

June 7, 2021
803 Camino Atalaya
Santa Fe, NM 87505
505-577-1176
lbdajax@aol.com

Historic Districts Review Board, c/o Nicole Thomas
200 Lincoln Ave.
Santa Fe
NM 87501

To the Historic Districts Review Board,

My wife, Laura Chancellor, and I, Larry Archibald, wish to comment on the upcoming proposed approval for Case #2021-3609-HDRB, concerning a new home at 816 Camino Atalaya.

We are residents at 803 Camino Atalaya, immediately adjacent to 816, and have been since 1986. Our home, designed by John Gaw Meem and built in 1928, was referenced several times in the presentation made by Jenkins Gavin, Inc.

We have two objections to the about-to-be-approved project. Our first objection is that the notification sign for the H Styles meeting on May 25th of this year was posted in a place on Camino Atalaya, where it is very difficult to see. The subject property is the last house on a dead-end street, and the location of the sign was set back from the edge of Camino Atalaya by some 24 feet, where it was partially obscured by vegetation.

This almost guaranteed that no one would see the notification sign unless one already knew it was there and was looking for it. This is hard to understand, given that the property has many locations much closer to Camino Atalaya – some are literally at the edge of Camino Atalaya -- where the sign would have been very easy to see, as have been other notification signs on our street.

The result of this sign location is that we had no knowledge of the meeting taking place on May 25th, nor did we know that there were new owners of the property, nor did we know that any construction was planned for either 819 Camino Atalaya or 816 Camino Atalaya.

Our second objection concerns the siting of the new home at 816 Camino Atalaya. There is a very healthy, approximately 80-year-old, Ponderosa Pine tree, some 60 to 70 feet tall, situated within 3.5 feet of the property line between 803 and 816 Camino Atalaya. The proposed siting of the new home situates one of its walls at 5.5 feet to the east of our shared property line. The branches of the tree, which are a reasonable estimate of the distance its roots extend from its trunk, extend 8 to 9 feet into the property at 816 Camino Atalaya.

The trenching for the footings for the new walls pose a great risk of cutting or otherwise harming this tree's roots, and the concrete work that takes place at the footings, and in the immediate proximity of the house, also poses a significant risk to the tree. Such concrete work right next to an existing tree is well known to cause tree death in many cases. In addition, the tree poses real danger to the new house, particularly if the tree dies.

Our request is that the new home at 816 Camino Atalaya be moved 15 feet to the east so as to protect the historic tree located at the eastern property line of 803 Camino Atalaya. There appears to be sufficient room to the east on the lot to accommodate such a move.

Respectfully,

Larry Archibald
Laura Chancellor
505-577-1176
505-577-7837