

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

Larry A. Delgado, *Mayor*
Mike P. Lujan, *City Manager*

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Patti J. Bushee, Dist. 1
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David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description: Increase height to 12' 6" from 9' 9" where the maximum allowable height is 12' 7" and to construct a portal and replace windows on a Non-Contributing residence.

Project number: 05-10100214
Case number: H-05-214
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 202 Irvine

PROJECT NAMES:

OW - Glen Gollrad & Dana Doyle Santa Fe, NM 87501	202 Irvine 505-986-1407
AP - Glen Gollrad & Dana Doyle Santa Fe, NM 87501	202 Irvine 505-986-1407

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on January 31, 2006, acted on the above referenced case. The decision of the board was to approve your request with the following conditions: 1) that cementitious stucco is used and matches the existing color as close as possible, 2) that the windows have a recess of at least 2", and 3) that the parapet is maintained in both style and radius.

For further information please call 955-6605.

Sincerely,

Marissa C. Barrett
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). YOUR PERMIT WILL BE DENIED IF THERE ARE ANY CHANGES ON PLANS THAT WERE APPROVED BY THE HDRB OR IF CONDITIONS OF THE APPROVAL ARE NOT MET. **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

"Committed to our community, and making a difference"



CITY OF SANTA FE, NEW MEXICO

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Santa Fe, NM 87501

202 Irvine
505-986-1407

AP – Glen Gollrad & Dana Doyle
Santa Fe, NM 87501

202 Irvine
505-986-1407

PROJECT DATA:

HISTORIC DISTRICT	WESTSIDE-GUADALUPE
HISTORIC BUILDING STATUS	NON-CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	YES
PUBLICLY VISIBLE FACADE-NORTH	YES
PUBLICLY VISIBLE FACADE-SOUTH	YES
PUBLICLY VISIBLE FACADE-WEST	YES
HISTORIC DISTRICT SURVEY NUMBER	H-2416
YEAR OF CONSTRUCTION	1933-39
PROJECT TYPE (NEW, ADD, ETC.)	ADDITION/REMODEL
USE, EXISTING	RESIDENTIAL
USE, PROPOSE	RESIDENTIAL
HISTORIC BUILDING NAME	N/A

City of Santa Fe, New Mexico

memo

DATE: January 31, 2006
TO: Historic Design Review Board Members
VIA: Reed Liming, Planning Division Director *RL*
FROM: Marissa C Barrett, Historic Preservation Planner *mb*

CASE # H-05-214

ADDRESS: 202 Irvine Street
Historic Status: Non-Contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall & fence standards.
- Historic Survey Form
- Zoning Review Sheet
- Other: Building Height Calculation

APPLICANT SUBMITTALS

- Proposed Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

STAFF RECOMMENDATIONS:

Staff recommends approval of this application on the condition that stucco type is clarified and that there are no publicly visible skylights or rooftop appurtenances. Otherwise, this application complies with Section 14-5.2 (I) Westside-Guadalupe Historic District Design Standards.

BACKGROUND AND SUMMARY:

The approximately 1,280 square foot single family residence located at 202 Irvine Street is Vernacular in style and was constructed around 1933. The building has been modified since its original construction. Modifications include enclosing the patio area on the south elevation in the late 1950's and construction of an addition to the west elevation in 1979-1980. All window and door openings were also altered during the 1979-1980 alterations. The Official Map lists the building as non-contributing to the Westside-Guadalupe Historic District.

This application proposes the following changes:

1. Remove the existing roof and re-roof including raising the height from 9'9" to a height of 12' 6", where the maximum allowable height is 12' 7".
2. Construct a 148 square foot portal to a height of 10', where the maximum allowable height is 12' 7". The portal will have a corrugated tin roof and a wood beam and posts finished in a natural stain.
3. Replace all aluminum slider windows with 3/1 double hung wood clad windows in a slate blue-grey color or divided light casement windows (north and west elevation). Non-historic doors will be replaced with divided light doors.
4. Re-stucco the building to match the existing light tan/yellow color as close as possible. Stucco type was not submitted.

Plans do not reflect any skylights or rooftop appurtenances.

**202 Irvine Street
Parcel 33 Guadalupe District**

Proposal Letter
Glen Gollrad and Dana Doyle - Owners

Scope of Work:

My wife and I have owned the property at 202 Irvine Street since February of 2002. When we first bought the house we renovated the interior, replacing all the services from the street, replacing the floor & floor structure, plumbing, wiring and natural gas systems.

We now need to replace a portion of the roof structure that was inadequately designed and constructed in 1980 or so. The portions of the roof that are in need of structural replacement were framed with 2X6 members incapable of resisting the dead loads and the live loads without significant deflection across the 14'-0" spans. In addition, the roofing (existing built-up) on the entire roof will be removed and replaced.

To support the new proposed roof structure, we intend to pour a cast in place concrete bond beam on top of the existing adobe walls (interior and exterior) to receive new timber roof framing. The intent is to shore up the adobe walls and tie them together in a way that will allow for the safe construction and support of the new roof structure. The lack of bond beams in the current structure - wood or otherwise - is causing the tops of the walls to move and crack. The infiltration of water from the damaged/inadequate roof structure is likely contributing as well. The existing Vigas and decking are to remain, as they are structurally sound and intact.

Once the new bond beams are in place, the new timber roof structure will receive wood plank decking to be exposed to the interior. The remaining of the roof and parapet will be framed in dimensional lumber and sheathed. The new roof structure will incorporate a 'knee wall' system to address pitch, wiring, heat recovery ducting, and insulation cavity requirements. Height will be kept to a minimum at all areas, keeping the finished parapet height below the maximum allowable of 12'-7" determined in the recent height survey. The driving factor is the existing adobe wall heights, and a minimum concrete bond beam depth of 10".

We also propose to replace the existing single-pane, leaky, drafty, inefficient low-performance single glazed aluminum slider windows (ca. 1980) and unclad non-weather resistant wood doors (also circa 1980). We propose to return to a more traditional 3-over-1 double hung type unit. The windows will be high performance high quality wood clad with extruded aluminum from a manufacturer such as Pella or Sierra Pacific, TBD. Proposed color to be a slate blue/grey such as Sierra Pacific's Slate Blue. We feel either will go with the existing light tan/yellow stucco color and find both equally appealing.

The next proposed portion of construction is the only addition to the property - a simple and small portale over the existing brick patio. It will have new concrete footings, naturally finished timber structure, and corrugated metal roofing, flashed to the new proposed parapet.

We intend to re-stucco once the project is completed, and will keep the color/tone to one very similar to the current one. If we can find a reputable contractor to match the existing stucco finish, we will.

Property History:

As best we can tell, and were told by the previous owner, title company, realtors, and through research at the city; it seems the house was originally constructed in 1933 or thereabouts. At that time, 3 rooms were constructed (the 3 existing rooms with the vigas; the northeast corner room, the southeast corner room, and the kitchen (along the north side of the property) in an "L" shape that faced a small patio to the southwest (where the existing dining room is located). In the late 1950's, the footings were extended around the patio to support new adobe walls enclosing the patio area / dining room. In 1979 or 1980, the living room, bathroom, and mechanical areas were added to the house, and this is when the previous owners replaced the windows and restuccoed the entire structure, dropped gypsum wallboard ceiling below the vigas (we've removed these ceilings), and installed some new plumbing (which in our interior remodel was removed and replaced).

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 11.14.2005
 Property Owner of Record GLEN GOLLRAD & DANA DOTLE
 Applicant Name GLEN GOLLRAD Phone 505.986.1407
 Site Address 202 IRVINE ST.
 Proposed Construction NEW ROOF, PARAPET, PORTALE, DOORS + WINDOWS

TO BE COMPLETED BY STAFF:

Zoning District/Overlay RM1 Subdivision GUADALUPE *neighborhood* Lot 33 Block 63

Permitted Use: Section # 14-6
 Accessory Use: Section # _____
 Special Exception: Case # _____
 Variance: Case # _____
 Prohibited Use: Section # _____

Setbacks:
 (Front) Provided 10 Required 7 (2nd Front) Provided 9² Required 7
 (Left Side) Provided 5⁺ Required 5 (Right Side) Provided 12⁵ Required 5
 (Rear) Provided _____ Required _____ (Special Yard) Provided _____ Required _____

Zero lot line affidavit (yes/no) side _____ rear _____

Density: 2.52 Open Space: NO EXISTING COND AREAS

Lot Size: 1,12 Total Roof Area: 1424 Lot Coverage (%): 27.24%

Height of new construction: EXISTING 10⁸ Wall Requirement: _____ Visibility triangle: _____

Parking: #Spaces Required 2 #Spaces Provided 2 HC spaces: Van _____ Regular _____ Bike rack _____

Other District Requirements: IT - Board 1

Preliminary Approval:

Preliminary Approval w/Conditions: shall submit Application TO BOA for shed setback less than 5' but no LOT line

Comments: _____

Reviewer [Signature] Date 11-14-05

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City staff with questions related to terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting.

Applicant _____ Date _____

HISTORIC DESIGN REVIEW BOARD APPLICATION



PROJECT LOCATION: 202 IRVINE ST. • SANTA FE, NM

HISTORIC DISTRICT: Downtown & Eastside [] Don Gaspar [] Westside-Guadalupe
(Please see attached map) Transition [] Historic Review []
Historic Landmark (outside of historic districts) []

PROJECT PROPOSAL: NEW ROOF + STRUCTURE, CONC. BOND BEAMS, PARAPET + PORTALE
CONSTRUCTION COST: \$ 16,000 FEE: \$ 105.00 + \$20 Poster Cost = \$ 125.00

OWNER: GLEN GOLLRAD & DANA DOYLE PHONE#: 505.986.1407

OWNER ADDRESS: 202 IRVINE ST.

CITY, STATE, ZIP CODE: SANTA FE, NM 87501

APPLICANT: (SAME AS ABOVE) PHONE #: 505.986.1407

ADDRESS: " " "

CITY, STATE, ZIP CODE: " " "

NEW CONSTRUCTION:

Single-Family Residence [] Commercial [] Multi-Family Residence []

OTHER CONSTRUCTION:

Demolition Remodel Addition [] Residential [] Signs [] Wall/Fence []
Antenna []

PREAPPLICATION MEETING: Date: Nov. 3, 2005 Case Planner: Marissa [Signature]

PRELIMINARY ZONING REVIEW: Date: _____ Planner: _____

(You must schedule a meeting with Zoning Planner Andrew Harnden @ 955-6654 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION

Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height?
YES NO []

If yes, please provide a written request for an updated maximum allowable height calculation.

What is the proposed height of your project? 12'-6"

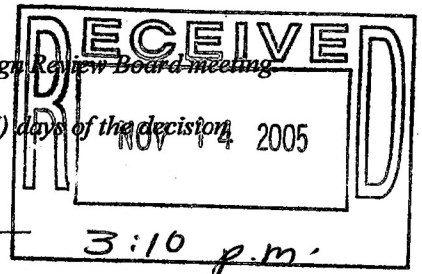
I certify that the documents submitted for the Historic Design Review Board meeting meets the minimum standards set forth in the Historic Districts Ordinance, Section 14-5.2 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

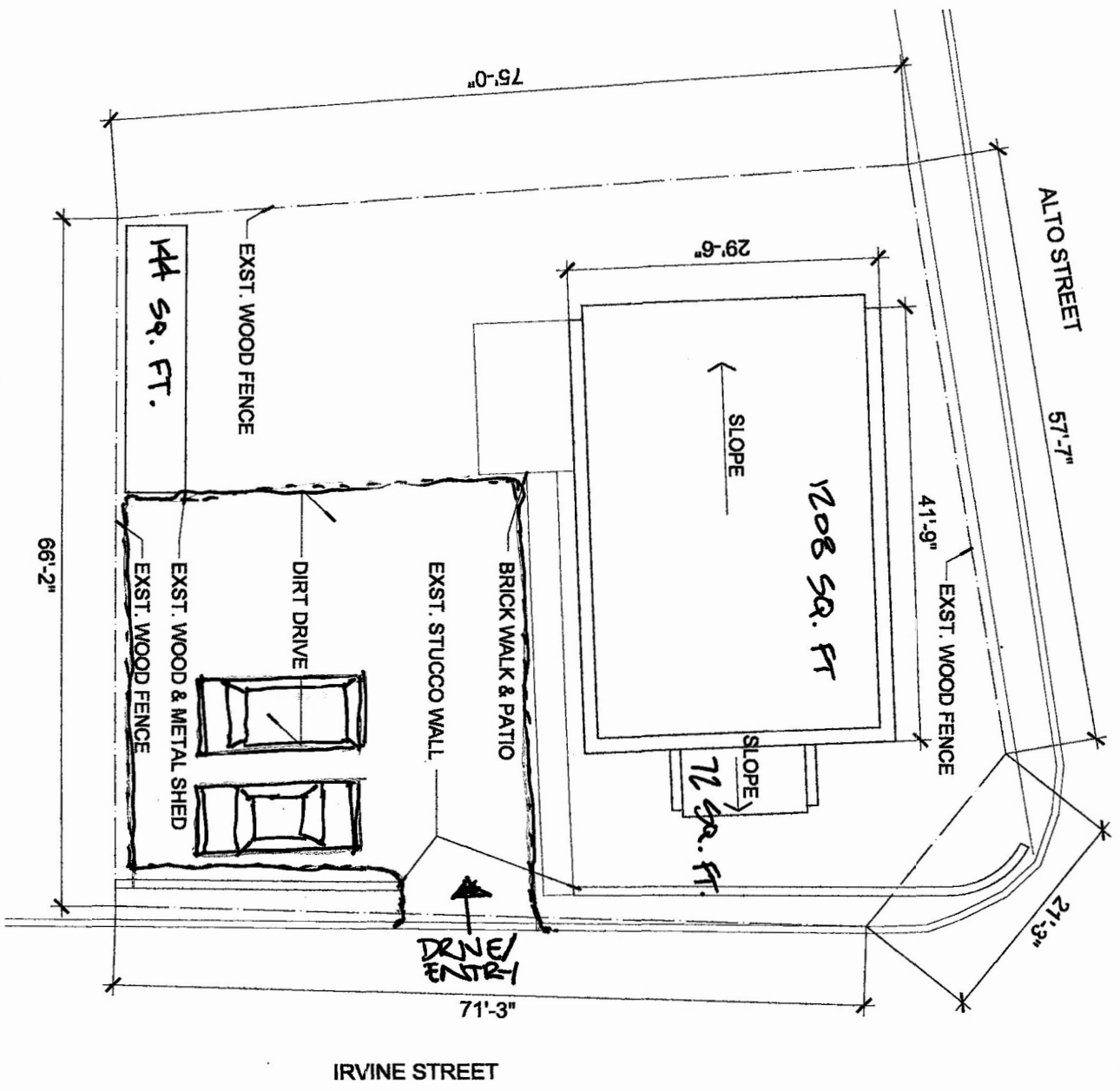
I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision, 2005

[Signature]
Signature of Applicant/Owner

11.10.2005
Date





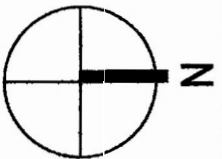
1

Existing Site Plan

scale: 1" = 20'-0"



date: 10 NOV 2005

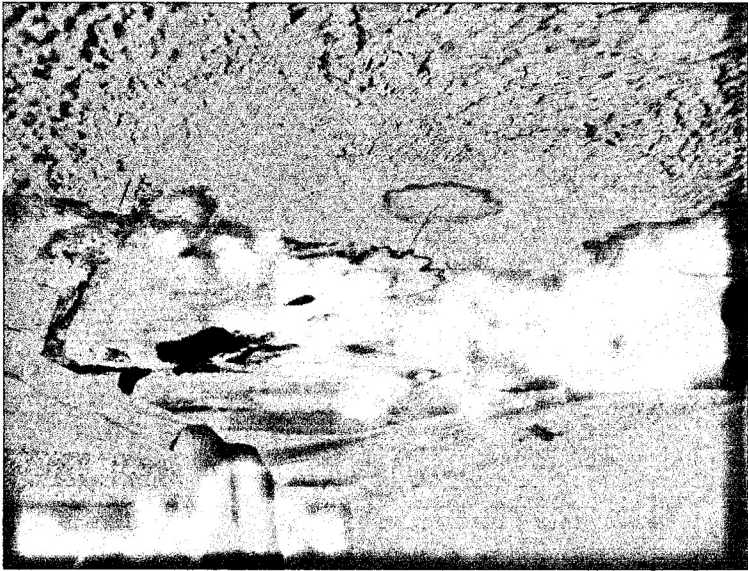


SITE PLAN

202 Irvine Street
 Santa Fe, NM 87501
 ph. 505.577.6200

S100

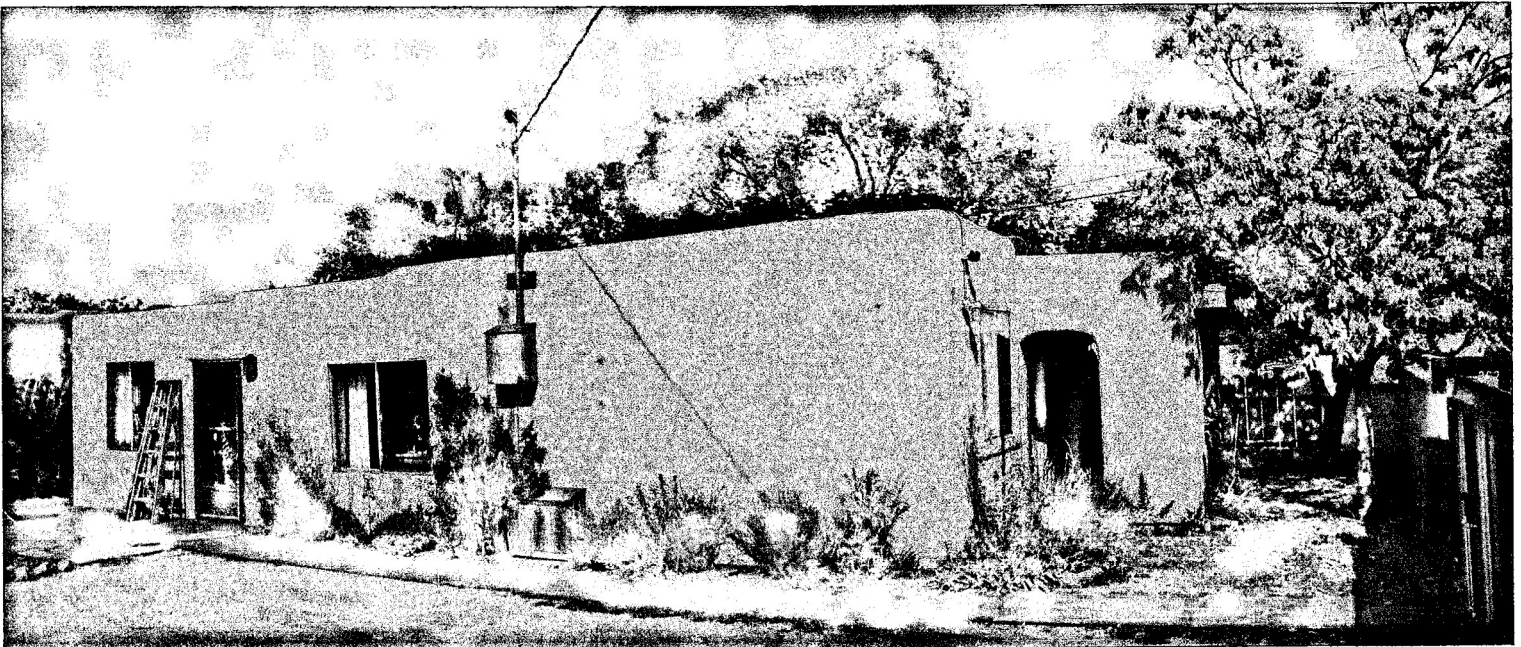
Moldy GWB Ceiling



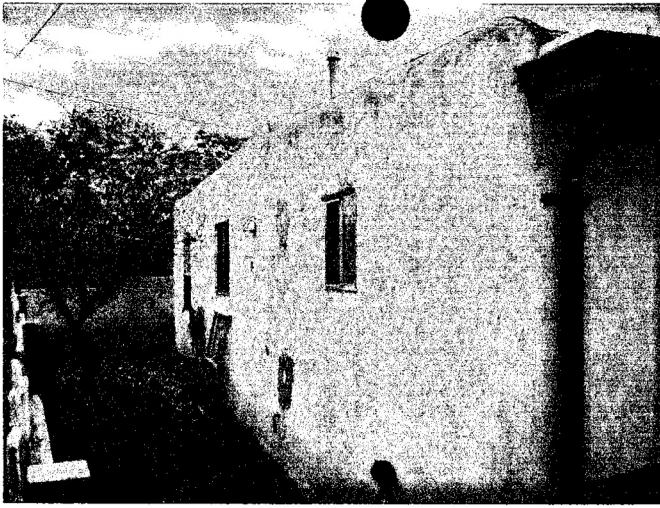
Rotten Eave



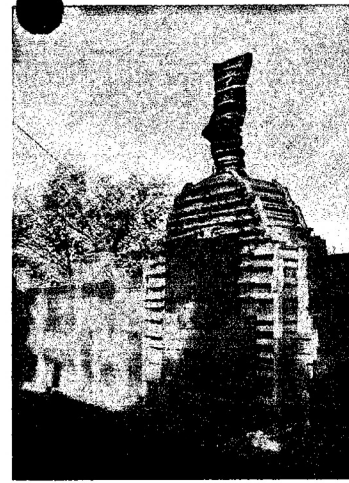
View of house from South East



North Side of house



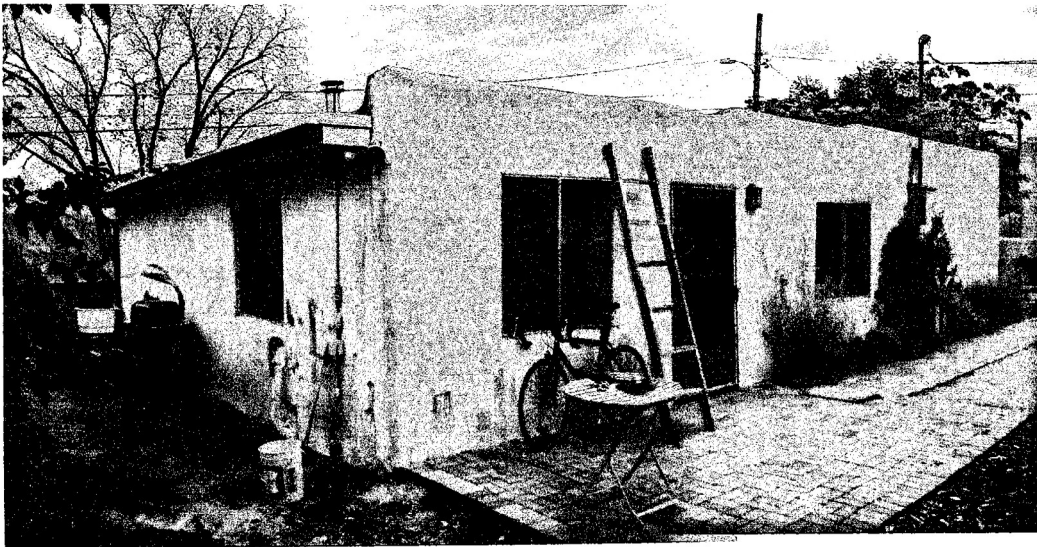
743 Alto Archway



East Side of house



West and South sides of house



Alto Street composite street elevation



Typical Window and Exterior Finish Condition



South parapet / roof condition

