

retaining the traditional value of the property and that they would like to work with the Board and staff in order to do that. He stated that they do not wish to be denied, but rather tabled and work with the staff.

Chair Woods suggested that Mr. McDowell and others involved have a copy of the preservation ordinance from staff.

Mr. Cohen moved to table Case #H 93-171. Mr. Bennett seconded the motion and it was passed by unanimous voice vote.

Case #H 93-172, 1103 Canyon Road. Downtown and Eastside Historic District. Justin Greene, agent for Dirk Wales, proposes a one-story addition to West elevation of existing residence.

Mr. Cordwell presented the staff report (see attached Exhibit "P").

Present and sworn was Justin Greene, 1103 Canyon Road.

Chair Woods asked the applicant to show the Board the Canyon Road elevation. Mr. Greene showed the Board his plans and stated that the existing garage door would be replaced with a sliding garage door and that the roof deck was built 25 years ago and the existing infilled window would be reopened.

Chair Woods stated that above the garage now would be a second story. Mr. Greene stated that it was only a one story addition. He showed the addition on his plans. Chair Woods asked if the addition was not being moved forward, that the fence was being removed. Mr. Greene replied that that was correct.

Mr. Cohen asked if the fence that was being removed over the garage was being replaced. Mr. Greene stated that the top rail would still exist on the Patrick Smith with a 2 1/2' parapet over that.

Chair Woods asked the applicant to address the staff's concern with making the window larger than it had been originally. Mr. Greene stated that the window that had been previously infilled was about 2 1/2' x 2 1/2'. Chair Woods stated that he was then proposing a larger window at this location. Mr. Greene stated that they were in order to match in size and scale the other windows on that elevation. Chair Woods stated that the staff's concern was that the window opening was going to be made bigger and the that the applicant's answer to that was that he was trying to repeat the windows that are existing on that facade, and asked the staff to address this. Mr. Cordwell stated that his concern was that the actual opening was more in keeping with the window on the same floor level, which is adjacent to it, and the applicant should try to match the fenestration pattern of that window and not the window above it. Ms. Grzeskowiak stated that this is based on the ghost mark that exists today, and that it appeared from the outside that the window width was more with keeping with the window that is existing to the left more than the window that is directly above it. Mr. Greene stated he had taken the height from the window to the left and the width of the window above and used a combination of the two.

Chair Woods asked Mr. Greene if he were willing to make the new window in keeping with the window to the East. Mr. Greene asked if he should duplicate the window to the East. Mr. Cordwell replied that that was correct, this window being smaller in width.

It was noted that the drawing of the window on the North elevation showed a three-over-one window unit where there is, at present, a six-over-one unit, and Mr. Cordwell asked Mr. Greene if this was just drawn wrong, or it was a proposed change. Mr. Greene agreed it was drawn in error.

Mr. Martinez moved to approve **Case #H 93-172** with the condition that the new window be replaced to match the window opening size of the window adjacent to (East of) the new window. Mr. Bennett seconded the motion and it was passed by unanimous voice vote.

**Case #H 93-173.** 116 Quintana Street. Westside-Guadalupe Historic District. Tracy and Clara Wright propose a one-story addition connecting existing residence and garage.

Mr. Cordwell presented the staff report (see attached Exhibit "Q").

Present and sworn were Clara Wright and Tracy Wright, both of 511 Velarde Street.

There were no speakers from the public regarding this proposal.

Mr. Bennett moved to downgrade the historical status of the building at 116 Quintana Street as described in **Case #H 93-173** from contributing to non-contributing. Mr. Romero seconded the motion and it was passed by unanimous voice vote.

Mr. Bennett moved to approve **Case #H 93-173** as submitted. The motion was seconded by Mr. Martinez and passed by unanimous voice vote.

Chair Woods commended the thorough staff reports done by Mr. Cordwell.

**Case #H 93-174.** 623 Camino San Acacio. Downtown and Eastside Historic District. Gil Gonzales proposes additions on North, South, and West elevations.

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

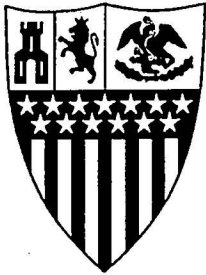
Present and sworn was Gil Gonzales, 331 East Garcia.

Mr. Martinez asked the applicant if he was able to correct the violation to code on the West facade. Mr. Gonzales stated that there was not room on the wall of the bedroom to place this window in a different location. Some discussion was held regarding the light for this room.

Mr. Romero asked what the distance was between the wall and the window on the West elevation. Mr. Gonzales stated that it was 30". Mr. Romero suggested that a solution would be to build a wing wall, or thicken the wall.

Mr. Bennett stated that on the other side of the house there was also a window not in compliance as well. Mr. Gonzales stated that in the powder room, there is a window that is also 30" from the corner. Mr. Romero stated that the same solution might work there as well.

Chair Woods stated that on the West elevation there was a metal standing seam portal and asked what color it was. Mr. Gonzales replied that it was tin. Chair Woods stated that she thought the wall on the West elevation looked thin. Mr. Gonzales replied that he thought it would look nice to build a buttress on that wall.



# City of Santa Fe, New Mexico

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

Sam Pick, Mayor

Isaac J. Pino, City Manager

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

Councilors:  
Frank Montano, Dist. 3  
Art Sanchez, Dist. 3  
Peso Chavez, Dist. 4  
Phil Griego, Mayor Pro Tem  
Dist. 4

Case #H 93-172

Meeting Date August 24, 1993

Project Address 1103 Canyon Road

District Downtown & Eastside Historic District

Agent Justin Greene Address 1103 Canyon Road Phone 983-4344

Owner Dirk Wales Address 1103 Canyon Road Phone 983-4344

**PUBLICLY VISIBLE FACADES:**  NORTH  SOUTH  EAST  WEST

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

SIGNIFICANT  CONTRIBUTING  NON-CONTRIBUTING  
 SURVEY SHEET ATTACHED  SURVEY SHEET NOT AVAILABLE  NOT SURVEYED

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

**PROPOSAL:** One-story addition to West elevation of existing residence.

### BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on August 24, 1993, acted on the above referenced case. The decision of the Board was to  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: The new window on the north elevation must match the configuration and size of the existing window immediately to the east.

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

# City of Santa Fe, New Mexico

# memo

DATE: August 24, 1993  
TO: Historic Design Review Board Members  
FROM: Mary Grzeskowiak, Urban Design Review Specialist  
Ian Cordwell, Urban Design Review Specialist *MG*

CASE #H-93-172 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/Floor Plan
<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:

The applicant proposes to infill an exterior enclosure which has been created by two building walls and a yard wall. A roof deck on the infilled space would replace an existing wooden deck at the same location. The new enclosure would not be visible from Canyon Road (south).

On the north elevation, which faces Patrick Smith Park, the applicant proposes to replace an existing door with a new Dutch door, add a 2'-6" parapet to an existing yard wall, rebuild an existing bridge, and install a new window (approximately 3'-6" x 4'-0") where the applicant suggests a previous window had existed.

Although the applicant has provided pictorial evidence of a previous window, as per SFCC 14-70.73(E)(2), the proposed unit would appear to be considerably larger than the previous opening. In addition, the proposed unit violates SFCC 14-70.9(B)(3) in that the glazing exceeds 30" in certain dimensions.

Staff notes that the proposed north elevation drawings indicate a three-over-one window unit adjacent to the proposed opening where there is, at present, a six-over-one unit. If replacement is indeed warranted, staff recommends that the HDRB mandate replacement of the existing unit in-kind, as per SFCC 14-70.73(E)(2).

Pending the HDRB's mandate of these features, staff defers to the HDRB for review of the project's appropriateness 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;

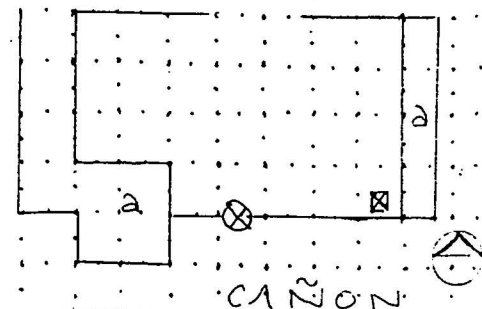
(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(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, §§6-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

date 9-11-84 by [initials]		Santa Fe	051611430	H1142
field no. SF11D-6-1430		B&W reference number: [blank] listing: northwing		
location description: 1103 CANYON		city/town: Santa Fe		
building name		legal description: tns. N S range E W sec		
film roll no. 16	negative nos. 31	inc. of neg. [initials]	plan shape	



date of construction: 1929-32 estimate actual

source: Bus Directory

use: present residential, other, historic residential, other

condition: excellent, fair, good (checked), deteriorating

degree of remodeling: minor, moderate (checked), major

Describe: Balconies at (a)

surroundings: Yes Com

relationship to surroundings: similar (checked), not similar

district potential: yes, no

significance: eligible (checked), of interest, none

if eligible, why? contrib -

associated buildings? yes, what type?

if inventoried, list in nos.

see list? yes

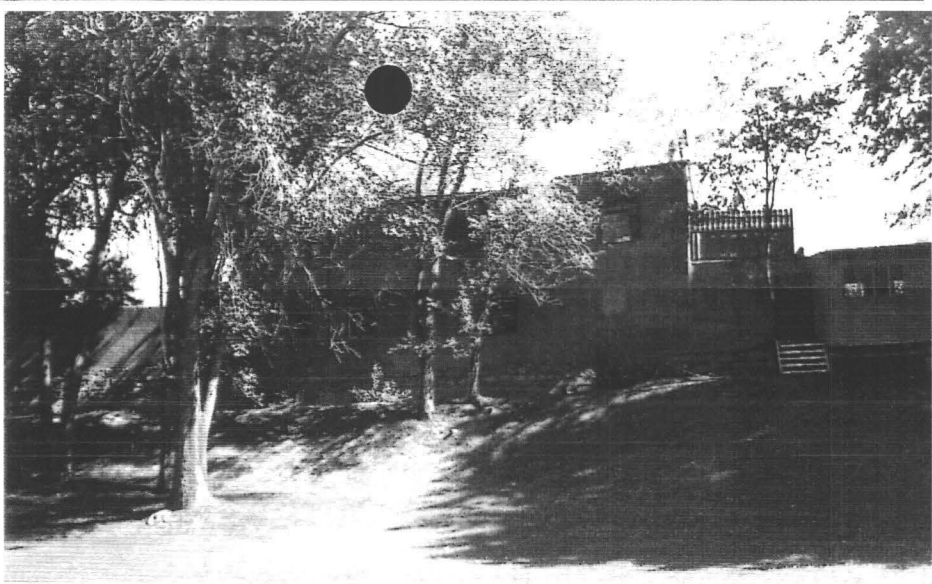
style: SW Vernacular, NM Urb. Vern.

location material: NV

wall material/surface: Adobe? Stucco

architectural features:
 

- Roof - Flat w parapet. Brick coping slightly overhung
- 2 mng chimneys. Small vents under copings @ story
- Windows - dbl 6lt cent, bullnosed w wd slip sill
- Door - NV
- Balconies - Balusters cut out →
- Change - Door - 4 part Ply wood
- Street entry - wd panel w mail slot.
- Heavy lintel over -



NORTH ELEVATION

Views from Patrick Smith Park

Top: Existing elevation showing:

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

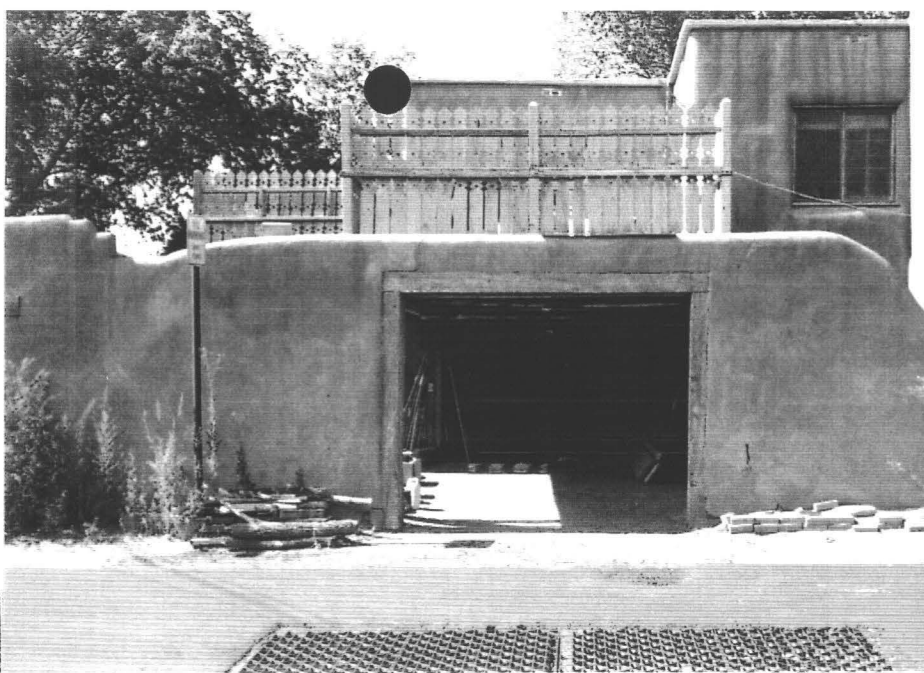
- location of existing doorway

Left: View along the Acquia Madre showing:

- location of existing bridge (to be rebuilt)

Bottom: Closeup





SOUTH ELEVATION

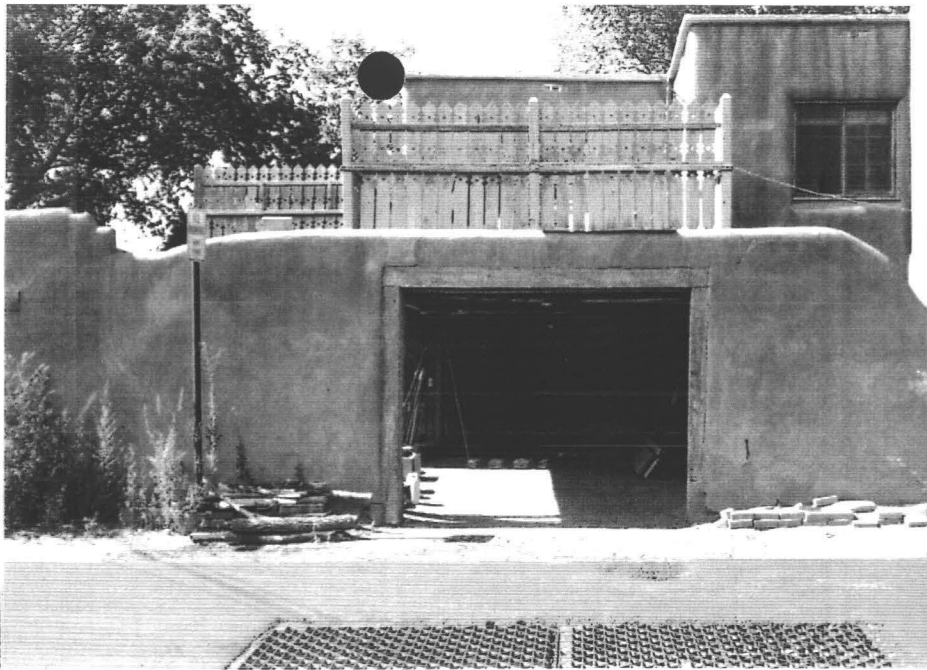
Views from Canyon Rd. & Cam. Cerrito

Top: View of garage revealing existing storage space (to be remodeled into office)

Left: View from Cam. Cerrito

Bottom: Full elevation along Canyon Rd.





SOUTH ELEVATION

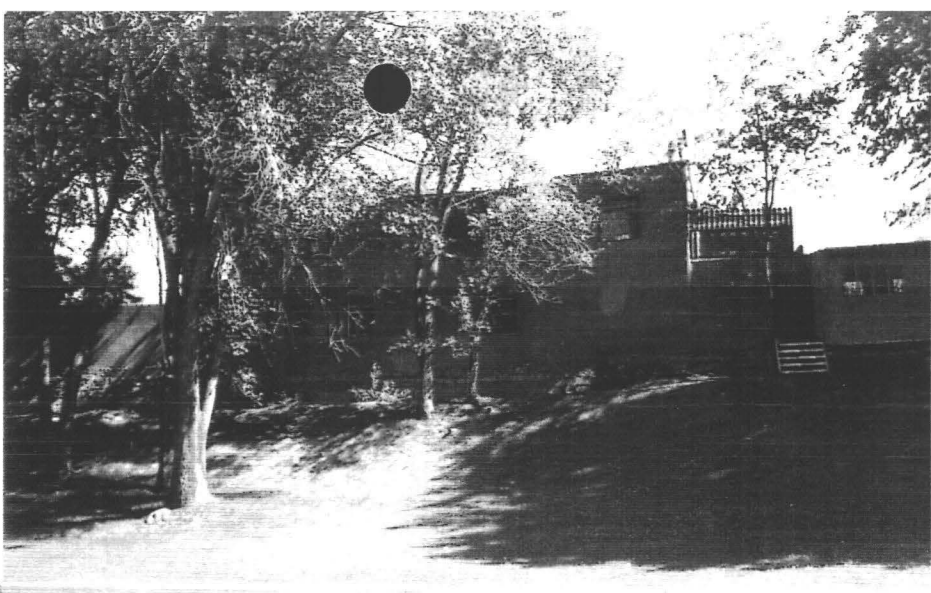
Views from Canyon Rd. & Cam. Cerrito

Top: View of garage revealing existing storage space (to be remodeled into office)

Left: View from Cam. Cerrito

Bottom: Full elevation along Canyon Rd.





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



Letter of Intent: Addition to 1103 Canyon Road.

This small addition to the existing house at 1103 Canyon Rd. is to serve as a studio and office for its owner, Dirk Wales. The additional area created by the new construction is approximately 160 square feet. A new office is to be remodeled in an existing storage space with a pre-existing window to be reopened on the North \ Patrick Smith Park side. The addition will serve as a layout/workspace with a new roof deck built on top (replacing the existing rotten wood deck). In my design of this addition I have been careful about maintaining the historic landscape of Canyon Road.

Justin Greene, designer



#### Owners Statement

We have been in this house since the fall of 1990. To our knowledge, a remodel was done here in 1985, and prior to that, 1973. The original structure was a one story adobe with the second floor added at a later date. We do not know when the house was built. However, we have discovered that there is an existing window opening in the place where we have proposed the one on the submitted drawing.

I have been developing as a fine arts photographer since 1987 when I began photographing landscape details in Taos. This work has been published and shown in galleries in Santa Fe, Taos and other places around the country.

Since this beginning I have had a book of my photography and text published. Now I am working on two photographic concepts: One planned to be a book on the grave markers of Northern New Mexico for the museum of New Mexico Press - - - and another photographic concept that has required me for the first time to have a "studio" arrangement. I am photographing keys ( door and lock keys) so the studio space can be small.

In the current home arrangement there is no space to expand my photographic needs. In proposing to re-model and re-arrange our existing property we are fortunate to have an existing window with north lights and we are proposing to re-open the now closed former window with the same light exposure.

The overall proposed arrangement will allow me finally to consolidate:

1. Photographic print and negative storage.
2. Space to write the text for my books along with the already mentioned small 'studio' space.

We believe in the need to maintain the integrity of the appearance of the historic district while at the same time making use of the artist-resident status we have.

If you need further information about the house or my work, please let me know.

Dirk Wales, owner

A handwritten signature in black ink, appearing to read "Dirk Wales", written in a cursive style.

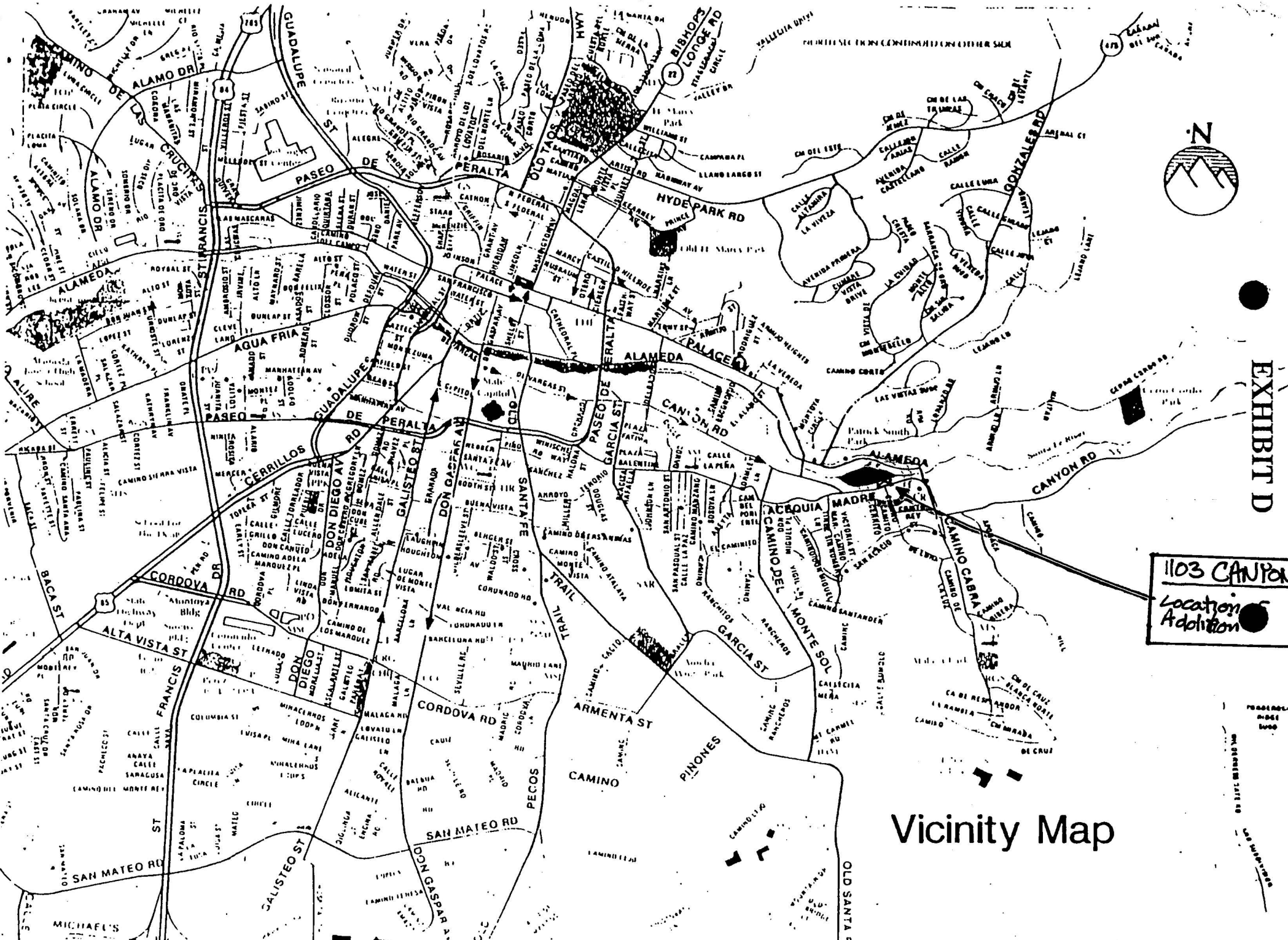
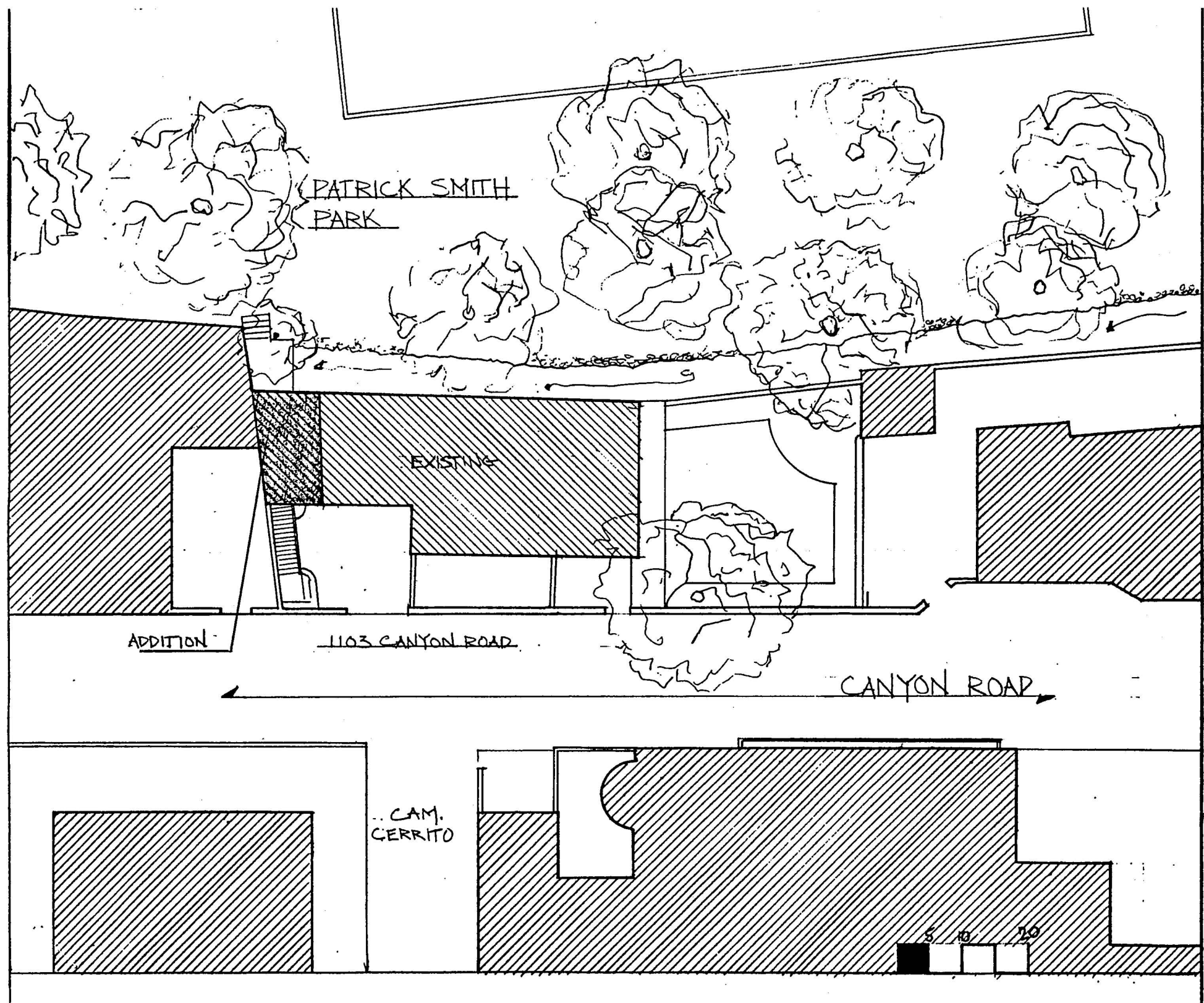


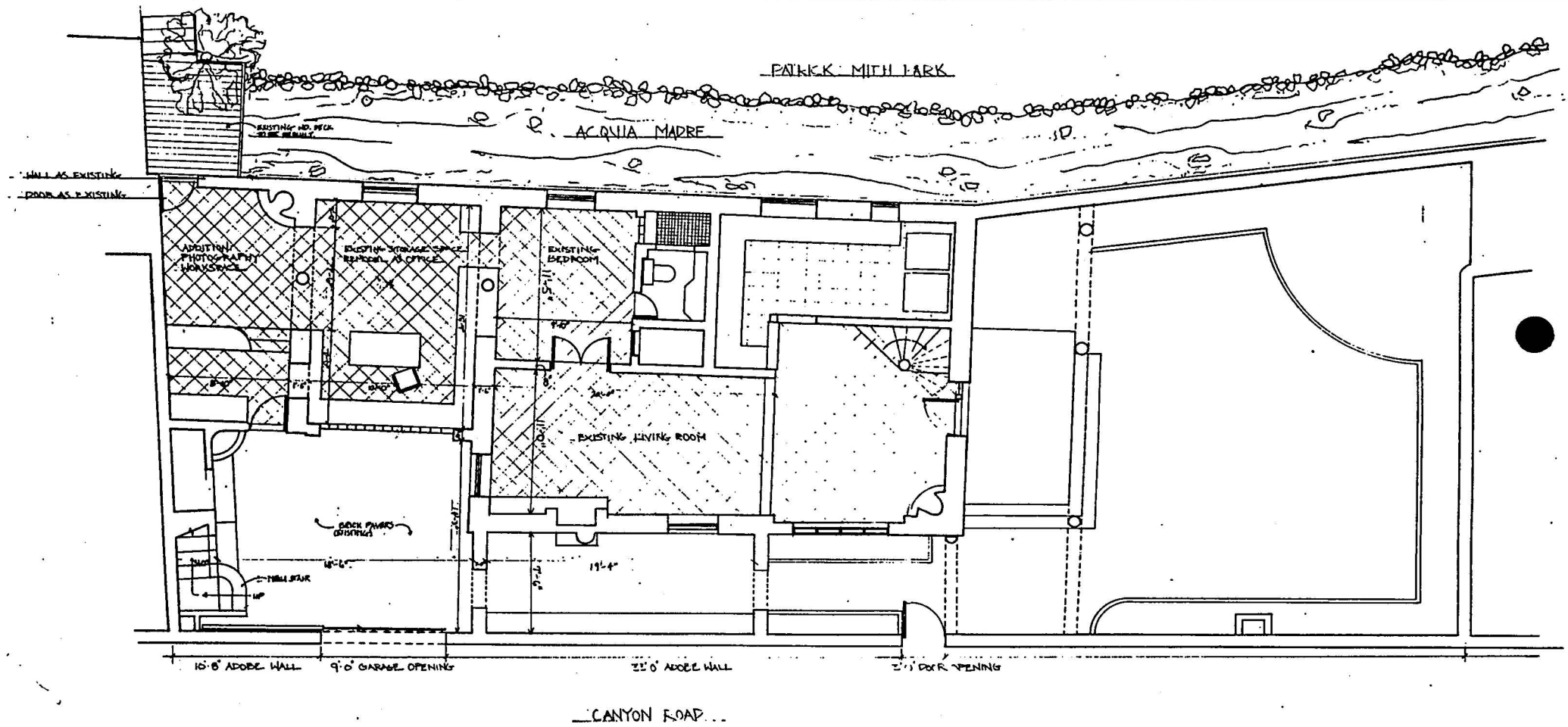
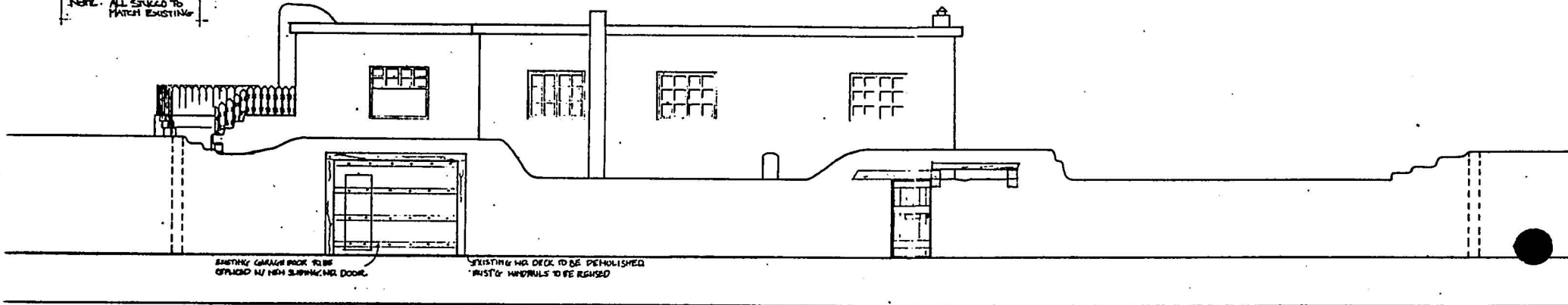
EXHIBIT D

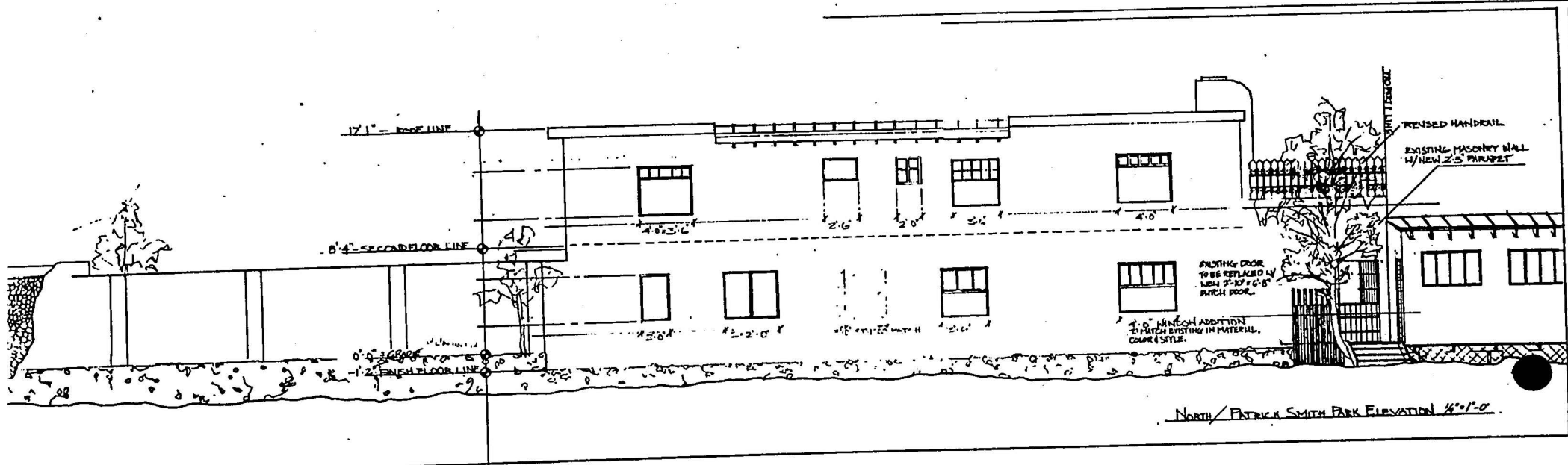
1103 CANYON  
Location Addition

Vicinity Map

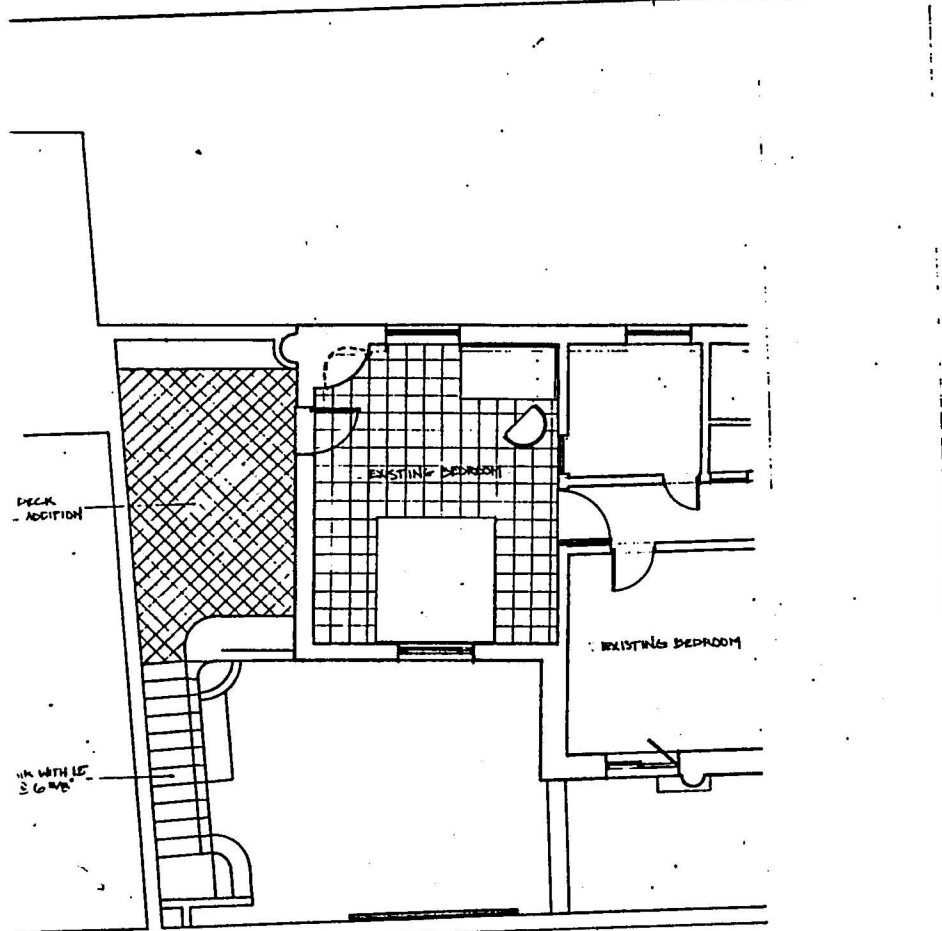


NOTE: ALL STUCCO TO MATCH EXISTING





NORTH / PATRICK SMITH PARK ELEVATION 1/4" = 1'-0"



Wales  
 Addition.  
 1103 Canyon Rd.  
 Santa Fe, NM. 87501

J. Greene, Designer  
 Aug 2, 1993

PATRICK SMITH  
PARK

EXISTING

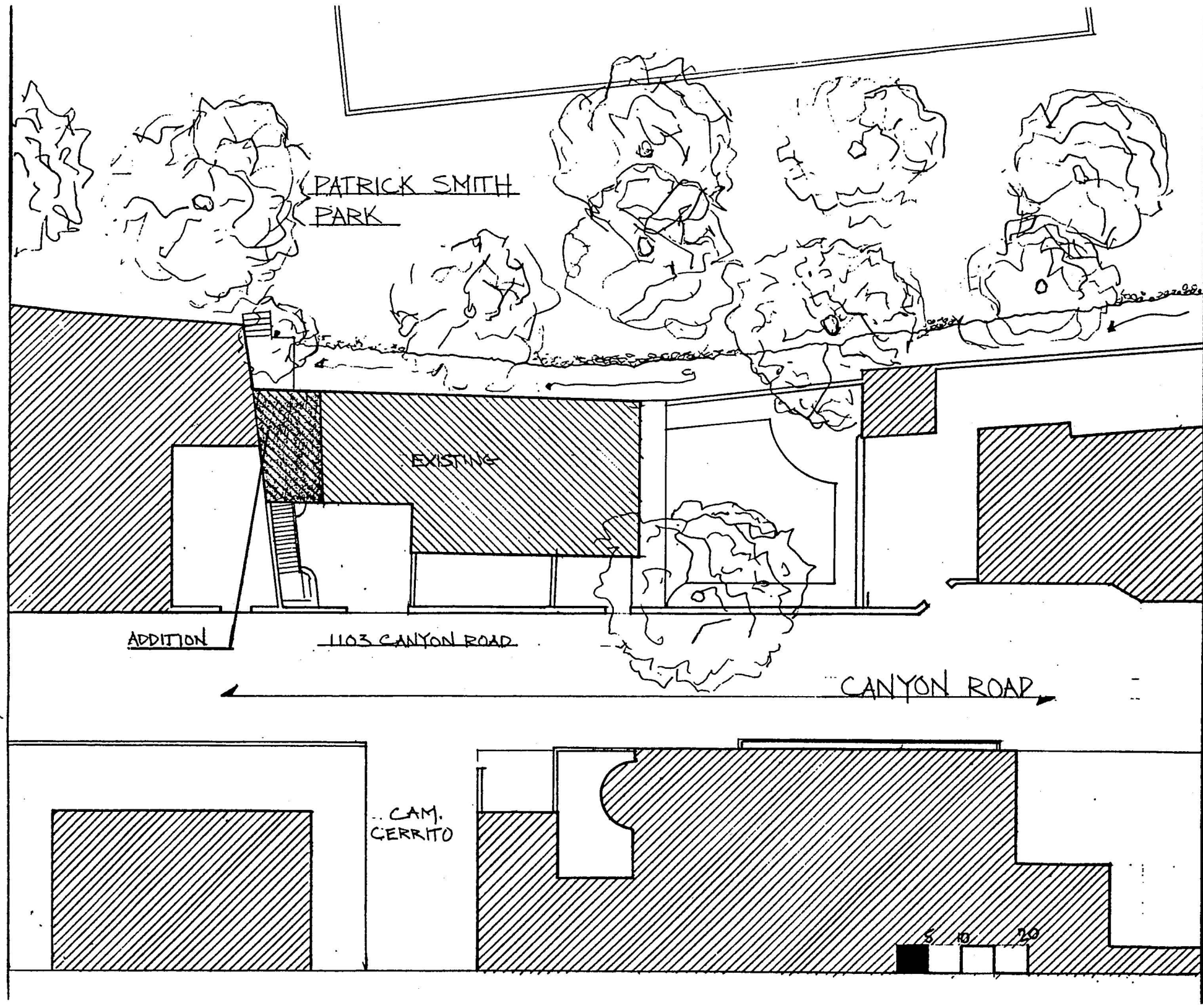
ADDITION

1103 CANYON ROAD

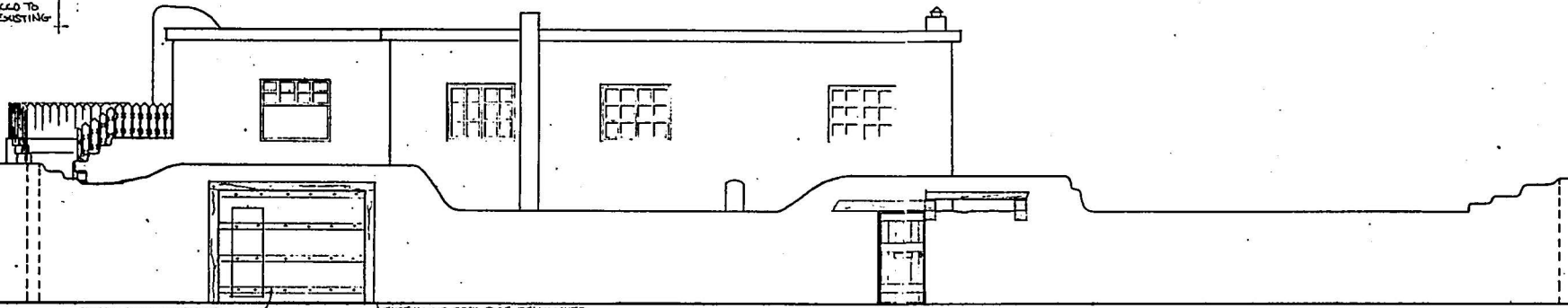
CANYON ROAD

CAM.  
GERRITO

5 10 20



NOTE - ALL SKULCO TO MATCH EXISTING

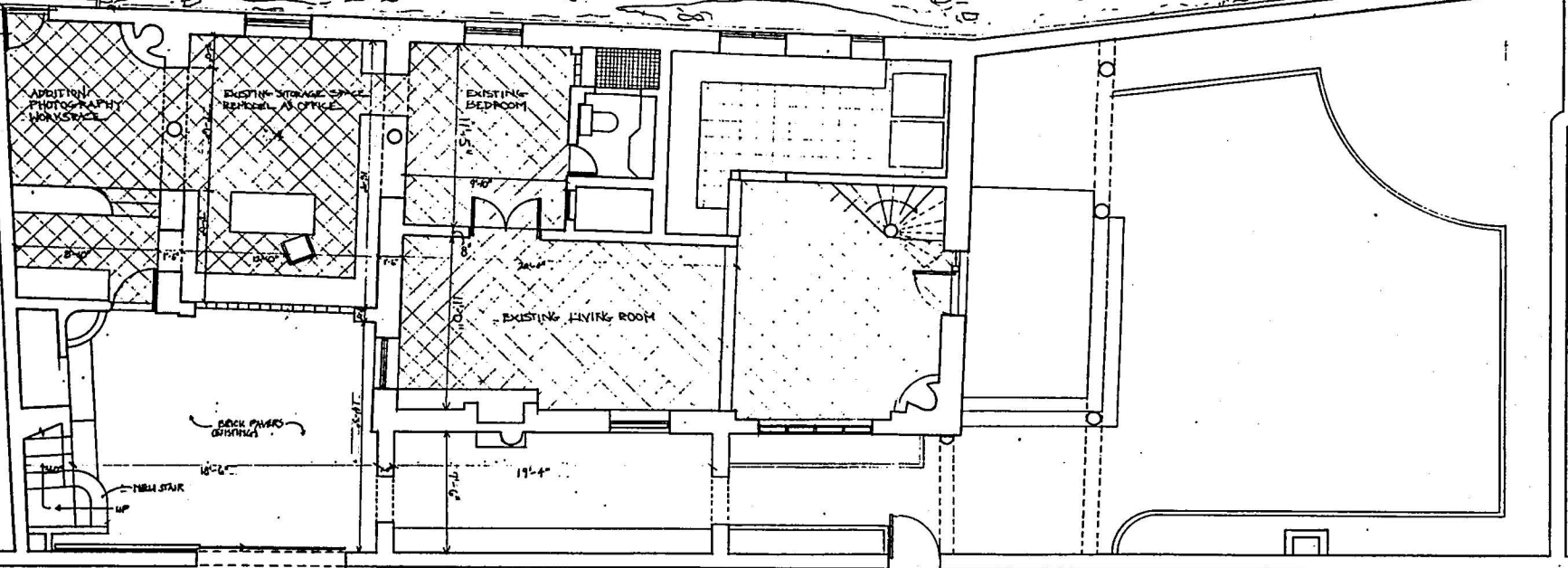


EXISTING GARAGE DOOR TO BE REPLACED BY NEW SLIDING HD. DOOR.  
 EXISTING HD. DECK TO BE DEMOLISHED. RUSTIC HANDRAILS TO BE REUSED

PATRICK MITCH PARK

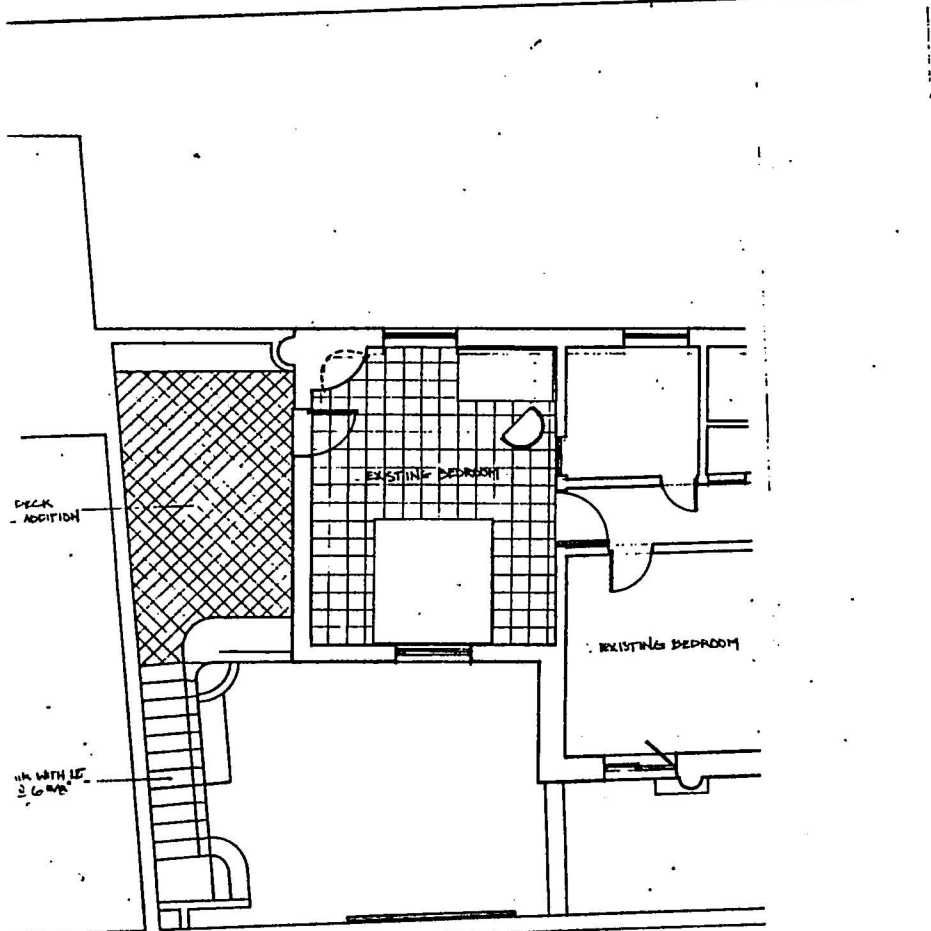
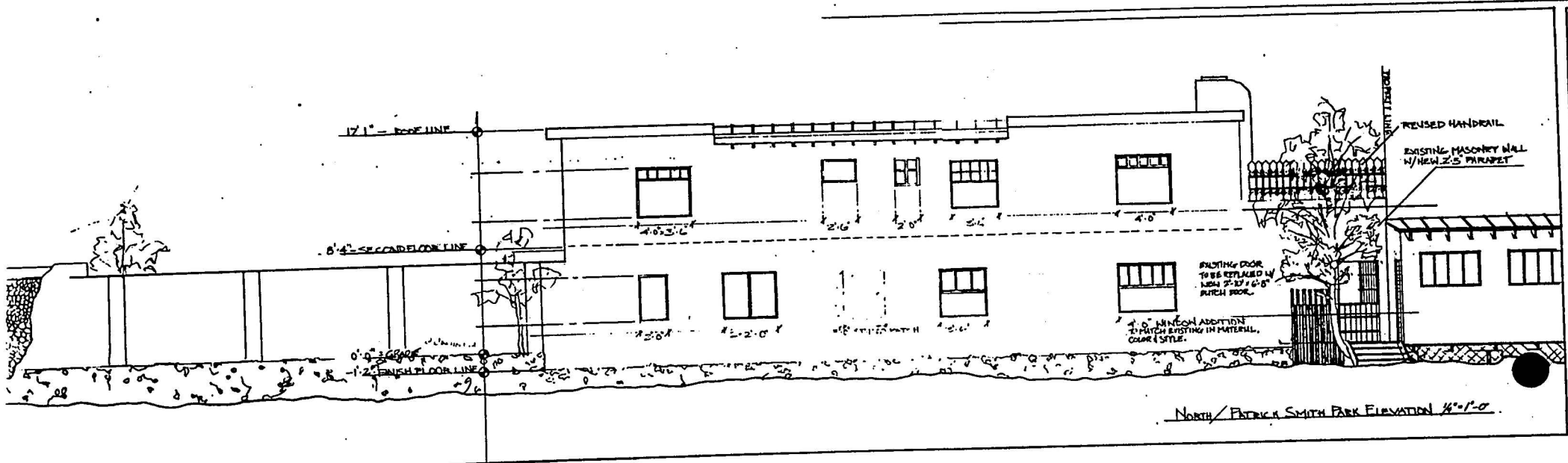
R. ACQUIA MADRE

WALL AS EXISTING  
 DOOR AS EXISTING



16'-0" ADOBE WALL    9'-0" GARAGE OPENING    25'-0" ADOBE WALL    2'-0" DOOR OPENING

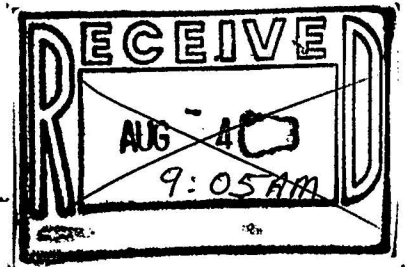
CANYON ROAD



Wales  
 Addition.  
 1103 Canyon Rd.  
 Santa Fe, NM. 87501

J. Greene, Designer  
 Aug 2, 1993

Proposal Submitted  
8-6  
10:52 AM



**EXHIBIT (C)**

**HISTORIC DESIGN REVIEW BOARD APPLICATION FORM**

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

Project Location: 1103 Canyon Rd.

Owner: Dirk Wales Address: 1103 Canyon Rd. Phone: 983-4344

Applicant: Justin Greene Address: 1103 Canyon Rd. Phone: 983-4344

Project Proposal: Photography Studio and Office Addition

Public Visibility: North ~~(x)~~ South ~~(x)~~ East ( ) West ( )

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

Other Construction: Demolition ~~(x)~~ Remodel ~~(x)~~ Addition ~~(x)~~ Restucco ( )  
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

Aug 2, 1993  
Date

**FOR OFFICIAL USE ONLY**

Date Received: 8-4-93 Case Number: H-83-170 Meeting Date: 8-24-93

Historic District: Survey Number: Survey Area:

Age: Historic Significant ( ) Contributing ( )  
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: