

City of Santa Fe, New Mexico

memo

DATE: February 25, 2025

TO: Historic Districts Review Board Members

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

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

2024-008628-HDRB, 216 Old Santa Fe Trail, Downtown & Eastside Historic District, Non-contributing. John Padilla, agent for Lewis West, owner, proposes to replace windows and doors. An exception is requested to 14-5.2(E)(1)(c) for installing windowpanes larger than thirty inches.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: H-16-007, 2024-008452-HDRB

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: exception criteria

STAFF RECOMMENDATION:

Staff finds that the exception criteria of Section 14-5.2(E)(1)(c) have not been met and recommends denial of the application as it does not 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:

- a. Approve or deny the exception to 14-5.2(E)(1)(c) to replace windows with windowpanes

larger than thirty inches.

Should the Board deny the exception request, the applicant shall return to the Historic Districts Review Board with an alternative proposal for review and approval prior to proceeding to building permit.

BACKGROUND & SUMMARY:

The commercial structure located at 216 Old Santa Fe Trail is a non-contributing structure located in the Downtown and Eastside Historic District. The Board designated the structure as non-contributing under case 2024-008452-HDRB in June of 2024.



Figure 1: Property location

The structure was constructed in a vernacular manner between 1956 and 1958. The 1984 HCPI form provides no information about the structure. The 2024 HCPI reflects the changes that were made without permit or approval from the HDRB in 2023.

Aerial photography in the HCPI shows the structure in 1958 and with additions in 1978. The 1984 structure was entirely to the rear of the lot and still appeared as the original residence.

The 2016 historic preservation case H-16-007 requested the removal of a temporary tent structure and the construction of a 346 sq. ft. addition on the east elevation, and a 63 sq. ft. addition to the north elevation.

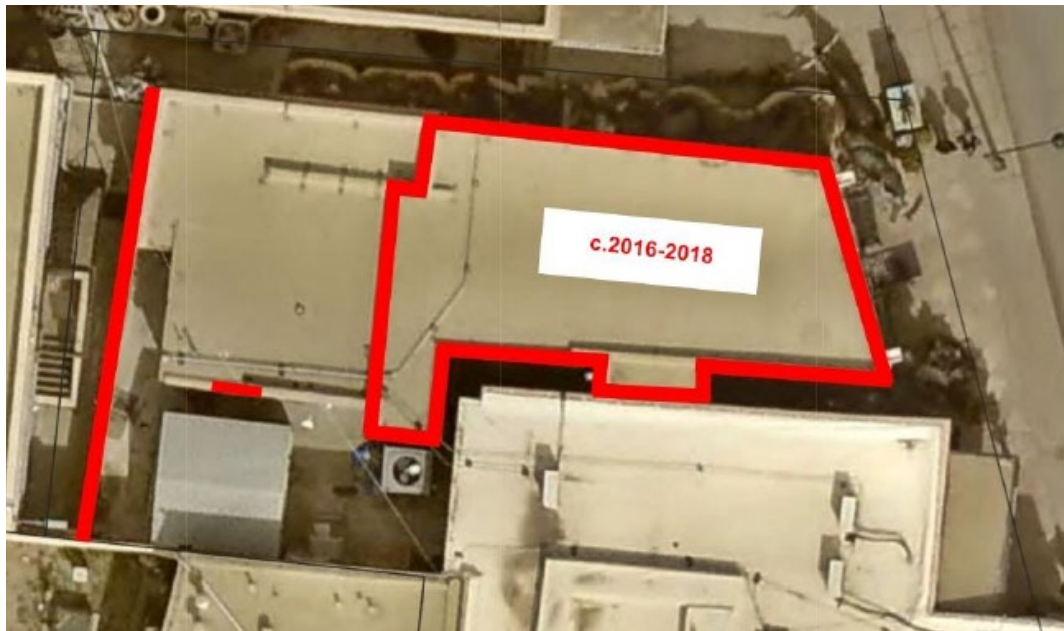


Figure 2: Red indicating the alterations by circa 2016 addition and other alterations

Additional work on the property in 2017 altered the face of the structure by enclosing windows and increasing the size of fenestrations to create the store front as it appears in 2022.

The structure as it exists today has no fenestrations on either the north or south elevations. The east elevation was altered again in 2023 creating a glass front and while the single header from the 2016 conversion is still present an awning has been installed above the header but below the parapet height.



Figure 3: Store fronts in 2022 and 2024

The applicant received a stop work order (red tag) in February of 2024 for creating the glass front, installing the awning, and replacing signs without a permit.

The streetscape of 216 Old Santa Fe Trail consists of the properties located south of Water Street up to East Alameda Street. Staff notes that the neighboring lot at 214 Old Santa Fe Trail has an entry and windows matching the request of the subject property which were installed without permission and are subject of a stop work order (red tag). Therefore, they are not considered a part of this streetscape in this discussion.

The properties to the north of the subject property consist of divided lite windows including the windows of the two-story building behind the neighboring lot. At the end of the street is La Fonda which very clearly has divided lite windows on all five rows of windows. Across the way is the open-air market, the Loretto Chapel and Loretto Inn. The structures on this western side of the road all have divided lite windows. Wrapping around and going north along the eastern side of the road the corner property has divided lites as well. The building located at 228 Old Santa Fe Trail had divided lite doors with two single lite windows. 222 and 218 Old Santa Fe trail each have single lite display windows as well. So, there are three businesses on the street frontage with single pane display windows. None of these display windows are connected to the door as a single fenestration. They are all smaller windows centered into a mass dominated façade. There are no cases on file in the Historic Preservation Division that show if the three buildings had approval to change to non-conforming single lite windows.

APPLICANT’S REQUEST:

The applicant requests approval for the work done without approval or permits:

- 1) Removal of the previously existing wood frame French door and two wood framed windows.
- 2) Replace the windows and doors with a single fenestration for with a glass door and side lites. The windows and door are single panes in dark bronze aluminum frames.
- 3) Stucco the east elevation to match the remaining portion of the structure in a cementitious

“Desert Rose”.

- 4) Install a single slope canvas awning in black mounted above the existing word header beam and below the existing parapet line.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(E)(1)(c): The applicant requests an exception to install windowpanes exceeding 30” in size.

(i) Do not damage the character of the district

Applicant Response: The addition of the storefront window and door in our opinion does not damage the character of the district. The new storefront identifies the retail business to the public view on this non-contributing structure while preserving the historical building elements. The storefront reflects an updated version of the original HDRB approval that allowed for glass areas with dimensions greater than thirty (30) inches in any dimension not under a portal.

Staff Response: Staff finds that this criterion has not been met. The alteration to a modern glazed store front does damage the character of the district. Both Old Santa Fe Style and Recent Santa Fe Style are characterized by its smaller openings, deeper inset windows and doors, and divided lite windows. These are written into the code and maintained throughout the District. Single-lite windows are only a part of the character of structures that have portals. The subject property holds no portal. The larger window openings are found on the Plaza but are not characteristic of this streetscape. The windows are out of proportion to this streetscape which does damage the character of the District.

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

Applicant Response: The addition of the storefront windows and doors provides the Owner with a greater area for the public to visually connect to the store welcoming clients to the business. The storefront windows and doors relieve the hardship of limited display area allowing the owner greater visibility to the public therefore becoming more competitive in the challenging Santa Fe market.

Staff Response: Staff finds that this criterion has not been met. The Downtown and Eastside Historic District is filled with successful businesses whose structures have divided lite windows, and no single pane display cases. No proof has been provided that business operations are impacted. Divided lite windows do not cause injury to the public welfare nor cause a hardship to the applicant.

(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 alterations strengthen the unique character of the streetscape. The historic character of the building’s East facade is maintained. The storefront reflects a modern look to the retail nature of the business. The storefront alterations reflect an updated version of the original HDRB approval that allowed for glass areas with dimensions greater than thirty

(30) inches in any dimension not under a portal. The request, when approved, will allow the Owner to continue to provide services to all customers within this historic district, and in the Historic BCD of Santa Fe.

Staff Response: Staff finds that this criterion has not been met. The large open glazing is not in keeping with the historic character of the streetscape. The streetscape of 216 Old Santa Fe Trail is predominately divide lite windows, with few exceptions which cannot be substantiated as approved.

Furthermore, the historic case H-16-007 two windows and a door with divided lites were requested (please see Figure 4).

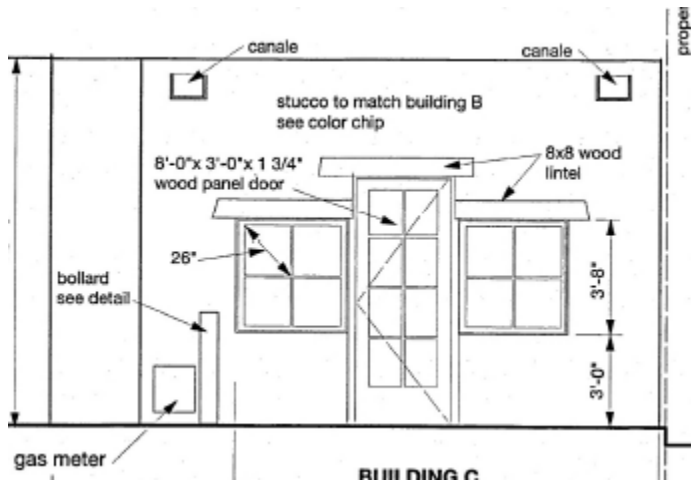


Figure 4: Proposed East Elevation under case H-16-007.

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.

(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.