

May 19, 2025

Historic Design Review Board
City of Santa Fe, New Mexico

Re: case # 2025-010350-HDRB: property at 907 Don Miguel Place,
Downtown and Eastside H.D.

To the Historic Design Review Board Members:

I fully support the proposed alterations to the property at 907 Don Miguel Place.

Since 1978 I have lived across the street and west of the subject site, at 906 Don Miguel Place. In this neighborhood, there are very few examples left of properties retaining the straight-forward simplicity of this house built by Porfirio Chavez probably in the 1940s. A few still exist at the ends of dead-end lanes.

The Bardwell/Kennington proposal manages to preserve the simplicity of the original structure while adding new outdoor spaces. There aren't the Spanish Pueblo Style details to preserve in the existing building. The proposed portals introduce some restrained appropriate detailing. The yard walls add needed useful spaces without introducing height, or inappropriate materials. The gravel drive way and landscaping at the south are a welcome addition to the streetscape of this short lane.

Sincerely,

A handwritten signature in black ink that reads "Catherine Colby". The signature is written in a cursive, flowing style.

Catherine Colby
906 Don Miguel Pl
Santa Fe NM 87505

907 Don Miguel Pl

Window Condition Assessment



Prepared by:
Scott Ernst
12/9/2024

South Window #1

1 Lite fixed sash

22" x 26"



Condition

This is a barn sash that has been mounted in a rough buck with applied stop. The paint is peeling but neither the sash or the buck appears to have any rot. There is screen stapled to the exterior of the of the buck.

South Window #2

Fixed 3 lite sash

28" x 28"



Condition

This appears to be a reused upper sash from a double hung window. It is mounted in the opening inside out and is held with applied stop. The paint is peeling and the joints are open and loose.

West Window #1

Awning window

23" x 23"



Condition

This is another barn sash that has been installed in the opening. It is small for the opening, suggesting that it is a poorly done replacement. It was first hinged as a casement and then rehinged to be an awning window. This opening looks like it was probably a door at some point, so neither the sash or the opening as a window would've been original.

West door #1 29" x 70"



Condition

This door looks to have been repurposed from somewhere else. It's bottom rail has been cut down to make it fit into the 70" opening and it still has a vintage knob in a location that would've been appropriate in it's original location, but is now too low. Another knob has been installed above it

North door #1
28" x 70"



Condition

This door also seems to have been repurposed from another site. It is hung upside down and has had it's former top rail cut down to make it fit into the 70" opening.

North Window #1

24" x 24"



Condition

Whatever was in this opening originally has been replaced with an AC unit.

North Window #2
Double hung
24" x 42"



Condition

This is a real Frankenstein of a window. The sashes are both parts of bigger sashes that have been cut off at a muntin and had a new stile added next to the muntin. The gap between the muntin and stile is filled with caulk. Both sashes are sideways and the opening has been packed out to fill in the space that the sashes wouldn't fill.

East Window #1

Fixed
28" x 24"



Condition

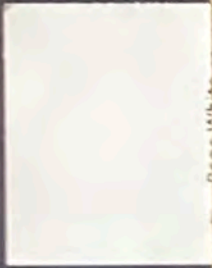
The sashes in this opening are hung upside down and are held in with random stop. The paint is peeling, the glazing compound is shot and they have had some random repairs done to them.

Conclusions

Without taking all of the stop off that has been added over the years and removing the current sashes from the openings it is hard to get any clues as to what might have been here originally, but I suspect that none of what is here now is it. Everything points to a story line that doesn't include many skills or much money.

It seems like all of the openings have been patched up as best as was possible as what was original fell apart and had to be replaced. Some of the current sashes may have been picked up at the lumber yard while others were repurposed from other buildings.

If historic photos can be found they may show what this building had looked like and what might be an appropriate look to restore back to.



Dunn Edwards
Bone White



Cabot
Dark Gray



La Habra
Sarah 135



Sierra Pacific
Tan 043

907 Don Miguel Place-Bardwell-Kennington Residence
May 8, 2025



South Side – Residence Front Elevation



West Side - Residence Elevation



North Side – Residence Rear Elevation



East Side - Residence Elevation



Don Miguel Place – Looking North East



Don Miguel Place – Looking East



Don Miguel Place – Looking West



Don Miguel Place – Looking North West



Existing Detached Portal – West Side Elevation



Existing Window - South Front Elevation