

Vice Chair Rios said her opinion was that Ms. Price could leave and let the Board discuss it in further detail and then make their recommendations to Mr. Rasch.

Mr. Bell asked Ms. Price if she wanted to present more.

She said she didn't.

By motion and second, the Board unanimously approved postponing discussion of this proposal to the end of the meeting.

Ms. Farrar moved to approve the agenda as amended. Mr. Bell seconded the motion and it passed unanimously.

#### **OLD BUSINESS TO REMAIN POSTPONED**

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None.

#### **OLD BUSINESS**

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1. **Case #H-05-84**, 817 E. Alameda. Downtown & Eastside Historic District. Abruzzo Development, agents for Edward & Socorro Gonzales, proposes to construct a 2,231 sq. ft. single-family residence to the maximum allowable height of 15' 8", where the Board previously approved demolition of a 1,233 sq. ft. Non-Contributing building with replacement of a 1,876 sq. ft. building.

Ms. Barrett presented the staff report for this case [attached as Exhibit B]. The staff report said staff believed that this application was in compliance with Section 14-5.2 (E) Downtown and Eastside Design Standards but deferred to the Board regarding streetscape harmony. Staff also recommended that all yard walls, courtyard walls, and lighting come back to the Board for approval and that the canals be lined with tin.

She pointed out that there was also a hand drawn perspective handed out for the Board [attached as Exhibit C].

Vice Chair Rios asked if the walls were part of this application.

Ms. Barrett said they were not part of this application. She said the walls, landscaping, and exterior lighting would be present at a later meeting.

Present and sworn was Mr. Michael Duty, 1323 Paseo de Peralta, who said this was basically a cleaning up of previous design efforts. He said they got involved because they had to do a development plan for the record and it was under way. He said that all of the other units were approved and they adjusted the plan on this building so it would fit in better with the rest.

Vice Chair Rios asked if this application was 8" larger than the old one and 267 square feet.

Mr. Duty said that sounded correct.

Ms. Farrar said she was concerned that an apricot tree might be lost during demolition.

Mr. Duty said no existing trees would be removed.

Ms. Farrar said she was pleased to see the building had been designed and the treatment given.

Mr. Duty thanked her.

Vice Chair Rios asked what the lining for the canales would be. She noted that tin was the preferred lining.

Mr. Duty said tin was okay. He asked why copper could not be used.

Mr. Rasch explained that there was no precedent for copper in the historic district.

Ms. Farrar said some copper had been used but it was patina'd. He said they avoided the brightness of fresh copper.

Mr. Duty said the patina did not achieve full greenness in this dry climate.

Ms. Farrar agreed.

Vice Chair Rios said the drawing did not show the canales.

Mr. Duty said it was just a sketch and he didn't bother to put them in.

Ms. Barrett said they were in the elevations.

Ms. Shapiro referred to the 159' portal and asked if it was included in the square

footage of 3,231 square feet.

Mr. Duty said it was. He said the portal was interior in the courtyard and not to the exterior of the building. He said it once was an atrium.

Ms. Shapiro asked where the increase in square footage occurred.

Mr. Duty said he could not point to one particular place. He explained that the old plan had some peculiarities and, in the process of cleaning up the plan, it just grew a little bit. He said they did make the atrium larger and, when adding the roofing, it had the 159' there. He said that in terms of heated area, the program was the same: a three-bedroom building. He said the increase to heated area was marginal.

Ms. Shapiro referred to the site plan on page 19 and said she could see the building and the portal and asked if the wall shown in the back was part of the plan.

Mr. Duty said the area in the back was not included in the square footage, explaining that it was not heated and was not a portal. He said it was a courtyard with a retaining wall. He said there was a condition on the back with an old wall that was in structural failure. He said when they exposed that wall through the demolition they decided to rebuild part of it.

Ms. Shapiro asked if it would have a roof over it.

Mr. Duty said it would not.

Ms. Shapiro asked how high the wall was.

Mr. Duty said it was nine feet and was basically, a retaining wall.

Ms. Shapiro asked if the height of the building was increased to 16' 8".

Mr. Duty said it was at the maximum allowable of 15' 8".

Ms. Barrett confirmed that was the maximum allowable height.

Ms. Shapiro noted that none of the detail was specified and asked the applicant to describe them.

Mr. Duty said the windows would all be done with a stucco return on the sides and bottom and with an exposed wooden lintel above in a fairly classical style without window trim. He said the curvature of the parapet would be a couple of inches at the

top.

Ms. Shapiro asked about the corners.

Mr. Duty said they would receive the same treatment. He said they would go from a base rate of six inches to a top height of about three and a half inches.

Ms. Shapiro asked about the reveal of windows.

Mr. Duty it would be recessed about two inches on the framing and with stucco would be about three inches.

Ms. Shapiro asked if it would be foam sprayed on the outside.

Mr. Duty said it would not.

Vice Chair Rios asked if there would be rooftop equipment.

Mr. Duty said there would be none.

Vice Chair Rios asked what stucco color would be used. She asked if it would be the same or different from the surrounding buildings.

Ms. Barrett said the Board approved the two Pueblo Revival buildings to be Adobe colored and they approved Suede or Buckskin for the Territorial building.

Mr. Duty agreed and said this building would be Adobe.

Vice Chair Rios asked if that would be three Adobe colored buildings and two Suede colored.

Mr. Duty said there were four buildings: two Adobe and two Suede.

Vice Chair Rios asked if they were using cementitious stucco.

Mr. Duty said they would.

Ms. Shapiro asked if the windows were clad or just wood and what color.

Mr. Duty said they would have wood clad windows in light tan or light brown. He said the gates would also be light tan or brown, natural finish or light stain brown.

There were no speakers from the public regarding this case.

Ms. Shapiro moved to approve Case #H 05-84 according to staff recommendations with the following conditions: that the reveal on the windows be at least three inches deep; the canals be tin lined; the stucco be cementitious Adobe; that the wood trim be a tan-brown combination. Ms. Farrar seconded the motion with the condition that the fruit tree in the front be saved. Ms. Shapiro agreed and also added the condition that there be no rooftop equipment. The motion carried by unanimous voice vote.

2. Case #H-05-165. 122 Grant. Downtown & Eastside Historic District. Thomas Reidy & Associates, agent for Georgia Place, LLC, proposes to remodel a 2,372 sq. ft. Contributing building, restore exterior finishes, construct a 466 sq. ft. addition to match the existing height, and construct a carport and yard walls.

Mr. Rasch presented the staff report for this case [attached as Exhibit D]. The staff report recommended approval of this application which complies with Sections 14-5.2 (C) Regulation of contributing structures and (E) Downtown & Eastside Historic District design standards.

Mr. Bell said the minutes of the last meeting (January 24<sup>th</sup>) were not in the packet.

Mr. Rasch agreed, saying they have not been approved by the Board yet.

Mr. Bell said they were important to have because the whole discussion was very pertinent.

The applicant stated that he had a draft copy of them and was the only copy he had.

Mr. Bell said it was unfortunate because there were several Board members present who were not at that meeting. He noted it was a long meeting and the whole discussion should be available to the other members.

Vice Chair Rios asked if Mr. Bell wanted to share what took place.

Mr. Bell said no. He said he also wanted a chance to review those minutes. He said he thought they were going to have those minutes. He said he would review the draft copy and mention things as the discussion progressed.

Mr. Barrow suggested he bring them up after the discussion this evening.

Vice Chair Rios asked if Mr. Sommer was going to be presenting this evening.



# City of Santa Fe, New Mexico

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

David Coss, *Mayor*

**Councilors:**

- Miguel M. Chavez, Mayor Pro Tem, Dist. 3
- Patti J. Bushee, Dist. 1
- Chris Calvert, Dist. 1
- Karen Heldmeyer, Dist. 2
- Rebecca Wurzburger, Dist. 2
- Carmichael A. Dominguez, Dist. 3
- Matthew E. Ortiz, Dist. 4
- Ronald S. Trujillo, Dist. 4

Project description: Construct a 2,231 sq. ft. single-family residence to the maximum allowable height of 15' 8", where the Board previously approved demolition of a 1,233 sq. ft. Non-Contributing building with replacement of a 1,876 sq. ft. building.  
 Project number: 05-10100084  
 Case number: H-05-084-B  
 Project type: HISTORIC DESIGN REVIEW BOARD

**PROJECT LOCATION (S): 817 E. Alameda**

**PROJECT NAMES:**

OW - Edward & Socorro Gonzales  
Santa Fe, NM 87502

P.O. Box H 604  
505-471-7620

AP - Abruzzo Development  
Santa Fe, NM 87504

P.O. Box 2211  
505-690-2073

**BOARD ACTION**

This is to certify that the Historic Design Review Board (HDRB) at their meeting on March 28, 2006, acted on the above referenced case. The decision of the board was to approve your application with the following conditions: 1) that the window reveal is at least 3", 2) canales are lined with tin, 3) that cementitious "Adobe" stucco is used, 4) that lintels and window trim are tan/brown color, 5) that the apricot tree along the streetscape is saved, and 6) that there is no rooftop equipment.

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.**

# City of Santa Fe, New Mexico

# memo

**DATE:** March 28, 2006  
**TO:** Historic Design Review Board Members  
**VIA:** Reed Liming, Planning Division Director *RL*  
**FROM:** Marissa C Barrett, Historic Preservation Planner *MCB*

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CASE # H-05-84

ADDRESS: 817 E. Alameda  
Historic Status: Non-contributing  
Historic District: Downtown and Eastside

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

- Case Synopsis
- District Standards & Yard wall & fence standards.
- Historic Survey Form
- Zoning Review Sheet
- Other: Building Inspector's Report  
Building Height Calculation  
Board Action Letters

**APPLICANT SUBMITTALS**

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

**STAFF RECOMMENDATIONS:**

Staff believes that this application is in compliance with Section 14-5.2 (E) Downtown and Eastside Design Standards but defers to the Board regarding streetscape harmony. Staff also recommends that all yard walls, courtyard walls, and lighting come back to the Board for approval and that the canales are lined with tin.

## **BACKGROUND AND SUMMARY:**

The cottage house located at 817 East Alameda is Vernacular style with Territorial detailing and according to the 2004 Historic Cultural Properties Inventory and evidence presented by the applicant it was built in 1959. The Official Map lists the building as non-contributing to the Downtown and Eastside Historic District.

On February 8, 2005 and June 28, 2005 the HRDB conditional approved the application for additions and remodeling of three other units located on the same parcel. On October 25, 2005 the HDRB approved the reestablishment of the streetscape for the location of the 1,233 square foot cottage house with a 1,964 square foot single family residence and attached casita. The 15' high approved building was Spanish Pueblo Revival in style.

Due to development plan, use changes, and stylistic issues the approved building has been remodeled and now comes before the board for approval. This application proposes the following:

Construct an approximately 2,231 square foot single family residence to the maximum allowable height of 15' 8". The Spanish Pueblo Revival style building includes a 159 square foot portal on the south elevation. Also along the south, street facing elevation is a wood entry gate with wood header that leads to the portal and entry door.

The windows are simulated divided light with wood lintels. Doors include a divided light door, divided light French doors, and wood panel doors. Canales are proposed to run east to west. Canale lining was not submitted.

No skylights are indicated on the floor plan.

Both Spanish Pueblo Revival style buildings for this lot are proposed to be stuccoed with El Rey "Adobe" with all wood and window trim in brown as per the October 25<sup>th</sup> HDRB approval.

# City of Santa Fe, New Mexico

# memo

**DATE:** December 2, 2004

**TO:** David Rasch,  
Historic Preservation Senior Planner

**FROM:** Pete Ortega  
Acting Inspections and Enforcement Director

**ITEM & ISSUE:**  
Demolition of structure at 815 E. Alameda

*815 E. Alameda  
Correction*

## **BACKGROUND & SUMMARY:**

On November 22, 2004 an on site inspection was performed at the above mentioned address regarding the condition of an existing structure. It was determined that although the interior portion of the house has some code issues and could be remedied, the exterior portion is a concern.

A retaining wall at the North end portion of the house which retains about 6 feet of soil and was constructed of rock and mortar has developed cracks that have weakened the integrity of the wall which also helps support a badly decayed roof.

A crack that separates the additions has also occurred and presents a structural problem that violates the provisions of the current building code, not to mention life and safety issues.

## **RECOMMENDED ACTION:**

It is therefore the recommendation of this office that the structure in question be allowed to be demolished.

Should you have any questions pertaining to this issue, please feel free to contact me at 955-6505.

Thank you.

# HISTORIC DESIGN REVIEW BOARD APPLICATION



PROJECT LOCATION: 817 EAST ALAMEDA

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

PROJECT PROPOSAL: Demol of existing Cottage & Reconstruction of new 2 unit Residence

CONSTRUCTION COST: \$ 100,000.00 FEE: \$ \_\_\_\_\_ + \$20 Poster Cost = \$ \_\_\_\_\_

OWNER: EDUARDO SOCORRO GONZALES PHONE#: 471-7620

OWNER ADDRESS: P.O. Box 4604

CITY, STATE, ZIP CODE: SANTA FE, NM 87502

APPLICANT: Abruzzo Development PHONE #: 690-1273

ADDRESS: P.O. Box 2211

CITY, STATE, ZIP CODE: SF NM 87504

NEW CONSTRUCTION: Single-Family Residence  Commercial  Multi-Family Residence

OTHER CONSTRUCTION: Demolition  Remodel  Addition  Residential  Signs  Wall/Fence   
Antenna

PREAPPLICATION MEETING: Date: \_\_\_\_\_ Case Planner: \_\_\_\_\_

PRELIMINARY ZONING REVIEW: Date: 12/20/04 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? less than 15'8"

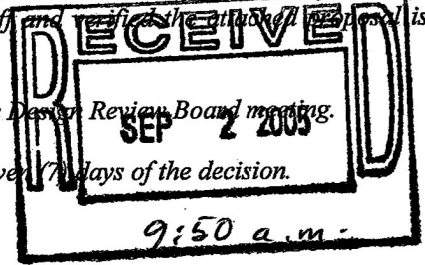
I certify that the documents submitted for the Historic Design Review Board meeting meets the minimum standards set forth in the Historic Districts Ordinance, Section 14-5.2 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have 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.

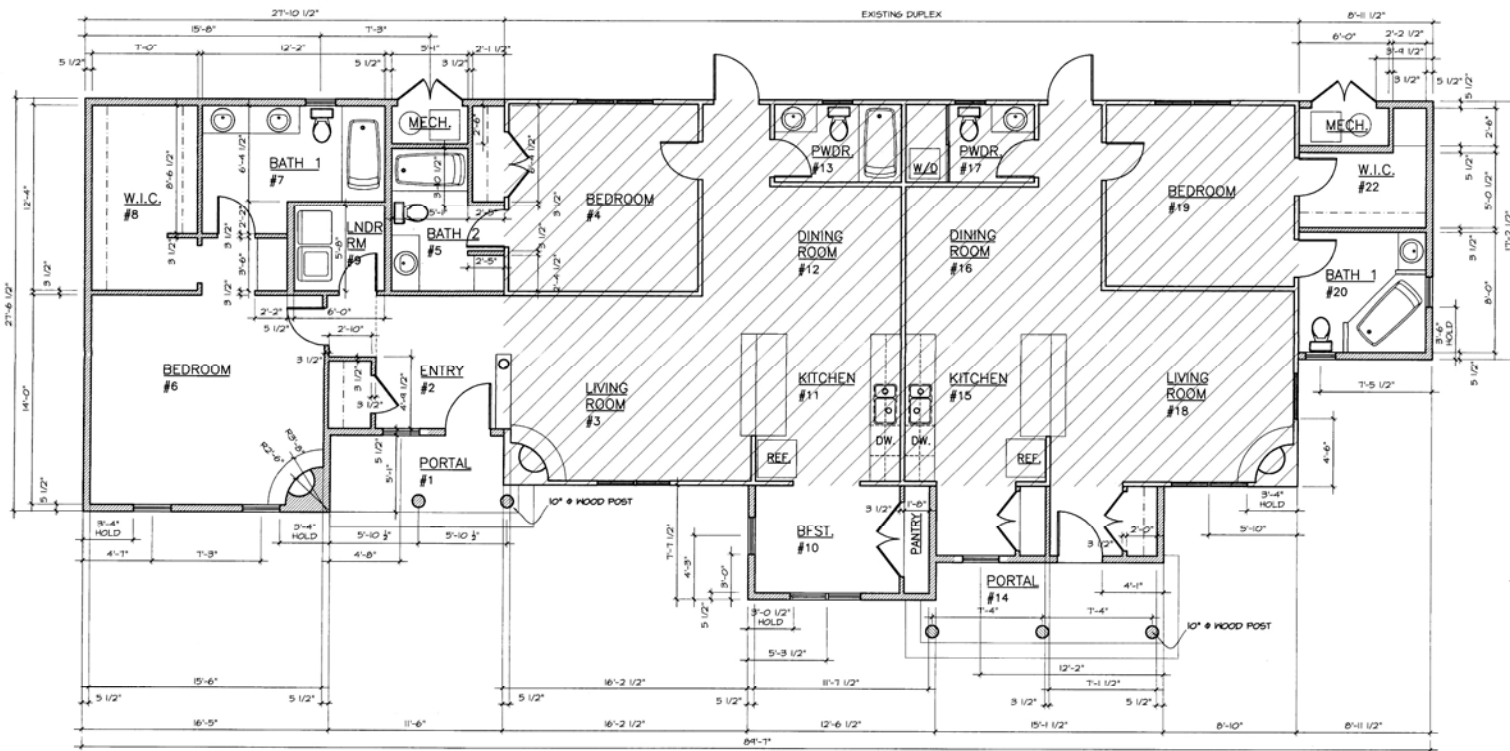
I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

Signature of Applicant/Owner: \_\_\_\_\_

Date: 09/02/05







1 FLOOR PLAN  
SCALE: 1/4"=1'-0"

= EXISTING BUILDING FOOTPRINT  
 = NEW WALLS

SCALE 1/4" = 1'-0"  
0 2 4 6 8

16'-0"

PLOT DATE  
FILE NAME



SANGRIA COMPOUND - UNITS # 2 & 3  
ABRUZZO DEVELOPMENT  
015 E. 811 EAST ALAMEDA STREET  
SANTA FE, NEW MEXICO

REVISIONS:

NO. DATE BY

NO.	DATE	BY

DATE:

03-04-06

DRAWN BY:

CHR/AC

CHECKED BY:

OMD

DUTY &  
GERMANAS  
ARCHITECTS

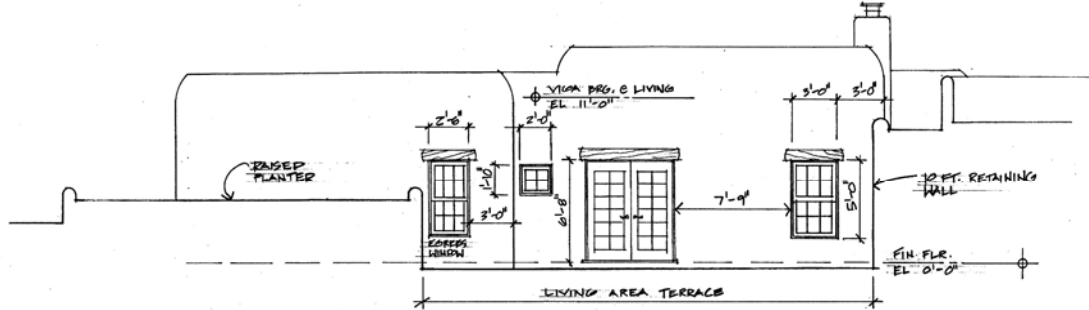
1022 PASO DE PERALTA  
SANTA FE, NM 87505  
PH: (505) 424-5852  
FAX: (505) 424-4388

SHEET

A2.0





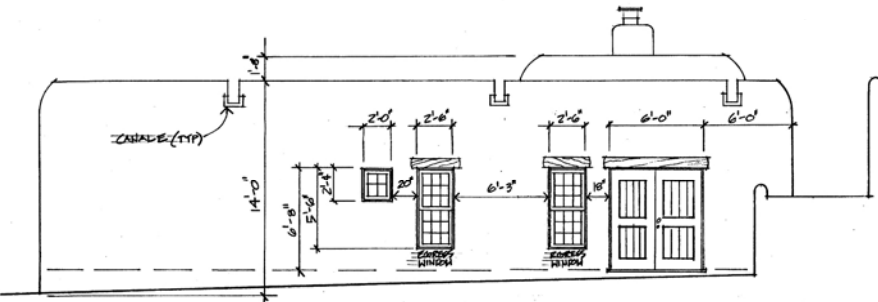


**NORTH ELEVATION**  
1/4"

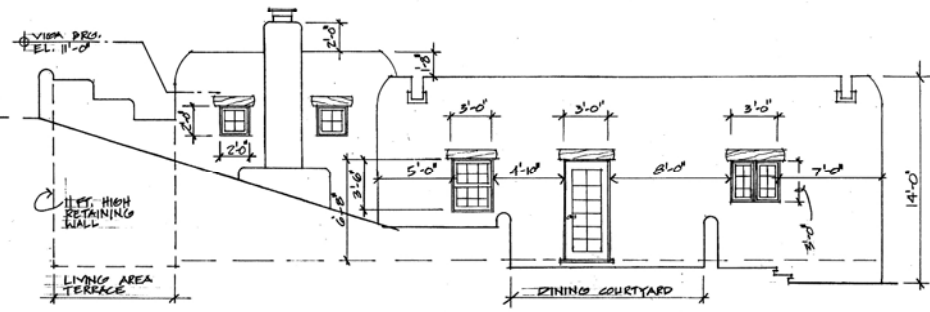
**PLANNING & LAND USE**

Historic Design Review	REVIEWED	DATE	3-23-06
Landscape Review	REVIEWED	DATE	
Ecological Area Review	REVIEWED	DATE	
Antenna	REVIEWED	DATE	
Conditional Approval	REVIEWED	DATE	

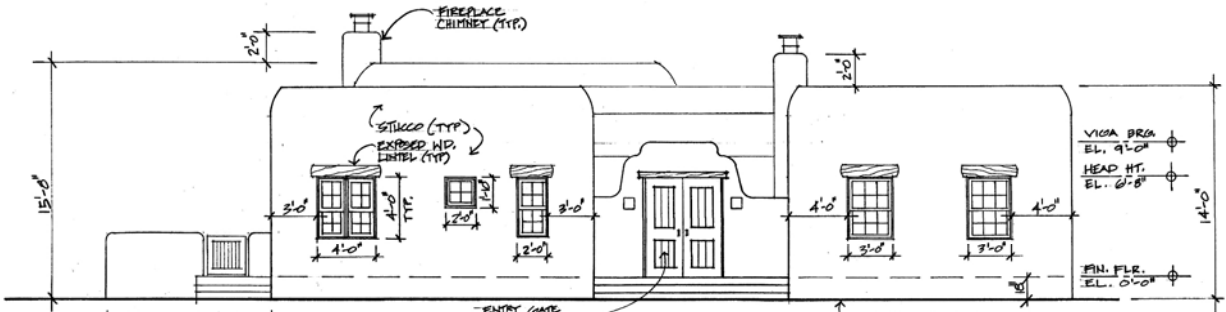
Prepared by: *Chris P.*  
Name: *Chris P.*  
Date: *3-23-06*



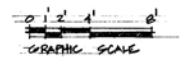
**EAST ELEVATION**  
1/4"



**WEST ELEVATION**  
1/4"



**SOUTH ELEVATION**  
1/4" ALAMEDA ST. FACADE



SANGRIA COMPOUND - UNIT # 8  
ABRUZZO DEVELOPMENT  
88 & 811 EAST ALAMEDA STREET  
SANTA FE, NEW MEXICO

REVISIONS:

NO.	DATE	BY

DATE: 03-08-06  
DRAWN BY: CHR  
CHECKED BY: CPM

**DUTY & GERMANAS ARCHITECTS**  
1828 PASO DE PERALTA  
SANTA FE, NM 87505  
PH: (505) 424-8882  
FAX: (505) 424-8888