



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-004608--HDRB

Project Description: Primary Facade Designation

Project Location(s): 964 ACEQUIA MADRE
Santa Fe, NM 87505

Contacts:

Applicant: CHRISTOPHER PURVIS

ARCHITECT@ACP-AIA.COM

222 E MARCY ST 19
SANTA FE , NM 87501

Property Owner: Wilson and Elizabeth Britton

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction:

Project Type: Primary Elevation Designation

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: January 25, 2022
TO: Historic Districts Review Board Members
FROM: Angela Bordegaray, Senior Planner, Historic Preservation Division

Case # 2022-004608-HDRB

Address: 964 Acequia Madre
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

Historic Inventory Form

Façade diagram

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: Building Footprint
Study

RECOMMENDATION:

Staff recommends designating the east façade number 2 primary per 14-12 for Contributing Structures and Primary Façades.

BACKGROUND & SUMMARY:

864 Acequia Madre is a single-story 5,848 sf building contributing to the Downtown and Eastside Historic District. The house is “simplified” Spanish-Pueblo Revival style with a low transverse gable roof and white territorial wooden trim. Windows are wood double-hung surrounded by white wood trim. While its date of construction is unknown, a portion of the house is likely at least 100 years old.

The applicant provided a building footprint study by architectural historian John Murphey that determined the house’s footprint grown over the years. A photograph shows the northeast corner of the house in a 1984 historic survey without a front (north) portal and a recent image showing a wood territorial styled portal with simple brackets and posts painted white. Visual evidence also suggests changes to the front façade fenestration. Resulting from a 1994 HDRB case, a new north portal and yard wall were added. The footprint study states that the front door shifted west between 1984 and the present.

The applicant requests designation of primary façade(s) as applicable. Staff recommends façade 2 as primary because it maintains its original massing and historic windows a. Façade 1 (front) has been significantly altered by the addition of a formal portal, changing its “simplified” Spanish-Pueblo revival style to more of a Territorial Revival style, which presents as a later addition. The house entry door is not in its original opening.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ NRHP SRCP Criteria: A B C D

1 Name of Property <small>(Historic and/or current name for property)</small>	2 Location <small>(Address or description of location)</small> 964 ACEQUIA MADRE	3 Local Reference Number
		4 County SANTA FE

5 Property Type

Building Structure
 Site Object

6 Date of Survey
6 / 27 / 03

7 Previous Survey Date(s)
 ___ / ___ / 84
 No previous survey

8 Name of Project

9 U T M

Zone
 Easting
 Northing



10 Photo Information

Negative Location: CITY OF SANTA FE View of: NORTH

Roll #: 5
 Frame #: 7

11 Brief Description of the Property (What is it?)

SMALL HOUSE WITH CONTRASTING WHITE PORCH AND WINDOW TRIM, LOW WALL W/ STONE FOUNDATION/EDGE OF ACEQUIA CHANNEL; TIMBER BRIDGE OVER ACEQUIA. ADDITIONAL SMALL STRUCTURE ON SITE.

12 Who Uses the Property? (Current and historic users and uses made of property. Indicate cultural affiliation of users.)

13 Construction Date

Date: PRE-1940 Known Estimated Source: CITY DIRECTORIES

14 Setting

Suburban Rural Village Urban If Urban: Commercial Industrial Residential Public

15 Relationship to Surroundings Similar Dissimilar

Comments:

Continued on other side

16 Additional Perspective (Photo, drawing, footprint, etc.; Indicate north arrow when possible.)



17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

GIOVANA BUCKLEY
505 465-0029

18 Owner (if known) and Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

Notes: (If photo, include photo information, as in #10.)

R 5 # 8 NORTH

19 Is Property Endangered? Unknown No Yes How?

20 Significance to Current Community: Unknown None Low Moderate High

Describe:

21 Other Significance or Information of Interest (Such as historical, legendary, structural, former ownership, etc.)

22 National or State Register (See instructions for eligibility criteria.)

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?

23 National or State Historic District

Is this property in a historic district? Unknown No Yes

If yes: Contributing Non-Contributing Unknown

If 'yes,' what is name of district? SANTA FE State National

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



ROLL 5 #9 NORTH

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

Historic Preservation Division, New Mexico Office of Cultural Affairs >>>>Please complete HCPI FORM 1 before completing Form 2<<<<<

For HPD Office use only:

HCPI

No.

District

3

Local Reference Number

1 Name of Property (Historic and/or current name for property)

2 Location (Address or description of location)

4 County

SANTA FE

5 Date of Survey 6-24-03

964 ACEQUIA MADRE

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Visible Construction Material

- | | | | |
|--|---|--|---|
| <input 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: Structural Clay | <input type="checkbox"/> Vinyl Siding | <input type="checkbox"/> Wood: Board & Batton |
| <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 & Groove | <input type="checkbox"/> Other: _____ | | |

Notes:

7 Number of Stories Not Applicable

Number: 1 1 1/2 2 2 1/2 Other: _____

8 Foundation Not Applicable

Not Visible None At Grade Above Grade Raised

Materials: Concrete Stone Other: _____

Notes:

9 Roof Not Applicable

Shape: Flat Gabled Hipped Pyramidal

Shed Other: _____

Pitch: None Low Medium Steep

Features: Eave Parapet

Materials: Asphalt Composition: Shingle Composition: Roll

Earth Metal: Corrugated Metal: Pressed

Metal: Standing Seam Metal: V-Crimp

Tile: Terra Cotta Wood: Shingle

Other: _____

10 Windows (Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.)

Not Applicable

Operation	Material	Glazing	Number
DBL.HUNG	WOOD	1/1	3
FIXED	WOOD	PAIR 3LTS/1	3
	WOOD	SINGLE LIGHT	2

Notes:

11 Doors (Describe type, style, and material of those doors on main or street facing elevation and other notable doors.)

Not Applicable

Type	Style	Material	Number
1 LEAF	PANEL	WOOD.	1

Notes:

12 Chimneys (Describe whether interior or exterior and material)

13 Porches Not Applicable

Type: Entry Partial-Width Full-Width Wrap

14 Other Significant Features

SIMPLE BRACKETS AT PORCH POSTS
VERY SHALLOW PITCH OF ROOF CONTINUOUS AT PORCH

15 Modifications (For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)

No known modifications

1. _____ Date: _____ Known Estimated Source: _____

2. _____ Date: _____ Known Estimated Source: _____

Continued on other side

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Primary Architectural Style

- Not Applicable
- Art Deco/Streamline Moderne
- Gothic Revival
- Mission Revival
- Pueblo
- ^{SIMPLIFIED} Spanish-Pueblo Revival
- Bungalow/Craftsman
- International
- Neo-Classical
- Queen Anne
- Territorial
- Colonial Revival
- Italianate
- Northern New Mexico
- Ranch
- Territorial Revival
- Folk Victorian
- Mediterranean
- Prairie
- Spanish-Colonial
- Tudor Revival
- Notes: Other: _____

17 Documents Available and Their Locations

(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)

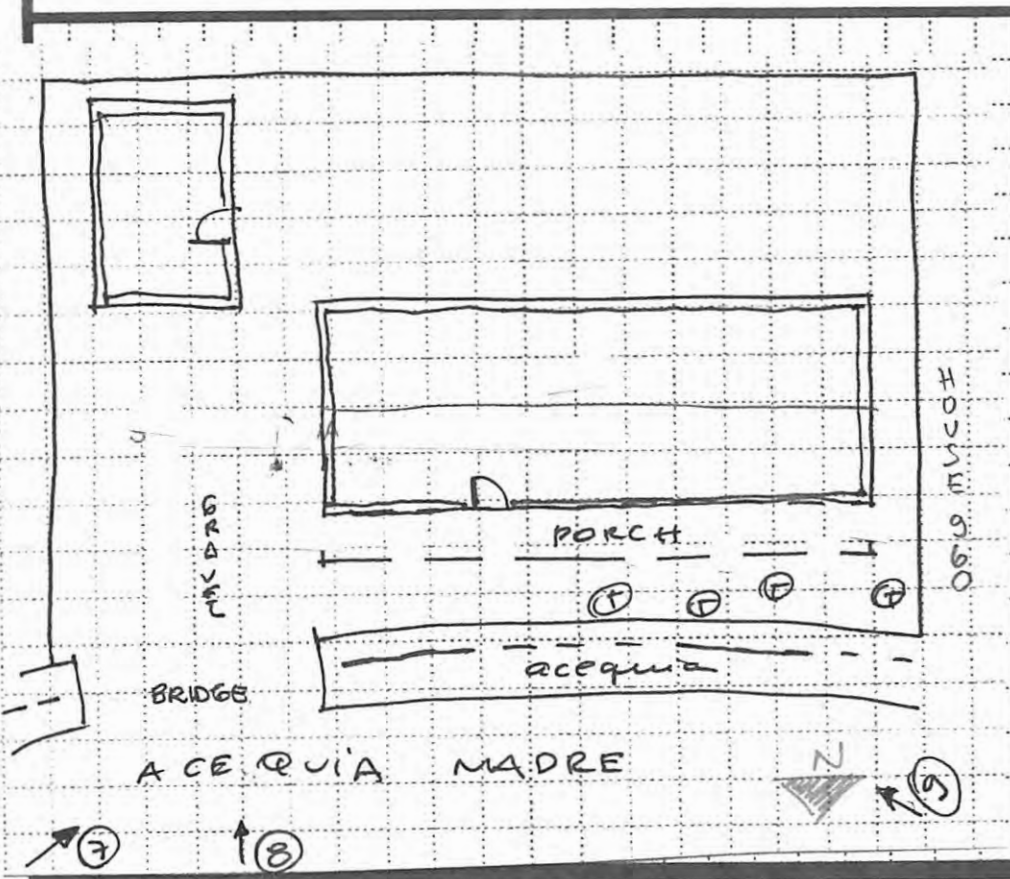
SITE

18 Attached or Associated Properties

(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)

Are associated properties eligible for listing? NO

19 Site Plan



Please Include:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads
- Driveways

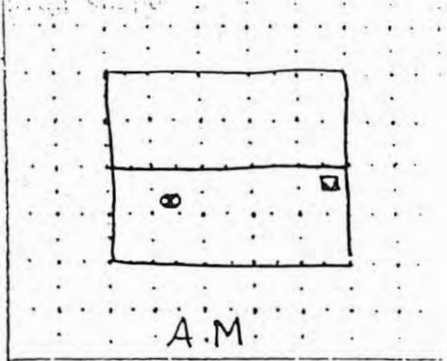
Notes:

LEGEND	
	TREE
	GATE
	YARD WALL
	BUILDING WALL
	DOOR
	PHOTO LOCATION
	NORTH ARROW

Building threatened by 15-XI-84 by 13 county Santa Fe file no. 051611500
 map sheet number SFMD-6-1500 U.S. reference casting zone 12 13 northern

last use description 964 Acquia Madre city/town Santa Fe
 land grant/reservation

legal description 18 23 18 23



date of construction 1929-34 estimate c. 1932
 source BD City Directory

use
 present residential
 other
 historic residential
 other

condition
 excellent good
 fair deterior

degree of remodeling
minor moderate no
 describe:

style NM Vernacular

foundation material NV
 wall material/surface Adobe Stucco

architectural features
Roof - transverse gable. Template. Fascia.
Cutter w/ downspout. 1 w/sgy flue 1 w/lt flue
Windows - 3/4 dbl. Bullnose
Door - 1 lite w/ panel w screen door

surroundings Res
 relationship to current similar not of

historic potential
 yes no

significance
 eligible of interest
 why? Contrib.

associated buildings? yes
 what type? Shed
 if inventoried, list ID no.
 see back? yes

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501

Friday, November 5, 2021

RE: 964 Acequia Madre
Enclosed (1) 24"x36"
and (1) 11"x17" copies
A-1 Site & Floor Plans Existing 11/4/21
Photographs of elevations
Letter from John Murphy

Dear Angela Bordegaray and
Members of the Historic Districts Review Board

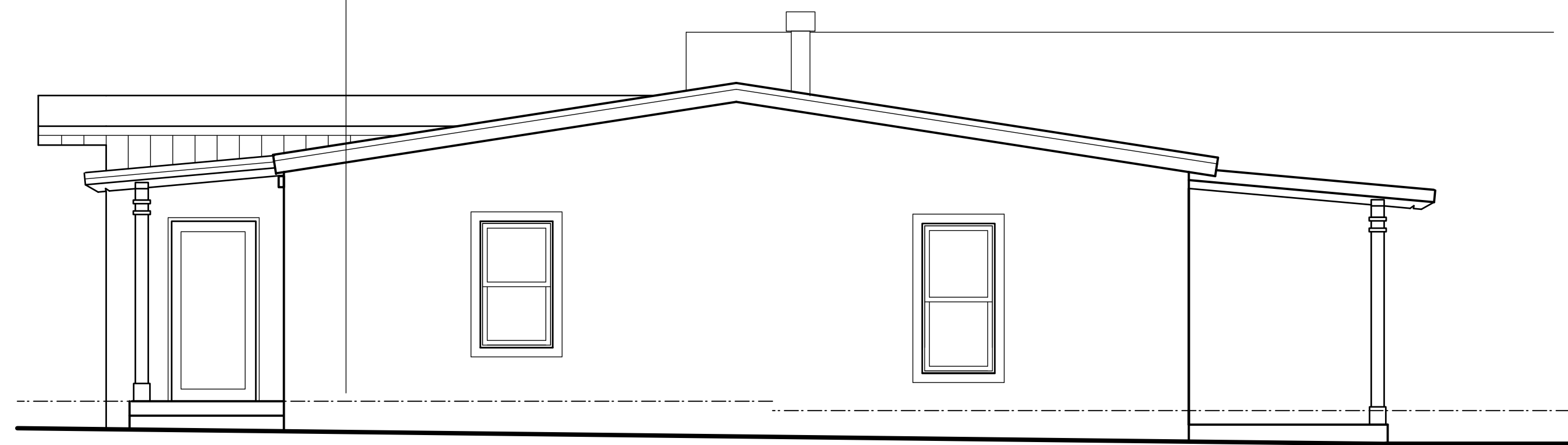
This contributing house built at least 100 years ago . See attached HCPI form and letter from John Murphey.

The buildings are contributing so we ask that you designate the designate primary elevations

Please call if you have any questions on the project 982-5461
Sincerely,



Christopher Purvis.



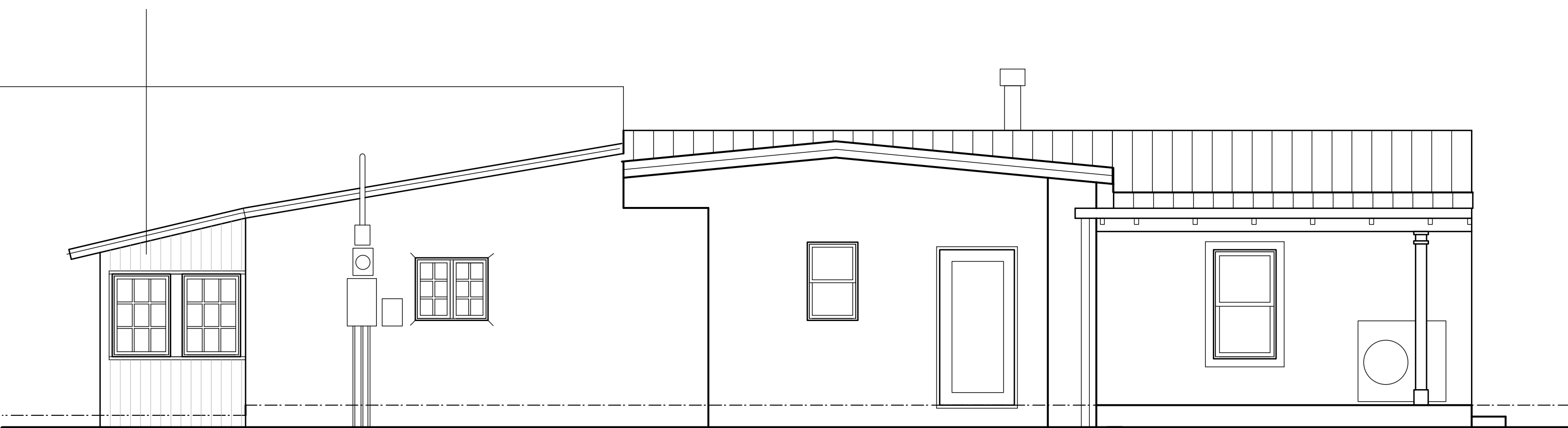
2 NORTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



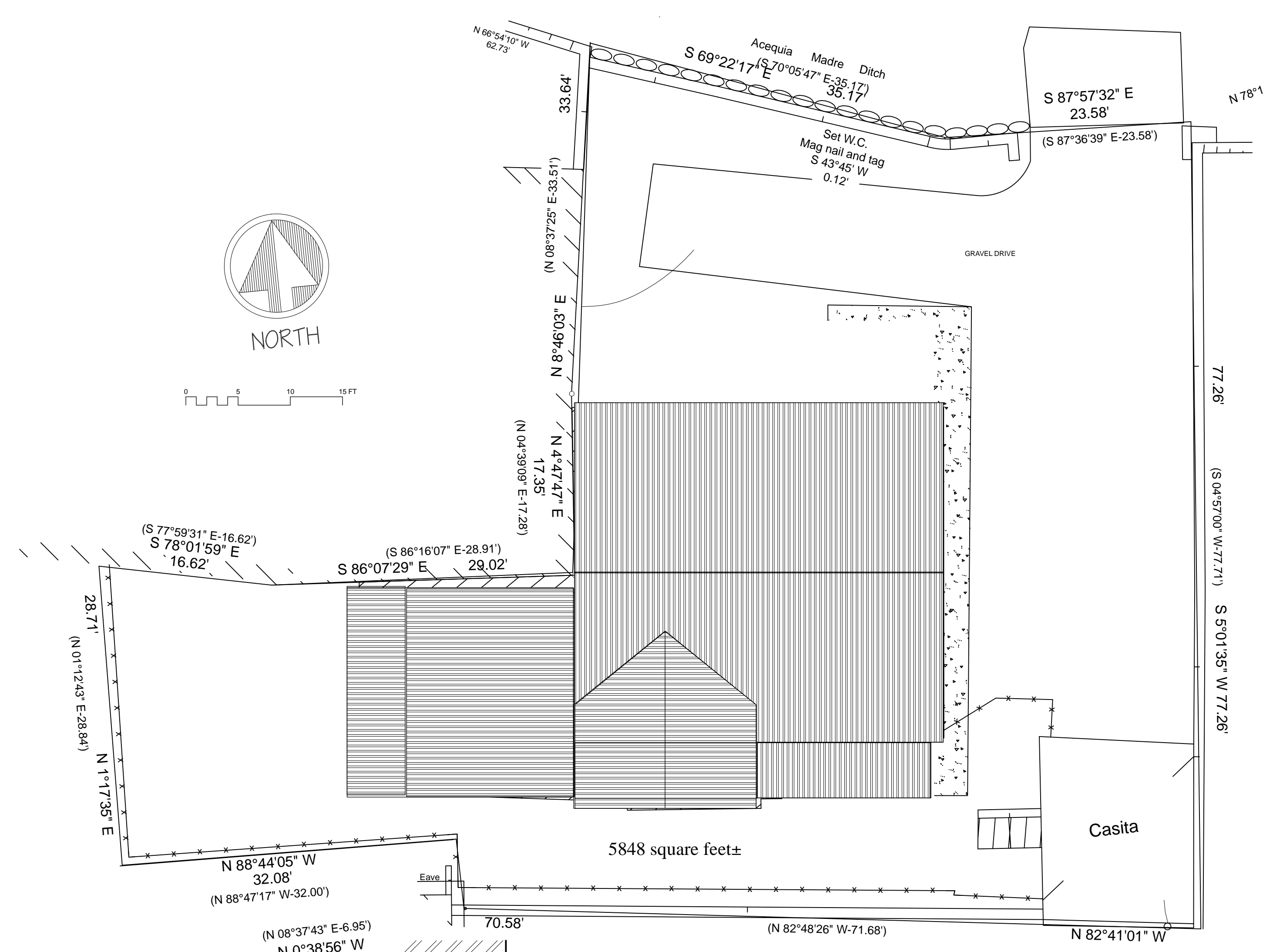
2 WEST ELEVATION EXISTING
Scale: 1/4" = 1'-0"



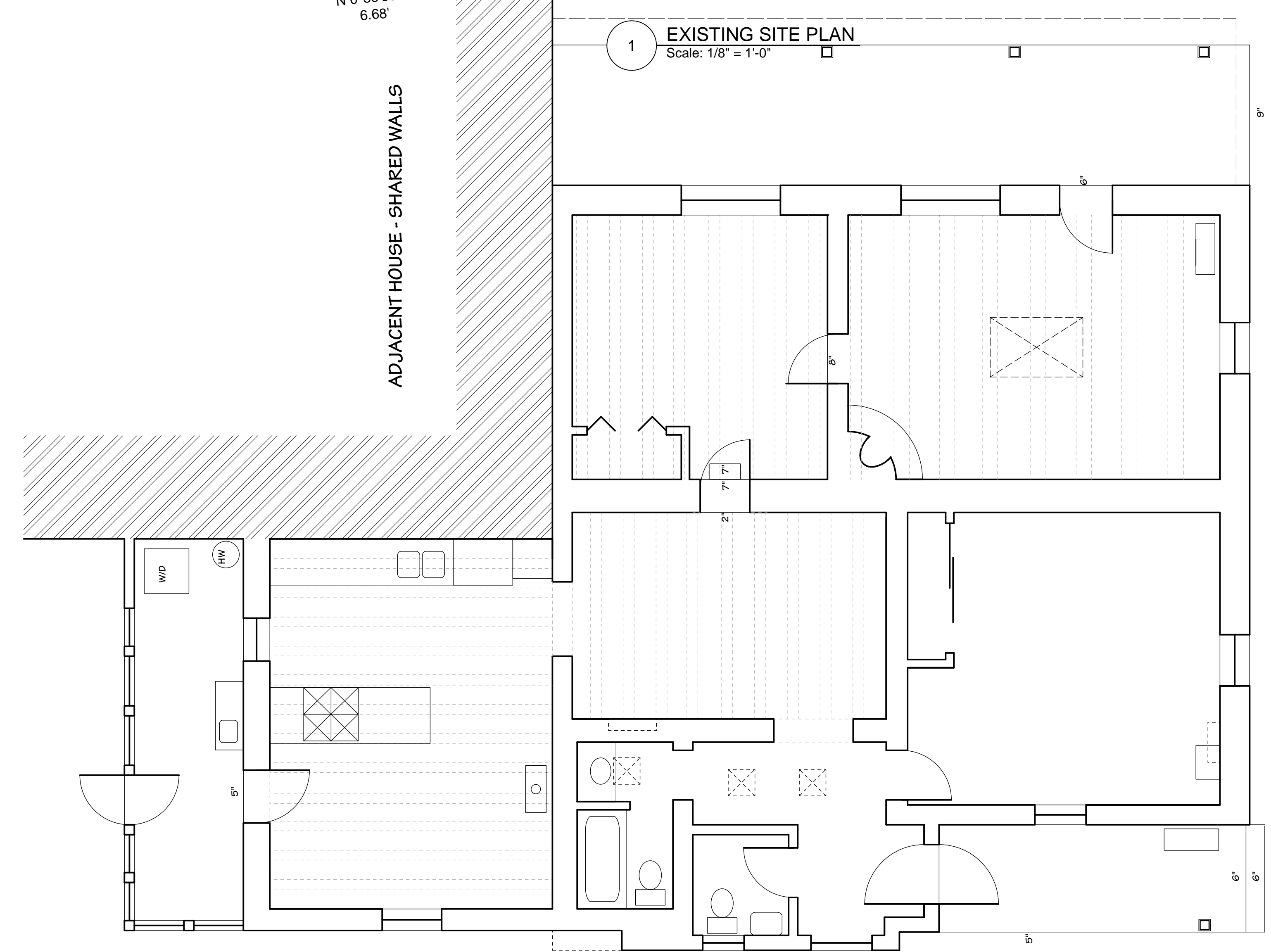
2 NORTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



1 EXISTING SITE PLAN
Scale: 1/8" = 1'-0"



ARCHITECTURAL History Services

John W. Murphey
Architectural Historian
SANTA FE + SAN FRANCISCO
John@archhistoryservices.com

November 8, 2021

Wilson and Elizabeth Britton
964 Acequia Madre
Santa Fe, NM 87505

RE: 964 Acequia Madre - Footprint Study: Residence (PN#10175616)

Dear Wilson and Elizabeth:

As requested, I analyzed the development of your residence at 964 Acequia Madre in regard to its footprint. This analysis was conducted, as I understand it, to inform preliminary planning for a future renovation project. Through research, which included aerial photographs, city directories, newspaper accounts, and property records, I determined the house's footprint has experienced growth over the years and recently has had a new front (north) porch added. Visual evidence also suggests changes to the front façade fenestration.

Administrative Background

The house is a Contributing Structure to the City of Santa Fe Downtown and Eastside Historic District. It is also a contributor to the National Register-listed Santa Fe Historic District (SRCP# 260). It has been surveyed twice: first in 1984, in a reconnaissance manner using a Historic Building Inventory, and in 2003, more thoroughly with a Historic Cultural Properties Inventory. The 1984 survey photograph is critical to understanding the evolution of the north façade (Figure 1). The house has been subject to at least five Historic District Review Board cases, dating between 1992 and 2005.

Brief Historical Background

While its date of construction is unknown, a portion of the house is likely at least 100 years old. Historically it ties to the Barbero family. From roughly the 1920s to the 1960s, it was occupied by Miguel G. Barbero (1895-1965), a former sheepherder and later plasterer, his wife Isabel E. Barbero (1897-1990), and five children.¹ The house remained in family ownership until the 1970s. Identified initially with Manhattan Street, it took on the address 964 Acequia Madre in the early 1930s.

Aerial Photographs

There is no map coverage (e.g., Kings, Sanborn) for the area, but from a review of aerial photographs, there is clearly growth in footprint and massing and a change with the introduction of the non-historic front porch.

A flyover image from 1948, though of poor quality, shows what appears to be the original core of the house. As captured in the photograph it's a free-standing, side-gabled dwelling with no attachments or additions (Figure 2).

Ten years later, a 1958 aerial gives the first clear sense of the house. By this time, it is a multi-roofed dwelling, connected to the house to the west. These two houses, as indicated on a 1957 parcel map, were once part of the same property (Figure 3). The west building is now on a separate parcel addressed 960 Acequia Madre.

The 1958 view shows a medium pitch roof, longer on its north exposure, suggesting the presence of possibly an enclosed porch (Figure 4). An enclosed porch was typical of a side-gabled dwelling of this era.

¹ Information on the Barberos is based on a review of public records, census enumerations, and newspaper accounts.

An aerial from 1966 captures almost the same view, and because of its angle, gives a better indication of the front façade. (Figure 5). This roof configuration continues through the early 1970s. A view from 1978 reveals much the same footprint. (Figure 6).

Based on the aerials, at no point did the house have a separate open porch, as it does today.

Project Case Records

A review of the HDRB Access database revealed that the house was the subject of five separate cases between 1992 and 2005. While the City has not retained the actual case files, an examination of public notices, agendas, and minutes gives some sense of the proposed project and the HDRB's decisions.²

The first case, H#-92-153, intended an "upgrade" of the building, including raising its roof. Scheduled to be heard at the October 26, 1982, hearing, the project was apparently withdrawn. Similar proposals, including a change of windows and an alteration of roof form, were presented to the Board over the twelve ensuing years. An application in 1993 (H#-93-124), withdrawn before the hearing, proposed changing the roof from pitched to flat.

Most pertinent to your research is a case from 1994 (H#94-152). Presented on September 12, 1994, the application proposed a new north "portal" and yard wall. Communication with the project's architect confirmed that it received approval with the porch constructed soon after.³ This addition is evident when comparing the 1984 survey photo to the current facade (Figure 1).

The final case on record dates from 2005 (H#-04-62) and proposed a driveway vehicular gate.

² This information is based on a review of the HDRB Access database, 1992-2012, newspaper publication of meeting agendas, and information provided by the City of Santa Fe Historic Preservation Division.

³ Dale F. Zinn, email communication to John Murphey, October 10, 2021.

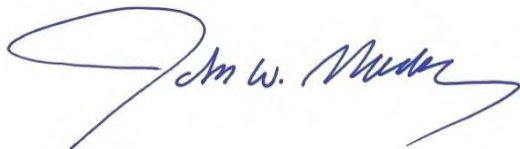
Conclusion

Comparing the two images in Figure 1, it is evident that the front door shifted to the west between 1984 and the present. Additionally, it seems the roof's north pitch may have changed in angle and height. This may reflect work that came following HDRB review. However, without complete records, it is not possible to determine the origin of these alterations.

It is unquestionable, however, that the house has grown and evolved over the years. Most recently this evolution included the non-historic porch added to the front elevation. The porch has introduced a new design in terms of form, size, and style, that is not entirely in harmony with the building's age and historical context.

Please contact me if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "John W. Murphey". The signature is fluid and cursive, with a large initial "J" and a long, sweeping tail.

John W. Murphey
Architectural Historian
505-577-7593
john@archhistoryservices.com

Illustrations

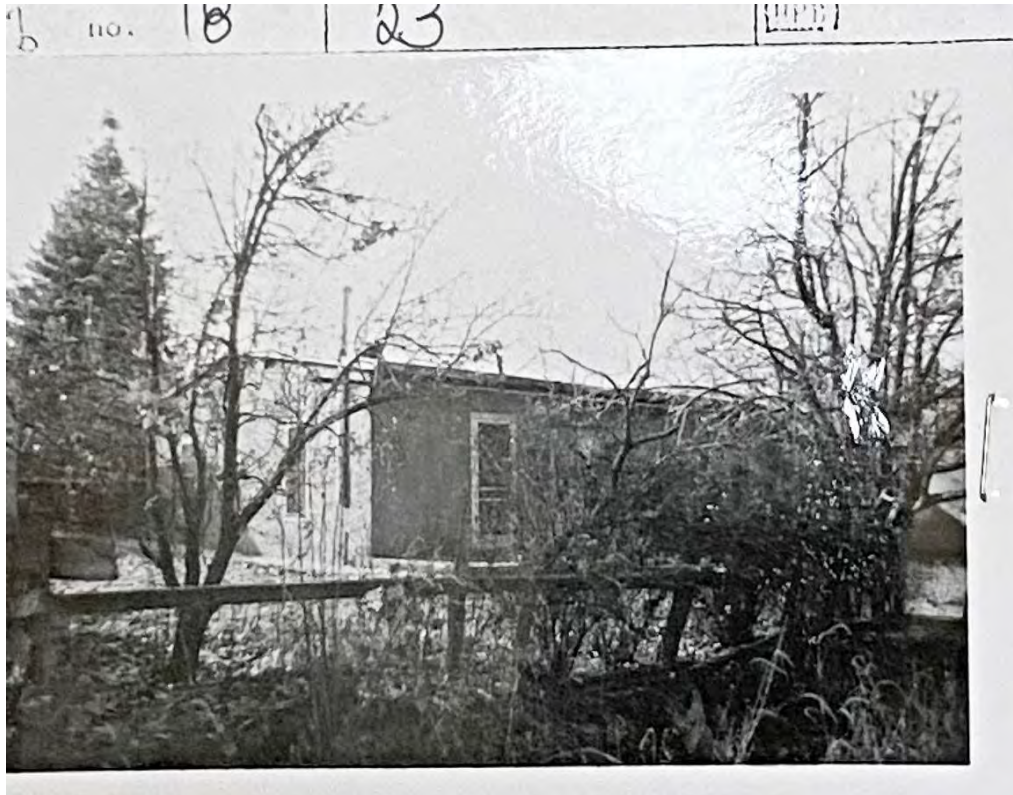


Figure 1: 1984 HBI survey photograph (above) compared with recent image of Front (north) elevation.

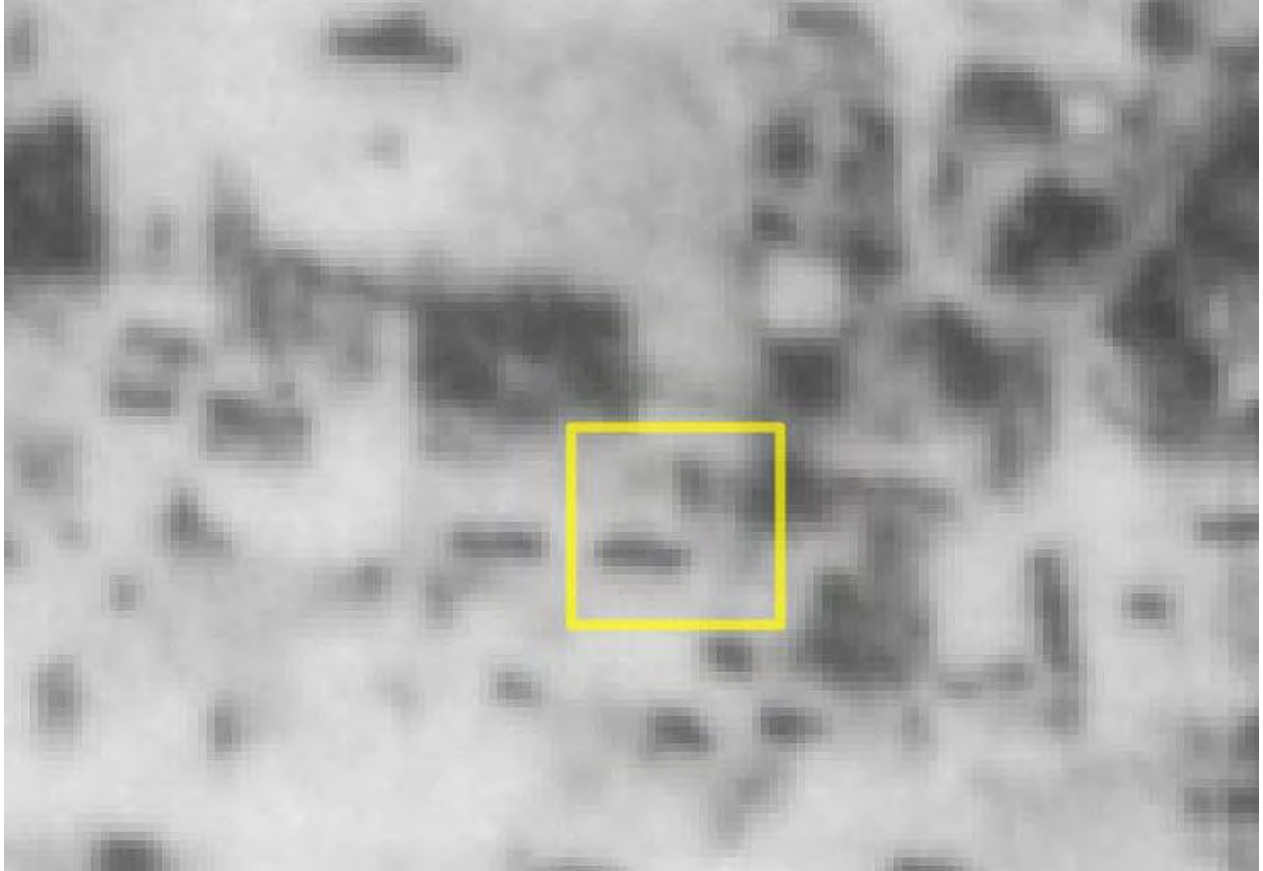


Figure 2: 1948 aerial photograph
Probable early iteration of house's footprint and form.
Courtesy University of New Mexico/EDAC.



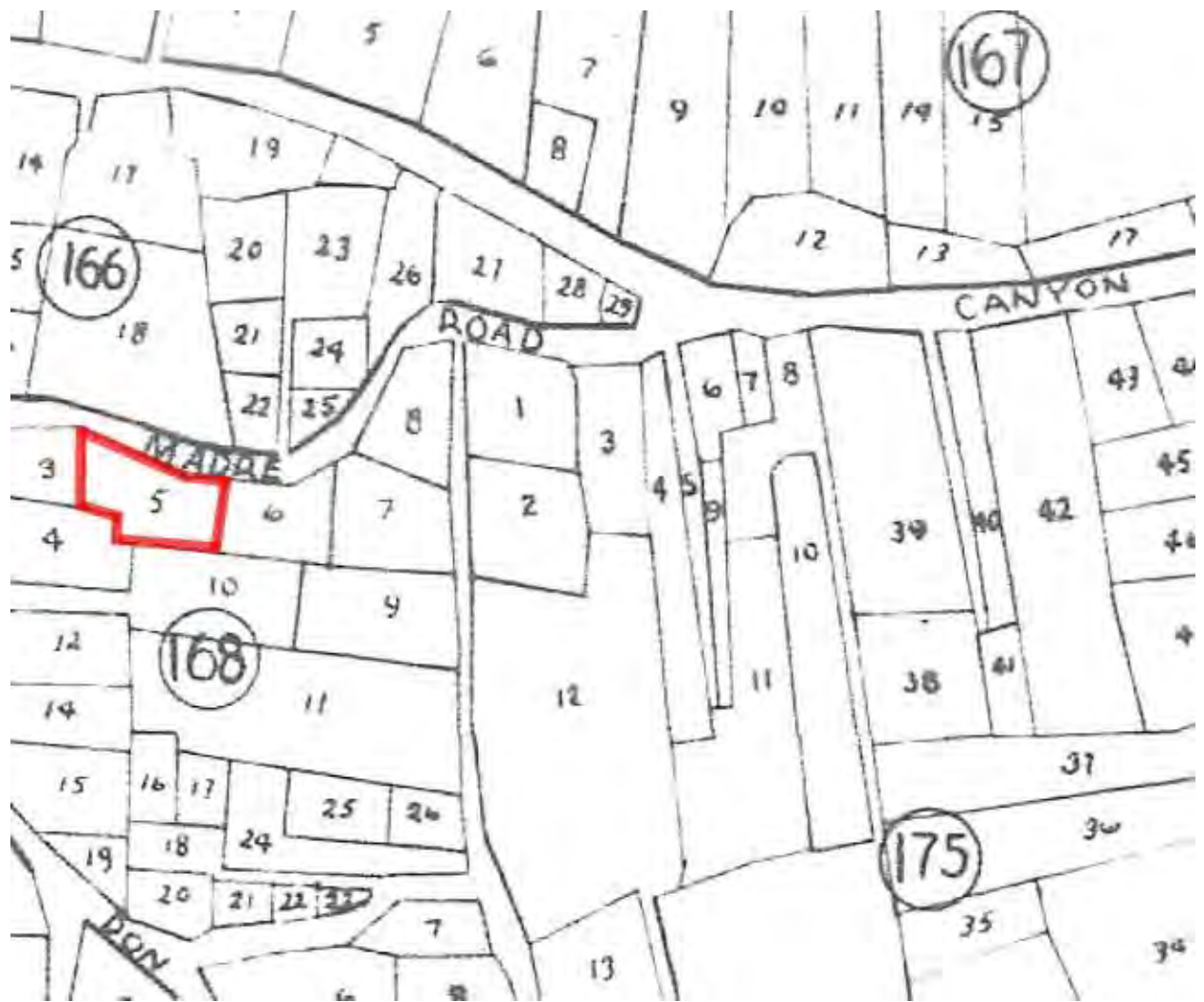
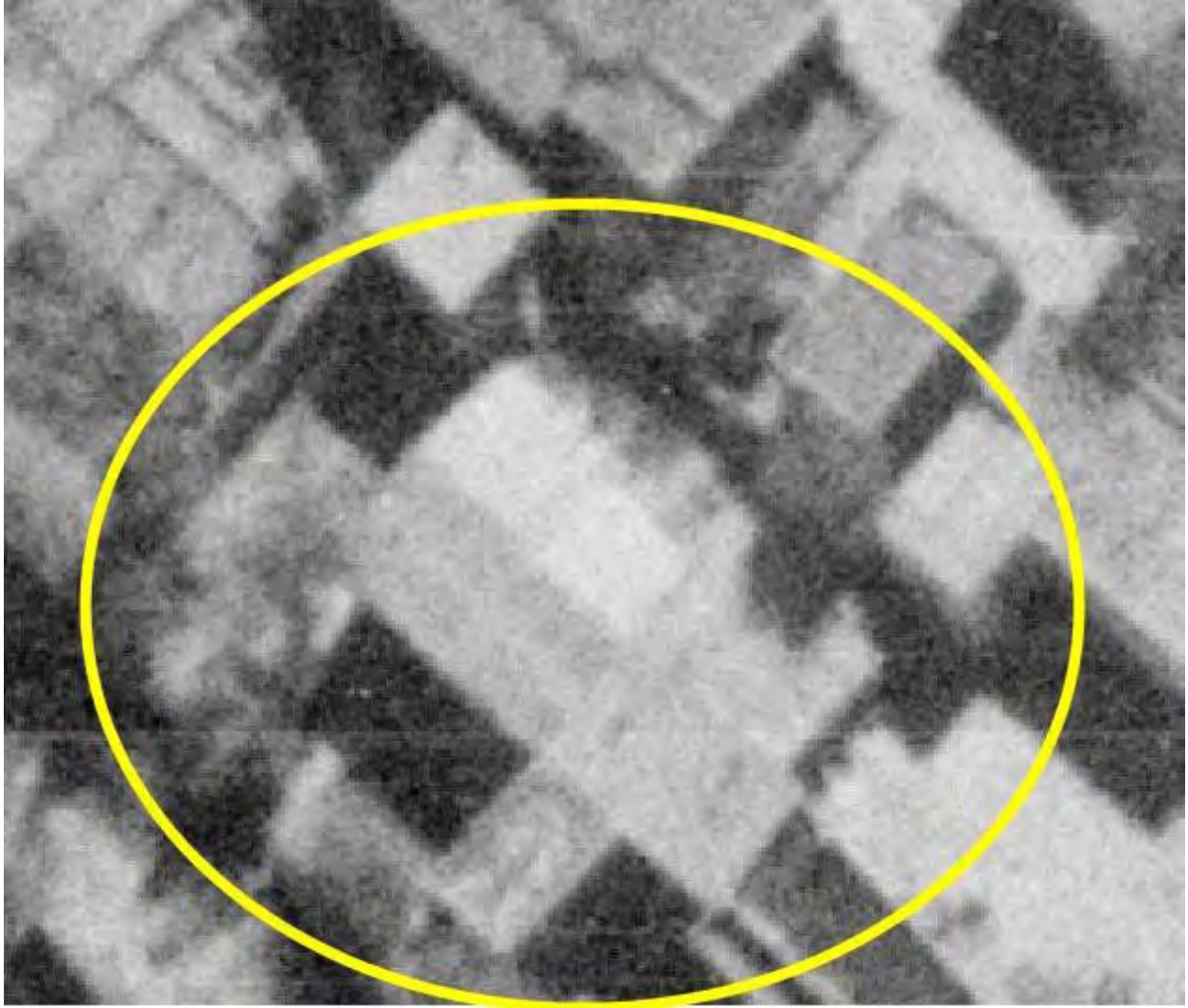


Figure 3: Portion of Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe,"1957. Parcel 5 at the time included subject house and adjacent house to west. Courtesy City of Santa Fe GIS.



**Figure 4: 1958 aerial photograph.
House with pitched form and unknown extension.
Courtesy New Mexico Department of Transportation.**





Figure 5: 1966 aerial photograph.
Courtesy New Mexico Department of Transportation.

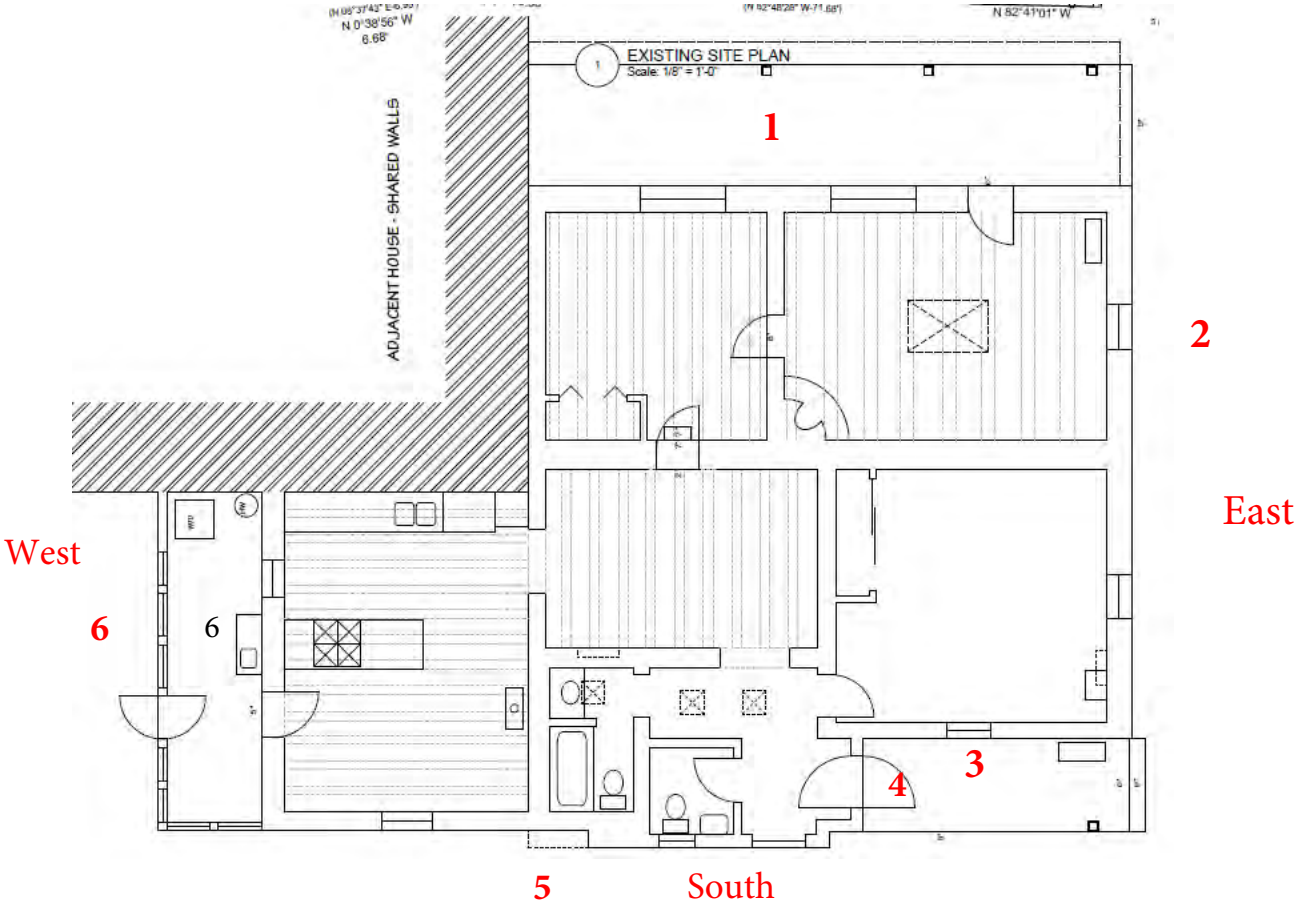




Figure 6: 1978 aerial photograph.
Courtesy New Mexico Department of Transportation.



North



FACADE DIAGRAM



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

1. **2021-004608-HDRB. 964 Acequia Madre.** Downtown and Eastside Historic District. Christopher Purvis, agent for Britton Wilson, requests primary facade designation on a contributing building. (Angela Schackel Bordegaray)

STAFF REPORT

964 Acequia Madre is a single-story 5,848 sf building contributing to the Downtown and Eastside Historic District. The house is “simplified” Spanish-Pueblo Revival style with a low transverse gable roof and white territorial wooden trim. Windows are wood double-hung surrounded by white wood trim. While its date of construction is unknown, a portion of the house is likely at least 100 years old.

The applicant provided a building footprint study by architectural historian John Murphey that determined the house’s footprint has grown over the years. A photograph shows the northeast corner of the house in a 1984 historic survey without a front (north) portal and a recent image showing a wood territorial styled portal with simple brackets and posts painted white. Visual evidence also suggests changes to the front façade fenestration. Resulting from a 1994 HDRB case, a new north portal and yard wall were added. The footprint study states that the front door shifted west between 1984 and the present.

The applicant requests designation of primary façade(s) as applicable. Staff recommends façade 2 as primary because it maintains its original massing and historic windows a. Façade 1 (front) has been significantly altered by the addition of a formal portal, changing its “simplified” Spanish-Pueblo revival style to more of a Territorial Revival style, which presents as a later addition. The house entry door is not in its original opening.

STAFF RECOMMENDATION

Staff recommended designating the east façade number 2 primary per 14-12 for Contributing Structures and Primary Façades.

QUESTIONS FOR STAFF

Vice Chair Katz asked about the effect of the façade on the historic windows.

Ms. Bordegaray indicated the photos were in the packet. The north façade now has a porch.

Vice Chair Katz said it would be nice to see what it looked like before so they could see how it changed.

Chair Rios said the photo in the packet from John Murphy shows the house prior to porch construction. John Murphy indicated the door was moved to the west but after studying the photographs, she disagreed. She thought the photographs were taken from different angles and the door has not been moved. She could see a reflection of the light from the windows in the old photograph and why would someone move the door a few inches.

Member Biedscheid noted the photograph is page 16 of the packet.

Chair Rios referred to the bottom picture where the house appeared longer. She thought the photos were taken from different angles.

Vice Chair Katz said it was hard because you cannot see the western portion of the façade.

APPLICANT'S PRESENTATION

Christopher Purvis, 518 Old Santa Fe Trail was sworn. He said he and John had discussed this door at length. He said he used a graphic trick and turned the top photograph on its side. The door appeared to go past the end of the building. When doing the same thing on the lower photograph, it doesn't and looks like it has been moved 3 feet. There isn't any way to know unless the structure is tested. He noted on the back side is a heater.

Member Biedscheid asked if the age of the "sunroom" on the west and if historic.

Mr. Purvis didn't know. Research shows that is an addition, but we don't know when. He thought prior to the addition it had been a portal.

Member Biedscheid said she asked because she looks for examples of historic sunrooms.

Vice Chair Katz asked if the windows on the north are original or historic.

Mr. Purvis said they are not historic and the 1993 survey does not address the nature of the windows enough to know if they were changed. The windows on the east façade seem to be single pane as well. The portal addition is quite different.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601, was sworn. She encouraged the east façade be designated primary and consider the same for the north façade. It is difficult to say that

the door has been moved. The window openings might be historic, and possibly 50 years old. As long as the openings are historic, the north façade should be considered primary, with the exception of the portal.

BOARD DISCUSSION

MOTION: In Case 2021-004608-HDRB, 964 Acequia Madre, Member Biedscheid moved to designate the east façade, number 2, as primary, excluding the side portion of the portal that appears on that facade, and the north façade number 1, excluding the portal and all non-historic windows, doors, or openings as to be determined by further assessment. Vice Chair Katz seconded the motion.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Katz and Larson voting in favor and none voting against.

2. **2021-004611-HDRB. 107 Victoria St.** Downtown and Eastside Historic District. Will McDonald, agent for Tamar Hurwitz, owner, proposes to replace windows, raise parapets, and construct a fence and a 449 sq. ft. portal on a non-contributing property. (Daniel Schwab)

STAFF REPORT

107 Victoria Street is a non-contributing property consisting of two structures. Their status was confirmed by the Board in case 2021-004254—HDRB on October 12, 2021. The structures are a main house and an accessory structure (garage). The original house was constructed in around 1953 and was added onto in the early 1960s. The garage was constructed also around this time.

The main house is constructed in a simplified Spanish Pueblo Revival style. It originally had a patio on the southwest corner that was enclosed in the mid-1980s. The evolution of the structure can be clearly read on the west façade. The windows on the west, east, and north facades are historic.

The garage, possibly originally a horse stable, is constructed in a similar style. In the mid-2000s, remodeling began: the garage door was changed to a pedestrian door, the ceiling was raised and a fireplace was installed. More recently, the window on the west façade appears to have been altered.

In case 2021-004255-HDRB, heard on October 21, 2021, the Board approved an application to replace existing door on west (street facing) elevation, install new aluminum