



July 17, 2025

Paul Duran  
Historic Preservation Division  
City of Santa Fe  
200 Lincoln Avenue  
Santa Fe, NM 87501

**RE: 800 Gildersleeve St**

Dear Paul,

I am writing to submit for Historic District Review Board Approval for the property located at 800 Gildersleeve St. The proposal includes replacing the rotted windows on the Southside of the structure with new windows to match the existing Sierra Pacific windows already in place throughout the residence.

In addition, we would like to request permission to eliminate the exterior door currently located on the west wall of the garage. This door is not located on a primary facade and its removal would have no impact on the street-facing appearance of the structure. We would like to install a Martin Pinnacle garage door, featuring eight vertical v-groove panels in a walnut wood grain finish.

We are also seeking approval to install a new mini-split HVAC system to improve energy efficiency. Separately, we are requesting permission to keep the existing vents located on the Southside of the structure. These vents are currently in place, we and propose painting them to match the surrounding stucco in Adobe.

Also included in this request is the proposed exterior lighting, which will consist of classic style open-frame cylindrical fixtures housed within square diffusers. The design is consistent with traditional architectural elements intended to provide a warm, understated glow that complements the historic character of the property without introducing excessive brightness.

The project details and specifications are outlined below for your review.

### **Project Overview**

The project consists of the existing residence at 800 Gildersleeve St, a contributing structure located in the Don Gaspar Historic District. Unfortunately, during interior cleanup, the crew accidentally broke one of the windows—due to rot, it shattered easily. Rather than stopping, they

mistakenly proceeded to remove the remaining windows. The new windows are not replacing historic material, and will match the existing window openings to maintain the visual integrity of the residence. Exterior work will consist of restuccoing around the window frames to match the existing stucco color in Adobe.

## Exceptions Requested

One request involves the removal of historic material, and the other for the replacement of historic windows on a primary façade. Please refer to the exception criteria outlined below:

1. 14-5.2(D)(1)(a) Historic Material: The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(i) Do not damage the character of the district;

*The proposed work will not damage the character of the historic district. All efforts have been made to preserve and maintain the historic integrity of the property, and any necessary changes will be executed using materials and methods that are compatible with the historic fabric.*

(ii) Are required to prevent a hardship to the [applicant](#) or an injury to the public welfare;

*The proposed alterations are required to prevent undue hardship to the applicant. The current conditions present maintenance and livability challenges that, if left unaddressed, could negatively impact the long-term preservation of the structure and potentially pose safety concerns.*

(iii) Strengthen the unique heterogeneous character of the [City](#) by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

*The proposed work supports the City's commitment to preserving its heterogeneous character. By allowing necessary updates that respect historic standards, the project enables continued residential use in the district, ensuring that historic properties remain viable homes for current and future residents.*

2. 14-5.2(D)(5)(a)(i) Windows: 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.

- (i) Do not damage the character of the district;

*The proposed window work will not damage the character of the district. Where feasible, the windows will be restored using appropriate materials and methods.*

- (ii) Are required to prevent a hardship to the [applicant](#) or an injury to the public welfare;

*The replacement windows will match the size, style, and material of the existing windows throughout the property, and double-pane glazing will be used only where necessary for energy efficiency and resident comfort. These changes are required to ensure safety, comfort, and ongoing use of the property, and to prevent deterioration that would result in greater loss of historic material.*

- (iii) Strengthen the unique heterogeneous character of the [City](#) by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

*By enabling sensitive upgrades to the building's windows, the project helps preserve the building's usability and appeal. This approach reflects the City's goal of offering a range of design solutions that allow residents to remain in historic homes, contributing to the diverse and living character of Santa Fe's historic districts.*

## **Elevations**

Enclosed with this letter are the existing elevations of the residence, which highlight the location of the windows. The south elevation will feature double pane replacement windows, with a clean, unobtrusive design to match the overall style of the structure and existing windows.

The elevations of the previously approved HDRB case and details of the motion made, specifically on the South primary façade, are included in this submittal packet.

## **Conclusion**

This proposal request to match the existing windows maintains the historic character and architectural integrity of the property while improving functionality and visibility. The replacement windows on the south-facing elevation will ensure that the residence remains compatible with the surrounding historic environment. The exterior improvements will enhance the overall appearance of the structure, support its continued residential use, and contribute to the long-term preservation of the Historic District.

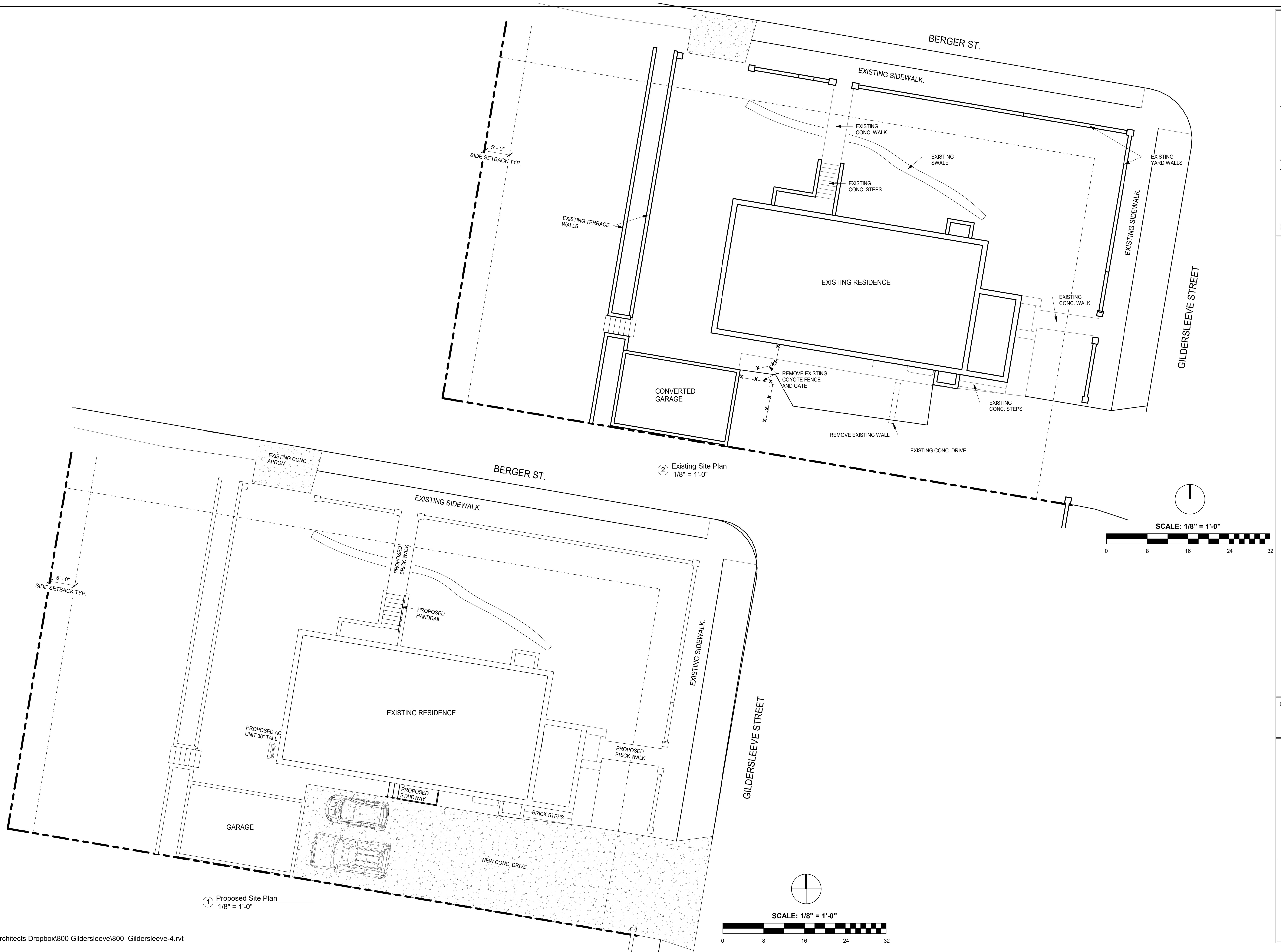
In support of this request, we have included the following documentation for your review:

1. Site Plan (Existing & Proposed)
2. Elevations
3. Photographs
4. Window Assessment
5. Proposed Window Specs
6. Proposed Garage Door Details
7. Outdoor Lighting Specs
8. Stucco Color Chart
9. 2015 Board Action Letter
10. Previously Approved HDRB Elevations
11. Previously Approved HDRB Packet

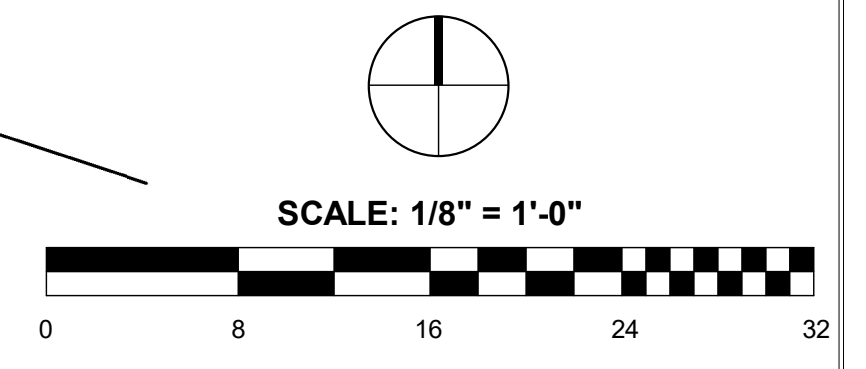
You may contact me at 505-557-4060 or at [jennifer@santafepermits.com](mailto:jennifer@santafepermits.com) with any questions.

Thank you for your time and consideration.

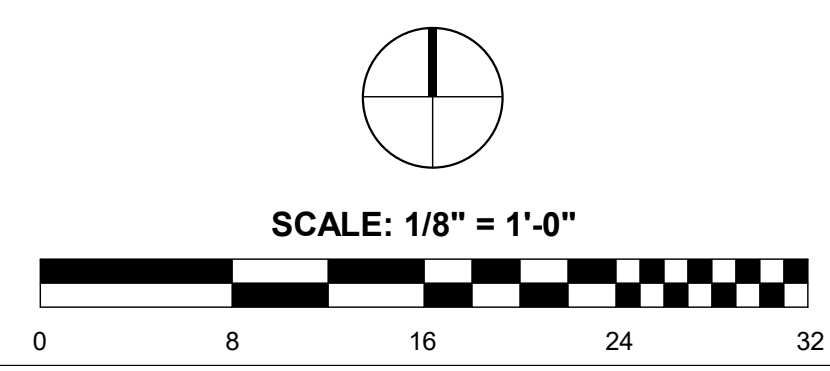
Sincerely,  
Jennifer Salimbene



② Existing Site Plan  
1/8" = 1'-0"



① Proposed Site Plan  
1/8" = 1'-0"



**LORN TRYK ARCHITECTS**  
 436 W. San Francisco Street  
 Santa Fe, New Mexico 87501  
 Telephone: 505-982-5340 Fax: 505-982-5393  
 E-Mail: mail@tryk.com

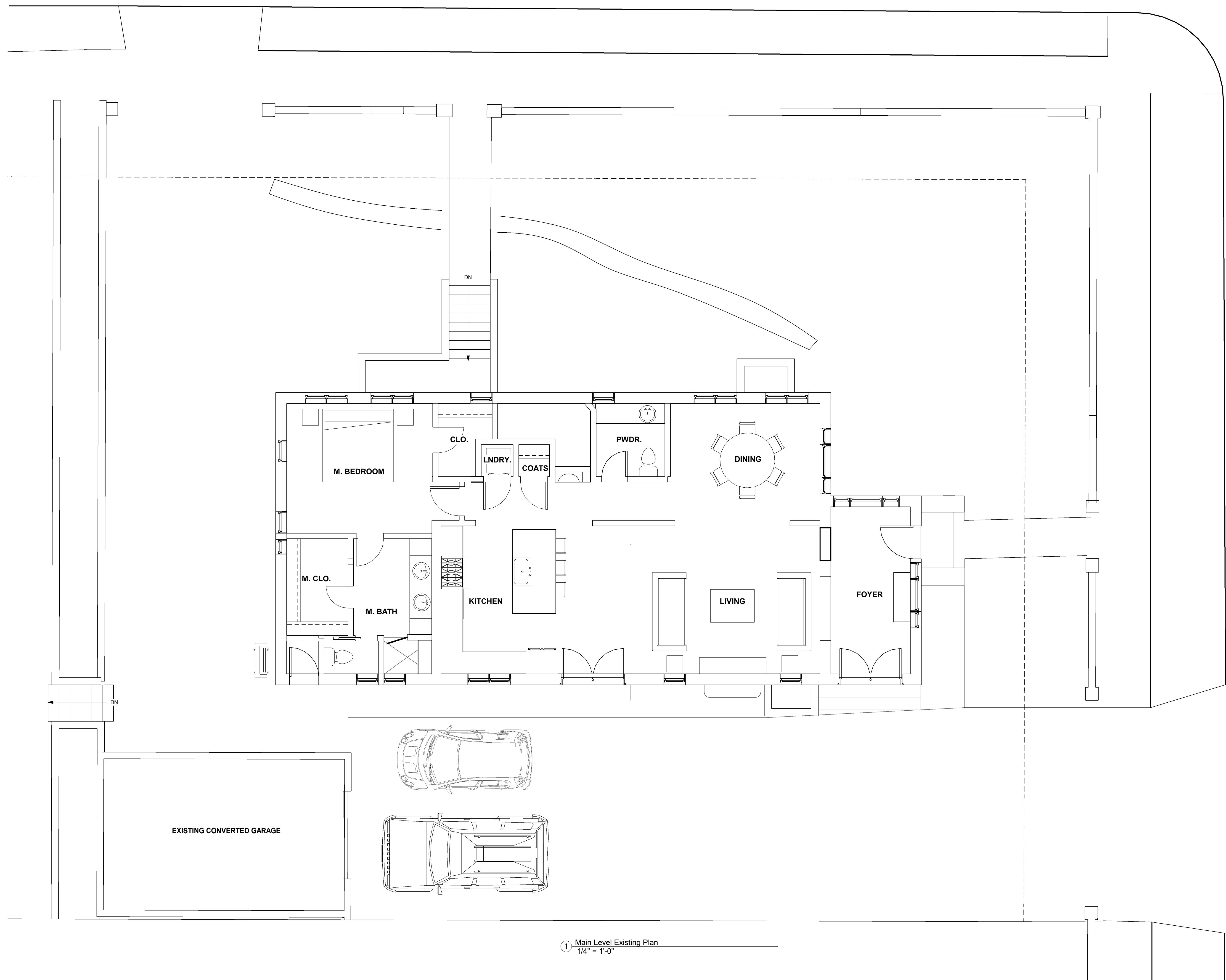
**EXTERIOR REMODEL**  
 800 GILDERSLEEVE ST.

Date:  
 7/18/2025  
 9:28:16 AM

Existing  
 and  
 Proposed  
 Site Plans

Scale 1/8" = 1'-0"

**C0**



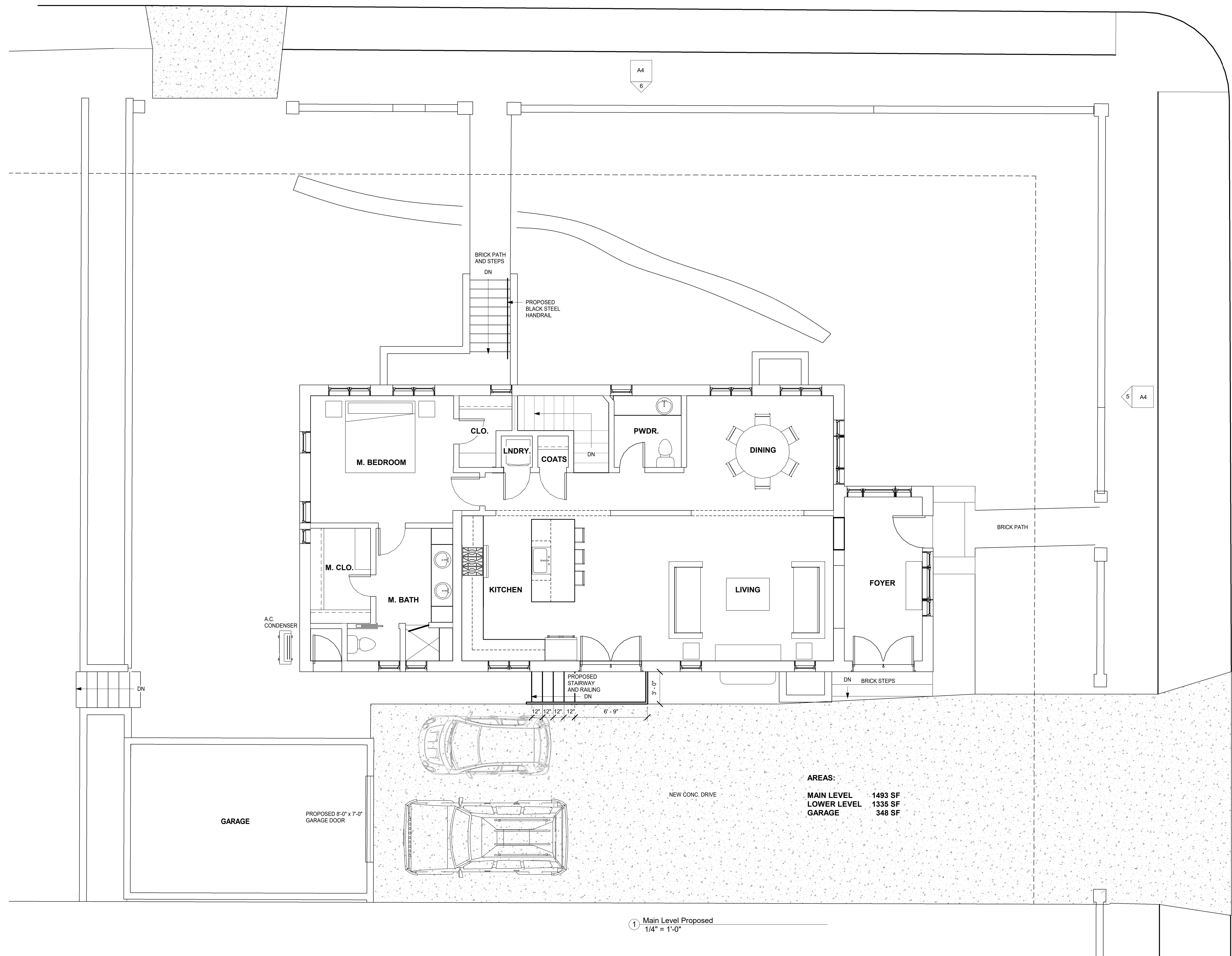
① Main Level Existing Plan  
1/4" = 1'-0"

**EXTERIOR REMODEL**  
 800 GILDERSLEEVE ST.

Date:  
 7/18/2025  
 9:28:17 AM

Main Level  
 Existing  
 Plan

Scale 1/4" = 1'-0"



**LORN TRYK ARCHITECTS**  
 436 W. San Francisco Street  
 Santa Fe, New Mexico 87501  
 Telephone: 505-982-5340 Fax: 505-982-5393  
 E-Mail: mail@tryk.com

**EXTERIOR REMODEL**  
 800 GILDERSLEEVE ST.

Date:  
 7/18/2025  
 9:28:18 AM

Main Level  
 Proposed

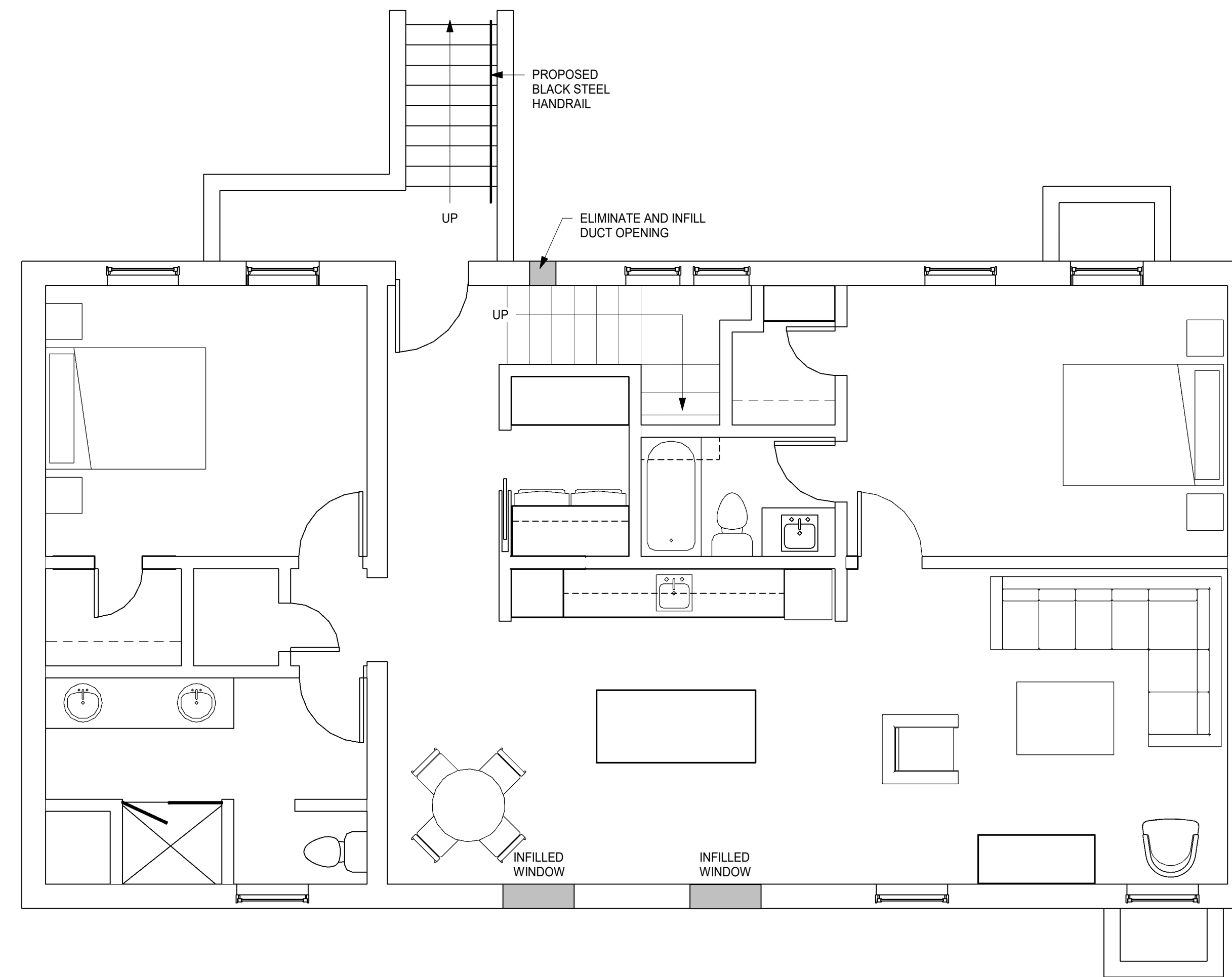
Scale 1/4" = 1'-0"

**A1.3**

**AREAS:**

MAIN LEVEL	1493 SF
LOWER LEVEL	1335 SF
GARAGE	348 SF

① Main Level Proposed  
 1/4" = 1'-0"



① Lower Level Proposed  
1/4" = 1'-0"

**LORN TRYK ARCHITECTS**

436 W. San Francisco Street  
Santa Fe, New Mexico 87501

Telephone: 505-982-5340 Fax: 505-982-5393  
E-Mail: mail@tryk.com

**EXTERIOR REMODEL**

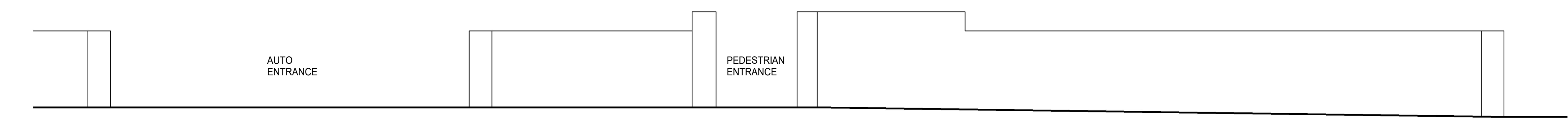
**800 GILDERSLEEVE ST.**

Date:  
7/18/2025  
9:28:19 AM

**Lower  
Level Plan  
Proposed**

Scale 1/4" = 1'-0"

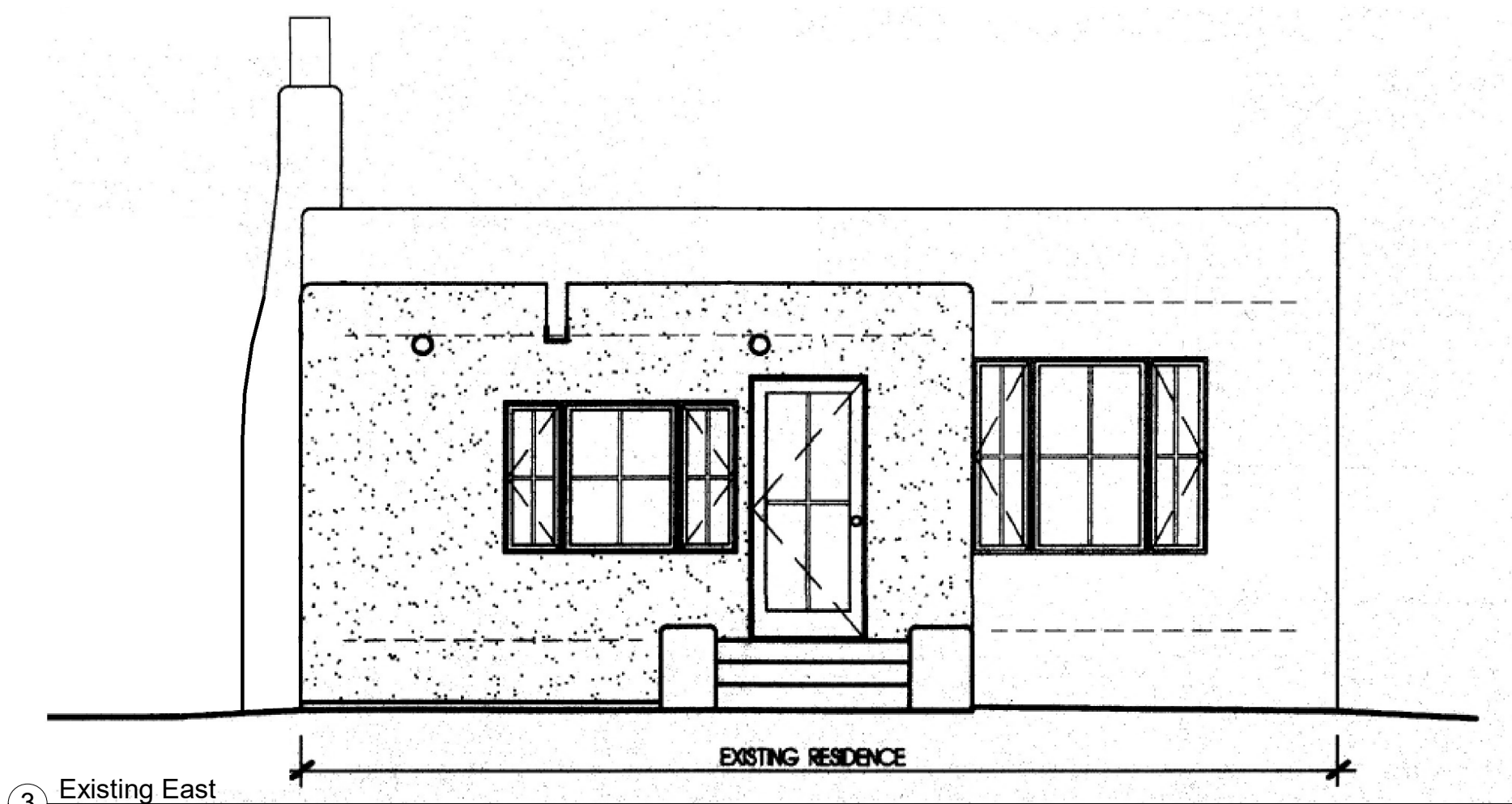
**A1.4**



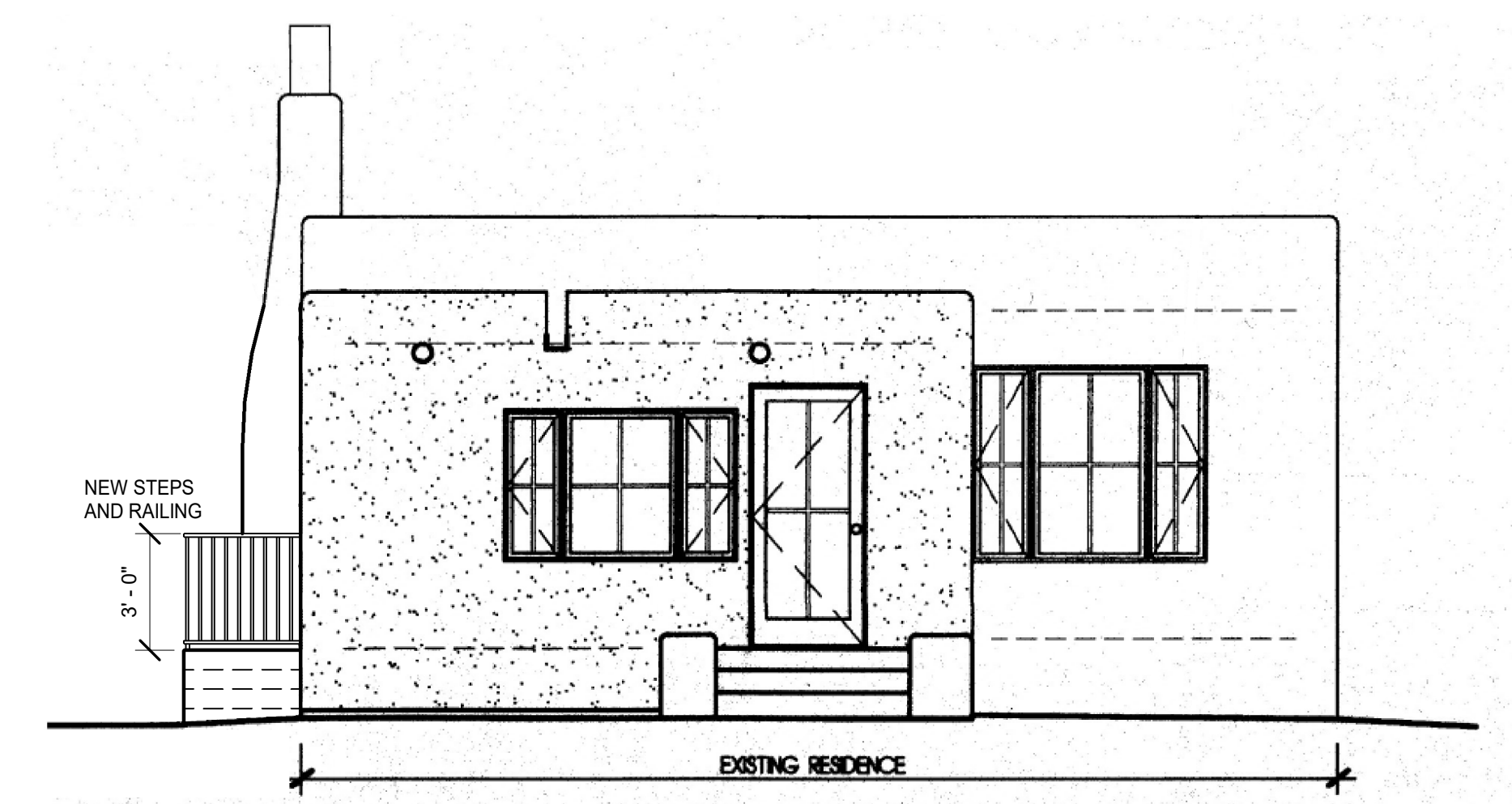
⑤ East Yardwall Elevation  
1/4" = 1'-0"



⑥ North Yardwall Elevation  
1/4" = 1'-0"



③ Existing East  
1/4" = 1'-0"



④ Proposed East  
1/4" = 1'-0"

**LORN TRYK ARCHITECTS**  
 436 W. San Francisco Street  
 Santa Fe, New Mexico 87501  
 Telephone: 505-982-5340 Fax: 505-982-5393  
 E-Mail: mail@tryk.com

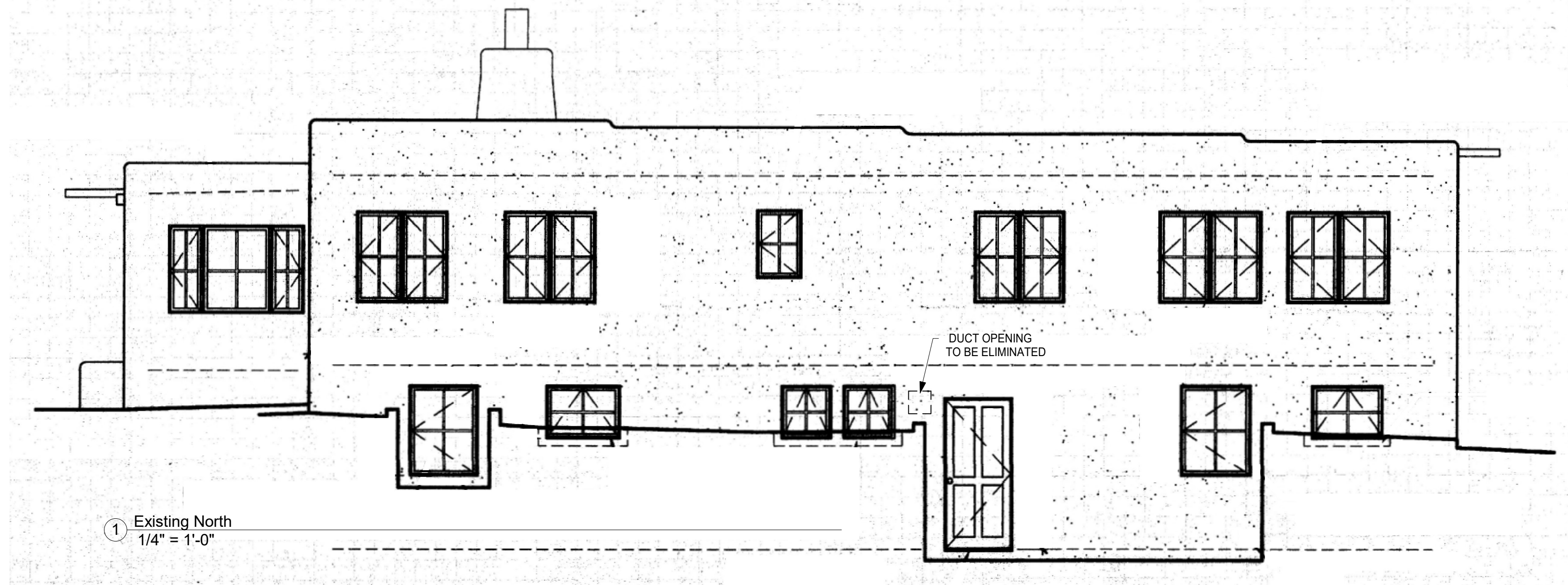
**EXTERIOR REMODEL**  
**800 GILDERSLEEVE ST.**

Date:  
 7/18/2025  
 9:28:20 AM

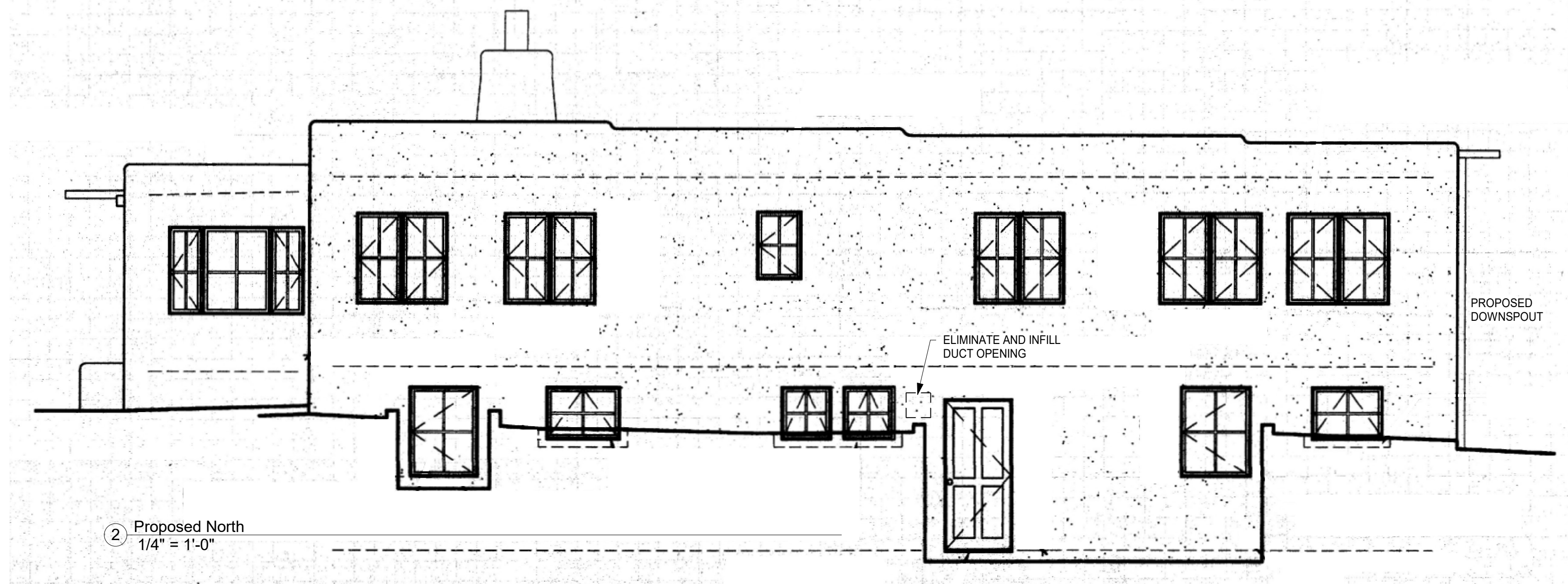
East  
 Elevations

Scale 1/4" = 1'-0"

**A4**



① Existing North  
1/4" = 1'-0"



② Proposed North  
1/4" = 1'-0"

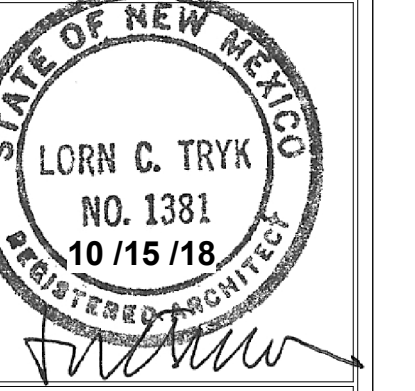
EXTERIOR REMODEL

800 GILDERSLEEVE ST.

Date:  
7/18/2025  
9:28:22 AM

North  
Elevations

Scale 1/4" = 1'-0"



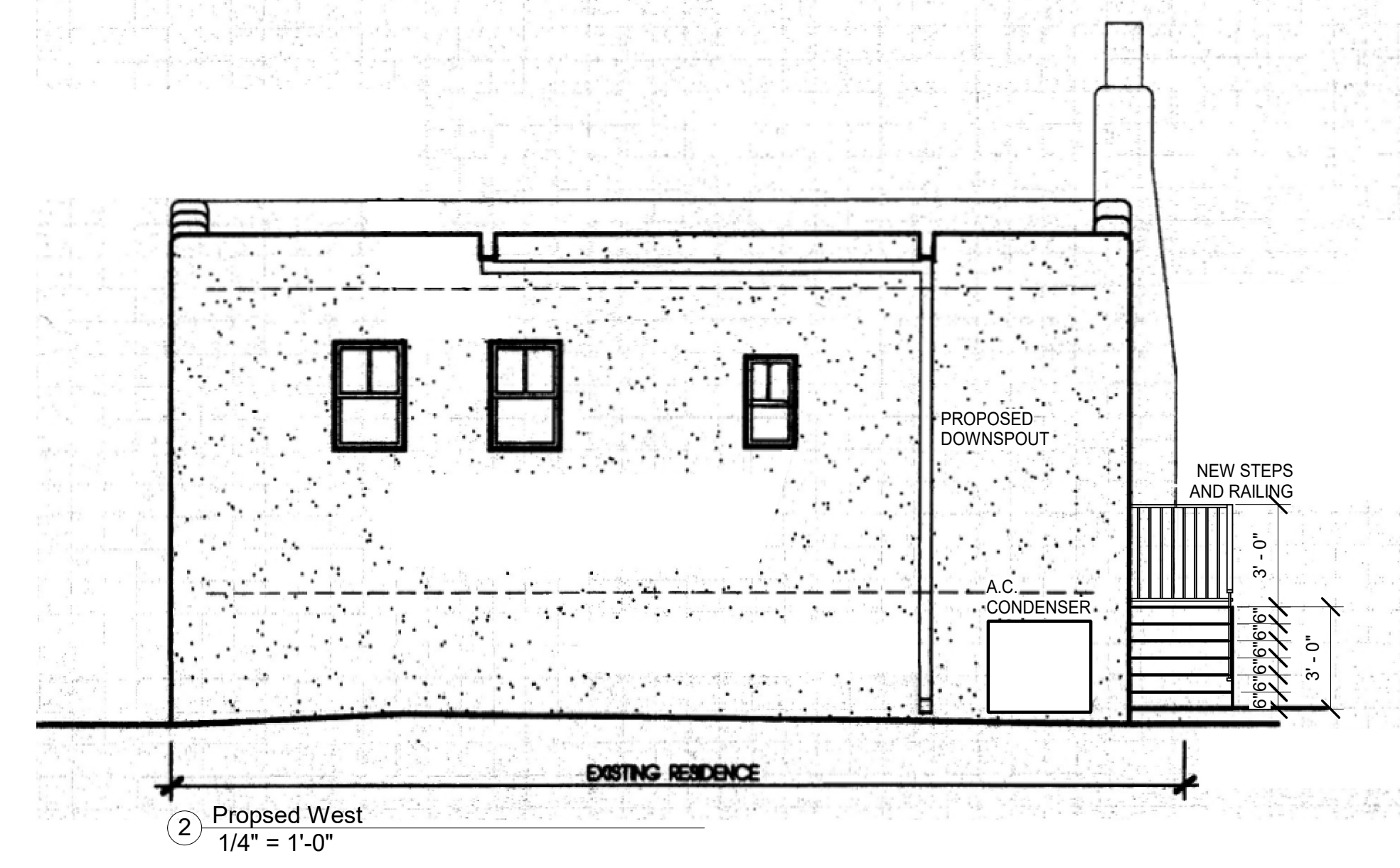
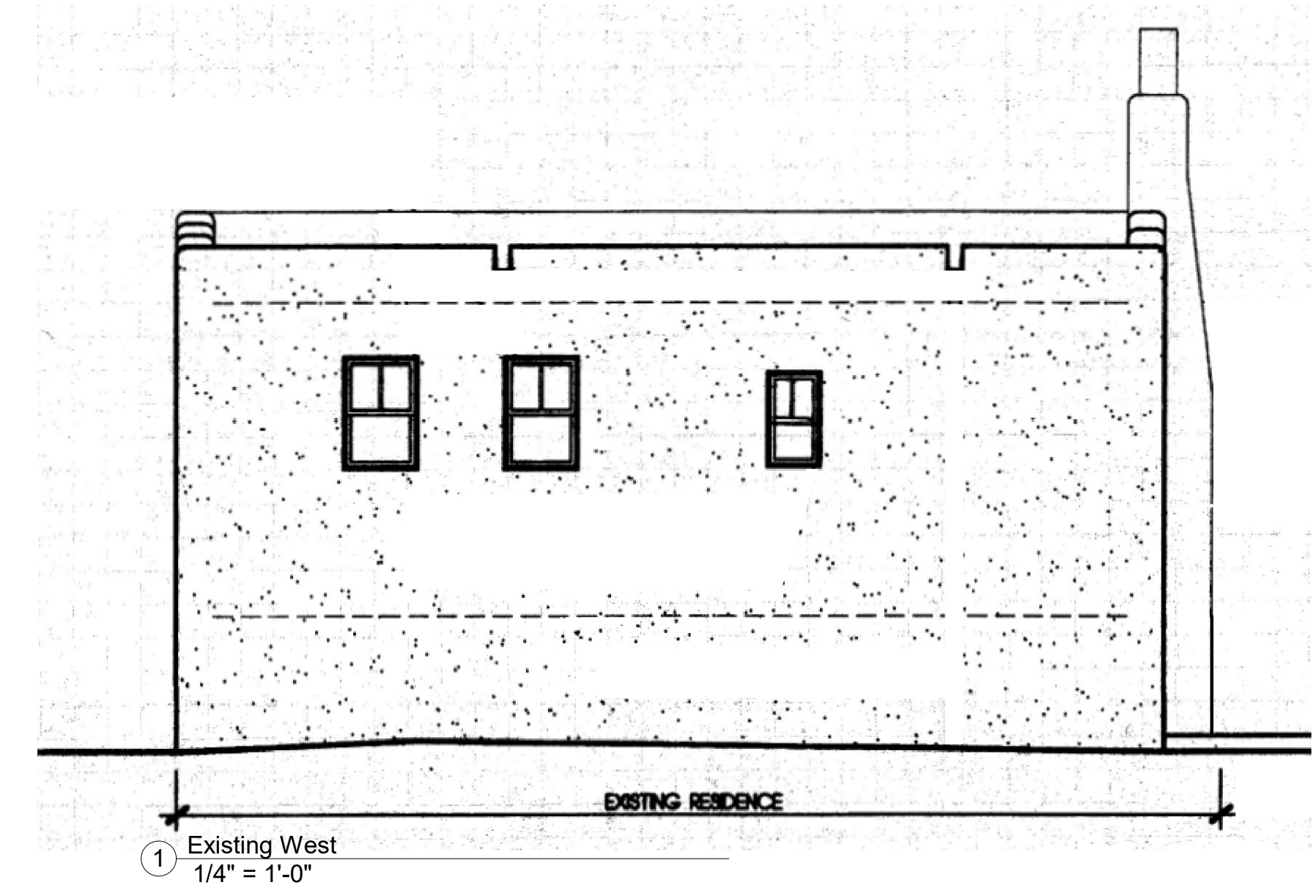
**EXTERIOR REMODEL**  
**Project Number**  
**800 GILDERSLEEVE ST.**

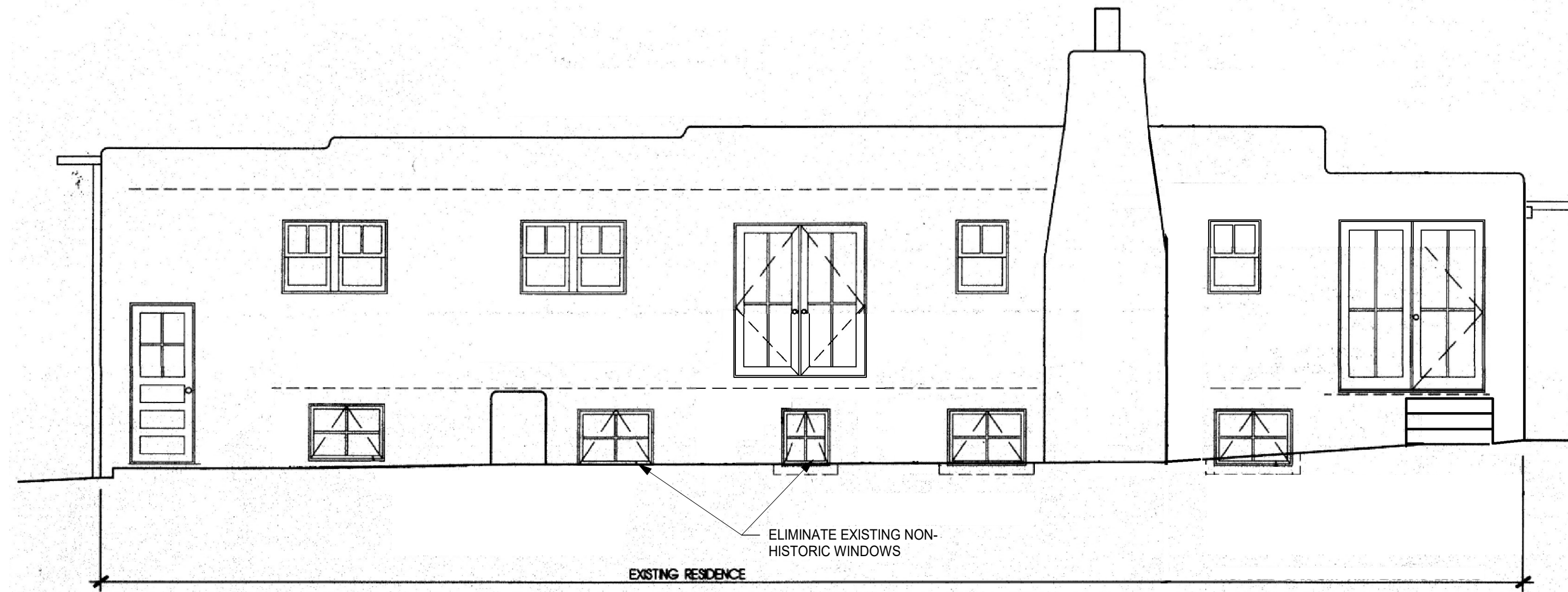
Date:  
 7/18/2025  
 9:28:23 AM

**West Elevations**

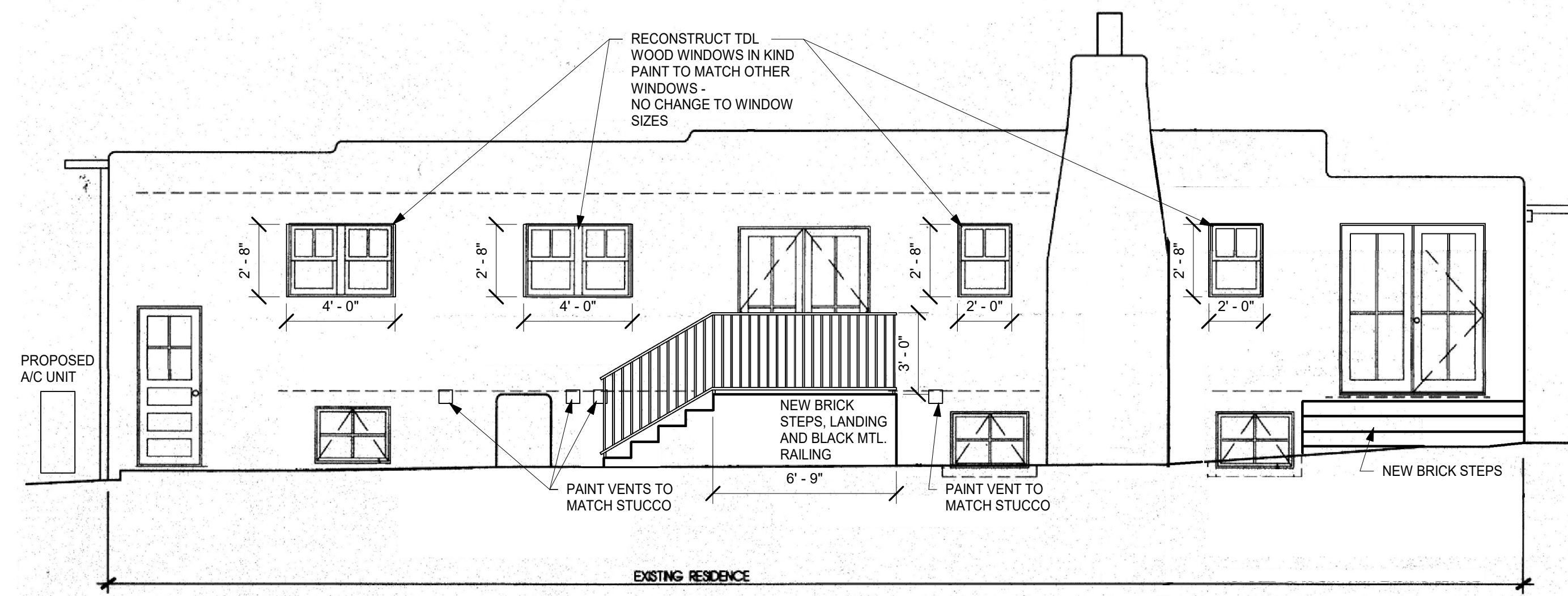
Scale 1/4" = 1'-0"

**A6**





① Existing South  
1/4" = 1'-0"



② Proposed South  
1/4" = 1'-0"

**EXTERIOR REMODEL**

**800 GILDERSLEEVE ST.**

Date:  
7/18/2025  
9:28:24 AM

**South Elevations**

Scale 1/4" = 1'-0"

**A7**

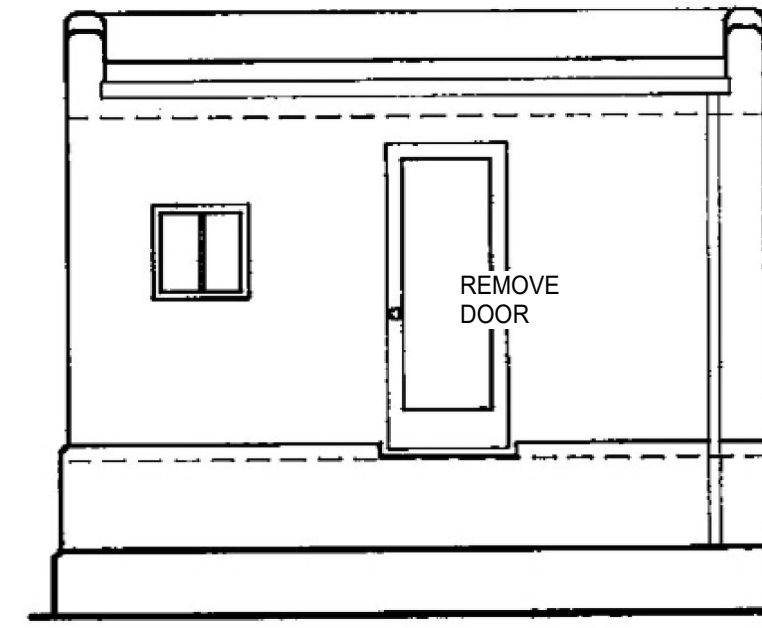
EXTERIOR REMODEL

800 GILDERSLEEVE ST.

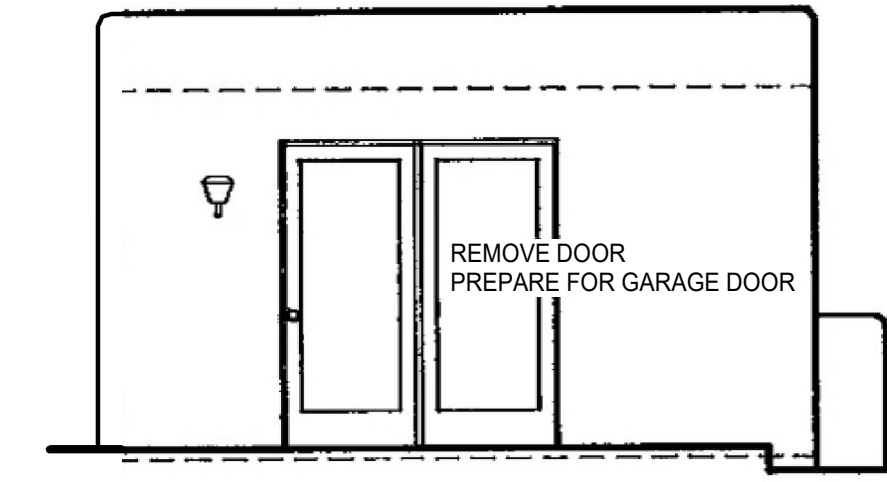
Date:  
7/18/2025  
9:28:26 AM

Garage  
Elevations

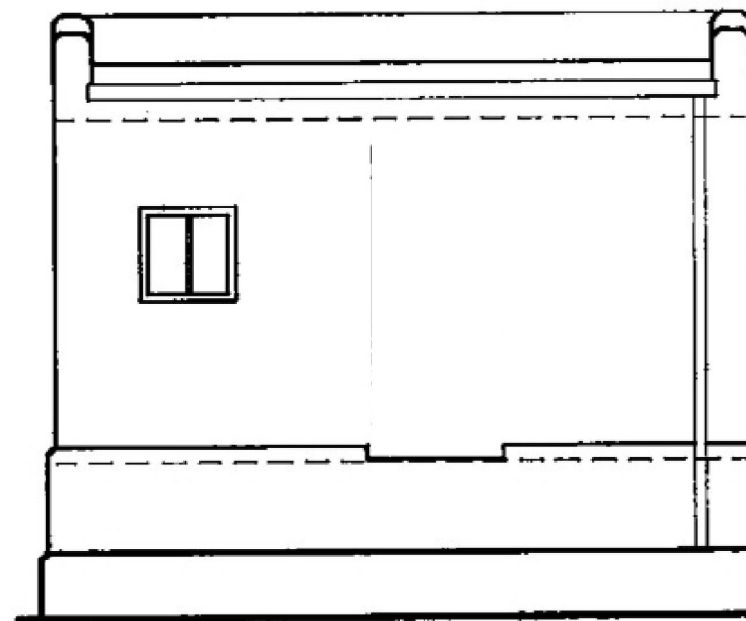
Scale As indicated



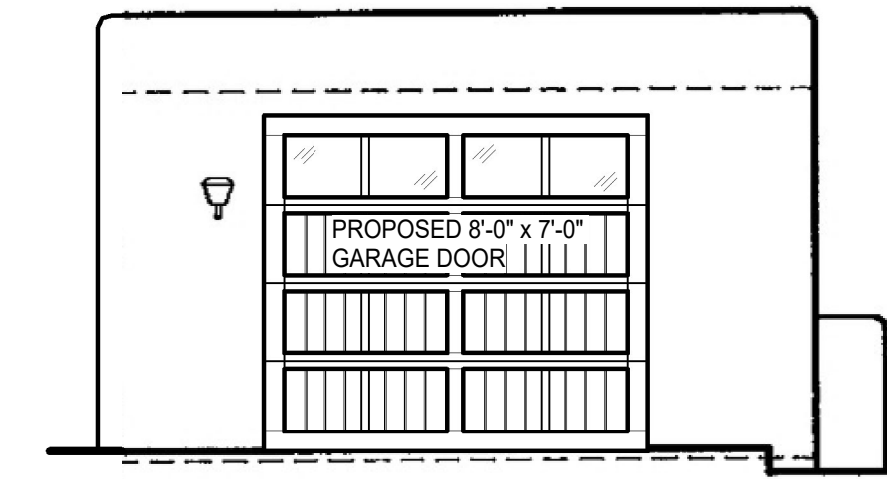
5 Garage West Existing  
1/4" = 1'-0"



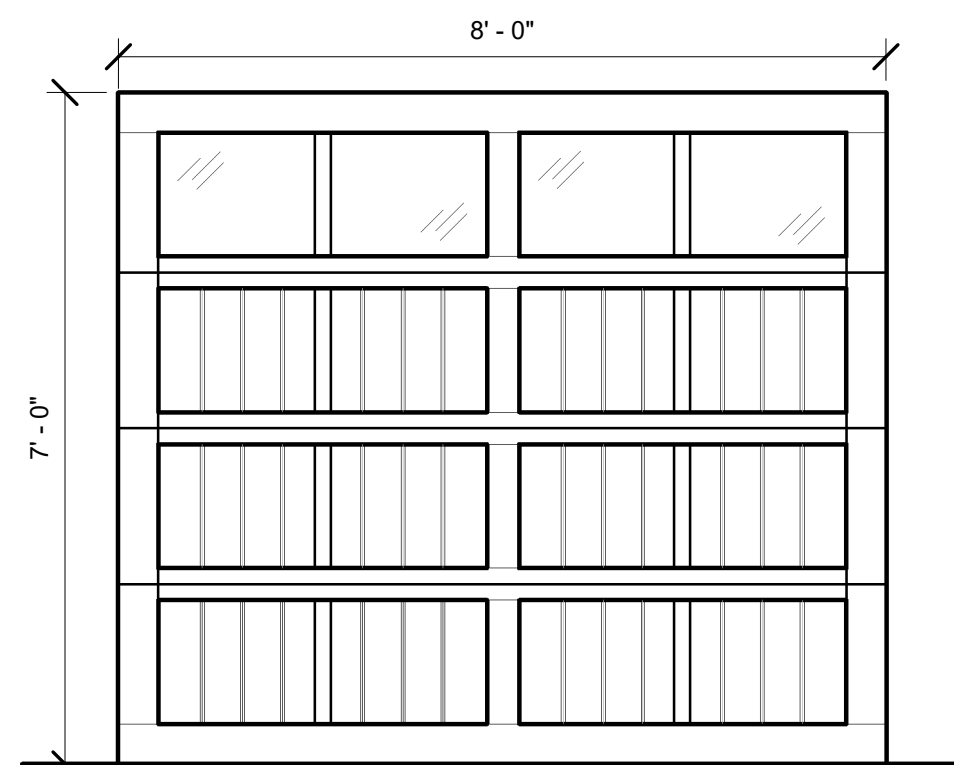
1 Garage East Existing  
1/4" = 1'-0"



6 Garage West Proposed  
1/4" = 1'-0"

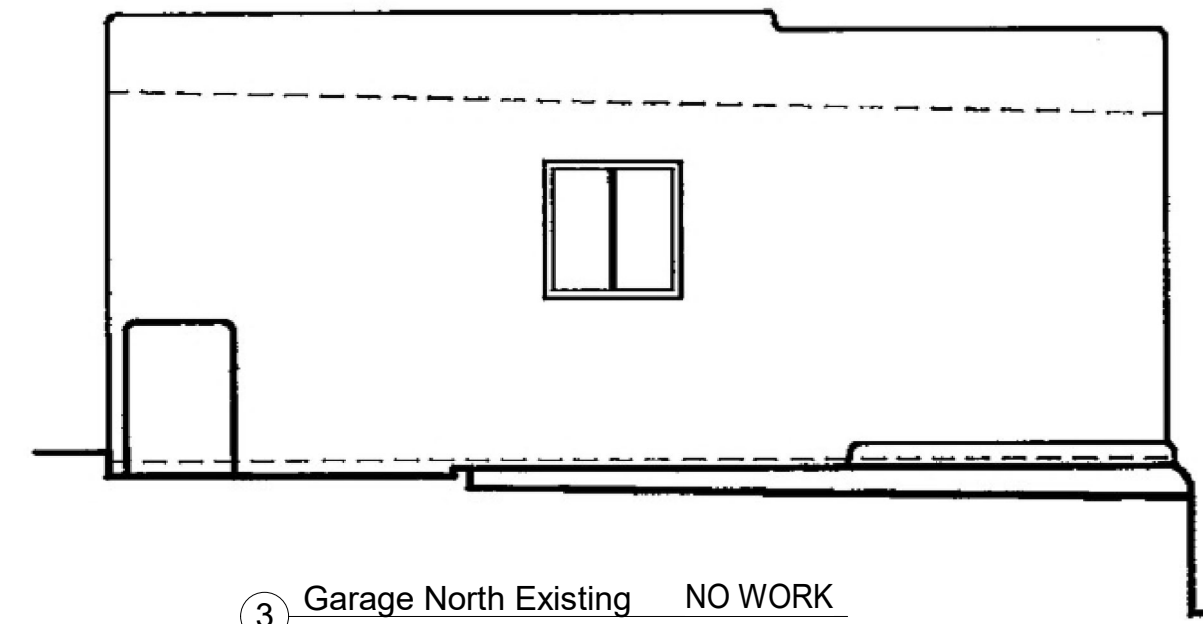


2 Garage East Proposed  
1/4" = 1'-0"

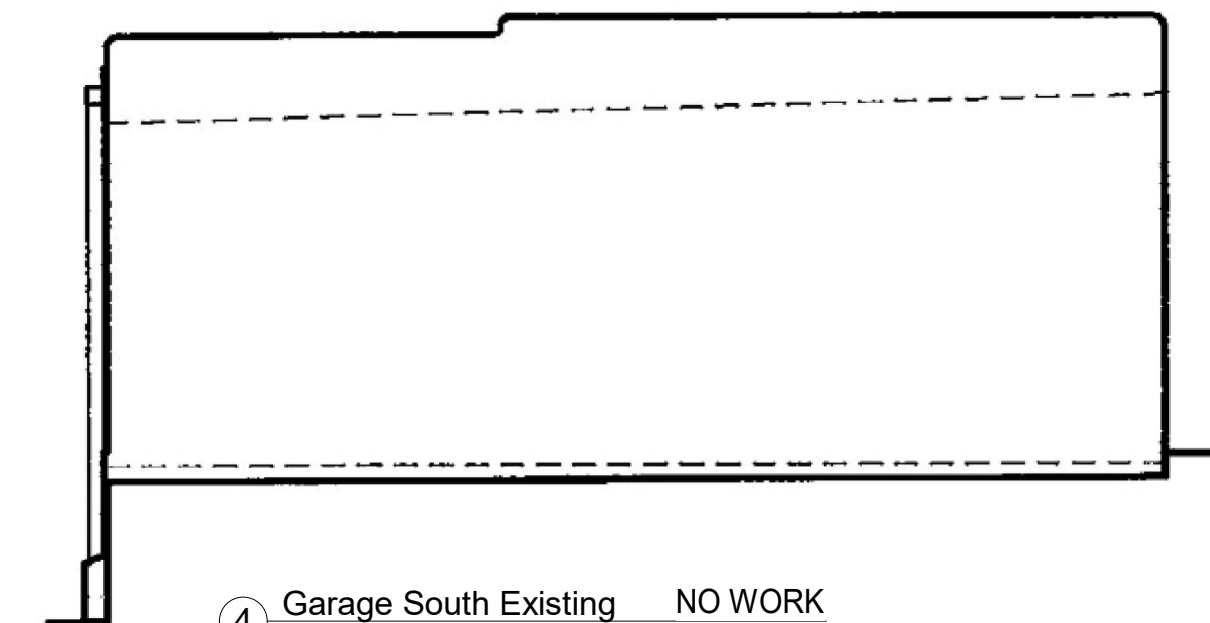


7 Garage Door  
1/2" = 1'-0"

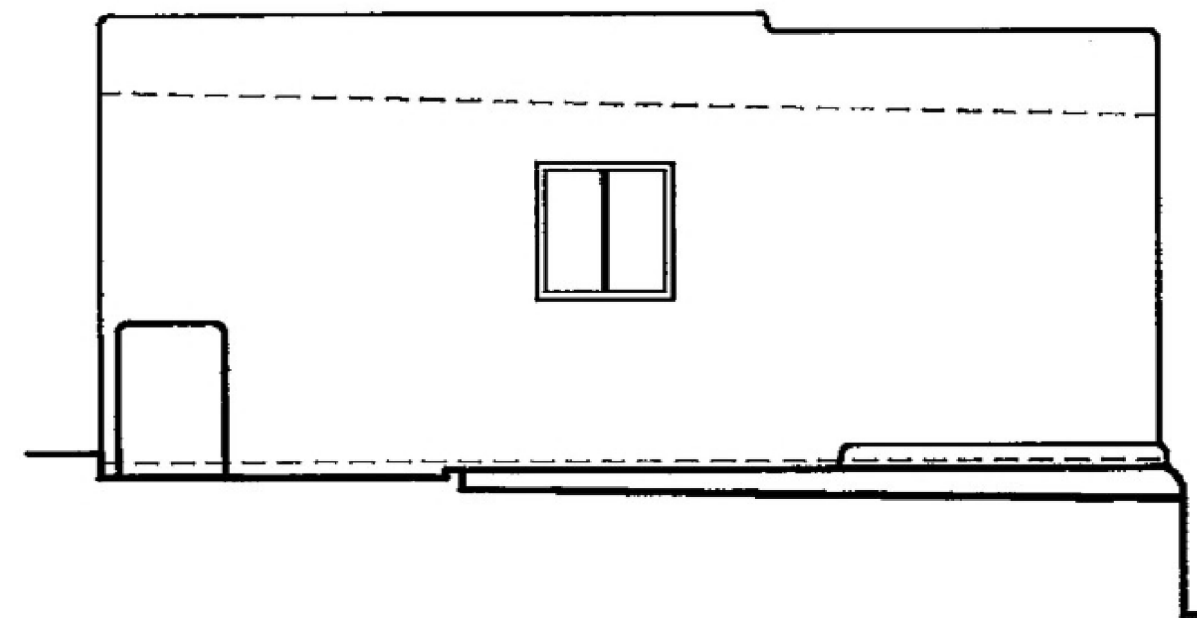
MARTIN PINNACLE,  
V GROOVE 8 PANEL,  
WALNUT COLOR



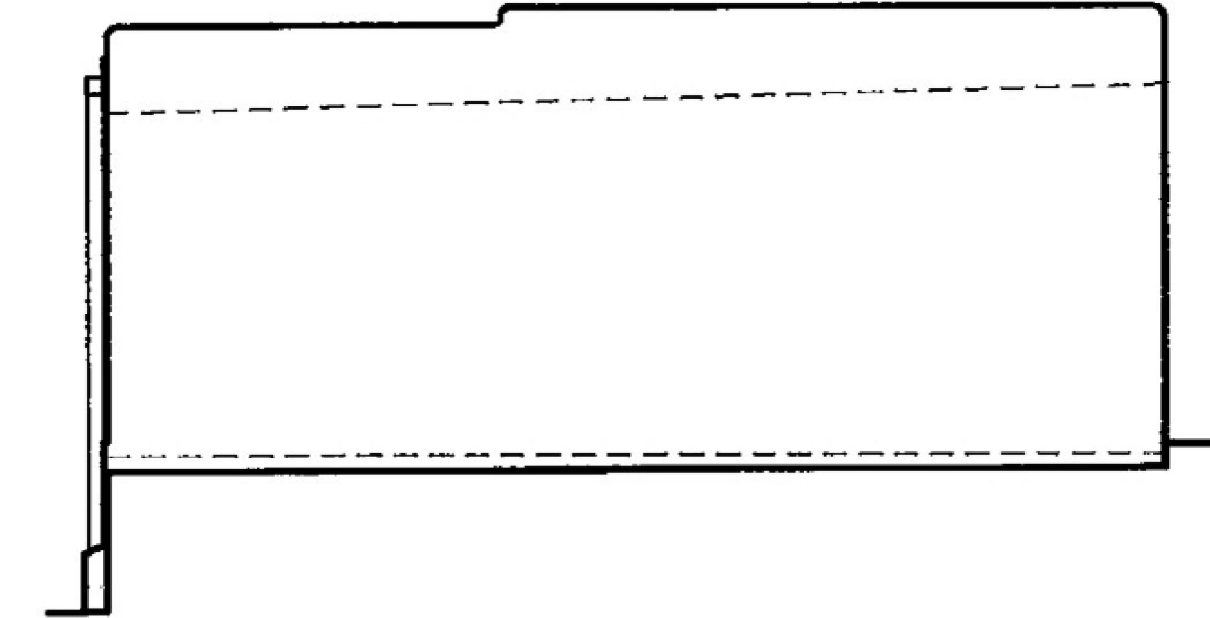
3 Garage North Existing NO WORK  
1/4" = 1'-0"



4 Garage South Existing NO WORK  
1/4" = 1'-0"



9 Garage North Proposed NO WORK  
1/4" = 1'-0"



8 Garage South Proposed NO WORK  
1/4" = 1'-0"



Marble White

■ 80 01008



Tijeras

■ 68 1685



Desert Lace

■ 59 01009



Paloma

■ 54 01014



Navajo White

■ 64 01007



San Antonio

■ 37 1465



Nambe

■ 48 01012



San Juan

■ 54 2088



Torreon

■ 55 1501



Sandia

■ 47 1616



Adobe Brown

■ 25 01004



Pecos

■ 23 01001



Acoma

■ 50 3030



Alamo

■ 50 2501



Amarilla

■ 42 3003



Mesilla

■ 42 2207



Tumbleweed

■ 30 01011



Cimmaron

■ 22 4180



Sedona

■ 34 01013



Duranes

■ 47 04527



Mesa Del Sol

■ 49 01016



Pueblo

■ 42 01005



Suede

■ 29 01006



Abiquiu

■ 18 01002