CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Gurule Construction, agent for Ronald Stern, owner, proposes to construct a roof deck and exterior stairs on a non-contributing accessory structure

Case number: **2020-002475-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 552 East Coronado Street

OW – Ronald Stern 552 East Coronado Street, Santa Fe, NM 87501 hurjstern@gmail.com

AP – Gurule Construction 118 Sunrise, Santa Fe, NM 87507 gurule.jacobe@yahoo.com gzo620@gmail.com

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area ☐ Downtown and Eastside ☒ Historic Review ☐ Transition ☐ Westside-Guadalupe ☐

HISTORIC BUILDING STATUS

Non-Statused ☐ Non-Contributing ☒ Contributing ☐ Significant ☐ Landmark ☐ N/A ☐

PRIMARY ELEVATIONS: North ☐ South ☐ West ☐ East ☐ N/A ☒

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No ☒

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☒

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☒

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No ☒

HISTORIC DISTRICT INVENTORY NUMBER —

YEAR OF CONSTRUCTION _____

PROJECT TYPE

Status ☐ Primary Elevations ☐ Remodel ☒ Demolition ☐ New ☐ Other _____

USE, EXISTING Residential ☒ Non-Residential ☐ Vacant ☐

USE, PROPOSED Residential ☒ Non-Residential ☐

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: September 8, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

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Case # 2020-002475-HDRB

Address: 552 East Coronado Street
Historic Status: Non-Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

____ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other**: building height calculation

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

552 East Coronado Street is a non-contributing residential structure with a detached garage in the Downtown and Eastside Historic District. It is located on a private section of East Coronado Road and is thus not visible from the public right-of-way.

The applicant proposes the construction of a 360-square foot composite deck of an earth-tone color on top of the garage. This would include a 3 foot high railing construct of red wood and cable rail tension cords designed to reduce visibility. The height to the top of the railing would be 13 feet 6 inches and the maximum allowable height is 15 feet 7 inches. The front rail will be set back 3 feet from the street-facing façade and will be visible from the public right-of-way. The deck will be accessed via a stairway on the rear (south) of the garage which will not be publicly visible.

The applicant wishes to emphasize important reasons for his choice of materials. The applicant is deaf, and thus relies solely on visual communication across distance. He thus argues that it is important for vision lines to be as unobstructed as possible. A deck garage with minimal visual obstruction will give the applicant oversight of what is happening in the backyard, the driveway, and the street simultaneously. The thin cables would maximize the opportunity for people to catch one another's eye, for example in their peripheral vision, through gestures such as waving. The applicant also argues that a metal rail system is more durable relative to its wood counterpart.

RELEVANT CODE CITATIONS:

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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:

(a) With rare exception, buildings are of one story, few have three 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 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. Façades 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;

(b) 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;

(c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) 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;

(e) 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 (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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:

(a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;

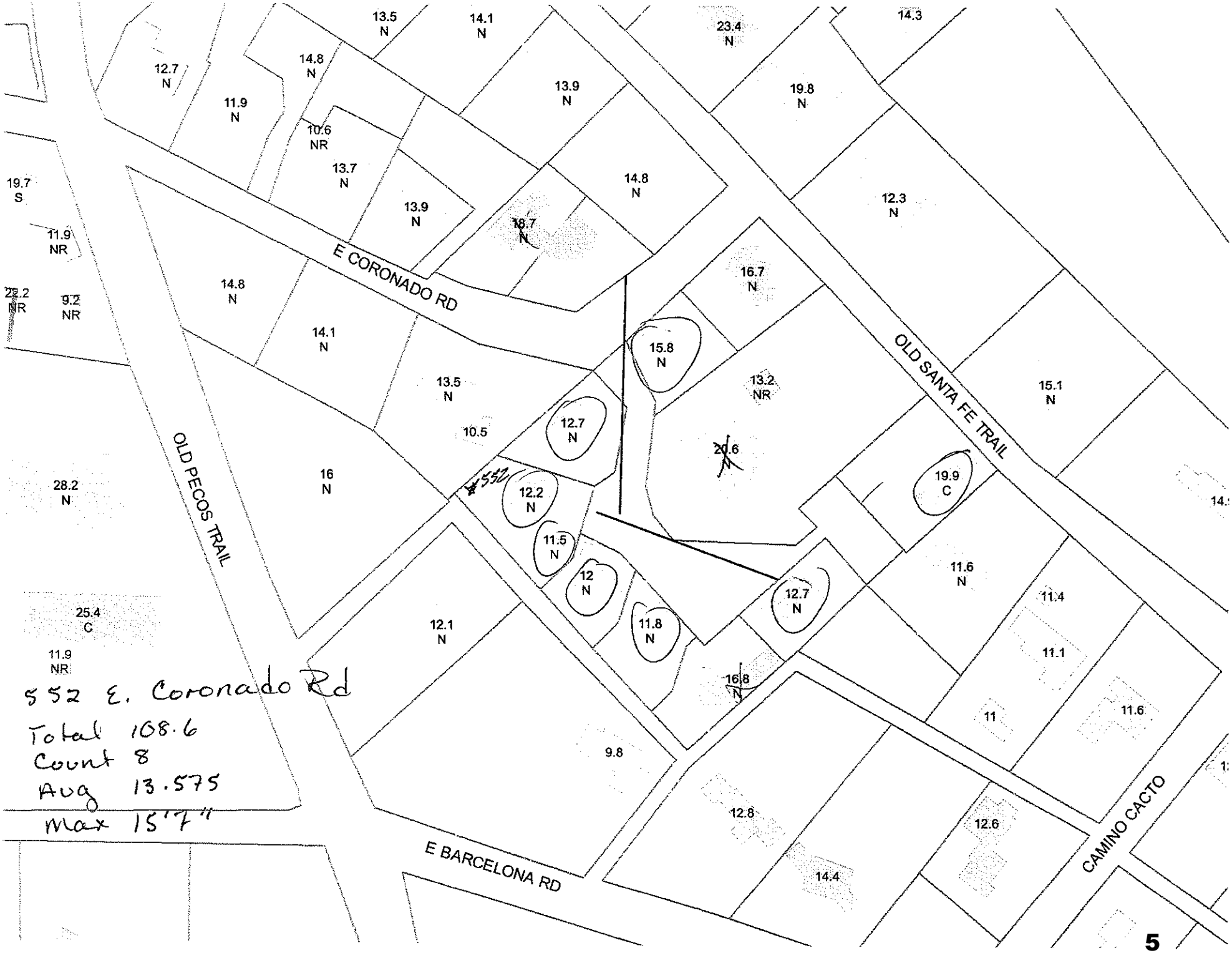
(b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

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

(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, 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;

(e) The publicly visible façade 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. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and

(f) Flat roofs shall have not more than thirty (30) inches overhang.


E CORONADO RD
OLD PECOS TRAIL
OLD SANTA FE TRAIL
E BARCELONA RD
CAMINO CACTO
552
12.7 N
11.9 N
14.8 N
13.5 N
14.1 N
13.9 N
23.4 N
14.3
19.8 N
10.6 NR
13.7 N
13.9 N
14.8 N
12.3 N
19.7 S
11.9 NR
22.2 NR
9.2 NR
14.8 N
14.1 N
13.5 N
10.5
16.7 N
15.8 N
13.2 NR
15.1 N
12.7 N
20.6 N
28.2 N
16 N
12.2 N
19.9 C
11.5 N
12 N
11.8 N
12.7 N
11.6 N
11.4
25.4 C
11.9 NR
12.1 N
16.8 N
11.1
11
11.6
9.8
12.8
12.6
14.4
552 E. Coronado Rd
Total 108.6
Count 8
Avg 13.575
Max 15'7"

August 13, 2020

RECEIVED
AUG 18 2020
BY:_____

Senior Planner

Historic Preservation Division

Land Use Department

To whom it may concern,

We are proposing to add approximately 360 square feet of roof / observation deck with stair access over an existing detached garage structure. The proposed improvement to the current residence located at 552 East Coronado Road, Santa Fe New Mexico and is situated with the Cutting Compound.

The proposed improvements, in our opinion will hugely improve the function and add an elevated and most pleasurable experience connecting this home to an already known sacred city and its most stunning mountain landscapes. It is our intent, as indicated on current plan set to keep the theme with current architecture, style, and color to best retain the already special elements the home was originally built with.

In terms of itemizing the scope of work the proposed improvement to an existing structure will increase a low visible height increase, as indicated on plan set, of 3'0' to a detached garage structure which is currently 10' 6' AFF or 13' 6" above current adjacent finish grade. The rails will be constructed of red wood stained or painted to lessen visibility and the cable rail tension cords will to satisfy local and current building department code requirements.

In addition, the current deck railing is 6' 0" below detached structures greatest mass and as you will notice we have preserved and nestled proposed stair access between two to three 40-50 foot ponderosa pine trees. The decking itself will be an earth tone color and non visible from any vantage point.

Thank you for your Consideration

Gurule Construction, LLC

To: Santa Fe's Historic Preservation Division

From: Ronald Stern and Hedy Udkovich-Stern – owners of 552 E. Coronado Road Santa Fe 87505

Subj: Hearing for your review and approval of the roof deck proposal including its cable railing system

Date: August 26, 2020

According to Daniel Schwab from the Division with whom we have worked and Lorenzo Gurule, our contractor, we have been told you may have issues particularly with the proposed cable railing system around the top of the roof deck on our garage.

We believe we have compelling reasons for not only wanting but also needing the cable railing system. There are aesthetic and functional reasons. For your convenient and easy review of our request, we are listing them along with quick relevant background information as follows:

1. Our Santa Fe residency and our home

a) We are full-time and proud residents of Santa Fe having moved here in 2000 and aiming to live here the rest of our lives.
b) We purchased 552 E. Coronado Road in 2009.
c) The house was built in 1987 making it relatively new, modern relative to many houses in the area and Santa Fe.
d) The house, along with 5 other homes, is on a private, lightly traveled dead-end street.
e) Along with the 5 other homeowners on the cul-de-sac, we are members of the Cutting Compound HOA.

2. A cable railing system: Functional importance

As deaf people, we are known as people of the eye. Our eyes are also our ears. It is important that our lines of vision are unobstructed as much as is feasible.

The open lines of vision inherent with a cable railing system would be conducive for us from the backyard, driveway and roof deck to be able to "hear"/see one another from where-ever we may be on the property. To know the presence of others. To know when one wants our attention. To be able to communicate with one another from where we are.

Otherwise, with conventional posts instead of lean cables, vision lines would be significantly reduced. The posts would be vision barriers. For example, this

would often necessitate people to walk down to the ground or up to the deck to get one's attention and communicate with one another; for those on the deck, to have to stand up on the deck.

Hearing folks would simply rely on aural signals not available to us to get one's attention, communicate and so on.

3. A cable railing system: Aesthetics

   Visually, the cable railing system with its fewer and lighter components and its streamlined appearance would not stand out looking at the garage from the street or backyard. We believe the railing system would make for a more visually seamless and pleasant, fitting blend with the environment and also with the garage/house given its linear, modern design.

4. A cable railing system: Practicality

   Wood posts would require more maintenance and would not be as durable.

5. Cutting Compound HOA

   We shared the drawings and plans of the deck including its cable railing system with all the other homeowners on our street. We have their unanimous support.

We appreciate your careful consideration of this important request. The railing system has a make or break impact on the whole project – particularly for access reasons. We are supremely confident aesthetics would also be enhanced.

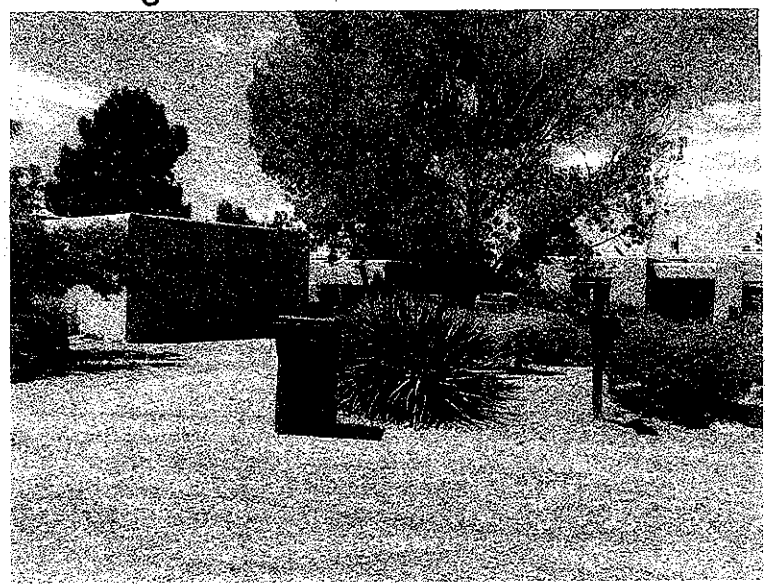
We look forward to meeting with you. It is our fervent hope you will give approval to the plans.

Thank you.

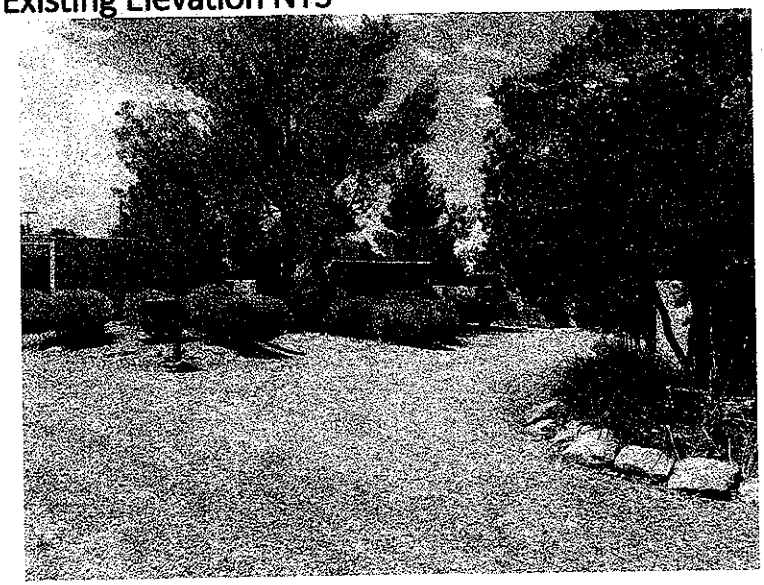
South Existing Elevation NTS

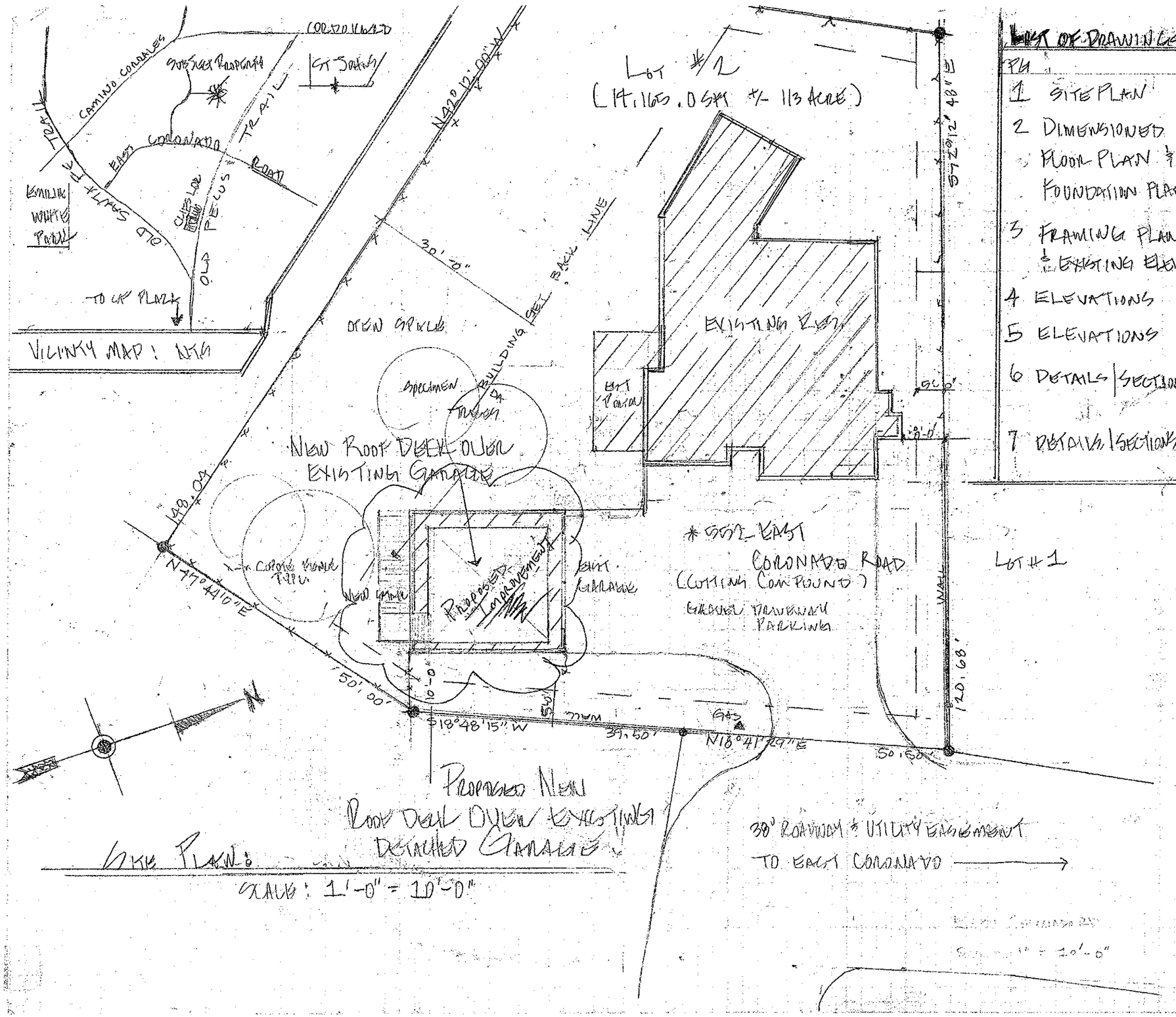
West Existing Elevation NTS

East Existing Elevation NTS



South East Existing Elevation NTS





LIST OF DRAWINGS

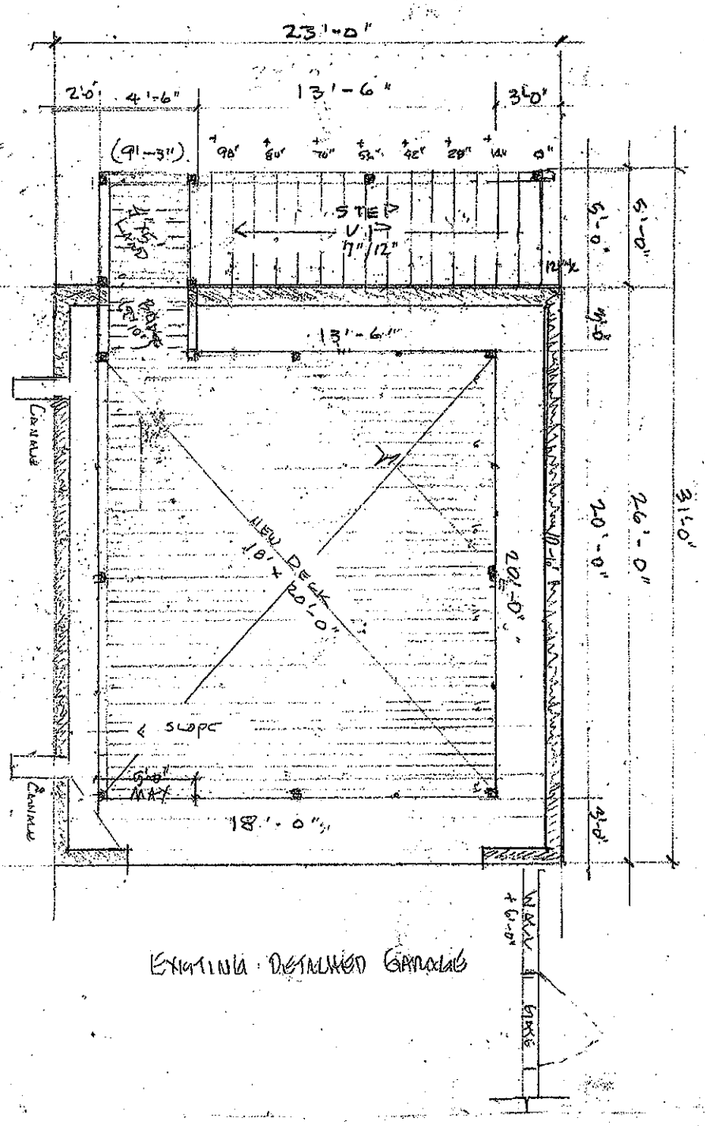
PG

1 SITE PLAN
2 DIMENSIONED FLOOR PLAN & FOUNDATION PLAN
3 FRAMING PLAN & EXISTING ELEV.
4 ELEVATIONS
5 ELEVATIONS
6 DETAILS | SECTIONS
7 DETAILS | SECTIONS

DRAWN BY: GURULE CONST LLC
DATE: 7-24-2020
REVISED: 8/24/2020
CONTACT INFO: FXG117@GMAIL.COM

A NEW ROOF DECK OVER AN EXISTING GARAGE FOR:
RONALD J STERN & HEDY UDKOVICH STERN
LOCATED AT: 552 EAST CORONADO RD. SANTA FE NM 87505
LOT #2 OF THE CUTTING COMPOUND

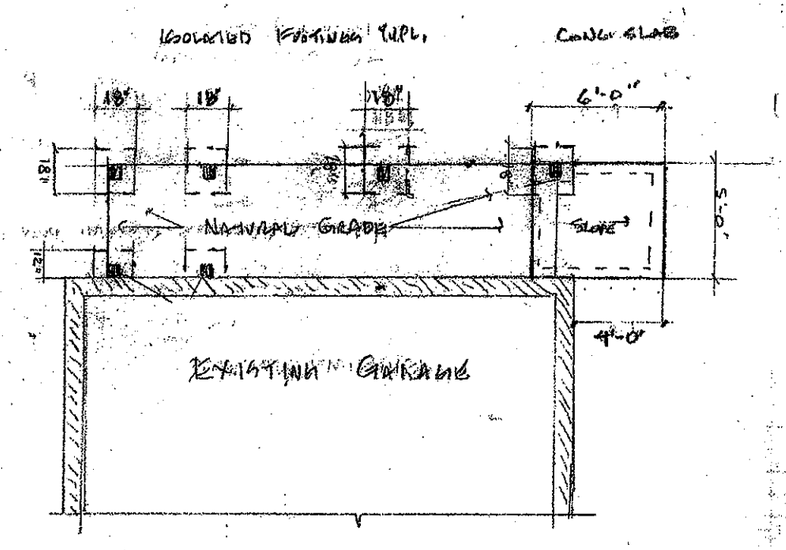
PG 1 OF 7



EXISTING DETACHED GARAGE

FLOOR PLAN (DIMENSIONED)

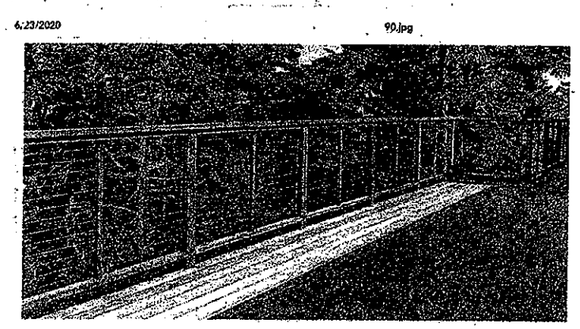
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN

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

6/23/2020 90.jpg



CABLE RAIL (1/4" ϕ)

NTS.

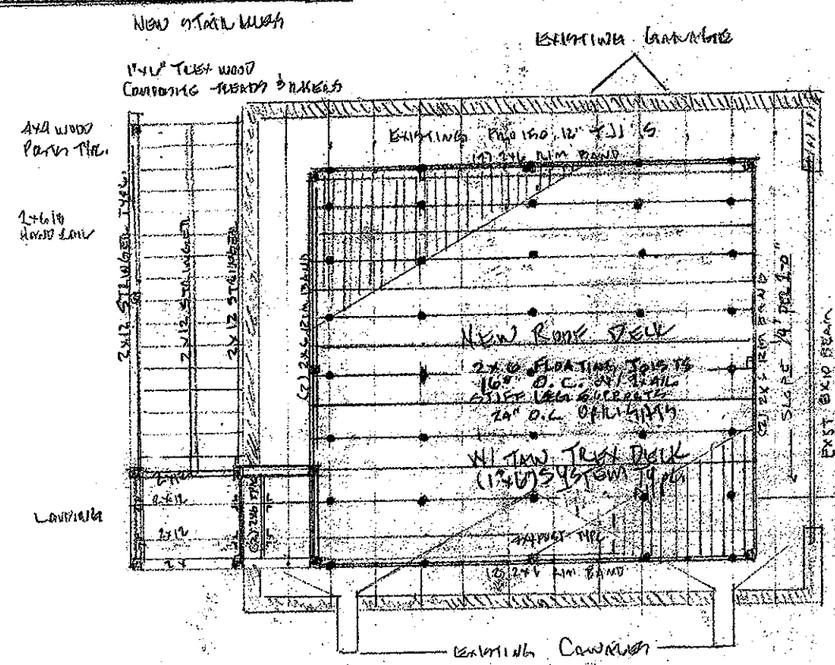
ANEN ROOF TRUSS OVER AN EXISTING GARAGE FOR:
RONALD J. STERN & HEDY UDKOVICH STERN
LOCATED AT: 552 EAST CORONADO RD. SANTA FE, NM 87505
LOT #2 OF THE CUTTING COMPOUND

DRAWN BY: GUNNLE CONSTRUCTION
DATE 6-01-2020
REVISED:
CONTACT INFO: FUJIN@GMAIL.COM

PG 2 OF 7

North Existing Elevation N.T.S.

East Existing Elevation - N.T.S.

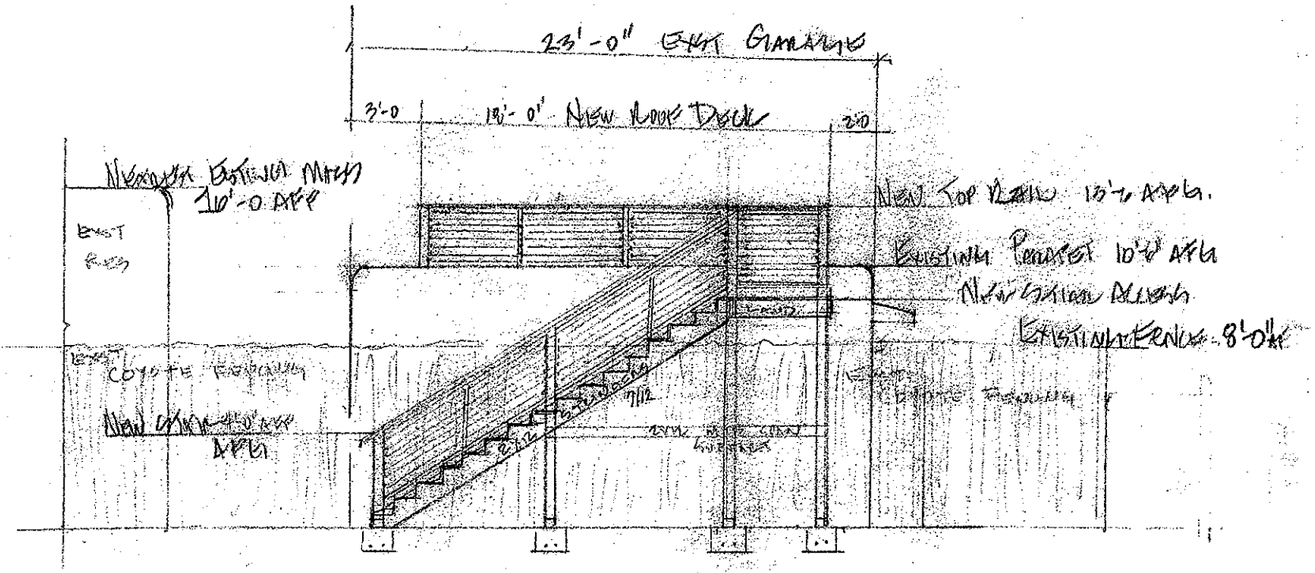


Framing Plan
Scale: 1/4" = 1'-0"

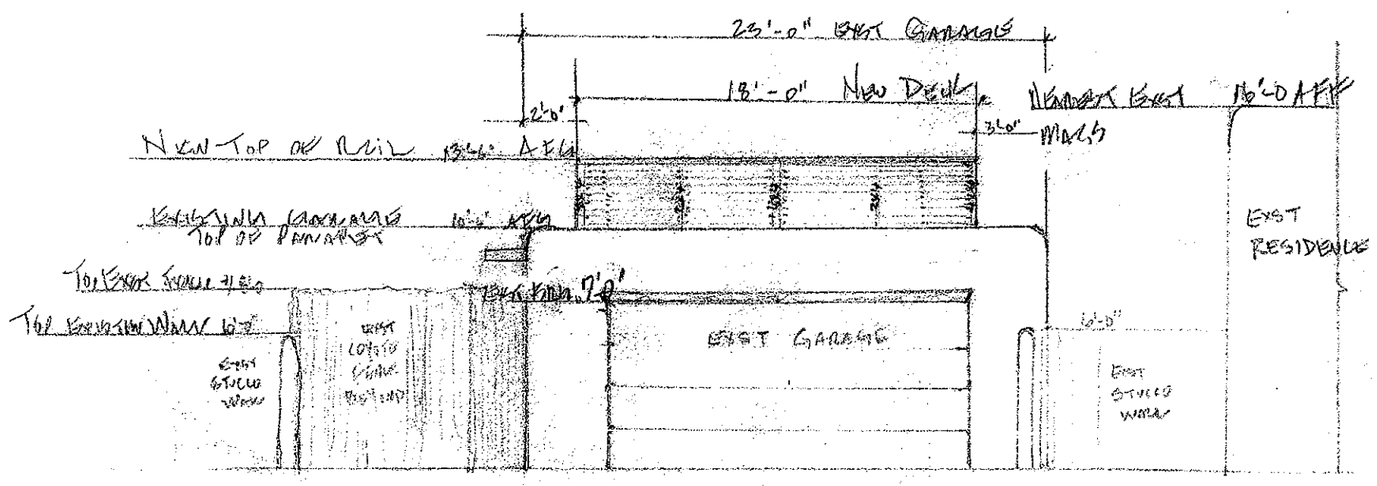
Key Notes:

- All deck support, posts & rails to be pressure treated #2 or better
- All decking, treads & risers to be Trex blind fastener composite wood decking - color tan or other wise approved
- All balusters - cable rail 4" O.C. min.

1"x6" Trex Composite wood deck w/ hidden fasteners



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

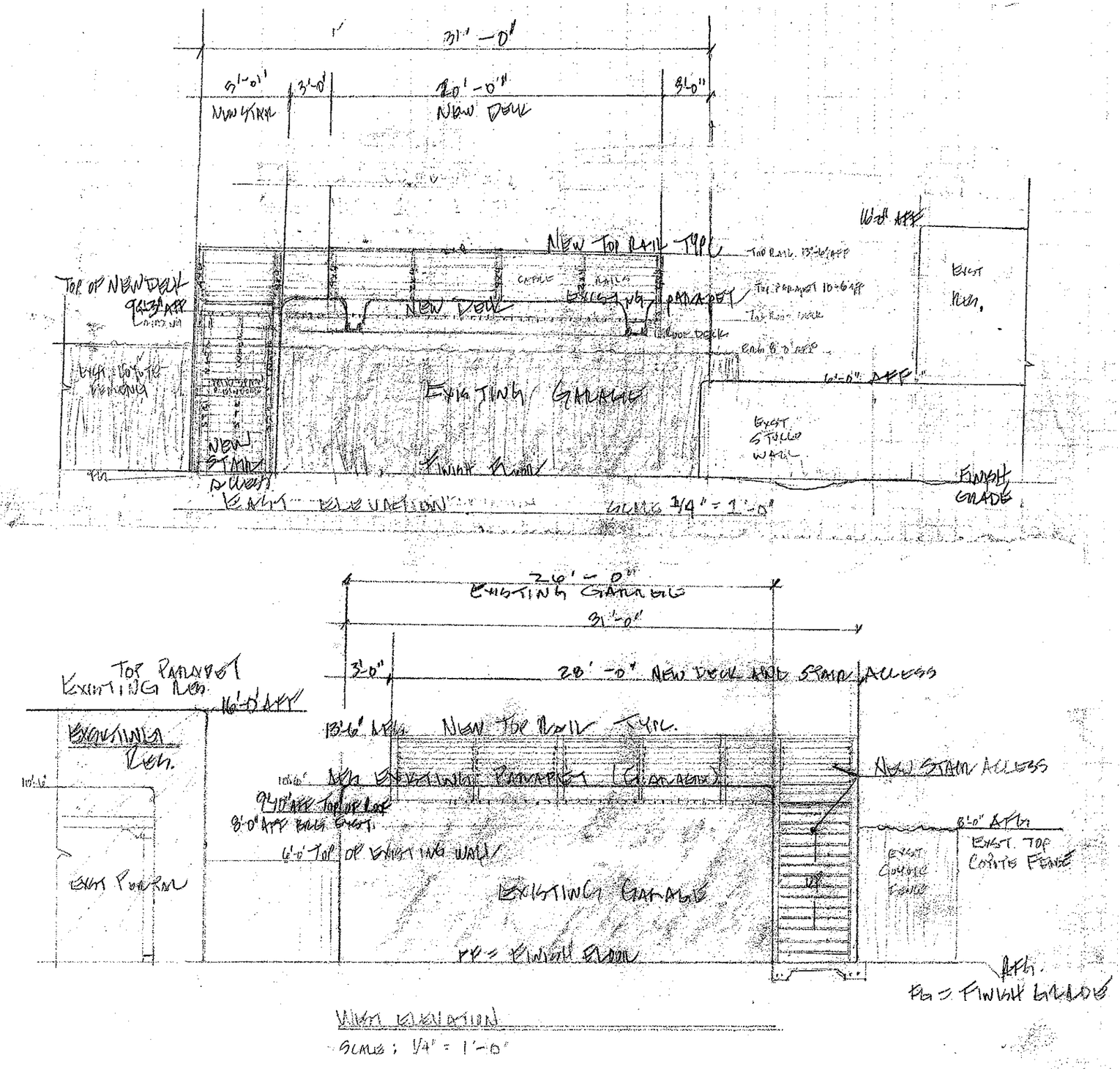


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

A New Roof Deck Over An Existing Garage For:
Ronald J. Stern & Hedy Udkovich Stern
Located At: 552 East Coronado Rd. Santa Fe NM 87501
Lot #2 of The Cutting Compound

Drawn By: FFG11@GMAIL.COM
Gurule Const.
Date: 6/01/2020
Rev: 8/24/2020

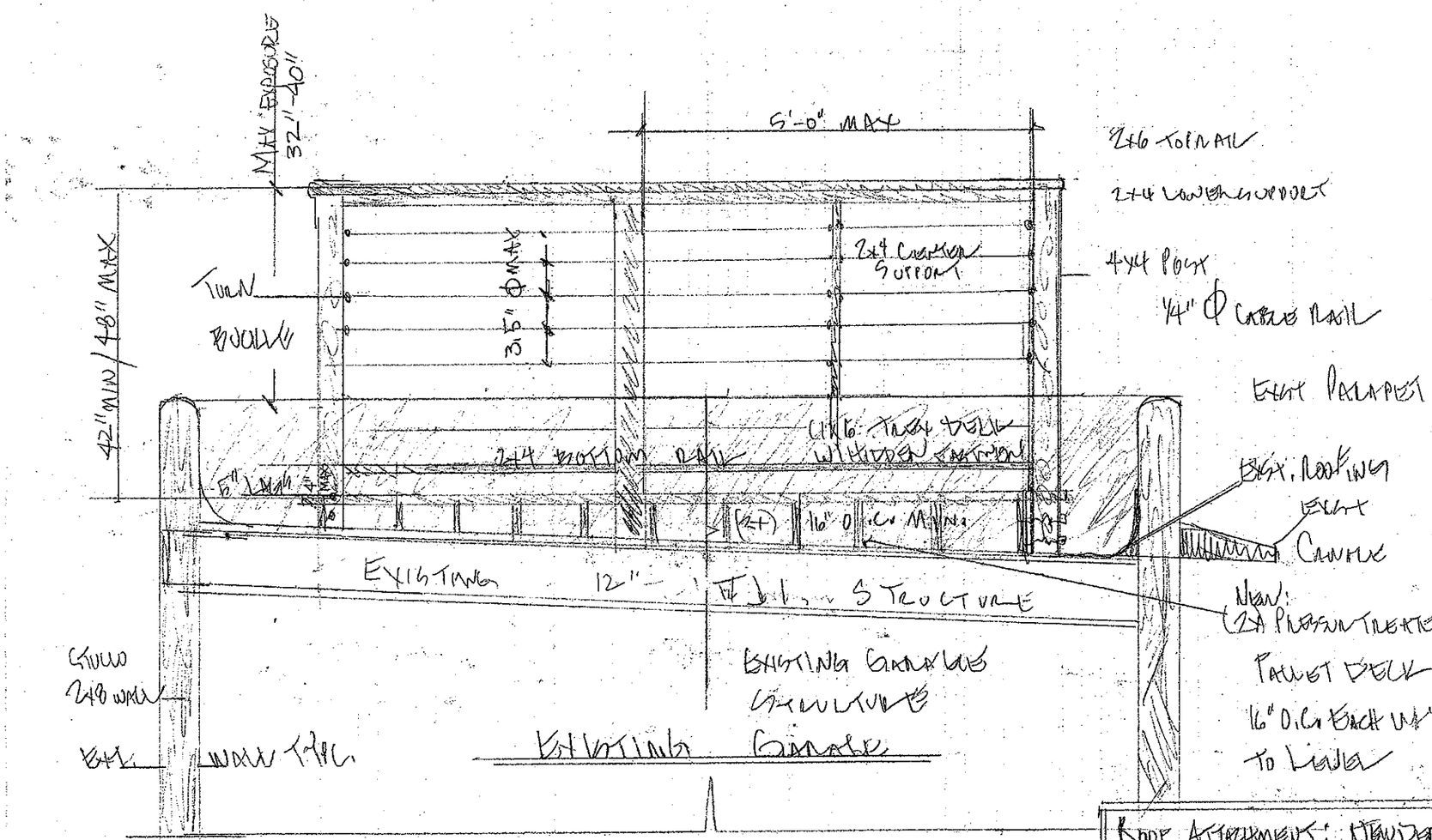
Pg 4 of 7



A NEW ROOF DECK OVER AN EXISTING GARAGE FOR:
RONALD J. STERN.
LOCATED AT: 552 EAST CORONADO RD. SANTA FE NM 87501
LOT # 2 OF THE CUSTING CONDOMINIUM

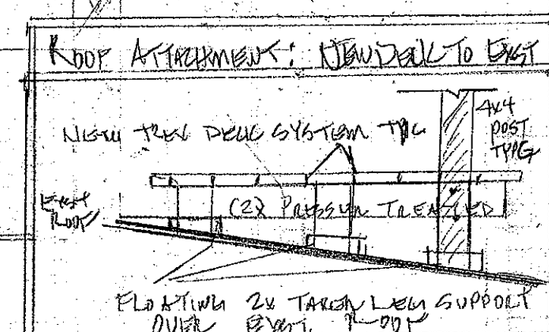
DRAWN BY: GUNDLE CONST. LLC
FOR: 117 D GRAMLICOM
DATE: 6/01/2020
REVISED: 8/24/2020

PG 5 OF 7



PALLET DECK DETAIL

SCALE: 1" = 1'-0"



FLOATING PALLET DECK OVER EXISTING ROOF: N.T.S.

FOR: STERN RESIDENCE

LOCATION AT: 552 EAST CORONADO RD. SANTA FE NM

LOT #2 IN CUTTING COMPOUND

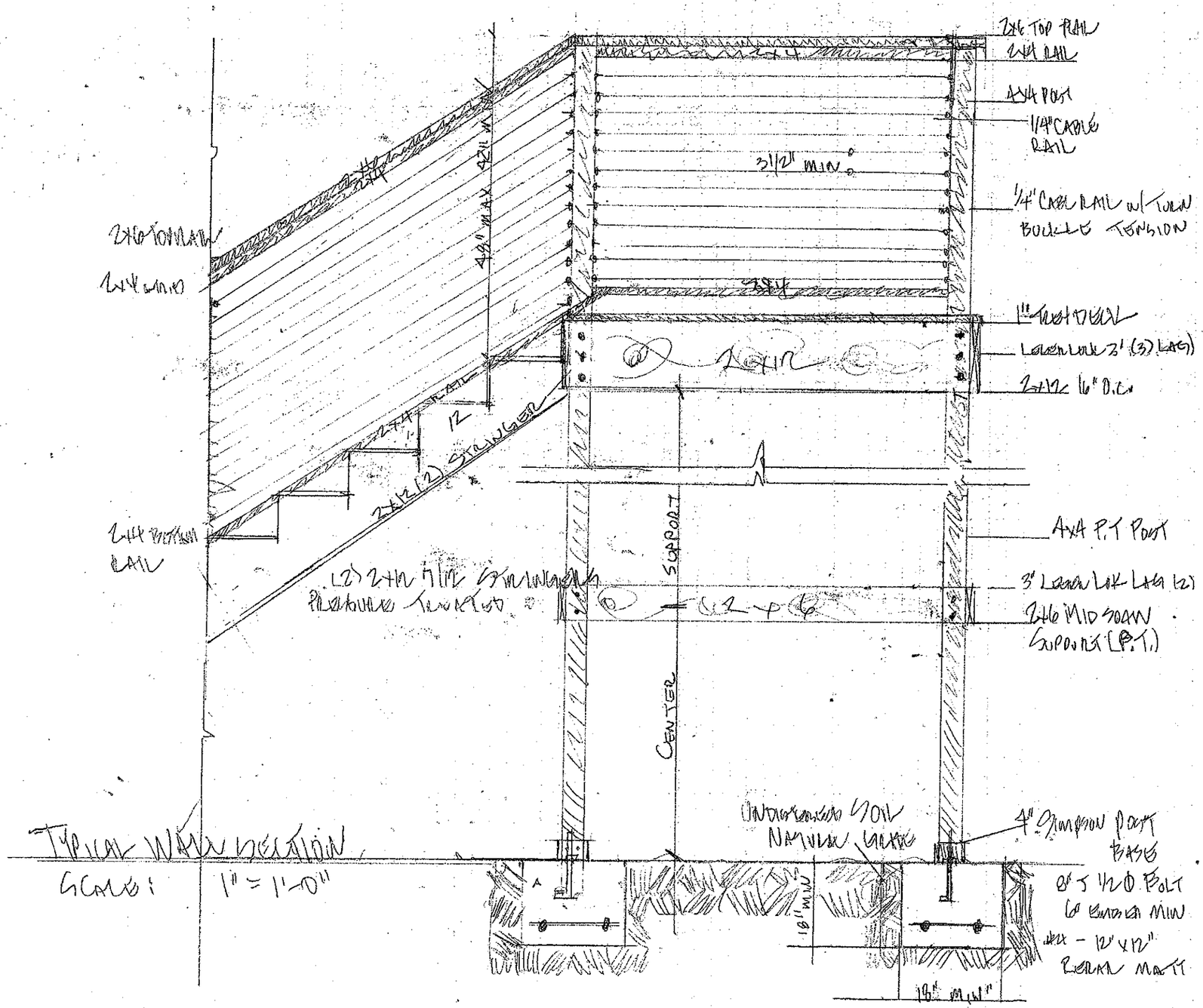
DRAWN BY: GURULE CONST

CONTACT: FRG117@gmail.com

DATE 6/01/2020

REVISED 8/24/2020

PG 6 OF 7



DRAWN BY: Simple Const CLL
DATE 6/01/2020
REV: 8/28/2020

PG 7 OF 7