



City of Santa Fe
Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT DESC: 2022-005033-HDRB. Addition, portal replacement, window and door alterations. Exceptions were requested for window and door alteration on primary facade and for adding on less than 10' from a primary facade.

CASE NUMBER: 2022-005033--HDRB

PROJECT TYPE: Remodel

LOCATION: 964 ACEQUIA MADRE
Santa Fe, NM 87505

CONTACTS: Property Owner	Britton Wilson	510 LEXINGTON RD RD CONCORD, MA 01742-3715
Applicant	CHRISTOPHER PURVIS	222 E MARCY ST 19 SANTA FE , NM 87501

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on May 10, 2022. The decision of the Board was to approved the project as submitted finding that the applicant's responses to all of the exception criteria satisfies the Board's concerns.

For further information please call 505-955-6605.

Sincerely,

Angela Bordegaray

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

said he believes the issue has been addressed. There is no need for additional investigation.

Vice Chair Katz said it is not clear and they should still look at it. He thought if an exception was requested the packet did not reflect it.

F. STAFF COMMUNICATIONS

Ms. Piccarello said the Senior Planner position for the HPD is posted through the 13th and most likely will be extended. She asked the Board if they knew of anyone who would be interested in the position to have them apply.

1. The 2022 Heritage Preservation Awards. The awards ceremony will be held on May 19th, 2022 at the San Miguel Chapel on 401 Old Santa Fe Trail. Reception will follow at El Zagan at 545 Canyon Rd.

Chair Rios asked if she would tell them who the award recipients were.

Ms. Piccarello said that will be kept as a surprise.

G. OLD BUSINESS

1. **2022-005033-HDRB. 964 Acequia Madre.** Downtown and Eastside Historic District. Christopher Purvis, agent for Britton Wilson, proposes a 77 sq. ft. to height of 9'-6" addition (existing height 14'-6"), portal and window and door alterations on a contributing building. Applicant requests exceptions to Section 14-5.2(D)(5)(a) for altering historic window openings on a primary facade and Section 14-5.2(D)(c) adding less than 10' from a primary facade. (Angela Schackel Bordegaray)

STAFF REPORT

964 Acequia Madre is a 1,672 square foot building designated 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. There is a casita on the southeast corner of the lot. A 1984 historic survey shows the front north elevation without a portal; a 1994 HDRB case led to the addition of a wood territorial-styled portal with simple brackets and posts painted white. Other non-historical alterations include a stucco yard wall atop the historic low rock acequia wall. There is a timber bridge over the Acequia Madre.

While the 2021 footprint study indicated that changes were made to the front (north) façade fenestration that include a north elevation front door shift to west between 1984 and the present, the board did not agree and designated the north elevation as primary excluding the portal. The board also designated the east elevation a primary façade.

The applicant proposes the following exterior alterations:

North Elevation Alterations

1. Redesign the front portal posts and corbels on the north front (primary façade) by removing the 1980s brackets and replace with viga posts and corbels that will be stained dark brown.
2. Remove the single-wide front door and relocate it to the west end of the façade, in effect exchanging it with the existing historic double-hung 3-over-1 lite windows on the west end. The new entry doors will be double French doors. The new doors will not widen the existing opening but lengthen the opening.
3. Remove historic double-hung 3-over-1 lite windows on the west end, proposed to be replaced by the new double French doors. The applicant requests an exception to 14-5.2(D)(1)(a) which prohibits removal of historic material.
4. Install a new true divided lite double hung window to match in-kind the removed west end window. New window will replace the removed door. The opening will not be widened but will be shortened. The new doors and windows will match existing in pattern and material and will be true-divided lite and painted to match the house's existing "Sage Green."
5. Add a 48" high masonry yard wall stuccoed to match house. The yard wall will have a wood paneled 36" wide double entry gate and be set 4" off the primary east façade.
6. The proposed yard wall is set back more than 20' south into the property.

South Elevation

1. Convert a 77 square foot portion of the existing portal into heated space. The additional roofed space will be set less than 10 feet from the primary east façade. The applicant requests an exception for its proposed placement per Section 14-5.2(D)(2)9d).
2. Infill two windows on the south west corner of the building
3. Add two small kiva fireplaces.
4. Add one window on the western end of the south elevation and one window on the southern end of the west elevation.
5. Infill a window on the south elevation and relocate a new true divided lite wood window painted Sage Green.

6. Add two skylights on the rear of the roof not visible from a public way.

STAFF RECOMMENDATION

Staff did not find that all the exception criteria had been met but the Board may find that they have upon further testimony. Otherwise, staff recommended approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Downtown & Eastside Historic District.

Chair Rios asked if Ms. Bordegaray felt that neither of the two sets of exceptions were met.

Ms. Bordegaray said the applicant met a few from each set, but not all criteria.

Member Bienvenu asked if the age of the historic window was known.

Ms. Bordegaray said it is estimated to be part of the original material and at least 50 years old.

Member Bienvenu said that goes back to the original age of the house, at least 100 years ago.

Ms. Bordegaray said a survey by John Murphy was done for the last case. The windows were determined as historic, but the portal is not conclusively historic.

Member Bienvenu asked how she would describe the windows underneath the storm windows.

Ms. Bordegaray said they are double hung, three over one, light pattern in good condition and have screens.

Member Bienvenu confirmed the glass in the divided light panes could be very old. He asked on the other exception, the addition in the southeast corner, if correct 3 feet of the portal will remain, and the addition will be set in 3 feet from the exterior wall.

Ms. Bordegaray said it is not an entire portal infill, but that is correct.

Member Bienvenu said that is a minimally intrusive alteration to a primary façade. He said he would have no problem approving the exception for that.

Vice Chair Katz said he likes the look of what has been planned but has problems with the exception criteria. They probably won't see much, if any, of the extension in the back. He said if changing the entry and putting closets in the bedroom is considered a

hardship, he couldn't imagine what would not pass that test. He asked how the Board not allowing a bigger bedroom is a reason someone is not able to live in the historic district.

APPLICANT PRESENTATION

Christopher Purvis, 518 Old Santa Fe Trail, Santa Fe, NM, was sworn. He said he would start at the front, and clearly the brackets are not part of the original building. Changing the columns and adding corbels was an attempt to make the building blend in more. The applicant wants to keep the same size window openings and acknowledge they are at least 50 years old. Regarding the rear portal, it cannot be seen from the street. In the back of the house there is a bathroom portion that was not well done, and this is to make the rooms more traditional. They added a closet, and the bathroom wall is pushed out. He agreed hardship is hard to claim, which is true of almost every exception. He explained that the one in the back has no negative effects on the streetscape or the building and don't materially affect the look.

Member Guida said he agrees regarding the exception process, the hardship rule is often the most difficult to apply. He believes the exception process is for cases like these. He advocates for an approach on design and people rather than legal or visibility to determine if a person can live in the district. Swapping a window and repurposing of rooms is part of the architecture. This is sensitive to the form and layout of the façade. A single window is replaced with the door in the same width; historic material will be moved to the opening and a double door will be replaced with a double window in the same width. He said the historic material matters less to him than the design, appearance and character. None of that has been harmed by this proposal. He said secondly, the addition on the back is equally sensitive. It doesn't propose a new mass or form and incorporates itself sensitively to an existing feature. The distance from a primary façade is reasonable. He agreed with the applicant's response on all fronts.

Member Biedscheid asked Mr. Purvis to elaborate on his clients need to eliminate the steps in the house. She said that could be considered a hardship.

Mr. Purvis explained when you go into the front door you have to step up. And when you leave that room you have to step down. Moving the door will keep things flat. The same thing is being done by making the floors even and making the probability of tripping less.

Chair Rios confirmed with Mr. Purvis that other than adding the 77 foot enclosure in the back, the footprint remains. The changes are to the interior which are not the purview of the Board.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601, Santa Fe, NM, was sworn. She thought the applicant had not met the criteria for hardship. She said you don't have to change the outside façade of the house to eliminate a step up or down. She said "highly sensitive" is not the criteria to grant an exception. She thought saying Code should be people and building oriented is a huge mistake and establish a bad precedent. There are other ways of making the changes.

Britton Wilson, 964 Acequia Madre, was sworn. He is the owner and appreciated the Board's time. He said this is about aging in place, not a bigger bedroom. In the rear they were trying to access the bathroom from the bedroom. He said you cannot tell from the floor plan that the level changes between the entrance to the bedroom and the bedroom itself. Regarding the comments on the steps, going anywhere in this house you have to go through the middle section. That requires a step and a half down. He said he and his wife were in their 60s and will be retiring. They are concerned about aging in place. He thought this a good way to solve the issues and remain in their home for many more years. He said this design is for accessibility.

BOARD DISCUSSION

Vice Chair Katz apologized for not realizing there is a step up in the living room and not a step up in the other room. He said he is also at an age where that makes a difference and can understand the applicant's concern. He said from the explanation of the changes from the bathroom to the bedroom, he could also understand the changes are necessary.

MOTION: In Case 2022-005033-HDRB, 964 Acequia Madre, Member Guida moved to approve the project as submitted finding that the applicant's responses to all of the exception criteria satisfies the Board's concerns. Member Biedscheid seconded the motion.

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

Member Bienvenu said hardship is an important concern in all of the cases. This is an independent exception criterion, and the Board should not be cavalier in its application. These three exception criteria work together. What a hardship is, is not an independent determination, it depends on the individual cases presented. It is not a completely standalone requirement. Also, hardship does not have to mean severe hardship. It also means difficult.



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 *(Historic and/or current name for property)* _____

2 Location *(Address or description of location)* 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.)



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

R 5 # 8 NORTH

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.)

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
- Bungalow/Craftsman
- International
- Neo-Classical
- Queen Anne
- ^{SIMPLIFIED} Spanish-Pueblo Revival
- Colonial Revival
- Italianate
- Northern New Mexico
- Ranch
- Territorial
- Folk Victorian
- Mediterranean
- Prairie
- Spanish-Colonial
- Territorial Revival
- Tudor Revival
- Other: _____

Notes:

17 Documents Available and Their Locations

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

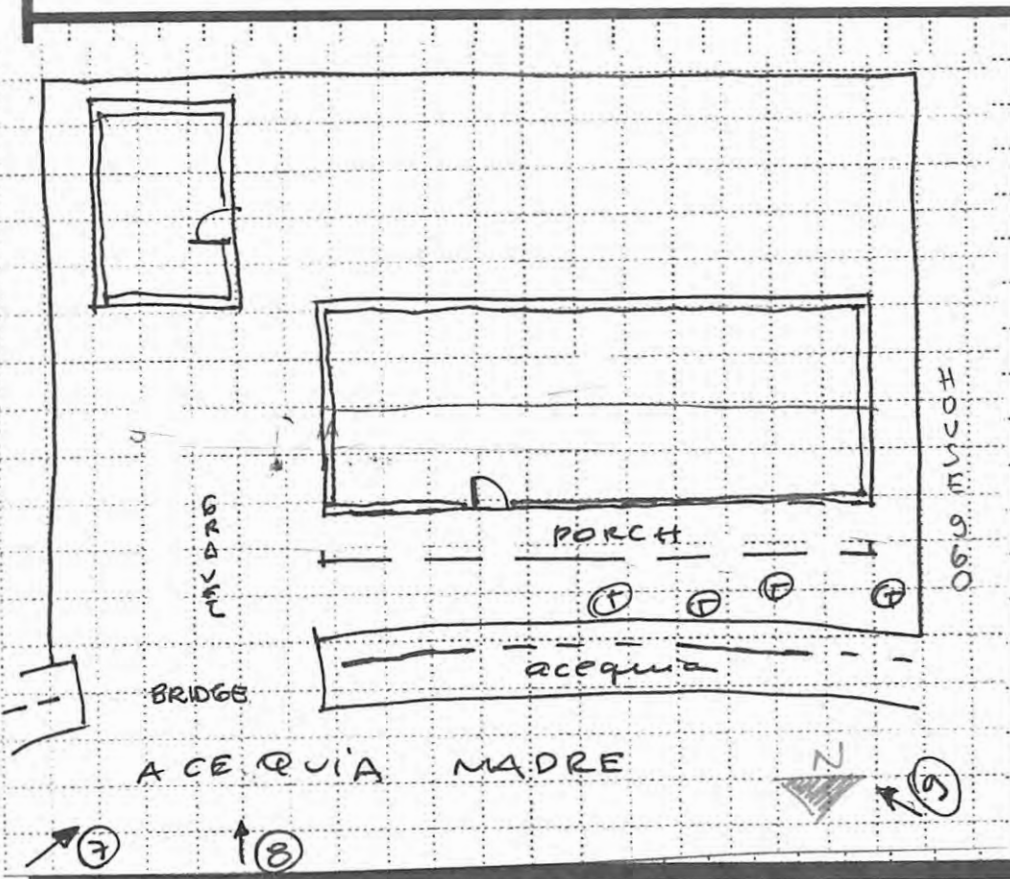
SITE

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:

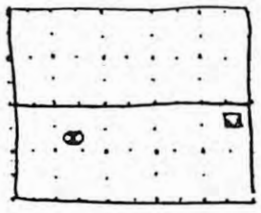
LEGEND	
	TREE
	GATE
	YARD WALL
	BUILDING WALL
	DOOR
	PHOTO LOCATION
	NORTH ARROW

building threatened or aged
 date 15-XI-84 by BJ 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
 town N.S. range E.W. sec

file no. 18 | 23



A.M.

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

use
 present residential
 other
 historic residential
 other

condition
 excellent fair good deterior

degree of remodeling
 X 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/ll flue
 Windows - 3/4 dbl. Bullnose
 Door - 1 lite w/ panel w screen door

surroundings Res
 relationship to current similar not of no

historic potential
 yes no

significance
 eligible of interest no
 if eligible, why? Contrib.

associated buildings?
 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

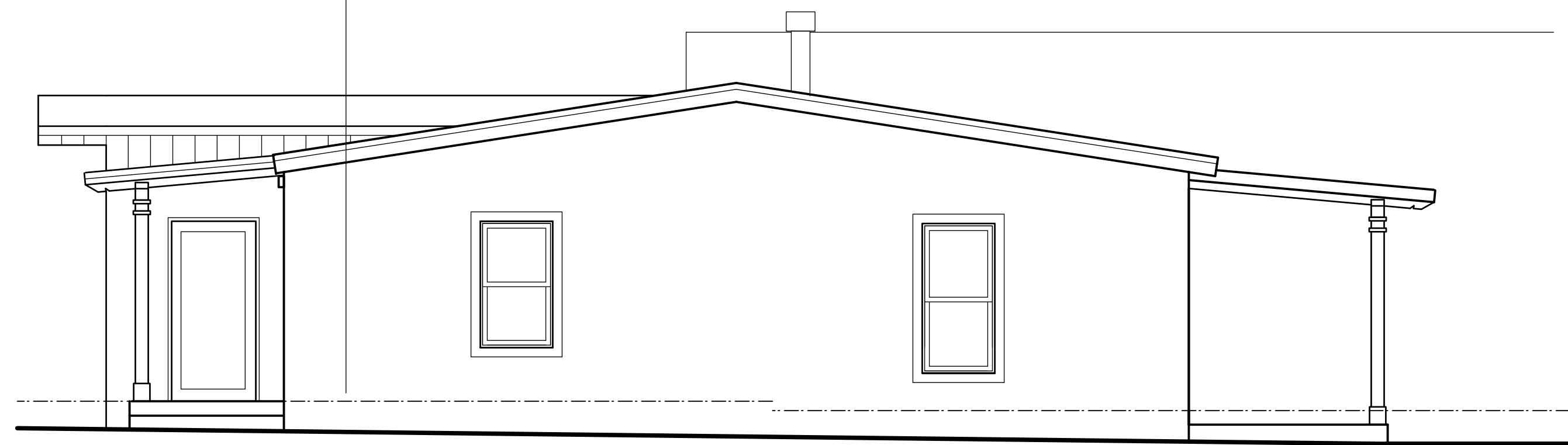
This contributing house built at least 100 years ago . See attached HCPI form and letter from John Murphey.

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.



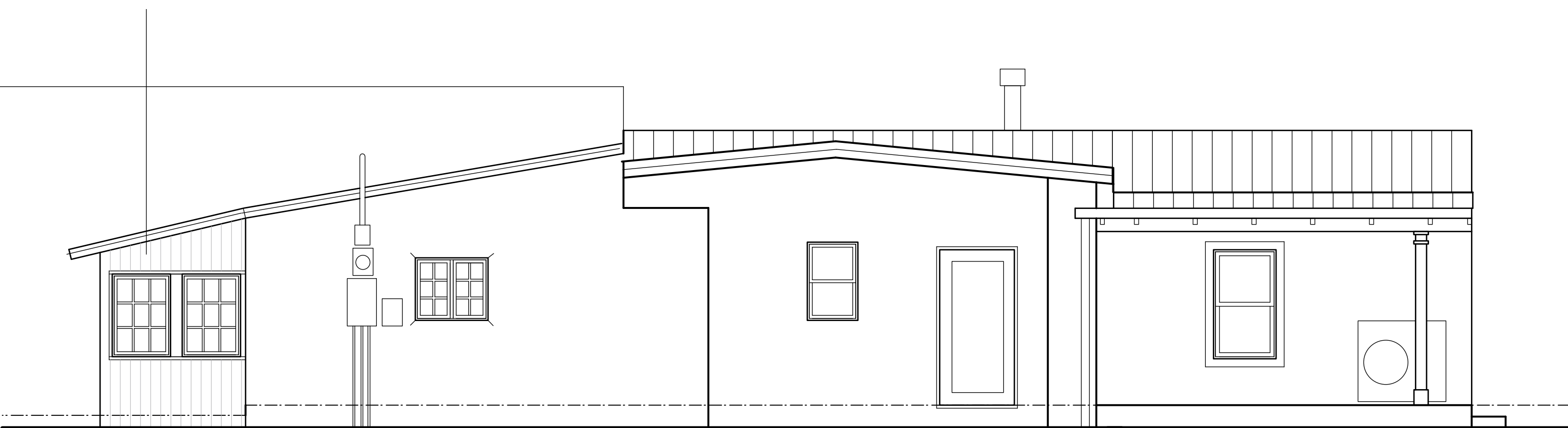
2 NORTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



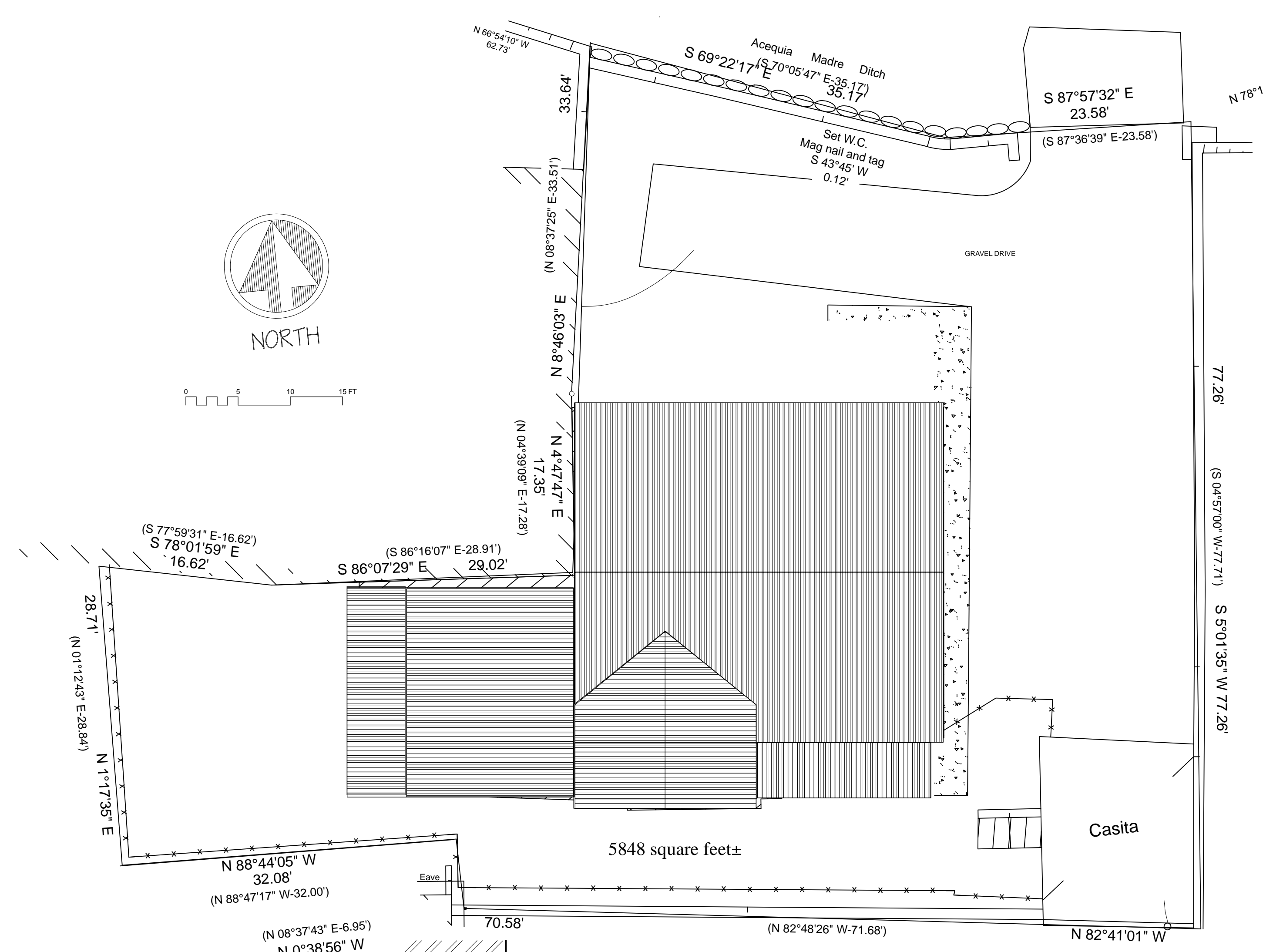
2 WEST ELEVATION EXISTING
Scale: 1/4" = 1'-0"



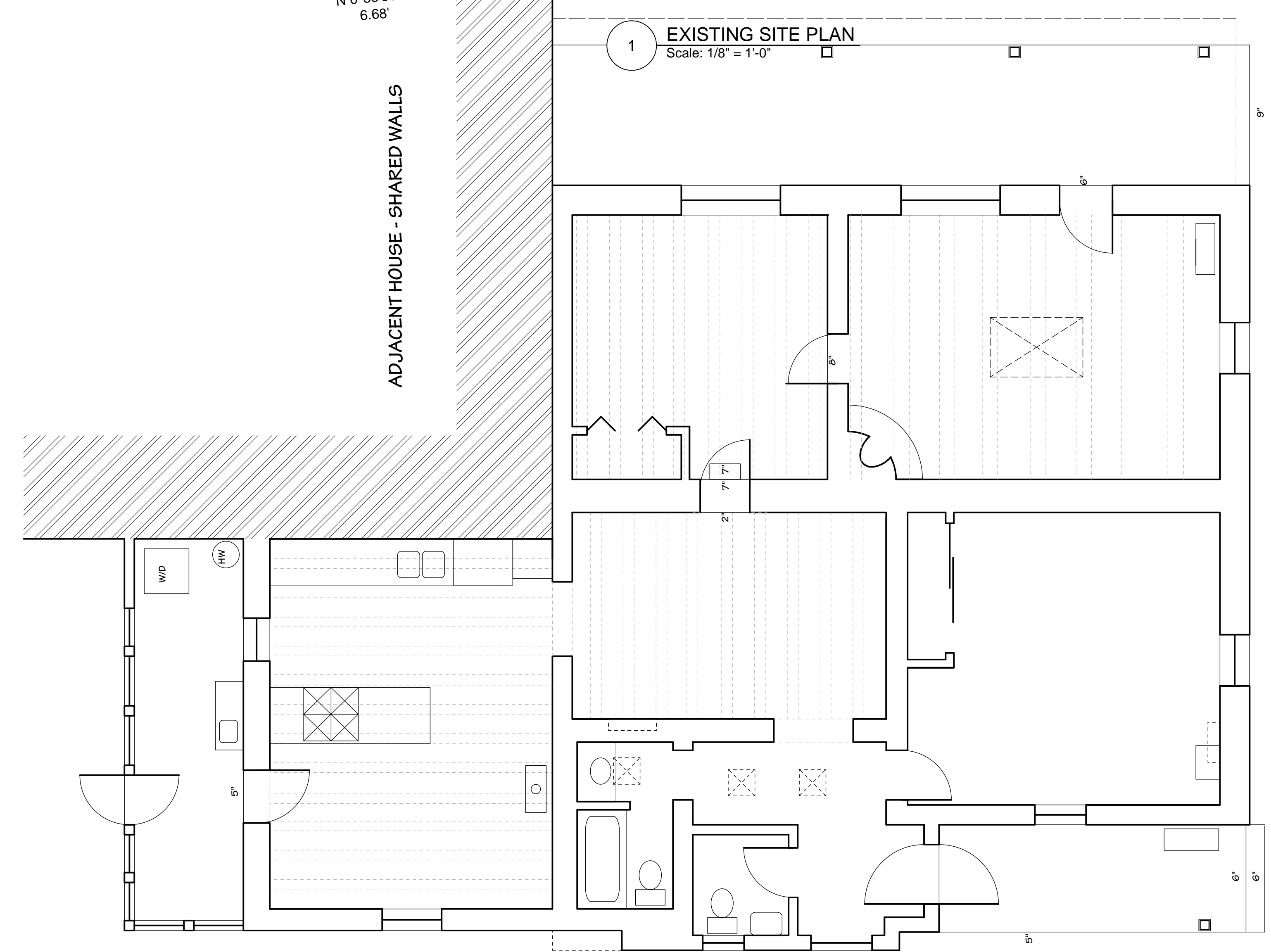
2 NORTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



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



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



A. CHRISTOPHER BURVVIS
ARCHITECTS
518 Old Santa Fe Trail St PMB 373
Santa Fe, New Mexico 87505 Tel: 505 982 5461
E-Mail: Architect@ACP-ART.com

WILSON REMODEL
964 ACEQUIA MADRE
SANTA FE, NEW MEXICO

6/22/2021

A-5

JOB NO. 4142

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 HDBR'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.

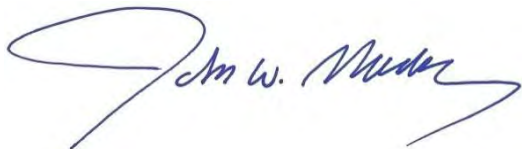
Conclusion

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 underline.

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

Illustrations

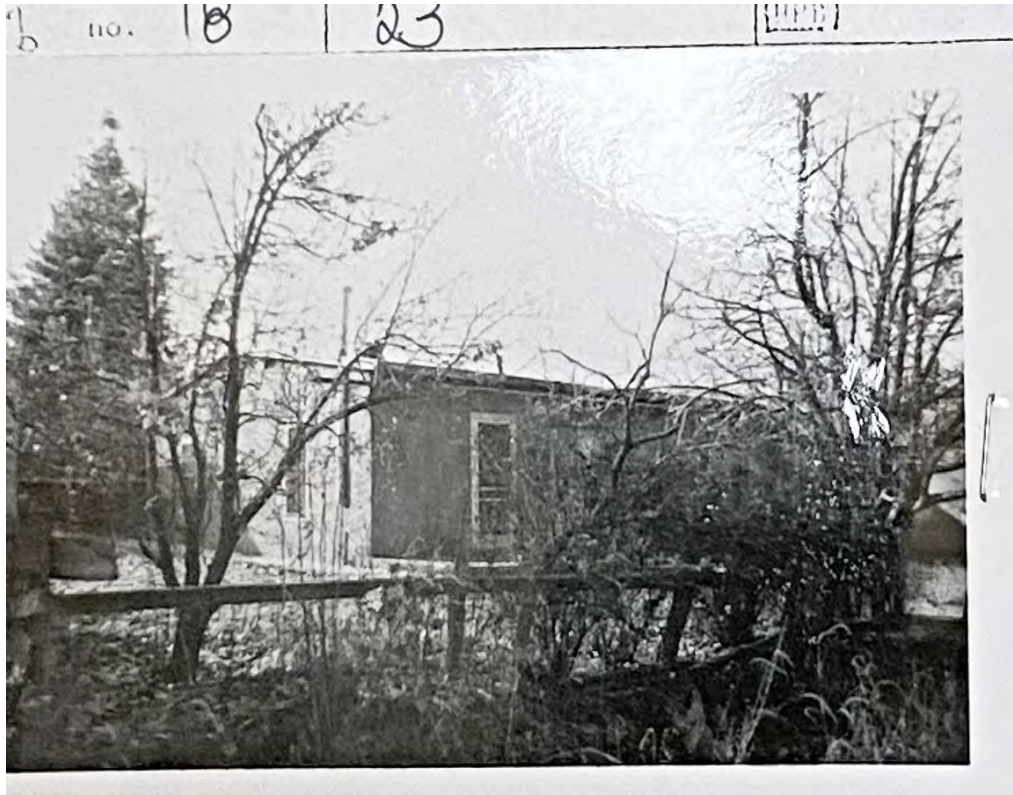


Figure 1: 1984 HBI survey photograph (above) compared with recent image of Front (north) elevation.

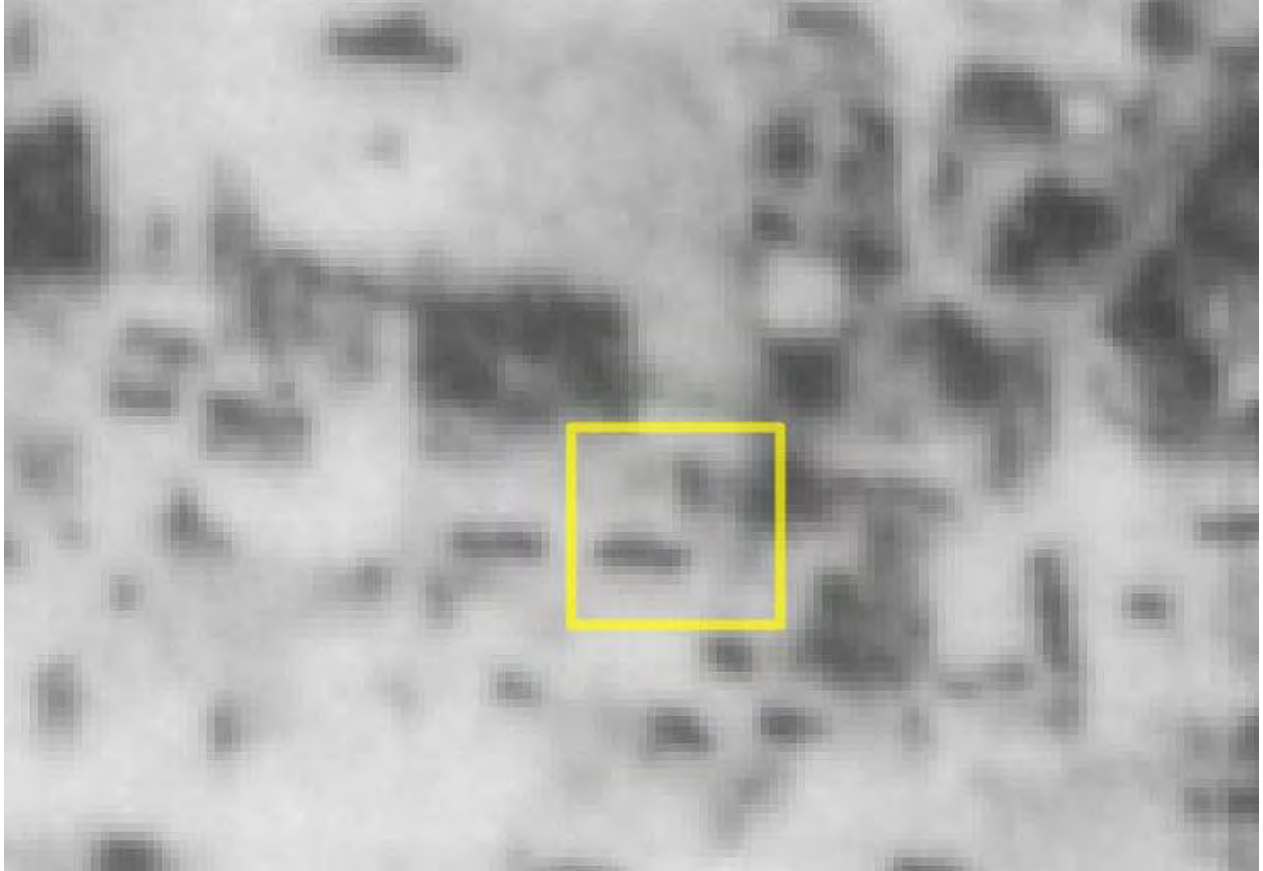


Figure 2: 1948 aerial photograph
Probable early iteration of house's footprint and form.
Courtesy University of New Mexico/EDAC.



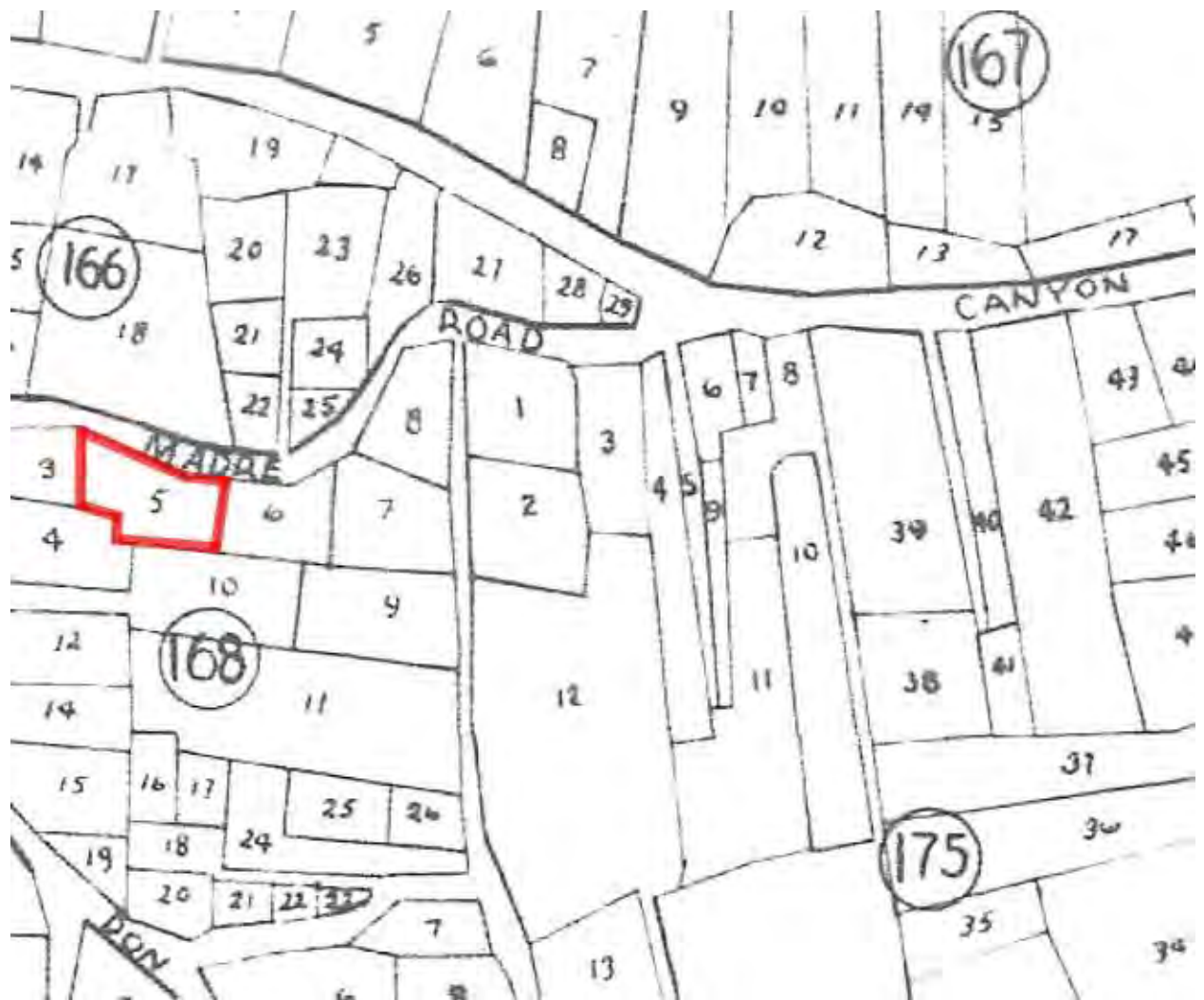
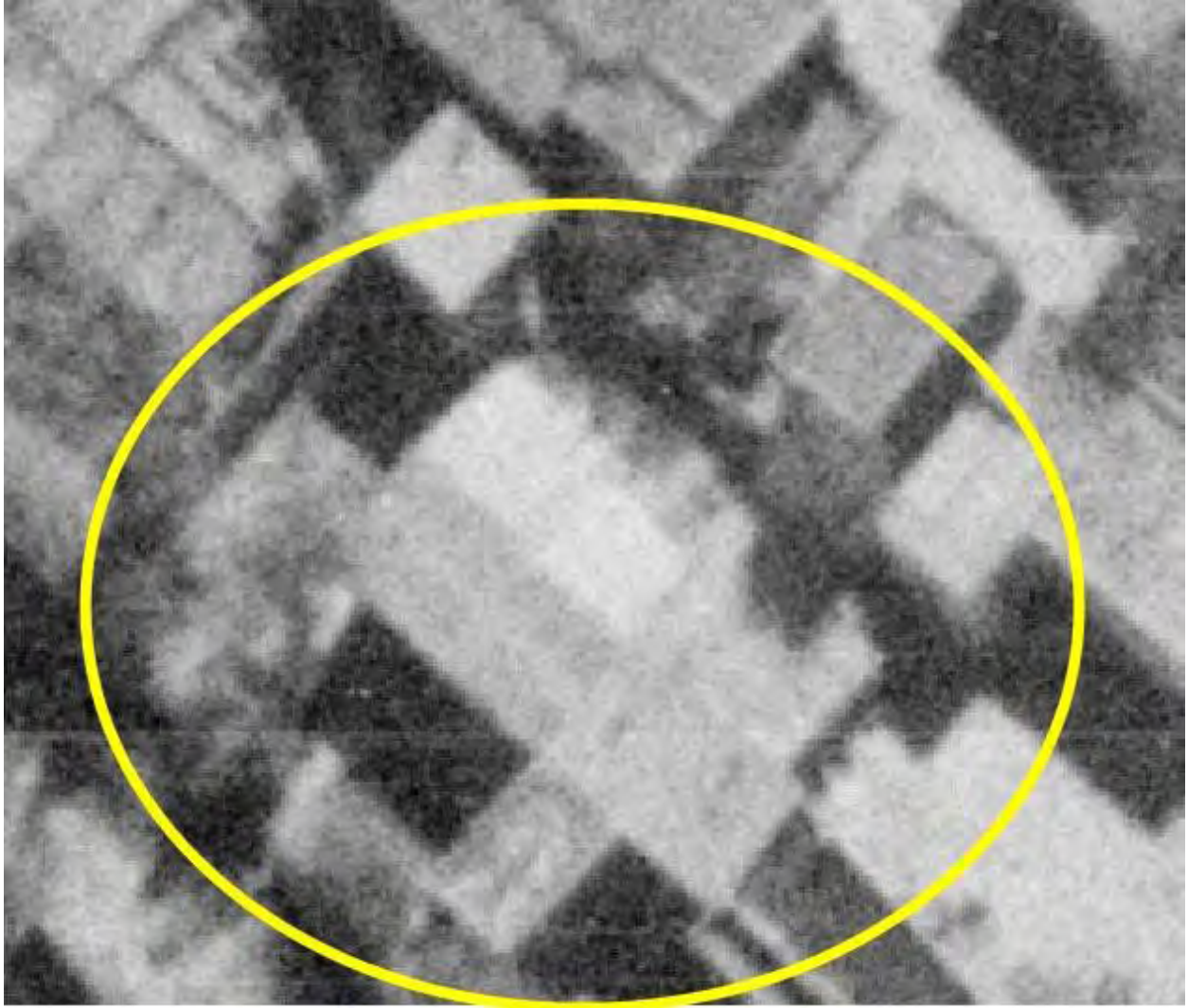


Figure 3: Portion of Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe,"1957. Parcel 5 at the time included subject house and adjacent house to west. Courtesy City of Santa Fe GIS.



**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.

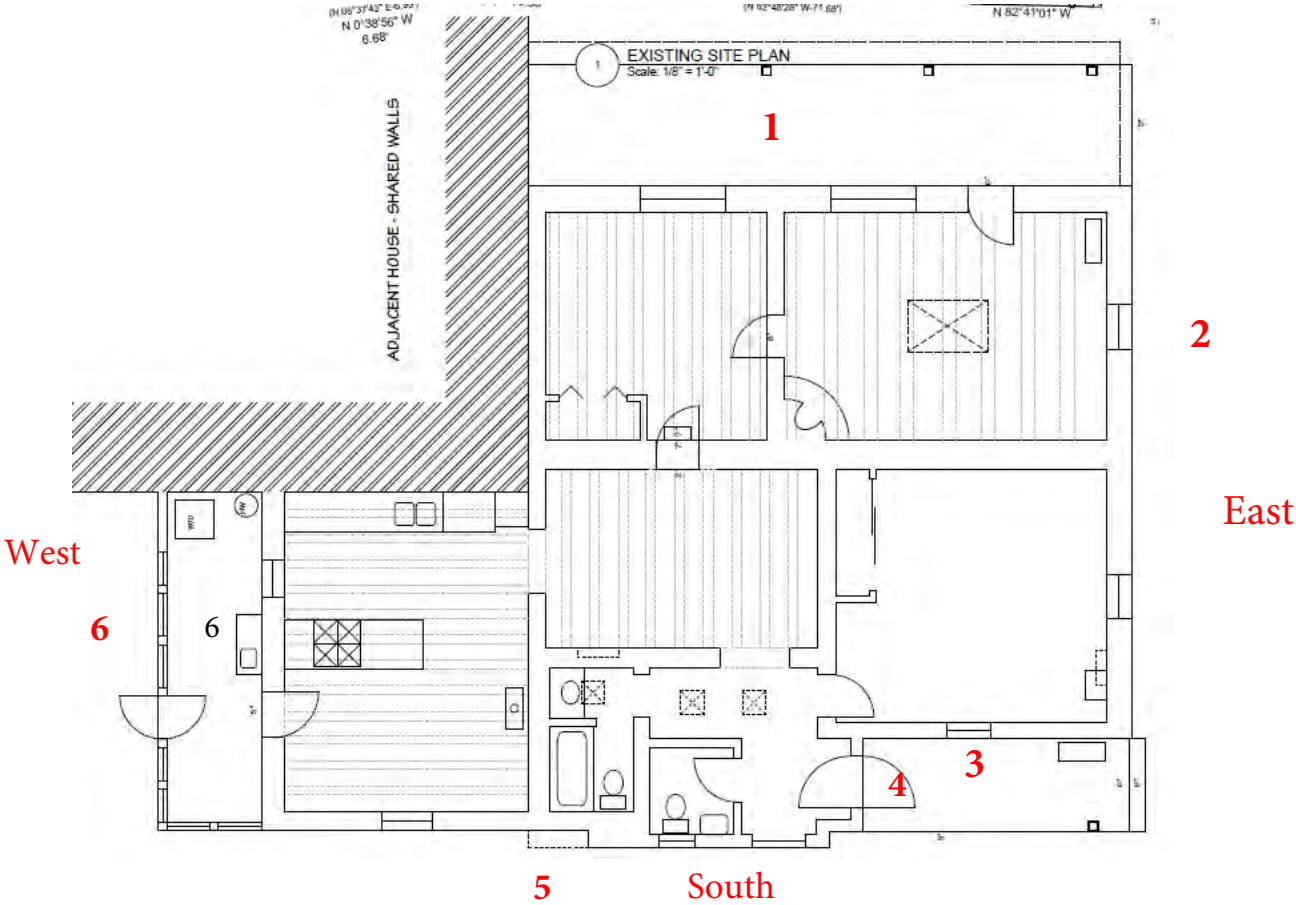




Figure 6: 1978 aerial photograph.
Courtesy New Mexico Department of Transportation.



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