



**City of Santa Fe**  
Land Use Department  
200 Lincoln Ave.  
Santa Fe, New Mexico 87504-0909

**PROJECT** 2025-010948-HDRB, 800 Gildersleeve St., Don Gaspar Area Historic District, Contributing,  
**DESC:** Jennifer Salimbene, agent for Shane Woods and Gabe Rippel, owners, request approval for the removal of historic material on a primary façade of a contributing structure. Exceptions are requested to 14-5.2(D)(1)(a) removal of historic material and 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored wherever possible.

**CASE NUMBER:** 2025-010948--HDRB

**PROJECT TYPE:** Remodel

**LOCATION:** 800 GILDERSLEEVE ST  
Santa Fe, NM 87505

**CONTACTS:** Applicant

Jennifer Salimbene

PO BOX 29424  
SANTA FE, NM 87507

## **BOARD ACTION**

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Aug 26, 2025. The decision of the Board was to approve the application to replace the four windows on the south façade in-kind with respect to material and style such that the windows are wood, true divided lite, not clad, with the condition that the color be brought to staff for confirmation that it matches the existing color on the other windows on the structure, hemlock green, and that the openings match as well, the size of the windows that were unfortunately removed, and consistent with staff's recommendation approve items 2-6 as submitted, and should clarify for the record that the exception criteria as acknowledged by staff are met with this proposal.

For further information please call 505-955-6605.

Sincerely,

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Paul Duran

**NOTE:** Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**



# City of Santa Fe, New Mexico

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

www.santafenm.gov

*Javier M. Gonzales, Mayor*

## Councilors:

Peter N. Ives, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Signe I. Lindell, Dist. 1

Joseph M. Maestas, Dist. 2

Carmichael A. Dominguez, Dist. 3

Christopher M. Rivera, Dist. 3

Ronald S. Trujillo, Dist. 4

Bill Dimas, Dist. 4

Project description: Andrew Lyons, agent for Roxanne and Brian Morgan, owners, requests primary façade determination for a contributing primary residential structure and historic status review of a non-statused accessory structure.

Case number: H-15-073A

Project Type: HDRB

**PROJECT LOCATION (S): 800 Gildersleeve Street**

## PROJECT NAMES:

OW – Roxanne and Brian Morgan  
Bradenton, FL 34212

15051 Upper Manatee River Road  
941-747-4727

AP – Andrew Lyons  
Santa Fe, NM 87504-8858

P.O. Box 8858  
505-982-0453

## BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on August 25, 2015. The decision of the Board was to maintain the contributing historic status of the residence, designating the east and south facades (elevations 1, 2, 3, and 6) as primary, to assign contributing historic status to the converted garage with the east facade (elevation 1) as primary and to recognize the non-historic windows and doors. For further information please call 955-6605.

Sincerely,

David Rasch  
Supervising Planner, Historic Preservation Division

**NOTE:** Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

9. Case #H 04-154. 800 Gildersleeve. Don Gaspar Area Historic District. David Perrigo, agent for Laura Boyd, proposes to replace non-historic windows in an enclosed porch on a Contributing building.

Mr. Rasch presented the staff report for this case [attached as Exhibit G]. The staff report recommended approval of the proposal as submitted.

Present and sworn was Mr. David Perrigo, who shared some of the background on the building. He said the windows were non-conforming, from the 1970's and were leaking. He said the window installer told the owner she did not need a building permit and took out the windows, demolishing them in the process, and was promptly red-tagged. He said the openings have been sitting open to the weather since Spring.

He explained that her intent now was to modify the windows to fit those openings with an exterior muntin. He explained that the new windows were a little smaller than the old ones.

Ms. Farrar said the Board needed to figure out on the primary elevation how to retain the character of the portal.

Mr. Perrigo said it had been enclosed since the 1970's. He said the work would not make it less contributing.

Ms. Farrar said it would be better to keep the front porch feel of the home. She noted that in this district there was no 30" rule.

Mr. Rasch said he did not know if the steps there were historical or not.

Mr. Bell said keeping the opening large would be best. He suggested that French doors would be a better option. He said divided light windows without changing sizes would also be better.

Mr. Perrigo said the owner bought sliding windows and all were vinyl. He said they would be going from dark brown to tan with them.

Mr. Rios said she would go with the vinyl, saying it should not be made to look like a room. Mr. Bell said "Vinyl??"

Ms. Rios said the sliding door side should match the other side. Mr. Bell said he was not in favor of aluminum or viny.

Present and sworn was Ms. Jackie Alarid, 18½ Acequia Madre, who asked the

Board if they took the owner's finances into account. Ms. Farrar said they did.

There were no further speakers from the public regarding this case.

**Ms. Farrar moved for approval of Case #H 04-154 to maintain the 1970's openings on the porch using the windows which the applicant now owns. Ms. Rios seconded the motion and it passed by majority voice vote with all voting in favor except Mr. Bell who voted against.**

**10. Case #H 04-155.** 1510 Cerro Gordo. Downtown & Eastside Historic District. Susan Rundstrom, agent/ owner, proposes to repair an existing exposed adobe streetscape wall and apply cementitious stucco at a Contributing property.

Mr. Rasch presented the staff report for this case [attached as Exhibit H]. The staff report recommended approval of this project with the condition that discussion occur regarding the issues concerning the 25' run - 8" vertical change and 50' run - 1' horizontal change guidelines.

Present and sworn was Mr. Richard Connerty, 228 County Road 88, La Puebla, who said his client wanted to do what is necessary to bring the wall into compliance. He pointed out that the wall was built of unstabilized adobe in 1978 and has had a lot of deterioration. He added that the lot is lower than the street. He said the wall was needed for security.

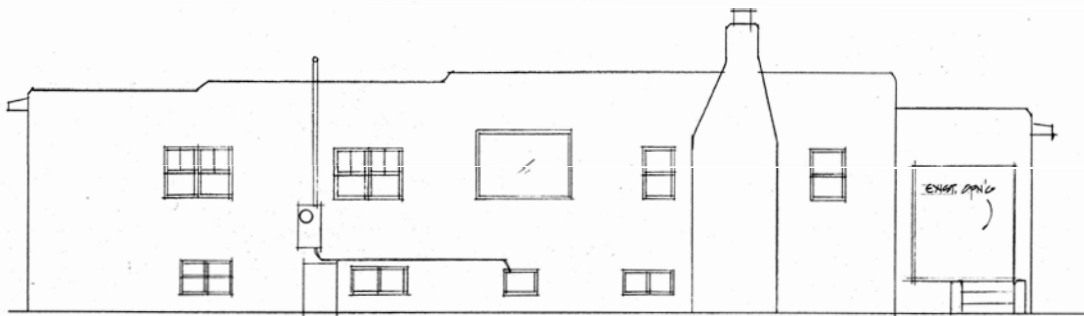
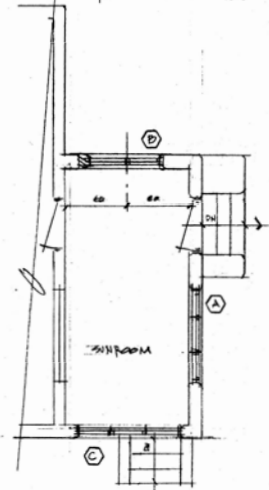
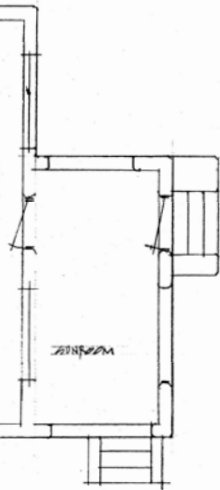
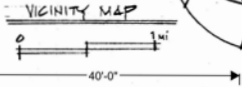
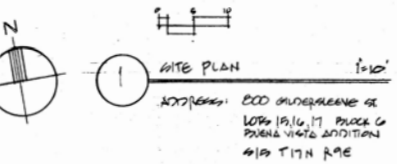
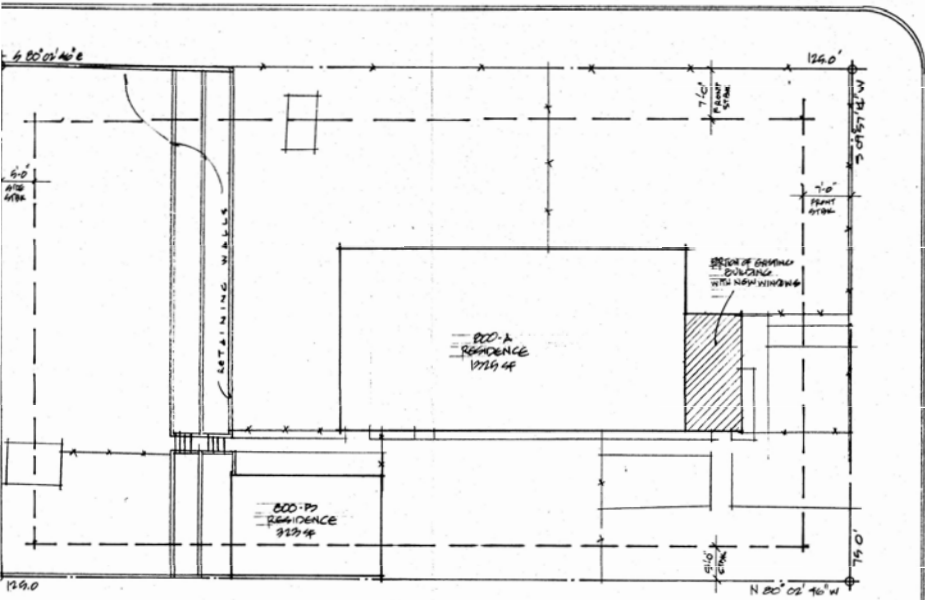
Chair Purvis asked him what he thought of having a stabilized adobe cap. Mr. Connerty said this wall was beyond that option. He said that stucco would help fortify the wall and said it needed to be strengthened. He said that was the only protection she had from a truck running through and onto her roof.

Ms. Shapiro asked him about the option of rebuilding all of the wall with stabilized adobe. Mr. Connerty said the cost of doing that would be far beyond the owner's budget.

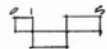
There were no speakers from the public regarding this case.

Mr. Rasch said there was no wall height calculation done for this case. He said they also needed to consider options. He said that alterations should bring it more into compliance.

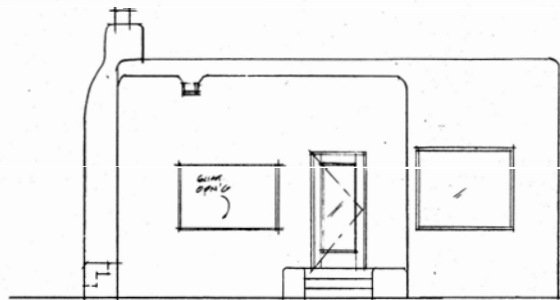
Ms. Shapiro said that Option A would require more maintenance.  
Mr. Bell said he did not like the option with latillas in the wall.



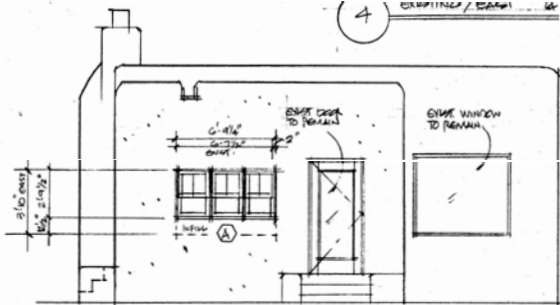
4 EXISTING / SOUTH 1/4"



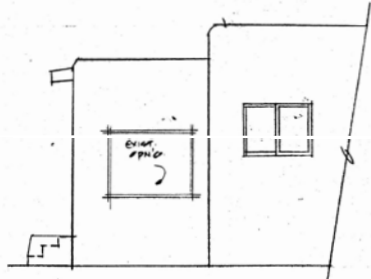
GILDERLEENE ST.



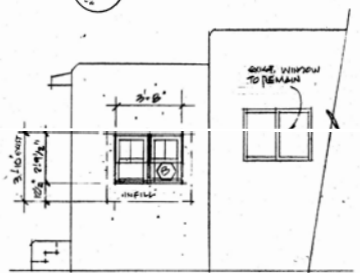
5 EXISTING / EAST 1/4"



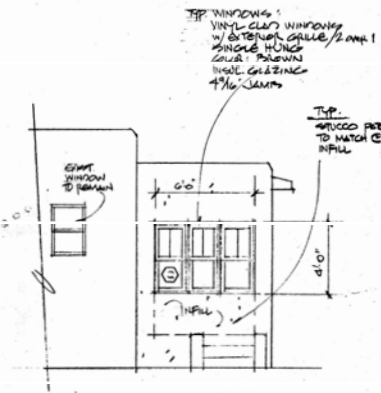
6 NEW / EAST 1/4"



7 EXISTING / NORTH 1/4"



8 NEW / NORTH 1/4"

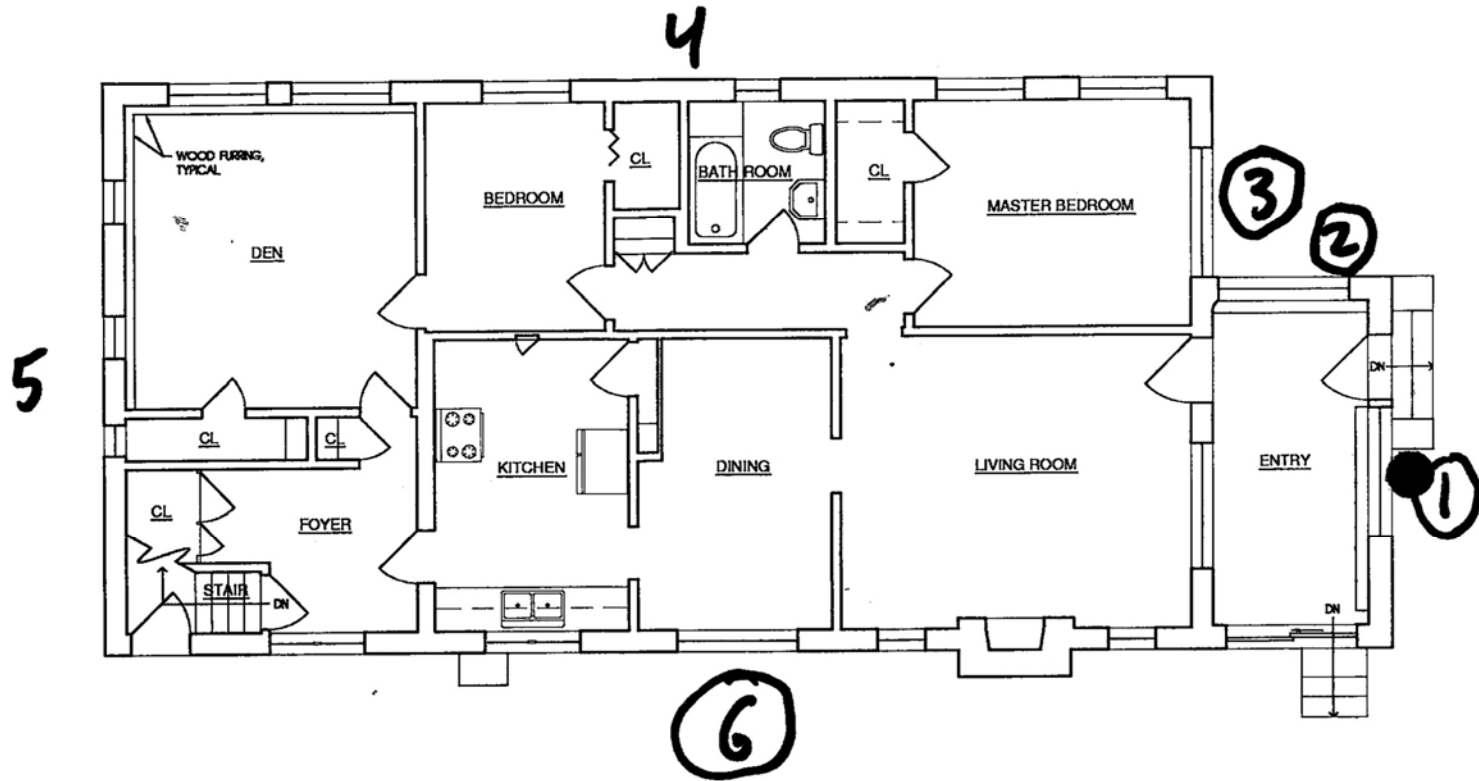


9 NEW / SOUTH 1/4"

TYP. WINDOWS: VINYL-CLAD WINDOWS w/ EXTERIOR GRILLE / 2" AIR GAP SINGLE HUNG CASE: POLYURETHANE INSUL. GRILLING 4 1/2" JAMB.

TYP. DOOR: DOOR TO MATCH CASE IN FILL

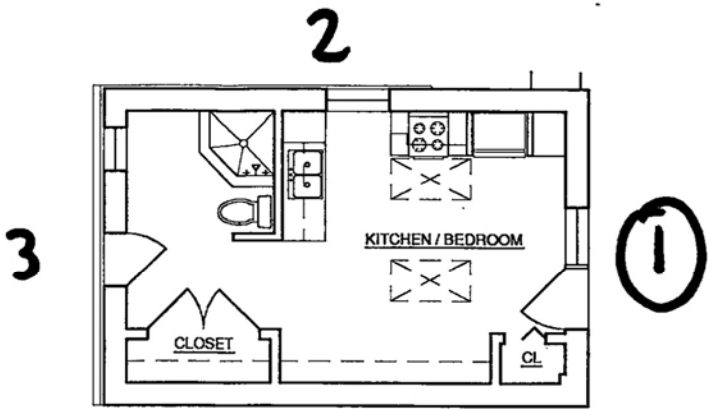
- PLANNING & LAND USE -	
<input checked="" type="checkbox"/> HISTORIC DESIGN REVIEW	REMARKS: MATCH HISTORIC SPACING AND MATERIALS
<input checked="" type="checkbox"/> LANDSCAPE REVIEW	
<input checked="" type="checkbox"/> ENVIRONMENTAL REVIEW	
<input checked="" type="checkbox"/> PERMITS	
<input checked="" type="checkbox"/> DEPARTMENT APPROVAL	
<input checked="" type="checkbox"/> BLOCK	
DATE: 10.20.04	26
NAME: A. CHRISTOPHER KUNZ	



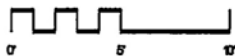
1 EXISTING FIRST LEVEL FLOOR PLAN



PLAN NORTH  
1/4" = 1'-0"



1 EXISTING CASITA FLOOR PLAN



PLAN NORTH  
1/4" = 1'-0"

SITE



NMDOT Aerial Photo 11-10-58

800 GILDERSLEEVE

SITE



NMDOT Aerial Photo 05-02-66

800 GILDERSLEEVE

SITE



NMDOT Aerial Photo 09-11-78

800 GILDERSLEEVE

# City of Santa Fe, New Mexico

# memo

DATE: August 25, 2015  
TO: Historic Districts Review Board Members  
FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-15-073A

ADDRESS: 800 Gildersleeve Street  
Historic Status: Contributing  
Historic District: Don Gaspar Area

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall  
& fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other:

### APPLICANT SUBMITTALS

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

## STAFF RECOMMENDATION:

Staff recommends that the Board maintain the contributing historic status of the residence and designate the east and south facades (elevations 1, 2, 3, and 6) as primary and to assign contributing historic status to the converted garage with the east elevation (1) designated as primary.

## **BACKGROUND & SUMMARY:**

800 Gildersleeve Street is a single-family residential building that was constructed before 1928 in the Spanish-Pueblo Revival style. A freestanding historic garage on the south side may have been constructed at the same time. The front portal was infilled and the garage was probably converted to living space in 1977. The residence is listed as contributing to the Don Gaspar Area Historic District. The converted garage has no historic status. The residence features rounded edges, battered walls, stepped parapets, deeply recessed openings, projecting viga tails on the east elevation of the front portal, historic wood windows and a sculpted chimney on the south façade, and a historic window on the west elevation. The converted garage has similar massing details as the residence, a shed roof to the west, and no historic doors or windows.

The applicant requests historic status review and primary elevation designation for the structures.

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ANDREW LYONS  
DESIGN AND DRAFTING LLC  
P.O. BOX 8858  
SANTA FE, NEW MEXICO 87504  
505-982-7999  
andrew@andrewlyonsdesign.com

27 July 2015

Historic Design Review Board  
Historic Preservation  
City of Santa Fe  
200 Lincoln Avenue  
Santa Fe, NM 87501

Re: Primary Elevation Designation (Main Residence) and Historic Status (Casita) at 800 Gildersleeve

Dear Board Members,

Attached you will find my submittal on behalf of the property owners, Brian and Roxanne Morgan, for the Board's review and determination of the primary elevations of the existing main residence, a contributing structure, and the historic status of the existing casita, a structure with no current status.

The existing main residence is a pen-tile and stucco structure consisting of an upper level and a partially buried basement level built in the Pueblo-Revival style. The estimated date of construction is between 1912 and 1928, and according to a previous owner's recollection the original front portal facing Gildersleeve Street was enclosed at some point in 1977. The only original-looking windows in the structure are on the south elevation, facing the driveway and parking area.

The existing casita was originally a detached garage structure constructed of concrete block, and it appears on NMDOT aerial photos dating back to at least 1958. According to the same previous owner, the garage was converted to a dwelling in the 1977 as well.

We are requesting that the HDRB determine the Primary Facades of the main residence, and the historic status of the casita.

Please don't hesitate to call me at 982-7999 if you have any questions regarding this submittal. Thank you for your time and consideration.

Sincerely,



Andrew Lyons

Attachments

Cc: Brian and Roxanne Morgan

**BERGER STREET**  
87' ROW, ASPHALT SURFACE (17%)

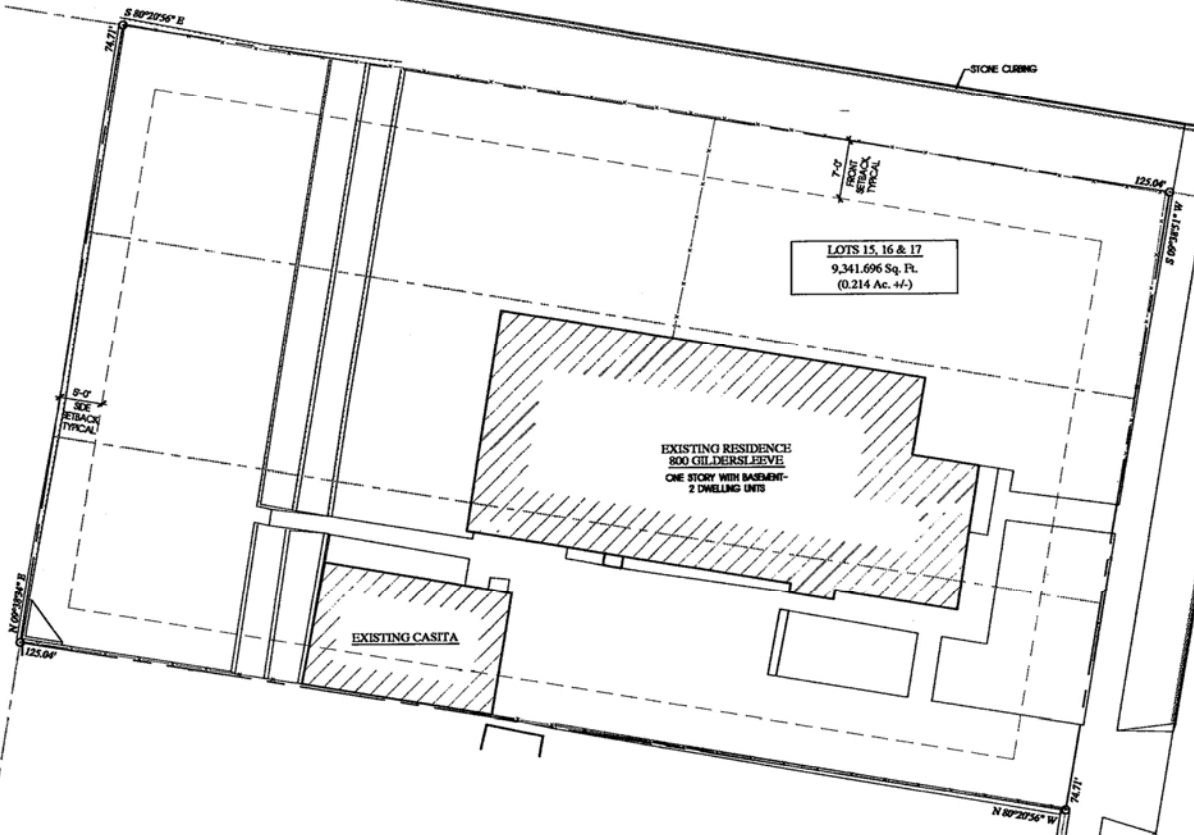
**GILDERSLEEVE STREET**

**LOTS 15, 16 & 17**  
9,341,696 Sq. Ft.  
(0.214 Ac. +/-)

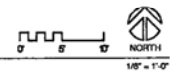
**EXISTING RESIDENCE**  
800 GILDERSLEEVE  
ONE STORY WITH BASEMENT  
2 DWELLING UNITS

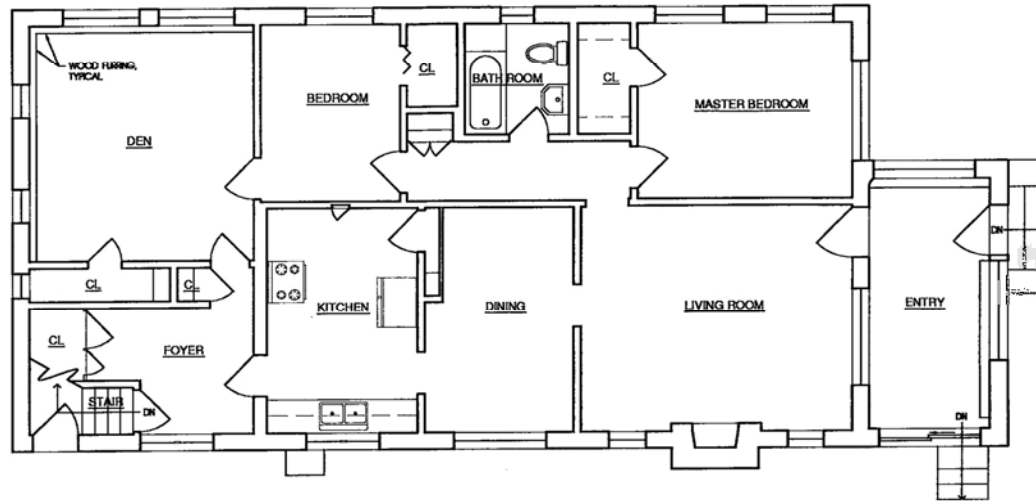
**EXISTING CASITA**

STONE CURBING



① SITE PLAN

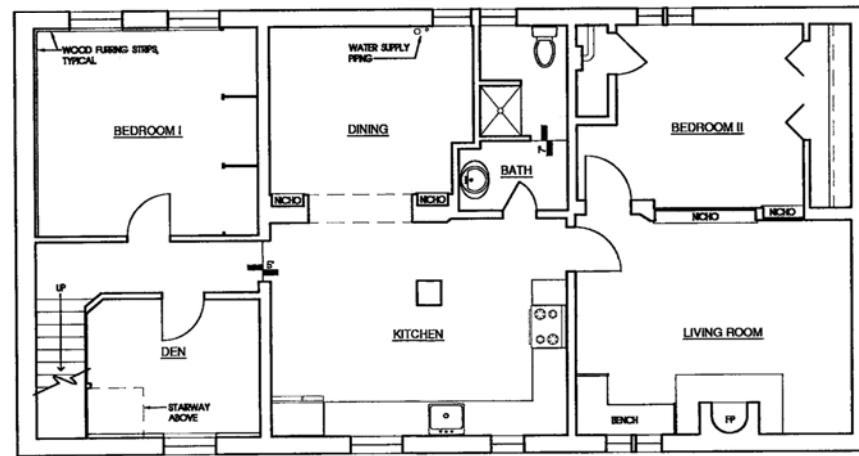




1 EXISTING FIRST LEVEL FLOOR PLAN

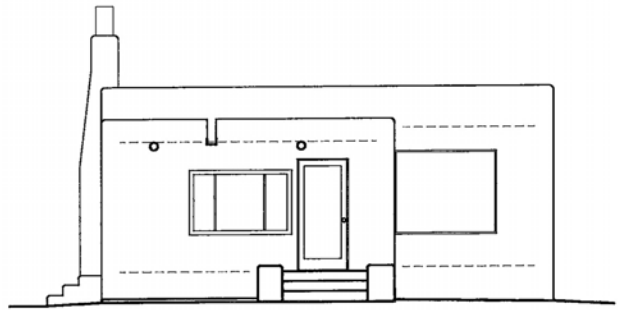


1/4" = 1'-0"

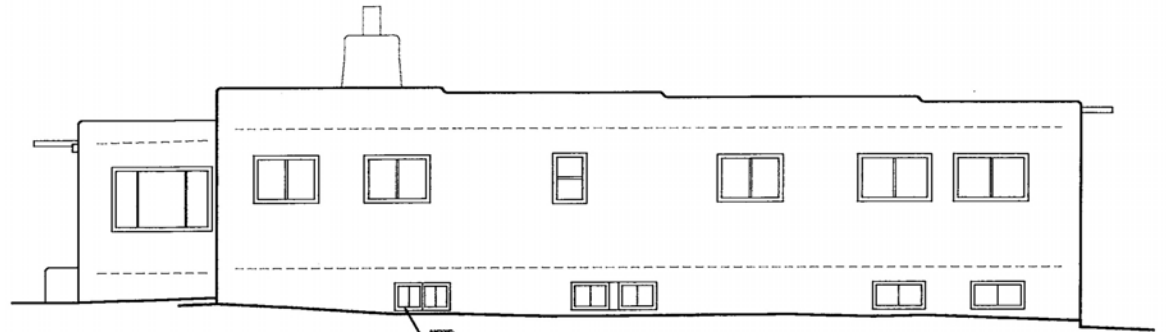
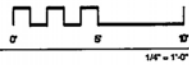


2 EXISTING LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

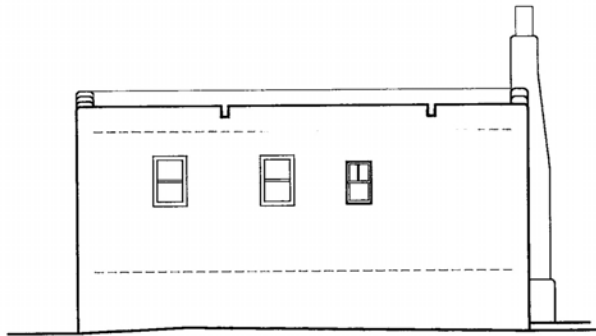


① EXISTING EAST ELEVATION



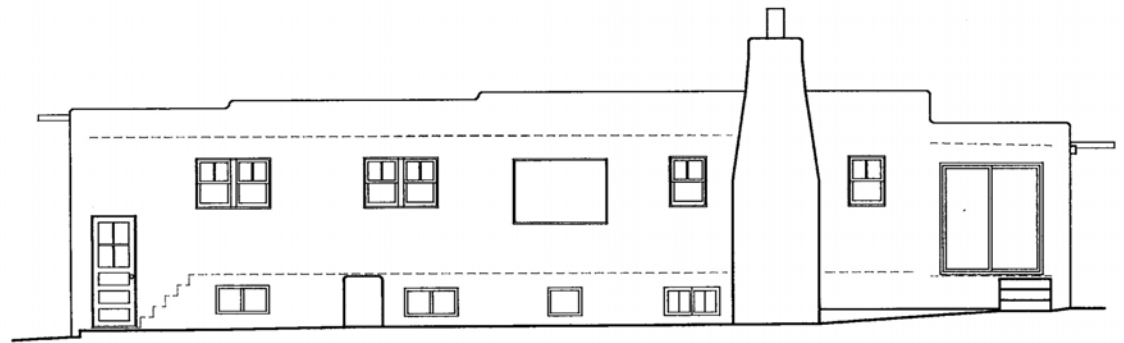
② EXISTING NORTH ELEVATION

1/4" = 1'-0"



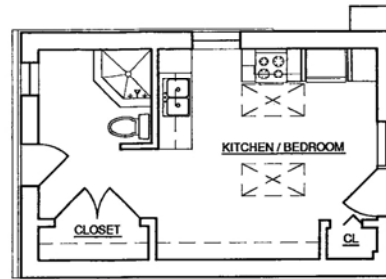
③ EXISTING WEST ELEVATION

1/4" = 1'-0"



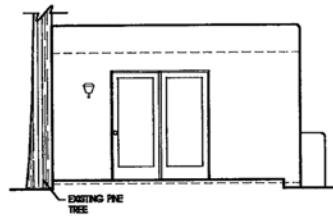
④ EXISTING SOUTH ELEVATION

1/4" = 1'-0"



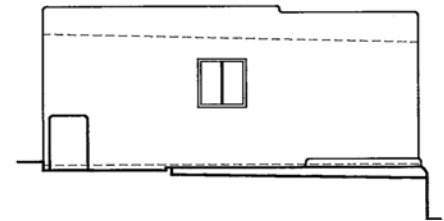
① EXISTING CASITA FLOOR PLAN

A graphic scale bar showing 0, 5, and 10 feet. To the right of the scale bar is a north arrow symbol with the text "PLAN NORTH" and "1/4" = 1'-0"



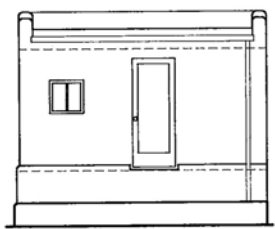
② EXISTING EAST ELEVATION

1/4" = 1'-0"



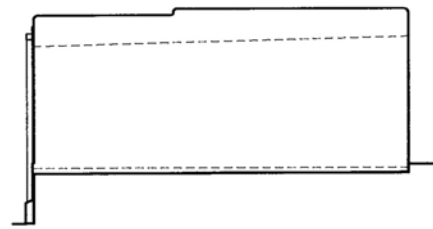
③ EXISTING NORTH ELEVATION

1/4" = 1'-0"



④ EXISTING WEST ELEVATION

1/4" = 1'-0"



⑤ EXISTING SOUTH ELEVATION

1/4" = 1'-0"

back to the Board as an exception or they would come up with another location. But if it is not visible, it is easy enough for Staff to do it administratively.

Member Powell suggested they might put on garage since it is not a contributing building but they would lose some gain since that would be on the east and west in case they got into a bind.

Mr. Beili said the garage is also a contributing structure.

Mr. Rasch added that the north and east are primary, just like the residence.

Member Powell suggested putting it on the pergola instead of the house.

Mr. Beili thought it would be more visible there. Mr. Rash agreed.

#### Action of the Board

**Member Boniface moved in Case #H-14-112 at 904 Don Gaspar Avenue to approve and acknowledge, all criteria for the roof replacement not inn-kind and maximum allowable wall height have been met, with the condition that at the time of framing, it will come back to staff for confirmation of non-visibility of solar panels, if staff decides it is visible, to come back to the Board for further consideration. Member Roybal seconded the motion and it passed by unanimous (5-0) voice vote.**

5. **Case #H-15-073A. 800 Gildersleeve Street.** Don Gaspar Area Historic District. Andrew Lyons, agent for Roxanne and Brian Morgan, owners, requests primary façade determination for a contributing primary residential structure and historic status review of a non-stated accessory structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

#### **BACKGROUND & SUMMARY:**

800 Gildersleeve Street is a single-family residential building that was constructed before 1928 in the Spanish-Pueblo Revival style. A freestanding historic garage on the south side may have been constructed at the same time. The front portal was infilled and the garage was probably converted to living space in 1977. The residence is listed as contributing to the Don Gaspar Area Historic District. The converted garage has no historic status. The residence features rounded edges, battered walls, stepped parapets,

deeply recessed openings, projecting viga tails on the east elevation of the front portal, historic wood windows and a sculpted chimney on the south façade, and a historic window on the west elevation. The converted garage has similar massing details as the residence, a shed roof to the west, and no historic doors or windows.

The applicant requests historic status review and primary elevation designation for the structures.

### **STAFF RECOMMENDATION:**

Staff recommends that the Board maintain the contributing historic status of the residence and designate the east and south façades (elevations 1, 2, 3, and 6) as primary and to assign contributing historic status to the converted garage with the east elevation (1) designated as primary.

### **Questions to Staff**

There were no questions to Staff.

### **Applicant's Presentation**

Present and sworn was Mr. Andy Lyons, P.O. Box. 8858, who said he is requesting a historic status on the main house and on the casita. Then he would take that information and do design plans for a later review.

### **Public Comment**

There were no speakers from the public regarding this case.

### **Questions to the Applicant**

Member Boniface noted the south part of the portal was infilled with a non-historic sliding patio door. It also appeared there was something similar to that going on the north side of that same portal. He asked if Staff was suggesting the north side of that portal would not be primary.

Mr. Rasch said that was a good question. He did not suggested the north elevation of the portal should be primary. It does have that massing interest but he didn't see anything on the north being different from the east or the west. And on any of the portal, if the Board does make the east, north or south parts of the

portal primary it would exclude the nonhistoric infills.

Member Boniface said it would include the existing opening size and width, so the applicant would need to honor the opening size. He asked if Mr. Lyons understood that.

Mr. Lyons asked him to explain further.

Member Boniface said the opening that the patio door is in, would have to remain (at its present dimensions). It could not change in size but the applicant could infill the opening with something more historically in keeping with the rest of the house. But it would have to come back to the Board for approval. If a motion was made to have that south side designated as primary and later they decided they wanted to upgrade those patio doors, they could not infill that opening.

Mr. Lyons said they could go back to the original configuration. Member Boniface agreed.

Member Boniface said he just wanted the Applicant to understand what the implications were.

#### Action of the Board

**Member Boniface moved in Case #H-15-073A at 800 Gildersleeve Street, to retain contributing status and approved per staff's recommendation, to designate the east and south façades, elevations 1, 2, 3 and 6 as primary and to assign contributing historic status to the converted garage with the east elevation, #1, designated as primary and indicating that the Applicant has recognized non-historic windows and doors in some openings he might later request to upgrade. Member Roybal seconded the motion.**

Member Bayer asked for clarification that the north side of the entryway is not being recommended as primary.

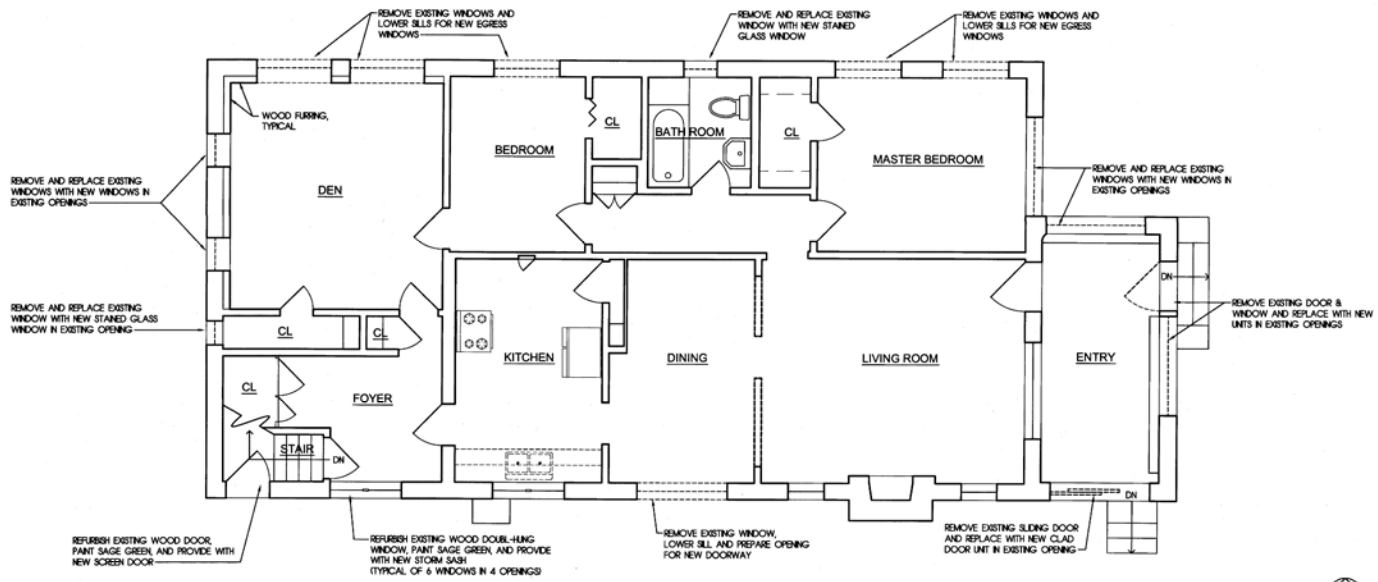
Mr. Rasch said the entire façade facing east and facing south is recommended.

Member Bayer said that would include the entire entryway. Mr. Rasch agreed.

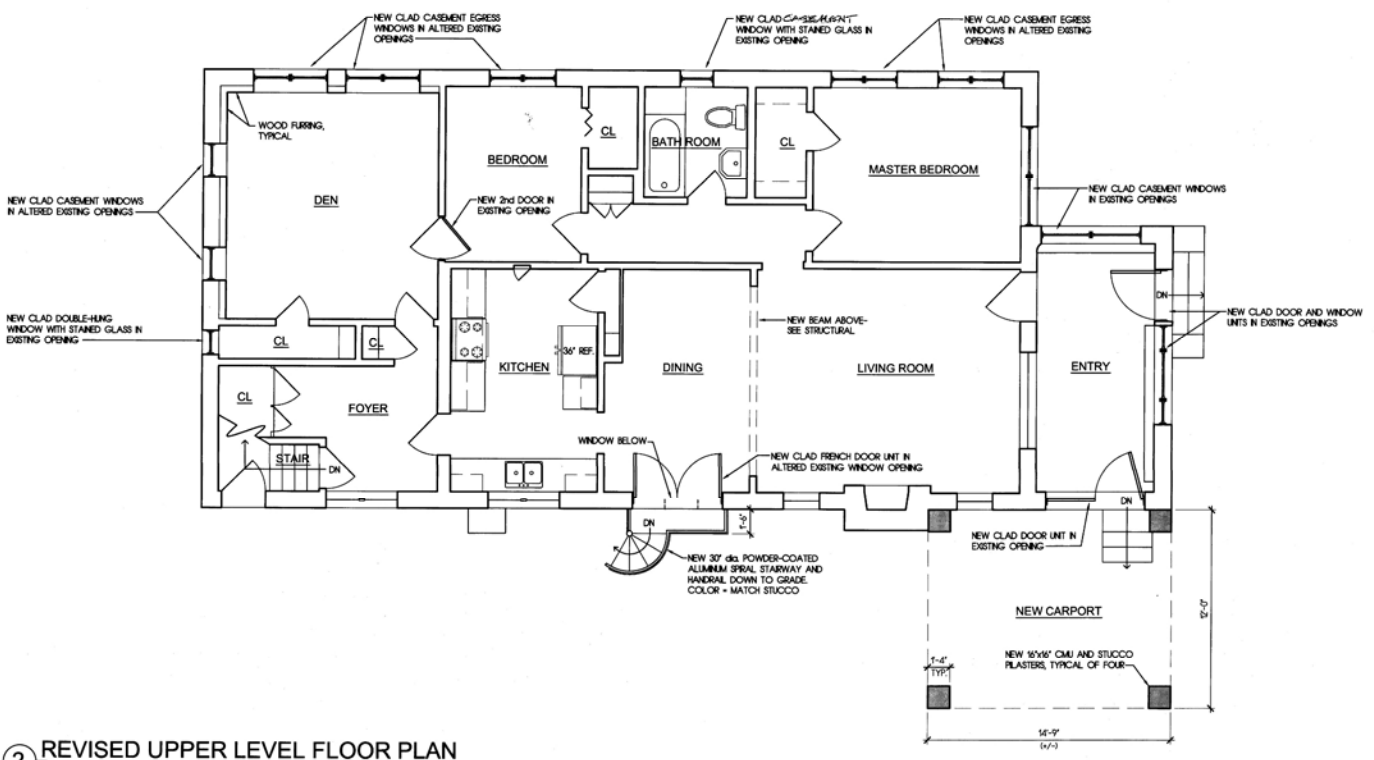
**The motion was approved by unanimous (5-0) voice vote.**

- 6. Case #H-15-074. 463 Camino Don Miguel.** Downtown & Eastside Historic District. Lorn Tryk, agent for Cathy Campbell, owner, proposes to construct a 6' high yardwall with pedestrian gate



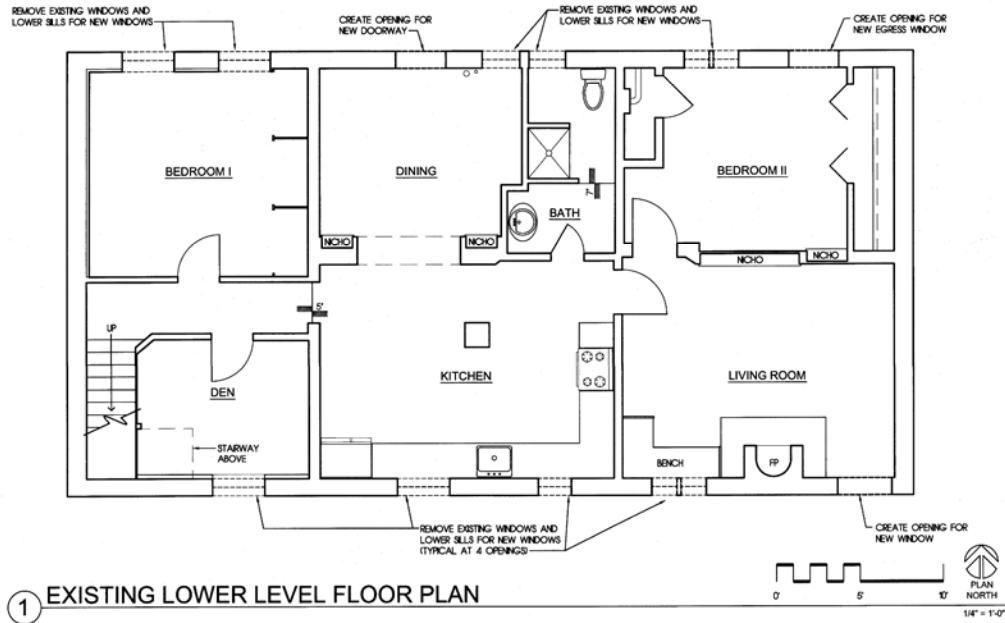


1 EXISTING UPPER LEVEL FLOOR PLAN

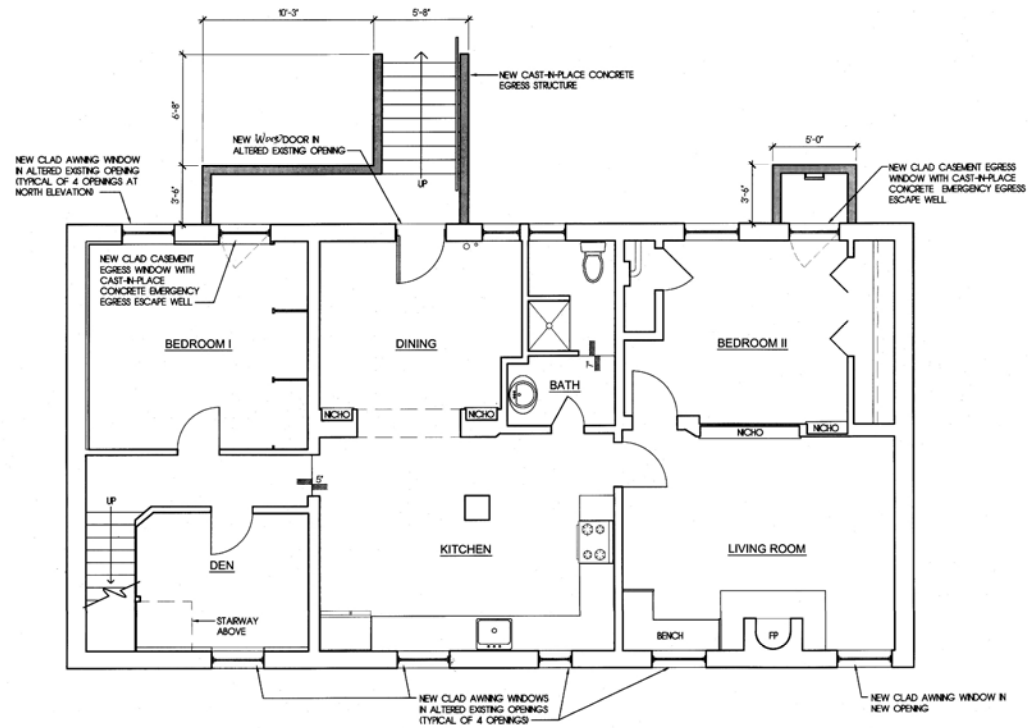


2 REVISED UPPER LEVEL FLOOR PLAN

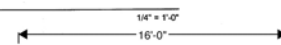
NUB  
9/15/15



1 EXISTING LOWER LEVEL FLOOR PLAN



2 REVISED LOWER LEVEL FLOOR PLAN

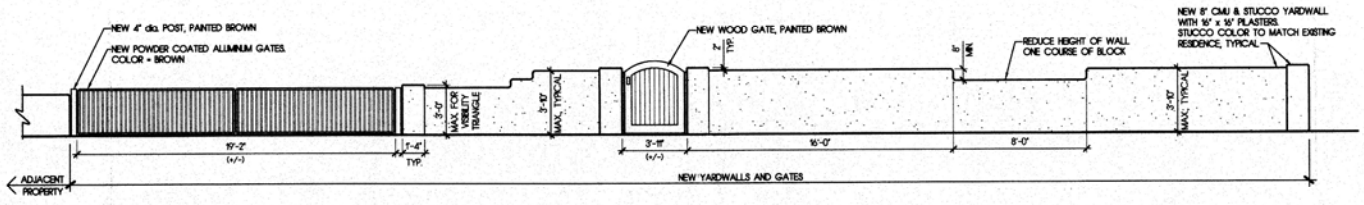


NLS  
2/15/15

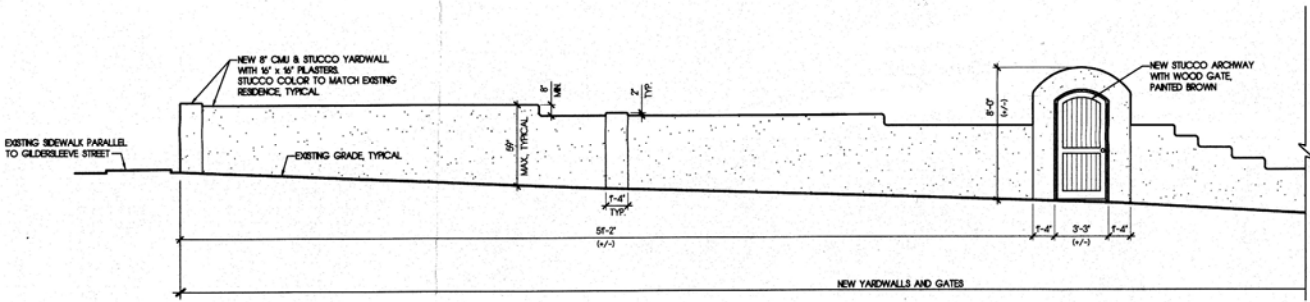
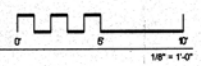
DATE	
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ANDREW LYONS

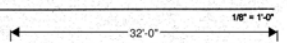
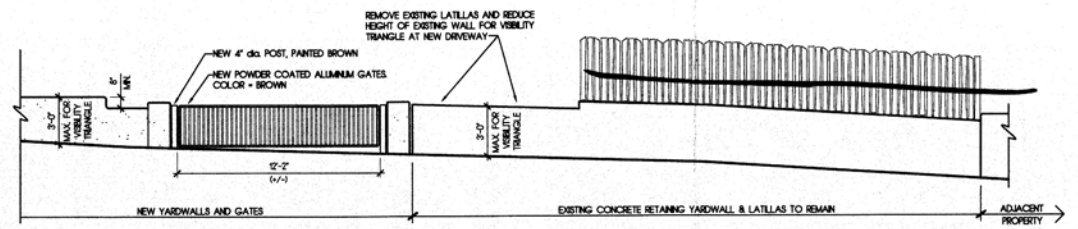
NEW ADDITIONAL ALTERATIONS



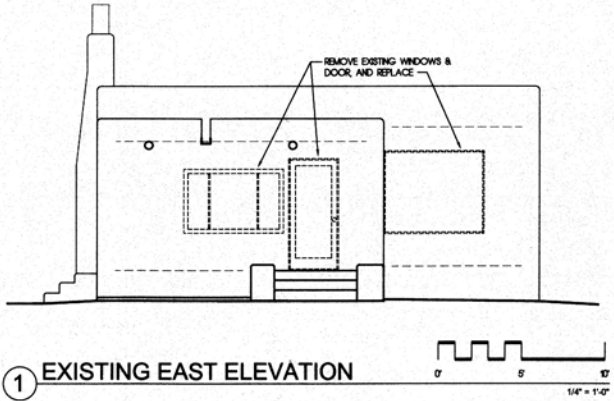
1 PROPOSED NEW YARDWALL AND GATES- GILDERSLEEVE STREET



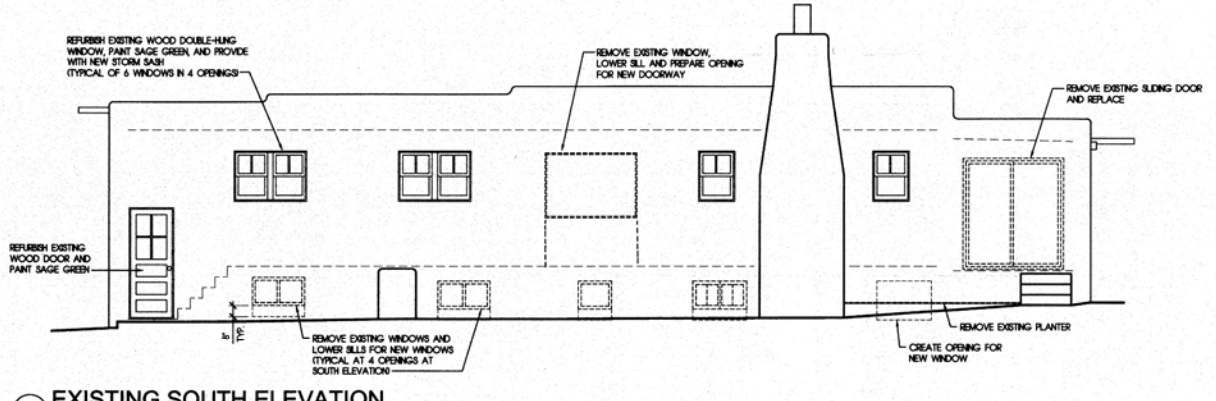
2 PROPOSED NEW YARDWALL AND GATES- BERGER STREET



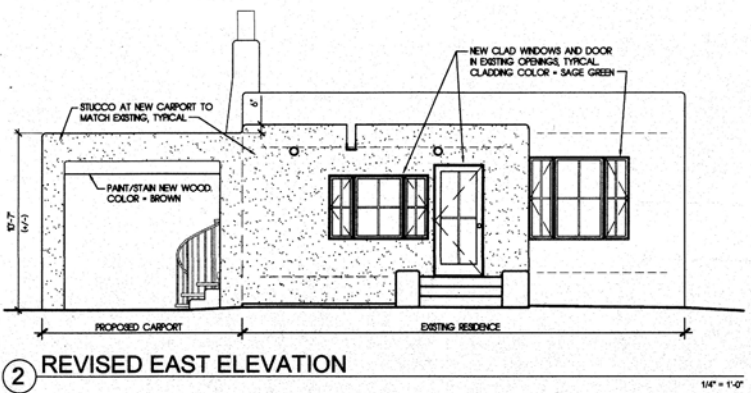
NLB  
 9/15/15



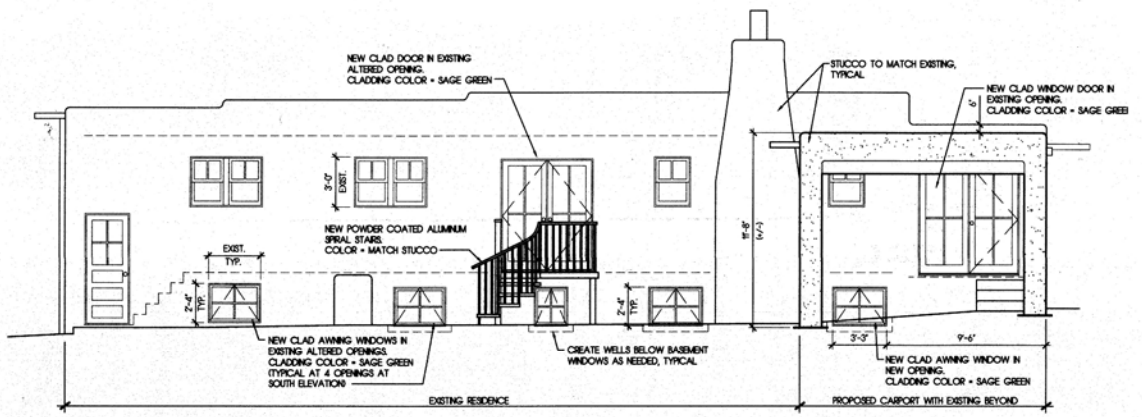
① EXISTING EAST ELEVATION



③ EXISTING SOUTH ELEVATION

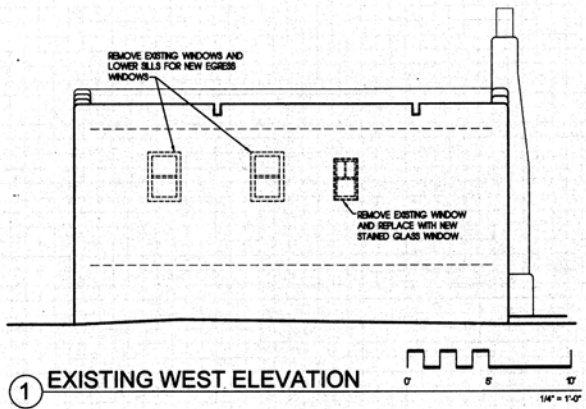


② REVISED EAST ELEVATION

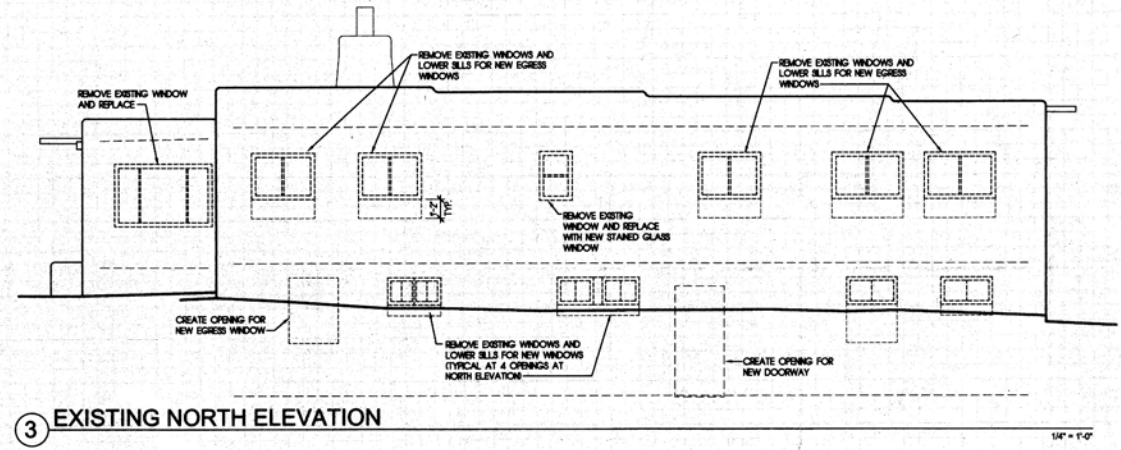


④ REVISED SOUTH ELEVATION

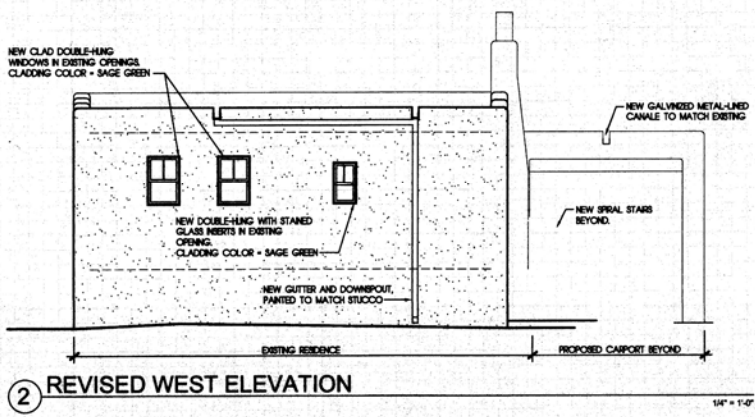
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9/15/15



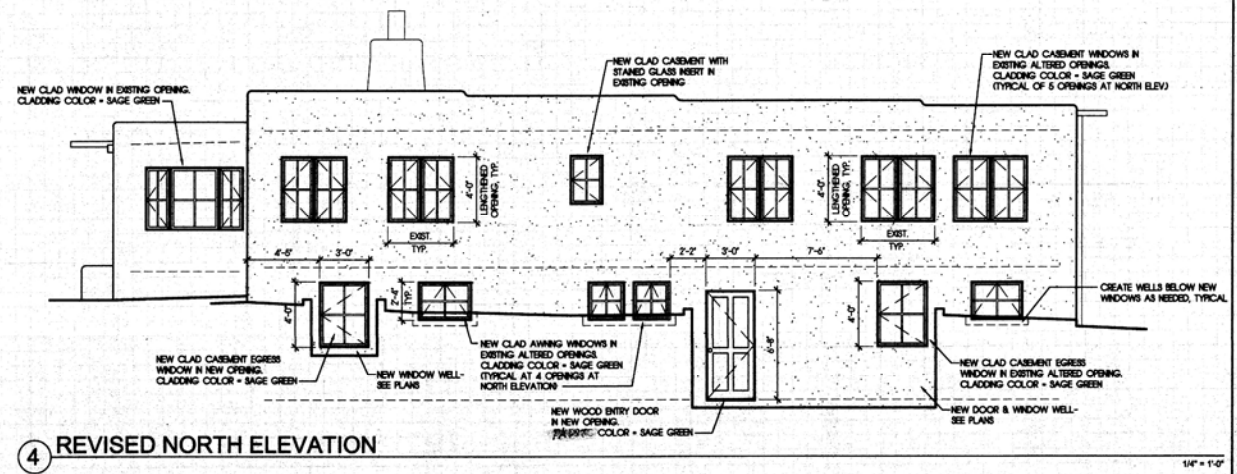
1 EXISTING WEST ELEVATION



3 EXISTING NORTH ELEVATION

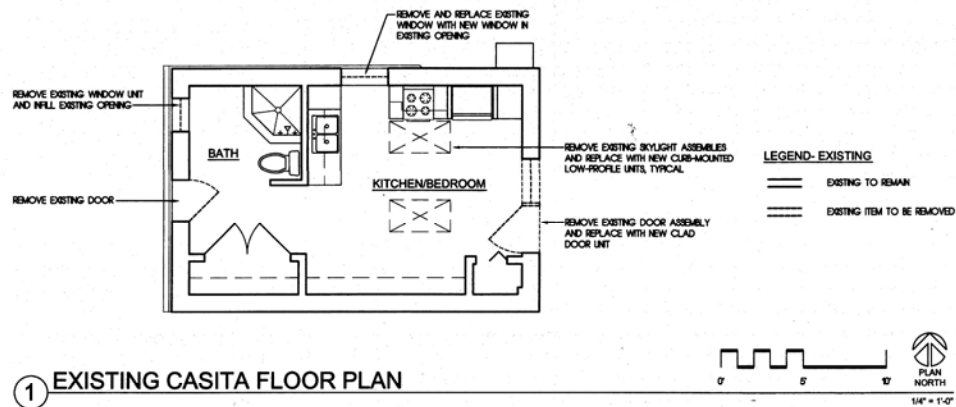


2 REVISED WEST ELEVATION

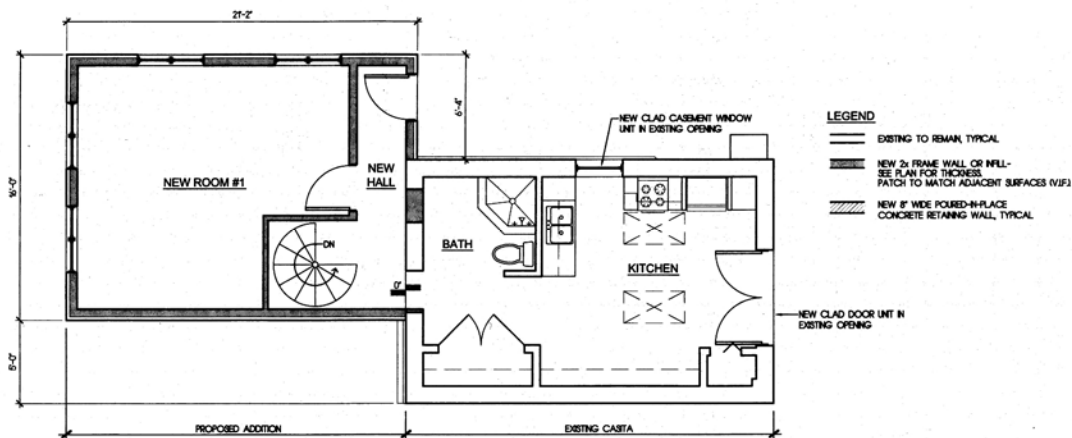


4 REVISED NORTH ELEVATION

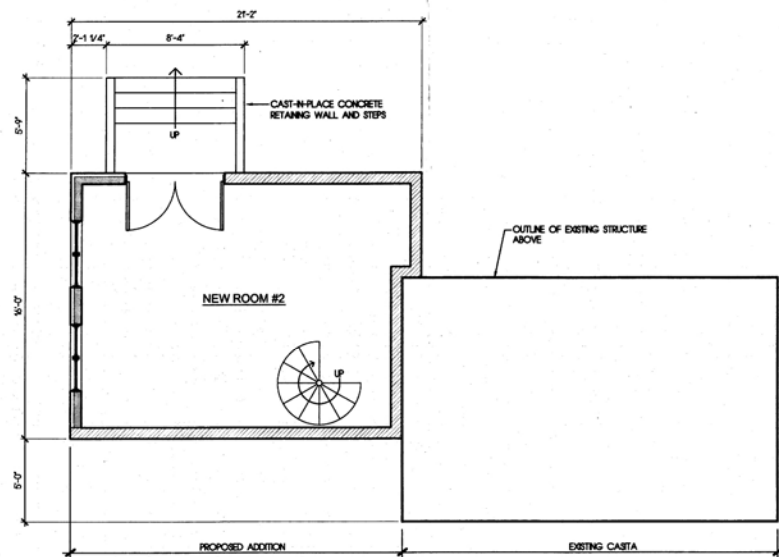
NLB  
9/15/15



1 EXISTING CASITA FLOOR PLAN



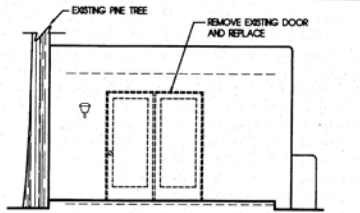
2 REVISED CASITA FLOOR PLAN- UPPER LEVEL



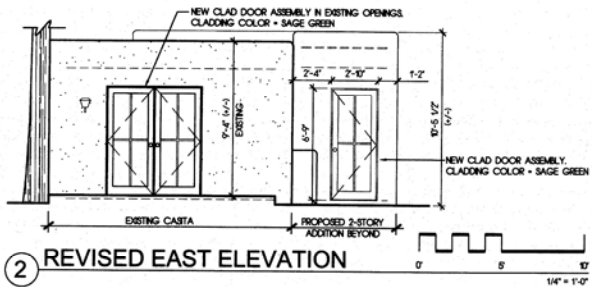
3 REVISED CASITA FLOOR PLAN- LOWER LEVEL

NLB  
9/15/15

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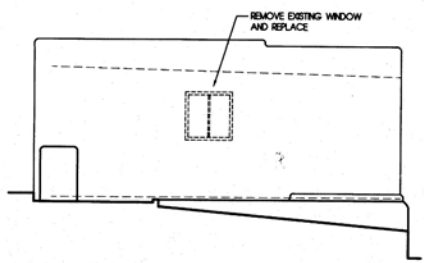


1 EXISTING EAST ELEVATION  
1/4" = 1'-0"

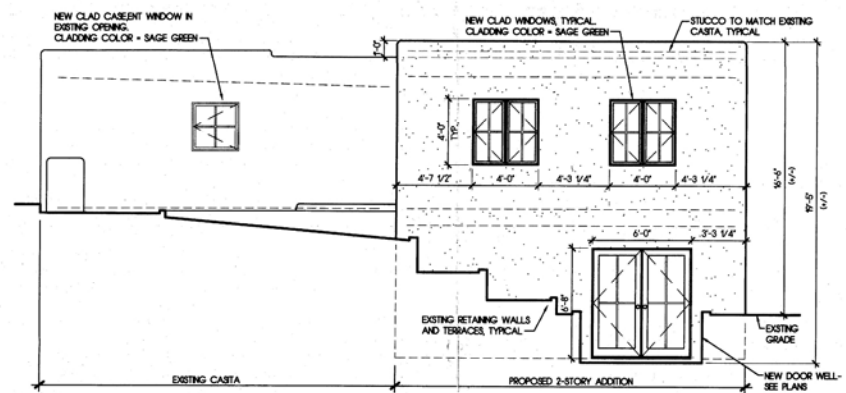


2 REVISED EAST ELEVATION  
1/4" = 1'-0"

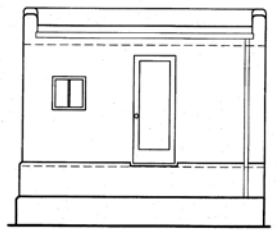
**Material Finishes & Lugs List -**  
 Masonry: Existing  
 Paint: See after letter  
 Cladding: Sage Green  
 Stucco: Match Existing Casta  
 Retaining Walls: Typical  
 Terraces: Typical



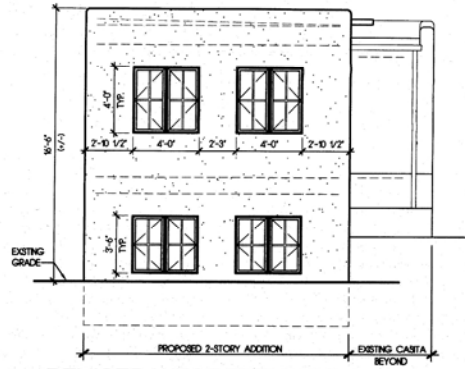
3 EXISTING NORTH ELEVATION  
1/4" = 1'-0"



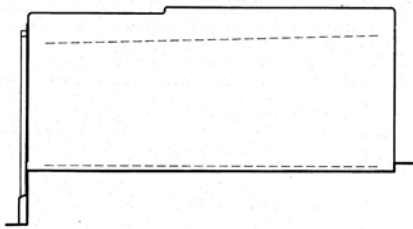
4 REVISED NORTH ELEVATION  
1/4" = 1'-0"



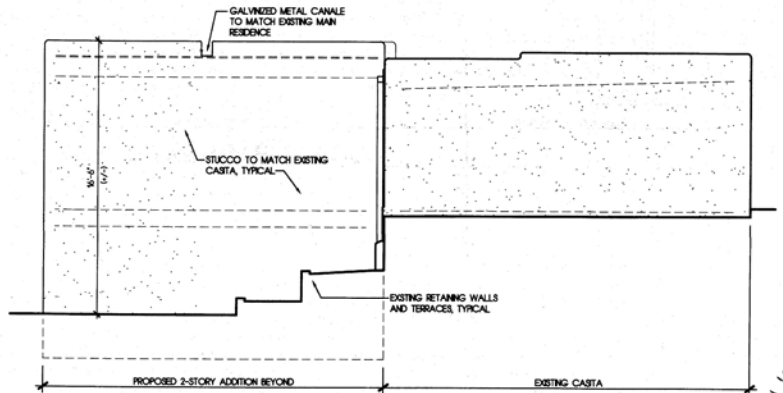
5 EXISTING WEST ELEVATION  
1/4" = 1'-0"



6 REVISED WEST ELEVATION  
1/4" = 1'-0"



7 EXISTING SOUTH ELEVATION  
1/4" = 1'-0"



8 REVISED SOUTH ELEVATION  
1/4" = 1'-0"

SEP 16 2015  
 ANDREW LYONS  
 ARCHITECT

NEW ADDITIONS, ALTERATIONS,

DATE: 15 SEP 2015  
 REVISIONS:  
 SHEET TITLE:  
 EXISTING  
 REVISED  
 ELEVATIONS  
 SHEET:

MSB  
 9/15/15  
 A

Now, the applicant proposes to amend the previous approval to infill the second floor corner deck with a bathroom expansion. The expansion will include windows closer than 3' to an outside corner to match existing adjacent character in the master bedroom where there is no public visibility and deletion of another window. Finishes will match existing conditions.

### **STAFF RECOMMENDATION:**

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

### **Questions to Staff**

Chair Rios asked if the proposed addition could not be seen from a public way.

Mr. Rasch agreed.

### **Applicant's Presentation**

Present and sworn was Mr. Mark Little, 1000 Cordova Place, Suite 369, Santa Fe who had nothing to add to the Staff report.

### **Questions to the Applicant**

There were no questions to the Applicant.

### **Public Comment**

There were no speakers from the public regarding this case.

### **Action of the Board**

**Member Katz moved in Case #H-09-022 at 1301 Canyon Road, Unit B, to follow Staff's recommendation and approve the application as submitted, which complies with the General Design Standards. Member Roybal seconded the motion and it passed by unanimous voice vote.**

- 3. Case #H-15-073B. 800 Gildersleeve Street. Don Gaspar Area Historic District. Andrew Lyons, agent for Roxanne and Brian Morgan, owners, proposes to construct a 177 sq. ft. carport addition to a height of 10'7" on a primary façade, a yardwall with pedestrian gates and vehicle gates, and change windows on a contributing residential structure, and to**

construct a 659 sq. ft. addition to a height of 19'2" where the maximum allowable height is 15' 1" on a contributing accessory structure. Five exceptions are requested to construct an addition on a primary elevation (Section 14-5.2(D)(2)(c)) and less than 10' back from another primary elevation (Section 14-5.2(D)(2)(d)), to make a new opening on a primary elevation (Section 14-5.2(D)(5)(a)(ii)), to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)), and to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch).

Mr. Rasch presented the Staff report as follows:

### **BACKGROUND & SUMMARY:**

800 Gildersleeve Street is a single-family residential building that was constructed before 1928 in the Spanish-Pueblo Revival style. A freestanding historic garage on the south side may have been constructed at the same time. The front portal was infilled and the garage was probably converted to living space in 1977. The residence is listed as contributing to the Don Gaspar Area Historic District and the complete east and south facades are primary. The converted garage is listed as contributing to the District and the east facade is primary.

The applicant proposes to remodel the property with the following eight items.

#### **RESIDENCE:**

1. A 177 square foot carport will be constructed to a height of 11' 8" on the south primary elevation of the residence. The carport is designed in a minimal fashion with stuccoed columns and parapets and exposed headers. Two exceptions are requested to place an addition on the south primary elevation (14-5.2(D)(2)(c)) and at less than 10' back from the east primary elevation (14-5.2(D)(2)(d)) and the required exception criteria responses are at the end of this report.

2. The large non-historic window on the south elevation will be removed and replaced with French doors in the same opening height and width. Trim color will be sage green. No exception is needed for this item. Stairs to grade with a balustrade will be constructed in aluminum that is powder coated to match the stucco color.

3. A window will be installed on the basement level of the south primary elevation. Trim color will be sage green. An exception is requested to create an opening where an opening does not exist (14-5.2(D)(5)(a)(ii)) and the required exception criteria responses are at the end of this report.

4. Historic windows and door on the south primary elevation will be repaired and retained. Storm windows and door will be installed. Trim color will be sage green.

5. Non-historic windows and doors will be replaced in the same locations and opening dimensions, except for several locations where ingress/egress dimensions will be provided. No exceptions are needed for this item.

CASITA:

6. A 659 square foot addition will be constructed on the west elevation of the casita at 19' 2" high where the maximum allowable height is 15' 1". Two exceptions are requested to exceed the 50% footprint standard (14-5.2(D)(2)(d)) and to exceed the maximum allowable height (14-5.2(D)(9)) and the required exception criteria responses are at the end of this report.

7. The non-historic door on the east elevation and the non-historic window on the north elevation will be replaced.

SITE:

8. The wire fencing will be removed and replaced with stuccoed yardwalls along both street frontages that will comply with the visibility standards and the historic districts maximum allowable heights of 46" on Gildersleeve and 59" on Berger. A 19' wide bileaf vehicle gate and a 4' wide pedestrian gate will be installed on the Gildersleeve frontage. A 12' wide vehicle gate and a 3' wide pedestrian gate with a stuccoed arch to 8' high will be installed on the Berger frontage. The 1999 wall and fence standards will be met with changes in height and plain.

**EXCEPTION FOR ADDITION ON SOUTH PRIMARY ELEVATION**

*(i) Do not damage the Character of the streetscape;*

The carport is in keeping with the other dwellings on both Gildersleeve St. and the cross street, Berger St, in close proximity to 800 Gildersleeve Street. This can be seen from the photographs of the houses across the street, next door and behind 800 Gildersleeve St. All of these dwellings have similar carports. Because the carport is open, it does not unduly occlude the view of the south elevation of the house. The existing driveway will have parked cars that will cover more of the view than the carport itself. No perfect view of the south elevation will ever be available when cars are present in the drive. The height of the carport is less than the height of the house. The carport is approximately 11 feet and 8 inches tall and is, therefore, less than the 15 feet and 1-inch maximum.

Staff response: Staff agrees with this statement.

*(ii) Prevent a hardship to the applicant or an injury to the public welfare;*

In order to provide a safe unloading and passage from the carport to the house for individuals who need to avoid extreme weather conditions, the carport is necessary. Otherwise, all individuals would be required to venture onto the uncovered sidewalk in the front of the house in bad weather, struggling with shopping, children or pets. A carport is necessary to allow shopping and carrier bags to be safely carried into the main dwelling from the car regardless of weather. But more importantly, the carport provides for movement of people of any age, including children and seniors, into the house without the inherent dangers related to slick surfaces created from exposure to rain, snow and ice.

Staff response: Staff agrees with this statement.

*(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;*

The proposed carport is designed to be in keeping with the character and design of other carports attached to current dwellings across the city, maintaining the "pueblo" character of the dwelling. It will also create a more finished period look for the property than the rather bleak stand-alone house. The "pueblo" style is one of the many styles which make up the heterogeneous Santa Fe character including "territorial", "mission", Spanish revival and other types of architecture.

**Staff response: Staff agrees with this statement.**

*(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;*

Because of the design of the house, there is no other way to enter the dwelling under cover without the carport. The carport is necessary to provide cover for unloading and ingress to the dwelling without being exposed to the extremes of the weather.

**Staff response: Staff agrees with this statement.**

*(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant; and*

The special conditions or circumstances result from the lack of cover for entering and exiting the house. The design of the house without cover for ingress and egress is not due to Applicant's actions. The dwelling was built and modified decades before Applicant purchased it.

**Staff response: Staff agrees with this statement.**

*(vi) Provide the least negative impact with respect to the purpose of this section as set forth in City Code section 14-5.2 (A)(1)*

The least negative impact is an open carport in keeping with the design of the street, which would include the proposed carport. This would bring the drive under the design of the house making for a more cohesive and historically relevant driveway that is in keeping with others in the neighbourhood.

**Staff response: Staff agrees with this statement.**

### **EXCEPTION FOR ADDITION NOT 10' BACK FROM EAST PRIMARY ELEVATION**

*(i) Do not damage the Character of the streetscape;*

The carport is in keeping with the other dwellings on both Gildersleeve St. and the cross street, Berger St, in close proximity to 800 Gildersleeve Street. This can be seen from the photographs of the houses across the street, next door and behind 800 Gildersleeve St. All of these dwellings have similar carports. Because the carport is open, it does not unduly occlude the view of the south elevation of the house. The existing driveway will have parked cars that will cover more of the view than the carport itself. No perfect view of the south elevation will ever be available when cars are present in the drive and the addition of the carport does not damage that view.

Staff response: Staff agrees with this statement.

*(ii) Prevent a hardship to the applicant or an injury to the public welfare;*

In order to provide a safe unloading and passage from the carport to the house for individuals who need to avoid extreme weather conditions, the carport is necessary. Otherwise, all individuals would be required to venture onto the uncovered sidewalk in the front of the house in bad weather, struggling with shopping, children or pets. A carport is necessary to allow shopping and carrier bags to be safely carried into the main dwelling from the car regardless of weather. The carport provides for movement of people of any age, including children and seniors, into the house without the inherent dangers related to slick surfaces created from exposure to rain, snow and ice.

Staff response: Staff agrees with this statement.

*(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;*

The proposed carport is designed to be in keeping with the character and design of other carports attached to current dwellings across the city, maintaining the "pueblo" character of the dwelling. It will also create a more finished period look for the property than the rather bleak stand-alone house. The "pueblo" architecture is one of the types of architecture inherent in the Santa Fe character.

Staff response: Staff agrees with this statement.

*(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;*

Because of the design of the house, there is no other way to enter the dwelling under cover without the carport. The carport is necessary to provide cover for unloading and entrance to the dwelling without being exposed to the extremes of the weather.

Staff response: Staff agrees with this statement.

*(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant; and*

The special conditions or circumstances result from the lack of cover for entering and exiting the house. The design of the house without cover for ingress and egress is not due to Applicant's actions. The dwelling was built and modified decades before Applicant purchased it.

Staff response: Staff agrees with this statement.

*(vi) Provide the least negative impact with respect to the purpose of this section as set forth in City Code section 14-5.2 (A)(1)*

The least negative impact is an open carport in keeping with the design of the street, which would include the proposed carport. This would bring the drive under the design of the house making for a more cohesive and historically relevant driveway.

Staff response: Staff agrees with this statement.

### **EXCEPTION TO CREATE OPENING IN SOUTH PRIMARY ELEVATION**

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

The additional window is of the same size and type as the other proposed windows in the lower level of the south elevation. Once the window is added, greater symmetry is achieved reinforcing the design of the dwelling. The current windows in the lower level of the south elevation are not original windows and are not in keeping with the look and feel of the age of the house. Accordingly, by replacing these windows with windows which mimic the district, including the additional window requested herein, the character of the district is better served than the windows as they currently look and the overall appearance of the dwelling is improved.

Staff response: Staff agrees with this statement.

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

Without the addition of the window, the living area in the downstairs living room is very dark requiring extensive artificial lighting in order to make it useable and safe. An additional window would help to create a living room with more natural light, decreasing the need for artificial lights during the day and providing a more healthful atmosphere, free from gloom.

Staff response: Staff agrees with this statement.

*(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.*

The proposed window would be in keeping with the character of the City by adhering to the design proposed for the adjacent windows. The proposed design is similar to the original windows on the upper floor and the original door on the south elevation, taking from those features the cross design which shall be used in the lower windows.

The proposed window would reinforce the character of the City and improve the look of the dwelling with a new window which is in keeping with the period of the house. The "pueblo" style architecture is one of the styles that are part of the Santa Fe historical look along with the territorial style, the revivals of both Spanish Pueblo and Territorial, and a mixture of those styles. The current proposal is an example of the "pueblo revival" style of architecture and is part of the heterogeneous character of the city.

Staff response: Staff agrees with this statement.

### **EXCEPTION TO EXCEED 50% FOOTPRINT STANDARD**

*(i) Do not damage the Character of the streetscape;*

Many of the dwellings in the neighborhood have casitas including the house across the street and the house next door. The house next door has a much larger casita than the one proposed herein and is also a two-story casita. The enlargement of the casita would be of a design to mimic the

current casita and would therefore be in keeping with the neighborhood look and feel. The casita's protected front, or east elevation, facade would not be altered by the enlargement.

Staff response: Staff agrees with this statement.

*(ii) Prevent a hardship to the applicant or an injury to the public welfare;*

The casita does not provide adequate living space. In order to provide adequate living space in a sought-after area, the casita must be enlarged. The downtown area of Santa Fe is better served by the provision of suitable accommodation in the surrounding neighborhoods, allowing for pedestrian travel to and from the downtown area and museum district.

Applicant hopes to create a historically relevant property which will also be a property that is beautiful. The house across the street from Applicant's property is a lovely territorial style house that has been renovated to a high standard creating a pleasant oasis for the house and casita on the property. Applicant plans to provide the same level of renovation to the long-neglected property at 800 Gildersleeve. This type of renovation, to a high level of authentic design, is very costly. There needs to be commercial justification for incurring the costs of the substantial and necessary restoration, and renovation inside and outside, particularly the cost of the renovation to the primary facades. We would like to complete these renovations and maintain the historic value of the building. The value of the property once restored, must at least cover the costs incurred or the proposition is not commercially viable. The rent from the enlarged casita would also help to offset and recover some of those costs. If only a studio property is allowed in the casita, the rental income would be less and would not help to defer the costs sufficiently to make the expensive renovation project worthwhile. The enlargement of the Casita is key to the entire restoration and renovation project.

Staff response: Staff agrees with this statement.

*(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;*

The area has many casitas as rental dwellings. The style of the proposed casita would be in keeping with the current casita and the area in general. Additionally, the proposed renovation of the casita would include the removal of the current doors on the protected east elevation of the casita and removal of the windows in the casita. None of the existing doors or windows are in keeping with the historical nature of the property. Replacement of those doors and windows with those more suited to the "pueblo" design of the casita, and the age of the main dwelling, will enhance the historic appearance. The "pueblo" style is but one of the main styles characteristic of Santa Fe and contributes to the Santa Fe character of the city, along with the territorial and mixed design architecture.

Staff response: Staff agrees with this statement.

*iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;*

Because the current dwelling is on the boundary with the neighboring property without a five-foot setback, the proposed addition must be shifted away from the boundary making the addition offset from the main casita. A change in the laws pertaining to buildings and setbacks since the

original casita was built, makes this shift to the north necessary. An addition with the setback and without the shift would create an addition that is too narrow to provide for usable rooms and a hallway. The Applicant's lot is actually 3 city lots making it more conducive to a larger casita than some of the lots in the area where the casitas are more congested.

Staff response: Staff agrees with this statement.

*(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant; and*

The casita on this property was built very small compared to those on properties in close proximity to the property. The Casita was rented as a studio and renovated to a poor degree many years prior to the purchase of the property by Applicant. None of these actions are a result of Applicant's actions. The Applicant wishes to bring the casita in line with its historic heritage.

Staff response: Staff agrees with this statement.

*(vi) Provide the least negative impact with respect to the purpose of this section as set forth in City Code section 14-5.2 (A)(1)*

The least negative impact would be a renovated casita with doors and windows that reflect the historical nature of the area, including the enlargement which is in keeping with the design of the dwelling and the neighborhood. Otherwise, the casita continues to be a building without the design characteristics of the neighborhood.

Staff response: Staff agrees with this statement.

## **EXCEPTION TO EXCEED MAXIMUM ALLOWABLE HEIGHT**

*(i) Do not damage the Character of the streetscape;*

The prevailing style of the neighborhood is the "pueblo" architecture. The "pueblo" architecture contains multiple levels of flat roofs as can be seen on local homes, famous hotels and public buildings in the area. The roof line of the addition would be 19 feet and 5 inches from the lowest point at the door dugout to the roof top. The addition would be only one foot higher than the rear of the current casita and 12 inches higher than the front of the current casita. This small increase of 12 inches over the front of the casita would not be intrusive or overbearing to the current buildings on the property. The two properties on the same side of the street and closest to 800 Gildersleeve have historic two story dwellings at the rear. The height of the addition would, therefore, be in keeping with the character already established in the streetscape.

Staff response: Staff agrees with this statement.

*(ii) Prevent a hardship to the applicant or an injury to the public welfare;*

The current casita has a backdoor that opens over a drop-off with stairs leading to the lower level. The proposed addition would encompass the drop-off and provide interior stairs making for a safer descent out of the bottom floor of the casita, especially at night and during bad weather. If an addition is not allowed at its proposed height, Applicant will suffer hardship because Applicant will not be able to extend the casita due to the difference in elevation between the back and front of the lot. If Applicant cannot extend the casita, Applicant cannot realize the

financial potential of the 3 city lots or recoup funding for renovations to the overall property to the degree desired.

**Staff response:** Staff agrees with this statement.

*(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;*

The height of the addition is only twelve inches above the height of the front of the current casita and the character and design of the casita addition is in keeping with the multi-level nature of the "pueblo" style. This multi-level roofline is prevalent in most pueblos of Native Americans from which this design draws its characteristics. The proposed addition to the casita would create a dwelling with the "pueblo" character which is an integral part of the Santa Fe Historic District.

Many other homes of this Historic District also contain the same multi-level characteristic as the proposed casita addition would have. Some of these multi-level casitas are also built on varying elevations with hills and hollows, such as the proposed addition.

There are no adjacent homes below the casita which would be overlooked by the addition.

**Staff response:** Staff agrees with this statement.

*(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;*

In order to put an addition onto the casita, the addition must be two levels because directly behind the casita the land drops away substantially into a hollow, making the back portion of the property many feet lower than the front. If a ground floor and an upper floor are added to the current elevation, the roof of the casita addition on the side built in the hollow will need to be above the 15'-1" allowance as measured from the ground floor dugout.

**Staff response:** Staff agrees with this statement.

*(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant; and*

The special conditions that require the elevation of the roofline of the casita addition are geographical and not due to the actions of Applicant. The drop-off at the back of the property requires a two-story addition. In order to accommodate the geography and add the two-story addition, the addition would exceed the 15' -1" height maximum as shown in the drawings.

**Staff response:** Staff agrees with this statement.

*(vi) Provide the least negative impact with respect to the purpose of this section as set forth in City Code section 14-5.2 (A)(1)*

The least negative impact would be to provide for a building that is in keeping with the characteristics of others found in the Historical District with the "pueblo" characteristics. The proposed casita addition including the height addition would reflect those "pueblo" characteristics.

Staff response: Staff agrees with this statement.

Mr. Rasch pointed out the primary elevations on the house and casita for the Board.

### **STAFF RECOMMENDATION:**

Staff recommends approval of the requested exceptions and recommends approval of the application which otherwise complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (H) Don Gaspar Area Historic District.

### **Questions to Staff**

Chair Rios asked if both the main residence and the casita are designated Contributing?

Mr. Rasch agreed.

Chair Rios asked, with the changes being proposed, if his opinion was that the Contributing status would remain on both buildings.

Mr. Rasch said if the Board accepts all the exceptions, they would remain Contributing.

Member Boniface said in reviewing the elevation drawings of the Casita, it appears that the lower floor is probably buried about three feet at least on three sides and even steps up on the north and south sides as well. So the only spot where there is actually 19'+ wall is just right where the French doors at the entry on the ground floor on the north elevation and the entire west elevation. It looks like all three sides – the fourth side being contained by the existing casita/garage. He understood the Board still needs to make an exception for that but wanted to clarify that it is the case.

Mr. Rasch said that is correct.

### **Applicant's Presentation**

Present and sworn was Mr. Andrew Lyons, who said they are deleting the stained glass in favor of regular clear glass. He added that the stairway coming out on the south elevation would not be spiral shaped but come straight out. He briefly explained how the left side of the double door there would be a fixed door and the stairs be placed on the left side. He proposed to work out that detail with Mr. Rasch. It would come out south, straight out from the building. He showed an example of the paint color and also of the powder-coated aluminum to be used.

### **Questions to the Applicant**

Chair Rios asked what type of stucco he would be using.

Mr. Lyons said he would use cementitious in the same color as existing.

Member Boniface asked how tall the proposed ceilings are in the casita.

Mr. Lyons thought it was nine feet but wasn't sure about it.

Mr. Rasch retried the full-sized drawings to measure that dimension.

Member Katz said a door is being added on the bottom floor of the main house and it goes into a dining room. It also is not centered under the window above it. He wondered if it wouldn't be more aesthetically pleasing to have it centered under the window and also more functional as one wouldn't walk into the door and face the table in the middle of the room but walk into the door to the wide of the table.

Mr. Lyons replied but was away from the microphone and it was inaudible.

Member Katz asked next about the parapet on the addition to the guest house. He asked if there is room to have it step up so it looks better with the parapet that exists on the existing portion of the guest house. It is on the north façade of the addition to the guest house on the eastern portion of the north façade where it doesn't meet the same level as the roof of the existing façade of the guest house. He asked if that could be stepped down to meet that so it looked not quite so fraught.

Mr. Lyons made an inaudible comment.

He asked for clarification if Member Katz was referring to where the parapet goes south or along the north.

Member Katz clarified he was referring to the part along the north façade.

Mr. Lyons said 14" TJRs and about a 12" parapet above that so there is not much room to step down.

Mr. Rasch reported on the proposed ceiling height which from finished floor to "this line" is eight feet; then a foot of structure and from "this line" to "this line" is eight feet. And from the ceiling to the top of the parapet is two feet. So it is pretty tight.

Mr. Lyon commented further, mostly inaudible, pointing out features on the elevation drawing.

Member Boniface said with regard to what Member Katz just brought up, that he actually liked the fact that they didn't line up so you can actually tell the difference between what is a contributing building and then what was added later. So he actually wanted to see the difference.

Member Biedscheid agreed with that comment.

Member Biedscheid asked, in reference to the south façade of the main house. On the existing doors that are part of the infilled portal, she asked if those replacement doors are functional. It appears the stairs are centered at just one half of that door.

Mr. Lyons agreed. He explained that the left-hand door was not a functioning door. The right-hand door is the one that operates and the left half is fixed.

Member Biedscheid asked if there is a reason that the stairs couldn't be extended to cover both doors and be the same width as both doors.

Mr. Lyons agreed that they could be.

Member Biedscheid asked regarding the staircase for the new door, that the client would like for it to come straight out with the door over the window below.

Mr. Lyons agreed.

The owner wanted to make a statement.

Present and sworn was Ms. Roxanne Morgan, who said they wanted the staircase going out including the window as drawn and coming down to her left. The staircase would actually come down that way instead of as a spiral. It would just be straight stair steps down and no windows would be included.

### **Public Comment**

Ms. Beninato (previously sworn) said she had issues with the carport. She didn't think it was a necessary item and was on a primary façade and was not set back 10 feet from another primary façade. It is sort of an optional feature and people like carports but these are primary façades and there are already several changes being made to that primary façade. She understood the openings aren't different but the functionality of those doors proposed now as an alternative now to the steps on her right for those doors. And then a spiral staircase that may become a straight out staircase, again, coming to the left or west side of that opening. She thought it was a little bit intrusive to have the stair case come out straight rather than a spiral staircase. She really wondered about allowing carports on primary façades, especially when they are not set back from another primary façade.

There were no other speakers from the public regarding this case.

Mr. Lyons said Roxanne and Brian Morgan wanted to be able to access the house through that doorway in a protected environment. That was their concern. He also said that in going down that street, one could see many other carports in the neighborhood.

### **Action of the Board**

Member Boniface congratulated Mr. Lyons on his responses to the exception criteria. They were very thorough. He made a good case specifically about the carport and on the drive by, the Board noticed how many other carports there are in that neighborhood. What is presented certainly does fit in with the neighborhood.

Member Boniface moved in Case #H-15-073B at 800 Gildersleeve Street, to accept Staff's recommendation and approve this application as presented and recognizing that the applicant has met all of the exception criteria for 1) an addition on a primary façade, south, 2) an addition less than ten feet back from a primary façade, east, 3) to create an opening on a primary façade, south, for a window, 4) an increase to maximum allowable height, and 5), an increase to exceed the 50% footprint standard. In addition, he added the following conditions: 1) that the stair be taken to staff for their approval; 2) the existing stairs on the south elevation which go into the entry portal be extended in width to match the same opening as the doors leading into the portal. Member Bayer seconded the motion.

Chair Rios stated that the windows would be Hemlock Green in color and stucco as presented. Member Boniface accepted the amendment as friendly and the motion passed by unanimous voice vote.

4. Case #H-15-092. 540 East Alameda Street Unit 7. Downtown & Eastside Historic District. Carlos Kinsey, agent for Gayle Mill and Philip Haworth, owners, proposes to construct a 971 sq. ft. free-standing accessory structure to a height of 12'6" where the maximum allowable height is 16'4" and to remove fencing and yardwalls on a contributing residential property. (David Rasch).

Mr. Rasch presented the Staff report for this case as follows:

#### **BACKGROUND & SUMMARY:**

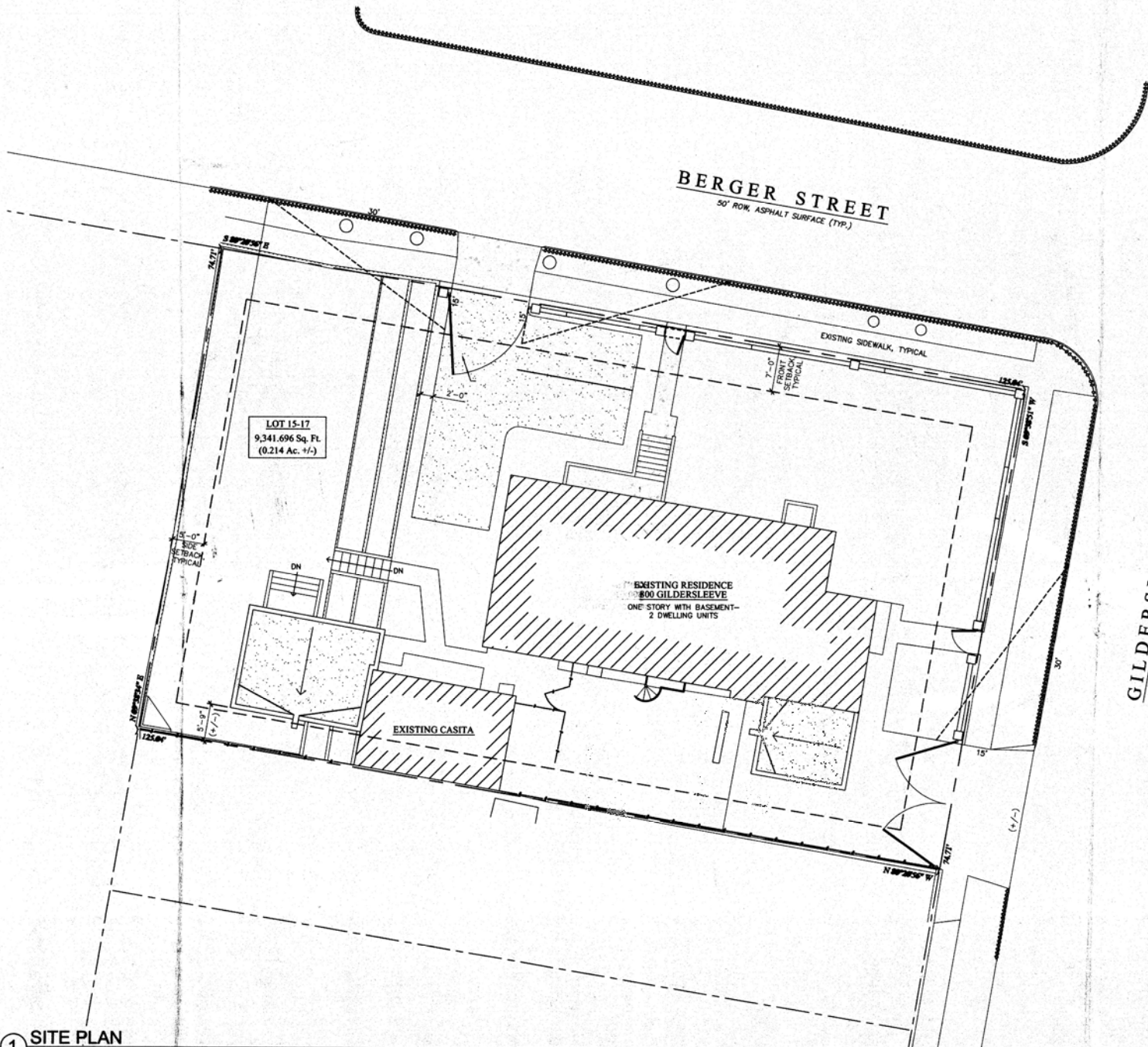
540 East Alameda Street Unit 7 is part of a condominium association located behind the contributing residence at 530. That historic building was constructed between 1928 and 1934 in the California Mission Revival style with a clay tile finished gable roof. In the 1980s, a Spanish-Pueblo Revival addition was constructed on the south side of the residence.

The applicant proposes to remove an existing stuccoed yardwall, relocate an existing coyote fence, and construct a free-standing garage and storage room on a vacant area to the southeast of the residence.

The 971 square foot structure is designed in a mixture of Spanish-Pueblo Revival and California Mission Revival elements to harmonize with the residence. It will be 12' 6" high, where the maximum allowable height is 16' 4", and feature stepped massing, rounded edges, clay tile finished shed roof overhangs and portal, and divided lite windows and doors. The garage doors will be carriage-style with divided-lite windows in the upper quarter. Exterior light fixtures will be Minka Lavery Mallorca lantern sconces in an iron finish. Finishes will be El Rey cementitious "Desert Rose" and Pella trim color "Stormy Blue".

In addition, stuccoed pilasters and wooden pedestrian gates will be constructed in the relocated coyote fence.

#### **STAFF RECOMMENDATION:**



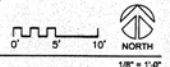
<b>EXISTING MAIN RESIDENCE (2 DWELLINGS):</b>	
UPPER LEVEL HEATED/ROOFED (DWELLING #1):	1,485 S.F.
LOWER LEVEL HEATED (DWELLING #2):	1,340 S.F.
EXISTING TOTAL ENCLOSED/HEATED (2 DWELLINGS):	2,830 S.F.
EXISTING FOOTPRINT/ROOFED:	1,485 S.F.
<b>PROPOSED NEW CARPORT:</b>	
PROPOSED FOOTPRINT/ROOFED TOTAL:	1,662 S.F.
<b>EXISTING CASITA (1 DWELLING):</b>	
ENCLOSED/HEATED/ROOFED:	325 S.F.
<b>PROPOSED NEW ADDITION, UPPER LEVEL (HTD/ROOFED):</b>	
PROPOSED NEW ADDITION, LOWER LEVEL (HEATED):	327 S.F.
<b>PROPOSED ENCLOSED/HEATED TOTAL (2 LEVELS):</b>	
PROPOSED FOOTPRINT/ROOFED TOTAL:	657 S.F.
<b>LOT SIZE:</b>	
LOT SIZE:	9,342 S.F.
<b>LOT COVERAGE- (TOTAL ROOFED/LOT SIZE) :</b>	
	24.8%
<b>PARKING PROVIDED:</b>	
	6 SPACES

LOT 15-17  
9,341.696 Sq. Ft.  
(0.214 Ac. +/-)

EXISTING RESIDENCE  
800 GILDERSLEEVE  
ONE STORY WITH BASEMENT-  
2 DWELLING UNITS

EXISTING CASITA

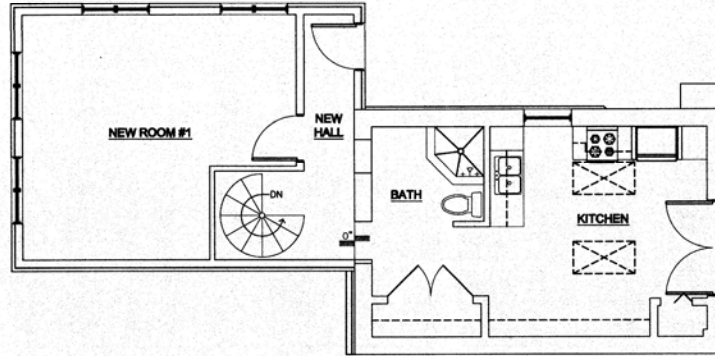
① SITE PLAN



32'-0" 1/8" = 1'-0"

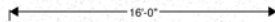
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2" EXT.  
INSULATION  
NEW STUCCO  
TO MATCH  
EXIST. (EL REY  
ADOBE BROW  
OR STO-LA  
LUZ)

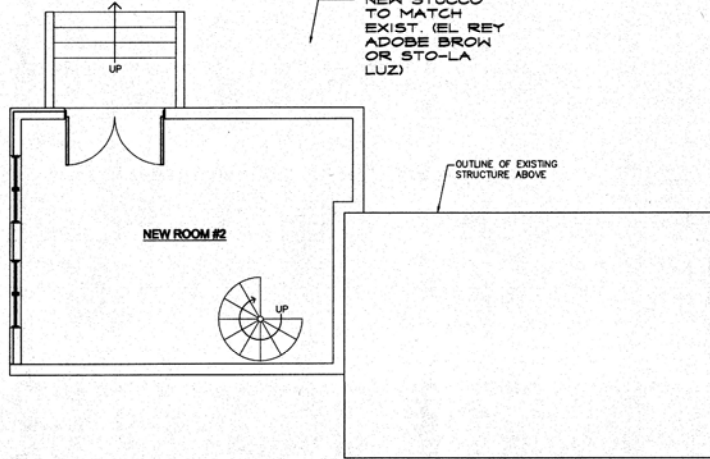


UPPER LEVEL FLOOR PLAN - CASITA

SCALE 1/4" = 1'-0"



2" EXT.  
INSULATION  
NEW STUCCO  
TO MATCH  
EXIST. (EL REY  
ADOBE BROW  
OR STO-LA  
LUZ)



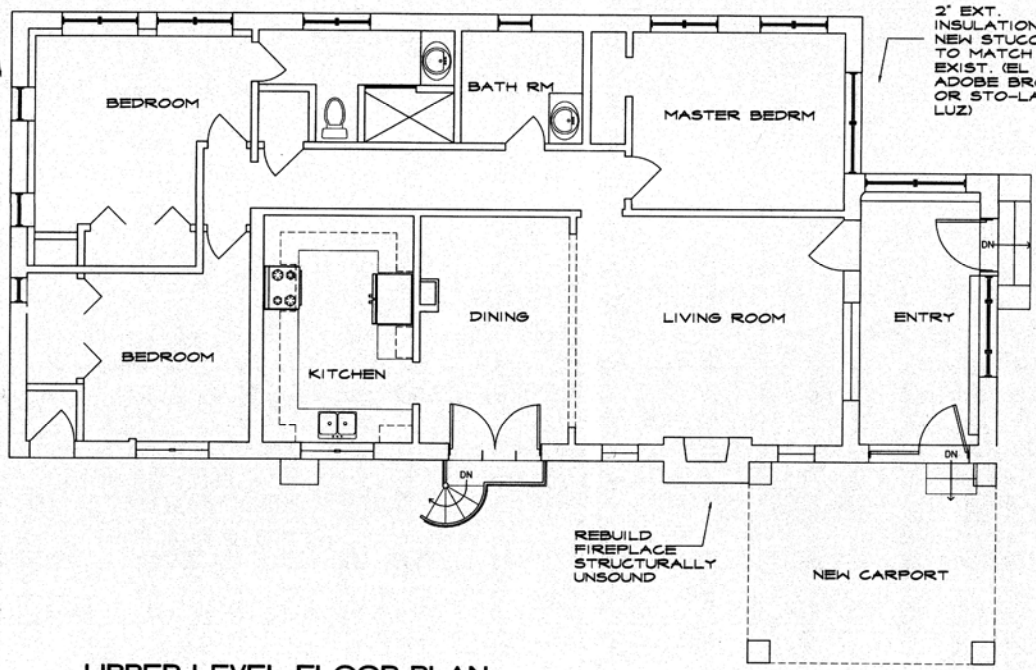
LOWER LEVEL FLOOR PLAN - CASITA

SCALE 1/4" = 1'-0"

Handwritten signature and date: 4/27/16

2' EXT. INSULATION  
NEW STUCCO  
TO MATCH  
EXIST. (EL REY  
ADOBE BROW  
OR STO-LA  
LUZ)

2' EXT. INSULATION  
NEW STUCCO  
TO MATCH  
EXIST. (EL REY  
ADOBE BROW  
OR STO-LA  
LUZ)

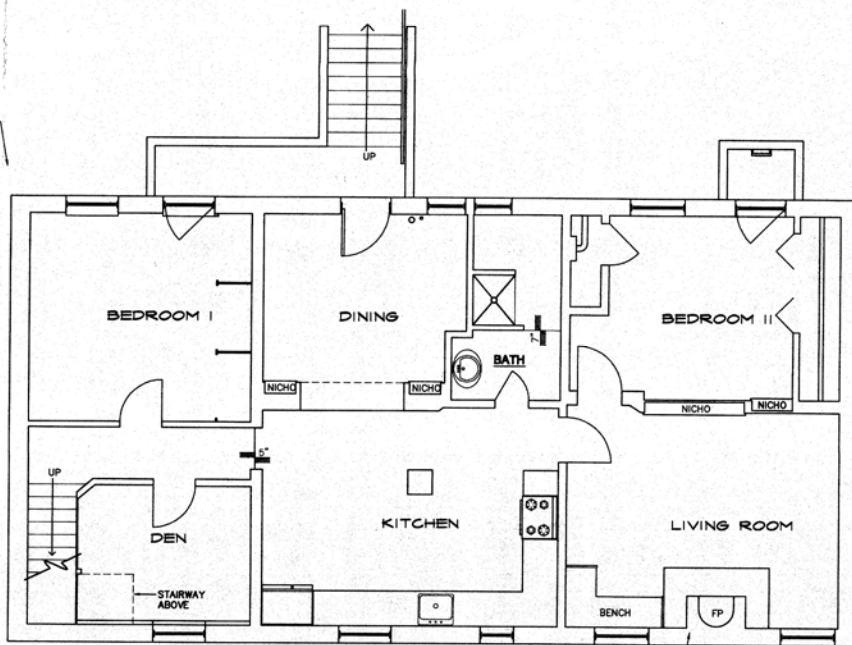


### UPPER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

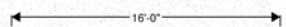
2' EXT. INSULATION  
NEW STUCCO  
TO MATCH  
EXIST. (EL REY  
ADOBE BROW  
OR STO-LA  
LUZ)

2' EXT. INSULATION  
NEW STUCCO  
TO MATCH  
EXIST. (EL REY  
ADOBE BROW  
OR STO-LA  
LUZ)



### LOWER LEVEL FLOOR PLAN

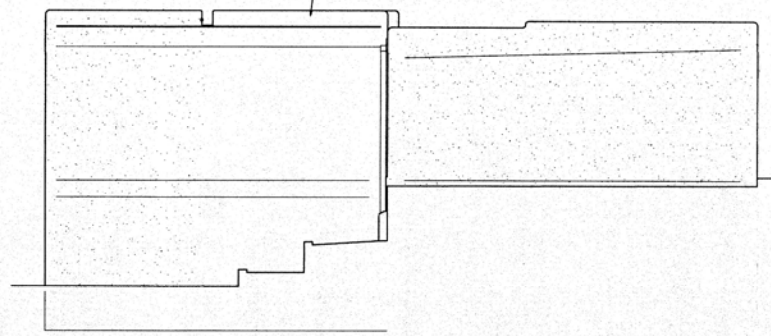
SCALE 1/4" = 1'-0"



*Handwritten signature*

NEW CLAD CASEMENT WINDOWS IN EXISTING ALTERED OPENINGS. CLADDING COLOR = SAGE GREEN (TYPICAL OF 5 OPENINGS AT NORTH ELEV.)

NEW CLAD CASEMENT WINDOWS IN EXISTING ALTERED OPENINGS. CLADDING COLOR = SAGE GREEN (TYPICAL OF 5 OPENINGS AT NORTH ELEV.)

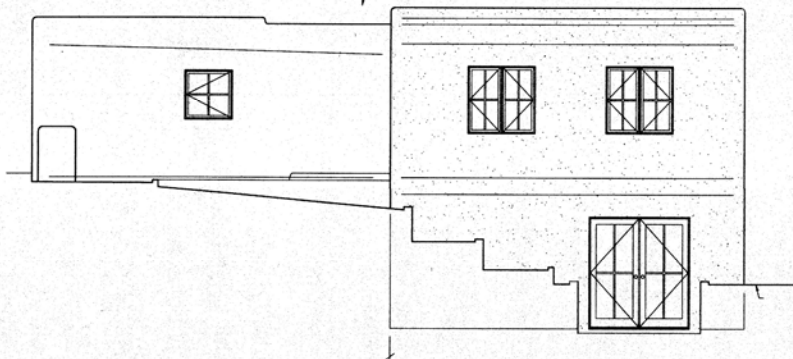
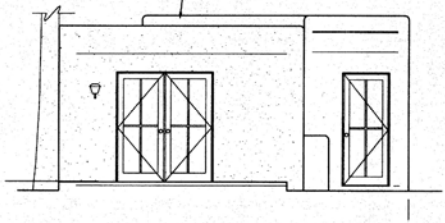


**WEST ELEVATION**  
SCALE 1/4" = 10"

**NORTH ELEVATION**  
SCALE 1/4" = 10"

NEW CLAD CASEMENT WINDOWS IN EXISTING ALTERED OPENINGS. CLADDING COLOR = SAGE GREEN (TYPICAL OF 5 OPENINGS AT NORTH ELEV.)

NEW CLAD CASEMENT WINDOWS IN EXISTING ALTERED OPENINGS. CLADDING COLOR = SAGE GREEN (TYPICAL OF 5 OPENINGS AT NORTH ELEV.)



**EAST ELEVATION**  
SCALE 1/4" = 10"

**SOUTH ELEVATION**  
SCALE 1/4" = 10"

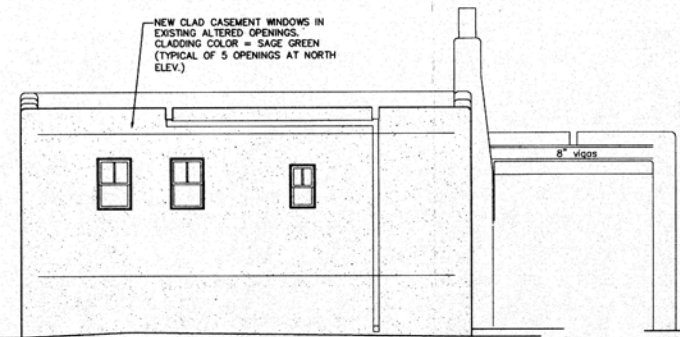
**MORGAN RESIDENCE - CASITA**

16'-0"

MORGAN RESIDENCE REMODEL  
SHEET TITLE  
DATE  
REV  
SH  
A  
OF

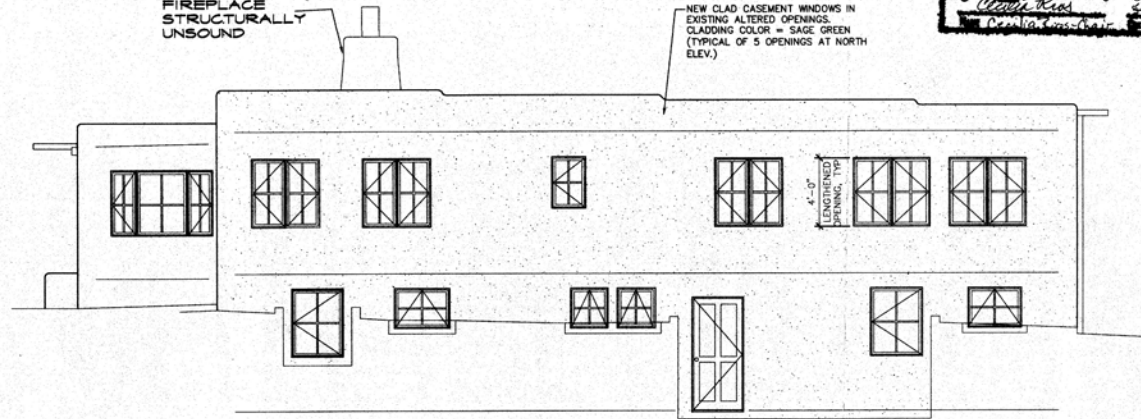
Morgan Preservation & Land Use -	
<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Historic Character Review</li> <li><input type="checkbox"/> Aesthetic</li> <li><input type="checkbox"/> Community Analysis</li> </ul>	<p>0-24-16 2-24-16</p>

NEW CLAD CASEMENT WINDOWS IN EXISTING ALTERED OPENINGS. CLADDING COLOR = SAGE GREEN (TYPICAL OF 5 OPENINGS AT NORTH ELEV.)



REBUILD FIREPLACE STRUCTURALLY UNSOUND

NEW CLAD CASEMENT WINDOWS IN EXISTING ALTERED OPENINGS. CLADDING COLOR = SAGE GREEN (TYPICAL OF 5 OPENINGS AT NORTH ELEV.)

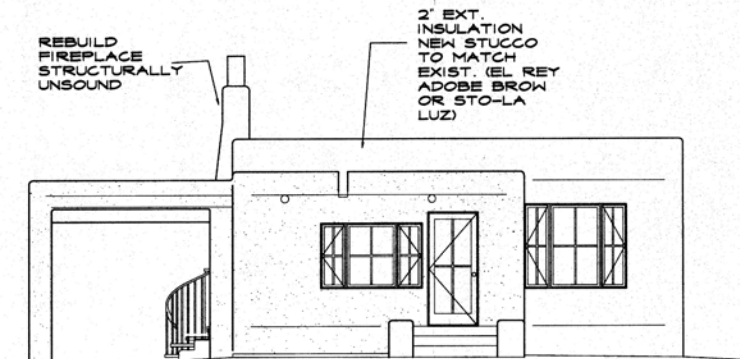


WEST ELEVATION  
SCALE 1/4" = 10'

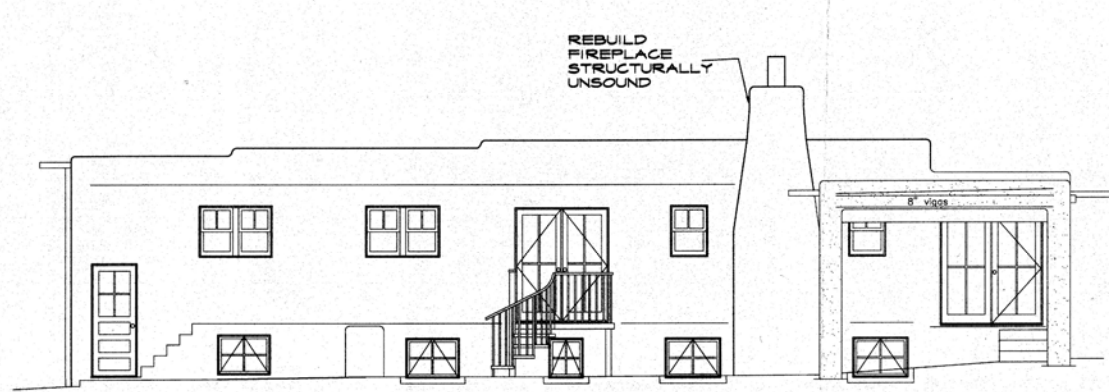
NORTH ELEVATION  
SCALE 1/4" = 10'

REBUILD FIREPLACE STRUCTURALLY UNSOUND

2' EXT. INSULATION NEW STUCCO TO MATCH EXIST. (EL REY ADOBE BROW OR STO-LA LUZ)



REBUILD FIREPLACE STRUCTURALLY UNSOUND



EAST ELEVATION  
SCALE 1/4" = 10'

SOUTH ELEVATION  
SCALE 1/4" = 10'

MORGAN RESIDENCE  
16'-0"

*Handwritten signature and date: DG 4/27/16*

MORGAN RESIDENCE REMODEL

SHEET TITLE  
DATE  
REVISIONS  
BY  
DATE

Member Powell pointed out the column by the door which is not common in Santa Fé. And the lintel on the same elevation is more fan shaped and he thought it is mis-drawn.

Mr. Clemens clarified that those two windows won't be there. A gentleman tried to do the drawings and didn't do a good job.

Member Biedscheid referred to the elevation labeled north which is actually the east, and asked if under the portal, there are three proposed windows.

Mr. Clemens said one on the left is a door and the other two are windows. Then he corrected himself to say there is actually just one window. "That is just an opening because the building ends. So there is only one door and one window." He pointed them out and said to the right is just open air space.

Member Biedscheid said she didn't see that on the floor plan on page 55 of the packet.

Member Boniface said these drawings are impossible to understand. The drawings are mis-labeled in terms of elevations and the elevations don't match the floor plans. The Board needs to postpone this and ask the applicant to submit accurate drawings.

#### Public Comment

There was no public comment.

#### Action of the Board

**Member Boniface moved to postpone Case #H-15-104 at 547 Hillside Avenue for submission of corrected updated drawings. Member Katz seconded the motion and it passed by unanimous voice vote.**

- 4. Case #11-15-073. 800 Gildersleeve Street.** Don Gaspar Area Historic District. Harvey Monroe, agent for Roxanne Morgan, owner, proposes to install 2" foam insulation on main residence and casita, stucco and repair chimney on main residence on a contributing residential property. (Nicole Ramirez Thomas)

Ms. Thomas gave the staff report as follows:

#### **BACKGROUND & SUMMARY:**

800 Gildersleeve Street is a single-family residence that was constructed before 1928 in the Spanish-Pueblo Revival style. A free-standing historic garage on the south side of the residence may have been constructed at the same time. The front portal was infilled and the garage was converted into a living space

in the late 1970s. The residence is listed as contributing to the Don Gaspar Area Historic District and the complete east and south elevations are primary. The converted garage is listed as contributing to the District and the east elevation is designated primary.

In 2015 the Board heard and approved the applicant's request to: construct a 177 square foot carport on the south primary elevation of the residence; remove a large non-historic window on the south elevation of the main residence; install a window on the basement level of the primary elevation; repair historic windows and a door on the south primary elevation and the installation of storm windows and a door; and the replacement of non-historic windows and doors on the main residence. To the casita, formerly the detached garage, the applicant requests to add a 659 square foot addition and to replace non-historic windows on the east elevation and a non-historic door on the north elevation.

The applicant proposes to remodel the property with the following three items.

1. Insulate the entire exterior of the main residence and casita with 2" spray foam. This will create 2" of additional depth at window and door openings. The applicant did not state whether the finish around the openings will be crisp or bull-nosed.
2. Replace the non-working chimney that has compromised structure on the main residence, while maintaining the appearance of the exterior of the chimney and its relationship to the residence.
3. Existing stucco is cementitious El Rey stucco in "adobe brown." New stucco will also be cementitious El Rey stucco in "adobe brown."

#### **STAFF RECOMMENDATION:**


Staff recommends approval as the proposed request complies with 14-5.2(B)(9) Minimum Maintenance requirements, 14-5.2 (D) General Design Standards for All H Districts, 14-5.2 (H) Don Gaspar Area Historic District.

#### **Questions to Staff**

There were no questions to Staff.

#### **Applicant's Presentation**

Present and sworn was Mr. Harvey Monroe, P. O. Box 1183, who said he was not the first person involved in this project. After reviewing the documents, he found there are a few errors. There is no insulation in the building and spray foam is the best way to have insulation. He will maintain the same rounded quality of pueblo architecture with cementitious stucco. The chimney needs to be replaced with an identical profile fireplace.



### Questions to the Applicant

Chair Rios asked if corners will be bullnosed.

Mr. Monroe agreed.

Member Katz asked what the problem is with the chimney. From the inside you can see there is not a clear line of flow. It is very circuitous and when the fires were lit the smoke backed up in the building.

Member Katz asked if would demolish the whole thing and rebuild it.

Mr. Monroe said that might not be necessary. He said more investigation will occur to see if it can be retained.

Member Powell asked if it is possibly rubble construction.

Mr. Monroe said it is pen tile. The whole house is pen tile. The stucco is cementitious.

Member Boniface said when the Board drove by, he saw a single clay tile flue and it has two fireplaces. He definitely saw that as a problem. With two-inch foam and cementitious stucco, it will be about a 3" bullnose.



Mr. Monroe agreed.

Member Boniface said that is in character with the neighborhood.

### Public Comment

Ms. Stephanie Beninato (previously sworn) spoke in support of this application. It is good to insulate and in this case, it will look better and fit in better with the neighborhood. It will also be much more comfortable.

There were no other speakers from the public regarding this case and the public hearing was closed.

### Action of the Board

**Member Boniface moved in Case #11-15-073 at 800 Gildersleeve Street, to approve the application as submitted and according to staff recommendations. Member Biedscheid seconded the motion and it passed by unanimous voice vote.**