



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2023-007675--HDRB

Project Description: 2023-007675-HDRB, 918 D Acequia Madre, Downtown & Eastside Historic District, Contributing, Martinez Architecture Studio, agent for Chris Richter and Todd Davis, owners, proposes to construct a 677 sq. ft. of additions to a maximum height of 11'-0" where the maximum allowable is 16'-2", replace windows and doors, construct a chimney, alter overhangs, 5'6" high yard walls, relocate and redesign the coyote fence, install HVAC, and stucco.

Project Location(s): 918 ACEQUIA MADRE D
Santa Fe, NM 87505

Contacts:

Applicant: Martinez Architecture Studio PC
P. O. Box 925
Santa Fe, NM 87504

studio@martinezarch.com

Property Owner: TODD DAVIS & CHRIS RICHTER
204 N GUADALUPE

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: Non-Contributing: Contributing: True Significant/Landmark:

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North:

Publicly Visible Facade-South:

Publicly Visible Facade-West:

Historic District Inventory Number: 2023

Year of Construction: 1930s

Project Type: Remodel

Historic Building Name: Magdalena Sena-Ortiz House

City of Santa Fe, New Mexico

memo

DATE: November 26, 2024
TO: Historic Districts Review Board Members
FROM: Gary Moquino, Planner Manager, Historic Preservation Division

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REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: previous case documents

APPLICANT SUBMITTALS

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

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

The single-family residence at 918-D Acequia Madre is listed as contributing to the Downtown and Eastside Historic District. The Pueblo Revival style pink adobe house is 1,387 sq. ft. and was likely constructed in the late 1930s. Based on aerial photographs, it took its current footprint by at least 1957.

On November 14, 2023, Case # 2023-007314-HDRB the HDRB maintained the contributing status of this building and designated the longest portion of the Eastern façade, which is consistent with the HCPI report, which indicates that this may be the oldest portion of the house, it's roughly 34-inch-long wall as primary and no other facades as primary and including the historic windows A and B on this facade and excluding the non-historic overhang and door #3 on that facade as well as all historic doors and windows.

The applicant now proposes the following exterior alterations:

- 1) Construct a 310 sq. ft. addition to a height of 10'-1" on the north elevation.
- 2) Install a new front door with sidelights with an overhang on the north elevation.
- 3) Construct a 343 sq. ft. carport addition to replace the storage room (148 sq. ft.) on the south elevation.
- 4) Replace windows in the new garage and the kitchen on the south elevation.
- 5) Replace the door to the utility room with a window on the east elevation.
- 6) The east elevation overhang will be replaced with a parapet.
- 7) Construct a 37 sq. ft. portal connecting the garage with the house. The portal is set back 10' from the east primary façade.
- 8) Construct an overhang with corbels over the new entry door on the east elevation.
- 9) Construct a 16 sq. ft. portal addition on the east elevation.
- 10) Construct a 25 sq. ft. addition on the west elevation.
- 11) Install a new window in the bathroom on the west elevation.
- 12) Install a new window in the west elevation addition.
- 13) Construct an 82 sq. ft. portal addition with a new sliding glass door on the west elevation.
- 14) Construct 5'-6" high yard walls with pedestrian gates on the west of the property
- 15) Install ground mounted HVAC on the west elevation. The HVAC will be screened/not publicly visible.
- 16) Relocate and redesign with an increase in size the 6'-0" high coyote fence trash enclosure and install a double gate. The enclosure will remain on the south side of the residence.
- 17) Stucco house in El Rey, "Buckskin" cementitious stucco.
- 18) Replace all the windows and exterior doors not located on primary facades. The new windows and exterior doors will be Kolbe Heritage Series, divided panes and will be in Taos Blue.
- 19) Enclose on the interior only the door on the East elevation. The door will remain on the exterior primary façade but will not be a functional door. This is intended to keep the historic design while changing access to the structure.

The additions will be a total of 677 sq. ft., which is 49% of the existing residence. No changes are requested to the East Primary Façade.

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.

(C) Regulation of Significant and Contributing Structures in the Historic Districts

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

- (a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;
- (b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

(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.

(2) Additions

- (a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.
- (b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.
- (c) Additions are not permitted to *primary façades*.
- (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(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.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(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.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992

H135

IDENTIFICATION

ADDRESS: 918D Acequia Madre

ID NUMBER: 051600274

BUILDING NAME:

UTM REFERENCE EASTING NORTHING
ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ~~E~~ RANGE 10 E ~~E~~ SEC 30 NW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:

1900¹⁹³⁰ ESTIMATE ACTUAL

SOURCE(S) Trudy Lawler
Eleanor Bove Ortiz
Cennie Ortiz Gonzales

ARCHITECTURAL STYLE:

Spanish Pueblo Vernacular

USE:

HISTORIC: residential

OTHER _____

PRESENT: residential

OTHER _____

PHOTO



#2 east elevation

BUILDING DATA

SURROUNDINGS:

residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

SIMILAR NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

YES NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

MINOR MODERATE

MAJOR

EXPLAIN:

OVERALL CONDITION:

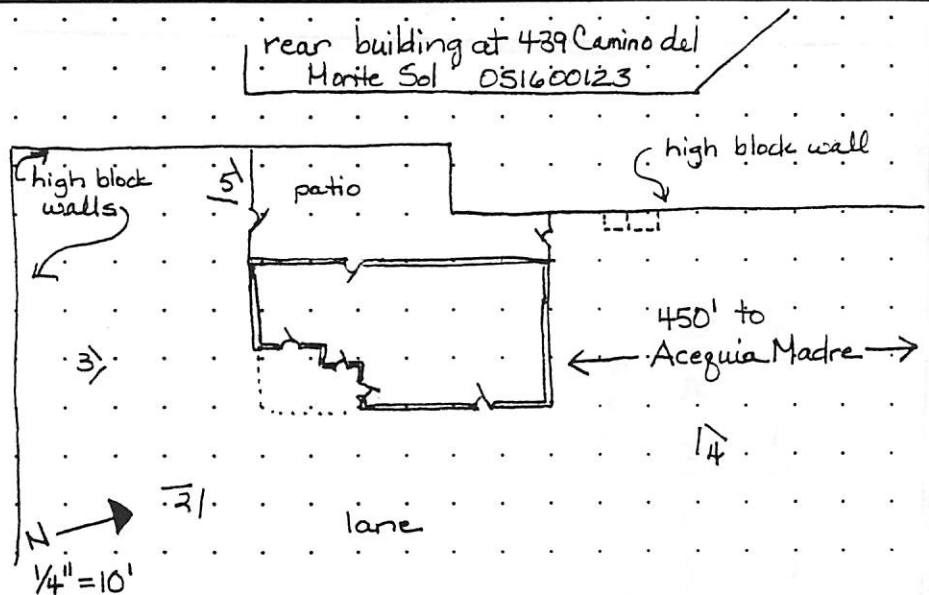
EXCELLENT GOOD

FAIR DETERIORATED

BUILDING THREATENED?

YES NO

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

YES NO ELIGIBLE

CONTRIBUTING NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

YES NO ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

SIGNIFICANT CONTRIBUTING NON-CONTRIBUTING

LOCAL LANDMARK YES NO

SURVEYED 5/5/92 BY DB

NEGATIVES WITH NMHPD ROLL # DB4 NEG # 2 TO 5

| ARCHITECTURAL AND LANDSCAPE FEATURES | FEATURE | MATERIALS/TYPE | CONDITION AND ALTERATIONS |
|--------------------------------------|--|--|---|
| | BUILDING WALLS | stucco | |
| | FOUNDATIONS | concrete visible, east | |
| | DOORS | wood panel with upper lights, French - all have wood screens; wood carved with screens | screens sagging |
| | WINDOWS | 6-light casement; 4-light casement; trios of 8-light casement; 3/1 D+U; large single | light, north; windows recessed in wood frames |
| | PORTALES | metal over wood 1X4s | gutter along roof, east & west |
| | CANALES | | |
| | PORCHES | | |
| | BALCONIES | flat with battered parapet overhang along west and above door, east | patching evident on roof |
| | ROOFS | | |
| | COURTYARDS | | |
| | FENCES/WALLS | | |
| | ARCH. DETAILS | tile chimney, some visible viga ends | metal flue |
| OTHER | | | |
| COMMENTS | House retains many original details. Overall good condition. | | |

ADDITIONAL PHOTOGRAPHS



#3 south elevation



#5 west elevation

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 (concluded)

IDENTIFICATION

ADDRESS

918D Acequia Madre

ID NUMBER

051600274

SURVEYED/RESEARCHED

DATE 5/5/92 BY DB



#4 north elevation

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 (concluded)

| | | |
|----------------|-------------------------------|--|
| IDENTIFICATION | ADDRESS 918D Acequia Madre | ID NUMBER 051600274 |
| | | SURVEYED/RESEARCHED DATE 5/5/92 BY DB |

Interview with owner, Trudy Lawler, May 1992, by DB
Lawler says abstracts show ownership changing from Garcia to Juan Lucero in 1887, to Jose Garcia in 1902 (now includes land and "real estate"), and to Seferino Vigil in 1912.

This is the largest of four houses along the lane which are owned by the Lawlers (918A, B, C, D). It is about 1300 sf, 2 bedrooms. When the Lawlers bought it, it had no bathroom or running water. No building additions were made, but the house was renovated internally to add a bath, hall, and closet. Plumbing and heating were added. This was done in 1968.

This house does not appear to have been surveyed before and does not appear on previous maps.

Interview with Eleanor Bove Ortiz and Connie Ortiz Gonzales, July 1992, by Corinne Sze. Their great-grandparents, Seferino and Margarita Vigil, owned this property and land north to Acequia Madre. House was built by/for Magdalena Sena, probably before 1930s. House was "humbler" but Ortiz and Gonzales don't know of major alterations.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form August 11, 2023

| | | |
|--|---|--|
| For HPD Office use only: HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D | | |
| 1. Name of property: Magdalena Sena-Ortiz House | 2. Location: 918 D Acequia Madre (Unit D) Downtown and Eastside Historic District - Santa Fe | 3. Local Reference Number: Santa Fe ID: H-135 4. County: Santa Fe Parcel # 11309952 |
| 5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object |  | |
| 6. Date of Survey: July 25, 2023 | | |
| 7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: May 5, 1992 <input checked="" type="checkbox"/> No: | | |
| 8. Name of Project: HDRB Status Evaluation | | |
| 9. Lat/Long: 35.677393,-105.9246511 | | |
| 10. Photo Information; John W. Murphey, photographer. | | Photo 1: South elevation, facing northwest. |
| 11. Brief Description of the Property: The pink adobe house sits on a little bluff overlooking a lane leading to a mix of old and new homes. Constructed likely in the late 1930s, it is situated near the end of the private dirt lane, approximately 470' south of Acequia Madre. There is no public visibility of the house from the road. It is arranged on a north-south axis, with its main façade facing east. In form, it is a flat-roofed rectangle with several trailing extensions. Based on aerial photographs, it took its current footprint by at least 1957. The building is approximately 1,348 square feet and has a modest Pueblo Revival style. <i>Continued on Page 5.</i> | | |
| 12. Who uses the property? Residence | | |
| 13. Construction Date: Date: Before c.1936-37 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: City directories and census enumerations | | |
| 14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public | | |
| 15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A | | |

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



Source: Office of the Santa Fe County Assessor
parcel lines are not accurate

17. Surveyor:
 (your name, address, telephone number, and any group affiliation)

John W. Murphey
 Architectural Historian
 Architectural History Services
 505-577-7593/707-583-7819
John@archhistoryservices.com

For: Current owner:

18. Owner (if known) and other knowledgeable people:

Current owner: Christopher Richter and Todd Davis

N/A



19. Is Property Endangered? Unknown No Yes How?

20. Significance to Current Community: Unknown None Low Moderate High
 Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
 See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? Unknown No Yes
 If yes: State National
 If 'no' or unknown, do you think this property is eligible for listing? No Yes
 Why? See Evaluation of Historical Status

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? Unknown No Yes
 If yes: Significant Contributing Non-contributing No Status
 Per City of Santa Fe official designation map
 If 'yes', what is the name of the district? State National City of Santa Fe:
 Downtown and Eastside Historic District

24. Supplemental Forms:

None HCPI Detail Form (FORM 2) Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

| For HPD Office use only: HCPI No. _____ District No. _____ | | Please complete HCPI FORM 1 before completing FORM 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|------------------|---------|--------|------|------|-----|---|------|------|-----|---|------------|------|---|---|----------|------|---|---|----------|------|---|---|-------|------|---|---|-----------|------|-----|---|--|--|------|-------|----------|--------|-------------|-----------|------|---|-------------|-----------|------|---|-------------|------------|------|---|-------------|----------|------|---|
| | | NRHP _____ SRCP _____ | Criteria A B C D | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1. Name of property: Magdalena Sena-Ortiz House | 2. Location: 918 D Acequia Madre (Unit D) Downtown and Eastside Historic District - Santa Fe | 3. Local Reference Number: Santa Fe ID: H-135 4. County: Santa Fe 5. Date of Survey: Survey: July 25, 2023 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ARCHITECTURAL AND CONSTRUCTION DETAILS: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other: | | 7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <input type="checkbox"/> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: contrapared Materials: <input checked="" type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes 9. Roof: <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input checked="" type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V- Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10. Window Types <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr><td>Sash</td><td>Wood</td><td>1/1</td><td>1</td></tr> <tr><td>Sash</td><td>Wood</td><td>3/1</td><td>1</td></tr> <tr><td>Sash, Barn</td><td>Wood</td><td>4</td><td>1</td></tr> <tr><td>Casement</td><td>Wood</td><td>6</td><td>1</td></tr> <tr><td>Casement</td><td>Wood</td><td>8</td><td>6</td></tr> <tr><td>Fixed</td><td>Wood</td><td>1</td><td>1</td></tr> <tr><td>Fixed [?]</td><td>Wood</td><td>1-1</td><td>1</td></tr> </tbody> </table> | | Operation | Material | Glazing | Number | Sash | Wood | 1/1 | 1 | Sash | Wood | 3/1 | 1 | Sash, Barn | Wood | 4 | 1 | Casement | Wood | 6 | 1 | Casement | Wood | 8 | 6 | Fixed | Wood | 1 | 1 | Fixed [?] | Wood | 1-1 | 1 | 11. Door Types <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr><td>Single-Leaf</td><td>1/4 Light</td><td>Wood</td><td>1</td></tr> <tr><td>Single-Leaf</td><td>1/2 Light</td><td>Wood</td><td>2</td></tr> <tr><td>Single-Leaf</td><td>Decorative</td><td>Wood</td><td>1</td></tr> <tr><td>Single-Leaf</td><td>15 Light</td><td>Wood</td><td>1</td></tr> </tbody> </table> | | Type | Style | Material | Number | Single-Leaf | 1/4 Light | Wood | 1 | Single-Leaf | 1/2 Light | Wood | 2 | Single-Leaf | Decorative | Wood | 1 | Single-Leaf | 15 Light | Wood | 1 |
| Operation | Material | Glazing | Number | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sash | Wood | 1/1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sash | Wood | 3/1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sash, Barn | Wood | 4 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Casement | Wood | 6 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Casement | Wood | 8 | 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fixed | Wood | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fixed [?] | Wood | 1-1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Type | Style | Material | Number | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Leaf | 1/4 Light | Wood | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Leaf | 1/2 Light | Wood | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Leaf | Decorative | Wood | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Leaf | 15 Light | Wood | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12. Chimneys <input checked="" type="checkbox"/> N/A | | 13. Porches <input checked="" type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14. Other Significant Features N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15. Modifications: <input type="checkbox"/> No known modifications #1 Date: Unknown; change of north window; material and visual evidence. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

16. Primary Architectural Style Not Applicable

- | | | | | |
|--|---|--|---|--|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input checked="" type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes: Other: Vernacular

17. Documents Available and Their Locations

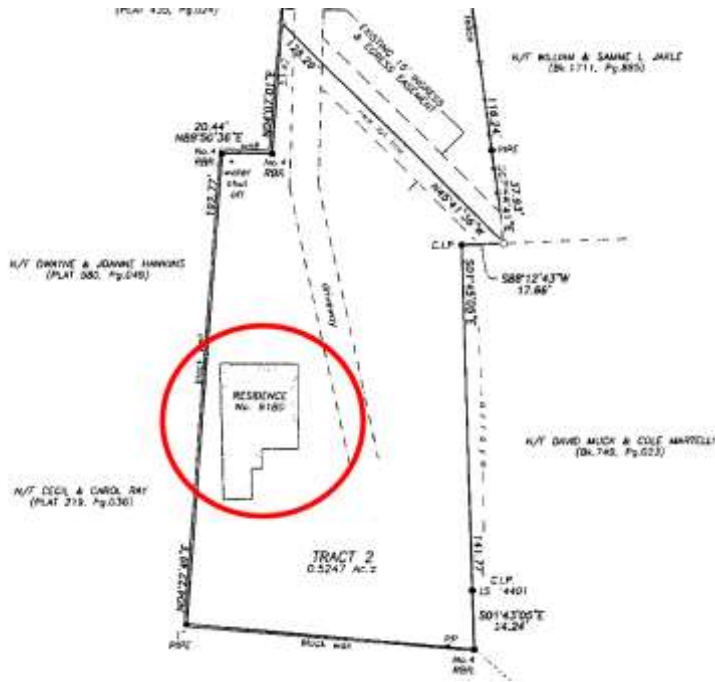
| | |
|--|---|
| Historic Preservation Division Land Use Department City of Santa Fe 200 Lincoln Avenue Santa Fe, NM 87504 (505) 955-6605 https://www.santafenm.gov/land-use/historic-preservation | Archaeological Records Management Section Laboratory of Anthropology 708 Camino Lejo Santa Fe, NM 87501 (505) 476-1320 https://nmhistoricpreservation.org/arms.html |
|--|---|

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19. Site Plan: Portion of lot line adjustment survey, 2013. Courtesy All Terrain Surveying Co.



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Architectural Description Continued

East

The strongest elevation is the east side, facing a mature apricot tree (Photos 3 & 4). This elevation is distinguished by its play of volumes, lending interest to an otherwise vernacular structure.

The largest piece of the composition is a roughly 34' long wall creating the north end (Photo 4). This may be the oldest portion of the house. The wall is divided into two window openings and an entry. The openings hold older-looking grouped wood casements (Photo 5). The windows have narrow muntins holding single-pane glass. They are set deep in the adobe wall and highlighted with bullnose reveals. The front door looks handmade with its folkloric pattern of vertical elements (Photo 6). A shallow wood overhang carrying a gutter sits above it and creates a shadow. Visible on the ground is a raised concrete berm, or *contra cimiento*, supporting the walls. This section is made of double adobe.

Attached to this block at the south are two smaller volumes set back from the main wall plane (Photo 3). These cubic spaces each have a wood panel door topped with glass (Photo 7). Their wall material is unknown but they were in place by 1958 (Fig. 5).

South

The south elevation represents the additions mentioned above (Photos 8-10). Starting at the east, there is a modern nine-light wood window looking into the kitchen, followed by a newer glass door opening to the same space (Photo 9). This elevation edges a small concrete patio. The two additions each have an opening fitted with a single-light, wood sash window. Differing from the windows in the main block, they are set near the edge of the wall and are framed with simple casings (Photo 10).

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North

Blending in with a meadow, the north elevation has the least articulation (Photo 11). Based on a subtle pitch at the roofline, it likely represents an extension of the original block. The flat façade contains two openings, with the left holding a paired 3/1 wood

sash, and a fixed glass window on the right which does not meet code (Photo 12). This window, like the other assumed additions, is set close to the wall plane. The right or west side has a section of contra cimientto, also suggesting that it is of a different origin. The right or west side has a section of contra cimientto, also suggesting that it is of a different origin.

West

Arranged close to a tall block wall, the west elevation has the feeling of an alley (Photo 13). The various additions to the house are apparent when looking across the elevation as there are at least four roof heights and a mix of window types. The section at the north has two openings containing 1/1 and 3/1 sash windows (Photo 14). The bottom of the wall terminates with a line of contra cimientto rising a few inches above grade. This section ends with an opening containing a ¾ light wood door.

Beyond the door to the south begins another section sitting on a taller concrete berm and set back a few inches. This section has a 3/1 sash unit and a sliding window, both made of wood (Photo 13). Different pieces of wood overhang follow the roofline, carrying a metal gutter that drains at each end.

Based on the 1992 survey, the adjacent side yard was floored with flagstone.

Interior

Interior

The interior, made of six compact rooms, reveals typical vernacular construction. The rooms have a mix of viga-and-board and plastered ceilings. The plastered walls are painted white with the occasional carved-out *nicho*. The living room has non-historic

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red-orange brick flooring, which continues into the kitchen. Other rooms have a variety of wood floors. Older five-panel wood doors are found throughout.

Historical Overview

Wrong Name, Wrong Address

Sometimes it starts with a wrong name, sometimes a wrong address.

On May 5, 1992, Deborah Wonn Butcher, a City of Santa Fe planner, made a site visit to the subject property. On what appears to have been an overcast day (the forecast called for showers), Butcher dutifully recorded each side of the building, which at that time was owned by Trudy Lawler, a local realtor.

At the back of the survey form, handwritten in ink, Butcher made notes of her interview (presumably at the site) with Lawler.

The notes help lay out the basic history of the parcel. Commenting on abstracts in Lawler’s possession, Butcher wrote that the property changed ownership from “Garcia to Juan Lucero in 1887, to Jose Garcia in 1902 (now includes land and ‘real estate’) and to Sefarino [sic.] Vigil in 1912.”¹

Trudy Lawler died in 2011, and it is unclear where the abstracts ended up. The County of Santa Fe claims to have no background on the property. While the 1912 “King’s” map cuts off just east of Camino del Monte Sol, the name “Seferino Vigil” is attached to the subject property, which was much larger at the time (Fig.1).

At the bottom of the notes, written in smaller handwriting to fit on the page, Butcher referenced an interview conducted in July 1992 by Corinne Sze with Eleanor Bove Ortiz and Connie Ortiz Gonzales. There is no indication of how these women are related to

¹ Deborah Butcher, “918 D Acequia Madre,” New Mexico Historic Building Inventory form (May 5, 1992), no page.

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each other or the property, but Butcher wrote that the subject house was “built by/for Magdalena Sena, probably before the 1930s.”²

Both Eleanor Bove Ortiz and Consuelo “Connie” O. Gonzales have passed. And so has Magdalena Sena. But who was Magdalena Sena?

The name, at the time, was common. With its origin in the Bible, Magdalena — referencing Mary Magdalene — was given to many young women born into Catholic families. Searching through census enumerations for the 1930s, numerous Magdalena (or Mary) Senas surfaced. They live in Santa Fe; they live in Agua Fria; they live on farms nearby. But not one is listed as living off Acequia Madre.

Butcher failed to note — or didn’t know — that the Magdalena associated with this property had been married and taken on the name Ortiz. And that the house itself started with a completely different address.

The Shepherd’s Wife

Magdalena Sena was born in Santa Fe in 1897. The 1910 census finds the 13-year-old girl living with her parents on “De Vargas,” presumably DeVargas Street, in the old Barrio Analco neighborhood south of the river.³ Her father, Ramon, 45, was a laborer, “working out,” meaning he was employed on a farm. FN Her mother, Maria, 40, kept house. Magdalena was the third youngest of eight children, ages 9 to 26. Magdalena, her father, and three siblings could speak English; the rest communicated in Spanish. The entire household could read and write.

Six years later, Magdalena was married. She married Pablo Ortiz, a local boy three years her senior.⁴ Pablo, whose father’s name was also Ramon, had grown up in the Upper Canyon, a farming tract straddling the Santa Fe River between today’s Upper Canyon and Cerro Gordo roads.⁵ His father farmed and likely raised sheep, as was common in the time and vicinity. Pablo himself is later identified as a shepherd.

² Ibid.

³ U.S. Census Bureau, Year: 1910, Census Place, Santa Fe Ward 1, Santa Fe, New Mexico; Roll: T624_918; Page: 5b; Enumeration District: 0223; FHL microfilm: 1374931.

⁴ “Local Items,” *Santa Fe New Mexican*, June 10, 1916, 8.

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According to the 1920 census, they rented a home at 530 Buena Vista Avenue.⁶ The household then included Pablo, 26, Magdalena, 23, and two children: Eusevio (a name of Greek origin meaning devout or pious), 1½, and Andre, five months. FN They would lose an infant daughter, Socorra, two years later.

The young family disappeared from public records in the early 1930s. They don't appear in the 1930 federal census or city directories. This could be for a number of reasons. Some young men were employed in New Deal work-relief programs, which moved them to remote regions. Others worked at lumber mills, mines, or farms outside the area. Two Addresses One House

The family reappears in the late 1930s living in a house on Camino del Monte Sol, one of the most significant Eastside roads at the time. The road was formerly called Telephone, indicating that it hosted the telephone line between the town and Sunmount Sanatorium. It also worked as a primary north-south spine from which little lanes trailed off, connecting to acequia-irrigated tracts.

City directories continued to show the family residing at 411 Camino del Monte Sol through the mid-1940s. Pablo is indicated to be the owner of the land adjacent to Antonio Ortiz, who also owns his land.⁷ Then the couple disappears again.

As happened in the Great Depression, disappearances from city directories could result from people taking on military service or work outside of New Mexico. Like many communities across the country, the Santa Fe area experienced significant disruptions during World War II. Mobilization and the draft removed nearly 10% of its male population, as hundreds of young men were shipped off to serve overseas. Some would never return. War work on West Coast led to a diaspora for the local Hispanic population as many established new home hearths.

⁵ U.S. Census Bureau, Year: 1900, Census Place, Upper Santa Fe, Santa Fe, New Mexico; Roll: 1002; Page: 4; Enumeration District: 0119.

⁶ U.S. Census Bureau, Year: 1920, Census Place, Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 15B; Enumeration District: 127.

⁷ Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1938 (El Paso: Hudspeth Directory Company, 1938), 167. The 411 Camino del Monte Sol address does not appear in 1936 directory; 1937 directory is missing.

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Whatever may be the case, Pablo’s name fades from public records, with Magdalena now identified as a widow.⁸

While missing in the 1950 census, other sources show that Magdalena continued to live at 411 Camino del Monte Sol and is indicated to be the home’s owner. Now in her 50s, Magdalena reentered the work world as kitchen help at Jan’s, a café on West Marcy Street. In 1954, she and her son Eusevio hired local surveyor James C. Harvey to record the family property.⁹

In 1958, Magdalena placed an ad in the *Santa Fe New Mexican* to sell her home. First appearing in April and running on and off for several years, it read: “6-room adobe home – 411 Camino del Monte Sol. Magdalena S. Ortiz. Dial 3-5726.”¹⁰

The 14-word advertisement is significant, as it is the first piece of information to connect Sena to the house discussed between Corinne Sze, Connie Ortiz Gonzales, and Eleanor Bove Ortiz 34 years later.

It becomes clearer the following year when the same ad, with slightly different wording, offers the same house using a different address: 918 Acequia Madre.¹¹ At this point, 411 Camino del Monte Sol vanishes from public records.

Sena continued to run the ad, now specifying its two-acre site, until July 1962. This acreage aligns with a City of Santa Fe parcel of the late 1950s associating it with the subject house (Fig. 2). After this, Magdalena Ortiz Sena vanishes.

Subsequent news accounts of police reports indicate trouble at 918 Acequia Madre in the following years. Young men with the Ortiz surname are arrested for theft and even implicated in manslaughter.

⁸ Ibid., (1953), 280.

⁹ James C. Harvey, “Tracts of Land Surveyed for Magdalena Sena de Ortiz and Eusevio Ortiz,” November 9, 1954. The Santa Fe Clerk’s Office stated they did not have a copy of the survey; the City of Santa Plat Department did not respond to multiple email requests requesting a copy of the plat.

¹⁰ “Houses for Sale,” *Santa Fe New Mexican*, April 29, 1958, 13.

¹¹ “Real Estate,” *Santa Fe New Mexican*, June 13, 1959, 13.

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The Realtor

On that May afternoon in 1992, Deborah Butcher made notes on the house’s condition when Trudy Lawler bought it. The year of purchase was not identified. Lawler said it was rough in condition with no running water or a toilet.¹²

Lawler, born Gertrude Ann Edelhuber, had grown up in Arkansas, where she met her future husband, Joseph Lawler II, an attorney. They moved to Santa Fe in 1945. In the 1960s, she got into real estate, working for the Roadrunner Agency — a realty company run by women. It was during this period, as Butcher notes, that the Lawlers worked on Sena’s former home.

They renovated it internally, adding plumbing, a bath, a hall, and a closet.

No additions were made, according to Lawler. This is borne out through a review of aerial photographs (Figs. 5 & 6.

It is unclear how the Lawlers used the Sena-Ortiz home, but a “D” was added to the 918 Acequia Madre address in 1988. From that point on, it became a rental.

Outliving her husband, Gertrude “Trudy” Lawler died on February 3, 2011, at 90. After her death, the house, and the rest of the property which held other little houses clumping along a lane off Acequia Madre, went out of the Lawler’s ownership, becoming separate properties.

¹² Butcher, “918 D Acequia Madre,” no page.

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Evaluation of Historical Status

Likely erected in the late 1930s, the house has experienced no significant exterior alterations after 1958, as evidenced by aerial photographs. The composite east elevation has the most character and architectural interest. The recommendation is to maintain Contributing status and designate the east elevation – or portions of it – as the primary façade.

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Illustrations

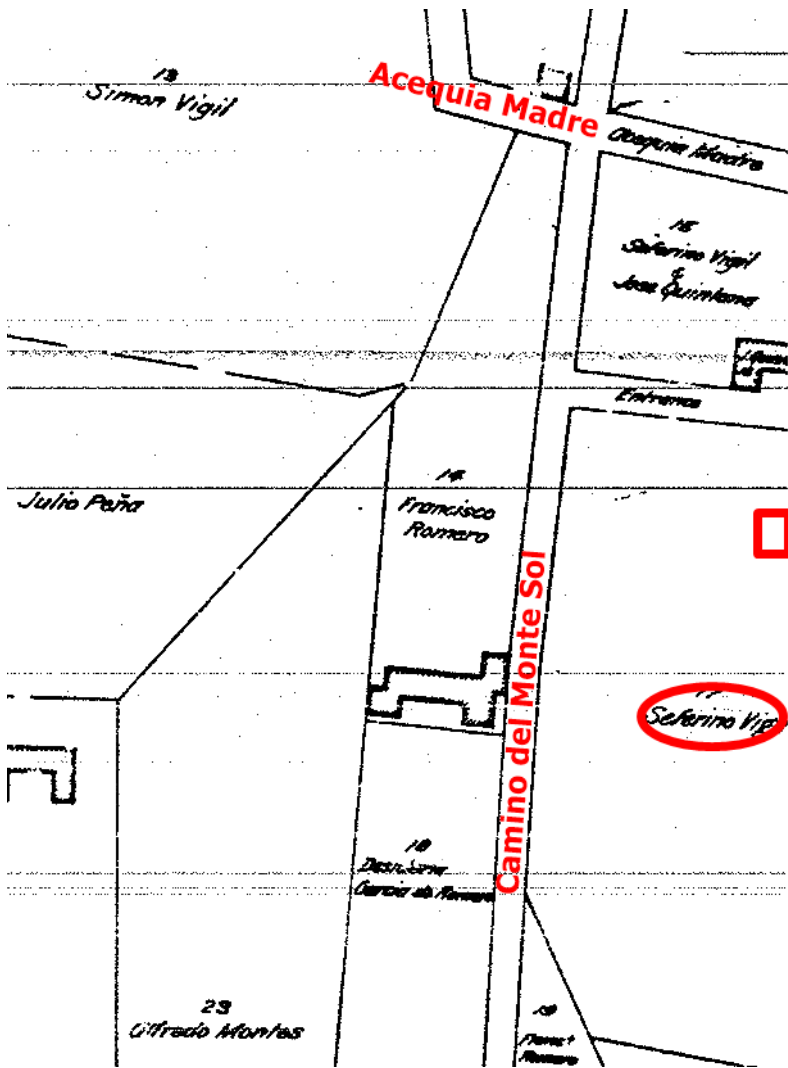


Figure 1: N. L. King, "Map of the City of Santa Fe," 1912.
 Box indicates proximate location of future subject house.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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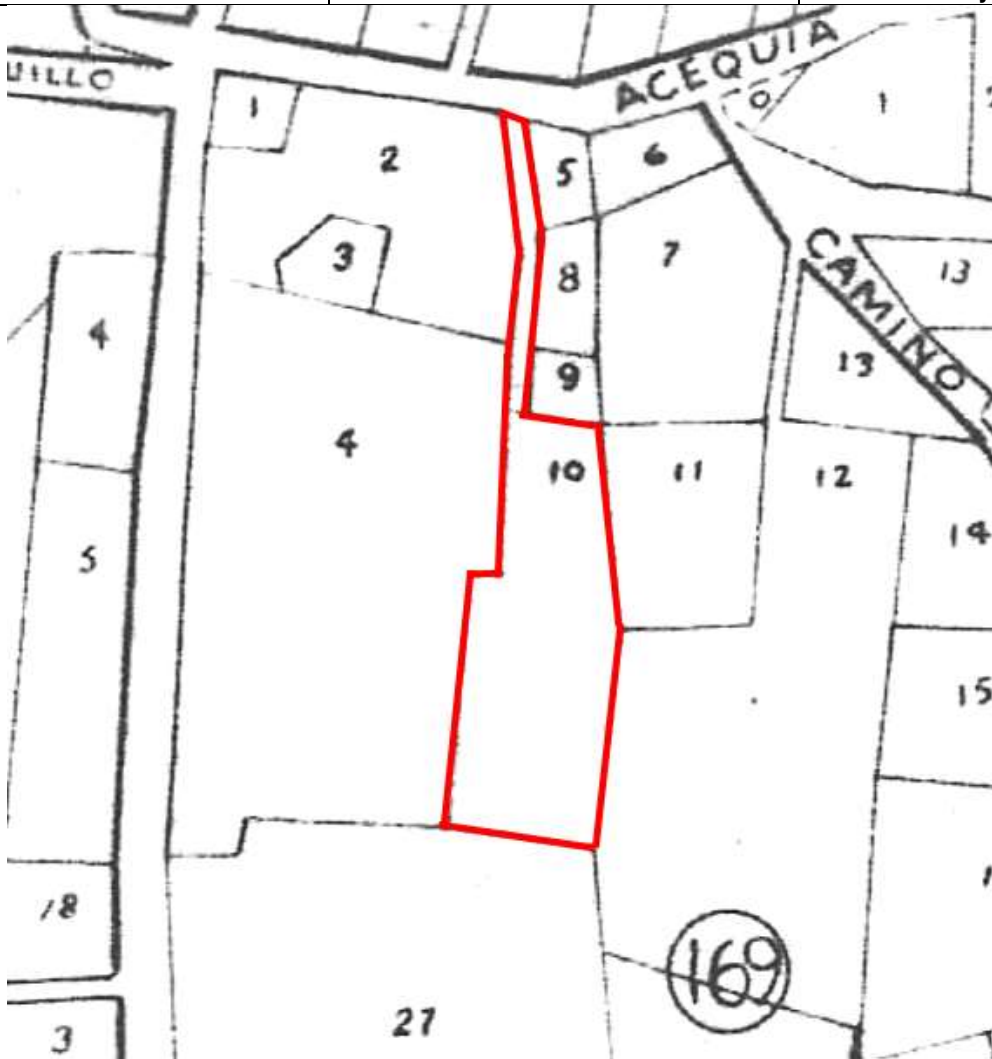


Figure 2: Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe," 1957. The assumption is that Lot 10 represents the land James C. Harvey surveyed in 1954.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 3: c.1936-37, aerial photograph. United States Soil Conservation Service, Sheet # 1009. Circled area may be subject house.



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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 4: October 25, 1948, aerial photograph.
Note house footprint only appears to be square at the time.



Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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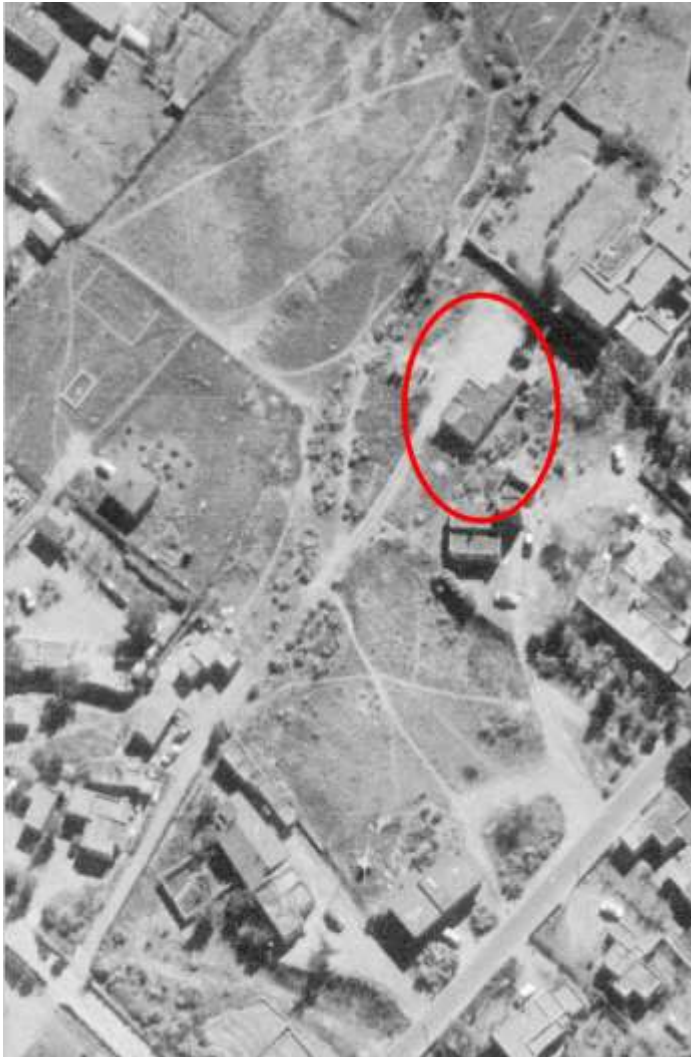


Figure 5: November 10, 1958, aerial photograph. House and context.



Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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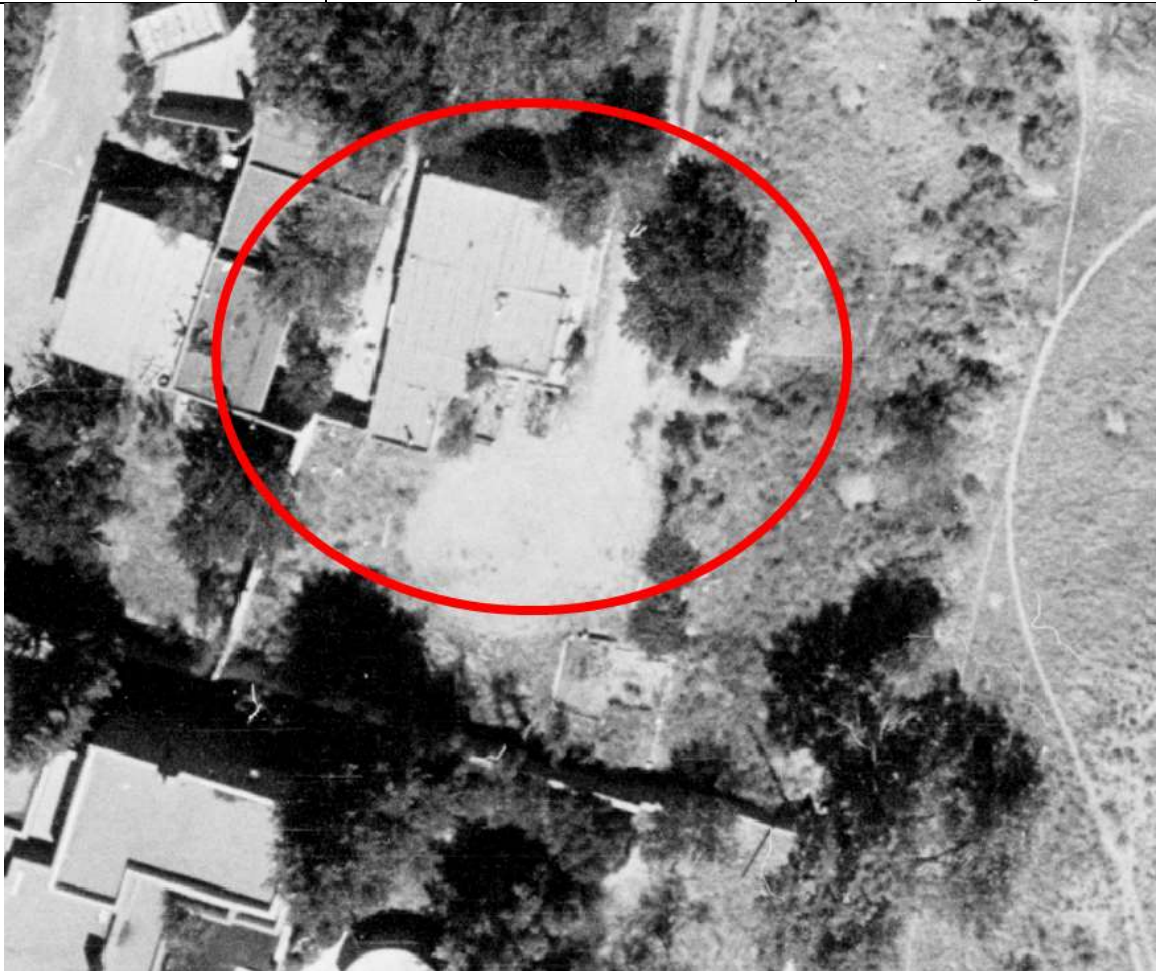


Figure 6: September 11, 1978, aerial photograph.



Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by John Murphey, July 25, 2023)



Photo 2: Setting. Camera facing southwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 3: East elevation. Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 4: East elevation, assumed core block. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 5: East elevation, assumed core block, casement windows. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 6: East elevation, assumed core block, entry door. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 7: East elevation, assumed addition, door. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 8: South elevation, assumed additions at left. Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 9: South elevation, assumed core block. Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 10: South elevation, assumed addition. Camera facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 11: North elevation. Camera facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 12: North elevation, assumed addition, window. Camera facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 13: North elevation. Camera facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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| | | 4. County: Santa Fe |
| | | 5. Date of Survey: July 25, 2023 |



Photo 14: West elevation, typical window with screen. Camera facing east.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

| | |
|--|--|
| <p>To Be Completed By Applicant:</p> <p>Date Submitted: 10/09/2023</p> <p>Property Owner of Record: Todd Davis & Chris Richter</p> <p>Applicant/Agent Name: Martinez Architecture Studio PC</p> <p>Contact Person Phone Number: (505) 989-4958</p> | <p>Site Address: 918D Acequia Madre</p> <p>Proposed Construction Description: Bedroom & bathroom addition, interior remodel, new portals, new garage</p> <p>TOTAL ROOF AREA: 2,557 SF</p> |
| <p>Zoning District: R-5</p> <p>Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: Downtown & Eastside</p> <p>Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations</p> <p>Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit</p> <p>Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required</p> <p>Use of Structure: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____</p> <p>Terrain: <input type="checkbox"/> 30% slopes _____</p> | <p>Lot Coverage : 11.2 % <input type="checkbox"/> Open Space Required: _____</p> <p>Setbacks: Proposed Front: 81'-0" Minimum: 7' 2nd Front? _____ Proposed Rear: 51'-6" Minimum: 15' Proposed Sides: L 69'-6" R 5' Minimum: 5'</p> <p>Height: Proposed 13'-6" Maximum Height: 14'-10" or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District</p> <p>Parking Spaces: Proposed 2 Accessible N/A Minimum: 2</p> <p>Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement</p> |

* Requires an additional review conducted by Technical Review Division.
** Requires an additional review conducted by the Traffic Engineering Division.

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Richard Martinez [OWNER APPLICANT AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

Richard Martinez

10/09/2023

SIGNATURE

DATE

| | |
|---|--|
| <p>To Be Completed By City Staff:</p> <p>Additional Agency Review if Applicable:</p> <p><input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___</p> <p><input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___</p> <p><input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___</p> <p>Notes: _____</p> <p>Zoning Approval: <input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected</p> <p>Comments/Conditions: _____</p> | <p style="font-size: 2em;">2023-007463-PAR</p> |
| <p>REVIEWER: <u>Stephanie Perea</u></p> | <p>DATE: <u>10/13/23</u></p> |

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

City of Santa Fe, New Mexico

**Historic Districts Review
Board**

**Previous Case
2024-007314-HDRB
Status Review
918D Acequia Madre**

proposed changes be made, other than the language in the clause and in 14-8.10(H) for signs in historic districts, that would be not accepted; and that the language altering the last sentence prior to the subparagraphs that begins “the applicant for such exceptions shall conclusively demonstrate....” that no changes be made to that sentence as well then the reference to 14-3.6(B)(3) be changed to 14-3.1(H); and that the remaining proposed changes not be made to that section and that no other changes be made as proposed. The motion was seconded by Member Biedscheid.

Member Bienvenu said for clarification that he would convey, if the Board so agrees to this motion, this is not intended to disagree with any of the substantive proposals, it's just that the Board strongly feels this is not the time or place to be making those piecemeal amendments but they should be considered in the context of the larger amendment to Land Development Code.

VOTE: The motion passed by (5-0) roll call vote with Members Bienvenu, Mather, Valdo, Aguilar Medrano and Biedscheid voting in favor and none voting against.

To view the entire recording of this item, **see** the YouTube video at: <https://www.youtube.com/watch?v=kTowXumR29o> (9:51 – 42:14)

2. **2023-007314-HDRB. 918-D Acequia Madre.** Downtown & Eastside Historic District. Richard Martinez agent for Christopher Richter & Todd Davis, owners, requests a status review and primary façade designations on a contributing property. (Ramón J. Sarason)

Staff Report:

The residence at 918-D Acequia Madre is a single-family residence listed as contributing to the Downtown and Eastside. The pink adobe house sits on a little bluff overlooking a lane leading to a mix of old and new homes. Constructed likely in the late 1930s, it is situated near the end of the private dirt lane, approximately 470’ south of Acequia Madre. There is no public visibility of the house from the road. It is arranged on a north-south axis, with its main façade facing east.

In form, it is a flat-roofed rectangle with several trailing extensions. Based on aerial photographs, it took its current footprint by at least 1957. The building is approximately 1,348 square feet and has a modest Pueblo Revival style.

In historic records the house has had two addresses – 411 Camino del Monte Sol and 918 Acequia Madre. The property has changed hands over time. An addition was

added between 1948 and 1958; the original form of the house was rectangular. Both sections of the house have gained historic merit in their own right.

Now, the applicant requests the following:

- 1) Status Review
- 2) Primary Façade Designations.

Staff Recommendation

Staff recommends the historic status of the structure be maintained as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures. Staff recommends the East and Eastern portion of the South elevation be designated as primary excluding non-historic windows and doors as described in the Historic Assessment NO. 918MAS-HA.

Member Bienvenu asked what the recommendation is for the primary façade.

Mr. Sarson confirmed it was the entire east elevation.

Member Aguilar Medrano asked which doors and windows are not historic on the east façade are non-historic.

Mr. Sarson referred to the historic assessment that has diagrams of specifically what the doors and windows are and associated locations and whether they are historic or non-historic.

Applicant Presentation

Richard Martinez, 1524 Paseo de Peralta, Santa Fe, was sworn. He said he was unprepared to discuss the proposed primary façade because it was not published that way. In general, primary facades mean development or addition on that side is not allowed and makes it difficult to add on to a house. This house was originally off Monte del Sol. The rear façade was the front façade. The house was originally without plumbing. Given that the back was the front of the house, originally, it is apparent that the historic doors and windows were added in a self-conscious way because they don't match. He referred to the east façade of the house. The door is beautiful, it has spindles and cut wood in a pattern. He thinks it's the most historic façade. He asked that the overhang not be part of the historic part of the house because the roof drainage should be addressed. The eastern façade is off the kitchen. The kitchen façade is not publicly visible. He proposed that only the Eastern side of the house that is in front of the kitchen and the living room be primary and pointed to the side that should not be made primary because it's not publicly visible and it would preclude any design elements to be added.

Public Hearing:

There were no public comments.

Board Discussion/Action:

Motion: In Case 2023-007314-HDRB, 918-D Acequia Madre, Member Biedscheid moved to maintain the contributing status of this building and designate the longest portion of the Eastern façade, which is consistent with the HCPI report, which indicates that this may be the oldest portion of the house, it's roughly 34-inch-long wall as primary and no other facades as primary and including the historic windows A and B on this facade and excluding the non-historic overhang and door #3 on that facade as well as all historic doors and windows. The motion was seconded by Member Aguilar Medrano with clarification that door #1 is non-historic but it's interesting because it's hand carved. She asked if that was excluded.

Member Biedscheid said she was trying to follow the window and door assessments, which indicates that is non-historic.

Mr. Martinez said it's non-historic but character defining.

Member Aguilar Medrano said if it wasn't included in the exclusions and it's on the primary façade, then it would be protected.

Member Biedscheid agreed and confirmed she was just excluding the overhang and historic windows.

Member Aguilar Medrano confirmed that she seconded and stated that both windows (A and B) on that façade are historic, and she didn't think there needed to be language to exclude them.

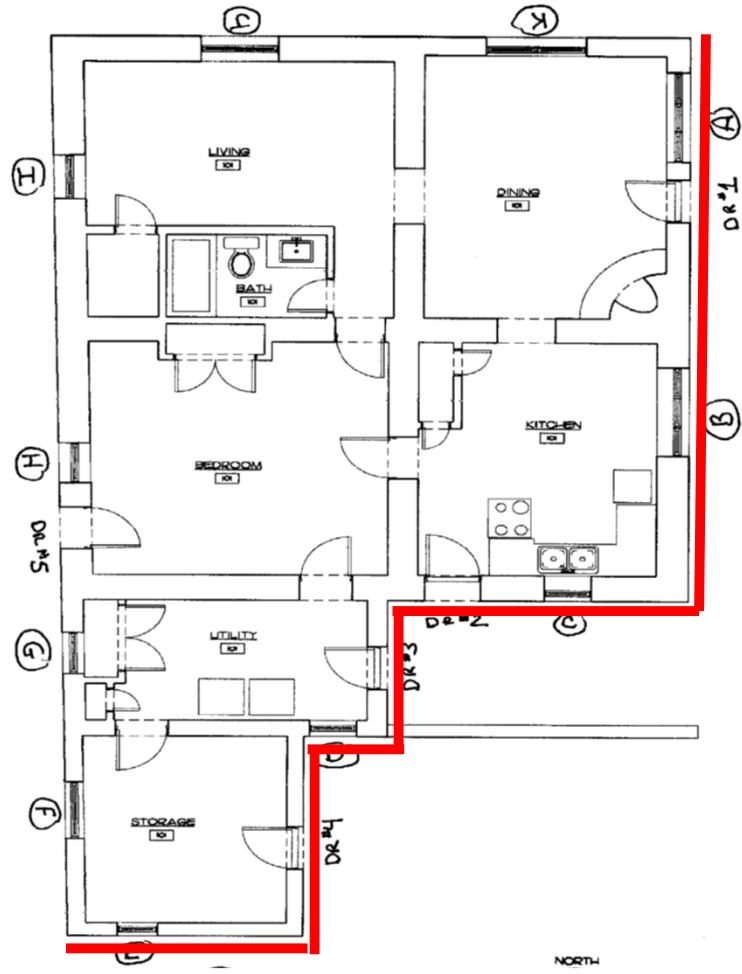
Member Biedscheid confirmed.

Vote: The motion passed by (5-0) roll call vote with Members Mather, Valdo, Aguilar Medrano, Biedscheid and Bienvenu voting in favor and none voting against.

To view the entire recording of this item, **see** the YouTube video at: <https://www.youtube.com/watch?v=kTowXumR29o> (42:14 – 1:00:12)

3. **2023-007399-HDRB. 1-A Camino Pequeno**, Downtown & Eastside Historic District. No status. Courtenay Mathey, agent for Ann & Kevin

ovis-Richter Renovation\Current Drawings\2301 - Davis-Richter_230403.dwg, 4/5/2023 11:20:02 AM, ET-4760 Series(Network)



Proposed Primary Facades

City of Santa Fe, New Mexico

memo

DATE: October 24, 2023
TO: Historic Districts Review Board Members
FROM: Ramón J. Sarason, Senior Planner, Historic Preservation Division

2023-007314-HDRB. 918-D Acequia Madre. Downtown & Eastside Historic District. Richard Martinez agent for Christopher Richter & Todd Davis, owners, requests a status review and primary façade designations on a contributing property.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan (from HCPI)

Elevations (from HCPI)

Photographs (from HCPI)

Other: Door and Window assessment and
Façade Diagram

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures. Staff recommends the East and Eastern portion of the South elevation be designated as primary excluding non-historic windows and doors as described in the attached Historic Assessment NO. 918MAS-HA .

BACKGROUND & SUMMARY:

The residence at 918-D Acequia Madre is a single-family residence listed as contributing to the Downtown and Eastside. The pink adobe house sits on a little bluff overlooking a lane leading to a mix of old and new homes. Constructed likely in the late 1930s, it is situated near the end of the private dirt lane, approximately 470' south of Acequia Madre. There is no public visibility of the house from the road. It is arranged on a north-south axis, with its main façade facing east. In form, it is a flat-roofed rectangle with several trailing extensions. Based on aerial

photographs, it took its current footprint by at least 1957. The building is approximately 1,348 square feet and has a modest Pueblo Revival style.

In historic records the house has had two addresses – 411 Camino del Monte Sol and 918 Acequia Madre. The property has changed hands over time. An addition was added between 1948 and 1958; the original form of the house was rectangular. Both sections of the house have gained historic merit in their own right.

Now, the applicant requests the following:

- 1) Status Review
- 2) Primary Façade Designations.

RELEVANT CODE CITATIONS:

14-5.2(A)(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.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-5.2(E) Downtown and Eastside Design Standards

(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 aerals, 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

(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.
- (i) Porches and portales are encouraged;
 - (j) When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the land use department. Approval, disapproval or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30)

City of Santa Fe, New Mexico

**Historic Districts Review
Board**

**Current Case
2023-007675-HDRB
Remodel
918D Acequia Madre**

Richter-Davis Residence

918D Acequia Madre

October 28, 2024

Downtown/Eastside Historic District, Contributing status

EXISTING CONDITIONS:

An existing 2-bedroom, 1 bathroom house occupies the lot. The house was likely constructed in the late 1930's and is located near the end of a private road off Acequia Madre. The existing house is approximately 1,387 square feet roofed and has a modest Pueblo Revival style. The house has Contributing status. See HCPI by John Murphy dated August 11, 2023, attached.

PROPOSED CONSTRUCTION:

On the north elevation, we propose:

- An addition of a Bedroom and Closet expansion of 310 heated square feet. This addition will match the height of the existing house.
- A new front door and sidelights with an overhang.
- On the northwest corner of the bedroom addition a new 5'-6" stuccoed yard wall with new wood gate will be added.

On the south elevation we propose:

- An addition to the storage room (148 SF existing) converting it into a single car garage (additional 195 SF) (343 SF total). The parapet will be raised to match the existing house and to accommodate the new garage door.
- The addition of a wall and gate.
- Coyote fence trash enclosure to be moved to the east and have a double coyote fence gate added.
- Existing window in the new garage to be replaced.
- Existing window in the kitchen to be replaced.

On the east elevation we propose:

- The door to the Utility Room will be replaced with a window.
- No change to Primary Façade, windows A and B and Door 1 will remain. The overhang will be replaced with a parapet.
- There will be a 37 square foot entry portal connecting the new garage with the existing house.
- Garage addition with new overhead door and overhang.
- New overhang with corbels over new entry door.
- Bedroom addition with new fireplace and chimney.

A R C H I T E C T U R E
M A R T I N E Z
S T U D I O P C

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1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

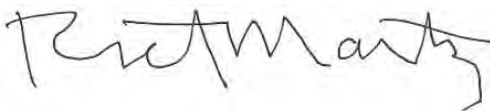
On the west elevation we propose:

- A portion of the west wall of the existing bedroom will be demolished and an addition of 25 square feet will be made to the new media room.
- A window will be added to the new shower in the bathroom.
- A window will be added media room addition.
- An 82 square foot portal addition with a new sliding glass door in bedroom.
- Existing storage to be demolished and garage addition added.
- Existing yard wall to be demolished and re-built with new gate added.
- Addition of ground mounted HVAC
- The trash enclosure will be enlarged
- The overhangs will be replaced with parapets.

The exterior stucco of the house will be El Rey, 'Buckskin' stucco (see attached exterior finishes). We propose to add parapets to replace the existing overhanging roofs which were specifically excluded on the primary facade. We also propose to replace all the windows and exterior doors not located on primary facades. The new windows and exterior doors will be Kolbe Heritage Series, divided panes as per historic district regulations and will be Taos Blue colored. The additions will be a total of 677 SF on a house with existing 1,387 SF, so the additional roofed area will be a 49% increase.

All City of Santa Fe building codes and zoning regulations will be met.

Sincerely,



Richard Martinez
Martinez Architecture Studio PC

RICHTER-DAVIS HOUSE RENOVATION & ADDITION

918D ACEQUIA MADRE
SANTA FE, NEW MEXICO

MARTINEZ ARCHITECTURE STUDIO P.C.
1524 PASEO DE PERALTA

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RICHTER-DAVIS HOUSE
918D ACEQUIA MADRE
SANTA FE, NM

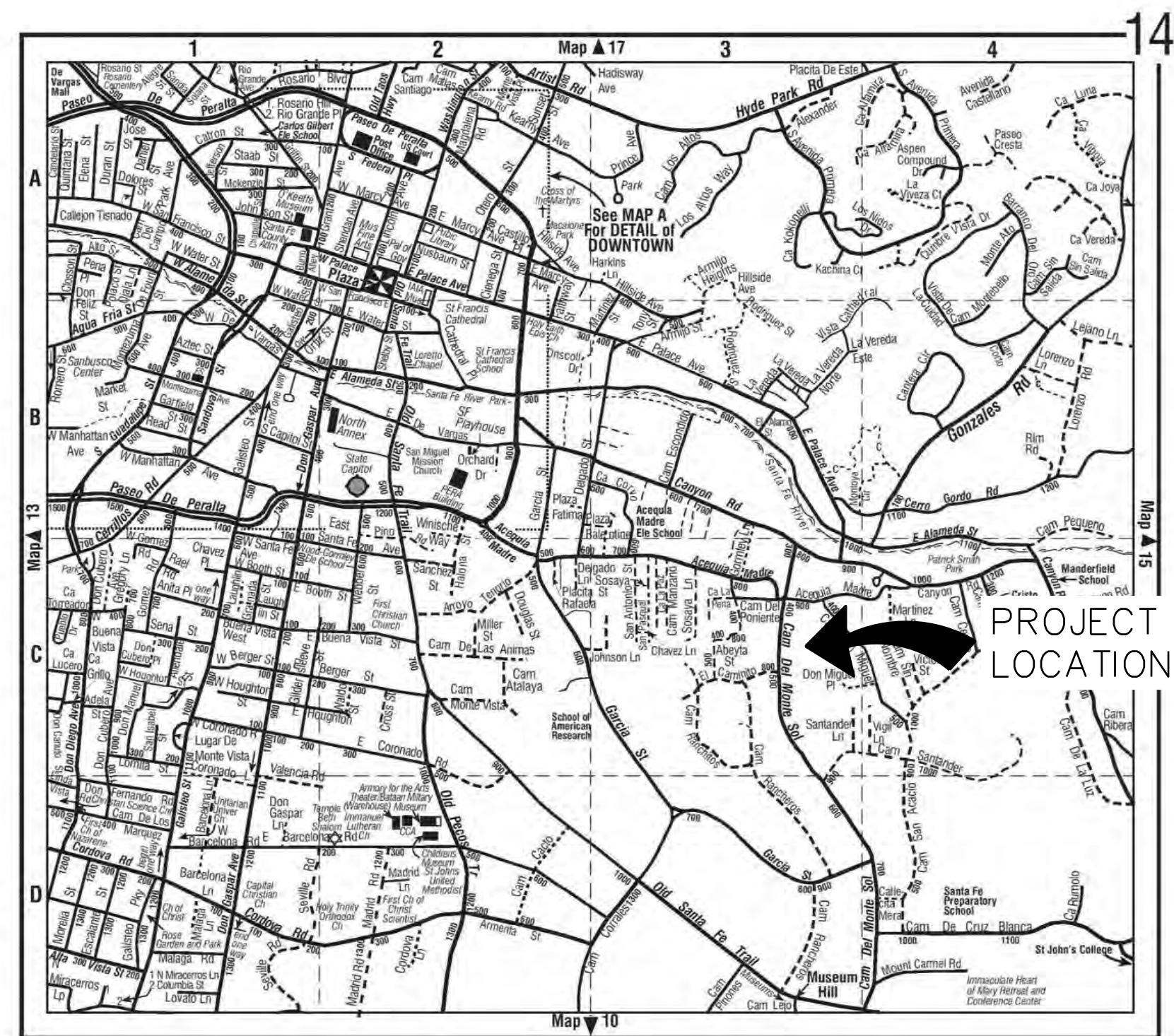
OCTOBER 28, 2024

COVER
SHEET &
PROJECT
DATA

A
0.1

SET #

RICHTER-DAVIS - 2301



DIRECTIONS TO SITE:
EAST ON CANYON ROAD, TURN RIGHT ON CAMINO DEL MONTE SOL, TURN LEFT ON ACEQUIA MADRE.
918D ACEQUIA MADRE IS ON THE RIGHT, TURN IN AND FOLLOW PRIVATE DRIVE TO 918D STRAIGHT
AHEAD. M3-IG-96

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2021 NM COMMERCIAL BUILDING CODE (2021 IBC AS AMENDED), 2021 NM RESIDENTIAL CODE (2021 IRC AS AMENDED), 2021 NM EXISTING BUILDING CODE (2021 IEBC AS AMENDED), 2021 NM PLUMBING CODE (2021 UPC AS AMENDED), 2021 NM MECHANICAL CODE (2021 UMC AS AMENDED), 2020 NM ELECTRICAL CODE (2020 NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2021 NM HISTORIC EARTHEN BUILDINGS CODE, 2021 NM EARTHEN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2018 NM ENERGY CONSERVATION CODE (2018 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 LSPS-HTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USEC AS AMENDED), 2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK; THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

PROJECT DATA

SCOPE OF WORK: GARAGE, BEDROOM & BATH ADDITION & RENOVATION TO AN EXISTING SINGLE-FAMILY RESIDENCE

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: V-B
(IBC SECTION 602)

FIRE RATED WALLS: N/A

MAX BUILDING HEIGHT: EXISTING - REGULATED BY HISTORIC

NET AREAS:

EXISTING: 1,387 S.F.
HEATED: 1,387 S.F.
TOTAL ROOFED: 1,387 S.F.

PROPOSED ADDITIONS:
HEATED: 335 S.F.
GARAGE: 195 S.F.
PORTALS: 147 S.F.
TOTAL PROPOSED ROOFED AREA: 677 S.F. (49% OF EXISTING)

TOTAL ROOFED AREA ON LOT: 2,064 S.F.

LOT AREA: - 22,856.12 S.F.

LOT COVERAGE: - EXISTING = 6.0%
- PROPOSED = 9.0%

UTILITY DATA:

GAS : NATURAL GAS
ELECTRIC : UNDERGROUND
SEWER : MUNICIPAL SEWER
WATER : MUNICIPAL WATER

ZONING: R-5

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE
SUBURBAN ARCHEOLOGICAL REVIEW DISTRICT

PARKING REQUIREMENTS: 2 SPACES DRIVEWAY

FIRE SPRINKLERS: REQUIRED

STRUCTURE WILL BE FULLY SPRINKLERED IN ACCORDANCE WITH NFPA STANDARD NO. 13 'D' (2010), SANTA FE FIRE DEPARTMENT/FIRE MARSHAL DIVISION AND NEW MEXICO STATE FIRE CODE.

DESIGN PROFESSIONALS

ARCHITECT
RICHARD MARTINEZ
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. BOX 925 SANTA FE, NM 87504
(505) 989-4958, FAX (505) 989-8933

DRAWING INDEX

A-0.1 COVER SHEET & PROJECT DATA
A-1.0 EXISTING & PROPOSED SITE PLAN
A-2.0 EXISTING & PROPOSED FLOOR PLAN
A-3.0 NORTH - EXISTING & PROPOSED ELEVATION
A-3.1 EAST - EXISTING & PROPOSED ELEVATION
A-3.2 SOUTH - EXISTING & PROPOSED ELEVATION
A-3.3 WEST - EXISTING & PROPOSED ELEVATION
A-4.0 DOOR & WINDOW SCHEDULES

AREA DIAGRAM

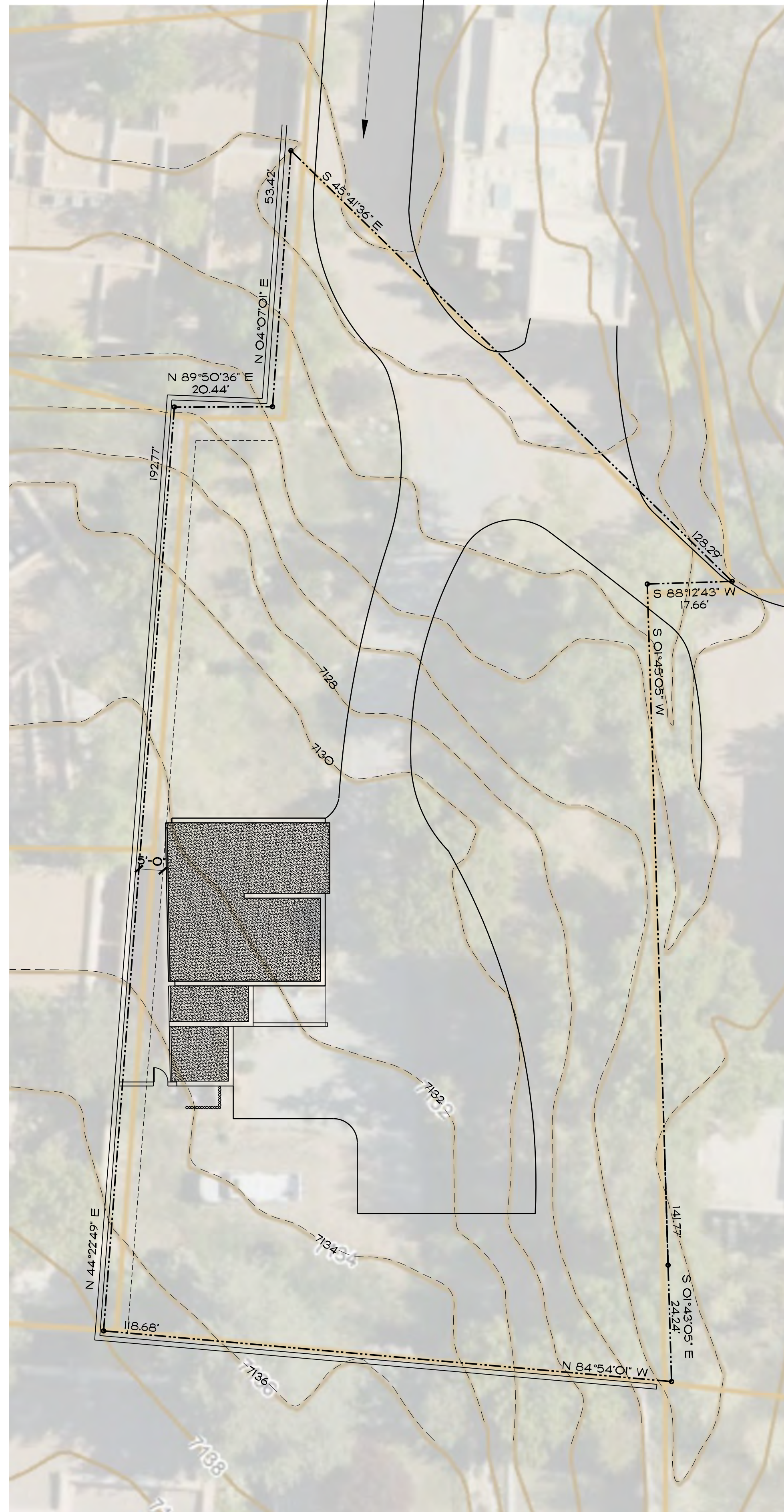


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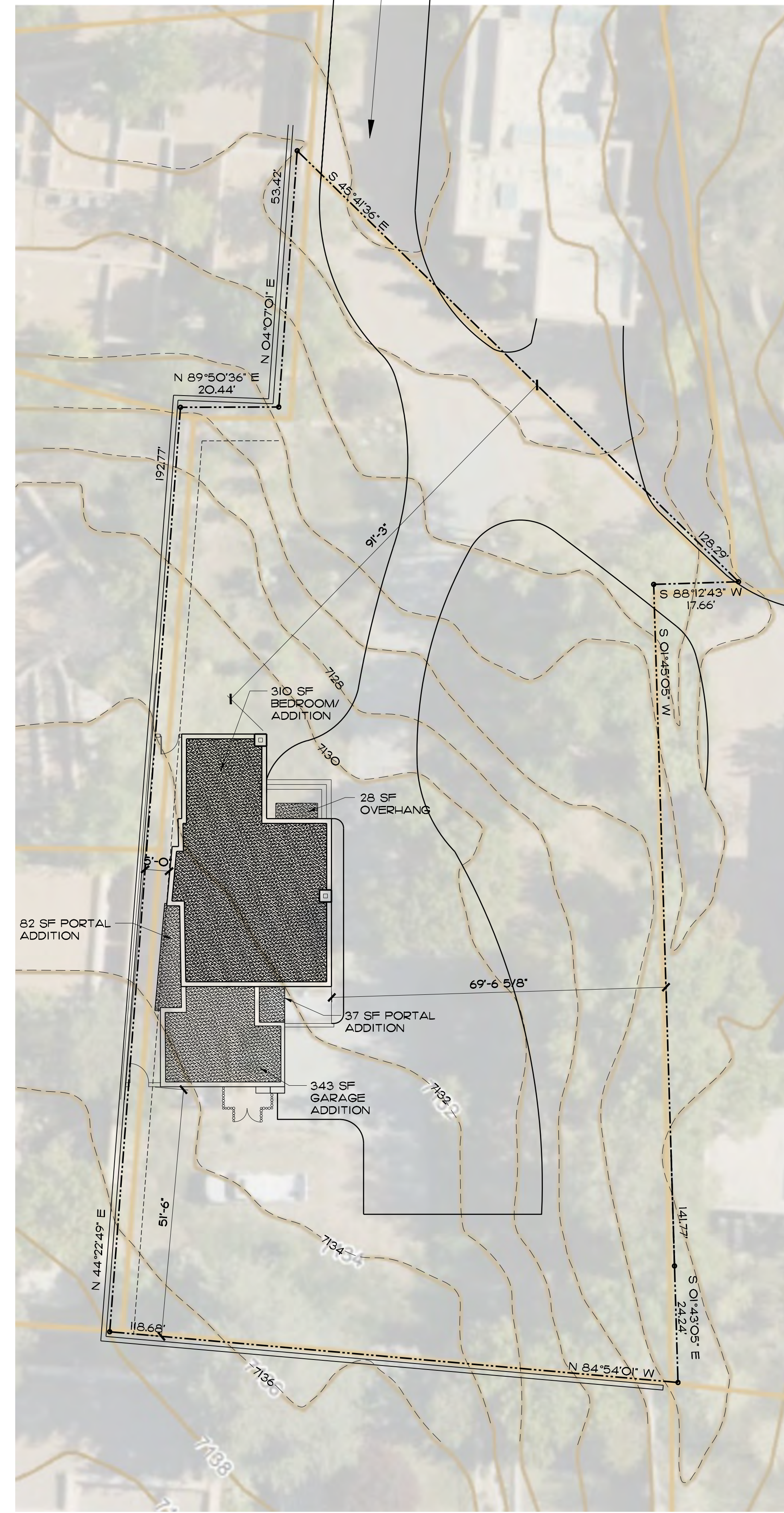
3/32" = 1'-0"

PROPOSED

3/32" = 1'-0"



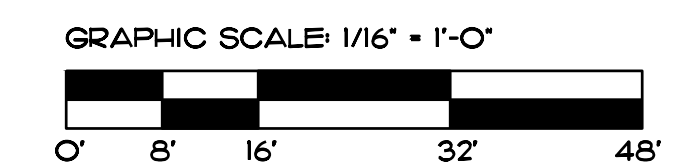
1 EXISTING SITE PLAN
A-1.0 SCALE: 1/16" = 1'-0"
NORTH



2 PROPOSED SITE PLAN
A-1.0 SCALE: 1/16" = 1'-0"
NORTH

LEGEND:
PROPOSED SITE PLAN

- EXISTING WALLS TO REMAIN
- NEW ROOFING



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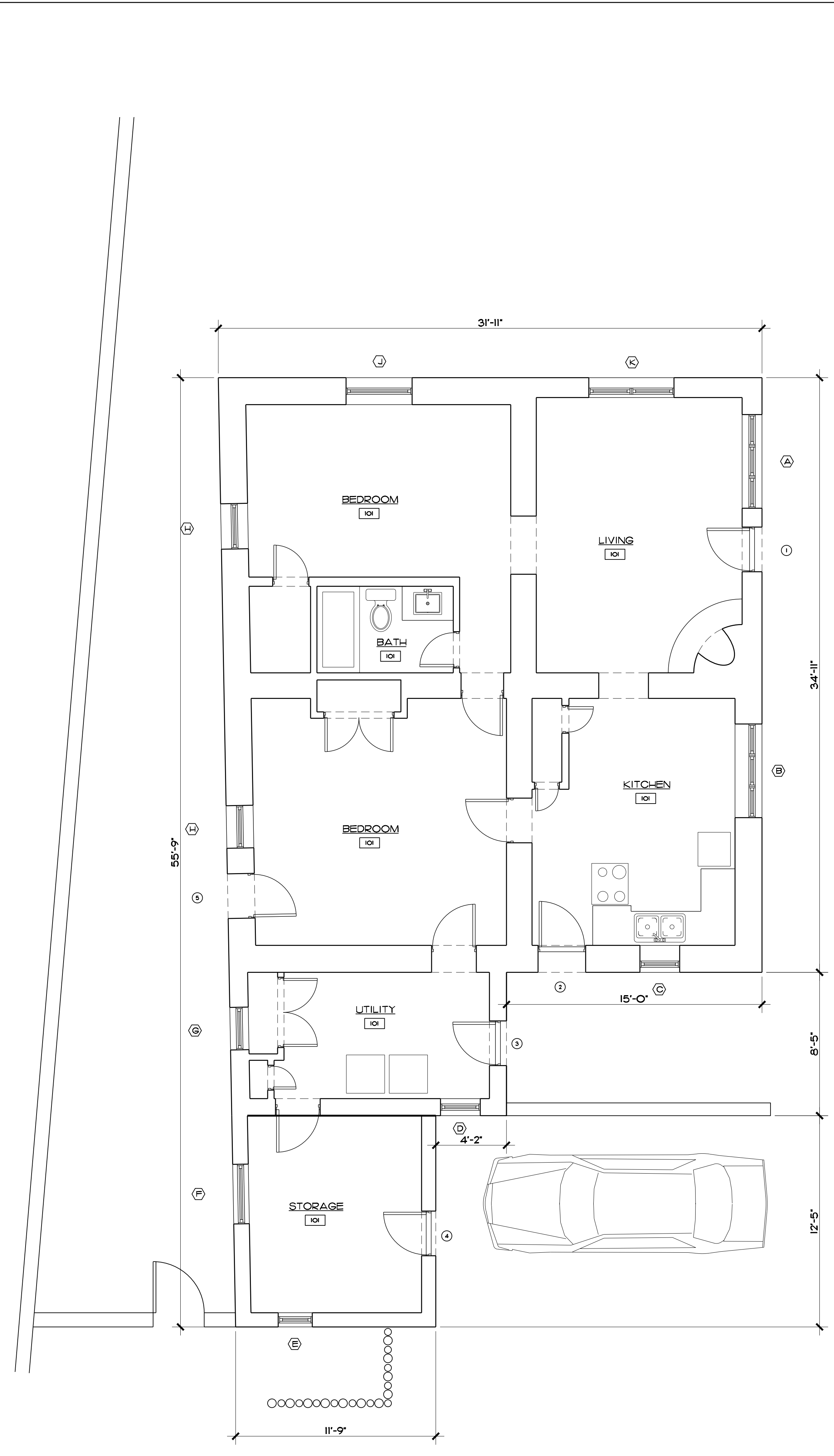
OCTOBER 28, 2024

EXISTING &
PROPOSED
SITE PLAN

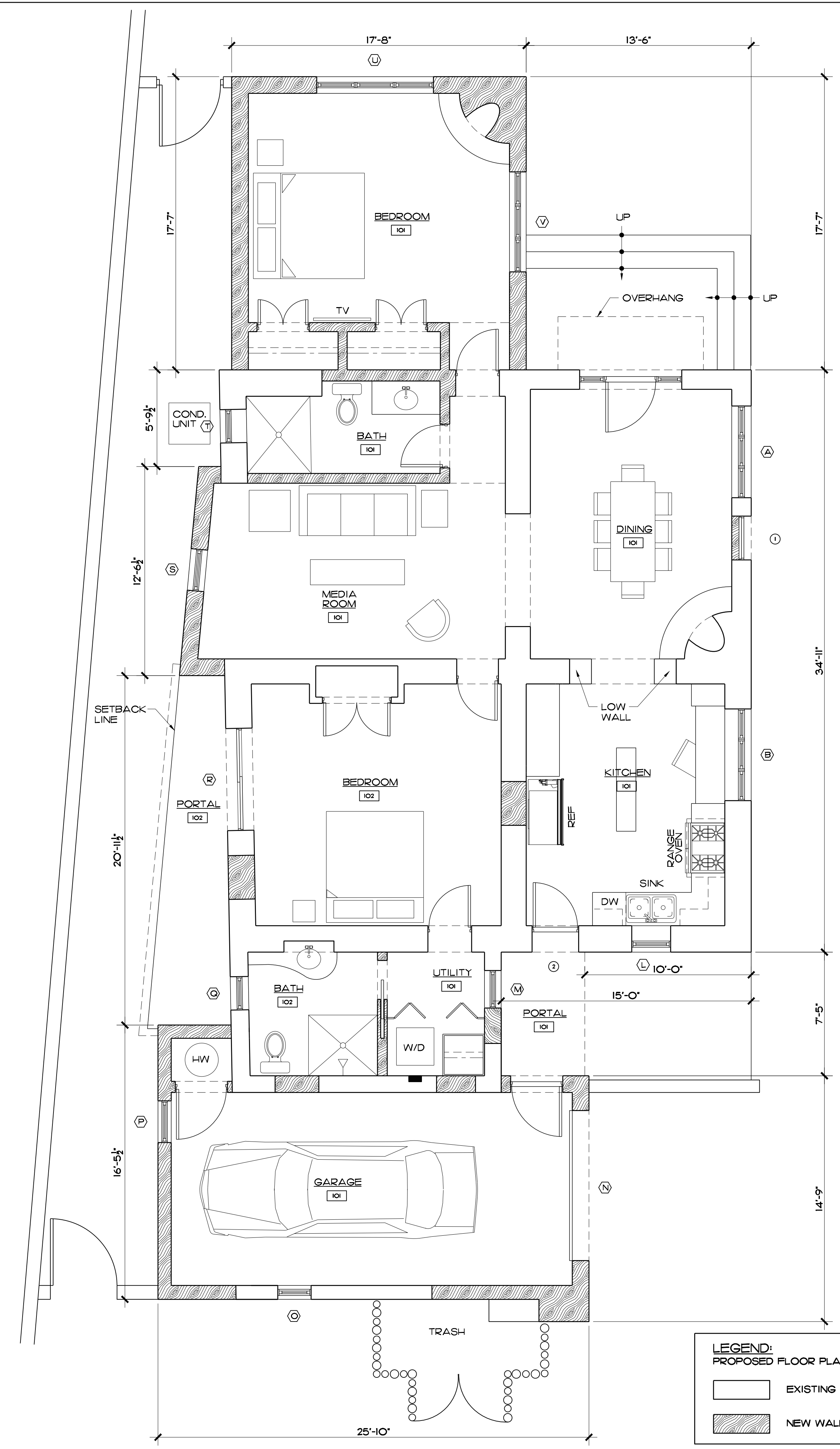
A
1.0

SET #

RICHTER-DAVIS - 2301



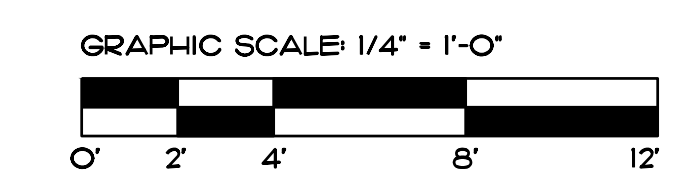
1 EXISTING FLOOR PLAN
A-2.0 SCALE: 1/4" = 1'-0"
NORTH



2 PROPOSED FLOOR PLAN
A-2.0 SCALE: 1/4" = 1'-0"
NORTH

LEGEND:
PROPOSED FLOOR PLAN

- EXISTING WALLS TO REMAIN
- NEW WALLS



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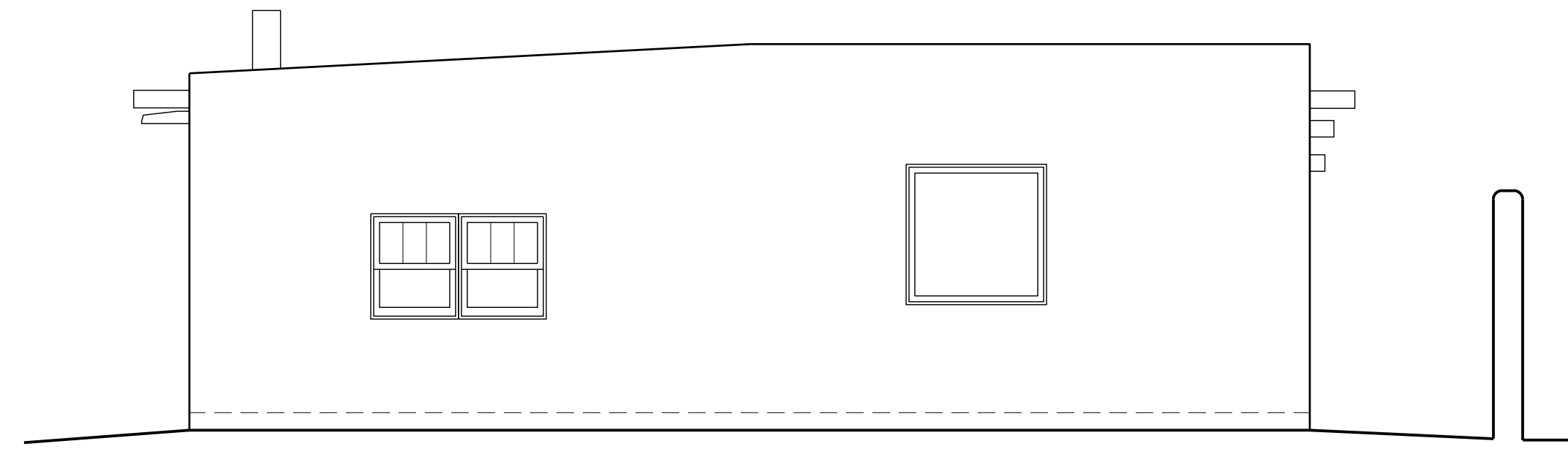
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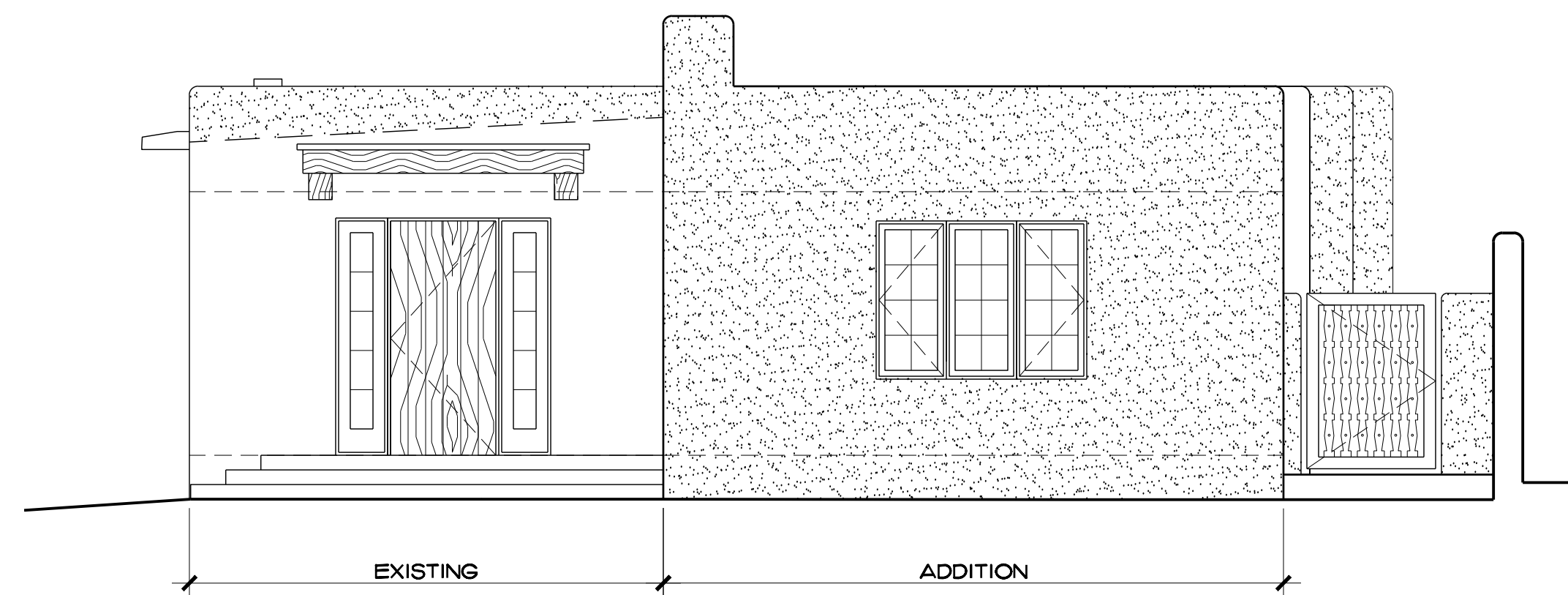
EXISTING &
PROPOSED
FLOOR PLAN

A
2.0

SET #
RICHTER-DAVIS - 2301



1 EXISTING NORTH ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"

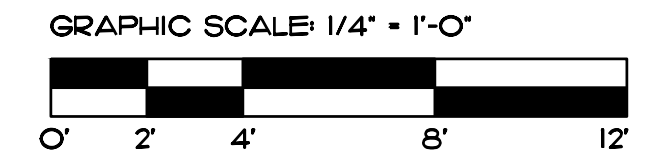


2 PROPOSED NORTH ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"

LEGEND:
EXTERIOR ELEVATIONS

EXISTING

NEW



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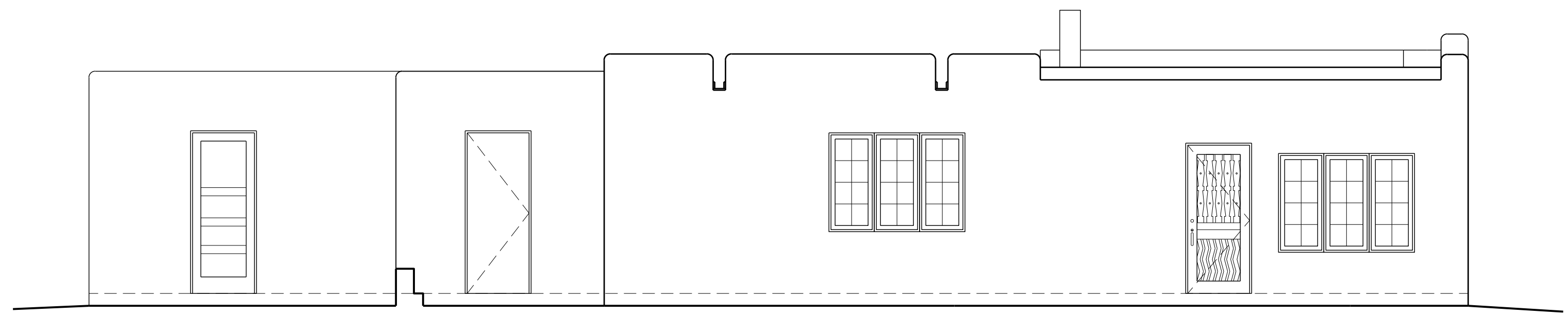
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EXISTING &
PROPOSED
EXTERIOR
ELEVATIONS
-NORTH

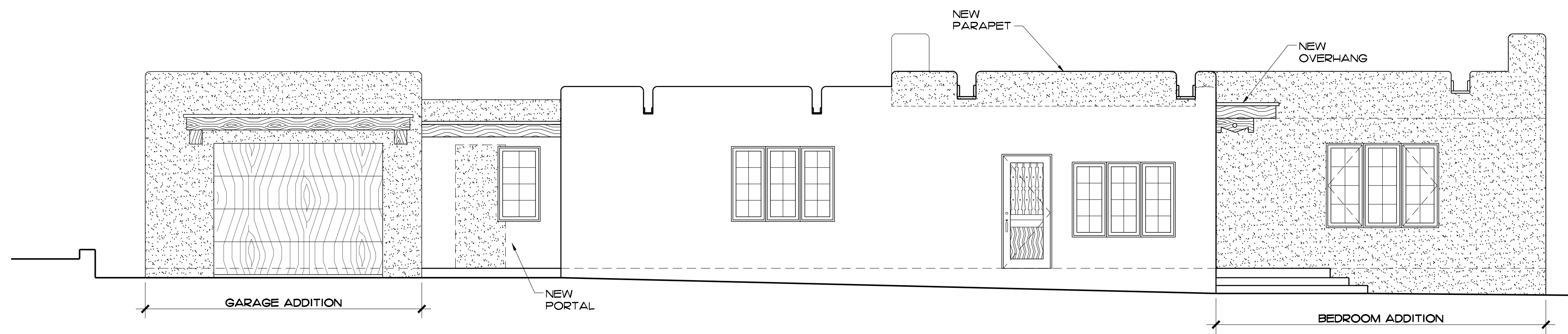
A
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SET #

RICHTER-DAVIS - 2301



3 EXISTING EAST ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"

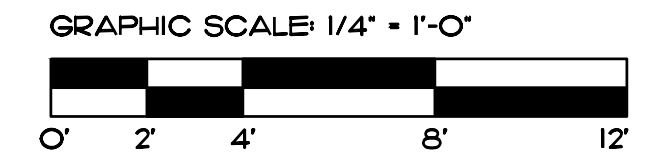


4 PROPOSED EAST ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"

LEGEND:
EXTERIOR ELEVATIONS

EXISTING

NEW



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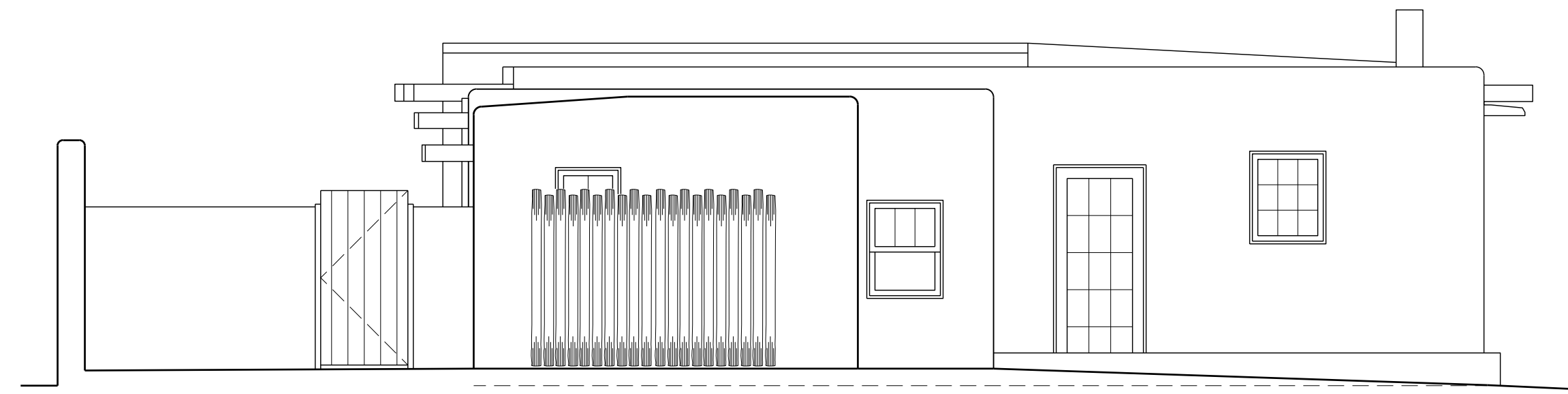
OCTOBER 28, 2024

EXISTING &
PROPOSED
EXTERIOR
ELEVATIONS
-EAST

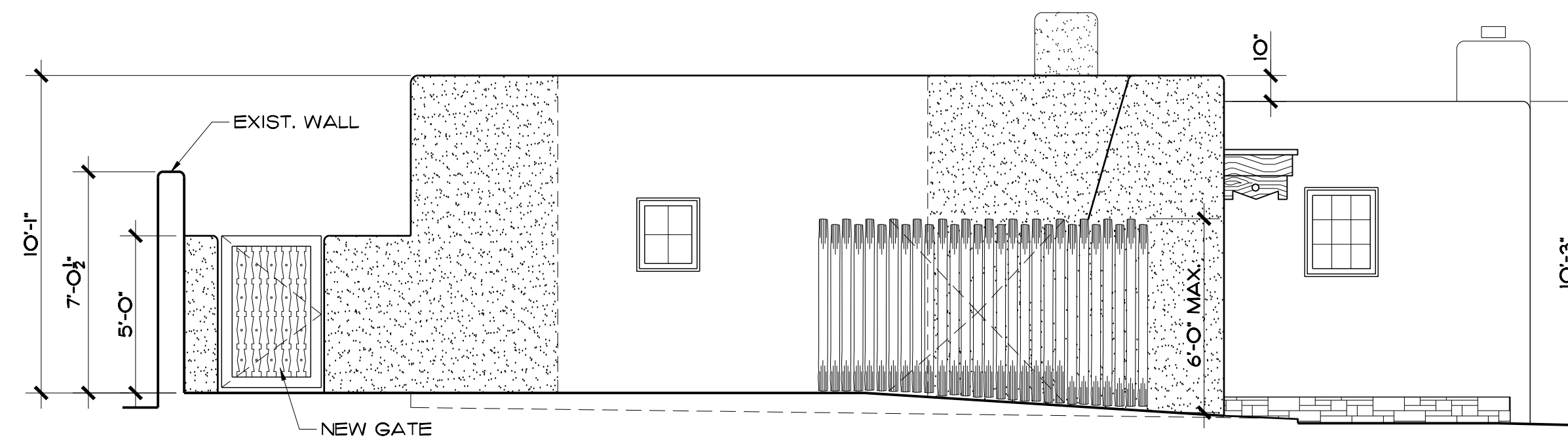
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SET #

RICHTER-DAVIS - 2301



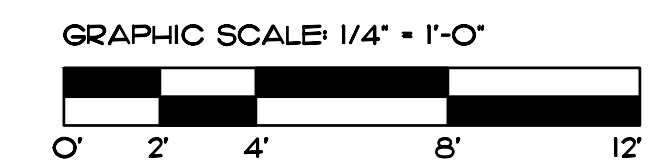
5 EXISTING SOUTH ELEVATION
A-3.2 / SCALE: 1/4" = 1'-0"



6 PROPOSED SOUTH ELEVATION
A-3.2 / SCALE: 1/4" = 1'-0"

LEGEND:
EXTERIOR ELEVATIONS

| | |
|--|----------|
| | EXISTING |
| | NEW |



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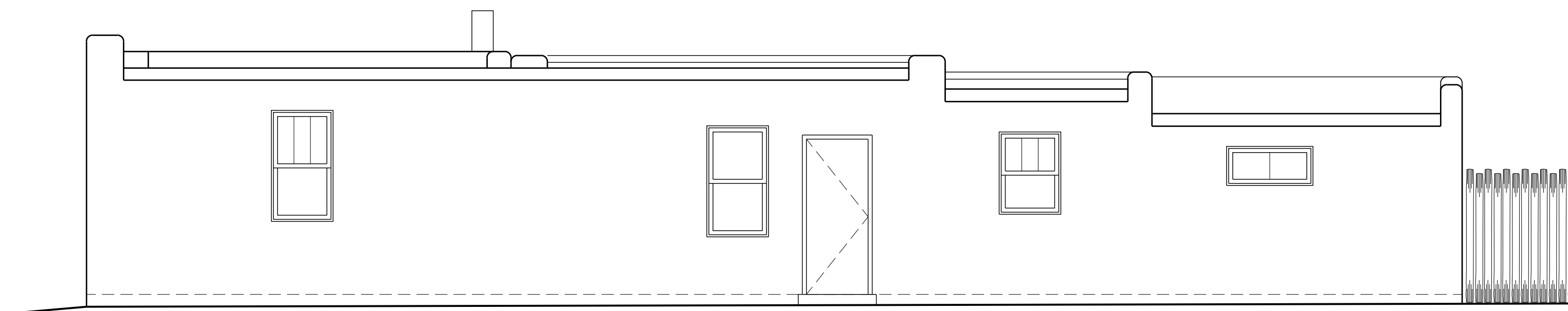
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918D ACEQUIA MADRE
SANTA FE, NM

OCTOBER 28, 2024

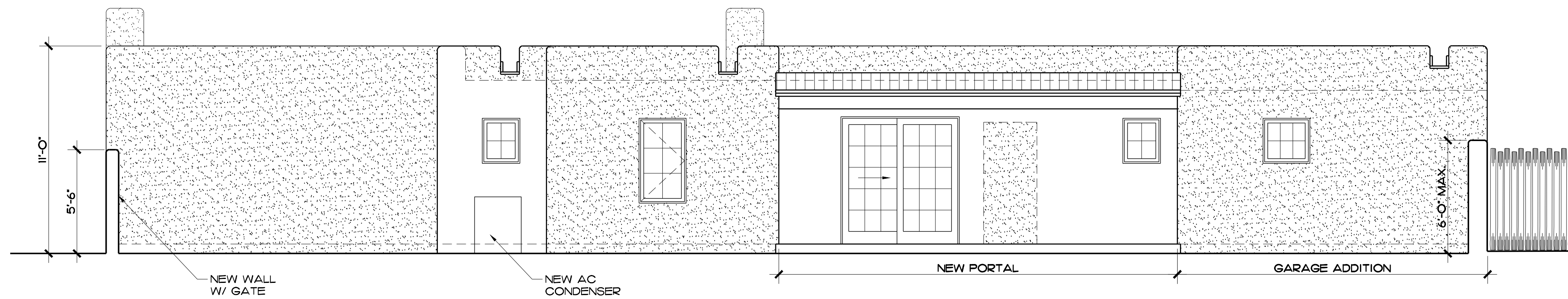
EXISTING &
PROPOSED
EXTERIOR
ELEVATIONS
-SOUTH

A
3.2

SET #
RICHTER-DAVIS - 2301



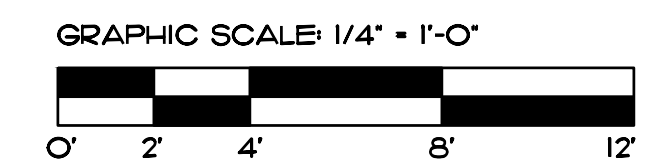
7 EXISTING WEST ELEVATION
A-31 SCALE: 1/4" = 1'-0"



8 PROPOSED WEST ELEVATION
A-31 SCALE: 1/4" = 1'-0"

LEGEND:
EXTERIOR ELEVATIONS

| | |
|--|----------|
| | EXISTING |
| | NEW |



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SANTA FE, NM

OCTOBER 28, 2024

EXISTING &
PROPOSED
EXTERIOR
ELEVATIONS
-WEST

A
3.3

SET #

RICHTER-DAVIS - 2301

KOLBE HERITAGE SERIES
CRANK-OUT/PUSH-OUT CASEMENT - SINGLE TO 4-WIDE UNITS
UNIT DIMENSION WIDTH 2'-6 1/2" TO 9'-6 1/2" - HEIGHT 2'-2" TO 6'-2" - L-SERIES - ELEVATIONS

10/08/19

| U.I.D. | 2'-6 1/2" | 4'-10 1/2" | 7'-2 1/2" | 9'-6 1/2" |
|--------|-----------|------------|-----------|-----------|
| R.O. | 2'-4 1/2" | 4'-8 1/2" | 7'-0 1/2" | 9'-4 1/2" |
| G.S. | 23 1/4" | 23 1/4" | 23 1/4" | 23 1/4" |
| G.S.** | 21 13/16" | 21 13/16" | 21 13/16" | 21 13/16" |

* Units meet most national emergency and rescue requirements when modified with single-arm operators and euro hinges.
 † Glass size for push-out casements
 ‡ Push-out units are only available with single-point hardware

3AD4F2 SHEET: 1 OF 2 ADE.2

PROPOSED WINDOW & DOOR SCHEDULE

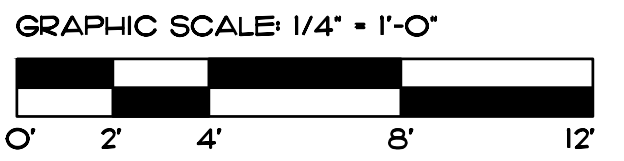
| SYM | ROOM NAME | RM # | UNIT SIZE (W X H) | TYPE | MANUFACTURER | MODEL | FINISH | REMARKS |
|-----|-------------------|------|-------------------|-------------------|--------------|----------|------------|---------------|
| A | LIVING/NEW DINING | 101 | 5'-4" X 3'-10" | CASEMENT/IN-SWING | EXISTING | - - | TAOS BLUE | KEEP EXISTING |
| B | KITCHEN | 101 | 5'-4" X 3'-10" | CASEMENT/IN-SWING | EXISTING | - - | TAOS BLUE | KEEP EXISTING |
| L | KITCHEN | 101 | 2'-4" X 2'-10" | CASEMENT | KOLBE | HERITAGE | TAOS BLUE | |
| M | UTILITY | 101 | 2'-3" X 4'-0" | CASEMENT | KOLBE | HERITAGE | TAOS BLUE | |
| N | GARAGE | 101 | 9'-0" X 7'-0" | GARAGE DOOR | - - | - - | WOOD STAIN | |
| O | GARAGE | 101 | 2'-0" X 2'-4" | FIXED | KOLBE | HERITAGE | TAOS BLUE | |
| P | GARAGE | 101 | 2'-6" X 2'-5" | FIXED | KOLBE | HERITAGE | TAOS BLUE | |
| Q | BATH | 102 | 2'-0" X 2'-5" | CASEMENT | KOLBE | HERITAGE | TAOS BLUE | |
| R | BEDROOM | 102 | 6'-4" X 6'-9" | SLIDING DOOR | KOLBE | HERITAGE | TAOS BLUE | |
| S | MEDIA ROOM | 101 | 2'-6" X 4'-6" | CASEMENT | KOLBE | HERITAGE | TAOS BLUE | |
| T | BATH | 101 | 2'-0" X 2'-5" | CASEMENT | KOLBE | HERITAGE | TAOS BLUE | |
| U | BEDROOM | 101 | 6'-0" X 4'-6" | TRIPLE CASEMENT | KOLBE | HERITAGE | TAOS BLUE | |
| V | BEDROOM | 101 | 6'-0" X 4'-6" | TRIPLE CASEMENT | KOLBE | HERITAGE | TAOS BLUE | |

NOTE: KOLBE WINDOWS & DOORS - HERITAGE SERIES CRANK-OUT/PUSH-OUT CASEMENT - L-SERIES

LEGEND:
EXTERIOR ELEVATIONS

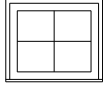
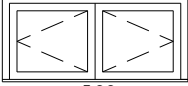
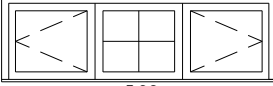
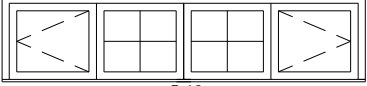
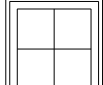
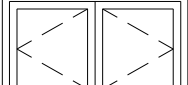
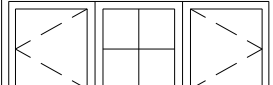
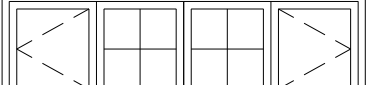
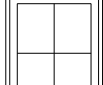
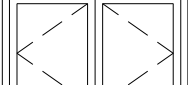
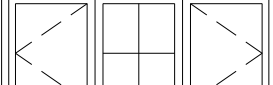
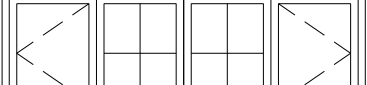
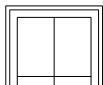
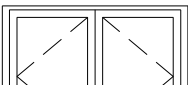
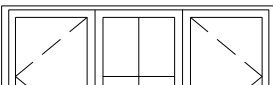
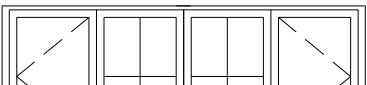
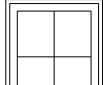
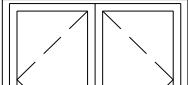
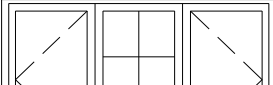
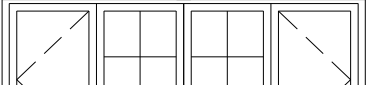
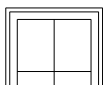
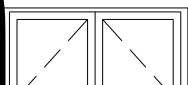
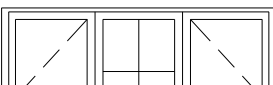
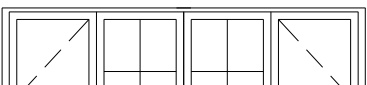
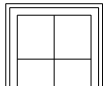
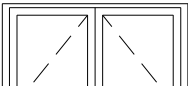
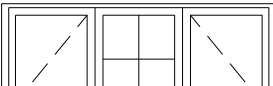
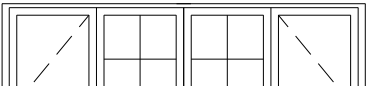
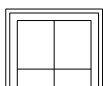
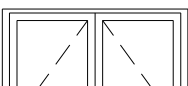
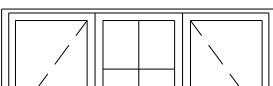
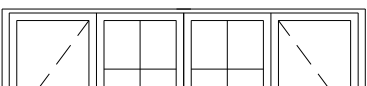
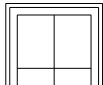
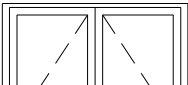
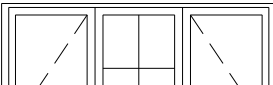
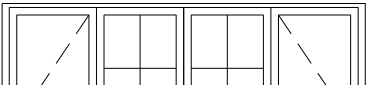
EXISTING

NEW



HERITAGE SERIES

CRANK-OUT/PUSH-OUT CASEMENT - SINGLE TO 4-WIDE UNITS
 UNIT DIMENSION WIDTH 2' 6-1/2" TO 9' 6-1/2" - HEIGHT 2' 2" TO 6' 2" - L-SERIES - ELEVATIONS

| U.D. | 2' 6 1/2" | 4' 10 1/2" | 7' 2 1/2" | 9' 6 1/2" |
|--|---|---|--|---|
| R.O. | 2' 4 1/2" | 4' 8 1/2" | 7' 0 1/2" | 9' 4 1/2" |
| G.S. | 23 1/4" | 23 1/4" | 23 1/4" | 23 1/4" |
| G.S.** | 21 13/16" | 21 13/16" | 21 13/16" | 21 13/16" |
| 2' 2" 2'-0 1/2" 19 1/4" 17 13/16" |  |  |  |  |
| 2' 8" 2'-6 1/2" 25 1/4" 23 13/16" |  |  |  |  |
| 3' 2" 3'-0 1/2" 31 1/4" 29 13/16" |  |  |  |  |
| 3' 8" 3'-6 1/2" 37 1/4" 35 13/16" |  |  |  |  |
| 4' 2" 4'-0 1/2" 43 1/4" 41 13/16" |  |  |  |  |
| 4' 8" 4'-6 1/2" 49 1/4" 47 13/16" |  |  |  |  |
| 5' 2" 5'-0 1/2" 55 1/4" 53 13/16" |  |  |  |  |
| 5' 8" 5'-6 1/2" 61 1/4" 59 13/16" |  |  |  |  |
| 6' 2" 6'-0 1/2" 67 1/4" 65 13/16" |  |  |  |  |

* Units meet most national emergency and rescue requirements when modified with single-arm operators and euro hinges.

** Glass size for push-out casements

† Push-out units are only available with single-point hardware

RPA & Associates

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
 P. O. Box 10328 Albuquerque, NM 87184
 505-379-7900
 rpahistoric@gmail.com

TO Martinez Architecture Studio
 1524 Paseo del Peralta
 SANTA FE, NM 87501
 studio@martinezarch.com

HISTORIC ASSESSMENT
 NO. 918MAS-HA



| JOB | DATE |
|--------------------------|------------|
| 918 Acequia Madre Unit D | 04-06-2023 |

| LOCATION | DESCRIPTION |
|-------------|--|
| A - EAST | 64 x 46 LSR INSWING CASEMENT 2W4H |
| DR#1 - EAST | 31 x 78 RH CUSTOM DOOR |
| B - EAST | 64 x 46 LSR INSWING CASEMENT 2W4H |
| C - SOUTH | 30 x 37 L INSWING CASEMENT 3W3H |
| DR#2-SOUTH | 30 x 78 LH SIMPSON DOOR 3W5H (1990's) |
| DR#3 - EAST | 29 x 78 RH DOOR 1-LT 4-PANEL |
| D - SOUTH | 27 x 35 DOUBLE HUNG 1-LT 3W1H |
| DR#4 - EAST | 30 x 78 RH DOOR 1-LT 3-PANEL |
| E - SOUTH | 25 x 29 INSWING CASEMENT BARN SASH (1990's) |
| F - WEST | 36 x 20 AWNING 2W1H |
| G - WEST | 28 x 35 DOUBLE HUNG 1-LT 3W1H |
| DR#5 - WEST | 26 x 68 RH DUTCH DOOR |
| H - WEST | 28 x 52 DOUBLE HUNG 1/1 |
| I - WEST | 28 x 54 DOUBLE HUNG 1-LT 3W1H |
| J - NORTH | 39 x 42 FIXED STOPPED GLASS |
| K - NORTH | 29 x 35 - 2 TWIN DOUBLE HUNG 1-LT 3W1H |
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In closing, my professional opinion is Windows A, B, D, F, G & Door #3 are all historic and restorable, except window D & Door #3. The window (D) and door (#3) mentioned have more than 40% rot.

All other units are non-historic.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: *Ra N. Patterson*

RPA & Associates

PRESERVING OUR HISTORY

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TO Martinez Architecture Studio
 1524 Paseo del Peralta
 SANTA FE, NM 87501
 studio@martinezarch.com

HISTORIC ASSESSMENT
 NO. 918MAS-HA



| JOB | DATE |
|--------------------------|------------|
| 918 Acequia Madre Unit D | 04-06-2023 |

| LOCATION | DESCRIPTION |
|-------------|--|
| A - EAST | 64 x 46 LSR INSWING CASEMENT 2W4H |
| DR#1 - EAST | 31 x 78 RH CUSTOM DOOR |
| B - EAST | 64 x 46 LSR INSWING CASEMENT 2W4H |
| C - SOUTH | 30 x 37 L INSWING CASEMENT 3W3H |
| DR#2-SOUTH | 30 x 78 LH SIMPSON DOOR 3W5H (1990's) |
| DR#3 - EAST | 29 x 78 RH DOOR 1-LT 4-PANEL |
| D - SOUTH | 27 x 35 DOUBLE HUNG 1-LT 3W1H |
| DR#4 - EAST | 30 x 78 RH DOOR 1-LT 3-PANEL |
| E - SOUTH | 25 x 29 INSWING CASEMENT BARN SASH (1990's) |
| F - WEST | 36 x 20 AWNING 2W1H |
| G - WEST | 28 x 35 DOUBLE HUNG 1-LT 3W1H |
| DR#5 - WEST | 26 x 68 RH DUTCH DOOR |
| H - WEST | 28 x 52 DOUBLE HUNG 1/1 |
| I - WEST | 28 x 54 DOUBLE HUNG 1-LT 3W1H |
| J - NORTH | 39 x 42 FIXED STOPPED GLASS |
| K - NORTH | 29 x 35 - 2 TWIN DOUBLE HUNG 1-LT 3W1H |
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In closing, my professional opinion is Windows A, B, D, F, G & Door #3 are all historic and restorable, except window D & Door #3. The window (D) and door (#3) mentioned have more than 40% rot.

All other units are non-historic.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: *Ra N. Patterson*

RPA & ASSOCIATES | WINDOW & DOOR CONDITION AND INTEGRITY CODES

| CODE | CONDITION AND INTEGRITY CODES |
|--------------------|---|
| P = PREMIUM | EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION. |
| | PUTTY GLAZE INTACT. |
| | ONLY COSMECTIC TOUCH-UP, IF NEEDED. |
| | |
| S = SATISFACTORY | EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS. |
| | PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% – |
| | 40% DETERIORATION. |
| | |
| F = FAIR | EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE. |
| | PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE |
| | SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED. |
| | |
| U = UNSATISFACTORY | EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED. |
| | PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40% |
| | DETERIORATION, BEYOND REPAIR. |
| | |
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| | |

NOTES:

RPA & ASSOCIATES | WINDOW & DOOR CONDITION AND INTEGRITY CODES

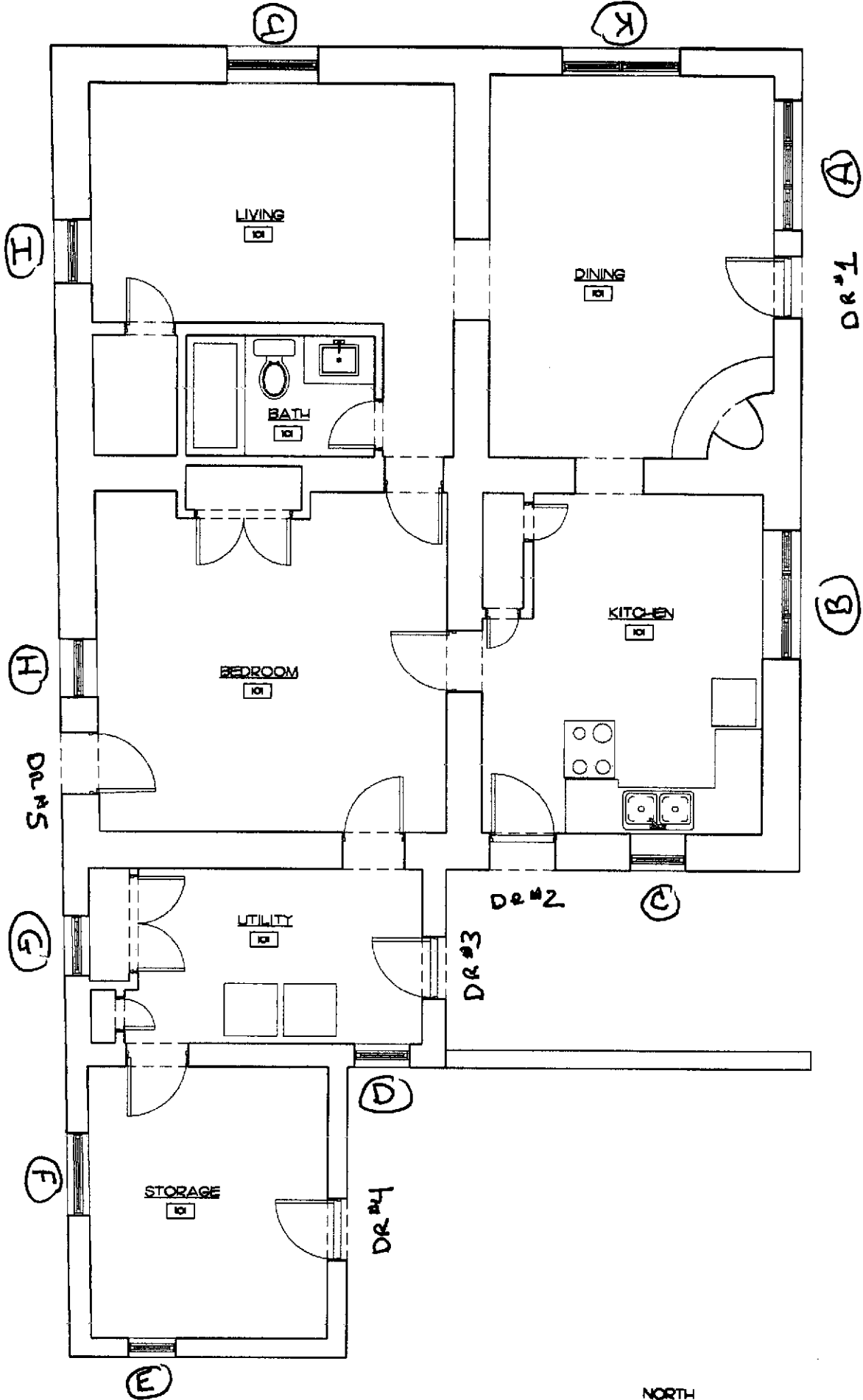
| CODE | CONDITION AND INTEGRITY CODES |
|--------------------|---|
| P = PREMIUM | EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION. |
| | PUTTY GLAZE INTACT. |
| | ONLY COSMECTIC TOUCH-UP, IF NEEDED. |
| | |
| S = SATISFACTORY | EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS. |
| | PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% – |
| | 40% DETERIORATION. |
| | |
| F = FAIR | EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE. |
| | PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE |
| | SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED. |
| | |
| U = UNSATISFACTORY | EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED. |
| | PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40% |
| | DETERIORATION, BEYOND REPAIR. |
| | |
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NOTES:

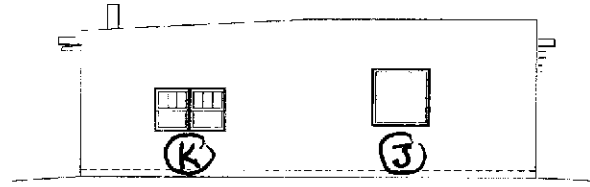
RPA & ASSOCIATES | 918 ACEQUIA MADRE UNIT D

| LABEL | WINDOW & DOOR DESCRIPTION | CONDITION & INTERGRITY CODE | HISTORIC/NON-HISTORIC - AGE |
|---------------|-----------------------------------|-----------------------------|---|
| A - EAST | 64 x 46 LSR INSWING CASEMENT 2W4H | S | HISTORIC |
| DR# 1 – EAST | 31 x 78 RH CUSTOM DOOR | U | NON-HISTORIC – late 1980's |
| B – EAST | 64 x 46 LSR INSWING CASEMENT 2W4H | S | HISTORIC |
| C – SOUTH | 30 x 37 L INSWING CASEMENT 3W3H | S | NON-HISTORIC – 1990's MARVIN SASH |
| DR# 2 – SOUTH | 30 x 78 LH SIMPSON DOOR 2W5H | S | NON-HISTORIC – 1990's |
| DR# 3 – EAST | 29 x 78 RH DOOR 1-LT 4-PANEL | U | HISTORIC |
| D – SOUTH | 27 x 35 DOUBLE HUNG 1-LT 3W1H | U | HISTORIC |
| DR# 4 – EAST | 30 x 78 RH DOOR 1-LT 3-PANEL | U | NON-HISTORIC – 1990 PLYWOOD PANEL |
| E – SOUTH | 25 x 29 INSWING CASEMENT | S | NON-HISTORIC – 1990 BARN SASH |
| F – WEST | 36 x 20 AWNING 2W1H | S | HISTORIC |
| G – WEST | 28 x 35 DOUBLE HUNG 1-LT 3W1H | S | HISTORIC |
| DR# 5 - WEST | 26 x 68 RH DUTCH DOOR | S | NON-HISTORIC – late 1988 to 1990's |
| H – WEST | 28 x 52 DOUBLE HUNG 1/1 | S | NON-HISTORIC – 1990's SASHES, SASHES HAVE ADDED FILLER PCS TO FIT IN EXTERIOR JAMBS |
| I – WEST | 28 x 54 DOUBLE HUNG 1-LT 3W1H | S | NON-HISTORIC – SASHES, SASHES HAVE ADDED FILLER PCS TO FIT IN EXTERIOR JAMBS |
| | | | |

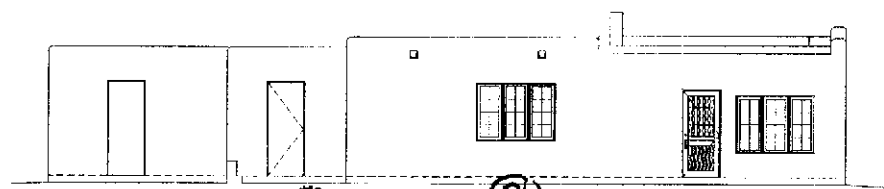
NOTES:



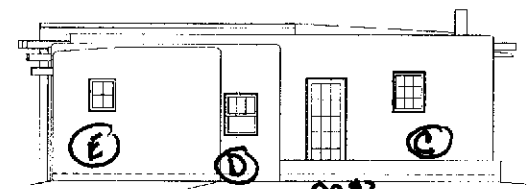
1 EXISTING FLOOR PLAN
A-20 SCALE 1/4" = 1'-0" NORTH



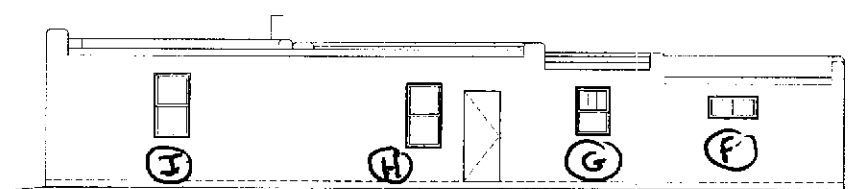
EXISTING NORTH ELEVATION
A-30 / SCALE 1/4" = 1'-0"



EXISTING EAST ELEVATION
A-30 / SCALE 1/4" = 1'-0"



EXISTING SOUTH ELEVATION
A-30 / SCALE 1/4" = 1'-0"



EXISTING WEST ELEVATION
A-30 / SCALE 1/4" = 1'-0"

LEGEND
EXTERIOR ELEVATIONS

| | |
|--|----------|
| | EXISTING |
| | NEW |

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

MARTINEZ
ARCHITECTURE
STUDIO PC
1829 PASADENA BLVD. SANTA FE
NM 87505-4025 PH: 505.825.8111 FAX: 505.825.8112

RICHTER RENOVATION
9180 ACEQUIA MADRE
SANTA FE, NM

APRIL 3, 2023

EXISTING & PROPOSED
EXTERIOR
ELEVATIONS

A
3.0

SET #
NUMBER - 2301



MARTINEZ
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505-989-4958 studio@martinezarch.com

RICHTER-DAVIS RESIDENCE
918D ACEQUIA MADRE
SANTA FE, NEW MEXICO

NORTH ELEVATION
OCTOBER 28, 2024



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RICHTER-DAVIS RESIDENCE
918D ACEQUIA MADRE
SANTA FE, NEW MEXICO

EAST ELEVATION
OCTOBER 28, 2024



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RICHTER-DAVIS RESIDENCE
918D ACEQUIA MADRE
SANTA FE, NEW MEXICO

SOUTH ELEVATION
OCTOBER 28, 2024



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RICHTER-DAVIS RESIDENCE
918D ACEQUIA MADRE
SANTA FE, NEW MEXICO

WEST ELEVATION
OCTOBER 28, 2024

M A R T I N E Z
A R C H I T E C T U R E
S T U D I O P C

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

**918D Acequia Madre
October 28, 2024**

Exterior Finishes

Stucco – El Rey Buckskin



Windows & doors “Taos Blue”



Stone wall



Wood beams & columns



Metal columns, beams, and roofing “Dark Bronze”



APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

| Title | Name | Initials |
|-------------------------------|----------------|-----------------|
| Department Director | Heather Lamboy | |
| Assistant Department Director | Maggie Moore | <i>MM</i> |
| Planning Manager | Gary Moquino | <i>GM</i> |
| Planner Senior | | |