

# City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor

Isaac J. Pino, City Manager

Councilors:

Larry A. Delgado, Dist. 1  
Debbie Jaramillo, Dist. 1  
Steven G. Farber, Dist. 2  
Ouida MacGregor, Dist. 2

Councilors:

Frank Montañó, Dist. 3  
Art Sanchez, Dist. 3  
Peso Chavez, Dist. 4  
Phil Griego, Mayor Pro Tem  
Dist. 4

Case #H 92-172 Meeting Date January 11, 1993  
Project Address 665 W. San Francisco District Westside-Guadalupe  
Agent Thomas Lechner Address 435 S. Guadalupe Phone 986-1583  
Owner Veronica Trujillo Address 665 W. San Francisco Phone 983-8595

**PUBLICLY VISIBLE FACADES:** ( ) NORTH (X) SOUTH ( ) EAST ( ) WEST  
**HISTORICAL SIGNIFICANCE:** NUMBER 137 AREA NO. 7 AGE c.1930s w/additions  
( ) SIGNIFICANT ( ) CONTRIBUTING (X) NON-CONTRIBUTING  
(X) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

**APPROVAL REQUIREMENTS:** ( ) NEW CONSTRUCTION (X) EXTERIOR RENOVATION  
( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE \_\_\_\_\_

**PROPOSAL:** Install pitched roof to front of building; add second story to rear of building. Tabled at 12/14/92 H-Board meeting.

### BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on January 20, 1993, acted on the above referenced case. The decision of the Board was to (X) approve, ( ) conditionally approve, ( ) table, ( ) deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows: \_\_\_\_\_

For further information please call 984-6657.

Sincerely,

  
Mary Grzeskowiak  
Urban Design Review Specialist

**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 DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST. (SFCC 1987, SECTION 7-1.6)

# City of Santa Fe, New Mexico

# memo

DATE: January 11, 1993

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist

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CASE #H- 92-172 ADDRESS 665 W. SAN FRANCISCO

## REFERENCE ATTACHMENTS (Chronologically):

CITY SUBMITTALS	APPLICANT SUBMITTALS
<input type="checkbox"/> Case Synopsis	<input type="checkbox"/> Proposal Letter
<input checked="" type="checkbox"/> District Guidelines	<input checked="" type="checkbox"/> Vicinity Map
<input checked="" type="checkbox"/> State Historical Survey Sheet	<input checked="" type="checkbox"/> Site Plan/Floor Plan
<input checked="" type="checkbox"/> Minutes of <u>12/14/92 HDRB</u>	<input checked="" type="checkbox"/> Photographs
<input checked="" type="checkbox"/> Other <u>ORIG. PROPOSAL, 1ST REVISION</u>	<input checked="" type="checkbox"/> Elevations
	<input type="checkbox"/> Other _____

## STAFF RECOMMENDATIONS:

The applicant has provided additional revisions to his submission that includes the addition of a pitched-roof second story on the building. The height of the front portion has been revised to measure 20' from grade to ridge and will house attic space and a bathroom facility. The height of the rear portion has been reduced by over a foot and will measure 21'6" from grade to ridge.

The roof has also been revised to include dormers.

Staff recommends the HDRB review these revisions in the context of the concerns raised at previous meetings.

#### 14-74 WESTSIDE-GUADALUPE HISTORIC DISTRICT.

14-74.1 Short Title. This section shall be known as the "Westside-Guadalupe Historic District". (Ord. #1983-48, §1; SFCC 1981, §3-29E-1)

14-74.2 District Established. There is hereby established the Westside-Guadalupe historic district which is shown on the map attached hereto and incorporated herein as fully set out as Exhibit "A" and as shown on the official map located in the city planning division. (Ord. #1983-48, §2; SFCC 1981, §3-29E-2)

Editor's Note: The Westside-Guadalupe historic district map (Exhibit "A") may be found following Chapter XIV SFCC 1987. (See Plate 15)

14-74.3 District Standards. Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

A. Slump block, stucco, brick, or stone, shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;

B. The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation;

C. Roof form, slope, and shape. It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic or mansard roofs are not allowed;

D. The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

- (1) Raising the parapet;
- (2) Setting back from the edge of the roof;
- (3) Framing the collector with wood;
- (4) In the case of pitched roofs, by integrating the collector into the pitch;
- (5) In the case of ground solar collectors by a wall or vegetation;

(6) In the case of wall collectors, by enclosing by end or other walls;

(7) Other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

E. Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems;

F. Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage;

G. Greenhouses. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiber glass or rolled plastic for the external surface of attached or free-standing greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and that greenhouses made from enclosed porches or portales maintain the shape of the porch or portal;

H. Porches and portales are encouraged;

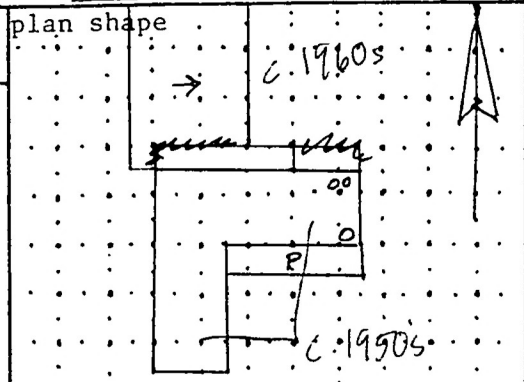
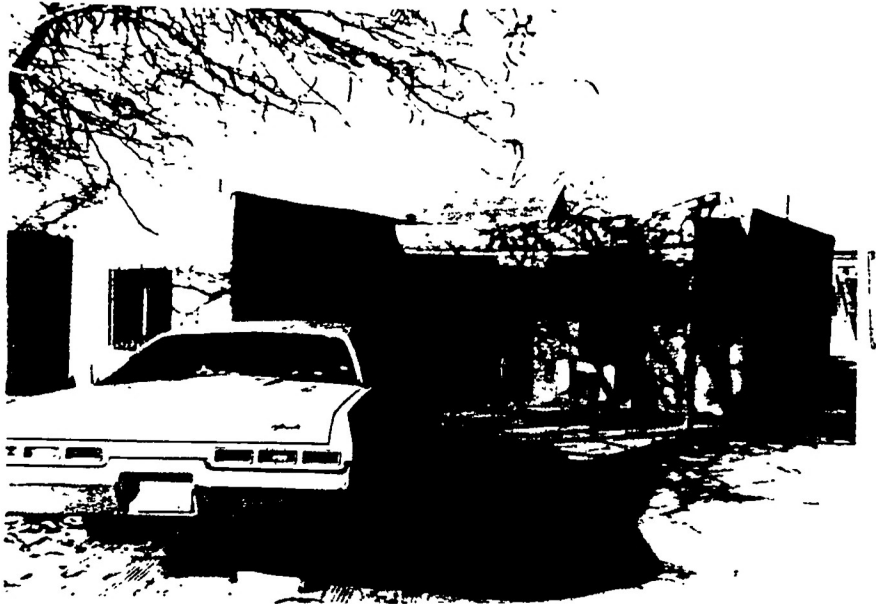
I. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building. (Ord. #1983-48, §3; SFCC 1981, §3-29E-3)

14-74.4 Procedures; Signs. Subsections 14-70.1, 14-70.2, 14-70.4, 14-70.6, 14-70.7, 14-70.8, 14-70.10 through 14-70.70 SFCC 1987 are hereby applied to the Westside-Guadalupe area historic district. (Ord. #1983-48, §4; SFCC 1981, §3-29E-4)

14-74.5 Walls; Fences; Solar Collectors; Administration. Applications for erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the planning division. Approval, disapproval or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals and referrals to the board at its next regular meeting as an informational item. (Ord. #1983-48, §5; SFCC 1981, §3-29E-5)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 6/20/85 by HMW	county SANTA FE	ID no. 051613137
field map SFHD # 7	number 137	UTM reference easting northing zone 12 13	
location description 665 W. SAN FRANCISCO		city/town SANTA FE	
building name		legal description tensp N S range E W sec 1/4 1/4	
film roll by SL no. SFHD 5	negative nos. 6	loc. of neg. HPB	plan shape C. 1960s C. 1990s



date of construction  
1927-33  
~~REMOVED~~ estimate \_\_\_\_\_ actual \_\_\_\_\_  
source  
SF DIR.

use  
present residential  
other \_\_\_\_\_  
historic residential  
other \_\_\_\_\_

condition  
\_\_\_\_ excellent X good  
\_\_\_\_ fair \_\_\_\_\_ deteriorating

degree of remodeling  
\_\_\_\_ minor \_\_\_\_\_ moderate X major  
describe:

surroundings  
RESIDENTIAL

relationship to surroundings  
\_\_\_\_ similar X not similar

district potential  
\_\_\_\_ yes \_\_\_\_\_ no

significance  
\_\_\_\_ eligible \_\_\_\_\_ of \_\_\_\_\_ X none  
if eligible, interest

why? N-C ALTERATIONS

associated buildings? \_\_\_\_\_ yes  
what type?

if inventoried, list ID nos.

see back? \_\_\_\_\_ yes

style  
S.P. REV.

FOUNDATION MATERIAL  
CONC.

wall material/surface  
ADOBES / STUCCO

architectural features  
ORIG L-SHAPED ADOBE HOUSE HAS ALL NEW WINDOWS / DOORS;  
SOLAR PANELS; NEW ADDITION (APTS?) TO REAR W/ PANELS  
ON RE.

comments  
ORIG L-SHAPED FORM DISCERNIBLE, OTHERWISE TOO

EXTENSIVELY REMODELLED FOR INCLUSION

THOMAS E. LECHNER - ARCHITECT

435 S. GUADALUPE #3

SANTA FE, NEW MEXICO 87501

505-986-1583

DECEMBER 10, 1992

MARY GRZESKOWIAK  
URBAN DESIGN REVIEW SPECIALIST  
CITY OF SANTA FE, NEW MEXICO

RE: 665 W. SAN FRANCISCO


DEAR MARY

ATTACHED PLEASE FIND ONE 1/4" SCALE PRINT AND  
SEVENTEEN 8 1/2" x 11" COPIES.

IF THE SECOND FLOOR SCHEME IS REJECTED

I AM PROPOSING THE APPROVAL OF ROOFING THE  
FRONT PORTION OF THE BUILDING AT THIS TIME.

IF YOU HAVE ANY QUESTIONS PLEASE GIVE ME A CALL

SINCERELY  
  
Tom Lechner

THOMAS E. LECHNER - ARCHITECT

435 S. GUADALUPE #3

SANTA FE, NEW MEXICO 87501

505-986-1583

November 23, 1992

Historic Design Review Board  
City of Santa Fe  
P. O. Box 909  
Santa Fe, New Mexico 87504-0909

Re: A residence roof and second floor addition at 665 W. San Francisco

Dear Members of the Board,

Attached with this letter please find changes to the above referenced project.

The zoning department brought to my attention that the West Deck was in violation to the zoning setback requirement of 10 ft. from the property line for second story use. Therefore please note on the revised drawings that the west deck has been deleted.

Sincerely



Thomas E. Lechner - Architect  
Agent for the owner



SOUTH ELEVATION



VIEW FROM SOUTH EAST



SOUTH ELEVATION



VIEW FROM SOUTH WEST



EAST ELEVATION



EAST ELEVATION



NORTH ELEVATION



VIEW TO SOUTH EAST



VIEW TO SOUTH



VIEW TO EAST



VIEW TO WEST



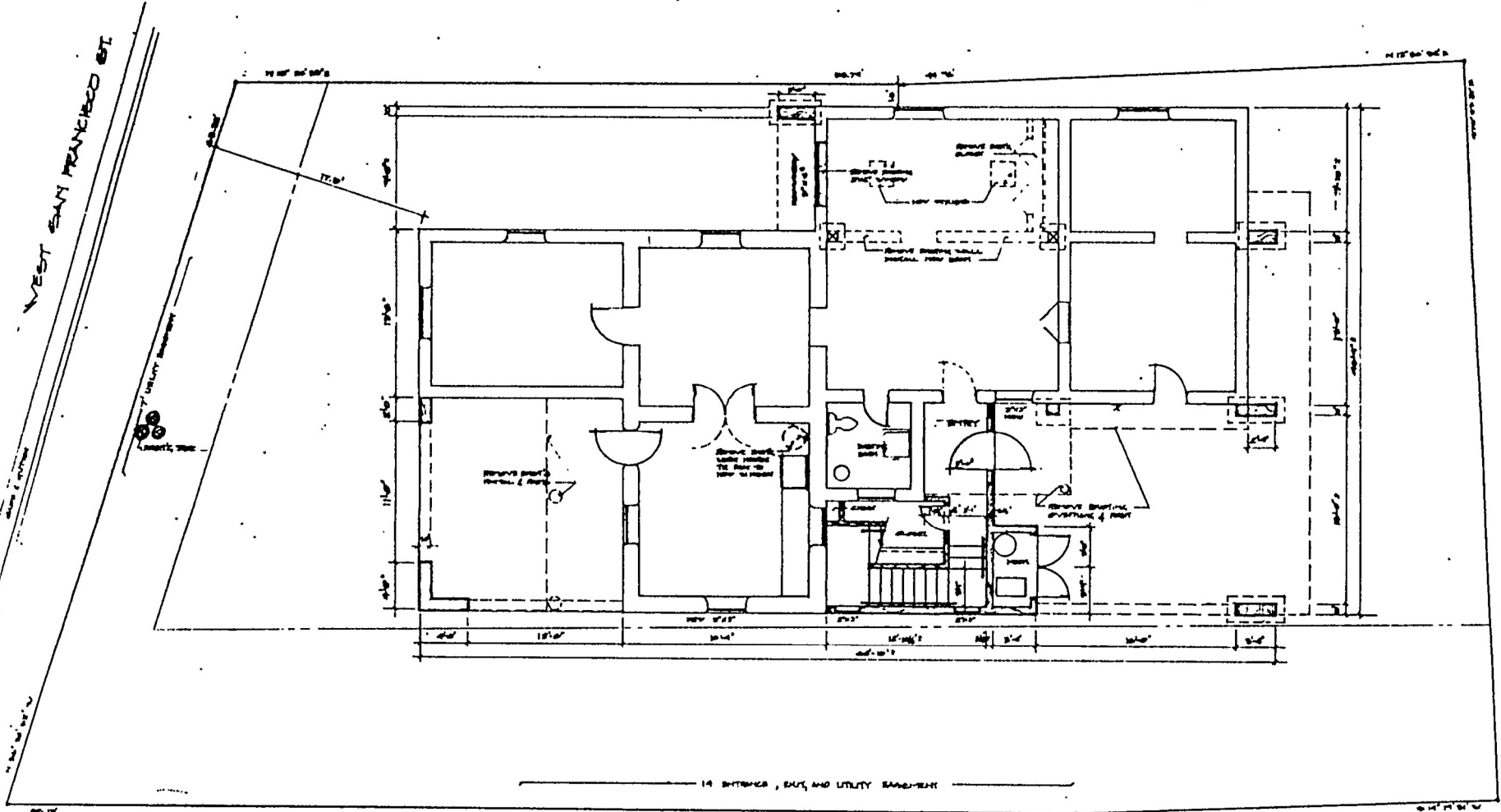
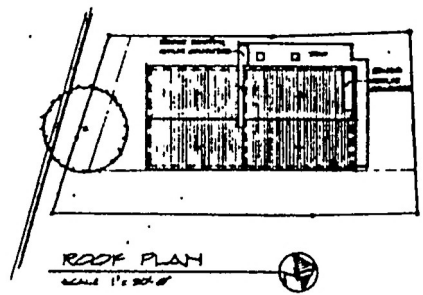
SAN FRANCISCO TO EAST



SAN FRANCISCO TO EAST



SAN FRANCISCO TO WEST



SITE PLAN, FIRST FLOOR PLAN & DEMOLITION PLAN  
SCALE 1/8" = 1'-0"

LEGEND  
EXISTING  
NEW

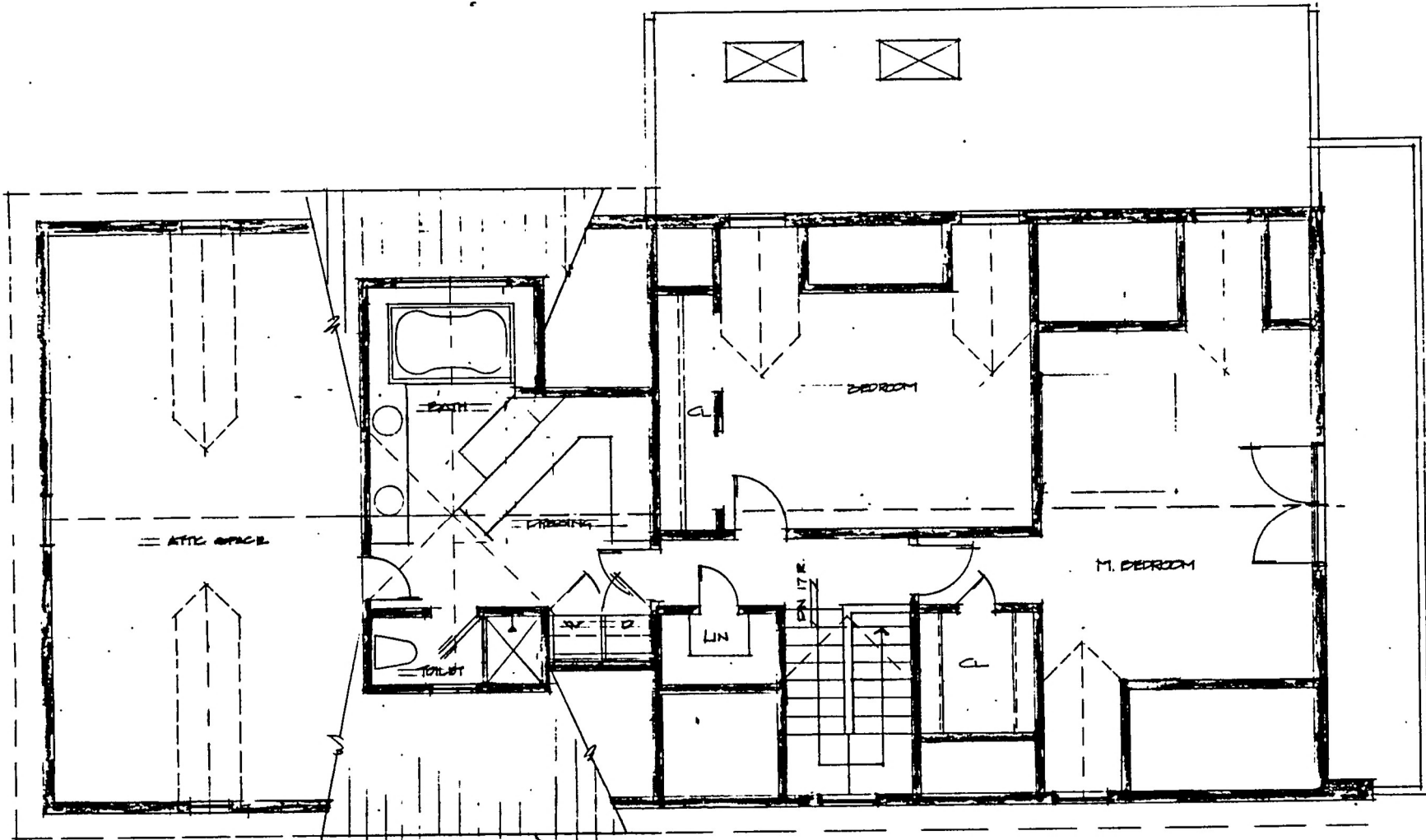
THOMAS E. LECHNER ARCHITECT

SECOND ADDITION  
TRUJILLO RESIDENCE  
665 W. SAN FRANCISCO

7/24/74

FOR THE  
SITE PLAN  
LOT NUMBER 2

A1

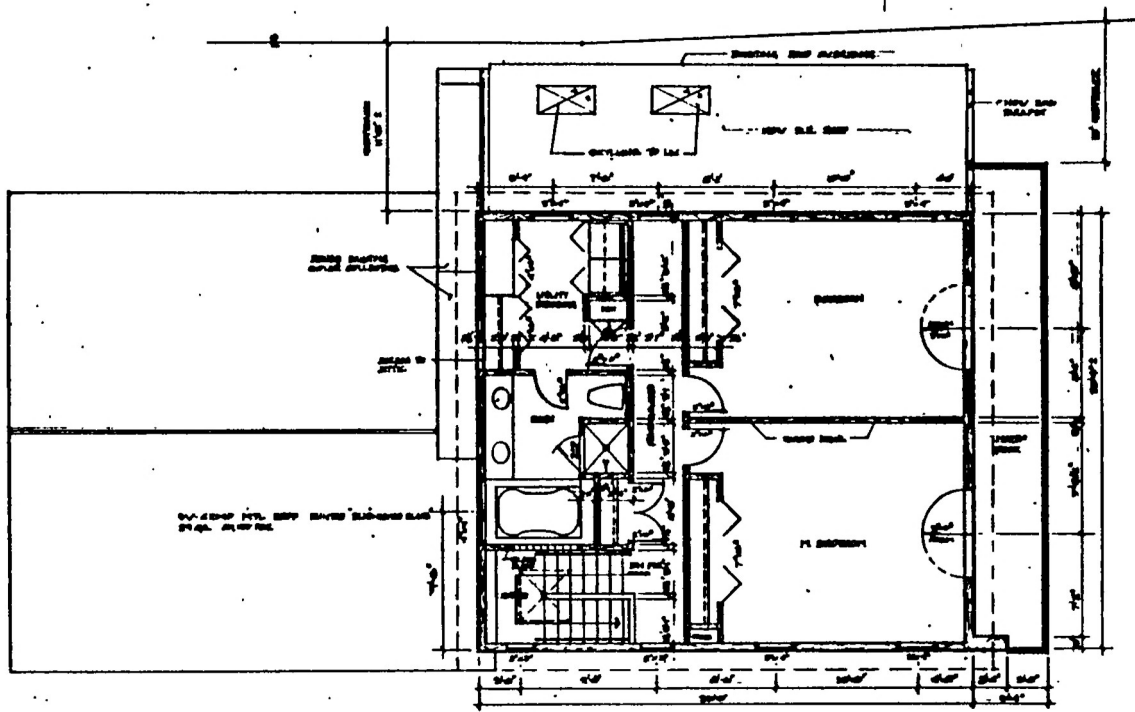


SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

901 SQ FT HEATED





SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"

FINISH AREA	151	68	FT
FLOOR AREA	152	68	FT
TOTAL	153	68	FT

NO.	ROOM	FINISH	QTY	UNIT
1	Living Room	Wallpaper	150	SQ YD
2	Living Room	Floor	150	SQ YD
3	Living Room	Ceiling	150	SQ YD
4	Living Room	Trim	150	LINEAL FT
5	Living Room	Paint	150	SQ YD
6	Living Room	Plaster	150	SQ YD
7	Living Room	Insulation	150	SQ YD
8	Living Room	Roofing	150	SQ YD
9	Living Room	Windows	150	SQ YD
10	Living Room	Doors	150	SQ YD
11	Living Room	Stairs	150	SQ YD
12	Living Room	Bathrooms	150	SQ YD
13	Living Room	Kitchens	150	SQ YD
14	Living Room	Hallways	150	SQ YD
15	Living Room	Bedrooms	150	SQ YD
16	Living Room	Basement	150	SQ YD
17	Living Room	Attic	150	SQ YD
18	Living Room	Garage	150	SQ YD
19	Living Room	Driveway	150	SQ YD
20	Living Room	Landscaping	150	SQ YD

THOMAS E. LECHNER - ARCHITECT  
 1000 CALIFORNIA STREET  
 SAN FRANCISCO, CALIF. 94109

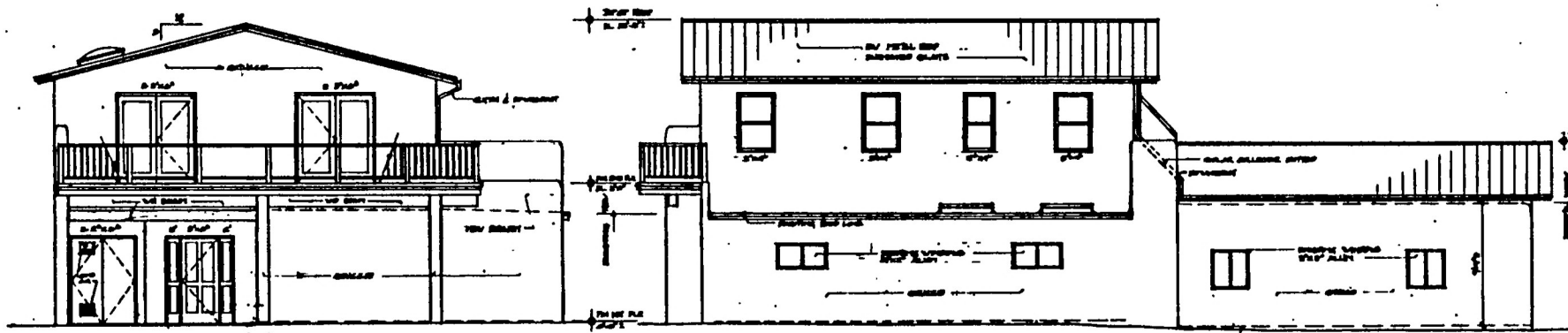
SECOND STORY ADDITION  
 TRUJILLO RESIDENCE  
 225 VESPA FRANCHISE  
 SANTA FE, NEW MEXICO

NOV 11, 1972

PROJECT TITLE  
 2ND FLOOR PLAN

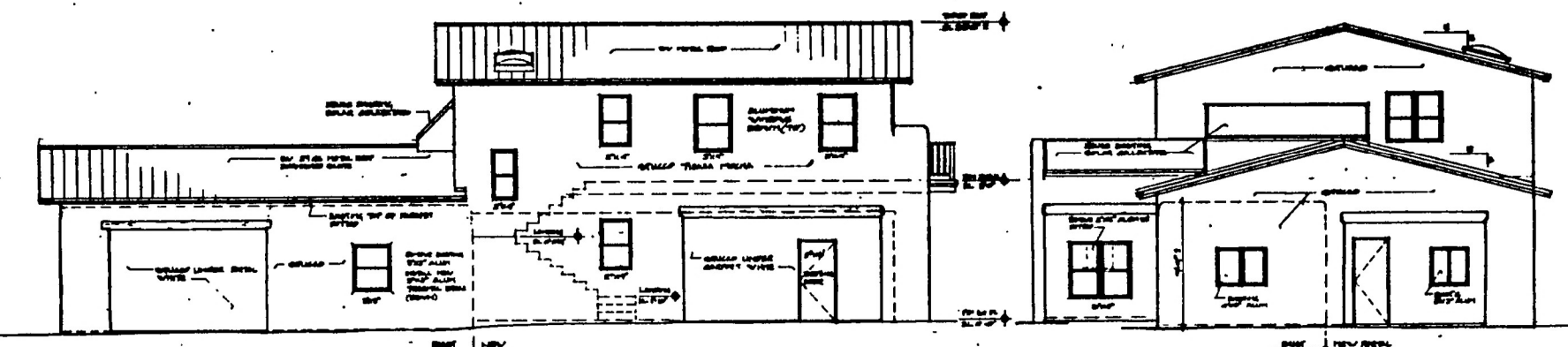
A2

original proposal



NORTH ELEVATION  
SCALE 1/8" = 1'-0"

WEST ELEVATION  
SCALE 1/8" = 1'-0"



EAST ELEVATION  
SCALE 1/8" = 1'-0"

SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

THOMAS E. LECHNER ARCHITECTS  
 1475 CALIFORNIA ST. SANTA FE, NEW MEXICO 87505  
 (505) 825-1111 FAX (505) 825-1112

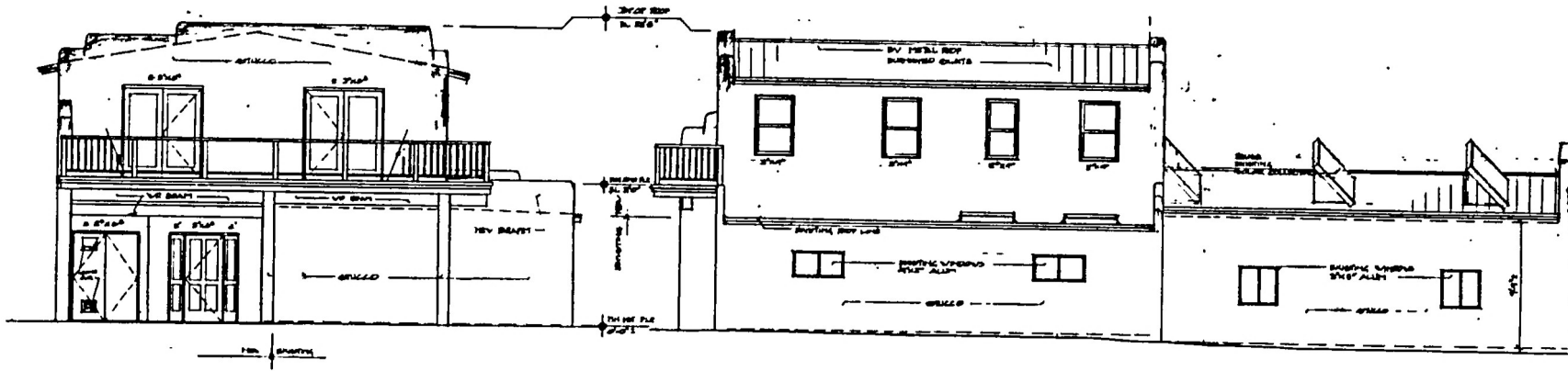
SECOND STORY ADDITION  
 TRUJILLO RESIDENCE  
 680 V SAN FRANCISCO  
 SANTA FE, NEW MEXICO

NOV 11, 1978

SHEET TITLE  
 EXTERIOR ELEVATIONS

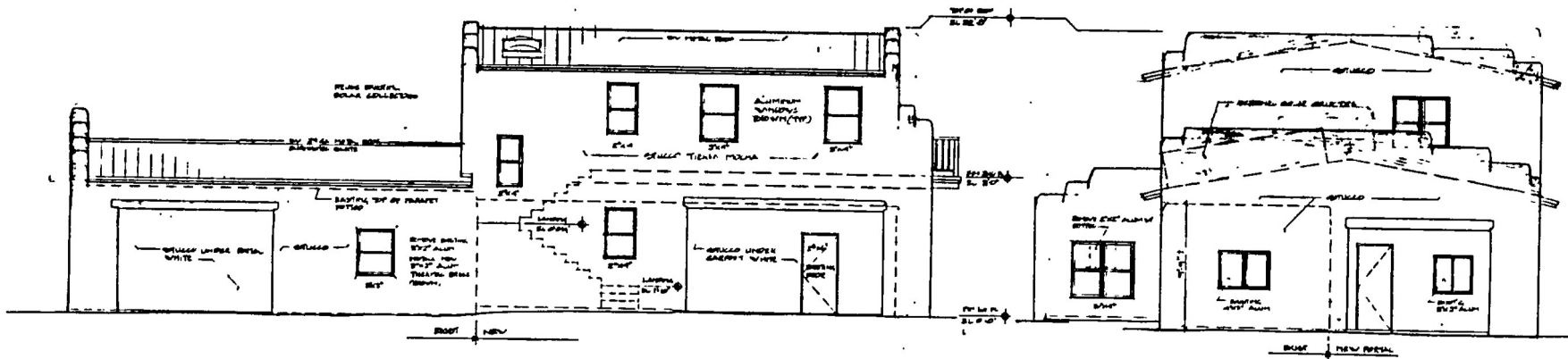
A3

revised (1st revision)



NORTH ELEVATION  
SCALE 1/4" = 1'-0"

WEST ELEVATION  
SCALE 1/4" = 1'-0"



EAST ELEVATION  
SCALE 1/4" = 1'-0"

SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

THOMAS E. LECHNER ARCHITECTS

100 CALIFORNIA STREET, SUITE 200  
SAN FRANCISCO, CA 94102  
TEL: 415.774.1111 FAX: 415.774.1112

SECOND STORY ADDITION  
TRUJILLO RESIDENCE  
665 VEST FRANKISCO  
SANTA FE, NEW MEXICO

NOV 11, 1992

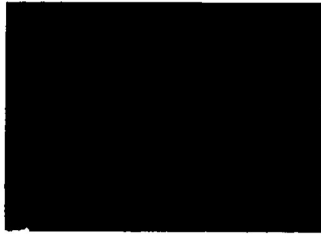
SHEET TITLE  
EXTERIOR ELEVATIONS

A3

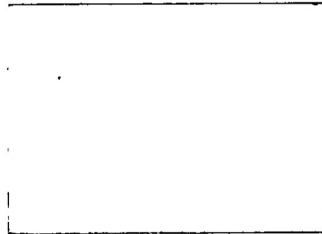


# Building Products Colors

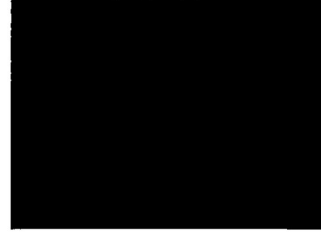
TRUJILLO RESIDENCE



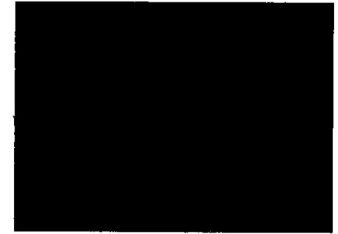
BLACK



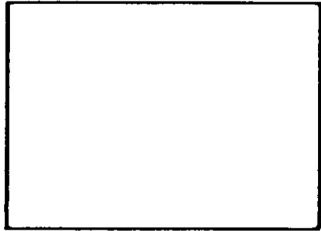
WHITE



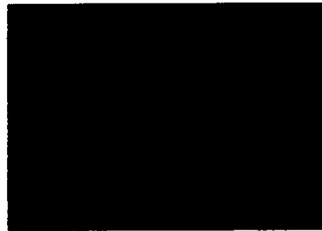
RED



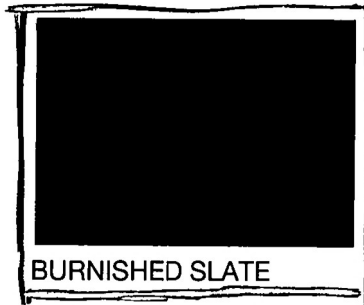
TERRA-COTTA



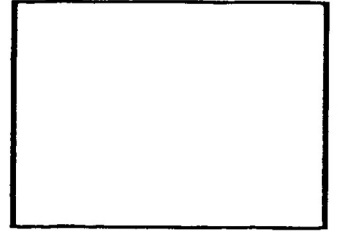
LIGHT STONE



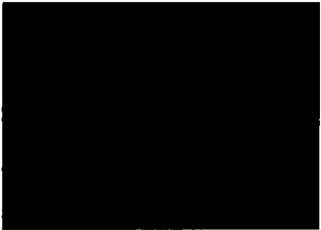
BROWN



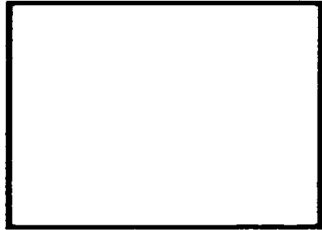
BURNISHED SLATE



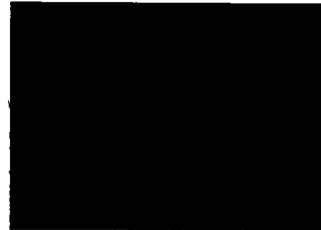
ASH GRAY



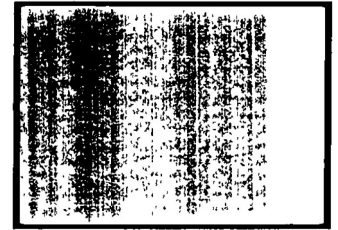
CHARCOAL



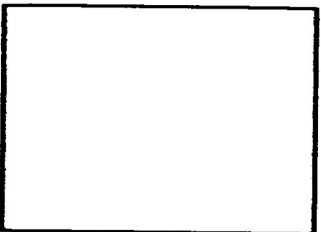
MOCHA TAN



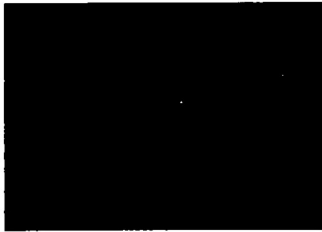
FOREST GREEN



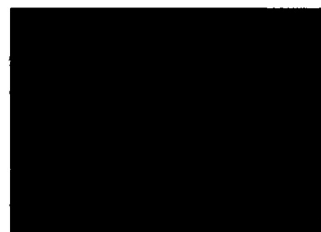
PATINA GREEN



GOLDENROD



OCEAN BLUE



HAWAIIAN BLUE

All colors are a siliconized polyester finish. Trim is available in all colors.

## COLOR AVAILABILITY BY PRODUCT GROUP

**29 Ga. BI-Rib, Pro-Panel II, Classic Rib**

BLACK  
RED  
BROWN  
ASH GRAY  
MOCHA TAN  
GOLDENROD

WHITE  
LIGHT STONE  
BURNISHED SLATE  
CHARCOAL  
FOREST GREEN  
OCEAN BLUE

**26 Ga. Span-Line 36, V-Line 32; \*29 Ga. Super-Panel**

\* WHITE  
TERRA-COTTA  
LIGHT STONE  
BURNISHED SLATE  
CHARCOAL  
MOCHA TAN

PATINA GREEN  
GOLDENROD  
HAWAIIAN BLUE

**24 Ga. Seam-Loc 24**

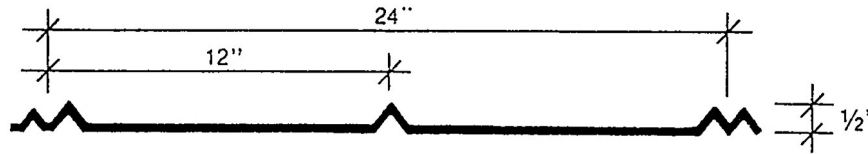
WHITE  
BURNISHED SLATE

All colors carry a 20 year limited paint warranty.

**AGRI-LINE**

**PRODUCT INFORMATION**

**5V — CRIMP**



TECHNICAL PANELS

SECTION PROPERTIES										
PROD. NAME	NOM. THICK IN.	WT. PSF	F <sub>y</sub> (KSI)	NET GIRTH IN.	PANEL TOP IN COMPR.			PANEL BOTTOM IN COMPR.		
					I <sub>x</sub> in <sup>4</sup> /ft	S <sub>x</sub> in <sup>3</sup> /ft	F <sub>b</sub> ksi	I <sub>x</sub> in <sup>4</sup> /ft	S <sub>x</sub> in <sup>3</sup> /ft	F <sub>b</sub> ksi
5V — CRIMP	.012	0.57	80	24	0.0020	0.0044	36.0	0.0011	0.0051	23.0
	.014	0.67	80	24	0.0024	0.0051	36.0	0.0014	0.0066	21.2
	.016	0.76	80	24	0.0027	0.0058	36.0	0.0017	0.0082	19.8
	.020	0.95	80	24	0.0034	0.0073	36.0	0.0023	0.0120	17.3

ALLOWABLE UNIFORM LOADS IN POUNDS PER SQUARE FOOT																					
NOM. THK. IN.	LIVE LOAD (STRESS)							LIVE LOAD DEFL. (L/180)							WIND SUCTION (UPLIFT)						
	2'	2.5'	3'	3.5'	4'	4.5'	5'	2'	2.5'	3'	3.5'	4'	4.5'	5'	2'	2.5'	3'	3.5'	4'	4.5'	5'
.012	43	27	19	14	11	8	7	42	21	12	8	5	4	3	42	27	19	14	11	8	7
.014	50	32	22	16	12	10	8	50	26	15	9	6	4	3	50	32	22	16	13	10	8
.016	56	36	25	18	14	11	9	56	29	17	11	7	5	4	58	37	26	19	15	12	9
.020	71	45	32	23	18	14	11	71	37	21	13	9	6	5	75	48	33	24	19	15	12

.016 NOM. THK. Allow. Int. Bearing @ 3" = 0.462 K/FT Allow. End Bearing @ 2" = 0.144 K/FT.  
 .020 NOM. THK. Allow. Int. Bearing @ 3" = 0.682 K/FT Allow. End Bearing @ 2" = 0.244 K/FT.

**NOTES:**

1. Section Properties and Allowable Stresses are calculated in accordance with the 1980 AISI Specification for Light Gauge Structural Members.
2. Steel minimum yield strength is 80 KSI conforming to ASTM A446-76 or A611-72, Grade E.
3. Values shown as allowable loads are based on panel covering 3 equal continuous spans. Multiply by 0.8 for simple or 2 span allowable loads.
4. Allowable loads for wind have been increased by 33%. Panel weight has not been deducted. Minimum bearing length must be checked.
5. For agricultural structures, the UBC and SBCCI building codes require a minimum of 10 PSF roof live loads.
6. Wind loads should be based on velocities of 50 year mean recurrence interval or 10 PSF-whichever is greater.
7. Multiply live load values by 1.33 for allowable wind loads.



# NOTE: Special Installation Instructions

## Roofing and Siding

Both roofing and siding should be started vertically at the end of the building, opposite from the direction of the prevailing wind. Girt spacing should be no more than 36" for normal sidewall application. It is recommended that purlin spacing be no more than 24" for normal application with a slope of at least 2½" per foot of run. The recommended slope is 4" per foot of run for large buildings. See table for end lapping data.

### End Lapping Data

Pitch—Rise per foot of run	Lap Length	Maximum Run Length
2" -2½"	12" Lap	15'
2½" -4"	9" Lap	33'
4" -6"	6" Lap	55'

No end lap should be less than 6" .

For complete weather proofing, caulk all side and endlaps, regardless of the pitch. The maximum recommended run is 55'. Sidelaps should be caulked at the top of the rib, while endlaps should be caulked at the end of both the top and bottom sheet.

## How to Nail

For best results use 1¾" galvanized steel ring or screw shank nails with neoprene washers. Select nail lengths for roofing and siding that do not go completely through purlins and girts. Do not overdrive so as to dimple or distort.

Estimating Nails—As an average, estimate 1 pound of nails per square of roofing and siding.

## How to Apply with Drill Screws

Generally, 1" screw fasteners are placed in the flat area of the sheet at 9" on center. Do not overdrive so as to dimple or distort. 1½" woodgrips are used for the lapping rib. If purlins are placed over 24" apart, stitching screws are recommended on the lapping rib in between the purlins.

Estimating Screw Fasteners—As an average, estimate 70 screw fasteners per square of roofing and siding.

## Cutting

Because the bottom side is flatter, it is recommended that roofing and siding be cut from the bottom. A power saw, nibbler, snips, or profile shears may be used.

## Storage Instructions

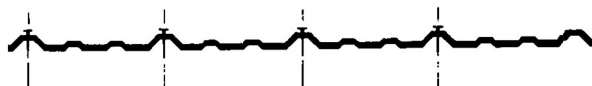
If metal roofing or siding is not going to be used immediately, it should be stored in a dry area. It should be unbundled and stood on end against an interior wall.

If materials must be stored outside, protect with canvas or waterproof paper. If plastic is used, *do not* cover air tight.

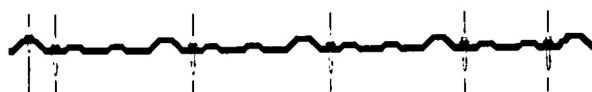
## Application Precautions:

Avoid installing directly over green or damp lumber, porous insulation, or other damaging materials. The use of a moisture barrier is recommended in such situations. Strong chemicals, such as fertilizer, manure, some soils and lime may **cause** damage. Storage or application near such materials should be avoided.

Pro-Panel® II Nailing Recommendations



Pro-Panel® II Screw Fastener Recommendations



Chair Woods, also a member of the subcommittee, stated that she had been very surprised at the lack of land available for expansion on this property. She noted that, if the addition was placed on the back of the studio, it would "look huge" from Alameda, and she suggested that this was probably the best location.

Present and sworn was the applicant, Mr. John Midyette, who presented the revised plans and informed the Board that he had brought the portal 6' forward, eliminated the roof overhang and eliminated the grills on the windows. He said that other revisions include deletion of a portion of the glass facing Alameda and addition of a portal and buttresses. He noted that he cannot add to the west, because he could not accommodate parking.

Ms. Rios asked if the proposal would be higher than the neighbor to the west. Mr. Midyette noted that this was his mother's property and said that the proposal would be lower than the buildings across the street. Ms. Rios asked what the interior ceiling heights were and Mr. Midyette stated that these were 8'. Ms. Rios asked what the square footage was of the second story addition and Mr. Midyette stated that it was 1200 sq. ft. Ms. Rios then asked if there have been any comments from the neighbors and Mr. Midyette responded that the neighbors "do not have a problem".

There were no speakers from the floor on this request.

Mr. Drew moved approval of **Case #H-92-168**, as resubmitted, with the condition that:

- 1) an 18" stepdown be placed on the eastern end of the three-car portal.

The motion was seconded by Mr. Bennett and passed by unanimous voice vote.

**Case #H-92-169.** 126 Kearney Avenue. Core Historic District. Jay Bush and Peggy Rudberg propose two-story, single-family residence. Tabled at 11/23/92 H-Board meeting.

This request remains on the table.

**Case #H-92-172.** 655 W. San Francisco. Westside-Guadalupe Historic District. Thomas Lechner, agent for Veronica Trujillo, proposes to install pitched roof to front of building; add second story to rear of building. Tabled at 11/23/92 H-Board meeting.

Mr. Cohen moved to take this case off the table. The motion was seconded by Mr. Drew and passed by unanimous voice vote.

Ms. Grzeskowiak presented the staff report (see attached as Exhibit "E").

Ms. Rios reported that the subcommittee had met and she believed that the applicant could increase the square footage of the structure with a one-story addition, but the applicant prefers a second story. She added that the architect had also stated that it would be more expensive to build the addition without the second story.

Chair Woods informed the Board that she had spoken with Board member Martinez, who felt strongly opposed to the second story proposal and thought there was room to add to the house without the second story.

Present for the applicant and sworn was Mr. Thomas Lechner, who presented elevations for the Board's perusal and stated that expansion on the lower floor would cost an additional \$45,000, because there would have to be modifications made to electrical, plumbing, mechanical and doors and windows. He added that there would only be space for parking left.

Chair Woods inquired if the second story is to be set on the existing adobe and Mr. Lechner responded in the negative, stating that the second story would be placed on spot footings and columns.

Also present and sworn was the applicant, Ms. Veronica Trujillo, who stated that she wants to go up because she does not want to use the yard, which is small and the only parking place.

The Chair asked why Ms. Trujillo wanted a pitched roof and Ms. Trujillo responded that she has had a lot of problems with leaks.

Ms. Rios commented that, while she did not want to displace a Santa Fe native, she thought there was a solution to the problem without going up. She stated, in regard to the figure of an additional \$45,000 cost, that she was not sure this was the case.

Mr. Romero inquired if any thought had been given to keeping the addition in the same style. Mr. Lechner stated that there would be screening of solar and skylights.

Ms. Rios remarked that, while she was sympathetic to the applicant, she did not think the proposal has been thoroughly studied. Mr. Cohen expressed agreement, noting that a wonderful old house could be ruined.

Mr. Bennett commented that he would agree with other Board members and said that he would like to see a style which blends in with the existing neighborhood.

Ms. Rios suggested that it might be helpful to the applicant to appoint another subcommittee of the Board, which would include members that are an architect and builder. She asked the applicant if she had any time constraints. Ms. Trujillo stated that she was not planning to begin until April and the biggest immediate problem was the front porch and roof.

There were no speakers from the floor on this request.

Mr. Romero moved to table Case #H-92-172, for appointment of a subcommittee. The motion was seconded by Mr. Cohen and passed by unanimous voice vote.

Chair Woods appointed Mr. Romero and Mr. Drew to work in subcommittee with the applicant.

**Case #H 92-171. 110 N. Guadalupe. Core Historic District. Thomas Lechner, agent for Campbell, Carr, Berge & Sheridan, proposes to remove existing portal and replace with larger portal**

Ms. Grzeskowiak presented staff's report (attached as Exhibit "R").

Ms. Grzeskowiak called the board's attention to a revision submitted by the applicant in which the directory wall sign located on the Guadalupe Street side of the building was reduced to 20 square feet to meet code requirements. As a result of this revision, she continued, staff had no concerns with this overall proposal. [Exhibit "S," attached.]

Thomas Lechner, agent for the applicant, came before the board and was duly sworn. He presented renderings of the proposal for the board's perusal.

There were no persons wishing to address the board from the floor.

Mr. Drew moved for approval of Case #H 92-171, as submitted. The motion was seconded by Ms. Rios and carried unanimously.



**Case #H 92-172. 665 W. San Francisco. Westside-Guadalupe Historic District. Thomas Lechner, agent for Veronica Trujillo, proposes to install pitched roof to front of building; add second story to rear of building**

Ms. Grzeskowiak presented staff's report (attached as Exhibit "T").

Ms. Grzeskowiak distributed copies of a letter from the applicant's agent deleting the west deck as a result of a violation of the ten-foot side yard setback requirement from the property line for second stories. [Exhibit "U," attached.]

Before the board was Thomas Lechner, previously sworn, who presented drawings and elevations of the proposal.

Mr. Lechner noted that this property has been in the Trujillo family since the 1930s and is co-owned by Veronica Trujillo and her sister Dalia. He said they want a more permanent roof over the house as a result of continued maintenance problems with the existing one.

Mr. Lechner stated that to renovate the existing structure would be cost prohibitive—that it would be easier to have a second story as a solution to not only the roof maintenance problems, but to give the owners additional needed space.

In response to questioning from Mr. Martinez, Mr. Lechner stated that the lot is 6,000 square feet and the existing coverage is about 1,500 square feet. He said the new second story addition would add another 1,061 square feet.

Mr. Martinez asked Mr. Lechner why he couldn't expand the first floor rather than adding a second floor given the size of this lot. Mr. Lechner explained that this would be impossible because the 6,000 square feet includes an ingress/egress easement to a rear property measuring 14 feet by 118 feet, and there is also space needed for parking.

Mr. Lechner clarified for the chair that the long, narrow rectangle on the south elevation was one of two solar collectors in the design.

Chairman Woods asked Ms. Grzeskowiak to address the screening of solar collectors in this district. Ms. Grzeskowiak, reading from Section 14-74.3(b), noted: "The use of solar and other energy-collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing walls for trombe walls or other solar collectors, direct gain, or other energy-collecting purposes is allowed. When in view from any public street, way or other public place, solar equipment shall be screened as follows: 1) raising the parapet; 2) setting back from the edge of the roof; 3) framing the collector with wood; 4) in the case of pitched roof, by integrating the collector into the pitch; 5) in the case of ground solar collectors, by a wall of vegetation; 6) in the case of wall collectors, by enclosing by end or other walls; and 7) other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors."

Mr. Lechner confirmed that the south elevation faced San Francisco Street.

Chairman Woods described the collector for the board, stating that it should be understood what this device looks like.

Mr. Lechner described the second solar collector for the chair, who commented that both would be very much visible on San Francisco Street. Mr. Lechner agreed, but said the problem was that integrating it in with the slope to meet code would face it in the wrong direction. The chair commented that perhaps a parapet and flat roof should be attempted instead. Mr. Lechner replied, "The problem is, because of the maintenance and the longevity and the problem with the owner, it would actually be a hardship." The chair asked Mr. Lechner if he was saying that this was a hardship situation and Mr. Lechner responded, "For the collectors, yes."

Chairman Woods told Mr. Lechner that she was having a difficult time with all aspects of this proposal, including the pitched roof.

Mr. Martinez stated that he didn't have a problem with the pitched roof given the number of pitched roofs in the immediate area, but did have a problem with the second story. He said the applicant should come up with a plan to remodel and expand the existing building. Mr. Lechner responded that he didn't believe the applicant could afford to do that.

Mr. Drew said, "Let me see if I understand this. You're going to add a new second story over a run-down first story which is not going to be remodeled?" Mr. Lechner stated, "Not at this point." He explained that he planned to isolate the second-floor structure. Chairman Woods commented, "So it has its own structure, just built on top like a hat?" Mr. Lechner responded that this was essentially correct.

Mr. Cohen stated that he was troubled by this proposal, adding, "That doesn't look like Santa Fe style to me."

Mr. Lechner said he had come up with this design in response to his client's needs. Mr. Drew remarked, "What this looks like is driving from Española out to Chimayó and Santa Cruz, somebody who had exactly what you're describing—a one-story adobe, and somebody said, 'Well, what the hell, let's put a second story and a pitched roof on the thing, and buy some metal windows.'" He said he could understand Mr. Lechner's need to serve his client, but pointed out that the H-Board likewise has a need to serve the

community. Mr. Lechner remarked, "I think what we're finding out is, if we're going to start dictating certain things, we're going to be forcing more people out of this town."

In response to questioning from the chair, Mr. Lechner stated that he now wished to plead hardship "across the board" on his client's behalf.

There were no persons wishing to address the board from the floor.

Ms. Rios expressed concern about the solar collectors and their general appearance.

In response to questioning from Mr. Romero, Mr. Lechner stated that a housing project and a two-story house is directly across the street, and there is another two-story just down the street.

Mr. Lechner clarified that Veronica Trujillo lives in this house with her son. Mr. Cohen commented that "it didn't make sense" to him that they would need a second story based on hardship. Mr. Lechner reiterated his earlier point that it would be cheaper to add a second floor than it would be to remodel the original lower portion of the house.

Mr. Romero moved approval of Case #H 92-172 based on need, hardship, the area the house is in, and its proximity to other pitched roofs and two-story buildings. The motion was seconded for discussion by Mr. Martinez.

Mr. Martinez remarked to Mr. Lechner that he tended to agree with Mr. Cohen that no case for hardship had been presented that would justify a second story. He said it would make more sense to remodel the existing structure and expand it if possible to accommodate the need for additional space. Mr. Lechner argued that he would have to raise the roof, "and all of a sudden my costs are going up."

Chairman Woods asked Mr. Romero if his motion was meant to allow the solar collectors to be installed as proposed. Mr. Romero remarked that the collectors as planned would face the south and would require a certain amount of area—otherwise, they would serve no purpose. He added that he hadn't really "connected" with the discussion about the collectors.

The motion failed to pass on a 5-1 voice vote, with Mr. Romero casting the sole vote in favor.

Mr. Martinez moved to table Case # H 92-172 and that the chair appoint a subcommittee to work with Mr. Lechner to try to work something out. The motion was seconded by Mr. Drew and passed unanimously.

The chair appointed Mr. Martinez and Ms. Rios to the subcommittee.

**Case #H 92-173. 528 E. Alameda (south of river). Core Historic District. Martin Kuziel, agent for Harold & Maureen Zarembor, proposes two one-story additions on south (rear) and west (side) elevations**

Ms. Grzeskowiak presented staff's report (attached as Exhibit "V").

Present and sworn was Martin Kuziel, agent for the applicants, who presented and detailed the plans to the board. He said the Zarembors are moving to Santa Fe from New

# City of Santa Fe, New Mexico

# memo

DATE: November 23, 1992  
TO: Historic Design Review Board Members  
FROM: Mary Grzeskowiak, Urban Design Review Specialist  
RE: CASE #H- 92-172 ADDRESS 665 W. San Francisco

## REFERENCE ATTACHMENTS (Chronologically):

### **CITY SUBMITTALS**

Case Synopsis  
 District Guidelines  
 State Historical Survey Sheet  
 Minutes of \_\_\_\_\_  
 Other \_\_\_\_\_

### **APPLICANT SUBMITTALS**

Proposal Letter  
 Vicinity Map  
 Site Plan/Floor Plan  
 Photographs  
 Elevations  
 Other roof product  
literature

## **STAFF RECOMMENDATIONS:**

*The application illustrates a major rehabilitation proposal to the subject property whose historical architectural integrity has been negatively impacted by previous renovation work.*

*To address weatherization concerns, the front portion of this residence will receive a pitched metal roof (3:12, "burnished slate", color chip provided). The "el" on the south elevation (where portal currently is) will be infilled and a new portal created under the sloped roof.*

*In addition, at the rear of the existing building, a second story is proposed to be placed over the existing one story addition. It too will be topped with a 3:12 pitched metal roof of the same color.*

*Existing solar collector panels will be retained and continue to function.*

*Stucco will be tierra mocha. Windows will be brown aluminum.*

*Staff recommends the HDRB review this submission for its appropriateness within the Westside Guadalupe Historic District.*



# City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

984-6657

WESTSIDE-GUADALUPE HISTORIC DISTRICT  
CASE SYNOPSIS

DISTRICT DESIGN STANDARDS  
SECTION 3-29E-3, SFCC 1981

CASE NO. 92-172 PROJECT ADDRESS 665 W. San Francisco

PUBLICLY VISIBLE: N ( ) S () E () W ( ) \_\_\_\_\_

1. MATERIALS: Applicable ( ) Not Applicable ( )

a. Exterior Wall Materials stucco

b. Accent Materials alum wind / metal roof

Complies ( ) Does Not Comply ( )

Staff Comments: \_\_\_\_\_

2. COLORS: Applicable () Not Applicable ( )

a. Exterior tierra mocha

b. Accents brown

Complies () Does Not Comply ( )

Staff Comments: \_\_\_\_\_

3. ROOFS: Applicable ( ) Not Applicable ( )

a. Building Geometry wall dom.

b. Roof Type & Slope pitch 3:12

c. Wall Height up to 19'

d. Roof Height Above Wall 4.5'

e. Other Sloped Roof in Streetscape see photos.

Complies () Does Not Comply ( )

Staff Comments: \_\_\_\_\_

4. SOLAR FEATURES:            Applicable ( )    Not Applicable ( )

a. Energy Strategies   

b. Screening Methods   

Complies ( )    Does Not Comply (    ) ?   Visible.

Staff Comments:   existing solar panels  
  to be retained

5. EQUIPMENT:                Applicable ( )    Not Applicable ( X )

a. Type of Equipment   

b. Screening Materials   

Complies ( )    Does Not Comply ( )

Staff Comments:   

6. WALLS/FENCES:            Applicable ( )    Not Applicable ( X )

a. Materials   

Complies ( )    Does Not Comply ( )

Staff Comments:   

7. GREENHOUSES:            Applicable ( )    Not Applicable ( X )

a. Method of Information   

Complies ( )    Does Not Comply ( )

Staff Comments:   

WESTSIDE-GUADALUPE HISTORIC DISTRICT  
CASE SYNOPSIS

CASE NO.                         PROJECT ADDRESS   

8. PORTALES                    Applicable ( X )    Not Applicable ( )

a. Features   on N elevation

Complies ( )    Does Not Comply ( )

Staff Comments:   

9. PARKING                    Applicable ( )    Not Applicable ( )

a. Location   

Complies ( )    Does Not Comply ( )

Staff Comments:   

\*\*\*\*\*

HISTORIC DESIGN REVIEW BOARD ACTION

Approved ( )    Deny ( )    Table ( )    Conditionally Approved ( )

CONDITIONS

5. WESTSIDE-GUADALUPE HISTORIC DISTRICT

(Section 14-74, SFCC 1987; pgs. 1667 - 1669)

Board reviews publicly visible projects, such as new construction, additions, renovation, remodeling and demolition of roofed structures.

Staff reviews not publicly visible roofed structures, as mentioned above. Staff also reviews signs and miscellaneous structures (including walls/fences, non-roofed structures, repainting and stucco color), that are publicly visible or not.

In order to protect the "Santa Fe vernacular" styles prevalent in this district, wall dominated buildings are required. Folded plate, hyperbolic or mansard roofs are not allowed; flat, gabled, shed, or hipped roofs are allowed when designed as wall dominated. Prohibited exterior wall materials are aluminum, metal and unstuccoed concrete/block; allowed exterior wall materials are stucco, brick or stone. (Wall dominated means that a building's geometry is more defined by walls than by roofs).

14-74 WESTSIDE-GUADALUPE HISTORIC DISTRICT.

14-74.1 Short Title. This section shall be known as the "Westside-Guadalupe Historic District". (Ord. #1983-48, §1; SFCC 1981, §3-29E-1)

14-74.2 District Established. There is hereby established the Westside-Guadalupe historic district which is shown on the map attached hereto and incorporated herein as fully set out as Exhibit "A" and as shown on the official map located in the city planning division. (Ord. #1983-48, §2; SFCC 1981, §3-29E-2)

Editor's Note: The Westside-Guadalupe historic district map (Exhibit "A") may be found following Chapter XIV SFCC 1987. (See Plate 15)

14-74.3 District Standards. Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

A. Slump block, stucco, brick, or stone, shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;

B. The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation;

C. Roof form, slope, and shape. It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as

"wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plane, hyperbolic or mansard roofs are not allowed:

D. The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

- (1) Raising the parapet;
- (2) Setting back from the edge of the roof;
- (3) Framing the collector with wood;
- (4) In the case of pitched roofs, by integrating the collector into the pitch;
- (5) In the case of ground solar collectors by a wall or vegetation;
- (6) In the case of wall collectors, by enclosing by end or other walls;
- (7) Other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

E. Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems:

F. Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unsuccoed concrete block, unstucoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage:

G. Greenhouses. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiber glass or rolled plastic for the external surface of attached or free-standing greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and that greenhouses made from enclosed porches or portales maintain the shape of the porch or portal:

H. Porches and portales are encouraged:

I. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building. (Ord. #1983-48, §3; SFCC 1981, §3-29E-3)

14-74.4 Procedures; Signs. Subsections 14-70.1, 14-70.2, 14-70.4, 14-70.6, 14-70.7, 14-70.8, 14-70.10 through 14-70.70 SFCC 1987 are hereby applied to the Westside-Guadalupe area historic district. (Ord. #1983-48, §4; SFCC 1981, §3-29E-4)

14-74.5 Walls; Fences; Solar Collectors; Administration. Applications for erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the planning division. Approval, disapproval or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals and referrals to the board at its next regular meeting as an informational item. (Ord. #1983-48, §5; SFCC 1981, §3-29E-5)

# THOMAS E. LECHNER - ARCHITECT

435 S. GUADALUPE #3

SANTA FE, NEW MEXICO 87501

505-986-1583

November 4, 1992

Historic Design Review Board  
City of Santa Fe  
P. O. Box 909  
Santa Fe, New Mexico 87504-0909

Re: A residence roof and second floor addition at 665 W. San Francisco

Dear Members of the Board,

The owners Veronica Trujillo and her Sister Dalia Trujillo Riley are third generation owners of the above referenced project.

The owners grandmother Josephita Trujillo owned the house in the thirties which only consisted of two rooms. This residence was then added to in the forties and fifties by the owners father Max C. Trujillo which reflects how the residence looks today.

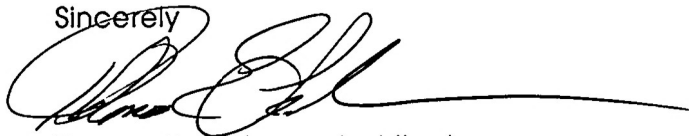
The owners present proposal is to add a low pitched metal roof to the front portion of the house to eliminate a deteriorated roof and construct a roof that will eliminate maintenance in the future. A second story addition is also proposed at the back of the residence. The roof of this addition will also have a low pitched metal roof.

The materials to be used are as follows:

1. Roof: Metal roof 5 V crimp profile in a Burnished Slate Color.
2. Windows: Thermal Break Aluminum single lift finished in a Brown Color.
3. Stucco: Stucco Color shall be Tierra Mocha.
4. Solar Collectors: The existing solar collectors will be reused for heat conservation.

Thank you for your consideration.

Sincerely



Thomas E. Lechner - Architect  
Agent for the owner

# THOMAS E. LECHNER - ARCHITECT

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SANTA FE, NEW MEXICO 87501

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