

B CONSTRUCTIV LLC

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LISA D. MARTINEZ
P.O. BOX 446 CHIMAYO, NM 87522

**HISTORIC DESIGN REVIEW BOARD
PROPOSAL FOR
329 OTERO ST.
SANTA FE, NM 87501**

MIKE AND CHRISTINE FOSTER

Initial Request: September 2024; New Request: February 2025

Initial Request: September 2024; New Request: February 13, 2025

Ms. Cecilia Rios, Chair & HDRB Members
Historic Preservation Division
200 Lincoln Avenue
PO Box 909
Santa Fe, NM 87504-0909

Re: 329 Otero Street, Santa Fe, NM 87501 – Mike & Christine Foster - Request for HDRB Approval to replace Casita Windows/Doors + Stucco Patching

Chair Rios and HDRB Members,

Please accept this request/application for remodeling at the Casita at 329 Otero Street. The residence is a Territorial Revival contributing historic structure in the Downtown and Eastside Historic District with the north, south and west elevations designated as primary facades, per HDRB action on February 27, 2024. (See Attached Board Action Letter). The attached drawings further reference a New 4'-6" high x 12'-0" wide single driveway gate, as well as stucco repair/patching and brick parapet maintenance/repair. An Administrative Approval for the gate, stucco and parapet work was granted on January 4, 2024 by the Historic Preservation Division. (See Attached Administrative Approval Letter, signed by Ramon Sarason.) A subsequent building permit was issued in August 2024 for the work.

In addition to the Administrative Approval granted, on behalf of the Applicant we request approval (based on Exception Criteria defined in this letter), to replace all existing windows and doors on the Casita to address egress concerns as well as air leaks and drafts that are resulting in exorbitant energy bills, despite the installation of storm windows that were designed to improve energy costs for the residents. Further, as a part of the window/door replacement, the Applicant plans to make minor stucco repairs. The proposal is as follows:

- At the Casita, the proposal includes the replacement of existing inoperable windows that are required by code to allow for an exit in case of an emergency, and to provide access for a firefighter to gain entrance. Egress windows (or doors) are required in every habitable space, especially in any room used for sleeping purposes, and requires its own egress window. In the Casita at 329 Otero Street, many of the windows are inoperable, or are very difficult to open, creating a significant safety concern in terms of meeting exit requirements in case of emergency.
- In addition to the safety concerns associated with egress, the request for replacement of existing windows and doors extends to improving energy efficiency and reducing the cost of current utility bills. The Owners are aware of the City's sustainability programs and the adopted climate action plan. Their goal is to comply with Historic provisions as well as to ensure energy savings per the plan to reduce residential energy CO2 emissions. Their desire to update the window and doors is critical so less energy is consumed. It is critical to update the building infrastructure for a 90-year old structure so that it is sustainable for the next 50 years. It is not sustainable to pay \$1,000. over a 3-month period to heat a 1000 sq. ft. casita (see attached PNM electric bills.) We are hopeful the Historic Division will not be contrary to City climate and sustainability initiatives as the proposed project is in keeping with the historic look of the immediate area and surrounding Historic District.
- As part of the window/door replacement, the current exterior window colors will be retained (white) and the new doors will be stained in a natural wood color. Stucco repair will match existing stucco color.

GENERAL DESIGN STANDARDS EXCEPTION REQUEST:

The General Design Standards for ALL H Districts call for the following:

14-5-2(D)(5)(a)(i)

(D) General Design Standards for ALL H Districts

(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.

A Window/Door Historic Assessment from Ra Patterson, RPA & Associates identifies all three doors and three of nine windows as non-historic with the remaining six windows as having a historic date of manufacture. His rating system for the state of preservation is premium, satisfactory, fair, and unsatisfactory. In his opinion, all three non-historic doors are in satisfactory condition; the two historic windows on the west, street-facing elevation are in satisfactory condition; while the one historic window on the north elevation and the three historic windows on the south elevation are in fair condition.

As described, the Historic Window/Door Assessment describes various conditions associated with the integrity of the windows and doors. In lieu of the recommended restoration, we respectfully request HDRB review of the following Request for an Exception to the General Design Standards for All H Districts... to replace, rather than restore, as follows:

- To replace historic windows that are not beyond repair and;
- To replace historic true-divided-lite wood windows with metal-clad true-divided-lite wood windows.
- Replace non-historic doors with doors to match west, street-facing elevation. Instead of white, proposal would include a request to stain the doors a natural, wood color.

JUSTIFICATION FOR EXCEPTION REQUEST to Replace Historic Windows/Doors on Primary Facades with Window Materials Not In-Kind:

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

- The proposed replacement windows will not damage the character of the Downtown and Eastside Historic District in that they will reproduce the true-divided lite patterns of all existing windows (and lite structure of historic windows conforming to district standards) and the color (white - new wood (interior), w/white metal exterior cladding), so the public visibility of the residence will not look different from today's street view. Therefore, the current streetscape will remain unchanged, thus, preserving the aesthetics of Territorial Revival buildings with the most common use of white or cream trim color. We would, however, request to replace the North-B window (Non-Historic) with a replacement window to match the other true-divided lite patterns.
- The proposed replacement doors will not damage the character of the Downtown and Eastside Historic District in that they will reproduce the wood + true-divided lite pattern of the door on the west, street facing façade. The proposed natural wood stain color will support Santa Fe style design which utilizes exposed natural wood colors, both inside and outside of structures.

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

- The requirement to repair and retain the historic windows that are not in premium condition will require additional cost and effort through the years to restore and maintain the aging wood. The window assessment identifies four historic windows that are only in fair condition and need a lot of specialized expert workmanship, i.e., the exterior finishes are cracked and peeled, putty glazing is cracking and missing in 30% - 40% of the

sashes, and all sashes, frames, and casings have some members that are 30% - 40% completely deteriorated. The proposed new metal-clad wood windows will present less of a hardship to the applicant with easier maintenance (if the wood interior, metal clad option is approved) and longer durability especially because half of the building's windows are located on a south-facing façade where wood preservation and maintenance is very challenging due to the intense sunlight which is a major source of damage to wood. Further, they will reduce climate control costs by providing better seals. This will follow the City of Santa Fe's sustainability programs, including the Climate Action Plan.

(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 request to replace historic windows with new windows that require less monitoring and maintenance will allow residents to live comfortably in the house without needing to have the specialized knowledge of the effects of deterioration and methods of preservation. Citizens of the 21st century may not be as versatile as the jack-of-all-trades from previous centuries and they may not have the financial resources that old wood windows can require. As described, the proposed new windows are wood w/metal cladding on the exterior. This is especially important for the south elevation with intense sunlight that will dry out wooden surfaces leading to cracking and warping. The use of metal cladding is a design option that addresses the importance of sustainability in the 21st century. The Downtown and Eastside Historic District design standards generally do not discourage nor disallow the use of metal cladding on new windows.

For additional details pertaining to the proposed window and door replacement, see attached drawings.

Thank you for your attention to this important request. If you have any questions or need additional information, do not hesitate to contact me.

Sincerely,

Lisa D. Martínez

Lisa D. Martinez, Principal Owner, B Constructiv LLC
(505) 470-7888 lmartinez@bconstructiv.com

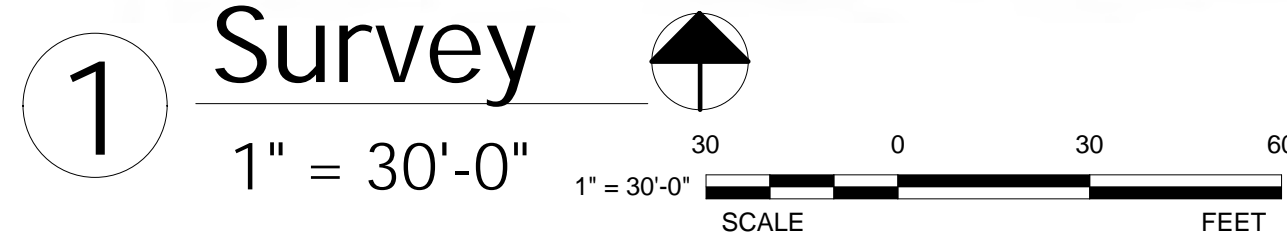
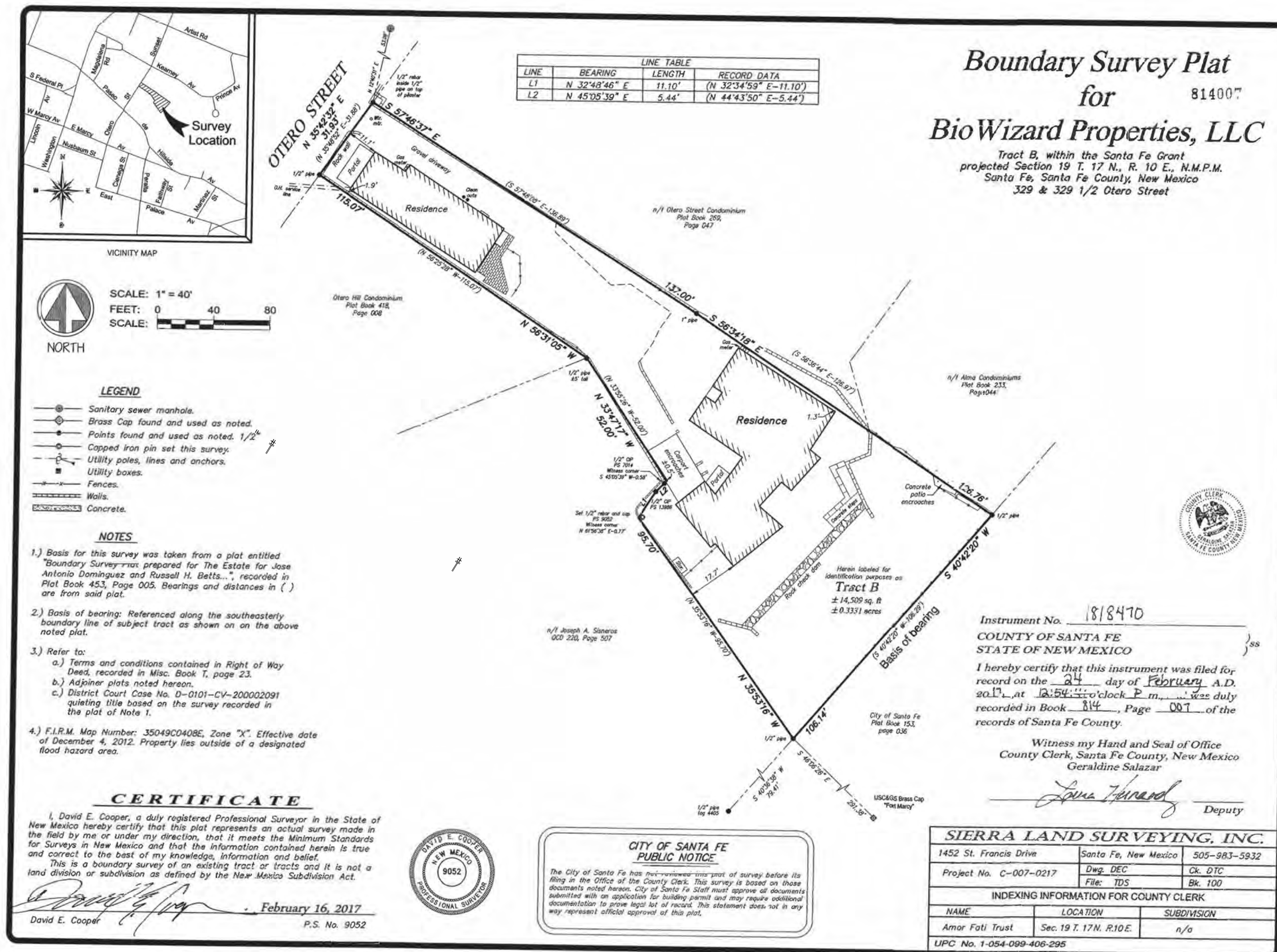
Attachments: Property Survey + Site Plan
Existing/Proposed Casita Floor Plan(s) + Elevation(s), Window/Door Specifications, Gate Details, Exterior Stucco + Lighting Details
City of Santa Fe Historic Preservation Division Historic Districts Application
Building Permit Application
HDRB Board Action Letter – Status Review + Primary Façade designation(s) for Casita
RPA & Associates Final Window & Door Assessment – 329 Otero St. Santa Fe, NM 87501
PNM Electric Bills – 329 Otero Street, Santa Fe, NM 87501:
 2023: February 21, 2023 (\$521.74), March 23, 2023 (\$306.87),
 2024: February 20, 2024 (\$412.32)
City of Santa Fe Historic Preservation Division Administrative Approval Letter for “New 4’-6” high x 12’-0” wide single gate as indicted on the attached plans. Patch and repair stucco and brick parapets to match existing.”

PROJECT SCOPE

- STUCCO PATCHING AS REQUIRING, REPAIR TO MATCH EXISTING COLOR AND TEXTURE.
- *REPAIR AND MAINTAIN BRICK PARAPET.
- REMOVE AND REPLACE EXISTING WINDOWS AND DOORS WITH MATCHING WINDOWS AND DOORS, PER ELEVATIONS
- *INSTALL NEW 12' WIDE x 4'-6" HIGH SINGLE GATE AT DRIVEWAY.
- *PROVIDE AUTOMATIC GATE OPENER
- *PROVIDE A KNOX BOX FOR CITY OF SANTA FE FIRE DEPARTMENT. PROVIDE COMPATIBLE LOCKS.
- ALL OTHER EXISTING FENCE + YARD WALLS TO REMAIN AS IS.

*NOTE:

- PARAPET MAINTENANCE & REPAIRS APPROVED ADMINISTRATIVELY, SEPARATE BUILDING PERMIT.
- GATE APPROVED ADMINISTRATIVELY, SEPARATE BUILDING PERMIT.



A0.0	COVER
	Scale
1" = 30'-0"	

PERMIT SET

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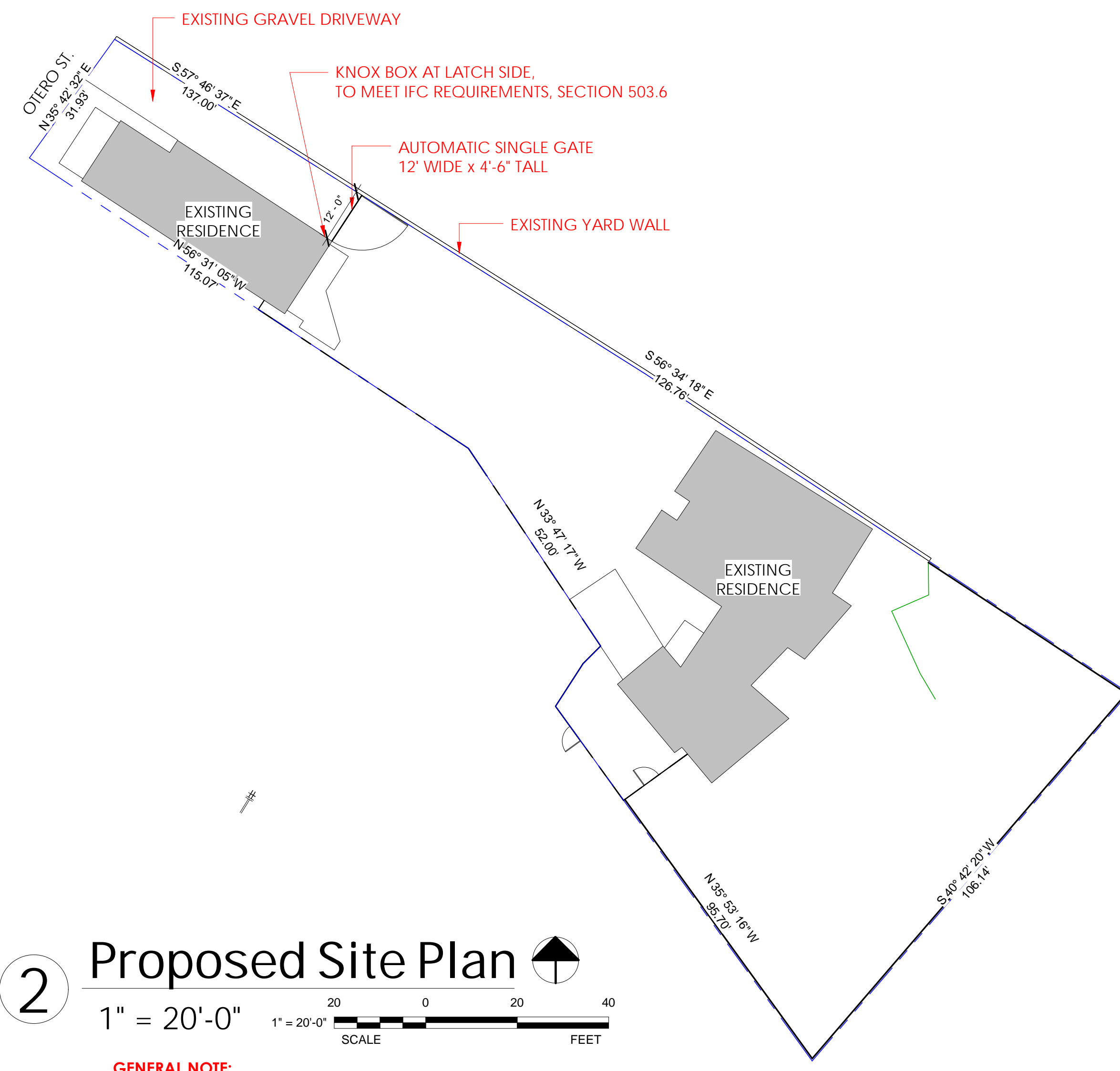
Martinez Design Group

Foster Residence

329 Otero St.
Santa Fe, New Mexico 87501

Project Number

Date 02/13/2025



GENERAL NOTE:
 -NO PROPOSED CHANGES
 -GATE APPROVED ADMINISTRATIVELY, SEPARATE BUILDING PERMIT.

A0.1	SITE PLAN
Scale	1" = 20'-0"

PERMIT SET

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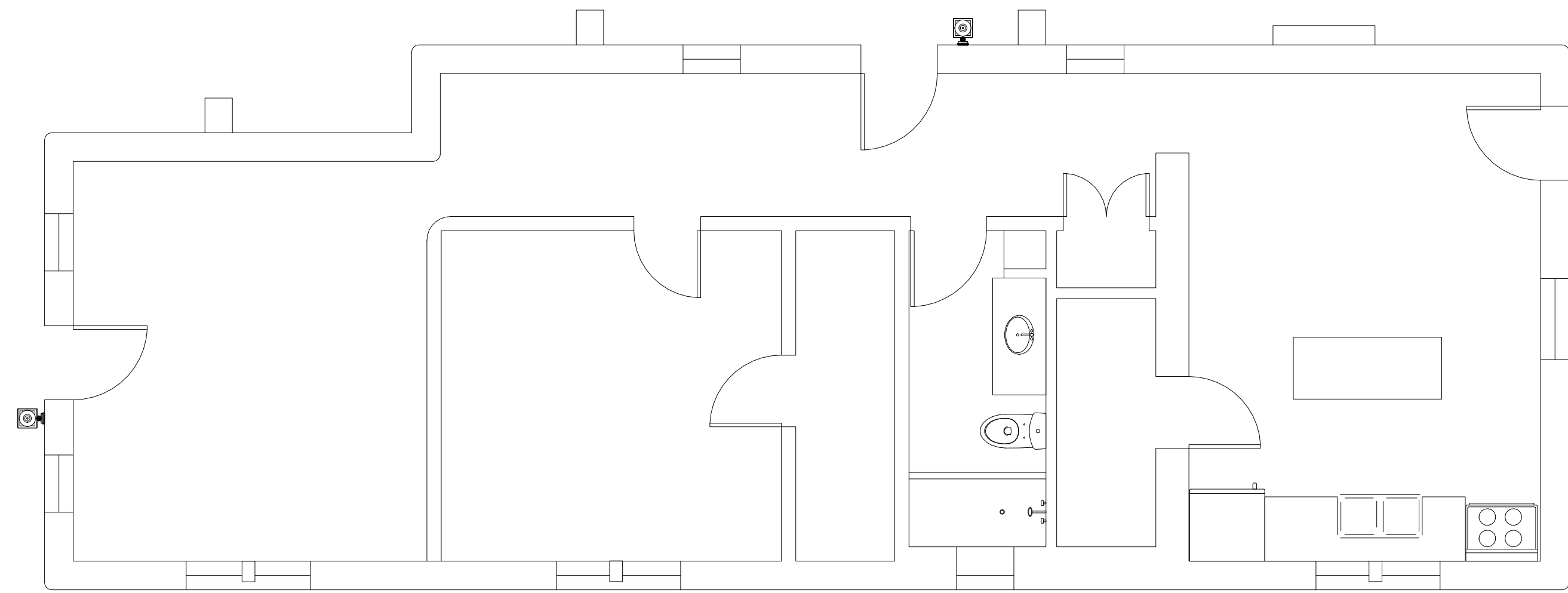
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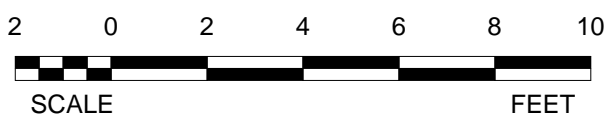
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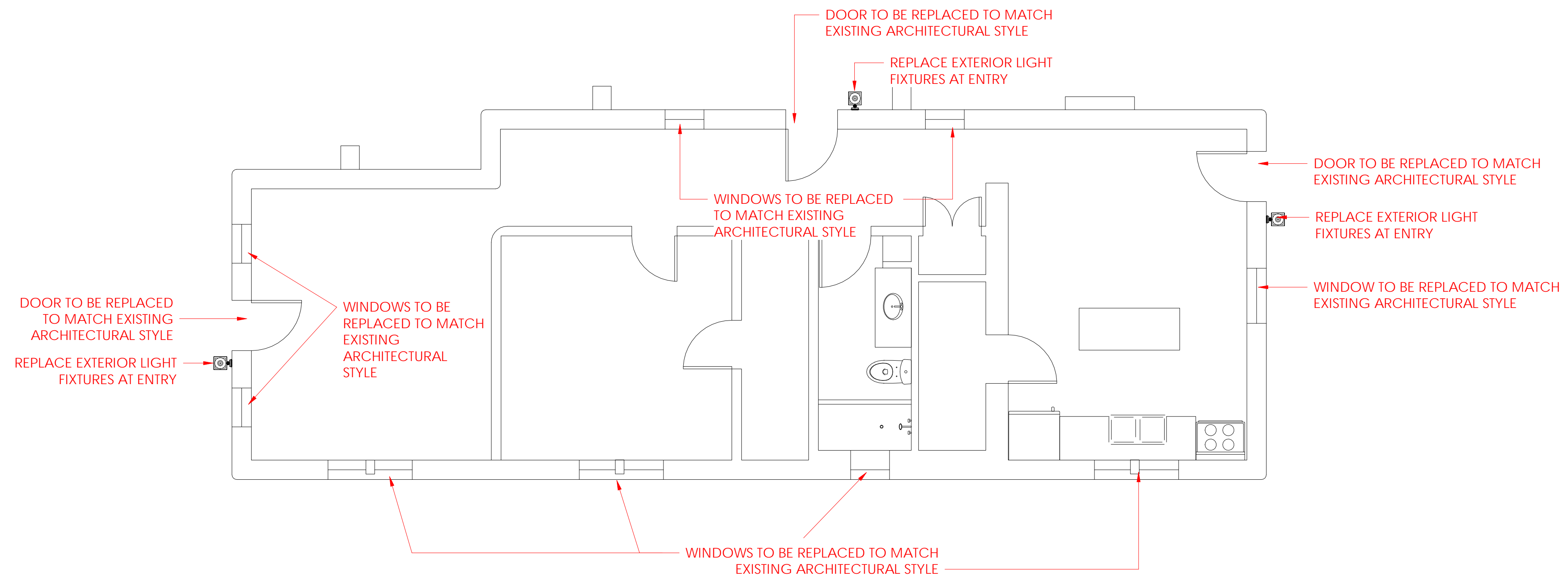
329 Otero St.
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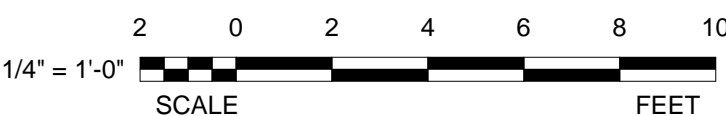
Project Number

Date **02/13/2025**




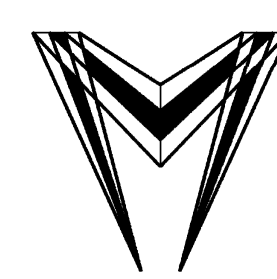
1 Existing Floor Plan 
 1/4" = 1'-0"  SCALE FEET

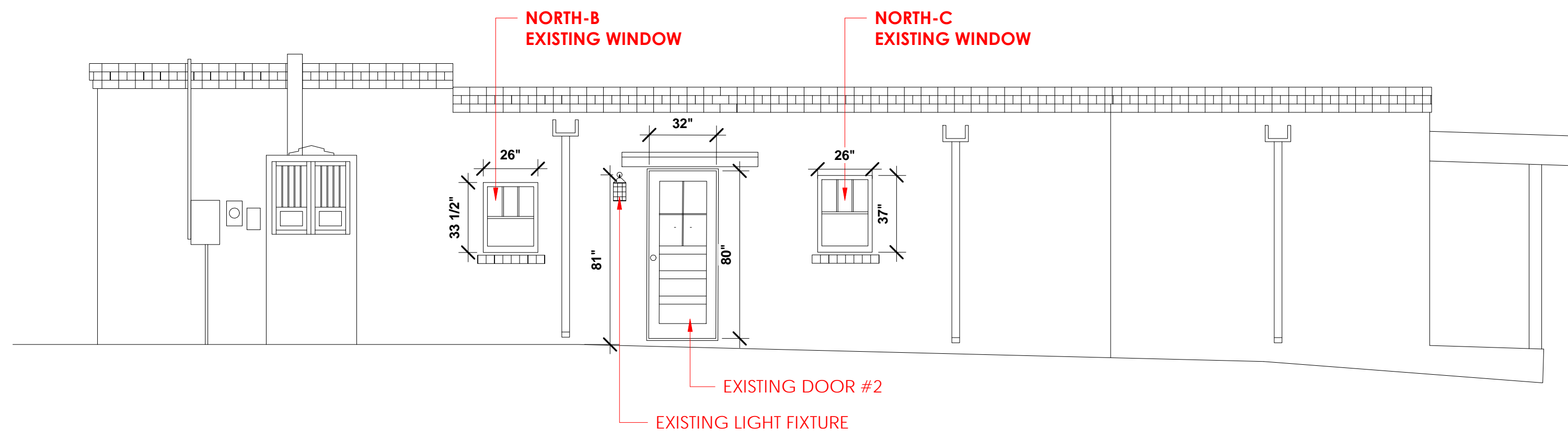


2 Proposed Floor Plan 
 1/4" = 1'-0"  SCALE FEET

GENERAL NOTE:
 NO PROPOSED CHANGES TO LAYOUT

A1.0	FLOOR PLAN
Scale	1/4" = 1'-0"

PERMIT SET
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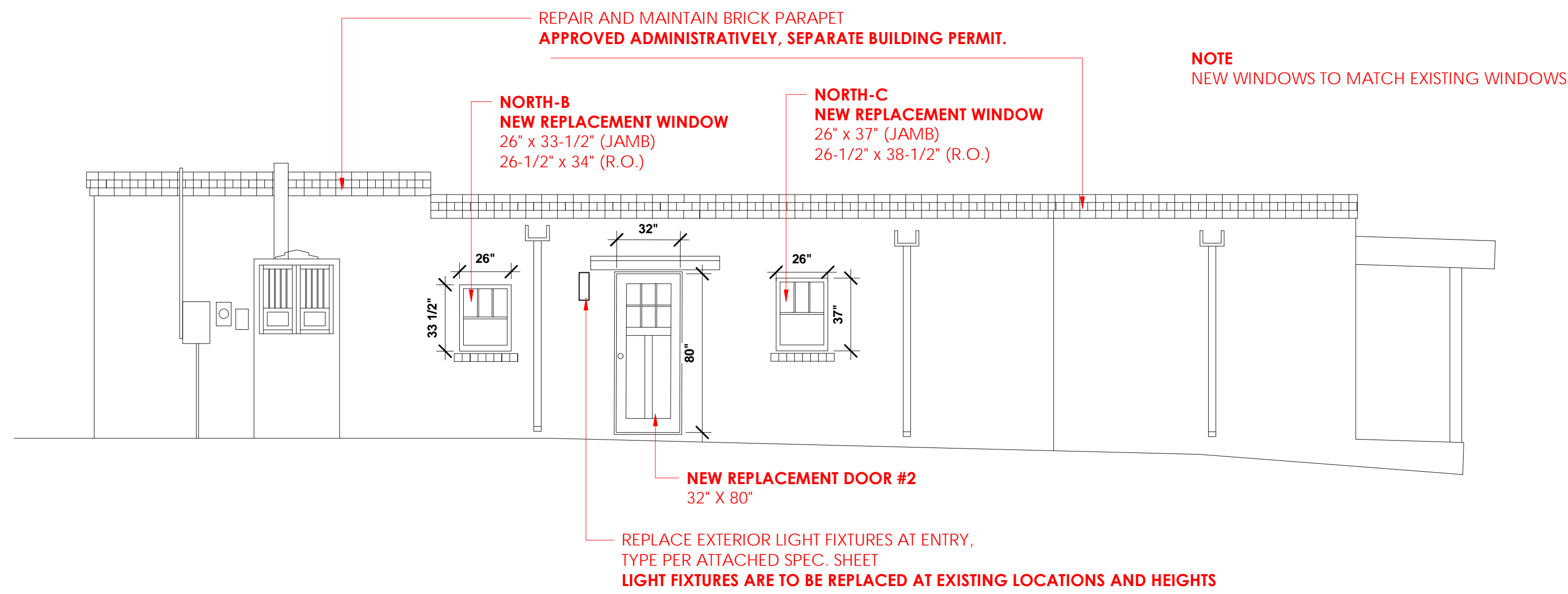


1 Existing North Elevation
 1/4" = 1'-0"
 SCALE FEET

GENERAL NOTES:

- WINDOWS + DOORS TO BE REPLACED TO MATCH EXISTING ARCHITECTURAL STYLE. SEE ATTACHED WINDOW REPLACEMENT AGREEMENT QUOTE.
- WINDOW + DOOR COLOR TO MATCH PROVIDED COLOR SAMPLES
- STUCCO PATCHING AROUND WINDOWS + DOORS AND OTHER AREAS REQUIRING REPAIR TO MATCH EXISTING COLOR AND TEXTURE
- REPLACE EXTERIOR LIGHT FIXTURES AT EACH ENTRY DOORWAY. SEE ATTACHED CUT-SHEETS. LIGHT FIXTURES ARE TO BE REPLACED AT EXISTING LOCATIONS AND HEIGHTS

NOTE:
 WINDOW/DOOR LABELS MATCH RPA & ASSOCIATES HISTORIC WINDOW + DOOR ASSESSMENT.



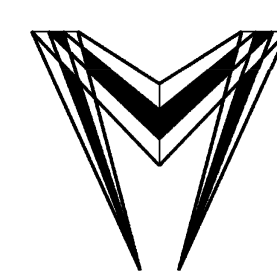
2 Proposed North Elevation
 1/4" = 1'-0"
 SCALE FEET

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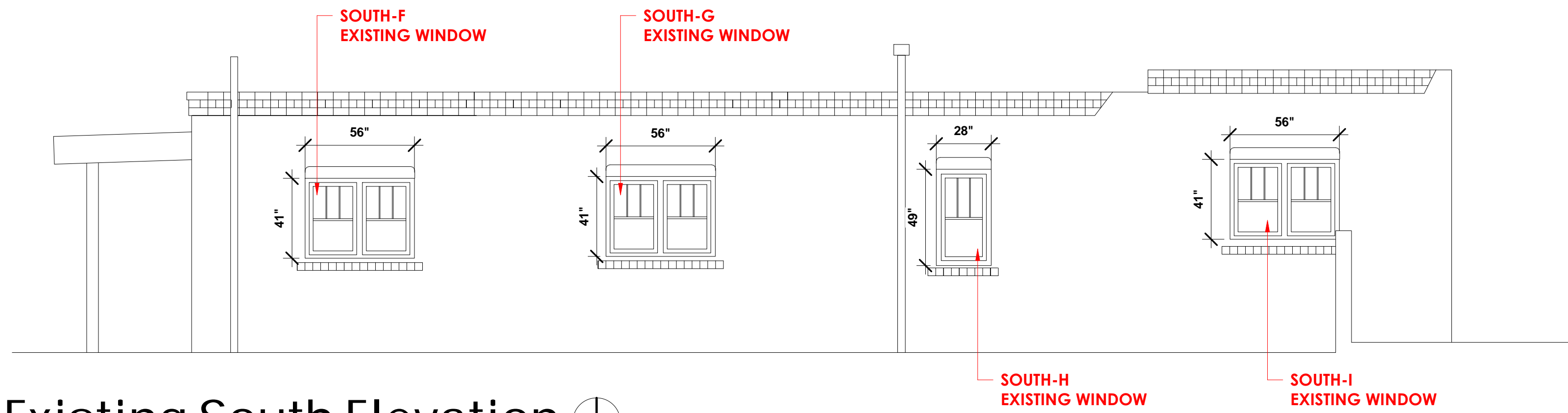
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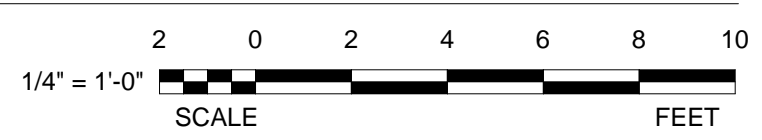
A2.0	NORTH ELEVATION
Scale	As indicated

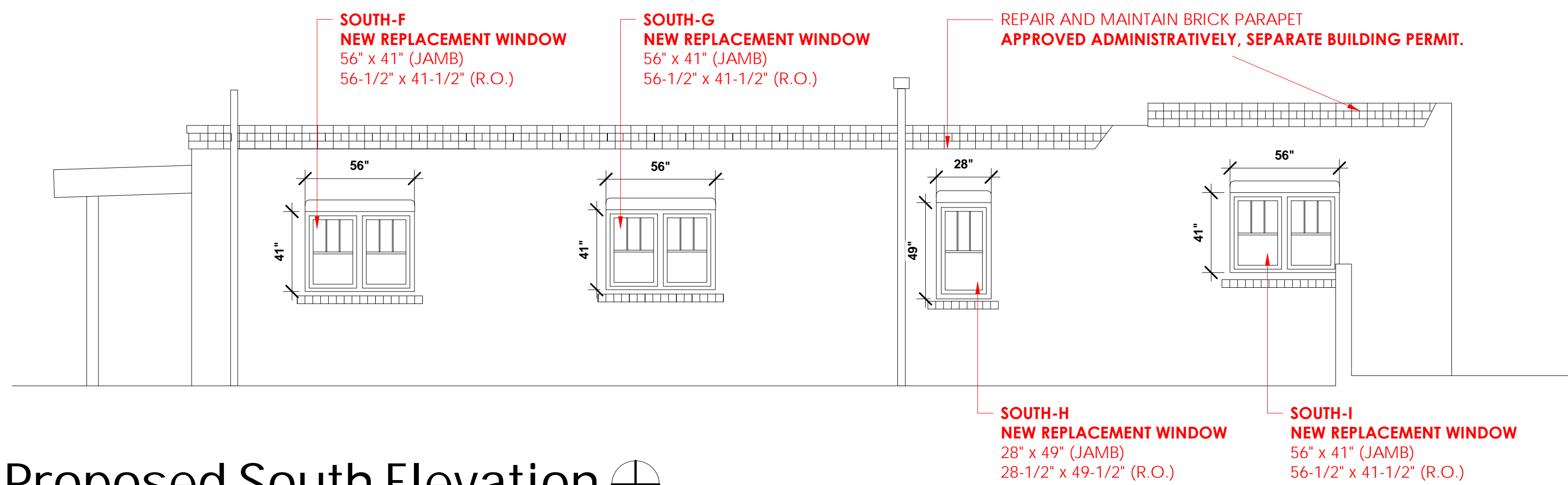



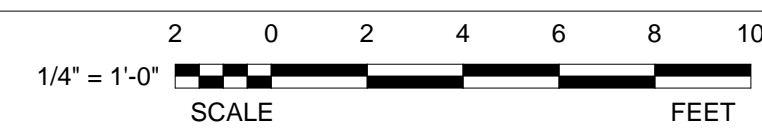
GENERAL NOTES:

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- REPLACE EXTERIOR LIGHT FIXTURES AT EACH ENTRY DOORWAY. SEE ATTACHED CUT-SHEETS. LIGHT FIXTURES ARE TO BE REPLACED AT EXISTING LOCATIONS AND HEIGHTS

NOTE:
WINDOW/DOOR LABELS MATCH RPA & ASSOCIATES HISTORIC WINDOW + DOOR ASSESSMENT.

1 Existing South Elevation 
1/4" = 1'-0" 



2 Proposed South Elevation 
1/4" = 1'-0" 

PERMIT SET

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Project Number

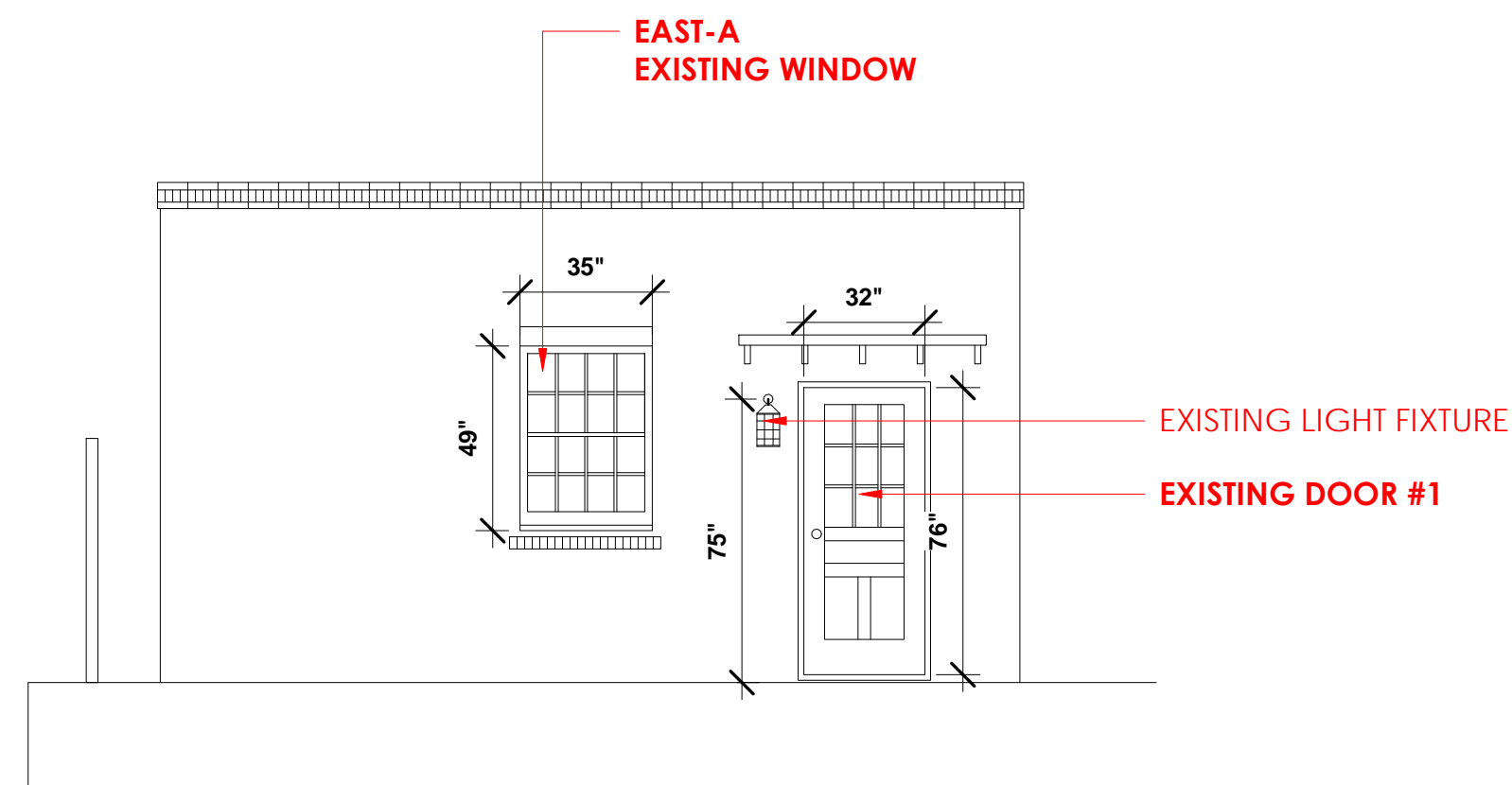
Date

02/13/2025

A2.1 SOUTH ELEVATION

Scale

As indicated

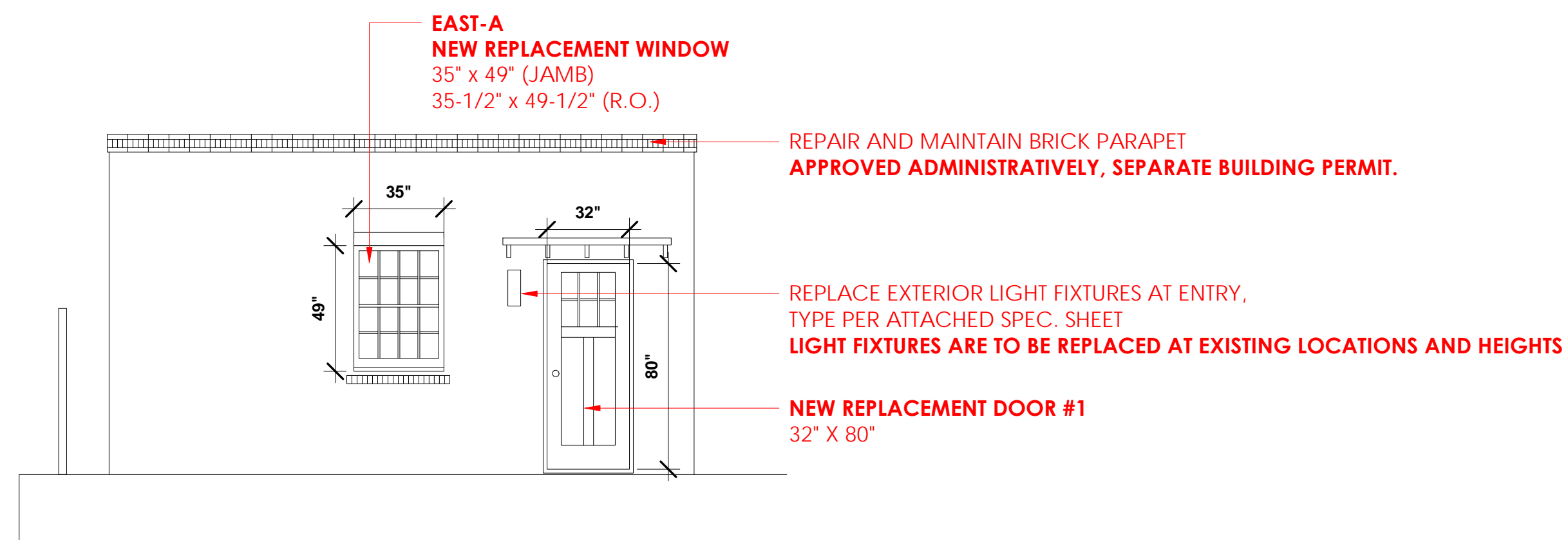


1 Existing East Elevation

1/4" = 1'-0"

1/4" = 1'-0"

SCALE FEET



2 Proposed East Elevation

1/4" = 1'-0"

1/4" = 1'-0"

SCALE FEET

GENERAL NOTES:

- WINDOWS + DOORS TO BE REPLACED TO MATCH EXISTING ARCHITECTURAL STYLE. SEE ATTACHED WINDOW REPLACEMENT AGREEMENT QUOTE.
- WINDOW + DOOR COLOR TO MATCH PROVIDED COLOR SAMPLES
- STUCCO PATCHING AROUND WINDOWS + DOORS AND OTHER AREAS REQUIRING REPAIR TO MATCH EXISTING COLOR AND TEXTURE
- REPLACE EXTERIOR LIGHT FIXTURES AT EACH ENTRY DOORWAY. SEE ATTACHED CUT-SHEETS. LIGHT FIXTURES ARE TO BE REPLACED AT EXISTING LOCATIONS AND HEIGHTS

NOTE:
WINDOW/DOOR LABELS MATCH RPA & ASSOCIATES HISTORIC WINDOW + DOOR ASSESSMENT.

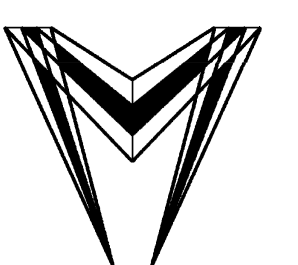
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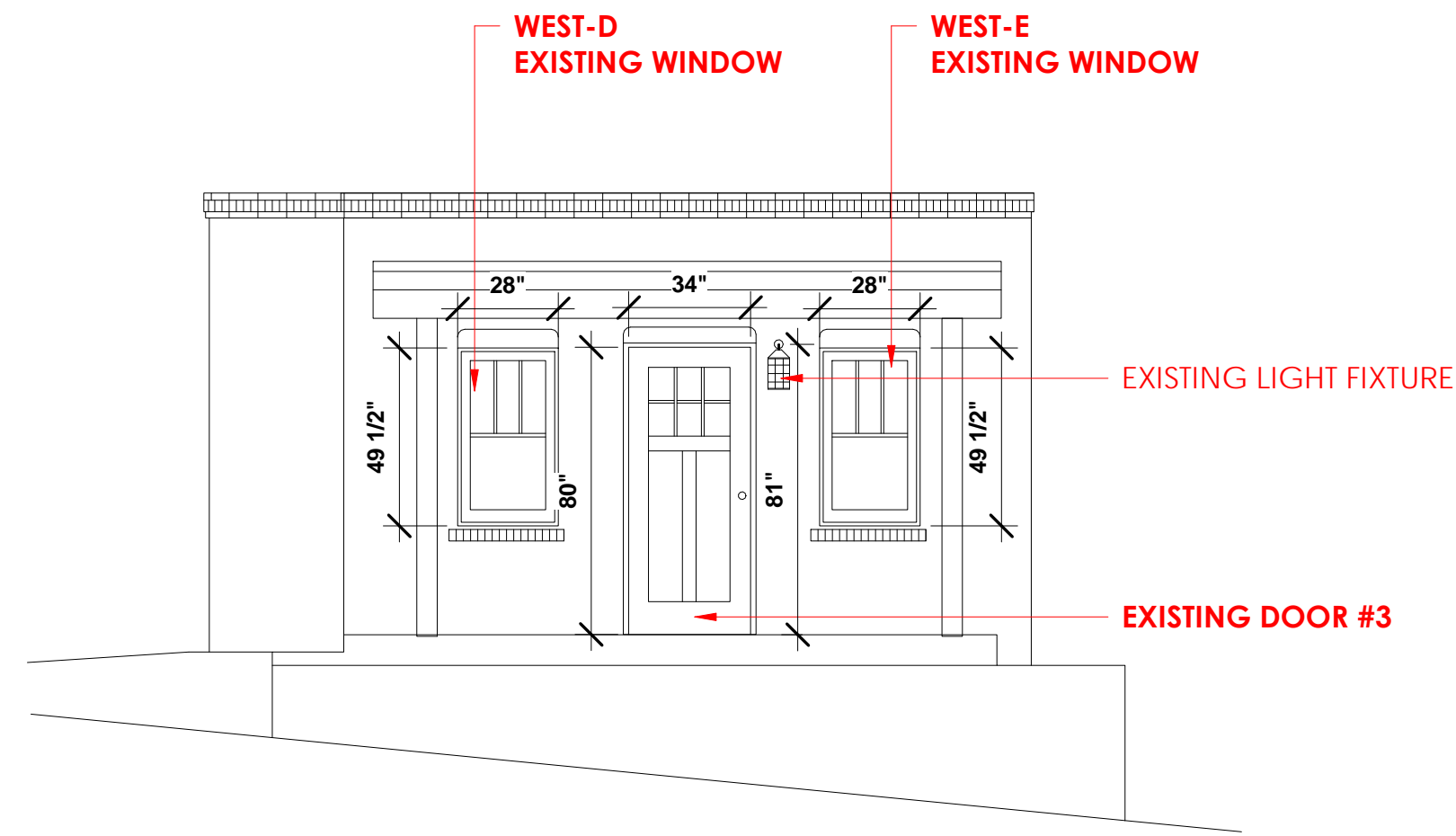
329 Otero St.
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Project Number

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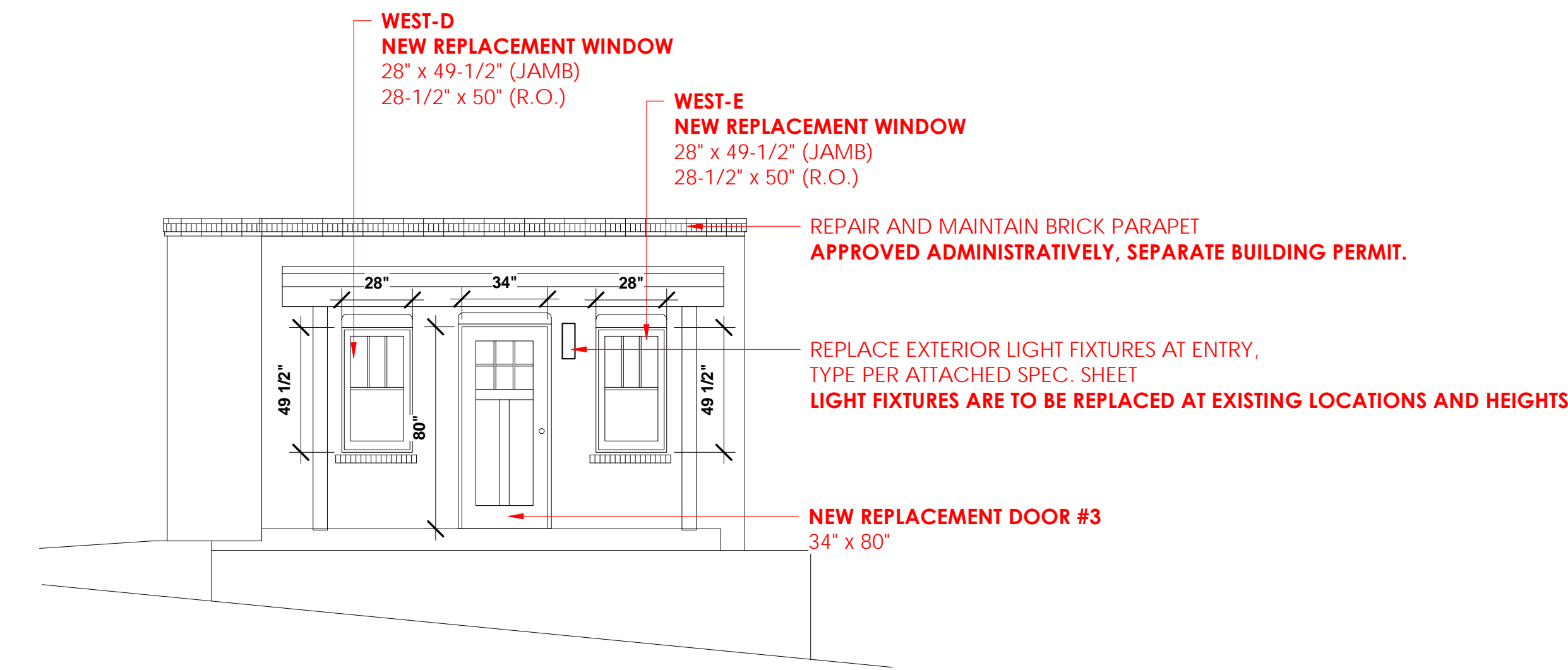
A2.2 EAST ELEVATION

Scale As indicated



1 Existing West Elevation

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



2 Proposed West Elevation

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

GENERAL NOTES:

-WINDOWS + DOORS TO BE REPLACED TO MATCH EXISTING ARCHITECTURAL STYLE. SEE ATTACHED WINDOW REPLACEMENT AGREEMENT QUOTE.

-WINDOW + DOOR COLOR TO MATCH PROVIDED COLOR SAMPLES

-STUCCO PATCHING AROUND WINDOWS + DOORS AND OTHER AREAS REQUIRING REPAIR TO MATCH EXISTING COLOR AND TEXTURE

-REPLACE EXTERIOR LIGHT FIXTURES AT EACH ENTRY DOORWAY. SEE ATTACHED CUT-SHEETS. LIGHT FIXTURES ARE TO BE REPLACED AT EXISTING LOCATIONS AND HEIGHTS

NOTE:

WINDOW/DOOR LABELS MATCH RPA & ASSOCIATES HISTORIC WINDOW + DOOR ASSESSMENT.

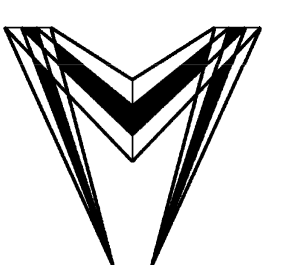
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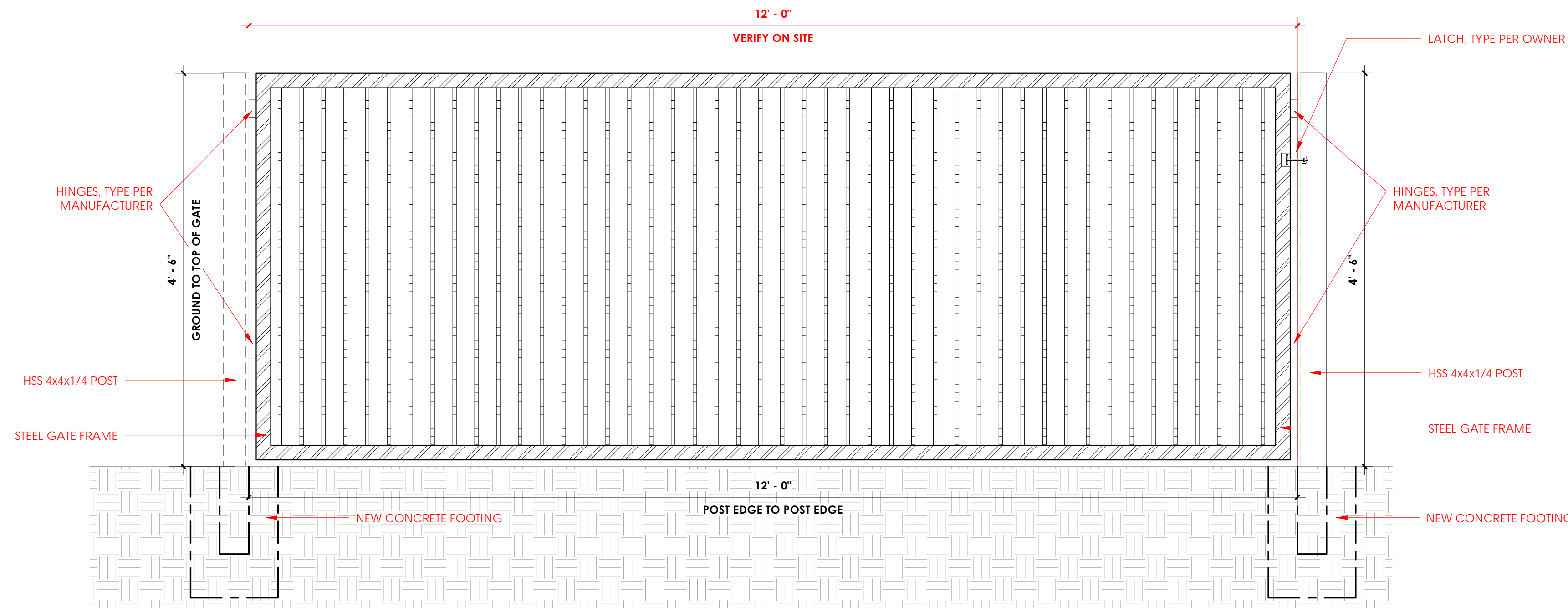
Date **02/13/2025**

A2.3

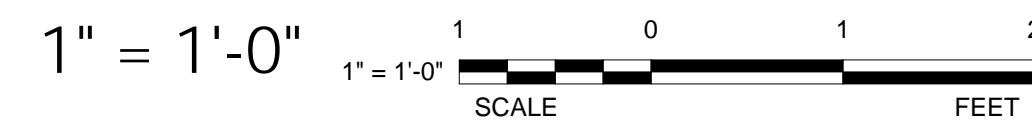
WEST ELEVATION

Scale

As indicated



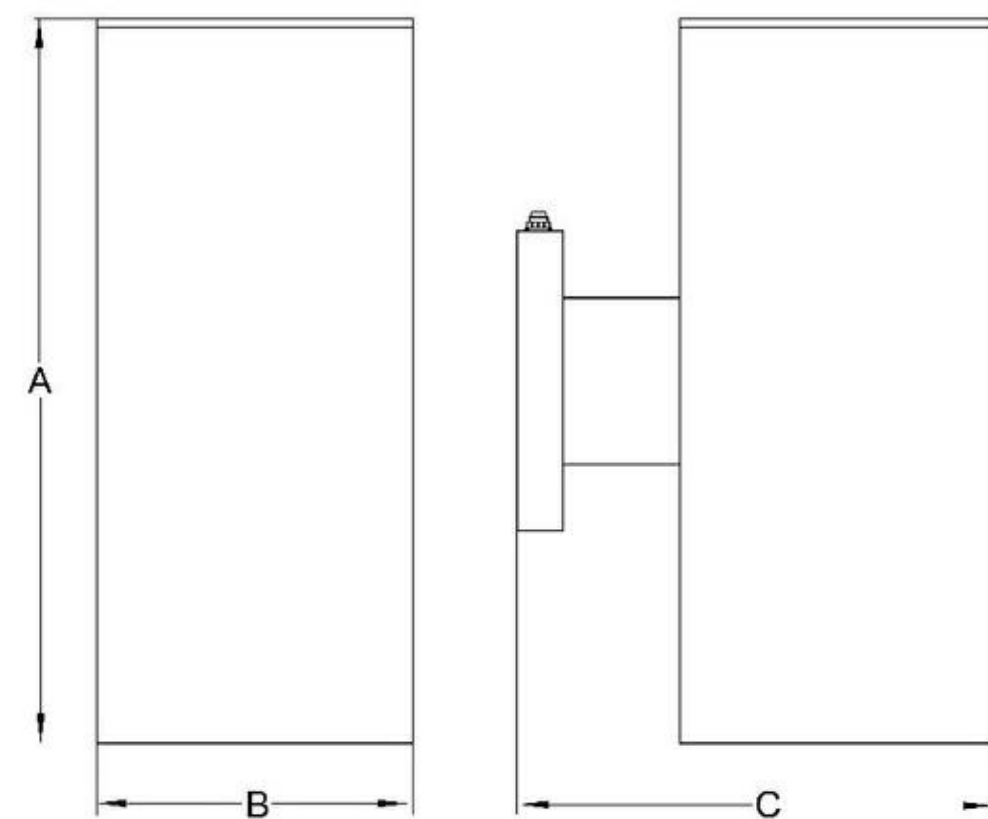
1 Gate Elevation



GENERAL NOTE:
 *GATE APPROVED ADMINISTRATIVELY, SEPARATE BUILDING PERMIT.
 -GATE HARDWARE DETERMINED BY OWNER
 -PROVIDE AUTOMATIC GATE OPENER, TYPE PER OWNER

503.6 Security gates.

The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200



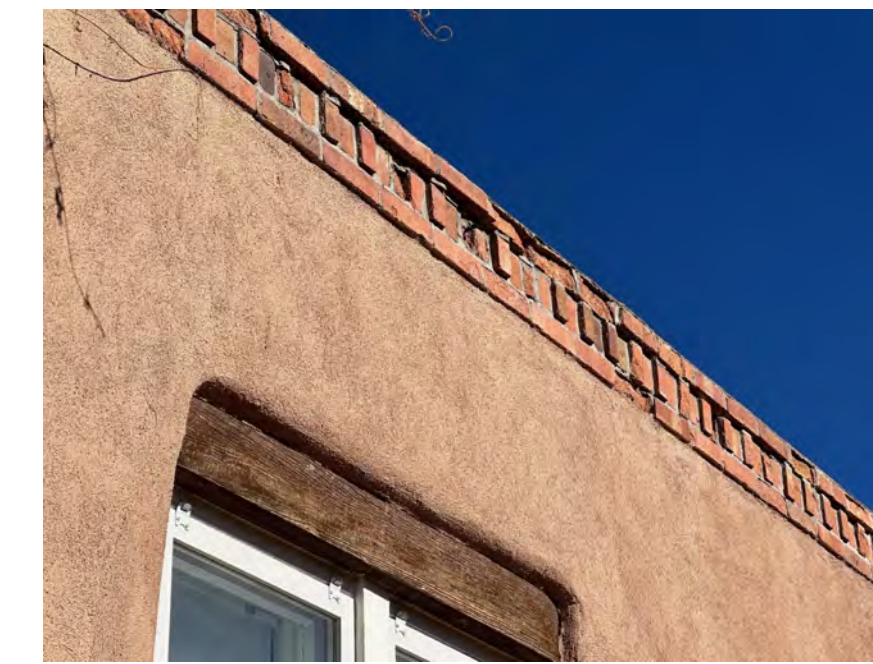
A: 14-1/4"
B: 5"
C: 7-1/2"

MANUFACTURER: VAXCEL
MODEL: # T0653 Chiasso 2 Light 14.25-in.H Dusk to Dawn Outdoor Wall Light
COLOR: Textured Black

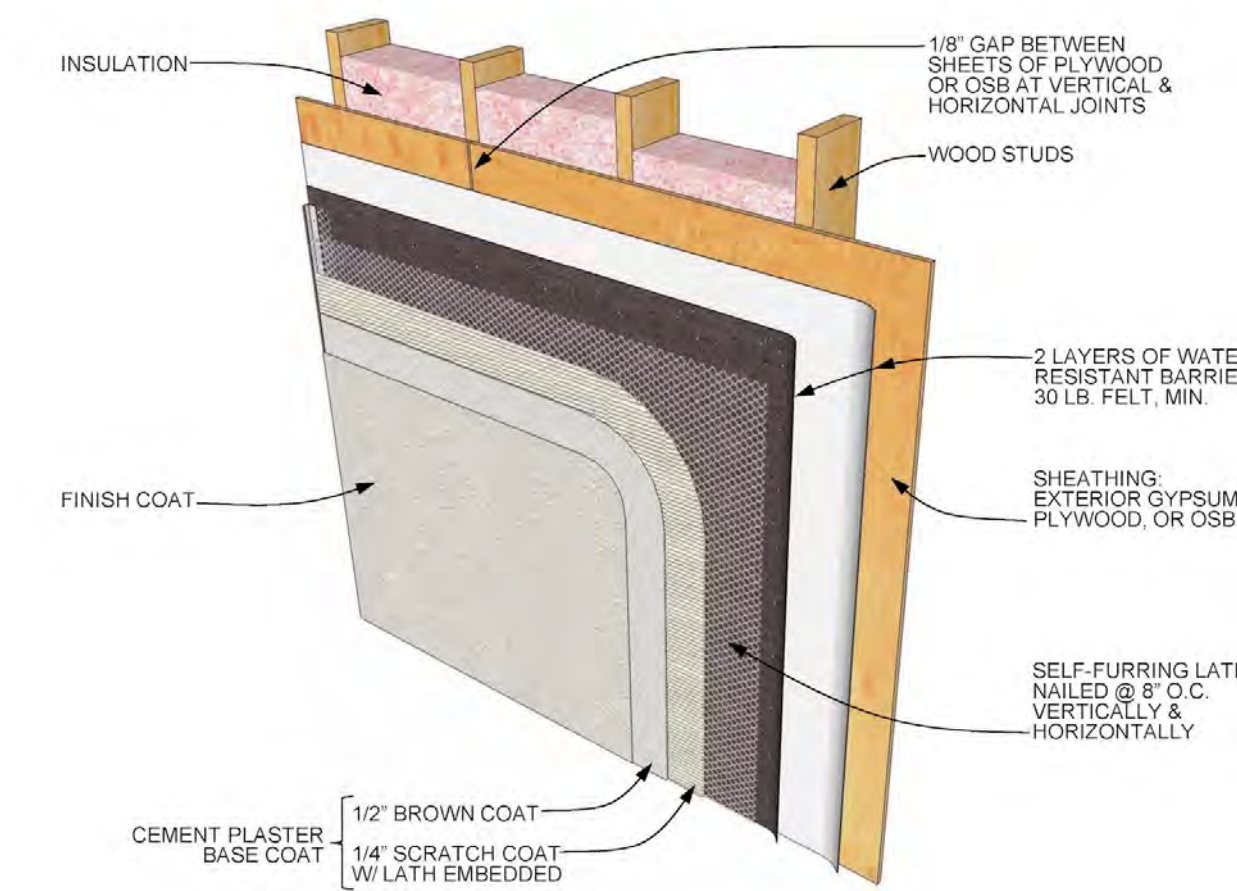
2 Exterior Light Fixture



GENERAL NOTE:
 LIGHT FIXTURES ARE TO BE REPLACED AT EXISTING LOCATIONS AND HEIGHTS.
 HEIGHT ELEVATION VARIES FROM 75'-81", PER ELEVATIONS.



NOTES:
 -STUCCO COLOR: LA HABRA MOCHA (COLOR 338)
 -SPECIAL COLOR MATCHING MAY BE REQUIRED TO MATCH EXISTING.
 -STUCCO TO BE TRADITIONAL 3 COAT STUCCO
 *REPAIR AND MAINTAIN BRICK PARAPET APPROVED ADMINISTRATIVELY, SEPARATE BUILDING PERMIT.



3 Stucco NOT TO SCALE

Finish: Textured Black	Finish Color: Black
Dimmable: Yes	Style: Contemporary
Rating: Wet	Width Range: 0.00-6
Backplate Width: 4.25	Shade Material: Aluminum
ETL: 7	Backplate Height: 4.25
Outdoor Listed: Yes	Qty of Bulbs: 2
Motion Sensor: No	Photo Cell: Yes
Item Height: 14.25	Item Width: 5
Item Weight: 2.75	Item Depth: 7.5
Shade Name: Textured Black Metal Shade	Keywords: illumination ultra bright dark bronze matte installation home décor led brass rustic custom light fixture adjustable energy efficient outdoor deck patio water resistant walkway path way circular lamp
Shade Height: 14.25	Shade Width: 5
Wire Length: 6	Backplate Depth: 2.5
Edison Bulb Requir: NO	Power Source: Hardwired
Bulb Included: No	LED Compatible: Yes
Bulb Base: E26 Medium	Type of Bulb: LED Compatible
Max Wattage per Bulb: 60	Bulb Shape: A19
Safety Rating CA: C ETL	Safety Rating USA: ETL
Title 20: NA	Dark Sky: NO
Warranty: 5 Year Limited Warranty	Energy Star: NO
Mounting: Wall Mount	Open Bottom: Yes
	Light Direction: Up and Down (at same time)

A3.0 DETAILS
 Scale As indicated

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