

City of Santa Fe, New Mexico

memo

DATE: February 11, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director *HL*
Gary Moquino, Historic Preservation Division Director *GM*
Maggie Moore, Acting Assistant Land Use Director *MM*

FROM: Lani McCulley, Senior Planner, Historic Preservation Division *LM*

2025-009690-HDRB, 1525 Canyon Rd, Downtown & Eastside Historic District, Contributing, Rachel Heydemann, agent/owner, proposes to replace windows and doors and stucco. An exception is requested to 14-5.2(D)(5)(a) to replace historic windows and doors.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: Exception Criteria

STAFF RECOMMENDATION:

Staff finds that all the exception criteria have been met and recommends approval to replace the historic windows in-kind on the primary facade and recommends approval of window replacement on non-primary facades as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Sample motions:

door and a six over six, double-hung wood sash window, covered with a storm unit. A heavy concrete sill terminates the opening. The long east elevation has two six over six windows bookending a small single pane window. The windows have crude concrete sills. There are square openings in the parapet, serving as drains. The northwest elevation held a porch which was enclosed after 1969. The unaffected northeast side of the elevation has an opening fitted with a six over six window. The northwest side has a newer wood panel door giving entry to the enclosed porch. The roof in this area is slightly lower and the walls are fenestrated with recycled windows. On the west elevation the enclosed porch portion holds four repurposed eight lite sash windows arranged in a wood frame and covered with storm units. The corner windows hang on barrel hinges and may have once been operable. The remainder of the elevation is penetrated with two six over six double-hung wood sash windows. The residence is coated with cementitious stucco in a buckskin color.”

The 2024 HCPI continues,

“The unaltered core of the house dates to at least 1948, as discernable in aerial photography. The only significant change is the enclosure and raising of the roof of the northwest porch in 1978. The surviving windows and doors of the other (south, east, and west) elevations are historic. The house, while humble in its expression, communicates the vernacular form of its period and is associated with 20th-century farming in the Upper Canyon area. The shed, constructed after 1966, is also vernacular but is not part of this application.”

The HDRB designated the status and primary façades for the residence under case 2024-008233-HDRB in June of 2024. The decision of the Board was to retain both the residence and the accessory shed structure as contributing to the Downtown and Eastside Historic District and to designate both the south and east elevations (facades 2 and 3) of the main residence as primary and the south elevation (facades G3 and G5) of the accessory structure as primary (see Figure 2, Primary Facade Map).



Figure 2: Primary Façade Map

APPLICANT’S REQUEST:

The applicant proposes the following exterior alterations:

- 1) Replace 7 of the 8 windows on the main residence including the historic windows on each of the two primary façades. An exception is requested to 14-5.2(D)(5)(a) to replace historic materials on primary façades.
- 2) Restucco the residence in cementitious stucco in “buckskin” color.

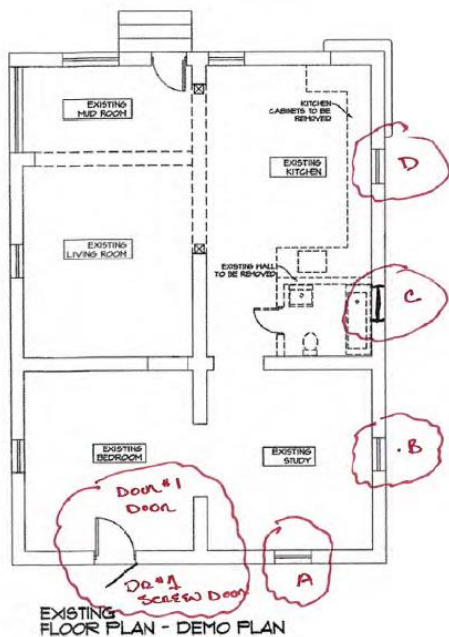


Figure 3: Window schedule

Window A, located on the south (primary) elevation and window B, located on the east (primary) elevation are both historic windows which the window assessment calls out as being in fair condition. According to the window assessment, “Note, that though the sills are buried in the wall with a flush concrete sill added to exterior. Since the sills are flush it is allowing water to run back into the adobe wall causing damage.”

The window assessment continues, “To resolve this issue, the window would need to be removed, and the sills replaced and protrude slightly to exterior like they were originally. The problem is the windows perimeter jamb is also the buck for the opening, meaning the window would be destroyed during removal. Therefore, a new window will need to be made in like and kind for the two windows.”

The window assessor also points out that Window D on the east elevation is in fair condition with historic jambs, but the sashes are not original.

While window C on the east elevation is not historic, it is in fair condition and the assessor recommends replacing all four windows and one door on the south and east elevations with in-kind to that era either wood or clad exterior/wood interior and divided light windows.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(a): The applicant requests an exception to replace historic windows.

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

Applicant Response: Windows A and B need to be addressed to preserve the historic structure. They will be replaced with exact replicas – in like and kind – thus preserving the character of the district.

Note, that though the sills are buried in the wall with a flush concrete sill added to exterior. Since sills are flush it is allowing water to run back into the adobe wall causing damage.

Staff Response: Staff finds that this criterion has been met. Per the window assessor, though the windows are historic, and the sills are buried in the wall, the sills are leaking water into the adobe wall causing damage to the historic building. To resolve the issue, sill replacement would damage the windows beyond repair. Therefore, replacement of the windows is recommended. The replacement of the windows in-kind will preserve the structural integrity of the historic building, maintain the look of the building, and preserve the integrity of the district.

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

Applicant Response: As per the professional opinion of Ra N. Patterson, the current windows are allowing water to run back into the adobe wall, causing significant damage to the structure by deteriorating the adobe wall and compromising its structural integrity. The adobe wall will continue to erode if this issue is not resolved, posing tremendous risk to the overall property with the potential for complete disintegration over time. The windows cannot be preserved nor can the situation continue to be neglected to live safely in the structure and to also ensure the short and long term preservation of the historic property with integrity.

The windows need to be replaced in order to protect the structure to mitigate this drainage issue. As Ra. Patterson detailed, the windows *need* to be replaced.

“The windows perimeter jamb is also the buck for the opening, meaning the window would be destroyed during removal. Therefore, a new window will need to be made in like and kind for the two windows.”

Staff Response: Staff finds that this criterion has been met. Per the window assessor, though the windows are historic, and the sills are buried in the wall, the sills are leaking water into the adobe wall causing damage to the historic building. To resolve the issue, windowsill replacement would damage the windows beyond repair. The replacement of the windows in-kind will preserve the integrity of the historic building while maintaining the character of the building.

(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*

Applicant Response: The replacement windows for A + B will strengthen the unique heterogeneous character by remaining contiguous with the existing design while also protecting the overall structure of the historic home from continuous and inevitable disintegration. Granting this exception is an act of integrity to the mission of this board in service of preserving historic structures by allowing me to invest in the protection of this cultural and historical asset. With each passing year left neglected, it becomes more difficult if not impossible to maintain this house for posterity.

Staff Response: Staff finds that this criterion has been met and recognizes that the in-kind replacement will maintain the residence's appearance while protecting the building from further damage.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and *preservation* of historical areas and *buildings*;
- (b) The continued construction of *buildings* in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(C) Regulation of Significant and Contributing Structures in the Historic Districts

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

- (a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;
- (b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(5) Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

- (a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.
- (b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(5) Windows, Doors, and Other Architectural Features

- (a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:
 - (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
 - (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
 - (iii) No existing opening shall be closed.
- (b) For all façades of significant, contributing and *landmark structures*, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or

duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

(E) **Downtown and Eastside Design Standards**

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.

(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

- (f) 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.

(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.