ITEM # 17-0754

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-17-052
Address – 613 West San Francisco Street
Owner/Applicant's Name – James Zimmerhanzel
Agent's Name – Gerald Chavez Architect

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 27, 2017.

613 West San Francisco Street is a single-family residence that was originally constructed in a vernacular manner before 1912. An addition on the north elevation was constructed after 1971. Other alterations include loss of historic windows and the construction of an oddly overhanging roof to name just a few of the changes. However, a date has not been provided for the pitched roof and the 1996 HCPI form states that the roof was over 50 years old at that time. The building is listed as contributing to the Westside-Guadalupe Historic District and the south elevation is designated as primary to preserve the street-facing massing of the original rectangular structure. The Applicant proposed to remodel with the following items:

1. The oddly overhanging pitched roof will be removed and the structure will be restored to its original flat roof character with parapets. As a result, the building height will be lowered to approximately 13'.
2. The portal on the south elevation, which was added to the structure with the pitched roof, will be redesigned and reconstructed. The design is in the Territorial character with chamfered square posts and what appears to be a standing seam shed roof. A balustrade will be installed at the front edge of the portal.
3. Historic documentation of the south elevation is lacking. Windows and doors on the south, primary elevation will be replaced with alteration of some opening dimensions. An exception was requested to 14-5.2(D)(5) and the required exception criteria responses were at the end of staff's report.
4. The non-historic 1,133 square-foot addition on the north side of the lot will be replaced with a 1,380 square-foot addition. An exception was requested to exceed the 50% footprint standard (14-5.2(D)(2)(d)) and the required exception criteria responses were at the end of staff's report. The addition will feature divided lite windows and doors and a simplified portal with what appears to be a standing-seam metal shed roof.
5. A 3' high coyote fence will be constructed on the Candelario St. frontage and a similar fence and vehicle gate will be constructed on the San Francisco St. frontage.
6. Finishes include El Rey cementitious "Desert Rose" with "Colonial White" under the portals and all trim will be "white".
7. Additional site work will include a garden at the northeast side of the lot with a flagstone area that appears to have a fountain and a bench, not shown in elevations.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.

3. Staff Recommendation: Staff found that the exception requests to alter openings on a primary elevation and to exceed the 50% footprint standard have not been met. Otherwise, staff found that the Application complies with SFCC Sections 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (I) Westside-Guadalupe Historic District.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:

   _X_ Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure);

   _X_ Section 14-5.2(D) General Design Standards; and

   _X_ Section 14-5.2(C), Regulation of Significant and Contributing Structures
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:

   _X_ Westside-Guadalupe Historic District (Section 14-5.2(I))
6. An Exception Request to alter opening dimensions on a primary façade was applicable to this Application:

   _X_ The Board affirms those findings by staff that agreed that particular exception criteria were met; the Board supplements with the following findings.
7. All exception criteria were met.
8. The Exception Request strengthens 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, in that the proposed design is much improved over a previous design heard by the Board and is also an improvement over the existing facade.
9. An Exception Request to exceed the 50% footprint standard was applicable to this Application:

   _X_ The Board affirms those findings by staff that agreed that particular exception criteria were met; and the Board supplements with the following findings.
10. All exception criteria were met.
11. The Exception Request does not damage the character of the streetscape in that the proposed addition mimics the existing addition and the streetscapes on Candelario Street and West San Francisco Street are not impacted.
12. The Exception Request is required to prevent a hardship to the Applicant or an injury to the public in that the historic structure is a long rectangle which does not allow for modern appliances or living room, and the addition in the back minimally impacts the original structure.
13. The Exception Request strengthens 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, in that a separate structure would not achieve the objective of the applicant and the presented design was the best alternative.
14. The need for the exception is 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, and are not the result of actions by the applicant in that given the hardship without an addition that the proposed location is the best alternative.

15. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 14-5.2(C)(3)(a) and Section 14-5.2(D) the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
16. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
17. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
18. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board voted to approve the two exception requests and to approve the Application with the conditions that the metal shed roofs will be finished with corrugated, not standing seam, panels and that the fences and portal shall comply with traffic visibility standards

IT IS SO ORDERED ON THIS 11th DAY OF JULY 2017, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chairperson

11 July 2017
Date:

FILED:

Yolanda Y. Vigil
City Clerk

7/12/2017
Date:

APPROVED AS TO FORM

Assistant City Attorney

7/17/17
Date:

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:
Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

PROJECT DESCRIPTION: Gerald Chavez Architect, agent for James Zimmerhanzel, owner, proposes to remodel a contributing residential property by restoring the flat roof character, replacing the south elevation portal, replacing the non-historic 1,133 sq. ft. addition with a 1,380 sq. ft. addition, and installing 3' high picket fence, coyote fence, and vehicle/pedestrian gates. Two exceptions are requested to alter opening dimensions on the primary elevation (Section 14-5.2(D)(5)) and to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)).

Case number: H-17-052
Project Type: HDRB

PROJECT LOCATION (S): 613 West San Francisco Street

PROJECT NAMES:

OW – James Zimmerhanzel 2002 North Saint Mary's Street San Antonio, TX 78212

AP – Gerald Chavez Architect 1229 San Jose Avenue Santa Fe, NM 87505 505-259-2991

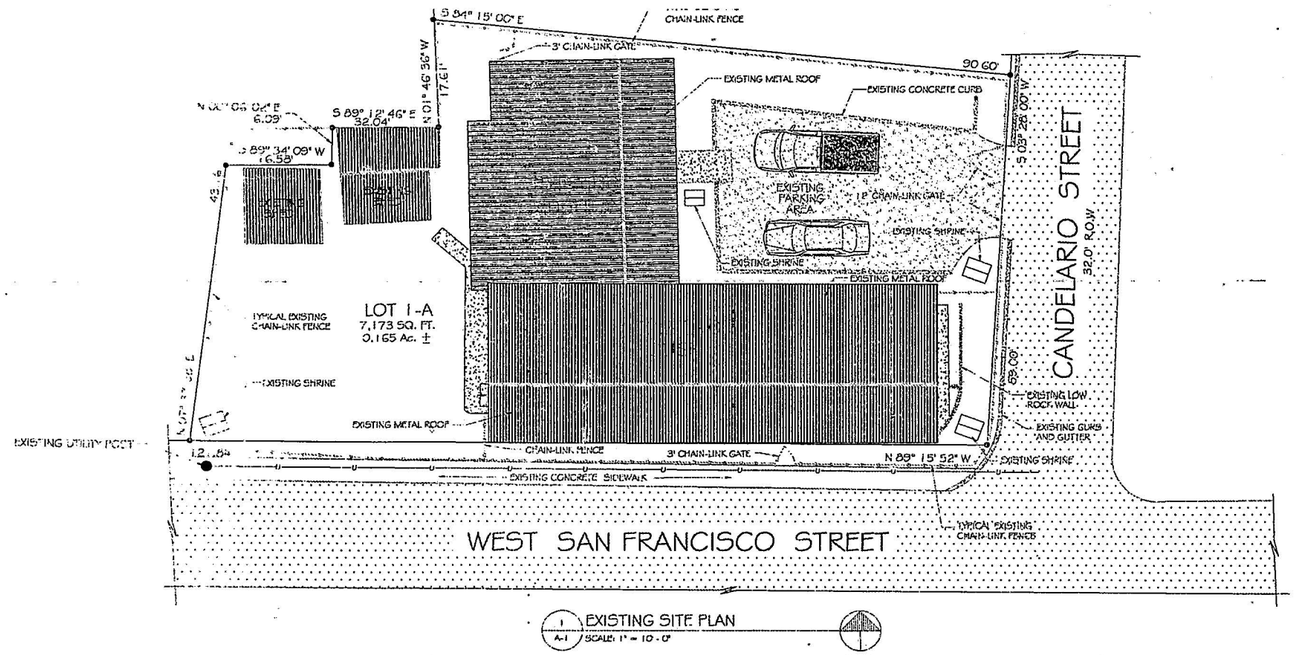
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on June 27, 2017. The decision of the Board was to approve the two exception requests and to approve the application with the conditons that the metal shed roofs will be finished with corrugated, not standing seam, panels and that the fences and portal shall comply with traffic visibility standards. 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.**



Site Plan

1. THE SITE SURVEY INFORMATION ON THIS SITE PLAN WAS TAKEN FROM A PLAT PREPARED JUNE 19, 2012 BY MICHAEL V. TRUJILLO N.M.P.S. #12130 ASSOCIATED SURVEYS 120 CAMINO CONSUELO SANTA FE, NEW MEXICO 87507

RECEIVED
MAY 30 2017
BY:

GERALD D. CHAVEZ
ARCHITECT
NM# 1826
NO. 1826
SANTA FE, N.M.
REGISTERED ARCHITECT

613 W. SAN FRANCISCO ST.

SANTA FE, NEW MEXICO 87501

SHEET TITLE
SITE PLAN

SCALE
AS SHOWN
SCALE=24"X36"
DRAWING SIZE

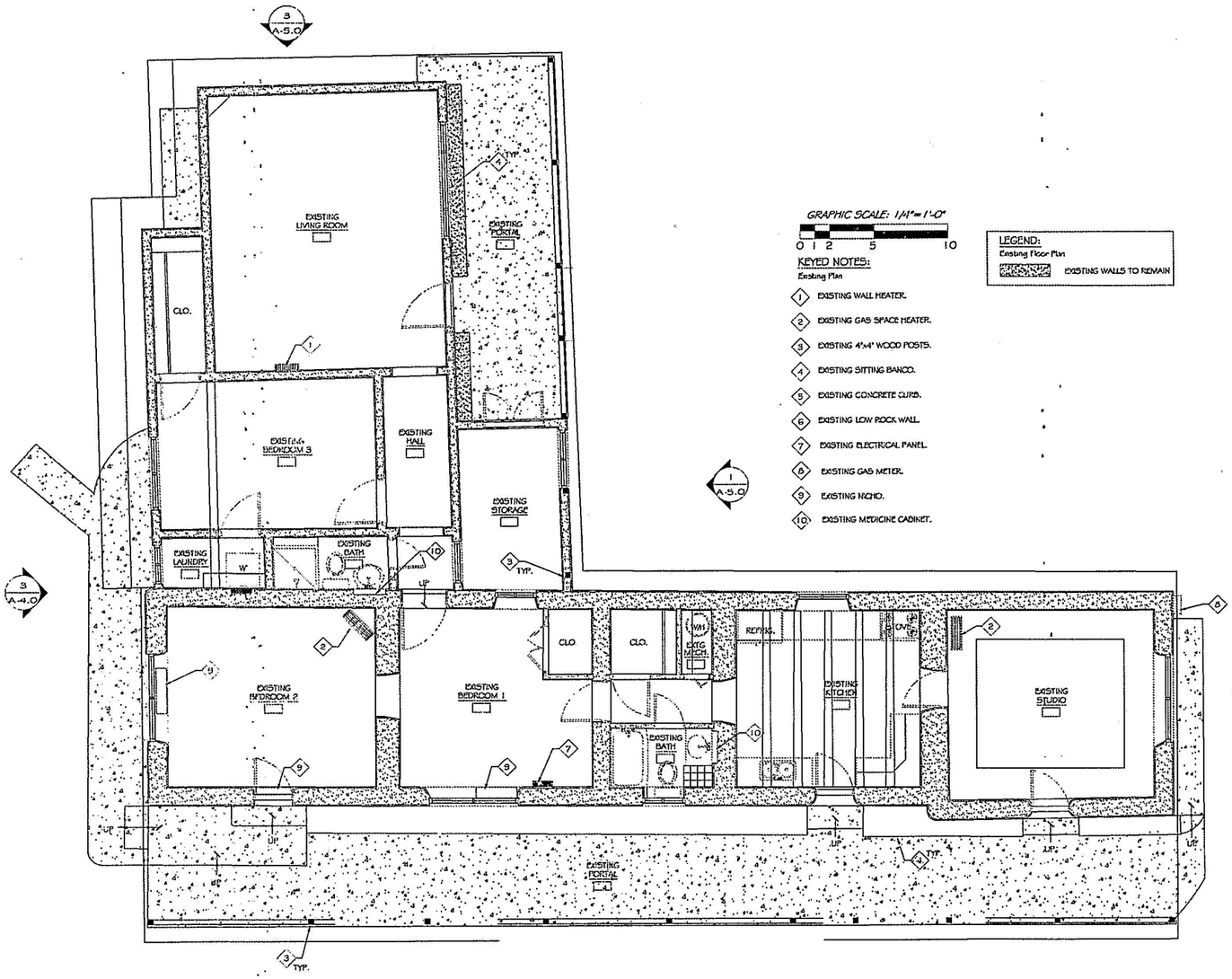
SITE PLAN

A1

1 OF 5

NCB 5/26/17

RECEIVED
MAY 30 2017
BY:



GRAPHIC SCALE: 1/4"=1'-0"

0 1 2 5 10

KEYED NOTES:
Existing Plan

1. EXISTING WALL HEATER.
2. EXISTING GAS SPACE HEATER.
3. EXISTING 4"x4" WOOD POSTS.
4. EXISTING SITTING BANCO.
5. EXISTING CONCRETE CURB.
6. EXISTING LOW ROCK WALL.
7. EXISTING ELECTRICAL PANEL.
8. EXISTING GAS METER.
9. EXISTING NICHO.
10. EXISTING MEDICINE CABINET.

LEGEND:
Existing Floor Plan
EXISTING WALLS TO REMAIN

EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING FLOOR PLAN

CHAVEZ ARCHITECT
NM# 1826
STATE OF NEW MEXICO
GERALD D CHAVEZ
NO. 1826
SANTA FE, N.M.
REGISTERED ARCHITECT

613 W. SAN FRANCISCO ST.
SANTA FE, NEW MEXICO 87501

SHEET TITLE
EXISTING FLOOR PLAN

SCALE
AS SHOWN
SCALE=24"X36" DRAWING SIZE

A2 | 2 of 5

DATE: 5-17-17

DESIGN: GDC

NCB 5/29/17

KEYED NOTES:
Floor Plan

1 NEW COYOTE POLES ON EXISTING FENCING.

2 COYOTE FENCE GATES.

LEGEND:
Proposed Floor Plan

- EXISTING WALLS TO REMAIN
- NEW WOOD FRAME WALLS
- NEW ADOBE WALLS

GRAPHIC SCALE: 1/4"=1'-0"
0 1 2 5 10

PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

RECEIVED
MAY 30 2017
BY:

ARCHITECT
NM# 1826
STATE OF NEW MEXICO
GERALD D. CHAVEZ
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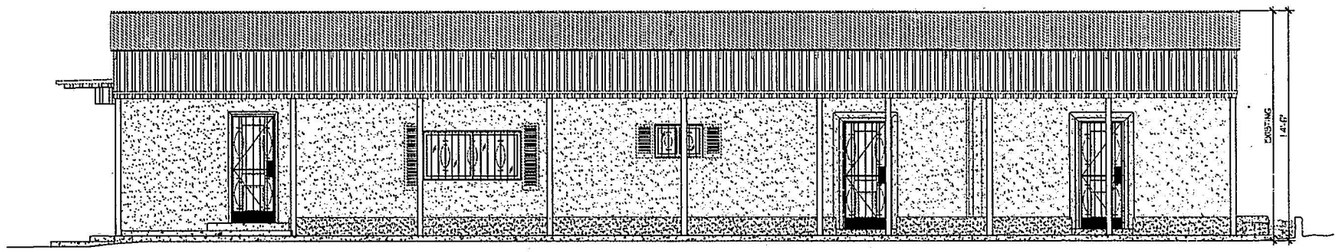
613 W. SAN FRANCISCO ST.
SANTA FE NEW MEXICO 87501

SHEET TITLE
PROPOSED FLOOR PLAN
SCALE
AS SHOWN
SCALE=24"X36"
DRAWING SIZE

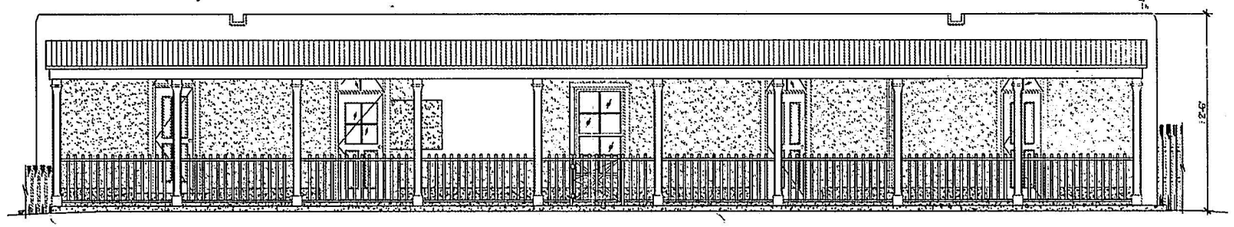
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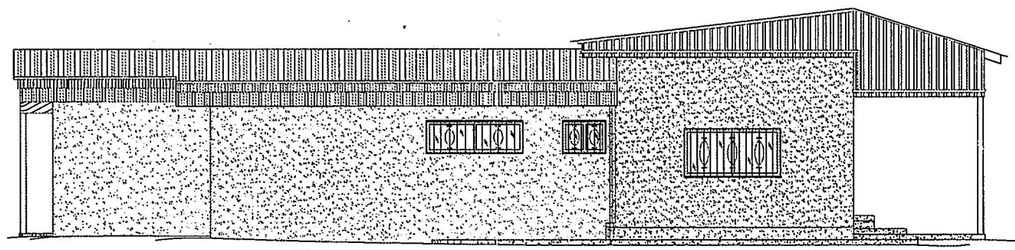
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5/26/17



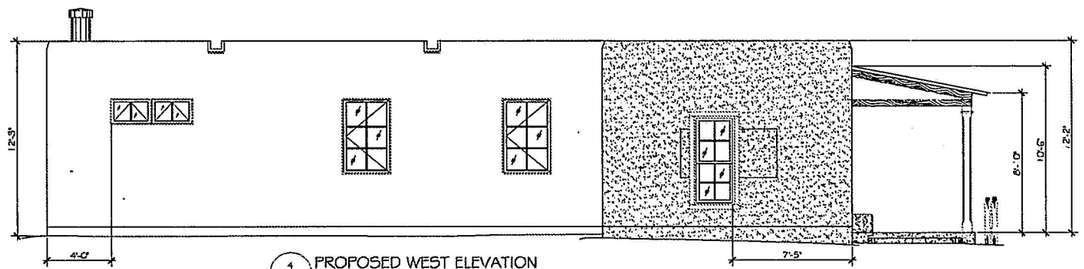
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SCALE: 1/4"=1'-0"



2 / A-4 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



3 / A-4 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



4 / A-4 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"

MAY 31

BY:

CHAVEZ ARCHITECT
NM# 1826
GERALD D. CHAVEZ
NO. 1826
SANTA FE, N.M.
REGISTERED ARCHITECT

613 W. SAN FRANCISCO ST.

SANTA FE, NEW MEXICO 87501

ELEVATIONS
SCALE: 1/4" = 1'-0"

ELEVATIONS - EXISTING / PROPOSED

SHEET TITLE
ELEVATIONS

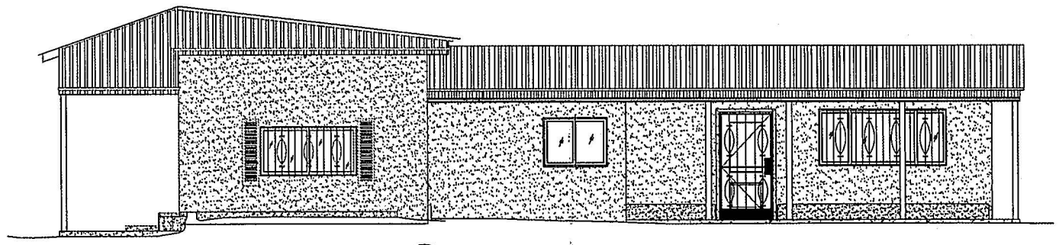
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DRAWING SIZE

A4

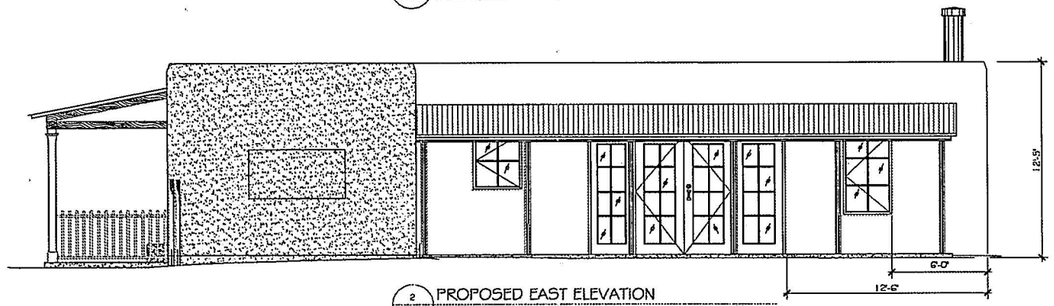
4 OF 5

DATE: 5-17-17

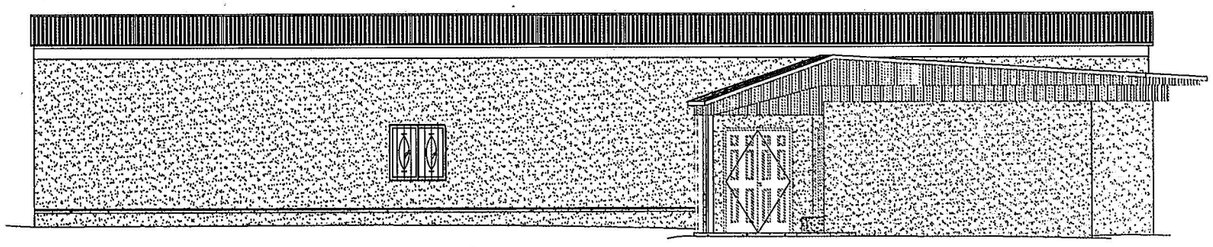
DESIGN: GDC



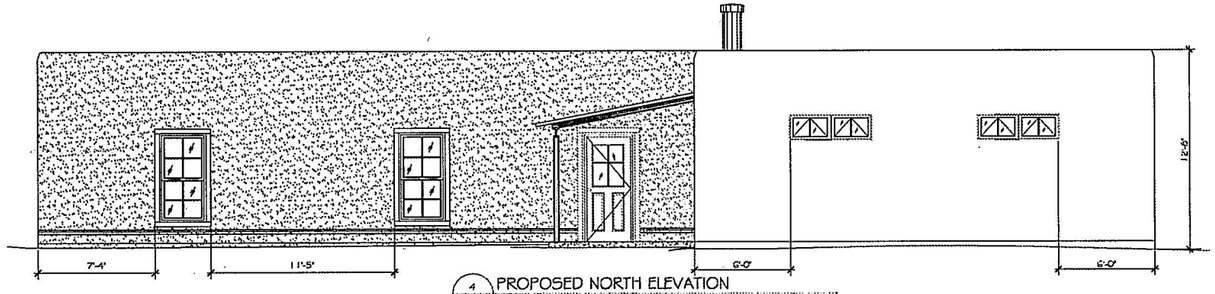
1 A-5.0 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



2 A-5.0 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



3 A-5.0 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



4 A-5.0 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

ELEVATIONS
SCALE: 1/4" = 1'-0"

ELEVATIONS

CHAVEZ ARCHITECT
NM# 1826
STATE OF NEW MEXICO
GERALD D CHAVEZ
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REGISTERED ARCHITECT

613 W. SAN FRANCISCO ST.
SANTA FE, NEW MEXICO 87501

SHEET TITLE
ELEVATIONS

SCALE
AS SHOWN
SCALE=24"X36"
DRAWING SIZE

A5 | 5 OF 5

DATE: 5-17-17

DESIGN: GDC

613 W. San Francisco St.

C A

gerald chavez architect

May 29, 2017

PHOTOGRAPHS - HISTORIC DESIGN REVIEW BOARD



SOUTH ELEVATION – SOUTHEAST CORNER



EAST ELEVATION – INSIDE COURTYARD

C A 1229 San Jose Ave. Santa Fe, New Mexico 87505 (505) 988-1257
chavezarchitect@msn.com

613 W. San Francisco St.

C A

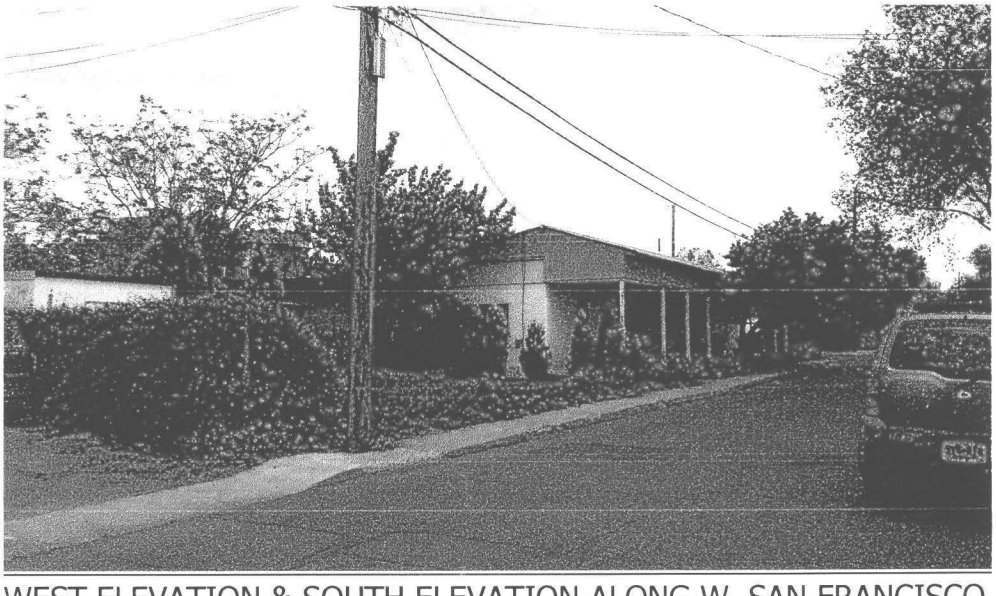
gerald chavez architect

May 29, 2017

PHOTOGRAPHS - HISTORIC DESIGN REVIEW BOARD



EAST/NORTH ELEVATION – INSIDE COURTYARD & CANDELARIO ST.



WEST ELEVATION & SOUTH ELEVATION ALONG W. SAN FRANCISCO

C A 1229 San Jose Ave. Santa Fe, New Mexico 87505 (505) 988-1257
chavezarchitect@msn.com

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted:	613 W. SAN FRANCISCO ST.
Property Owner of Record: JAMES ZIMMERHANZEL	Proposed Construction Description:
Applicant/Agent Name: GERALD CHAVEZ	RENOVATION & PORTAL ADDITION
Contact Person Phone Number: 505 259-2991	TOTAL ROOF AREA:

Zoning District: R29

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☒ Other: WESTSIDE GUADALUPE - HISTORIC

Submittals Reviewed with PZR:
☑ Legal Lot of Record ☐ Development Plan ☑ Building Plans
☑ Existing Site Plan ☑ Proposed Site Plan ☐ Elevations

Supplemental Zoning Submittals Required for Building Permit:
☐ Zero Lot Line Affidavit N/A

Access and Visibility: ☐ Arterial or Collector**
☒ Visibility Triangle Required

Use of Structure: ☒ Residential
☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes N/A

* Requires an additional review conducted by Technical Review Division.
** Requires an additional review conducted by the Traffic Engineering Division.

Lot Coverage : 45 %
☒ Open Space Required: _____

Setbacks: EXISTING
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: _____ Minimum: _____
Proposed Sides: L___ R___ Minimum: ____

Height: Proposed 12'-10"
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible _____
Minimum: 2

Bicycle Parking:** N/A
Proposed: _____ Minimum: _____
** Commercial Requirement

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

GERALD CHAVEZ [☐OWNER ☐APPLICANT ☑AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE _____ DATE 5/15/17

To Be Completed By City Staff:

Additional Agency Review if Applicable:
☐ Escarpment Approval by _____ Date: ___/___/___
☐ Flood Plain Approval by _____ Date: ___/___/___
☐ Traffic Engineering Approval by _____ Date: ___/___/___
Notes: _____

Zoning Approval:
☐ **Preliminary Approval with conditions** ☐ **Rejected**
Comments/Conditions: 33% of existing house must remain to Maintain Setbacks & Flat Roof

REVIEWER: _____ **DATE:** 5/26/17

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

Revised 1-14-13

City of Santa Fe, New Mexico

memo

DATE: June 27, 2017

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-17-052

ADDRESS: 613 West San Francisco Street
Historic Status: Contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
_x_ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
____ Other:	_x_ Photographs
	_x_ Other: exception responses

STAFF RECOMMENDATION:

Staff finds that the exception requests to alter openings on a primary elevation and to exceed the 50% footprint standard have not been met. Otherwise, this application complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (I) Westside-Guadalupe Historic District.

BACKGROUND & SUMMARY:

613 West San Francisco Street is a single-family residence that was originally constructed in a vernacular manner before 1912. An addition on the north elevation was constructed after 1971. Other alterations include loss of historic windows and the construction of an oddly overhanging roof to name just a few of the changes. However, a date has not been provided for the pitched roof and the 1996 HCPI form states that the roof was over 50 years old at that time. The building is listed as contributing to the Westside-Guadalupe Historic District and the south elevation is designated as primary to preserve the street-facing massing of the original rectangular structure.

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

1. The oddly overhanging pitched roof will be removed and the structure will be restored to its original flat roof character with parapets. As a result, the building height will be lowered to approximately 13'.

2. The portal on the south elevation, which was added to the structure with the pitched roof, will be redesigned and reconstructed. The design is in the Territorial character with chamfered square posts and what appears to be a standing seam shed roof. A balustrade will be installed at the front edge of the portal.

3. Historic documentation of the south elevation is lacking. Windows and doors on the south, primary elevation will be replaced with alteration of some opening dimensions. An exception is requested to 14-5.2(D)(5) and the required exception criteria responses are at the end of this report.

4. The non-historic 1,133 square foot addition on the north side of the lot will be replaced with a 1,380 square foot addition. An exception is requested to exceed the 50% footprint standard (14-5.2(D)(2)(d)) and the required exception criteria responses are at the end of this report.

The addition features divided lite windows and doors and a simplified portal with what appears to be a standing-seam metal shed roof.

5. A 3' high coyote fence will be constructed on the Candelario Street frontage and a similar fence and vehicle gate will be constructed on the San Francisco Street frontage.

6. Finishes include El Rey cementitious "Desert Rose" with "Colonial White" under the portals and all trim will be "white".

7. Additional site work will include a garden at the northeast side of the lot with a flagstone area that appears to have a fountain and a bench, not shown in elevations.

EXCEPTION TO ALTER OPENING DIMENSIONS ON A PRIMARY FACADE

(i) Do not damage the character of the district

The current openings are not historic and do not contribute to the character of the district as the original historic openings have been changed long ago. The historic openings were vertically oriented and the remodel reflects the vertical openings that once existed.

Staff response: Staff agrees with this statement, although we do not have good documentation of historic materials, opening dimensions, and dates of alteration.

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

The current windows are reconfigured to prevent a hardship to the applicant because the existing windows are not standard size and the impact of custom windows would be a hardship.

Staff response: Staff agrees with this statement. The windows are not historic and not in keeping with the architectural style.

(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 windows are entirely compliant with the City Historic regulations for the district. The proposed windows strengthen the character of this district because they would be more harmonious with the historic building and its' relationship to the street.

Staff response: Staff finds that the applicant did not address this criterion.

EXCEPTION TO EXCEED THE 50% FOOTPRINT STANDARD

(i) Do not damage the character of the streetscape

The addition and its Portal do not damage the character of the district because these areas are located in the rear corner for the property, not on the street.

Staff response: Staff does not agree with this statement. The addition has street-frontage on Candelario Street and thus the applicant should address the excess square footage in relation to the two streets, i.e. the applicable streetscape for the property.

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

This addition, as proposed, prevents an inferior and less usable interior space that would be more difficult to live in. The proposed addition infills the existing roofed porch area.

Staff response: Staff finds that the applicant did not describe a hardship that requires excessive square footage.

(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 addition ensures that the resident can continue to reside in the historic district by providing adequate living room and dining room space adjoining the historic adobe portion of the residence for bedroom and bathroom use.

Staff response: Staff finds that the applicant did not address the criterion to discuss other design options and why they were not chosen, such as a free-standing structure or specific square footage numbers. The historic heated, roofed structure is 1,043.25 square feet, so an addition of 521.62 square feet can be added without an exception for a structure totaling 1,564.87 square feet.

(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

The historic adobe is a typical vernacular of the typical vernacular of small adjoining rooms. The remodel restores the historic portion to appropriate bedroom and bathroom uses. The new construction will complement the bed and bath use with a modern living room, dining room and kitchen function suited to the Owner's needs.

Staff response: Staff finds that the applicant did not address the criterion. Other structures in the applicable streetscape were not discussed and how they differ from this structure.

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

The special condition and circumstance that is not the result of an action of the applicant is that the addition already existed when the property was purchased.

Staff response: Staff agrees with this statement, but the owner should have been aware of the 50% footprint restriction and maybe they should have considered reconfiguring the interior spaces.

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

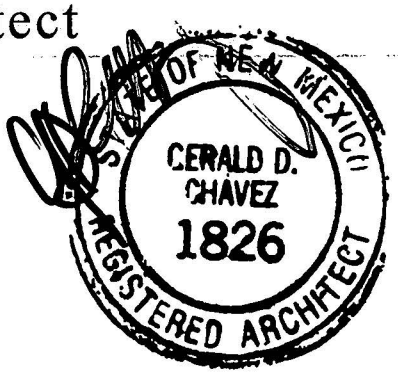
The proposed addition has the least negative impact as it is located in the rear property corner hidden behind the existing historic adobe, behind the fence and garden courtyard.

Staff response: Staff agrees with this statement that this is the best area for an addition.

613 W. San Francisco St.

CA

gerald chavez architect



May 29, 2017

David Rausch
Historic Districts Case Planner
Planning Division
City Of Santa Fe
Santa Fe, New Mexico

613 W. San Francisco St. - Renovation

APPLICATION FOR APPROVAL - HISTORIC DESIGN REVIEW BOARD

This project proposes to remodel a contributing residential structure in two phases. The initial phase of work is the removal of the existing metal roof and roof structure on the contributing portion of the residence. The residence will be restored to the original pueblo style. The flat roof will be repaired and parapets/canales restored, lowering the building height to approximately 12'-5" above finish floor. A new Portal will replace the existing Portal along West San Francisco Street, the South Elevation. The residence will be stucco'd with El Rey Stucco (#114-Desert Rose) and trim will be painted white. El Rey Stucco #100 Colonial White will be used to color the wall under the portal.

The following phase demolishes the post 1971 addition and replaces it with a new addition covering the existing area's footprint. The addition totals 365 square feet. A new Portal is added to the interior yard East Elevation. The addition will be finished with El Rey Stucco (#114-Desert Rose) and trim will be painted white. El Rey Stucco #100 Colonial White will be used to color the wall under the portal.

The property will be enclosed with a 3'-0" high coyote fence with coyote fence gates.

Two exceptions are requested.

1. Alter Opening Dimensions on a primary elevation [Section 14-5.2(D)(5)(a)(i)]
    a. Proposed is a narrow opening on a primary façade of the contributing structure.

2. Exceed the 50% footprint rule [Section 14-5.2(D)(2)(d)]
    a. This proposal in-fills the existing Portal with the new addition at the existing, post 1971 addition resulting in no increase of the residential footprint.

All City of Santa Fe building codes and zoning regulations will be met.

CA 1229 San Jose Ave. Santa Fe, New Mexico 87505 (505) 259-2991
chavezarchitect@msn.com

613 W. San Francisco St.

CA

gerald chavez architect

May 31, 2017

613 W. San Francisco St. - Renovation
HISTORIC DESIGN EXCEPTION CRITERIA

Two exceptions are requested.

1. Alter Opening Dimensions on a primary elevation [Section 14-5.2(D)(5)(a)(i)]

    a. Proposed is a narrow opening on a primary façade, W. San Francisco Street, of the contributing structure.

    b. City of Santa Fe regulation: Chapter 14 – Land Development Article 14-5: Overlay Zoning Districts; 14-5.2 Historic Districts; (C) Regulation of Significant and Contributing Structures in the Historic Districts; (5) Exceptions; (b) Design Standards and Signage, requires us to address the following exception criteria:

    c. Exception Criteria:

        i. *Do not damage the character of the district;* The current openings are not historic and do not contribute to the character of the district as the original historic openings have been changed long ago. The historic openings were vertically oriented and the remodel reflects the vertical openings that once existed.

        ii. *Are required to prevent a hardship to the applicant or an injury to the public welfare;* The current windows are reconfigured to prevent a hardship to the applicant because the existing windows are not standard size and the impact of custom windows would be a hardship.

        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 windows are entirely compliant with the City Historic regulations for the district. The proposed windows strengthen the character of this district because they would be more harmonious with the historic building and its' relationship to the street.

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2. Exceed the 50% footprint rule [Section 14-5.2(D)(2)(d)]

a. This proposal in-fills the existing Portal (40 s.f.) with the new addition at the existing, post 1971 addition resulting in no increase of the residential footprint.

b. City of Santa Fe regulation: Chapter 14 – Land Development Article 14-5: Overlay Zoning Districts; 14-5.2 Historic Districts; (C) Regulation of Significant and Contributing Structures in the Historic Districts; (5) Exceptions; (c) Height, Pitch, Scale, Massing and Floor Setbacks.

c. Exception Criteria:

i. *Do not damage the character of the streetscape;* The addition and its Portal do not damage the character of the district because these areas are located in the rear corner for the property, not on the street.

ii. *Are required to prevent a hardship to the applicant or an injury to the public;* This addition, as proposed prevents an inferior and less usable interior space that would be more difficult to live in. The proposed addition infills the existing roofed porch area.

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 district;* The addition ensures that the resident can continue to reside in the historic district by providing adequate living room and dining room space adjoining the historic adobe portion of the residence for bedroom and bathroom use.

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;* The historic adobe is a typical vernacular of the typical vernacular of small adjoining rooms. The remodel restores the historic portion to appropriate bedroom and bathroom uses. The new construction will compliment the bed and bath use with a modern living room, dining room and kitchen function suited to the Owner's needs.

v. *Are due to special conditions and circumstances which are not a result of the actions of the applicant;* The special condition and circumstance that is not the result of an action of the applicant is that the addition already existed when the property was purchased.

vi. *Provide the least negative impact with respect to the purpose of this section as set forth in subsection 14-5.2(A)(1);* The proposed addition has the least negative impact as it is located in the rear property corner hidden behind the existing historic adobe, behind the fence and garden courtyard.

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May 31, 2017

613 W. San Francisco St. - Renovation
HISTORIC DESIGN EXCEPTION CRITERIA

Two exceptions are requested.

1. Alter Opening Dimensions on a primary elevation [Section 14-5.2(D)(5)(a)(i)]

    a. Proposed is a narrow opening on a primary façade, W. San Francisco Street, of the contributing structure.

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chavezarchitect@msn.com

2. Exceed the 50% footprint rule [Section 14-5.2(D)(2)(d)]

a. This proposal in-fills the existing Portal (40 s.f.) with the new addition at the existing, post 1971 addition resulting in no increase of the residential footprint.

b. City of Santa Fe regulation: Chapter 14 – Land Development Article 14-5: Overlay Zoning Districts; 14-5.2 Historic Districts; (C) Regulation of Significant and Contributing Structures in the Historic Districts; (5) Exceptions; (c) Height, Pitch, Scale, Massing and Floor Setbacks.

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HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 613 W. San Francisco

HISTORIC DISTRICT: Downtown & Eastside [ ] Don Gaspar Area [ ] Westside-Guadalupe [✓]
(from attached map) Historic Transition [ ] Historic Review [ ] Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: REMODEL

CONSTRUCTION COST: $ 32,000

BASE FEE: $ 250 + **EXCEPTION:** $ 700 + **POSTER:** $ 50 = **TOTAL:** $ 1000.00

(base fee = ½ of 1% of construction cost, not to exceed $2,000 and not less than $250)

(each exception has an additional fee of $350) **($25 per poster with one (1) poster per street frontage)**

OWNER: James Zimmerhanzel **PHONE #:** 210-630-9478
OWNER MAILING ADDRESS: 2002 North Saint Mary's Street
CITY, STATE, ZIP CODE: San Antonio, Tx 78212
EMAIL: James.Zimmerhanzel@gwmitchell.com

APPLICANT: Gerald Chavez Architect **PHONE #:** (505) 259-2991
MAILING ADDRESS: 1229 Salt Jose Ave
CITY, STATE, ZIP CODE: Santa Fe, NM 87505
EMAIL: chavezarchitect@msn.com

PREAPPLICATION MEETING: Date: 5-11-17 Case Planner: David Rasch

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AFFIDAVIT TO AUTHORIZE SOLE AGENT (IF APPLICABLE)

I am,/We are the owner(s) and record title holder(s) of the property located at: 613 W. San Francisco St.

I/We authorize Gerald Chavez Architect to act as my/our agent to execute this application.

Signed: James Zimmerhanzel Date: ~~5-16-17~~ 5-16-17

Printed Name: ~~James Zimmerhanzel~~ James Zimmerhanzel
~~Timana LLC~~ Timana LLC

I/We shall act as my/our own agent to execute this application.

Signed: _____ Date: _____

Printed Name: _____

****ALL signatures on this page must be original signatures (no copies, no digital signatures)**

Original form must be submitted with Historic Districts Review Board Application packet.

All documents submitted to the Historic Preservation Division are public record. HPD does not return documents.