



Lightfoot Inc.
R.L. Scott Cherry (Agent)
2351 Fox Rd.
Santa Fe, NM 87507

Lani McCulley
Senior Planner
Historic Preservation Division
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87504

Date: January 13, 2025

Re. 512 Abeyta Street Santa Fe, NM 87505

To: Lani McCulley

Owner Proposes to:

- Replace 4 windows, W2, W5, W6, and W7, With Sierra Pacific aluminum clad wood windows with simulated divided light, in white.
- Restore 4 windows W1, W3, W4, and W8 and repaint in kind white
- Add storm and screen sashes to windows W1, W3, W4, and W8
- Patch around windows and re-stucco walls where windows are replaced in kind with El-rey cementitious stucco in matching brown.

Thank you for your consideration.

R.L. Scott Cherry (Agent)

January 22, 2025

Lani McCulley
Planner Senior
HISTORIC PRESERVATION DIVISION
LAND USE DEPARTMENT

Re: Design Standards Exception Criteria 14-5.2(D)(5)(b) for 512 Abeyta

- (i) Do not Damage the character of the district

Applicant Response:

All proposed widow and door alterations would not damage the character of the district. They are sized and configured to replicate, and mimic the existing units to be replaced, in kind, and were specifically designed to fit within, and not disturb the existing historic trim and lintels, in the most minimal way, preserving the character of the district. The design and finish of the windows and doors has been selected to match, replicate and follow the existing design of the original construction and thus provide the least negative impact.

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

Applicant Response:

The proposed widows and door alterations are requested to prevent the hardship of unsafe and difficult operation to the applicant excessive thermal bypass, unintended air leakage and excessive maintenance, Restoring the current, proposed to be replaced windows, would leave the windows with an inadequate operational system that would not allow accessible operation of the windows for the elderly, as repair parts no longer exist for this type of window, that could be repaired for correct operation. The existing windows exhibit excessive thermal bypass and unintended air leakage and though, could be mitigated somewhat by restoration could not be eliminated. The existing windows and doors could not be modified with thermal pane glass without altering their character, as their profile is too thin to accommodate the change. In accordance with the window assessment these units have been recommended to be replaced as an option due to a variety of factors including degradation level, and the substandard nature of construction including not having an operator. If the windows were repaired, significant portions of the historic material would need to be removed and replaced


with material that would no longer be historic thus making replacement the best option to mitigate these hardships.

- (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:

Replacing the windows with more durable, long lasting, units in the design configuration of the existing windows that are easier to maintain and operate will strengthen the unique heterogeneous character. This replacement option ensures the longevity of the overall building character for a prolonged time and thus strengthens the overall building perseveration. The proposed replacement windows are designed to fit within the existing, character defining trim, with the least negative impact. The premise here is maintaining the look of the building and operation of the openings so residents can continue to reside within the district, over the longest period of time.

Thank you,



Scott Cherry

President, Lightfoot Inc.



512 Abeyta Street Santa Fe, NM 87505- Northeast Elevation



512 Abeyta Street Santa Fe, NM 87505- South East Elevation



512 Abeyta Street Santa Fe, NM 87505- South Elevation



512 Abeyta Street Santa Fe, NM 87505- East Elevation



512 Abeyta Street Santa Fe, NM 87505- South East Elevation



512 Abeyta Street Santa Fe, NM 87505- South West Elevation



512 Abeyta Street Santa Fe, NM 87505- West Elevation



512 Abeyta Street Santa Fe, NM 87505- South Elevation

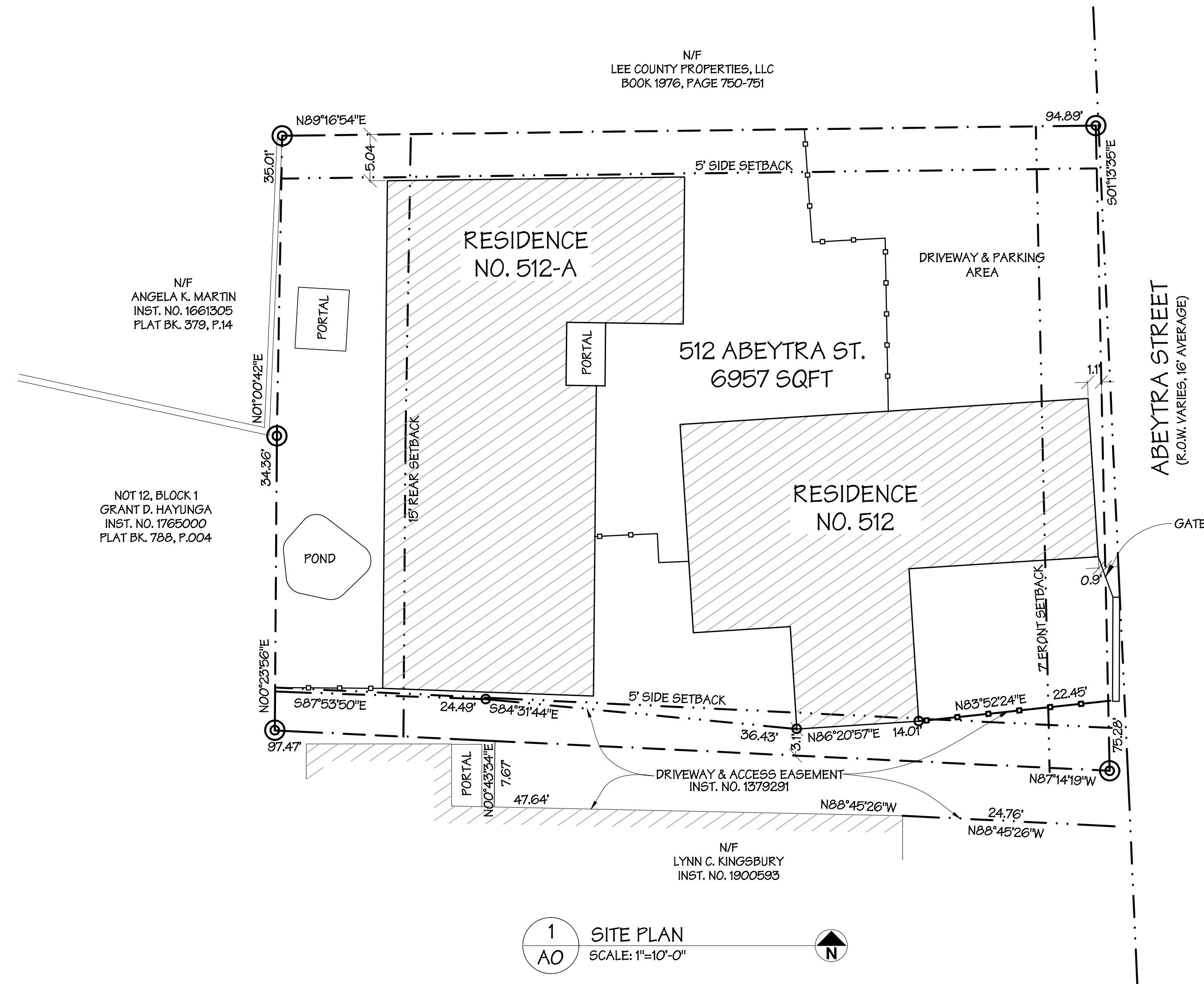
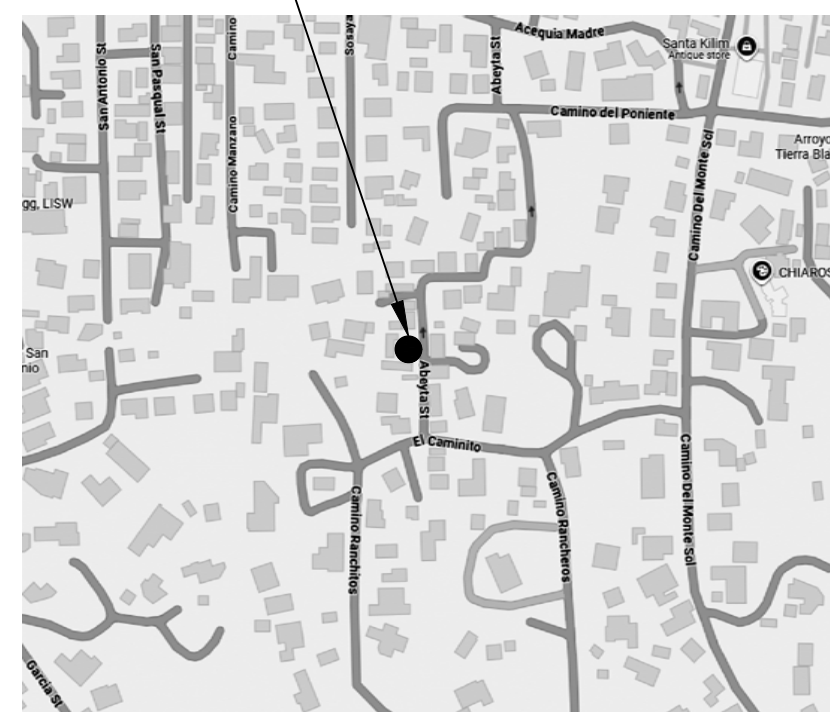
BIRGFELD WINDOW REPLACEMENT

512 ABEYTA ST. SANTA FE, 87505

| ZONING REVIEW | |
|--|--------------------------------|
| ZONING DISTRICT: | RCB |
| OVERLAY DISTRICT: | DOWNTOWN & EASTSIDE HD |
| SUPPLEMENTAL SUBMITTALS: | N/A |
| ACCESS & VISIBILITY: | N/A |
| USE OF STRUCTURE: | RESIDENTIAL |
| TERRAIN: | N/A |
| MAXIMUM LOT COVERAGE: | 40% (55 IF PRIVATE OPEN SPACE) |
| OPEN SPACE REQUIRED: | N/A |
| SETBACKS: | |
| MINIMUM FRONT/STREET: | *7 |
| MINIMUM REAR: | **15' |
| MINIMUM SIDES: | 5' |
| *None required if a yard wall between 6 and 8 feet high is built between building and street. | |
| **5' rear setback if a wall between 6 and 8 feet high is built. | |
| No portion of any story above ground level shall be closer than 15' from property line | |
| HEIGHT: RESIDENTIAL | |
| PROPOSED: | N/A (NO CHANGE) |
| MAXIMUM HEIGHT: | *24'-0" |
| REGULATED BY HR: | DOWNTOWN & EASTSIDE HD |
| REGULATED BY ESCARPMENT: | N/A |
| *Gross floor area of all stories above ground level shall not exceed 50% of the ground floor area. | |
| PARKING SPACES: | N/A, EXISTING |
| BICYCLE PARKING: | N/A |

VICINITY MAP

PROJECT SITE



BIRGFELD WINDOW REPLACEMENT

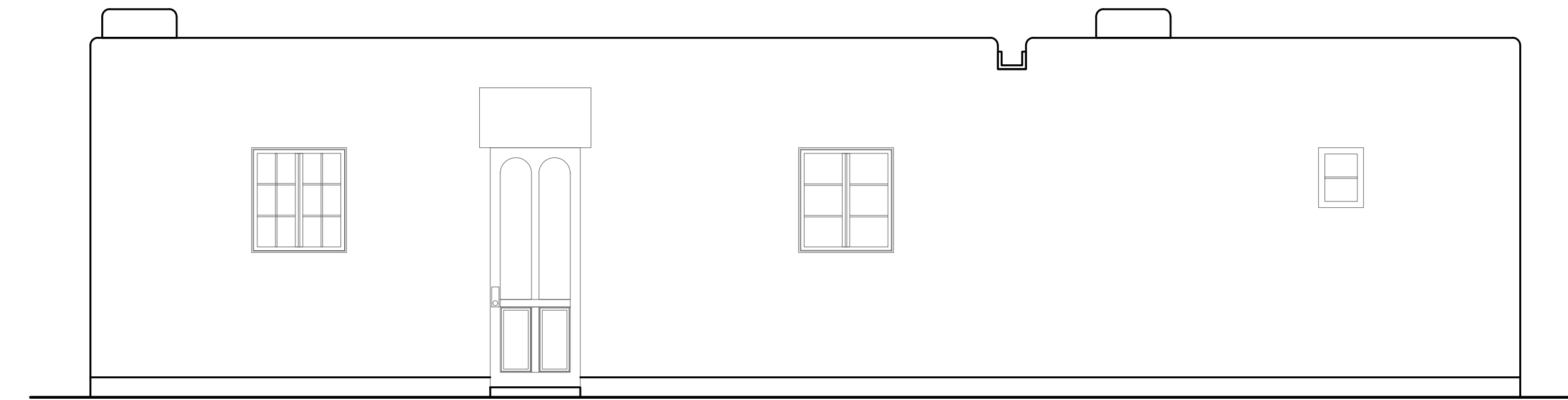
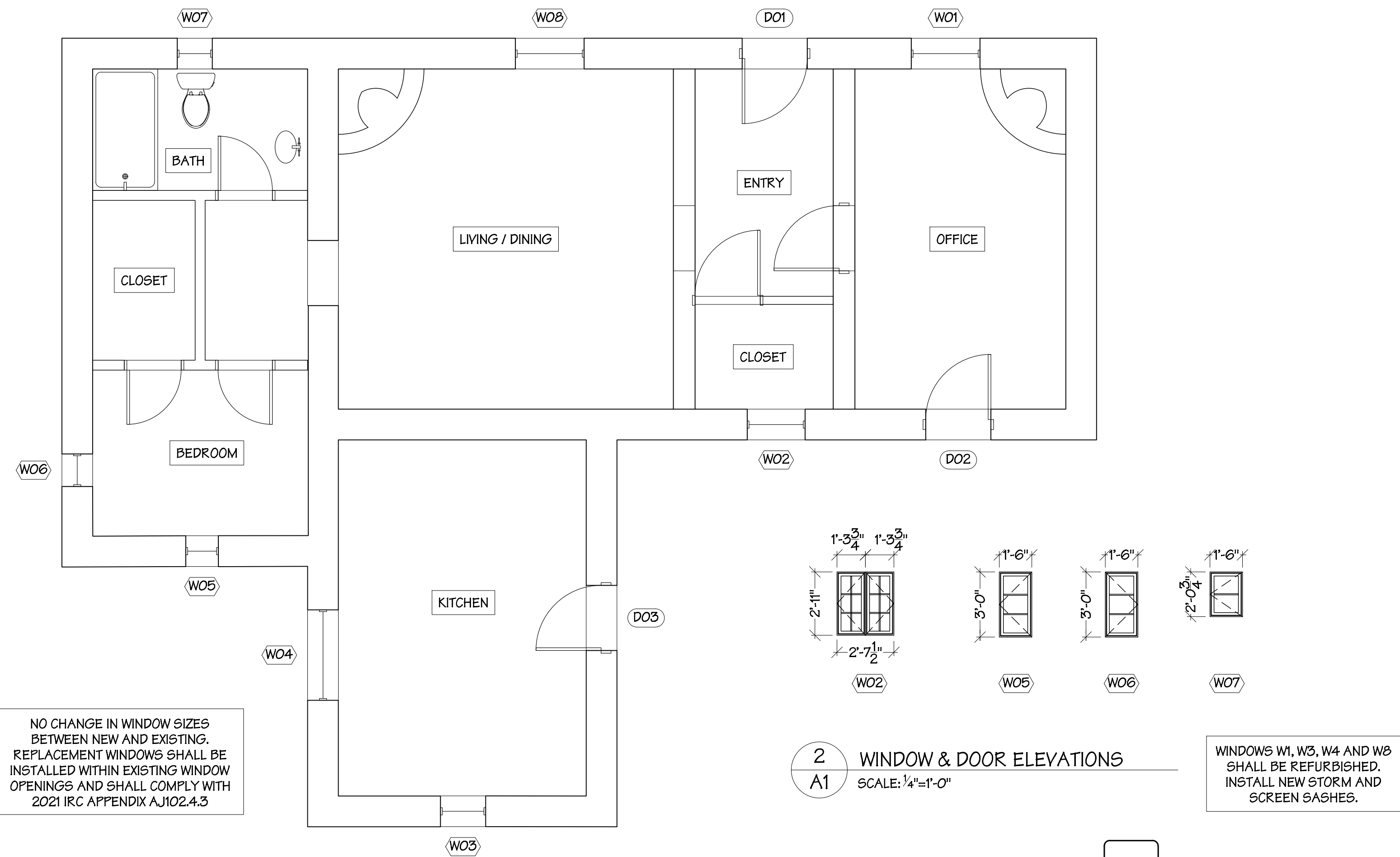
512 ABEYTA ST. SANTA FE, 87505

January 17th, 2025
COVER SHEET
& SITE PLAN

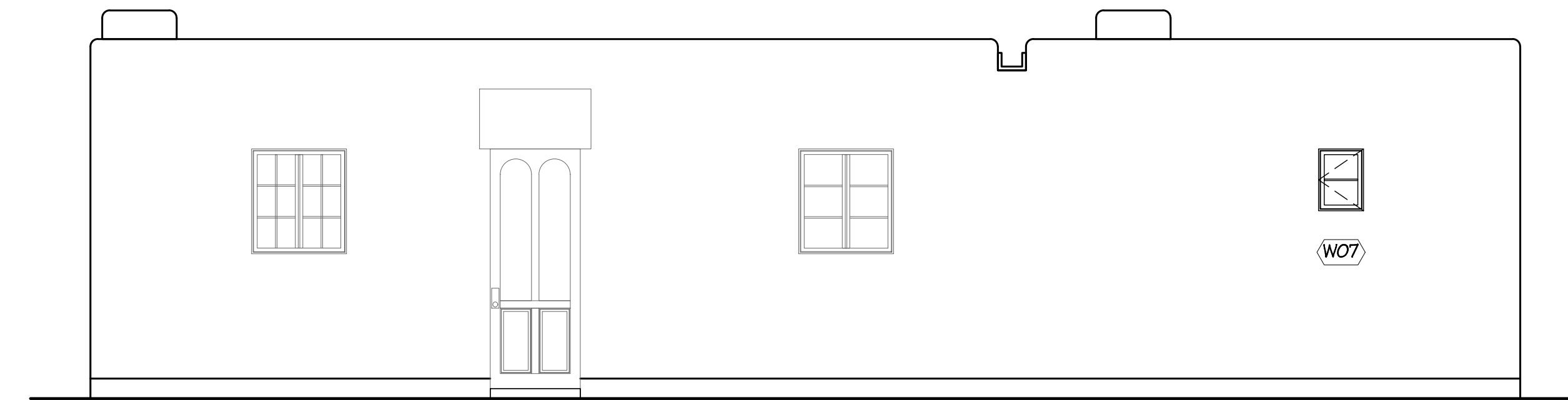
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BIRGFELD WINDOW REPLACEMENT

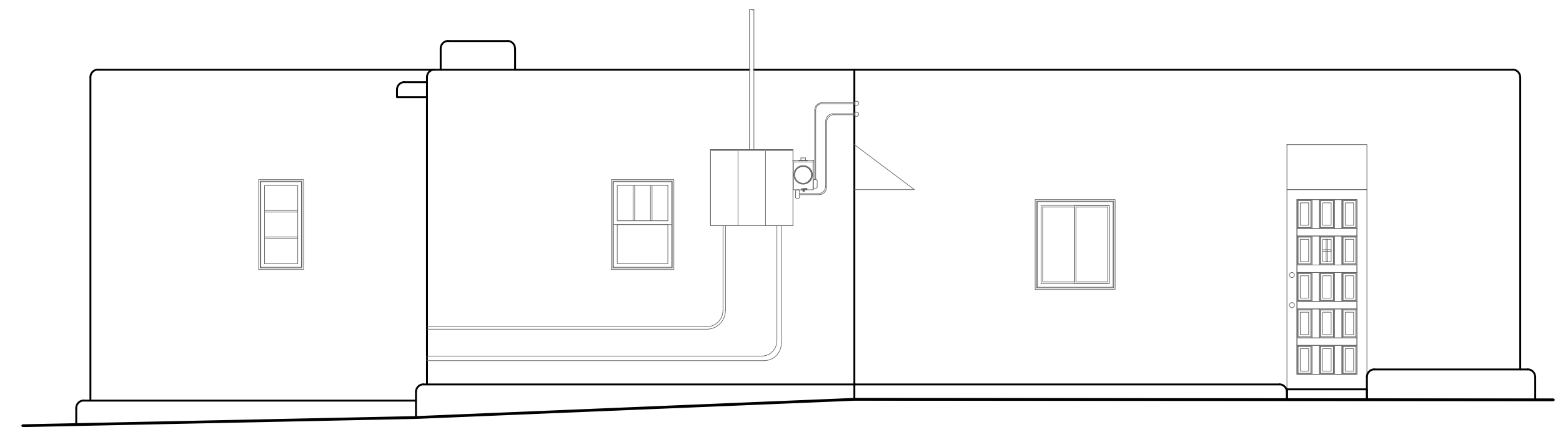
512 ABEYTA ST. SANTA FE, 87505



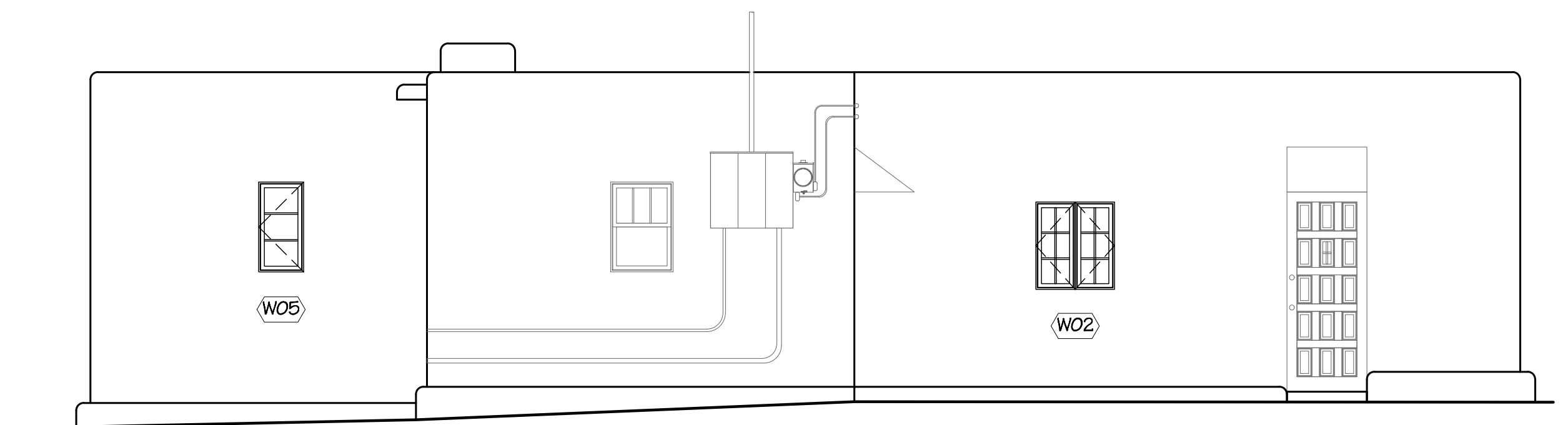
5 EXISTING NORTH ELEVATION
A1 SCALE: 1/4"=1'-0"



6 PROPOSED NORTH ELEVATION
A1 SCALE: 1/4"=1'-0"



7 EXISTING SOUTH ELEVATION
A1 SCALE: 1/4"=1'-0"



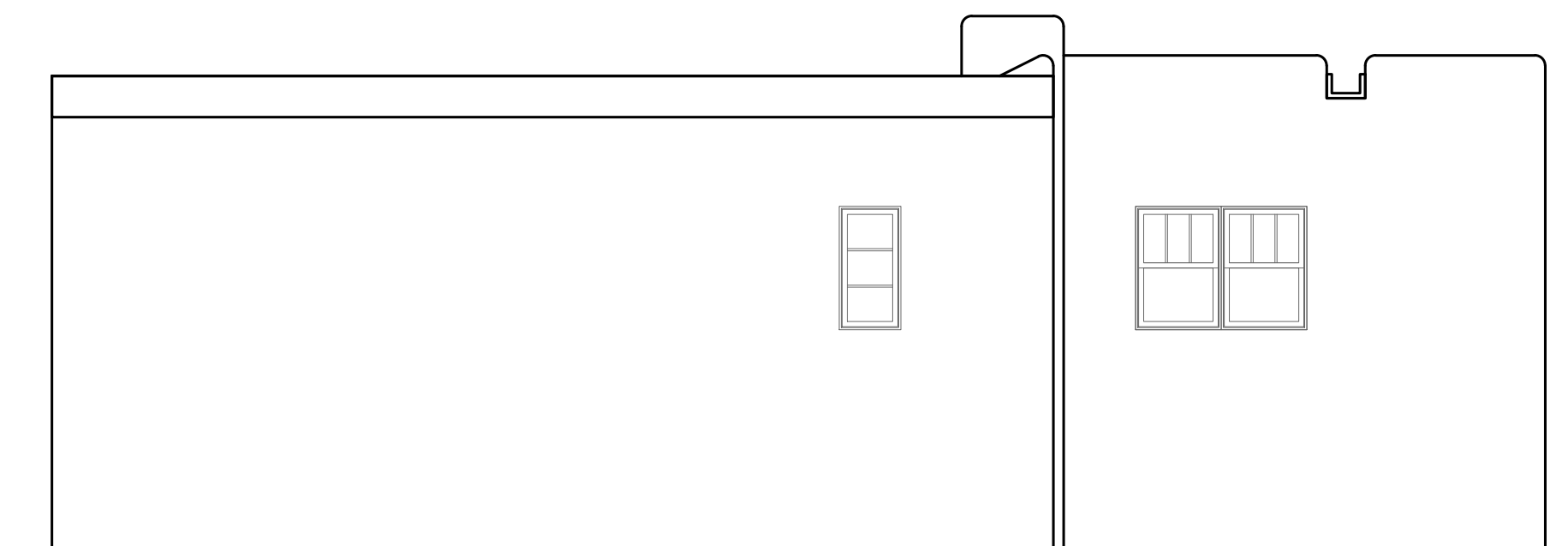
8 PROPOSED SOUTH ELEVATION
A1 SCALE: 1/4"=1'-0"

1 FLOOR PLAN
A1 SCALE: 1/4"=1'-0"

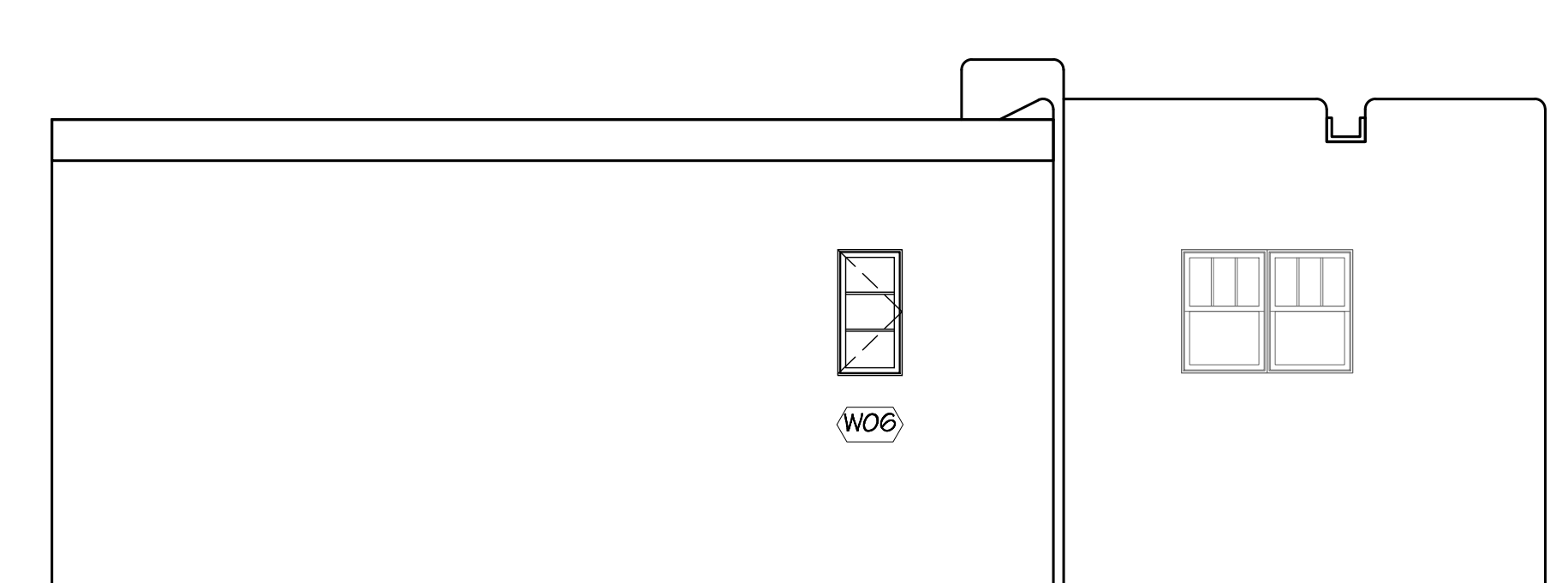
2 WINDOW & DOOR ELEVATIONS
A1 SCALE: 1/4"=1'-0"

WINDOWS W1, W3, W4 AND W8 SHALL BE REFURBISHED. INSTALL NEW STORM AND SCREEN SASHES.

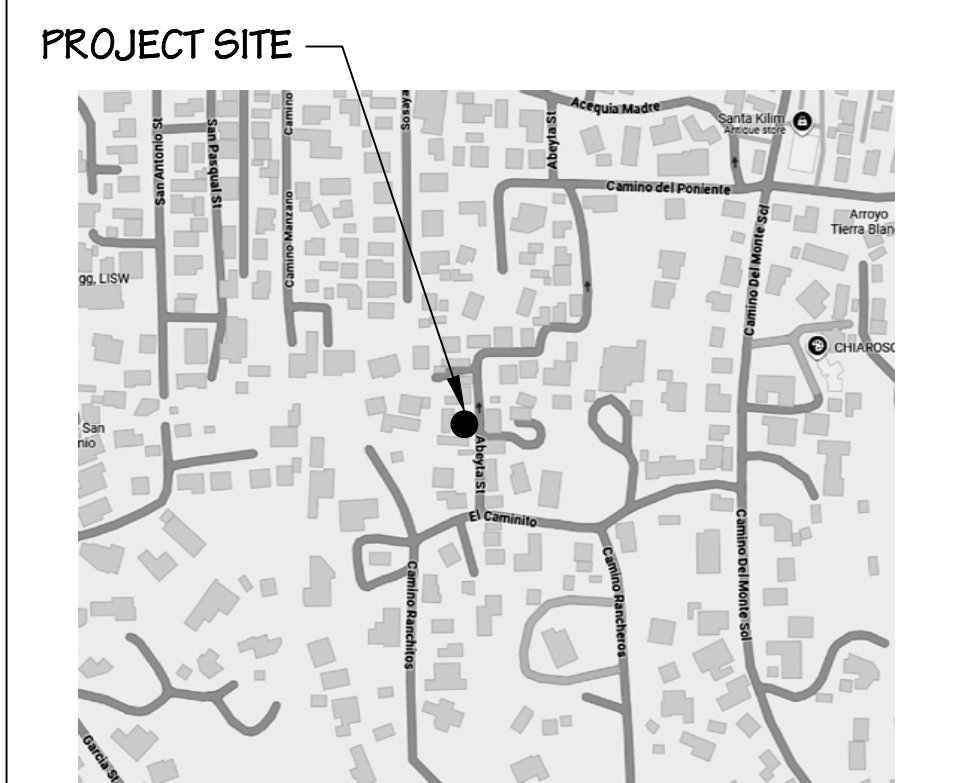
3 EXISTING WEST ELEVATION
A1 SCALE: 1/4"=1'-0"



4 PROPOSED WEST ELEVATION
A1 SCALE: 1/4"=1'-0"



VICINITY MAP





City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, NM 87504-0909

www.santafenm.gov

Alan Webber, Mayor

Councilors:

- Signe I. Lindell, Mayor Pro Tem, District 1
- Renee Villarreal, District 1
- Peter N. Ives, District 2
- Carol Romero-Wirth, District 2
- Roman "Tiger" Abeyta, District 3
- Chris Rivera, District 3
- Mike Harris, District 4
- JoAnne Vigil Coppler, District 4

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

CERTIFICATE
PAGES: 4

I Hereby Certify That This Instrument Was Filed for
Record On The 1ST Day Of November, 2019 at 10:11:42 AM
And Was Duly Recorded as Instrument # 1900883
Of The Records Of Santa Fe County



Witness My Hand And Seal Of Office
Geraldine Salazar

Deputy Christina Ortiz County Clerk, Santa Fe, NM

CERTIFICATE OF COMPLIANCE AS LEGAL LOT OF RECORD

RE: Legal Lot of Record status for a parcel described on a plat of survey entitled "*Clara Apodaca & Filia R. & Flaviano Lucero 508, 512, & 516 Abeyta Street Ward No. 1, Precinct No. 1 Santa Fe New Mexico*" recorded in Book 132, Page 034 of the records of Santa Fe County Clerk located at 512 Abeyta Street, Santa Fe, New Mexico.

In compliance with Subsection 14-3.7(A)(7)(a) City of Santa Fe Land Development Code (SFCC 1988) this Certificate of Compliance documents status as a legal lot of record for the property referenced above.

This determination is based on review of the following documents:

1. Scanlon Map dated 1957 (attached as Exhibit A), and
2. Quitclaim Deed from Manuelito S. Romero to Eilia R. Lucero & Flayiano Lucero, dated Recorded August 4, 1962, in the Office of the Santa Fe County Clerk as instrument number 255683 (attached as Exhibit B),.

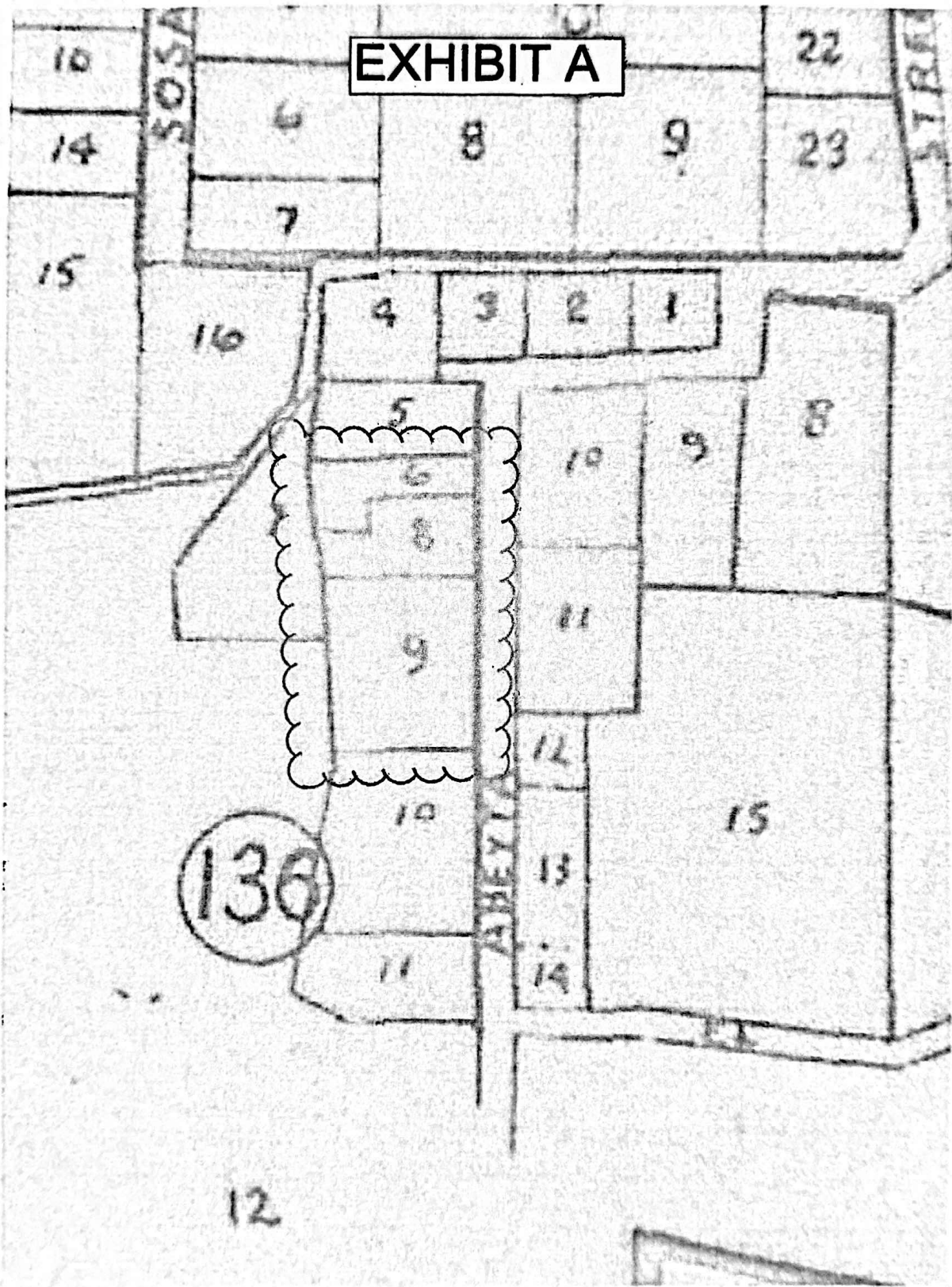
Approval of this Certificate of Compliance makes no determination regarding the conformity or lack thereof to the City's Land Development Code for development or structures on the property.

Noah Berke
Noah Berke, Planner Manager

10/31/19
Date

RECORDED 11/01/2019

EXHIBIT A



SFC CLERK RECORDED 11/01/2019

508 PW

EXHIBIT B

SP-1 SHORT FORM QUITCLAIM DEED - New Mexico Statutory Form - Rev. 3/58

QUITCLAIM DEED

Manuelita S. Romero, a widow

Elia R. Lucero & Flaviano Lucero, as joint tenants

the following described real estate in Santa Fe County, New Mexico:

All that property in precinct 3 and ward 1 of said County bearing the address of 508 Abeyta Street, and more particularly described as follows: Bounded on the East by Public Road, on the North by property of Cosme Padilla, on the West by property of Merejildo Rivera, and on the South by property of Simon Apodaca; the same being that property belonging to Isidro Apodaca dated the 24th day of January, 1924, to which property said grantee is the sole heir.

WITNESS my hand and seal this 31st day of January 1961

(GRANTOR) Witness to Signature (Seal) Witness to Signature (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO COUNTY OF Santa Fe The foregoing instrument was acknowledged before me this 31st day of January 1961 Manuelita S. Romero (Name or Names of Person or Persons Acknowledging) Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO COUNTY OF Instrument was acknowledged before me this Notary Public

STATE OF NEW MEXICO COUNTY OF SANTA FE 255,683 I hereby certify that this instrument was filed for record on the 4th day of January, A. D., 1961 at 2:42 P. M., and was duly recorded on book of the records of Santa Fe County, New Mexico. JOE B. GARCIA, County Clerk, Santa Fe Co., N. M.