

May 8, 2025

Members of the Historic Districts Review Board  
City of Santa Fe  
200 Lincoln Ave.  
Santa Fe, NM 87501

**Re: 907 Don Miguel Place, Santa Fe, NM –  
Proposal for alterations to existing contributing residence and new carport,  
storage, 2 portals & yard wall.**

Dear Board Members,

With the establishment of primary façade and contributing status of our humble adobe having been confirmed at the November 26, 2024 hearing of this body, we are making the following proposal for work at the property.

Per the Historic Cultural Properties Inventory prepared nearly 20 years ago (attached), this vernacular 640 sf adobe was first listed in the City directories in 1949. Subsequent to that time, there have been very few alterations to the property consisting only of several minor window revisions, the addition of a small, covered portal at the entry, and the installation of a concrete block stem wall between the residence and Don Miguel Place.

The attached window assessment of December 9, 2024, by Scott Ernst finds that the windows and doors have been changed over time and there is little-to-no indication of what may have been installed originally. The condition and quality of installation of the windows and doors is quite poor, and the windows have been painted shut making them inoperable. With the extremely poor quality and condition of the cobbled-together windows, Mr. Ernst has dubbed them ‘Frankenstein’ windows!

The residence is a relic of a bygone era before the effects of our changing and warming climate have become apparent. The existing residence contains no insulation in the roof, walls or floor and the existing ill-fitting single-glazed windows and doors provide very little protection from the elements. The existing heating system consists of gas heaters designed to compensate for the lack of insulation through massive expenditures of BTUs! Turn up the thermostat!

The scale and placement of this 640 sf structure on the approximately 5,800 sf lot, is an anomaly within the neighborhood. With a nearly 60-foot front yard setback and the residence set below street level and encroaching into the eastern side yard setback, this property gives the appearance of a very small house on a large lot.

With its small rooms and an average interior ceiling height of less than 7'-0, we lovingly refer to our house as Casa Pequeña!

After considering the many constraints for altering and adding onto the existing we are proposing to maintain the footprint and character of the existing structure by re-configuring the interior to accommodate our needs, while bringing the residence up to current energy codes. We propose to more effectively utilize the property for indoor outdoor-living by constructing portals and incorporating xeriscape principles in landscaping emphasizing native plantings.

We propose to replace, and add new metal-clad, Sierra Pacific Tan 043 color, dual-glazed true divided light windows and re-stucco the entire house with integral color cement stucco, La Habra – Sahara 135 color. The existing non-standard height front door would be replaced with a new custom, painted wood door, Bone White color, of the same size with dual glazed window (see detailed description below).

We propose to add insulation to the existing exterior walls. Given the constraints of the small interior area, (with the exception of the Primary Façade), the insulation would be sprayed onto the existing plastered adobe with new cement plaster applied over. Spraying the insulation will add to the appearance of thickened walls and provide an irregular surface in keeping with the existing handmade vernacular style. New insulation would be added to the interior of the western wall to limit changes to this Primary Façade.

Utilizing the prescribed method for establishing the building height as being the height of the building above grade measured at the center of the street-facing façade, the building is a mere 7'-3" in height. The existing exterior grade on the street façade has been raised over time to be above the interior floor level creating a water control problem while 'reducing' the building height.

We propose to add rigid insulation over the existing roof sheathing to improve energy efficiency rather than adding insulation on the interior which would reduce the already non-conforming 6'-9" average ceiling height. We propose to increase the height of the residence by both lowering the exterior grade level on the street facing façade, and by raising the existing parapet to conceal/accommodate the proposed roof insulation and new 22-1/2" x 46-1/2" dark-bronze color flat-glass skylight. With these proposed revisions, the building height will be raised to approximately 9'-0" measured at the center of the street-facing façade, well below the allowed maximum height of 14'-9". The proposed overall height of the structure will maintain the diminutive scale and character of the existing.

While honoring and respecting the scale, character and heritage of our home, it is our intention to alter the residence that it may continue its life well into the future of our warming climate.

Following is a detailed description of the proposed alterations to the residence:

1. **West** – Primary Façade: Remove/relocate the electric meter and panel. Demolish the existing portal. Lower existing exterior grade at the southwest corner to be at/below the interior floor level. Raise the existing parapet by approximately 1'-4" bringing the parapet height to 9'-6" overall. Remove and replace the existing window into the new living area with a new metal clad, Sierra Pacific Tan 043 color, dual-glazed casement window of same size and location. Replace the existing +/-76" high painted wood front door with a new painted wood door, Bone White color, of same size with a dual glazed window. Provide new integral color cement stucco over the entire wall, La Habra – Sahara 135 color
2. **South** – Street facing: Lower existing exterior grade level by +/- 1'-6" to be below interior floor elevation. Increase the height of the existing sloping parapet by +/- 12" to match the height (9'-6") of the proposed parapet on the west elevation. Remove existing window at the new living area and install new metal clad, Sierra Pacific Tan 043 color, 6'-3" x 4'-5" dual-glazed true divided-light casement/fixed/casement window (see plan & elevation). Remove and replace existing window at new bathroom with a new metal clad, Summer Sage color, dual-glazed true divided-light casement window of the same size. Remove existing surface-mounted electrical conduit. Add new integral color cement stucco over 2" sprayed insulation, La Habra – Sahara 135 color.
3. **East** – Side Yard: Lower existing exterior grade level to be below interior floor elevation. Existing roof eave to remain at existing height. Re-paint roof fascia and eave, Bone White color. Replace gutter with new metal gutter white color. Add new roof insulation over existing roof sheathing and cover with new single ply roof material (additional thickness of insulation would be concealed by raised parapets on the west, south and north elevations). Remove and replace existing windows with new metal clad, Sierra Pacific Tan 043 color, dual-glazed true divided-light awning windows of same size as existing. Add new integral color cement stucco over 2" sprayed insulation, La Habra – Sahara 135 color.
4. **North** – Rear yard: Construct new plastered chase to align with existing eave at wall break between kitchen and bedroom areas to conceal mini-split refrigerant lines. Raise the existing sloping parapet (by +/- 1'-4") to match height of proposed west wall parapet (9'-6"). Remove existing window at new kitchen area and install new metal clad, Sierra Pacific Tan 043e color, dual-glazed true divided-light casement window. Remove existing exterior door at new bedroom area and install new metal clad, Summer Sage color, dual-glazed true divided-light casement egress window. Remove existing window mounted air conditioner and close wall opening. Add new integral

color cement stucco over 2" sprayed insulation, La Habra – Sahara 135 color.

In addition to altering the existing residence, we propose to construct the following additional improvements:

1. Add a new 48 square foot (sf) 7'-6"- high stained Cabot Dark Gray color, wood beamed entry portal to replace the existing rickety-non-contributing portal. This new portal will be separated from the existing house by +/-1/4" so as not to alter the Primary Façade.
2. Add a new 118 sf integral color cement stucco La Habra – Sahara 135 color, storage room with an attached 181 sf-stained wood - Cabot Dark Gray color, portal with vigas. The room will have a new metal clad, Sierra Pacific Tan 043 color, dual-glazed true divided-light casement window. The south façade will have a wood door with divided lights painted, Bone White color. This structure would be 9'-6" high above existing house kitchen floor level and match the height of the proposed elevated parapet on the house. This new portal will be separated from the existing house by +/- 5'- 0".
3. Add a new 185 sf integral color cement stucco La Habra – Sahara 135 color, 9'-4" high 'Carportal' with stucco walls facing the street, hinged wood with divided lights stained doors - Cabot Dark Gray color, on the east façade opening to the driveway, and a 2'-8" x 2'-8" stained wood, - Cabot Dark Gray color, window the south façade, and a stained wood - Cabot Dark Gray color viga-beamed roof . This new Carportal will be separated from the existing house by 5'- 0".
4. Add a new 6'-0" maximum height wall adjoining the proposed 'Carportal' to conceal trash and utility functions. Wall to be integral color cement stucco La Habra – Sahara 135 color.
5. Add a new 5'-0" tall, stained wood - Cabot Dark Gray color, entry gate and fence leading from front yard into the courtyard between the existing house and new carport.
6. Relocate/replace existing electrical meter with a new pedestal-mounted electric meter in the rear/side yard area with underground electrical service to the house and portals.

The modest form, height, and proportion of the adobe are its charm that we strive to maintain while bringing the property into the 21<sup>st</sup> century. We are looking forward to making 'Casa Pequeña' our home and joining the neighborhood of this special community.

Thank you for your consideration.

Sarah Kennington & Steve Bardwell  
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CONSULTANTS

Architect: \_\_\_\_\_ Engineer: \_\_\_\_\_

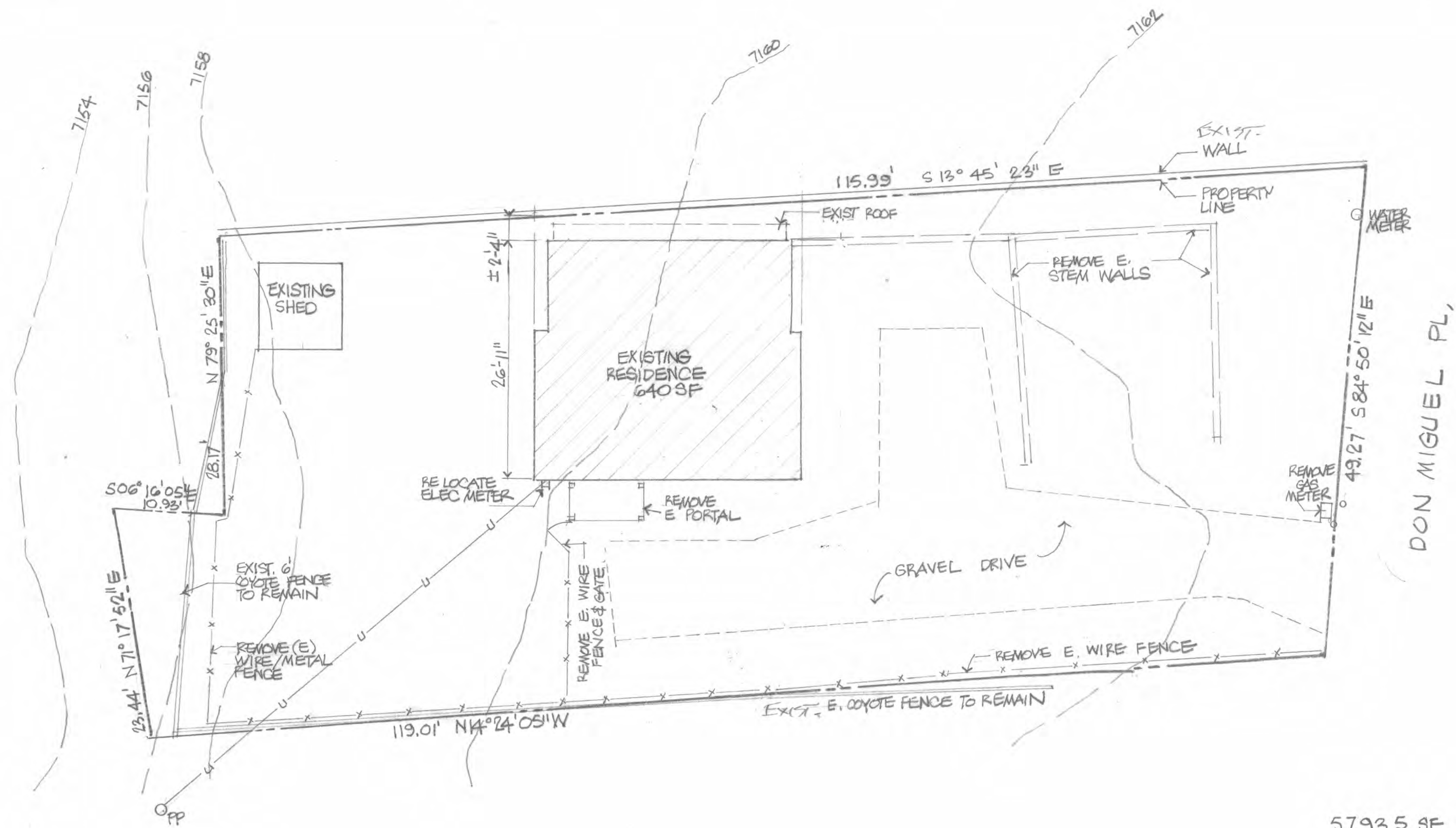
**BARDWELL KENNINSTON RESIDENCE**  
907 DON MIGUEL PL.  
Santa Fe, NM

**Key Plan**  
NTS

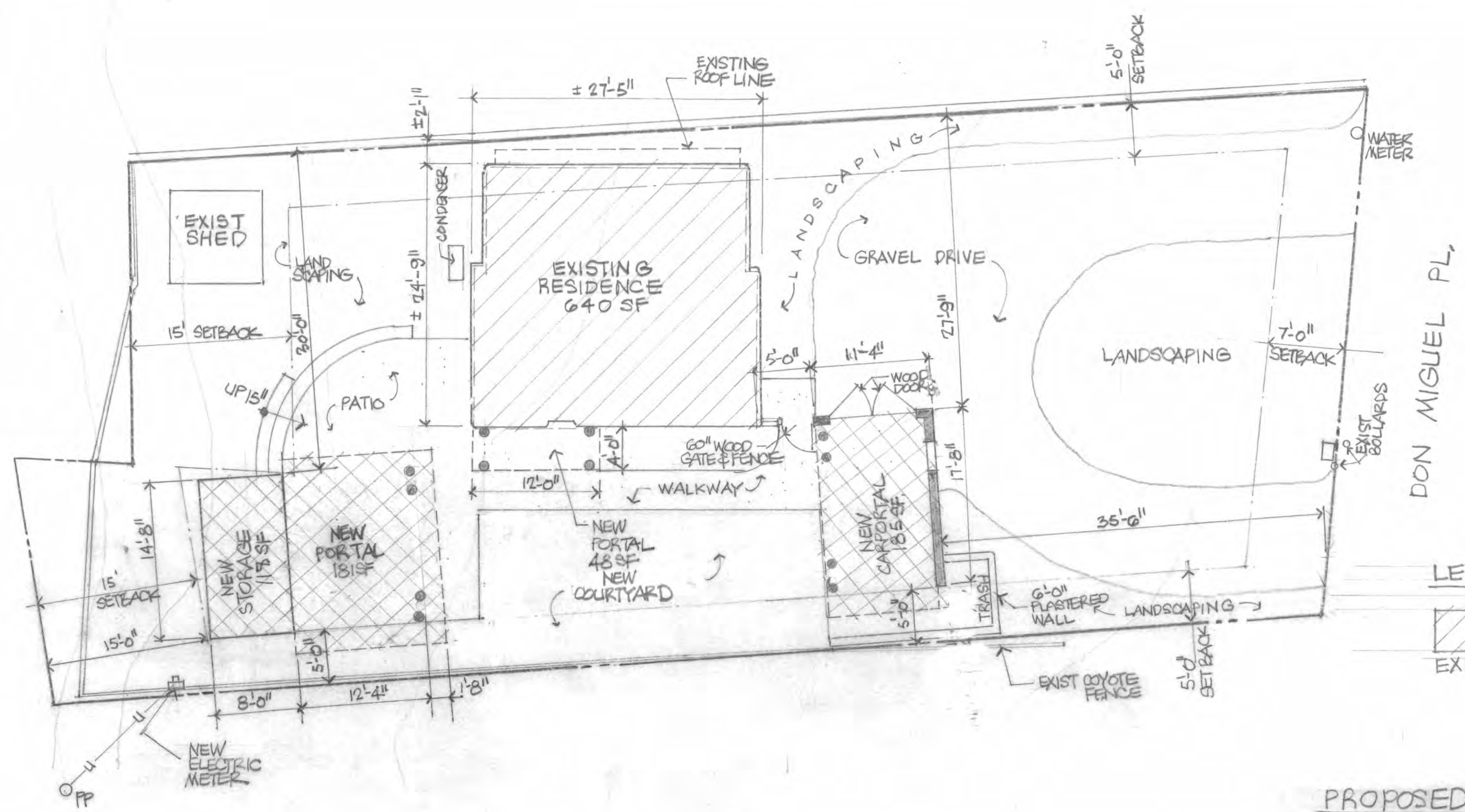
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Revision Schedule		

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PROJECT NUMBER:  
FILE:  
DRAWN BY: SB  
CHECKED BY: JJS  
DATE: APRIL 16, 2025

SHEET TITLE  
**SITE PLAN**



5793.5 SF .133Ac  
**EXISTING SITE PLAN**  
1/8" = 1'-0"  
0 2 4 6 8 10  
TRUE NORTH



**PROPOSED SITE PLAN**  
1/8" = 1'-0"  
0 2 4 6 8 10  
TRUE NORTH



CONSULTANTS

Architect Engineer

BARDWELL KENNINGTON  
RESIDENCE

907 DON MIGUEL #E  
SANTA FE, NM  
87505

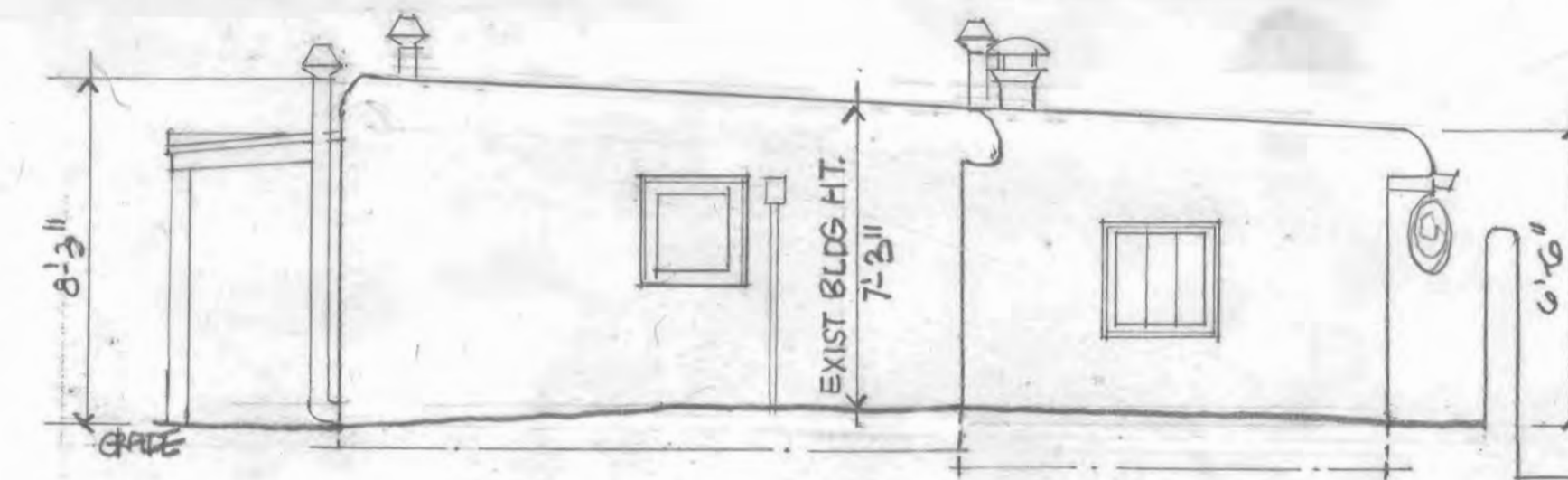
Key Plan

NTS

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FILE:		
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CHECKED BY: <i>JJS</i>		
DATE: APRIL 10, 2025		

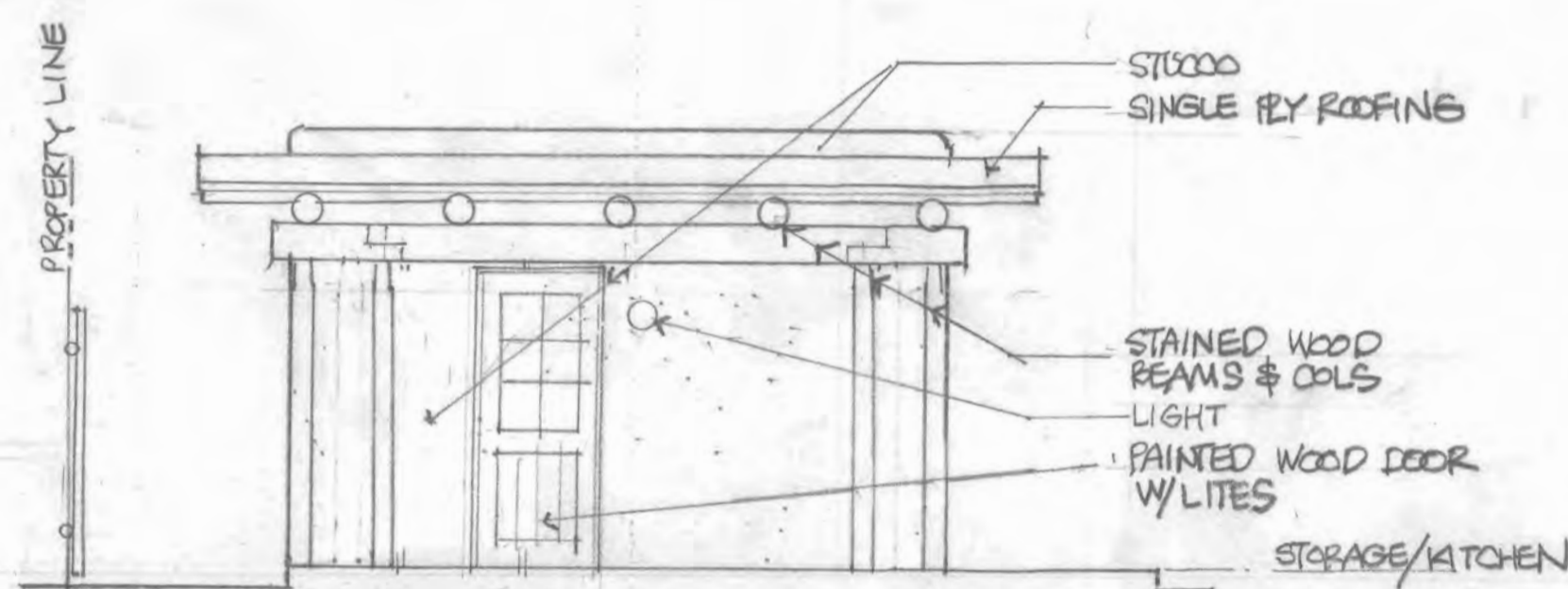
SHEET TITLE

SOUTH ELEVATION



EXISTING SOUTH ELEVATION

1/4" = 1'-0"



SOUTH STORAGE/PORTAL  
ELEVATION (BEYOND CARPORTAL)  
IN COURTYARD



SOUTH CARPORTAL

PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

PROPOSED ← → EXISTING

CONSULTANTS

Architect Engineer

BARDWELL KENNINGTON  
RESIDENCE

907 DON MIGUEL RD  
SANTA FE, NM  
87505

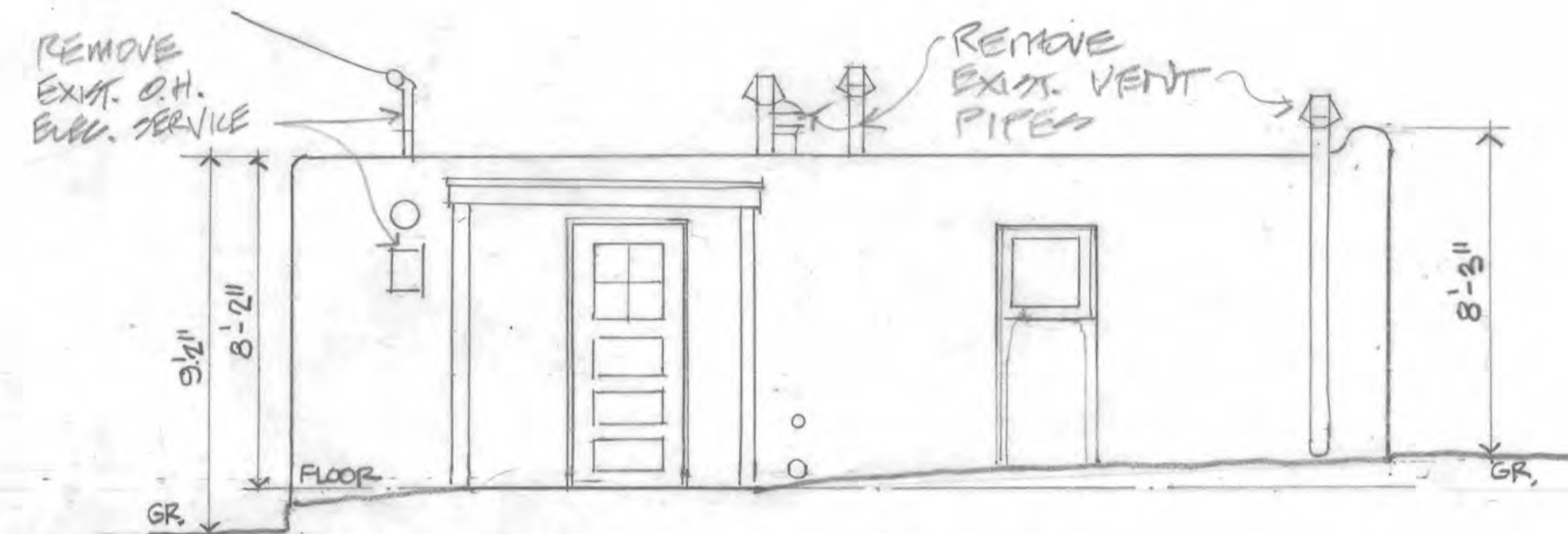
Key Plan

NTS

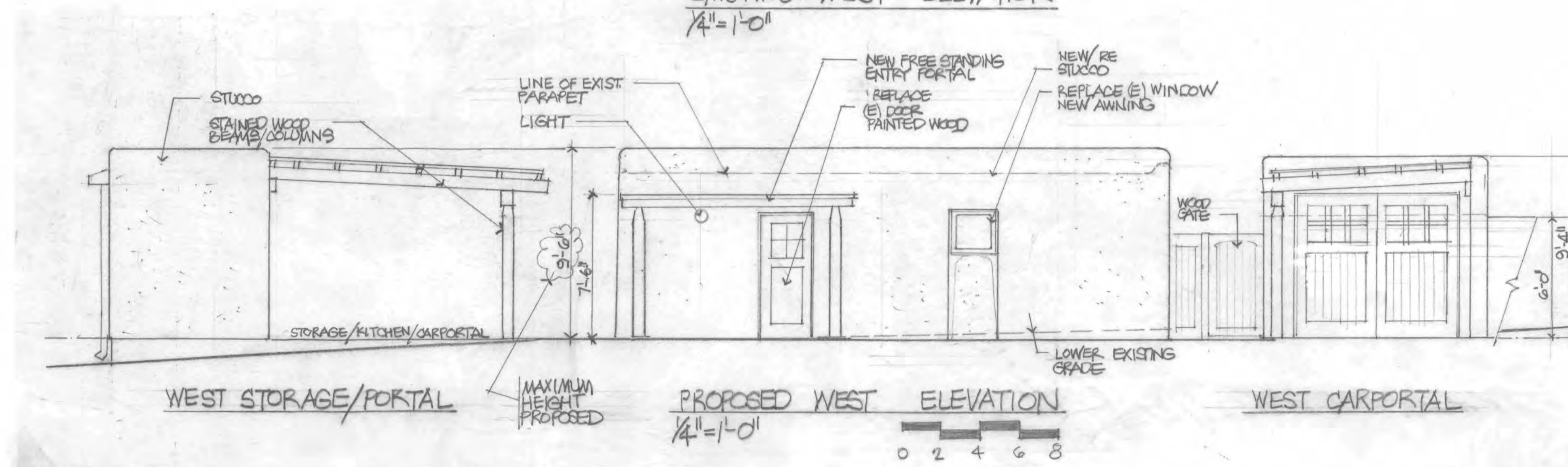
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PROJECT NUMBER:		
FILE:		
DRAWN BY: <i>JRS</i>		
CHECKED BY: JJS		
DATE: APRIL 16, 2025		

SHEET TITLE

WEST ELEVATION



EXISTING WEST ELEVATION  
1/4" = 1'-0"



WEST STORAGE/PORTAL

PROPOSED WEST ELEVATION  
1/4" = 1'-0"

WEST CARPORT

CONSULTANTS

Architect \_\_\_\_\_ Engineer \_\_\_\_\_

BARDWELL KENNINGTON  
RESIDENCE

907 DON MIGUEL PL  
SANTA FE, NM  
87505

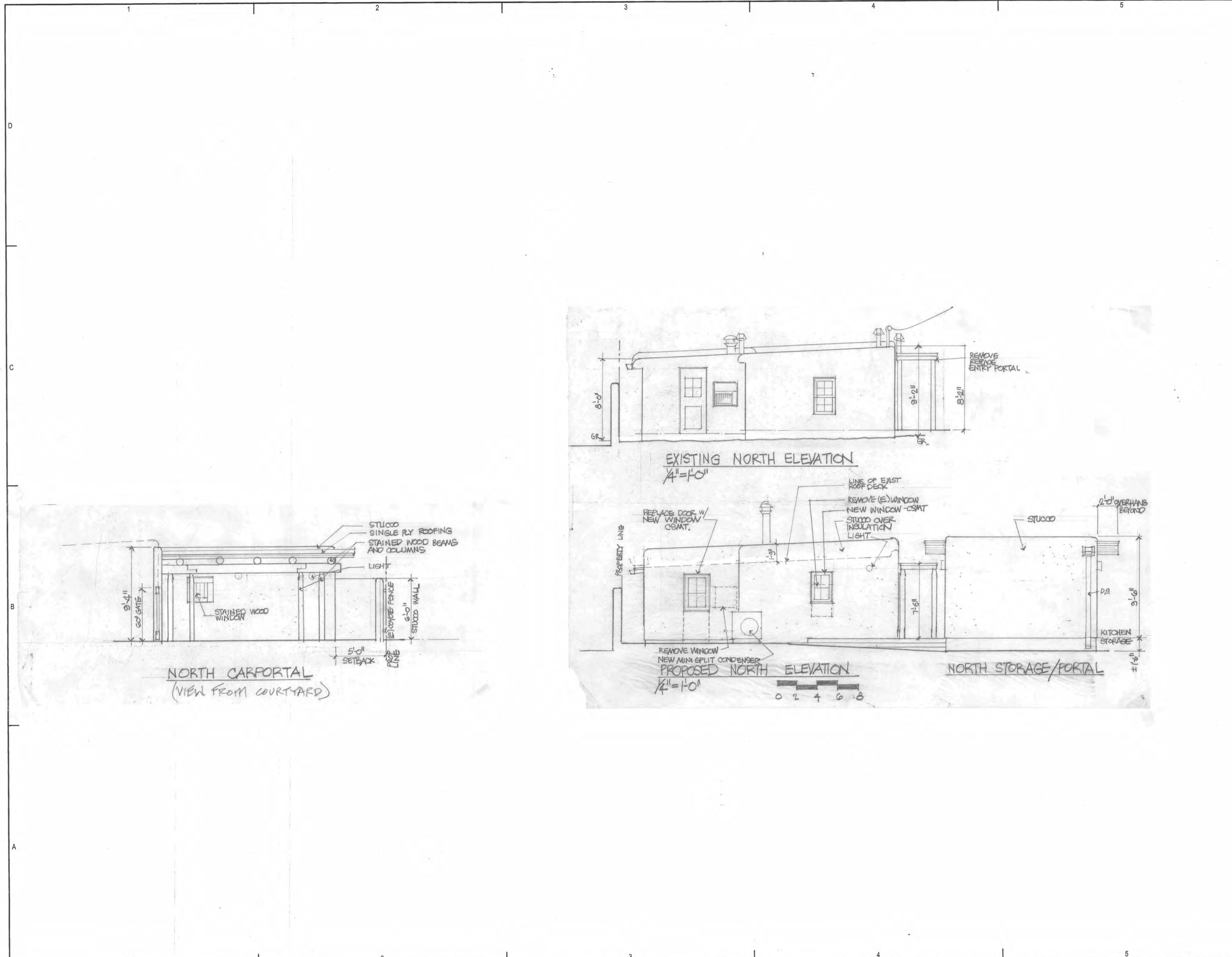
Key Plan

NTS

No	Date	Description
Revision Schedule		

ISSUE:  
PROJECT NUMBER:  
FILE:  
DRAWN BY: *JJS*  
CHECKED BY: JJS  
DATE: APRIL 16, 2025

SHEET TITLE  
NORTH ELEVATION



CONSULTANTS

Architect Engineer

BARDWELL KENNINGTON  
RESIDENCE

307 DON MIGUEL RD  
SANTA FE, NM  
87505

Key Plan

NTS

No	Date	Description
Revision Schedule		

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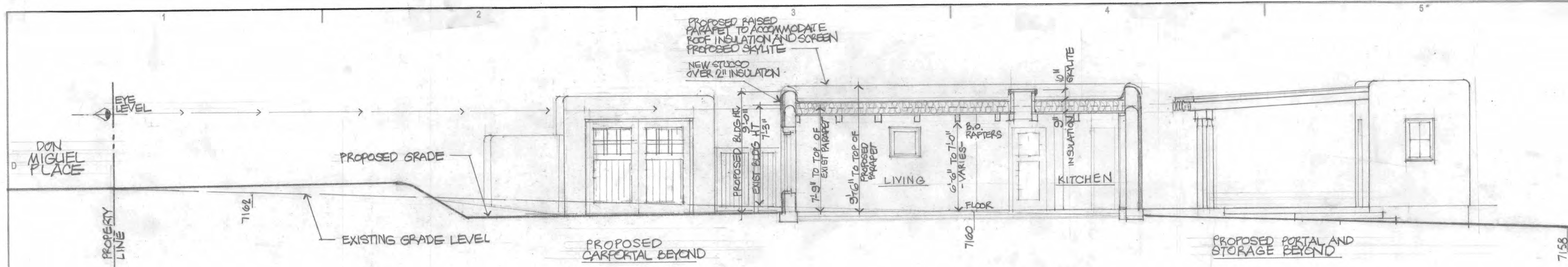
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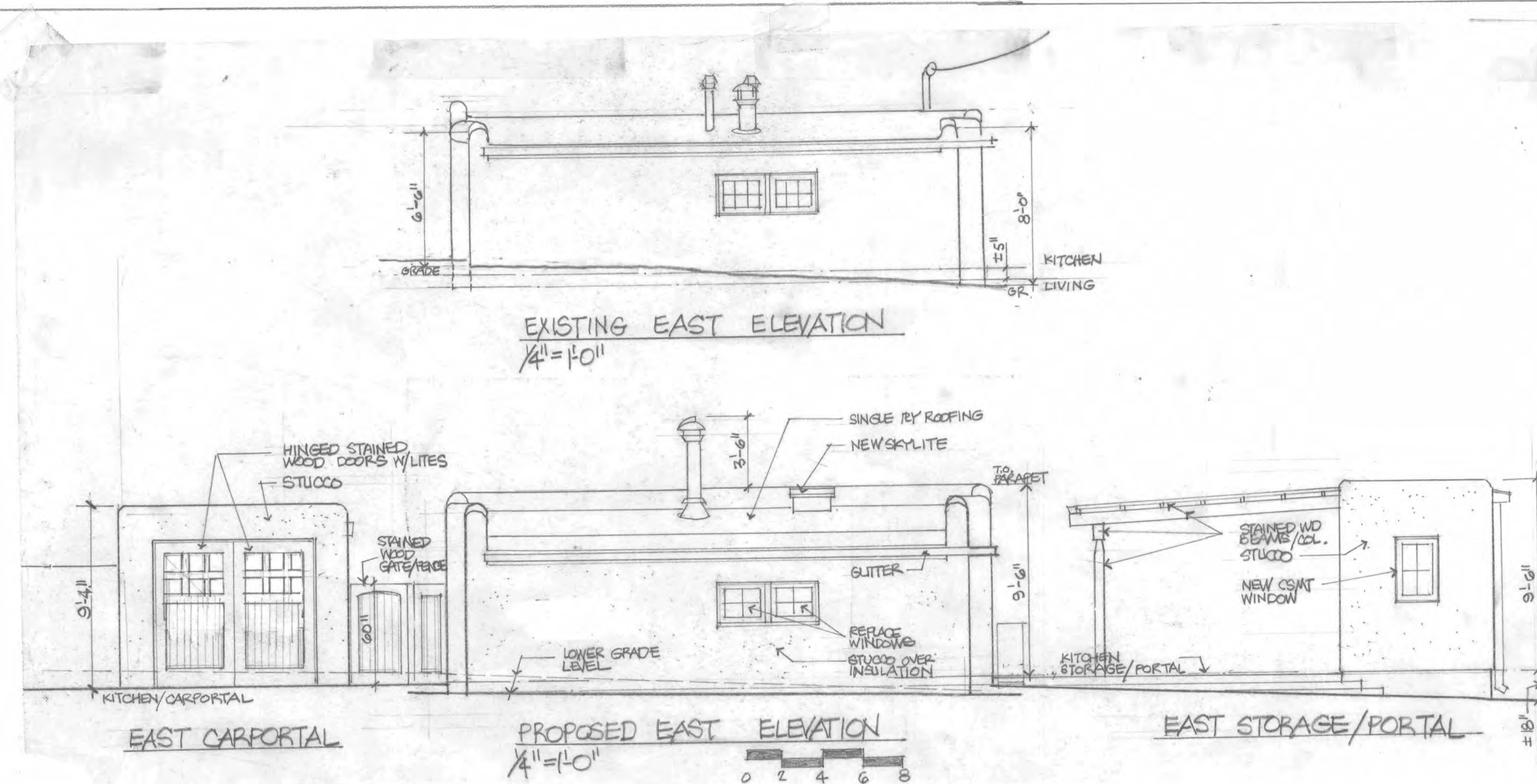
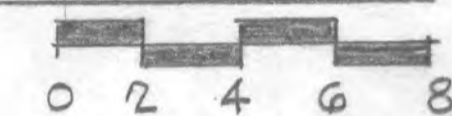
EAST ELEVATION  
SITE SECTION

PART WITH KENNINGTON  
RES. PROJ.  
SANTA FE, NM  
6



EXISTING AND PROPOSED SITE SECTION

1/4" = 1'-0"



EXISTING EAST ELEVATION

1/4" = 1'-0"

PROPOSED EAST ELEVATION

1/4" = 1'-0"

