment boxes and conduit. Refurbish and paint existing window and trim, re-stucco
FAÇADE 13 (Garage)	Contributing	Remove existing garage overhead door, refurbish and install window relocated from west side of house, infill rest of opening with frame/stucco, re-stucco
FAÇADE 14 (Garage)	Contributing	Replace windows with pair of French doors, add new window, add portal, re-stucco
EXISTING ROOF	Contributing	Re-roof existing areas and provide new earthtone bituthene roofing at new roofs
PROPOSED GARAGE	NONE	Construct new single car garage. Refurbish, paint and install existing single door and window relocated from west side of house per plans.

Exception #1 – New additional 12' wide driveway opening in existing street yard wall

To fully utilize the existing structure the owner needs to convert the existing garage into a new third bedroom space. The owner also requires a single car garage and in order to minimize the impact on the existing structure and make best use of the available open area this proposal is for a new detached garage rather than an attached garage.

Different design options were considered based on A utilizing the existing driveway entrance or B creating a new secondary driveway entrance through the existing street yard wall. The site has its own unique constrictions due to the long narrow shape with a curved streetfront. Though the lot is over 150' long north to south, the depth of the lot at the proposed garage area is only 30' and the setbacks reduce the usable depth to just 18'. This is quite different than the mostly rectilinear lots in the subdivision.

The first option utilizes the existing driveway to access a new detached garage and requires that the garage be pushed to the north end of the site away from the house in order to allow for appropriate vehicular access and turnaround space. This option eliminates two parking spaces in the existing driveway area since that area would be needed for circulation instead. It also pushes the garage to be about 40' away from the house thus making the access between the garage/parking areas to the house less practical and reduces the amount of open space that could be used as a courtyard for the proposed bedroom. Additionally, the new garage would be so separated from the house as to not have an architectural dialogue or connection between the structures.



524 CALLE CORVO

DESIGN OPTION 'A' - PROPOSED GARAGE USING EXISTING DRIVEWAY ACCESS

North

0 5' 10' 20'

Calle Corvo

EXISTING DRIVEWAY

PROPOSED 12' DRIVEWAY ENTRANCE IN EXISTING YARDWALL

NEW +/- 800 SF ADDITIONAL DRIVEWAY AND PARKING AREA

PROPOSED GARAGE

HOUSE

DESIGN OPTION 'B' - PROPOSED GARAGE WITH NEW DRIVEWAY ACCESS

Historical staff review of this proposal has determined that creating a new opening in the street yard wall requires an exception per Section 14-5.2 D 1 a: The removal of historic materials or alteration of architectural features that embody the status shall be prohibited (Yard wall).

The staff report for the recently completed historic status review included a list of special features of the existing house and garage, many of them not located on a primary facade. These features were reviewed during the status review Board meeting on October 13, 2020 and it was stated by the Board that these items do not need to be retained unless they are on a primary facade (see pg. 38 of October 13, 2020 HDRB meeting minutes).

Historic Districts and Historic Landmarks Design Standards Exception Criteria

(i) Do not damage the character of the district

Though the street yard wall is not considered a Primary Façade, we agree that the character of the wall is distinctive and have designed the new opening to blend well with the existing design. The existing +/- 44' high street wall steps down in small increments as the street slopes to the north, except at the last section where the wall changes more significantly at a buttress to nearly 6' in height. The proposed design will create a 12' wide opening in the yard wall at the north end of the property, approximately 52' from the existing driveway. A portion of the wall on either side of the opening will be lowered to a 36" height to allow for driveway visibility zoning requirements. Stepped interior yard walls similar to the existing will tie the yard wall to the proposed garage.

In our view, the new opening carries the theme of stepping the wall down as the street moves north and does not look as imbalanced as the existing design. By being more than 50' away from the existing driveway opening it does not infringe on the appearance of the existing driveway entry or house. For these reasons we feel this proposal does not damage the character of the district or property.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare

The proposed new driveway will allow for the garage to be only 15' from the house rather than 40' as would be required if the existing driveway had to be used instead. Without the granting of this exception, guests also would have to park further away from the main entry in order to allow for access to the garage. We feel these added distances are problematic and not conducive to providing reasonable and practical access between the house, garage and parking areas and would be a hardship to the owner.

(i) 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 proposed design allows for a closer connection between the house and new garage and architecturally ties the structures together in a way more in keeping with the compound and cluster patterns common in the neighborhood. Granting of this exception will allow for a design that responds to the constrictions of the site, creates and maintains better access between the parking and house and retains the character and use of the existing driveway and parking design.

PROJECT INFORMATION

BUILDING AREAS

EXISTING HEATED AREA = 1165 SF

PROPOSED HEATED AREA = 84 SF

PROPOSED CONVERSION OF GARAGE TO HEATED AREA = 373 SF

TOTAL FINAL HEATED AREA = 1622 SF

PROPOSED GARAGE = 445 SF

EXISTING PORTAL = 57 SF

PROPOSED PORTALS = 170 SF

TOTAL FINAL ROOFED AREA = 2294 SF

HEIGHT LIMITS

Allowable residence height limit = 14 -4

Proposed residence max. height = 12 -0

Allowable new yard wall height = 6'1" max.

Proposed new yard wall height = 6'1" max.

ZONING = RC-8

LOT SIZE = 0.169 ACRES (+/- 7362 SF)

Lot coverage: 2294 SF / 7362 SF = 31% (40% MAX. ALLOWED)

CONSTRUCTION SYSTEM

New construction will be of wood frame with stucco finish to match existing. Rounded edges at parapets and wall edges will be maintained.

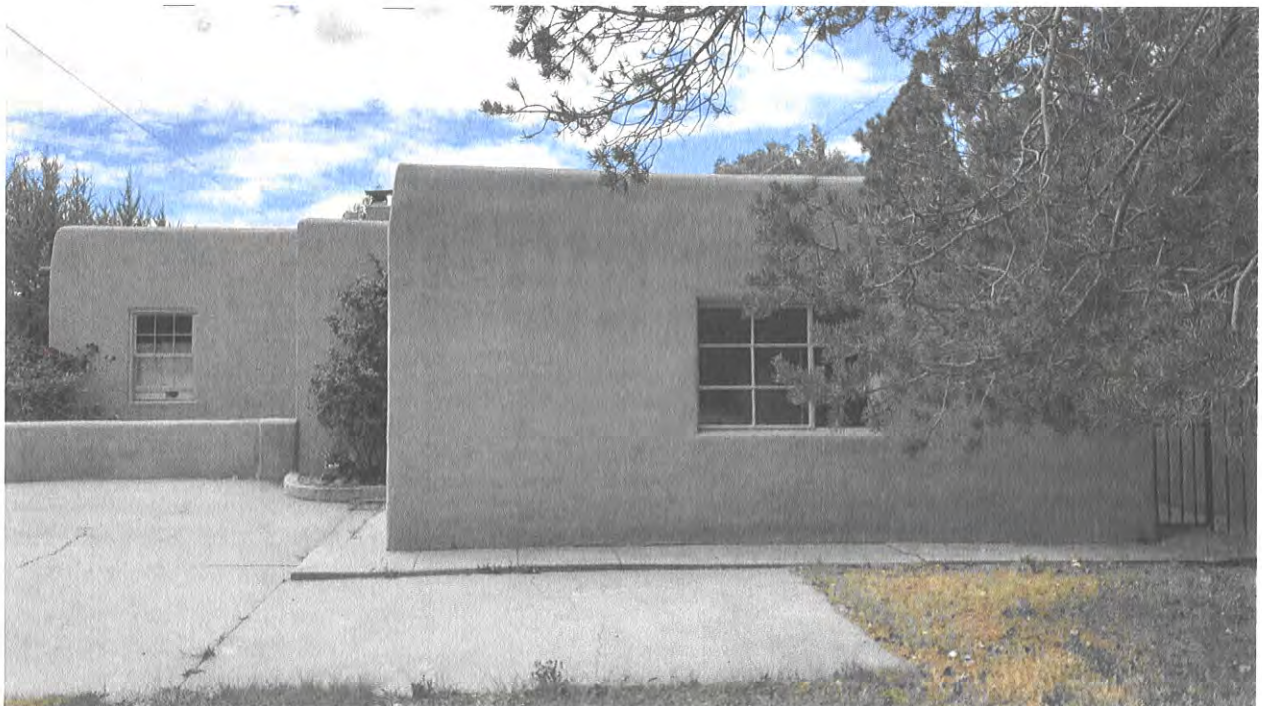
On behalf of the owner and myself, thank you for your consideration and review of this proposal.

Courtenay Mathey, Architect

524 CALLE CORVO PHOTOGRAPHS



EAST ELEVATION



NORTH ELEVATION

524 CALLE CORVO

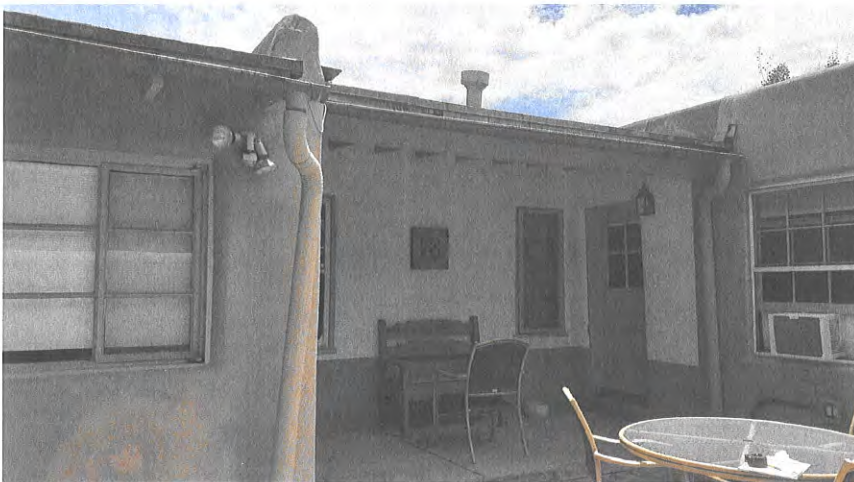


SOUTH ELEVATION

524 CALLE CORVO



WEST ELEVATION #1



WEST ELEVATION #2



WEST ELEVATION #3

524 CALLE CORVO COLOR SAMPLES



119 PALOMINO

STUCCO: PALOMINO CEMENT STUCCO BY EL REY



Colonial Pine

WOOD STAIN: COLONIAL PINE BY MINWAX OR SIMILAR



DOOR AND WINDOW CLADDING: TEAL AS MADE BY SIERRA PACIFIC WINDOWS OR SIMILAR.



DOOR AND WINDOW TRIM PAINT COLOR
BEHR M460-6 OR SIMILAR



EXTERIOR WALL LIGHT COPPER FRAME FINISH
 HEIGHT = +/-12 LAMP FIXTURE TO BE 50 WATT MAX. AS ALLOWED BY CITY
 DARK SKY REGULATIONS



EXPOSED VIGA END REPLACEMENT
 MEDIUM PINE FINISH, BY FIBERSPAN



CANALES
 LIMESTONE FINISH, BY FIBERSPAN

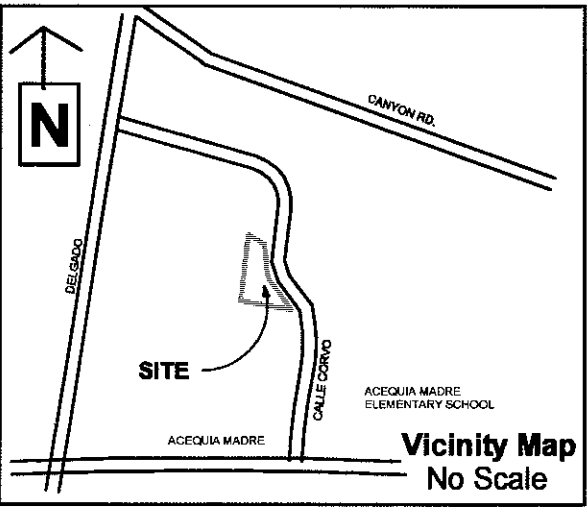


DRIVEWAY PAVING: SANTA FE BLEND CONCRETE BRICKS AS AVAILABLE FROM
 SOUTHWEST BLOCK

FLAGSTONE: BUFF

SKYLIGHTS: SKYLIGHTS SHALL BE LOW PROFILE, SOLAR GRAY OR WHITE,
 DOUBLE GLAZING, AND ARE SHIELDED FROM VIEW BY PARAPETS, TYPICAL.

FINAL



- THE MAIN SCOPE OF EXTERIOR WORK INCLUDES:**
- DEMOLITION OF PORTIONS OF EXISTING RESIDENCE AND YARD WALLS
 - CONSTRUCTION OF SINGLE STORY REMODEL AND ADDITION
 - CONVERT EXISTING GARAGE TO LIVING SPACE, RAISE PARAPETS.
 - NEW ADDITIONAL DRIVEWAY, MODIFICATION TO EXISTING YARD WALL
 - ADDITIONAL YARD WALLS, COYOTE FENCING AND GATES
 - NEW PORTALS
 - NEW DETACHED GARAGE
 - OTHER WORK AS SHOWN ON PLANS

EXCEPTION #1
CREATE NEW OPENING FOR 12' WIDE DRIVEWAY. LOWER WALLS TO 3' HIGH PER DRIVEWAY VISIBILITY REQUIREMENTS. SEE YARD WALL ELEVATION 2/A-4.1

HISTORIC DESIGN REVIEW DISTRICT:
DOWNTOWN AND EASTSIDE HISTORIC REVIEW

HISTORIC STATUS -
CONTRIBUTING STATUS WITH HOUSE STREET FACADES AS "PRIMARY" PER PLANS.

MAX ALLOWABLE BUILDING HEIGHT = 14' - 4"
ACTUAL MAXIMUM BUILDING HEIGHT = 12'-0" AT PROPOSED REMODEL

MAX. ALLOWABLE YARD WALL HEIGHT = 61"
MAX. ACTUAL YARD WALL HEIGHT = 61"

ZONING = RC-8

LOT SIZE = 0.169 ACRES (+/- 7362 SF)

LOT COVERAGE: 2294 SF / 7362 SF = 31% (40% MAX. ALLOWED)

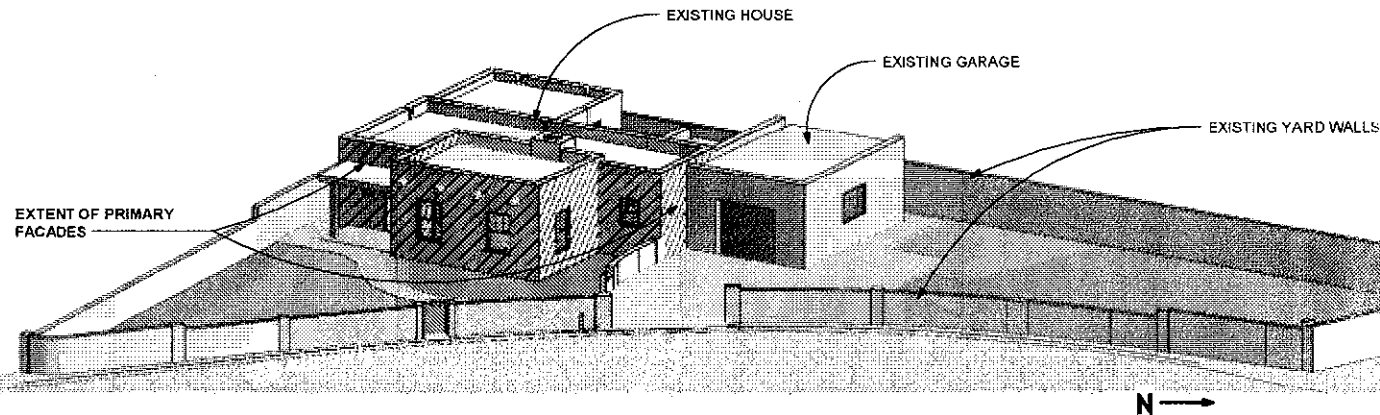
BUILDING AREAS
EXISTING HEATED AREA = 1165 SF
PROPOSED HEATED AREA = 84 SF
PROPOSED CONVERSION OF GARAGE TO HEATED AREA = 373 SF
TOTAL FINAL HEATED AREA = 1622 SF

PROPOSED GARAGE = 445 SF
EXISTING PORTAL = 57 SF
PROPOSED PORTALS = 170 SF
TOTAL FINAL ROOFED AREA = 2294 SF

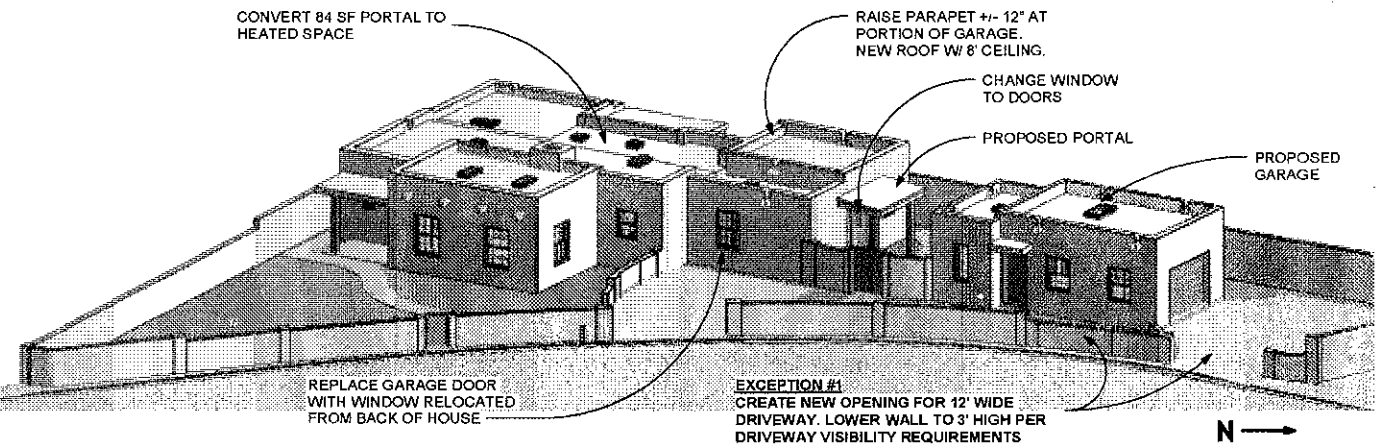
October 28, 2020
HISTORICAL DESIGN REVIEW
RESIDENTIAL REMODEL/ADDITION
524 Calle Corvo
City of Santa Fe, NM

SHEET LIST	
SHEET NUMBER	SHEET NAME
A-1.1	COVER SHEET
A-1.2	SITE PLAN
A-2.1	EXISTING FLOOR PLAN
A-2.2	PROPOSED FLOOR PLAN
A-3.1	EAST & WEST ELEVATIONS
A-3.2	NORTH & SOUTH ELEVATIONS
A-4.1	WALL ELEVATIONS DETAILS

Mathey and Associates
Architects
#2 Camino Pequeño, Santa Fe, New Mexico 87501
505986-8864 email: matheyarchitecture@gmail.com

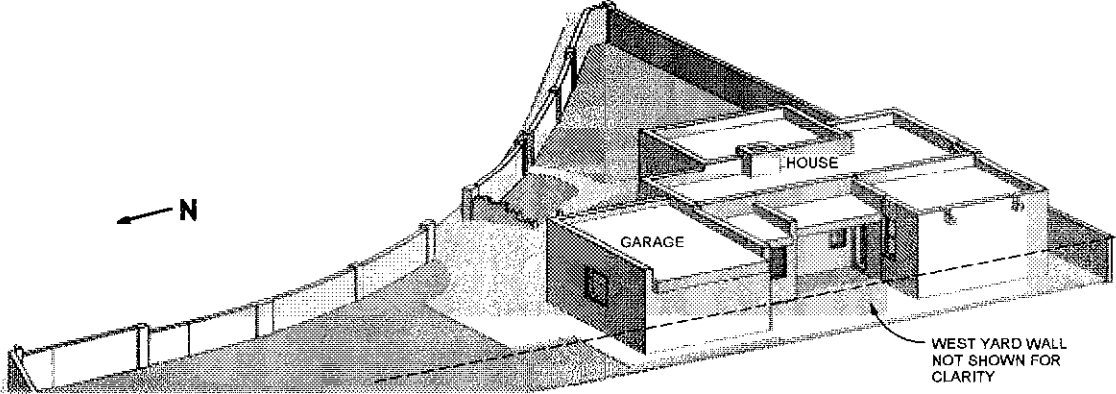


EXISTING VIEW FROM CALLE CORVO

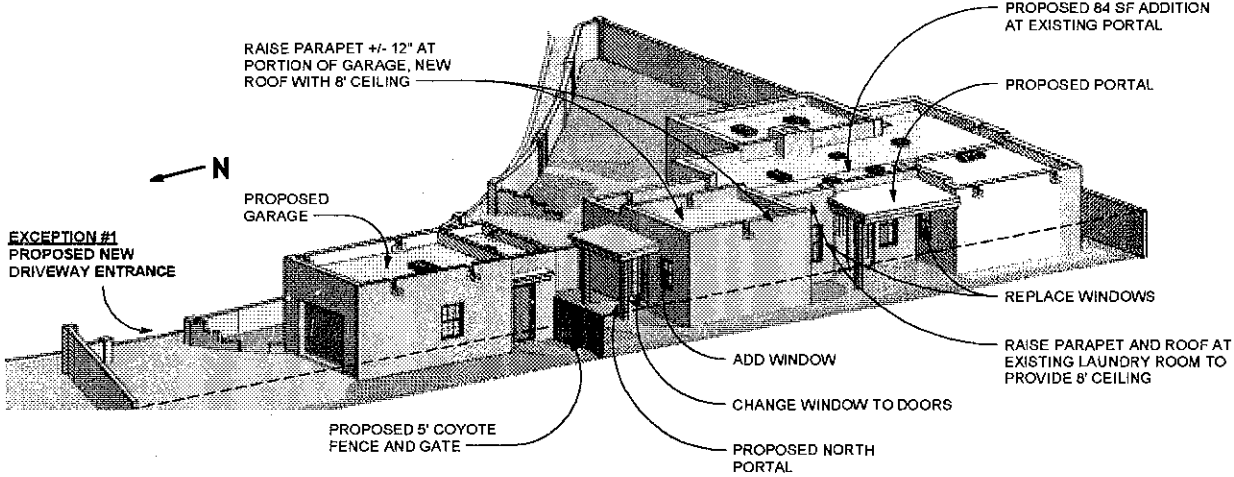


PROPOSED VIEW FROM CALLE CORVO

- TYPICAL AT EXISTING WALLS:**
- REPLACE ROTTED VIGA ENDS
 - CLEAN AND REPAINT WINDOWS
 - PATCH AND RE-STUCCO
 - REPAIR ENTRY PORTAL ROOF FACIA



EXISTING VIEW FROM NORTHWEST



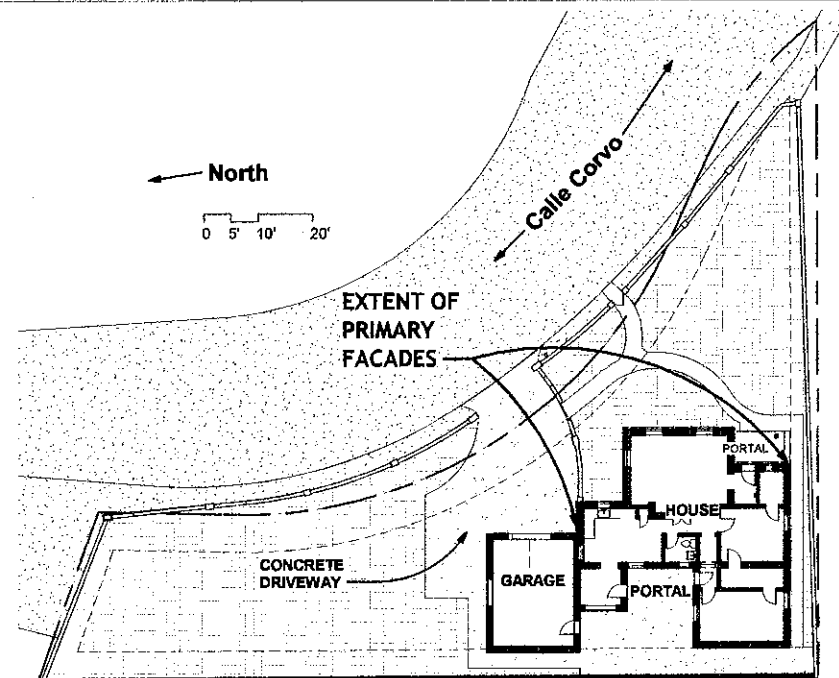
PROPOSED VIEW FROM NORTHWEST

RESIDENTIAL REMODEL
AND ADDITION
524 CALLE CORVO
City of Santa Fe, NM

COVER SHEET

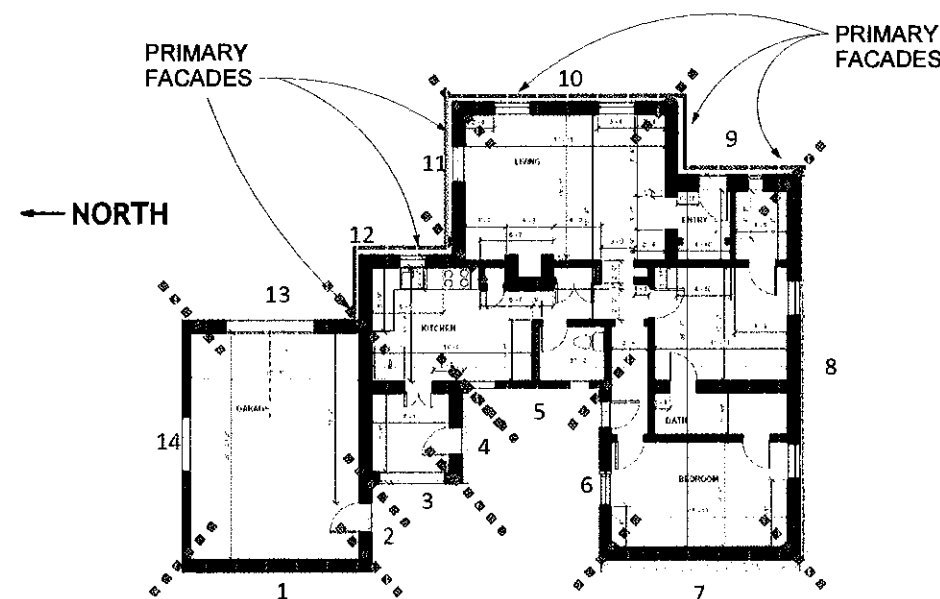
DATE:
HISTORIC DESIGN REVIEW
Amended Oct. 30, 2020

Sheet No.
A-1.1
55



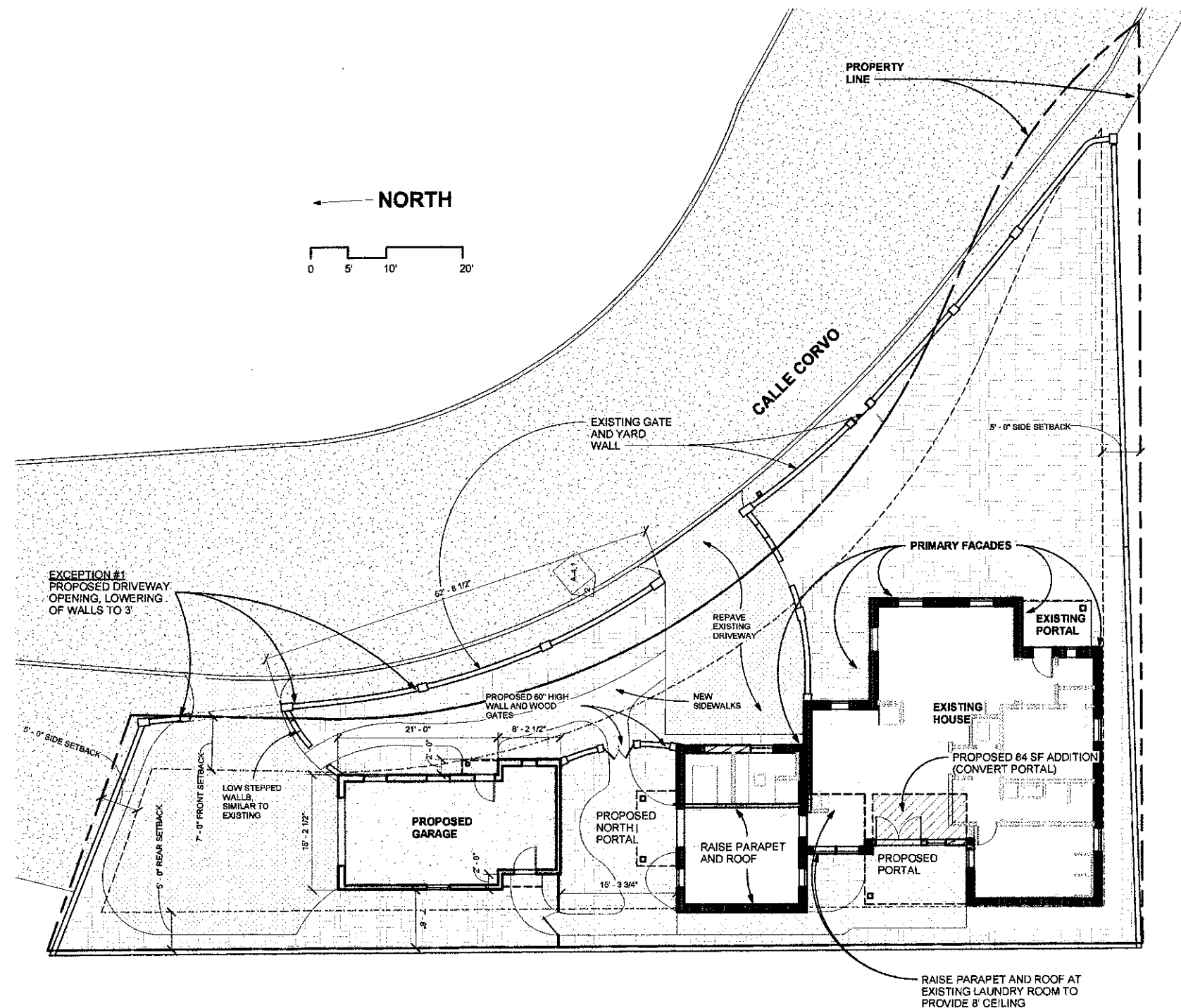
EXISTING SITE PLAN

1/16" = 1'-0"



FACADE DIAGRAM OF EXISTING HOUSE AND GARAGE

1/8" = 1'-0"



PROPOSED SITE PLAN

1/8" = 1'-0"

FRONT SETBACK: NONE REQUIRED IF A YARD WALL BETWEEN 6 AND 8 FEET HIGH IS BUILT BETWEEN BUILDING AND STREET; OTHERWISE, 7-FOOT STREET YARD REQUIRED. GARAGES WITH DOORS FACING THE STREET SHALL BE SET BACK 20' MIN.

SIDE: 5-FOOT SIDE SETBACK REQUIRED

REAR: IF WALL BETWEEN 6 AND 8 FEET HIGH IS BUILT, 5-FOOT REAR SETBACK ALLOWED, AND IF NO WALL, 15-FOOT SETBACK REQUIRED.

Mathey and Associates
Architects

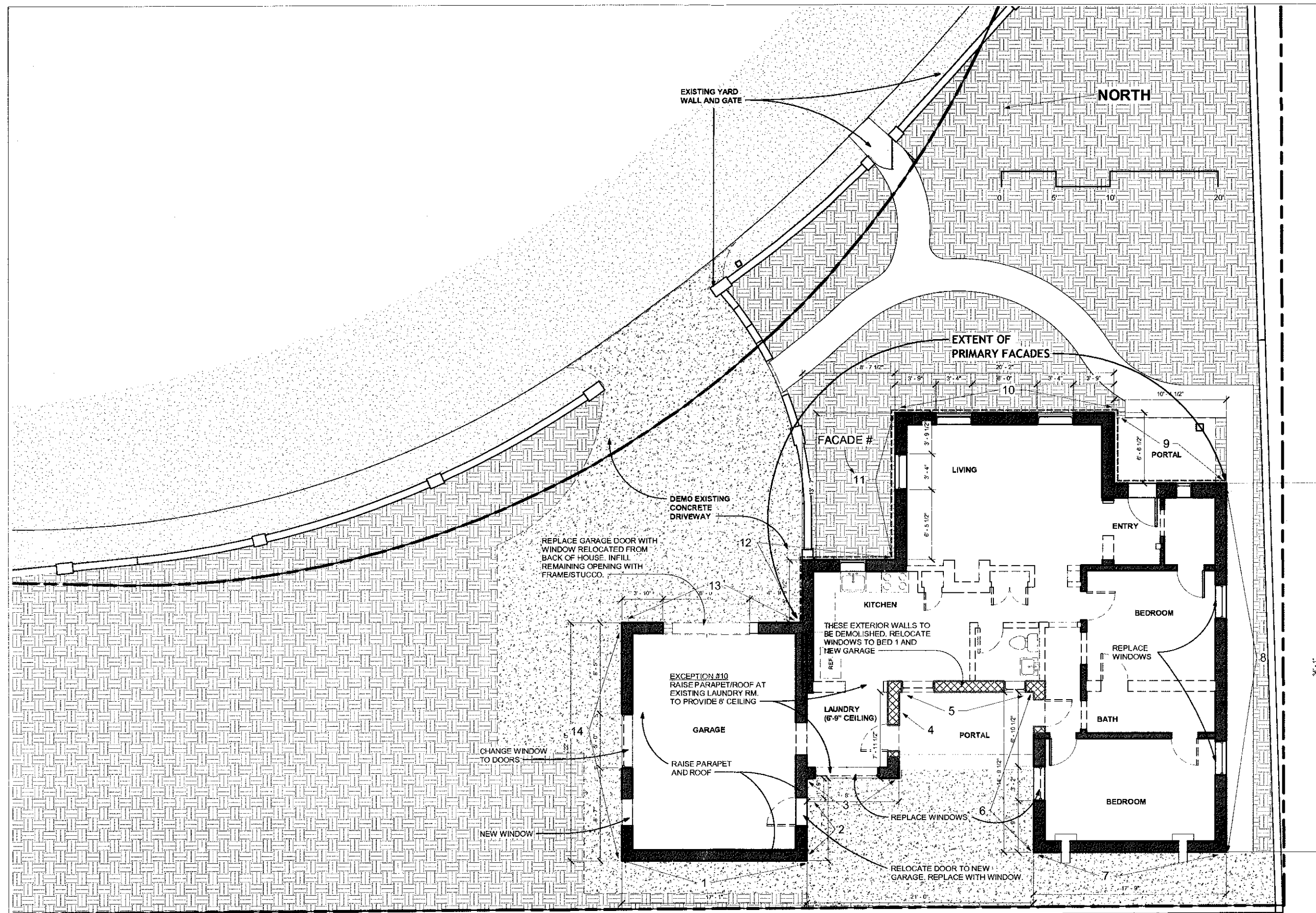
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505/988-9854 email: matheyarchitecture@gmail.com

**RESIDENTIAL REMODEL
AND ADDITION
524 CALLE CORVO
City of Santa Fe, NM**

SITE PLAN

DATE:
HISTORIC DESIGN
REVIEW
Amended Oct. 30, 2020

Sheet No.
A-1.2
56



EXISTING FLOOR PLAN

1/4" = 10'

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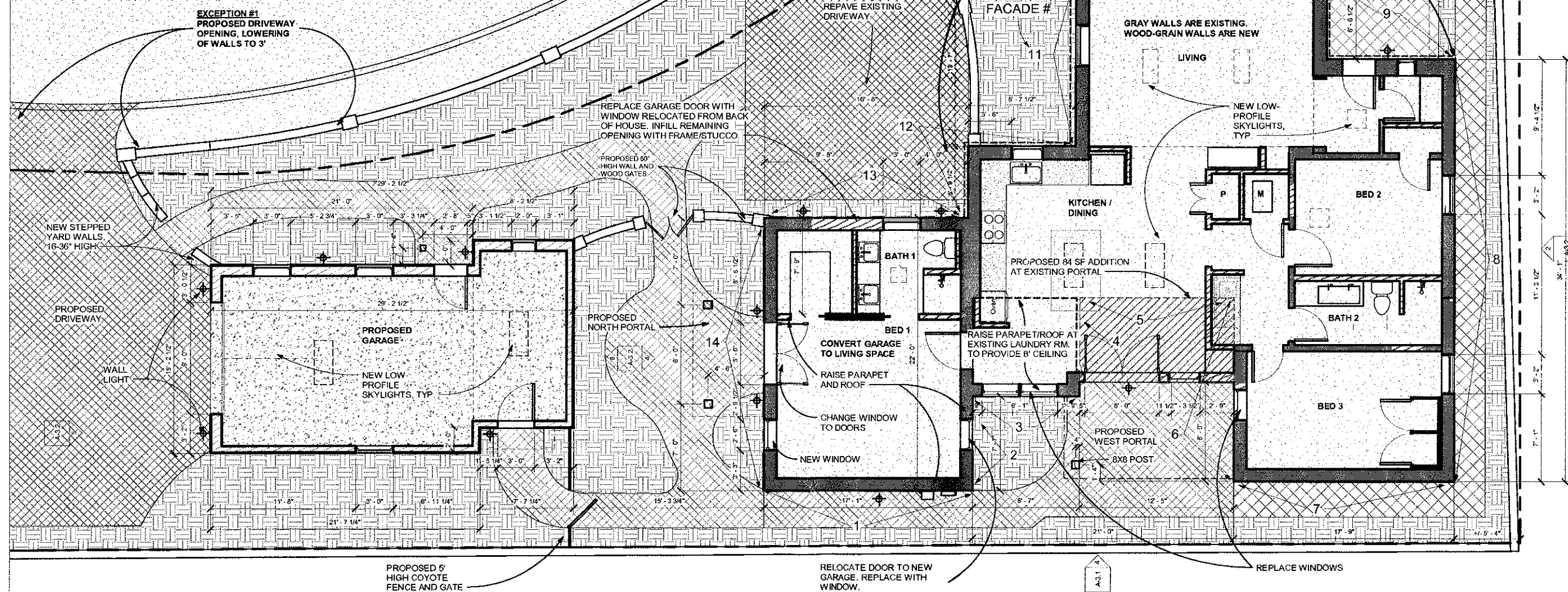
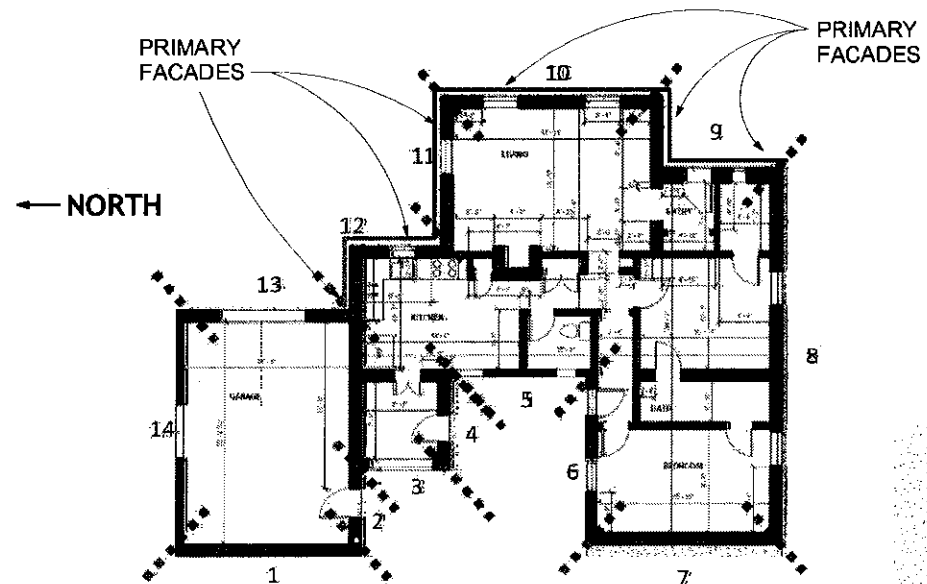
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**RESIDENTIAL REMODEL
AND ADDITION**
524 CALLE CORVO
City of Santa Fe, NM

EXISTING FLOOR PLAN

DATE:
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REVIEW
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Sheet No.
A-2.1



PROPOSED FLOOR PLAN

1/4" = 10'

RESIDENTIAL REMODEL
AND ADDITION
524 CALLE CORVO
City of Santa Fe, NM

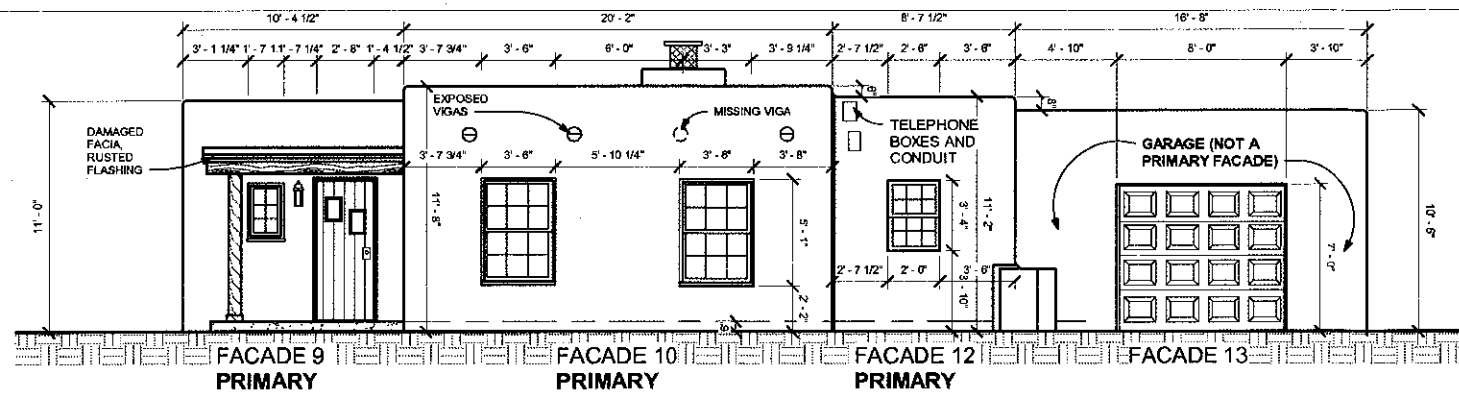
PROPOSED FLOOR PLAN

DATE:
HISTORIC DESIGN
REVIEW
Amended Oct. 30, 2020

Sheet No.
A-2.2

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505.986.9854 email: matheyarchitecture@gmail.com



EAST ELEVATION

TYPICAL EXTERIOR FINISHES
STUCCO:
 CEMENT, EL REY "PALOMINO" #119
 ROUNDED, BULLNOSE CORNERS, TYPICAL
CANALES:
 PRE-CAST CONCRETE, LIMESTONE COLOR, SMOOTH FINISH
WOOD:
 "COLONIAL PINE" STAIN FINISH BY MINWAX OR SIMILAR
WINDOW AND DOOR COLORS: EXISTING WINDOWS AND TRIM AT PRIMARY FACADES TO BE REFURBISHED AND PAINTED "TURQUOISE" OR SIMILAR. NEW DOOR AND WINDOW TRIM TO BE TURQUOISE OR SIMILAR.
SIDEWALKS, PATIOS, PORTAL FLOORS: BUFF CONCRETE OR FLAGSTONE
DRIVEWAYS: "SANTA FE BLEND" CONCRETE PAVERS AS AVAILABLE FROM SOUTHWEST BLOCK OR SIMILAR
EXPOSED VIGAS: CAST CONCRETE, WOOD LOOK, AS AVAILABLE FROM FIBERSPAN

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 505.986.9854 email: matheyarchitecture@gmail.com

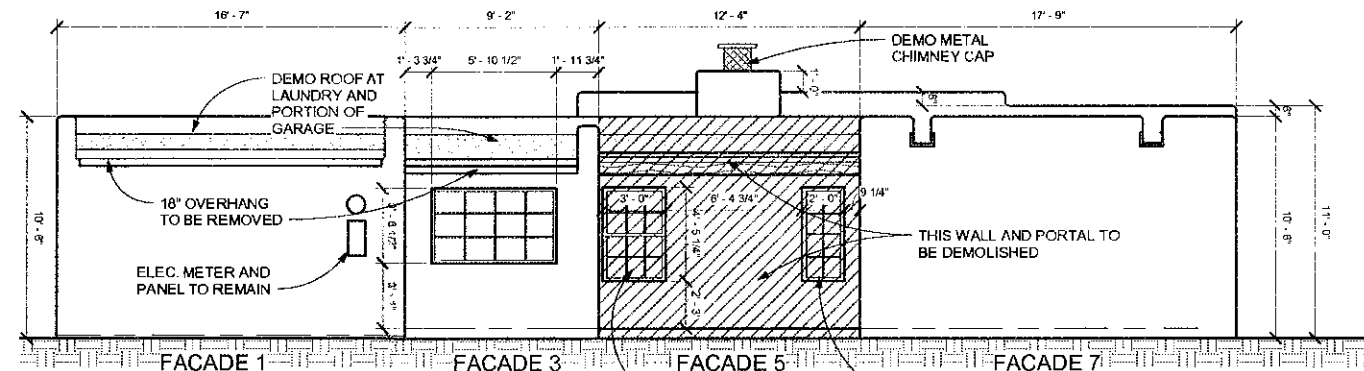
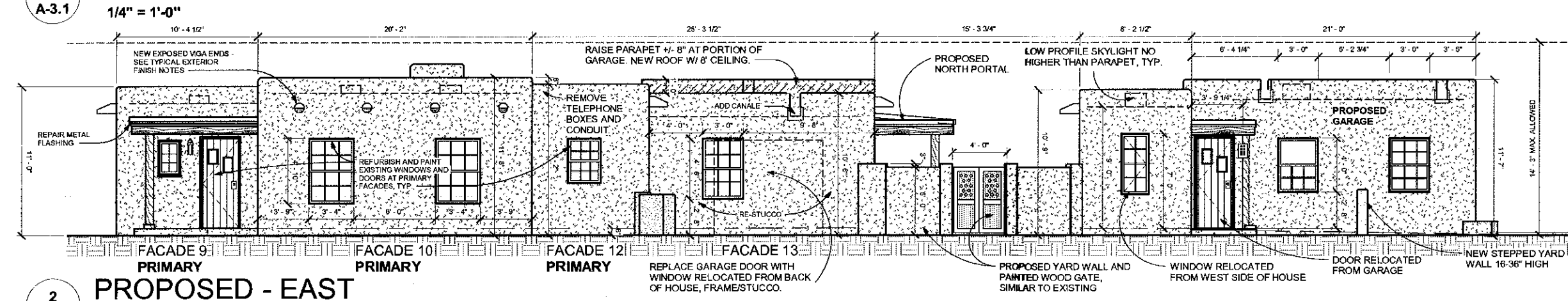
RESIDENTIAL REMODEL
 AND ADDITION
 524 CALLE CORVO
 City of Santa Fe, NM

EAST & WEST
 ELEVATIONS

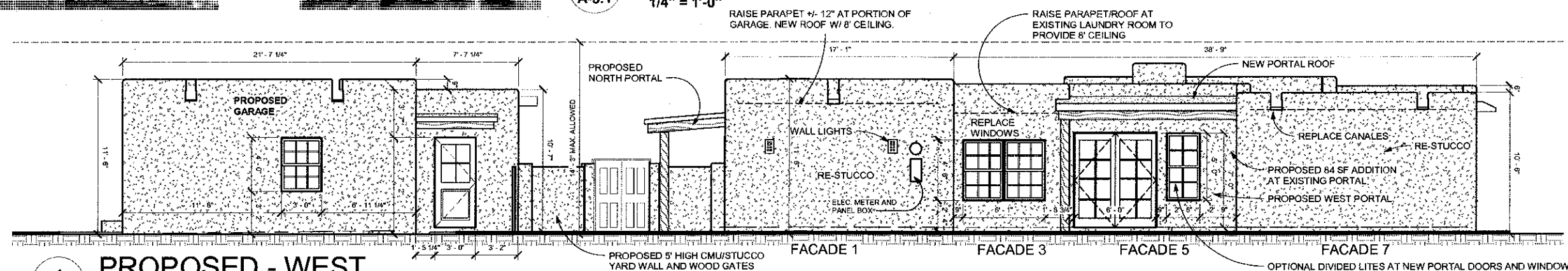
DATE
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 REVIEW
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Sheet No.
 A-3.1

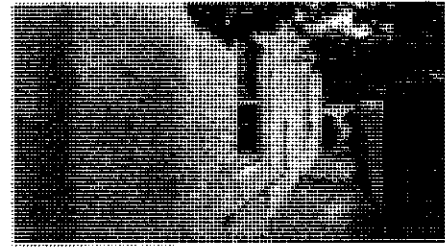
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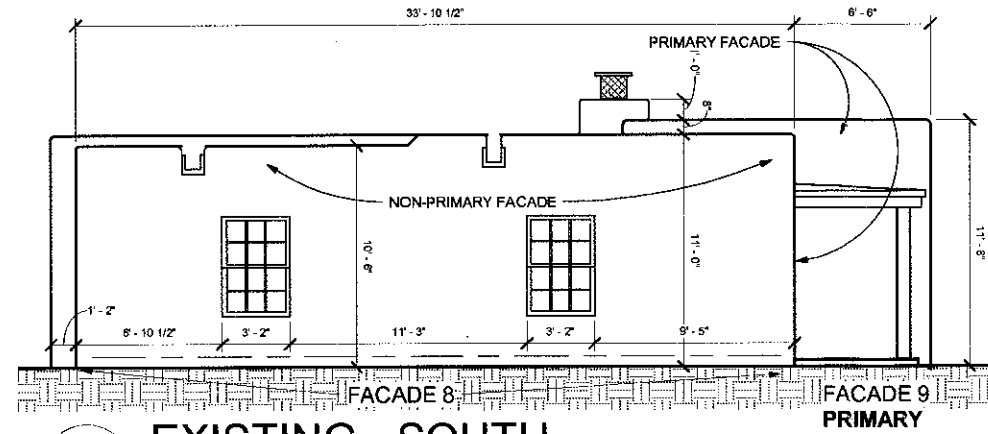
EXISTING - WEST NO PRIMARY FACADES VISIBLE THIS ELEVATION



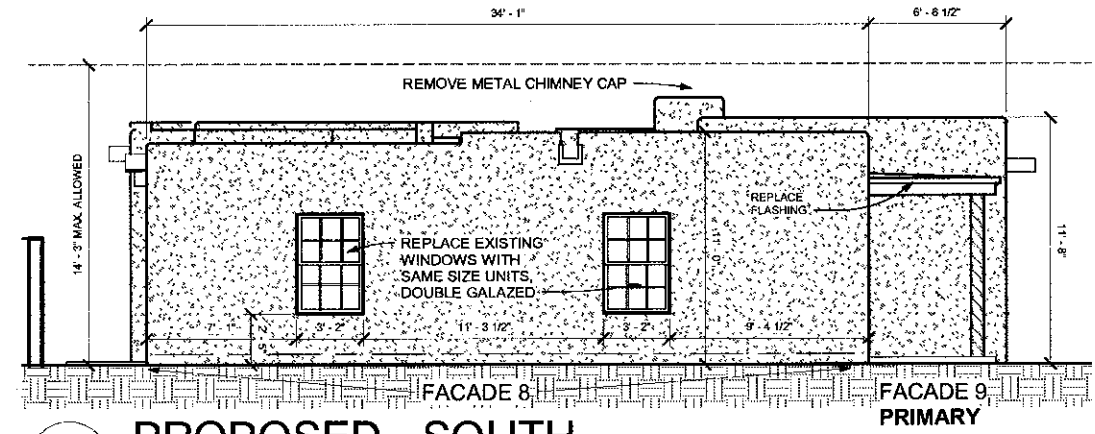
PROPOSED - WEST



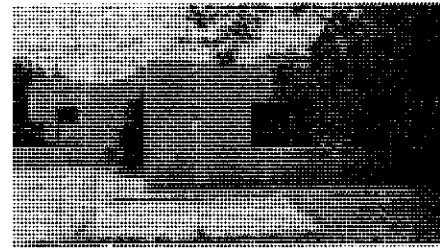
SOUTH ELEVATION



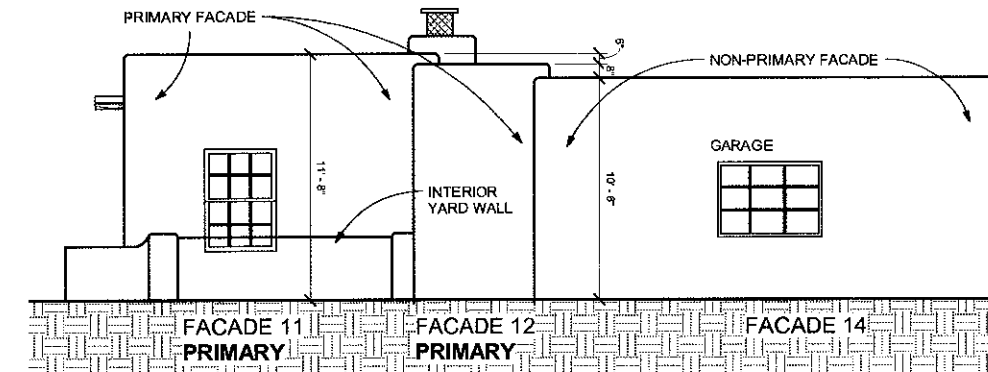
1
A-3.2
EXISTING - SOUTH
1/4" = 1'-0"



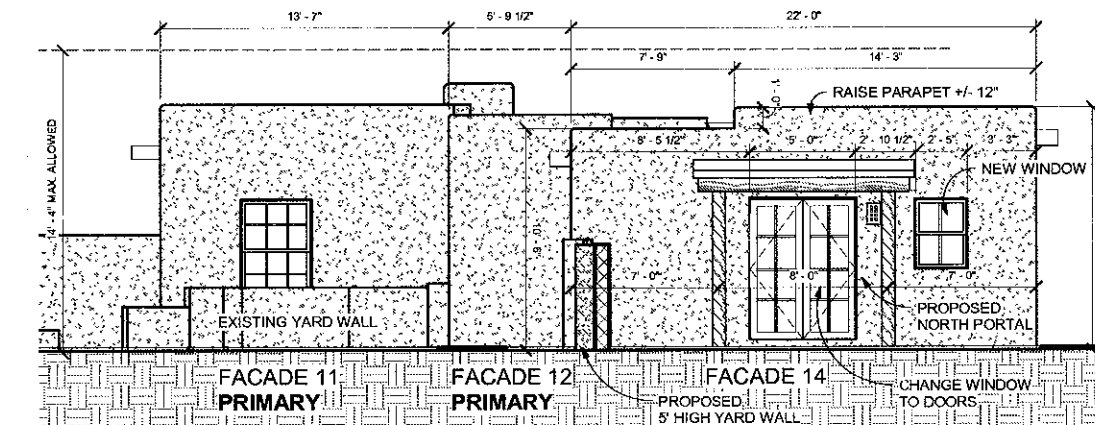
2
A-3.2
PROPOSED - SOUTH
1/4" = 1'-0"



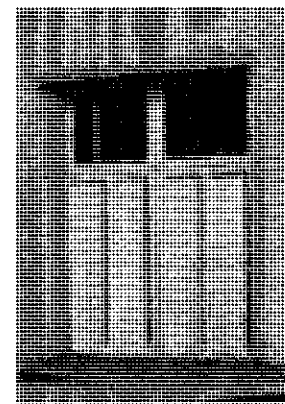
NORTH ELEVATION



3
A-3.2
EXISTING - NORTH
1/4" = 1'-0"

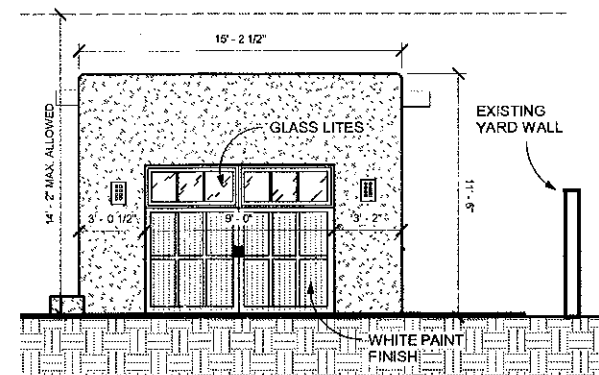


4
A-3.2
PROPOSED - NORTH
1/4" = 1'-0"

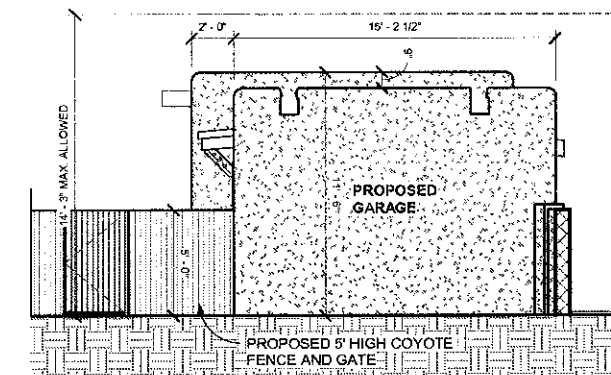


GARAGE DOOR
AS AVAILABLE FROM OVERHEAD
DOORS OF SANTA FE

SIGNATURE CARRIAGE 580
SERIES, WHITE PAINT FINISH



5
A-3.2
**PROPOSED - NORTH
GARAGE**
1/4" = 1'-0"



6
A-3.2
**PROPOSED - SOUTH
GARAGE**
1/4" = 1'-0"

**Mathey and Associates
Architects**

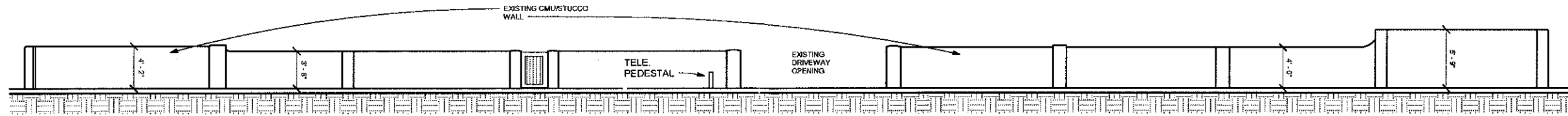
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505/986-9854 email: matheyarchitecture@gmail.com

**RESIDENTIAL REMODEL
AND ADDITION
524 CALLE CORVO
City of Santa Fe, NM**

**NORTH & SOUTH
ELEVATIONS**

DATE:
HISTORIC DESIGN
REVIEW
Amended Oct. 30, 2020

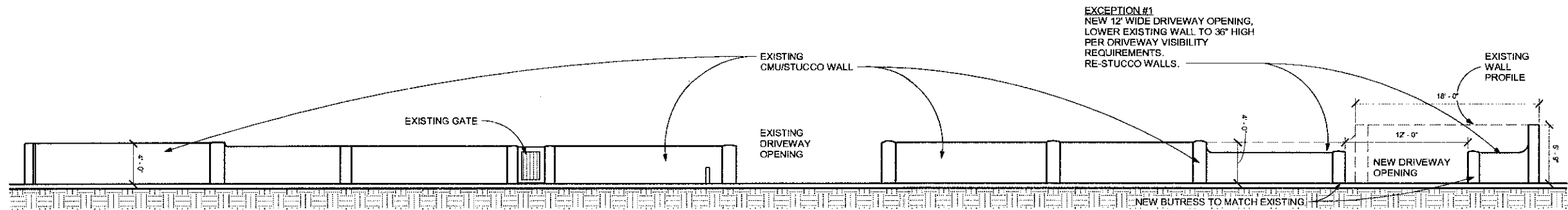
**Sheet No.
A-3.2**



**EXISTING WALL
ELEVATION - Street View**

1
A-4.1

3/16" = 1'-0"



**PROPOSED WALL
ELEVATION - Street View**

2
A-4.1

3/16" = 1'-0"

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Architects**

#2 Camino Pequeno, Santa Fe, New Mexico 87501
505/996-9864 email: matheyarchitecture@gmail.com

**RESIDENTIAL REMODEL
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524 CALLE CORVO
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**WALL ELEVATIONS
DETAILS**

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**Sheet No.
A-4.1**