

Case #H 94-19. #2 Cerro Gordo. Downtown and Eastside Historic District. David M. Tighe, agent for Joe Pytka, proposes selective window and door replacement, restuccoing at casitas #1 and #2.

Mr. Cordwell presented the staff report. (See attached Exhibit "K".)

Present and sworn was David Tighe, P.O. Box 9228, Santa Fe.

Mr. Cohen asked if the applicant would be willing to keep the original French door. Mr. Tighe said the object was to restore the two buildings, to the best of their ability, to the same quality of the rest of the compound. He said the allowable stance around the existing door is 20", and is not allowable by code.

Chair Woods said her understanding was that it was a French door, so would open to twice that width, and is allowable by code and is a proper egress. Mr. Tighe said the west door has never worked. Chair Woods asked if the door could not be made to work properly. Mr. Tighe said they could make the door work.

Mr. Tighe said the existing door is not to code, and they would have to widen the opening by 4", replicating the existing door with the same glass space, so that a person's hand does not hit the other doorknob when opening the door. He said the other alternative is to replicate the existing exterior doors of the other individual units. He showed the Board photographs of these doors.

Ms. Seth said she was confused by Mr. Tighe's comments about the doorknobs. Mr. Tighe said that the outside edge of the existing doorknob is ¾" away from the doorknob of the opposing door.

There were no speakers from the public regarding this project.

Mr. Cohen questioned whether the doors in the photographs were substitutions for the French door, if the size of the openings were not changed.

Ms. Seth said they were nice doors, but the historic relevance of the existing doors was important, and urged the applicant to not replicate the doors, but repair them to working order.

Ms. Seth moved to approve **Case #H 94-19** with the condition that the original French doors on Casita #2 be maintained and repaired. Ms. Rivera seconded the motion, and it was passed by unanimous voice vote.

Mr. Tighe asked if they could be allowed to add 4" width to the existing opening in order to increase the style width of the doors to eliminate hand injury. Chair Woods said the motion had been passed. Mr. Cohen said the ordinance does not allow an opening to be widened or narrowed.

Case #H 94-20. 1103 Canyon Road. Downtown and Eastside Historic District. Justin Greene, agent for Dirk Wales, proposes installation of 2'-4" x 4'-0" window at north elevation of previously-approved project.

Mr. Cordwell presented the staff report. (See attached Exhibit "L".)

Present and sworn was Justin Greene, 1103 Canyon Road.

There were no speakers from the public regarding this proposal.

Ms. Rivera moved for approval of Case #H 94-20 as submitted. Mr. Cohen seconded the motion and it was passed by unanimous voice vote.

Mr. Cohen, referring to Case #H 93-221, said one of the basis expressed by the Board for disapproval was not made a part of the motion. He restated his motion for disapproval of Case #H 93-221 on the basis of 14-70.9, 14-70.20 (B)(1)(2)(a)(b)and (d), all related to height, and the interpretation placed on Resolution 88. Ms. Seth seconded the motion and it was passed by unanimous voice vote.

COMMUNICATIONS:

Ms. Grzeskowiak said that the action taken on 213 Washington Avenue at the last hearing, granting preliminary conditional approval did not address the demolition of the building.

Mr. Cohen moved for approval for demolition of the building at 213 Washington Avenue, as described in Case #H 93-223. Ms. Rivera seconded the motion, and it was passed by unanimous voice vote.

Ms. Grzeskowiak reminded the Board that she had given them a memo asking for comment regarding the Preservation Award Program. Mr. Cohen asked her for her recommendations. Ms. Grzeskowiak recommended, upon approval by the Board, that the ceremony be at the beginning of the agenda during National Preservation Week, with certificates being presented by the Chair.

Ms. Seth asked what the time frame was for proposals. Ms. Grzeskowiak suggested, this being the first such presentation, that all projects since October 1992 (when the ordinance was adopted) be considered, and not only those completed within the last year.

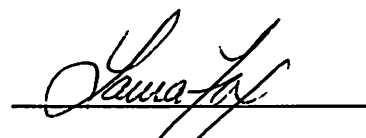
Chair Woods suggested approving the project, and asked Ms. Grzeskowiak to have a list of qualified projects by the next meeting. Ms. Grzeskowiak said one suggestion would be to open the nominations to the public, through neighborhood associations. Chair Woods suggested keeping the nominations limited to the staff and the Board for this first year.

BUSINESS FROM THE FLOOR:

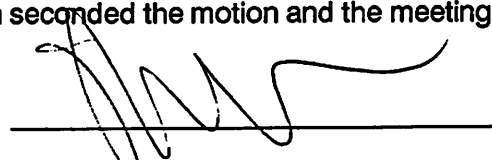
None.

ADJOURNMENT:

There being no further business to appear before the City of Santa Fe Historic Design Review Board, Ms. Seth moved for adjournment. Mr. Cohen seconded the motion and the meeting was adjourned at approximately 9:30 p.m.



Laura Fox, CGB & Company, Recorders



Sharon Woods, Chair

E X H I B I T (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval () Final Approval (X)

Project Location: 1103 CANYON RD

Owner: PIRK WALKER Address: 1103 CANYON RD. Phone: 985-4344

Applicant: JUSTIN GREENIE Address: SAME Phone: 985-4344

Project Proposal: 2'-4" x 4'-0" WINDOW @ N. ELEVATION

Public Visibility: North () South (X) East () West ()

New Construction: Single-Family Residence () Commercial ()
Multi-Family Residence ()

Other Construction: Demolition () Remodel (X) Addition () Residential ()
Sign(s) () Wall/Fence () Antenna () Solar ()

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historical Ordinance, Section 14-70. Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project site seven (7) days prior to the H-Board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historical approval.

Signature of Applicant or Owner

Date

FOR OFFICIAL USE ONLY

Date Received: 2/1/94 Case Number: H- 94-20 Meeting Date: 2/8/94

Historic District: D3E Survey Number: 430 Survey Area: 0

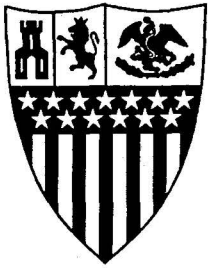
Age: 2-1980 Historic Significance () Contributing (X)

Source: Status: Non Supporting ()

ORDINANCE COMPLIANCE CHECKLIST:

SECTION	DESCRIPTION	COMPLIES	
		YES	NO
14-70.1	Harmony () Proportion () Style ()	()	()
14-70.9	Harmony () Proportion () Style ()	()	()
14-70.13	Demolition	()	()
14-70.14	Minimum Maintenance Requirements	()	()
14-70.15	Signs	()	()
	Applicable District Standards	()	()

Remarks: _____



City of Santa Fe, New Mexico

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

Sam Pick, Mayor

David A. Sena, City Manager

Councilors:

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

Councilors:

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

Case #H 94-20

Meeting Date February 8, 1994

Project Address 1103 Canyon Road

District Downtown & Eastside Historic

Agent Justin Greene Address 1103 Canyon Road Phone 983-4344

Owner Dirk Wales Address 1103 Canyon Road Phone 983-4344

PUBLICLY VISIBLE FACADES: (X) NORTH (X) SOUTH () EAST () WEST

HISTORICAL SIGNIFICANCE: NUMBER 430 AREA NO. 9 AGE c. 1930

() SIGNIFICANT (X) CONTRIBUTING () NON-CONTRIBUTING
(X) SURVEY SHEET ATTACHED () SURVEY SHEET NOT AVAILABLE () NOT SURVEYED

APPROVAL REQUIREMENTS: () NEW CONSTRUCTION () EXTERIOR RENOVATION
(X) DEMOLITION () BASAL SQUARE FOOTAGE _____

PROPOSAL: Installation of 2'-4" x 4'-0" window at north elevation of previously approved project.

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on February 8, 1994, 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 984-6808.

Sincerely,

Mary Grzeskowiak
Urban Design Review Specialist


Ian Cordwell
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 THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST. (SFCC 1987, SECTION 7-1.6) PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico

memo

DATE: February 8, 1994
TO: Historic Design Review Board Members
FROM: Mary Grzeskowiak, Urban Design Review Specialist
Ian Cordwell, Urban Design Review Specialist *MC*
VIA: Dennis Thompson, Planning Division Director *DT*

CASE #H-94-20 ADDRESS 1103 Canyon Road

REFERENCE ATTACHMENTS (Chronologically):

CITY SUBMITTALS	APPLICANT SUBMITTALS
<input type="checkbox"/> Case Synopsis	<input checked="" 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/FloorPlan
<input type="checkbox"/> Minutes of _____	<input checked="" type="checkbox"/> Photographs
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Elevations
	<input type="checkbox"/> Other _____

STAFF RECOMMENDATIONS:

Staff has no concerns and defers to the HDRB for reviewing the appropriateness of this submission in the Downtown and Eastside Historic District.

14-70.9 Standards; Downtown and Eastside.

A. The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

B. Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(2) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations:

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection:

(4) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts:

(5) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight inches (8") thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(6) It is characteristic of old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

C. Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements:

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits:

(5) The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

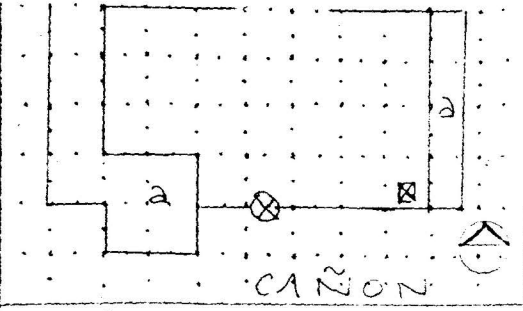
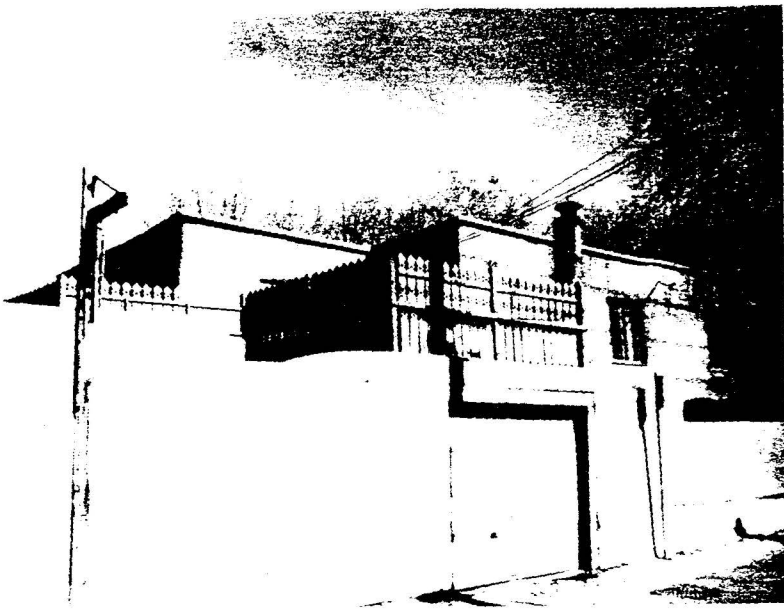
(6) Flat roofs shall have not more than thirty inches (30") overhang.
(Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

date 9-11-84 by "b" Santa Fe 05161430 H1142
 field map SFND-6-1430 BIM reference zone 12 13

location description 1103 CANYON city/town Santa Fe
 land grant/reservation

building name legal description
 tnsq N S range E W sec

file roll negative nos. loc. of neg. plan shape
 by no. 16 31



date of construction 1929-32 estimate actual

source Bus Directory

use present residential other historic residential other

condition excellent fair X good deteriorating

degree of remodeling minor X moderate major

describe: Beside addition of balconies at (a)

surroundings Yes Low

relationship to current use X similar not at all

historic potential yes no

significance eligible X of none interest

if eligible, why? contrib -

associated buildings? yes that type?

if indented, list them

yes

plyie SW Vermont NM Urb. Vern. foundation material NV wall material/surface Adobe? Stucco

architectural features Roof - Flat w parapet. Brick coping slightly overhung 2 masonry chimneys. Small vents under coping (2 story) Windows - dbl 6 ft cont, bullnose w wd slip sill Door - NV

Balconies - Balusters cut out → Change - Door - 4 part Ply overhnd Street entry - wd paved

comments w mail slot. Heavy lintel over -



Justin Greene
1103 Canyon Rd.
Santa Fe, 87501
505-983-4344
Jan. 27, 1994

This is a request to the H.D.R.B. for consideration of the installation of an additional window on the north/Patrick Smith Park side(elevation) of 1103 Canyon Rd. We are currently well underway with the previously approved design (Aug '93).

The window we are proposing is 4'-0" high and 2'-4" wide. The height is in keeping with the vertical dimension of the existing windows on the park elevation. The wall in which it is to be installed was previously thought to be made of masonry, however, it is literally a lath and stucco wall connecting a small butress that extends from the main structure of the house to the partywall. This discovery brought out questions about the "contributing" value of the wall as well as a desire to be able to bring light in from the park. In the process of installing this window we would also be able to strengthen and insulate this section of the north wall.



Justin Greene
Designer
Agent of the owner, D. Wales

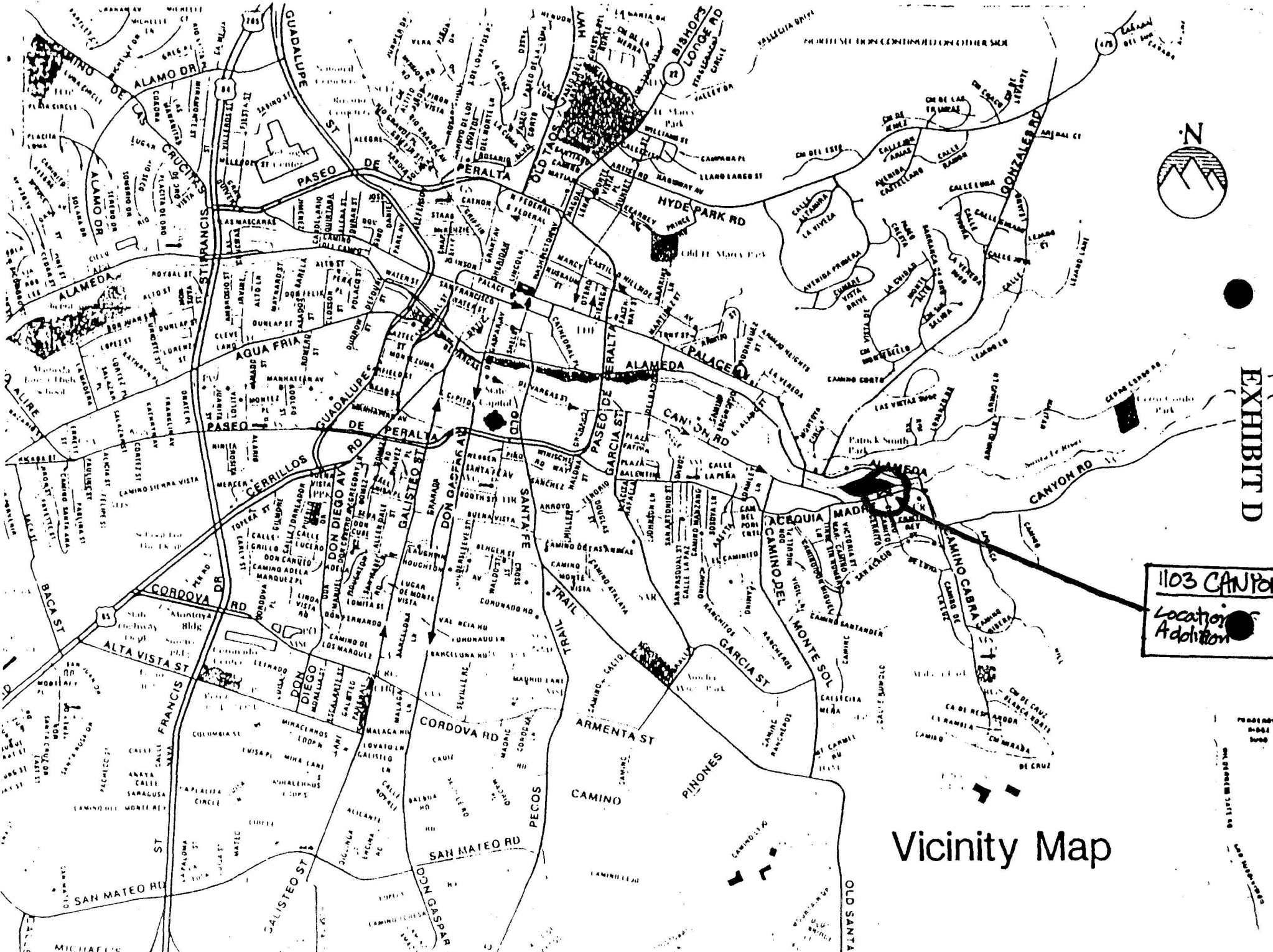
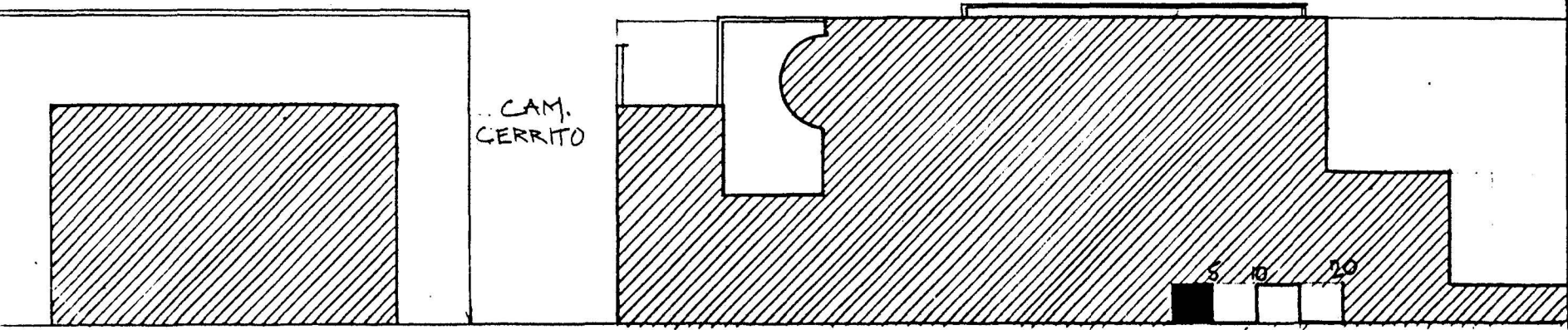
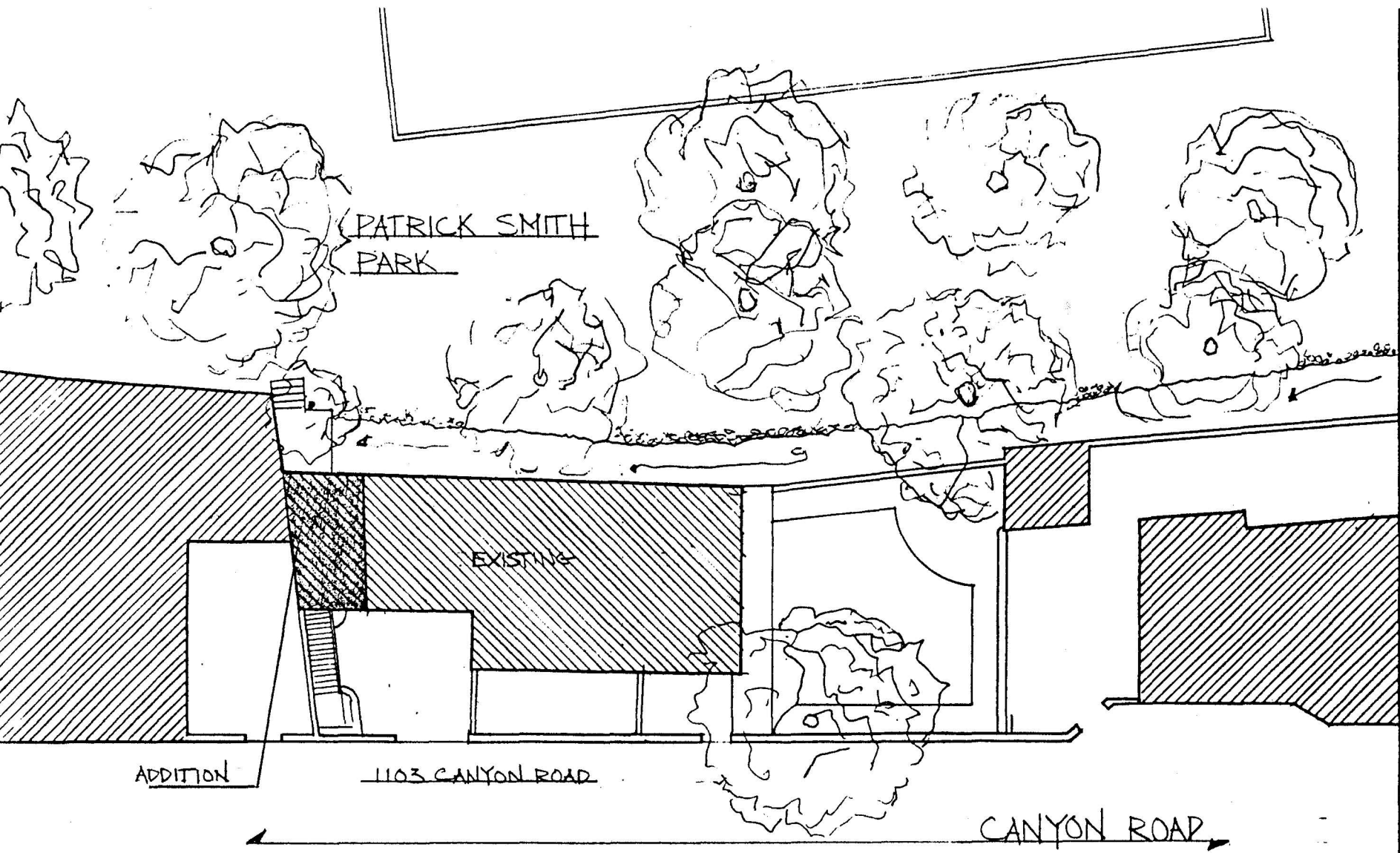


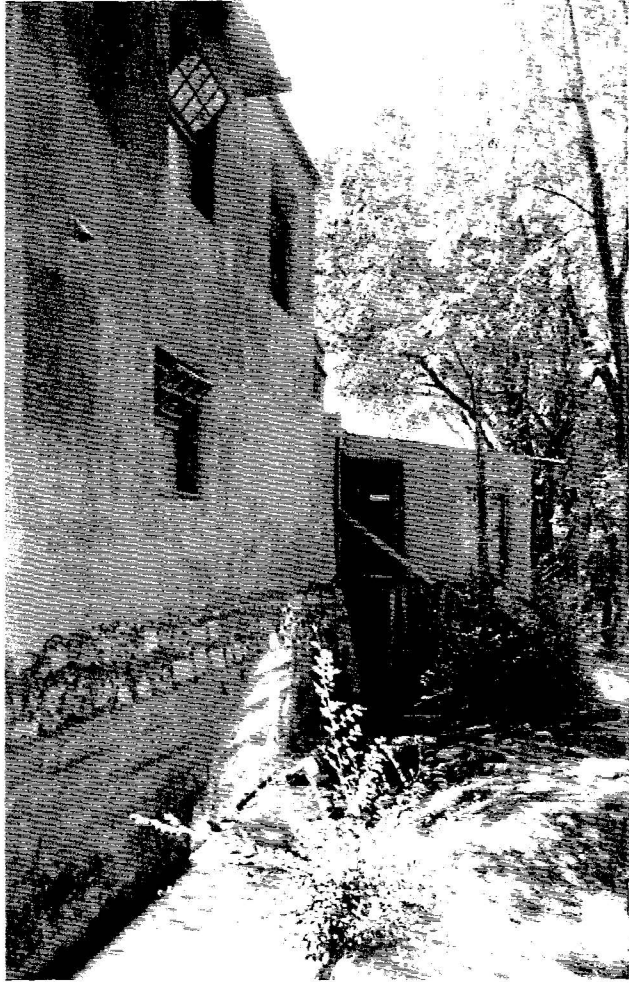
EXHIBIT D

1103 Canyon
Location Addition

Vicinity Map

PREPARED BY
DATE
BY





NORTH ELEVATION

Views from Patrick Smith Park

Top: Existing elevation showing:

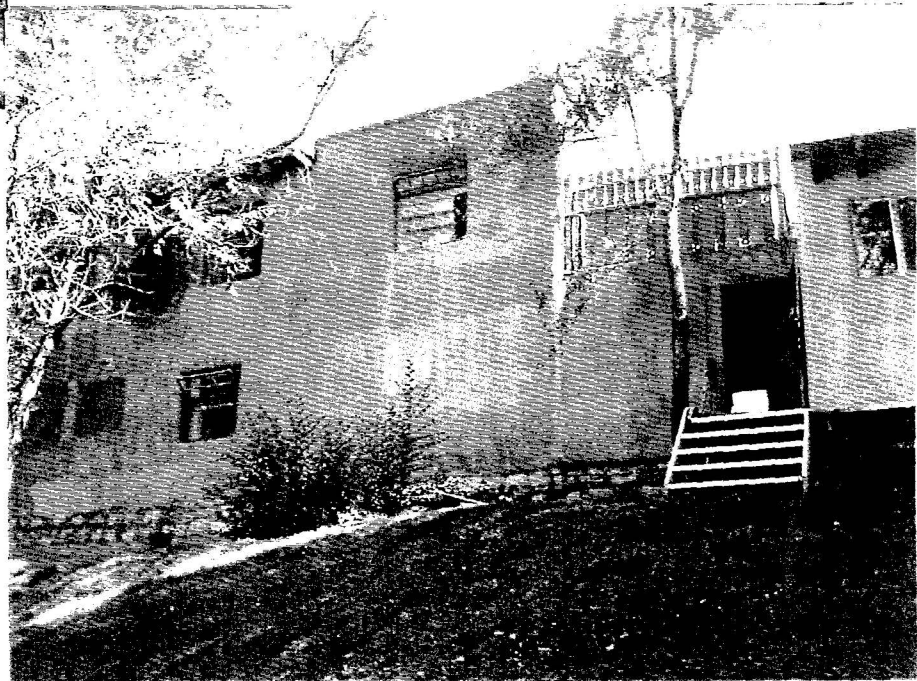
- location of stucco patch over window
(to be reopened)

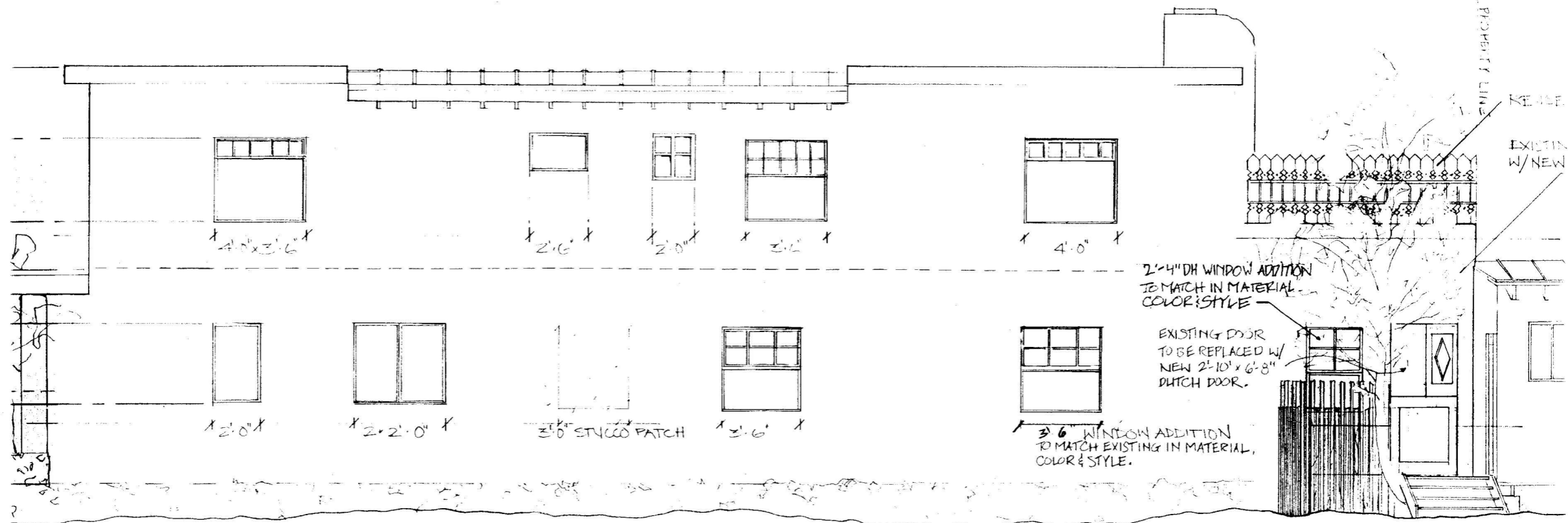
- location of existing doorway

Left: View along the Acquia Madre showing:

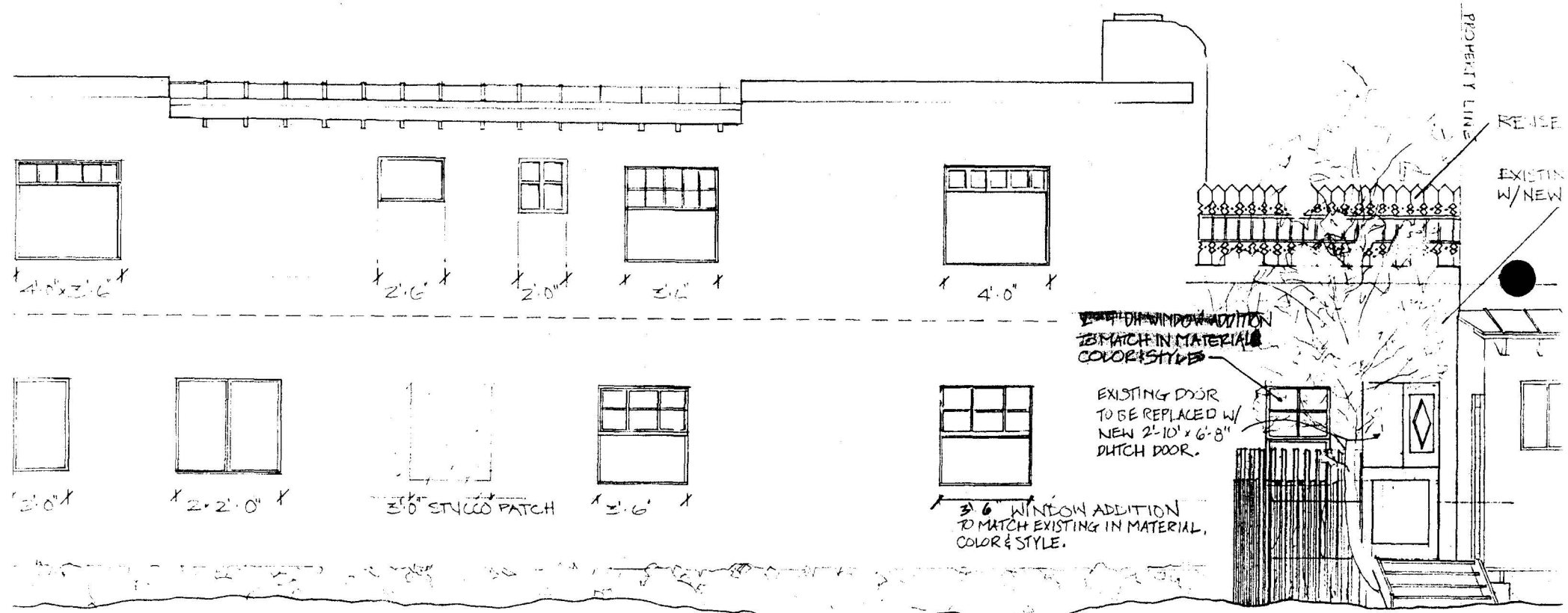
- location of existing bridge (to be rebuilt)

Bottom: Closeup:





NORTH/PATRICK SMITH PARK ELE



NORTH/PATRICK SMITH PARK ELE