

City of Santa Fe, New Mexico

memo

DATE: December 10, 2024
TO: Historic Districts Review Board Members
FROM: Lani McCulley, Senior Planner, Historic Preservation Division

2024-009479-HDRB, 710 Canyon Rd., Downtown & Eastside Historic District, Contributing, Conron & Woods Architects, agent for Anna Marie Hamilton, owner, proposes to remove a portion of the portal, raise parapets, relocate a door, re-roof the portal and residence, replace skylights and canales, stucco, and hardscape. An exception is requested to 14-5.2 (D)(6) to replace the roof not in-kind.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall & fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: exception criteria

STAFF RECOMMENDATION:

Staff finds that the exception criteria have not been met and recommends denial of the exception to replace the roof not in-kind. Otherwise, staff recommends approval of the applicant's requested items 2-11 (see Applicant Request) as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards. Two motions will be required in this case.

Sample motions:

- a. Approve or deny the exception to 14-5.2(D)(6) to replace roof materials not in-kind.
- b. Approve or deny Case #2024-009479 to allow those alterations to 710 Canyon Road that

do not require an exception.

Should the Board deny the exception request, the applicant shall return to the HDRB with an alternative proposal for review and approval prior to proceeding to building permit.

BACKGROUND & SUMMARY:

The commercial property at 710 Canyon Road includes two structures. The front building faces the street and was constructed before 1912. The front building is contributing to the Downtown and Eastside Historic District. The back building was built in 1988 and is non-contributing due to age.

The front structure is a square structure with thick adobe walls and a pitched brown terneplate metal roof. The northwest corner has a long narrow 1973 addition. The south elevation ground level features an addition which according to the Historic Survey was constructed between 1966 & 1973. The addition is constructed with a flat roof and frame with a single glazed door opening near the west end. A portal traces the edge of the addition and continues along the east side of the wing. The owner believes the portal most likely was constructed as part of the 1987 approval; however, the case file is not available for confirmation.



Existing Roof Material

In October 2024, the HDRB assigned the north elevation as the primary façade due to the craftsman influence of unpainted patterned shingles, narrow wood windows, knee braces, pediments, terneplate roof, and thick adobe walls.



Figure 1: North Street Facing Elevation: Primary Facade

APPLICANT REQUEST:

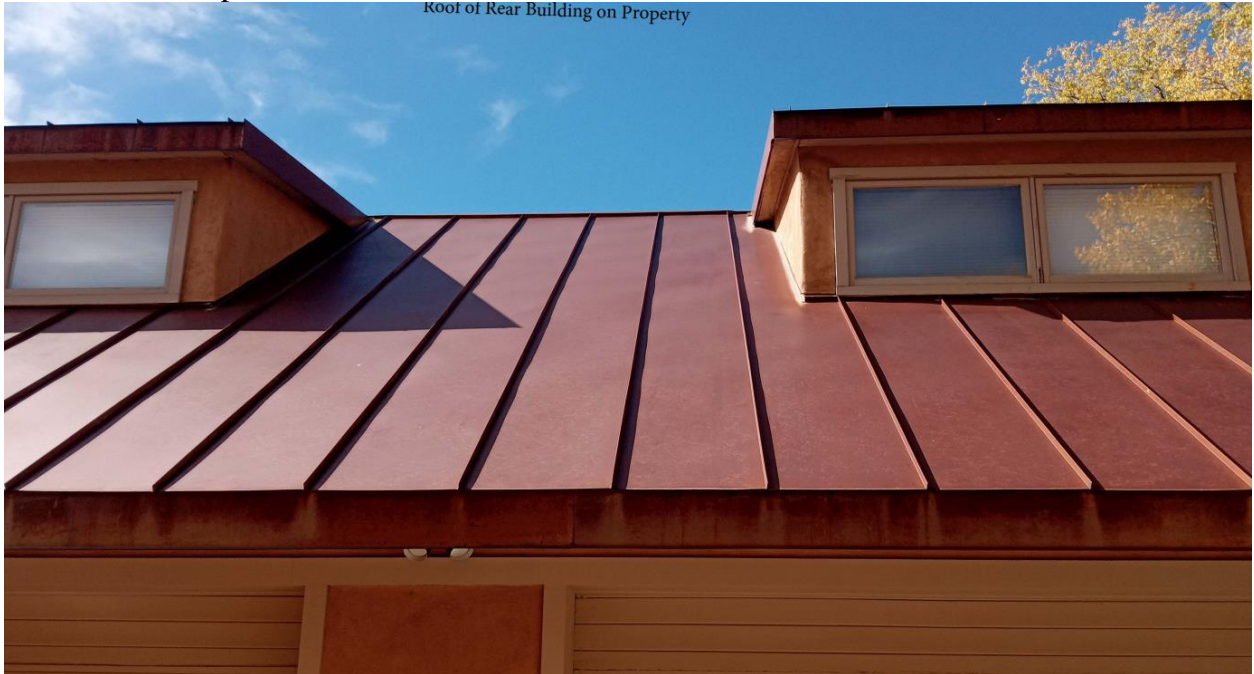
The applicant now proposes the following exterior alterations:

1. Replace the 3,475 sq. ft. of existing terneplate or crimped metal roofing with a standing seam roof in reddish brown color. An exception is requested to section 14-5.2(D)(6) to replace the roof in a material that is not in-kind.
2. Demolish approximately 323 sq. ft. of the south portal. The eastern portion of the portal will remain. The southern portion will not be reconstructed. It is being removed to protect the building from damage from the significant tree and to save the tree.
3. Relocate the door of the south façade to the west so that it will be under the remaining portion of the portal.
4. Replace the concrete flooring throughout the portal area (both the remaining portal and the removed portal section) with flagstone (fossil creek) flooring.
5. Raise approximately 62 linear feet of the south parapet to a height of 24" above the roof to conceal skylights.
6. Replace the 1,755 sq. ft of existing roofing of the building flat roof area and remaining portal to be removed to decking (damaged decking to be replaced) and replaced with tan colored TPO roofing system.
7. Existing canales on the south and east of the structure will be replaced with new wood, metal lined canales/ scupper Painted to match Buckskin stucco.
8. Replace white dome with aluminum frame skylights in the northwest wing with one 24" X 24" and two 24" X 48" white dome with aluminum frame on 8" curbs to match the existing. The tops of the skylights will be approximately 18" above finished roof and will not be publicly visible.
9. Replace six 24" X 48" white dome with aluminum frame skylights on the southern addition of the main building with three 36" x 120" pyramid skylight with white glazing and aluminum frame on a 12" curb. The tops of the skylights will be approximately 20" above

the finished roof. The skylights are to the rear of the building and will not be publicly visible.

10. Re-Stucco with El Rey cementitious “Buckskin” to match the existing stucco.

11. Paint the portal, exterior door, and trim, in Sherwin Williams Puro White.



Proposed Roof Material

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2 (D)(6): Staff requests an exception to replace the roof with a material that is not in-kind.

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

Applicant Response: Changing from the existing crimped roof to a standing seam roof will not damage the character of the district. There are several structures in the immediate area. (610, 662, 725 Canyon Rd.) as well as throughout the district using a standing seam roofing system.

Staff Response: Staff agrees with this response. There are several pitched roofs on Canyon in this streetscape that have standing seam roofs in browns and reds.

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

Applicant Response: Using a standing seam roofing will prevent hardship to the Owner due to the 3V crimped metal roofing panel are not available. Speaking with metal roofing representatives, the recommendation I received was to go with a 5V crimped panel (available) or standing seam panels. The Owner would prefer to match the roofing (standing seam) of the other structures on the lot.

Staff Response: The Applicant has not addressed this approval criteria. While the 3V crimped is not available, a similar product the 5V crimped is available and would more closely matched the style and material of the existing roof.

(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: Options for other types of roofing were reviewed and discouraged due to wanting to keep in line with the other structures on the lot. Other types of roofing such as granular roll roofing as seen 545, 622 & 802 Canyon Rd or shingles as seen on 403 Canyon Rd. would change the overall look of the building. The metal roofing would work better in keeping with the historic value of the building.

Staff Response: The heterogenous character of the city is built upon the diversity of materials and styles on individual lots, among adjacent lots and along streetscapes. While staff understands that a metal roof is more in-keeping with other buildings of the property, the terneplate 3V crimped roof is a component of the building’s contributing status and while that exact material is not available the closest available option or the 5V crimped roof would be more in-keeping with the current style of the roof and strengthen and maintain the heterogeneous character of the city.

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	Name	Initials
Department Director	Heather Lamboy	HLL
Assistant Department Director	Maggie Moore	MRM
Planning Manager	Gary Moquino	GM
Planner Senior	Lani McCulley	LJM