



Andrew Lyons Design  
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October 6, 2025

Amanda Romero, Senior Planner  
Historic Preservation Division at Land Use Department  
City of Santa Fe  
200 Lincoln Avenue  
Santa Fe, NM 87501

Re: 401 E. Palace Ave. - Proposed Remodel of Primary Structure & Detached Garage

Dear Amanda,

Attached you will find our submittal, on behalf of George Abrams and Abrams Development LLC (owners), requesting approval to perform numerous exterior upgrades at both an existing office/residence structure and detached garage located at 401 E. Palace Avenue.

The existing larger building on the property, initially built as a residence in 1937, has been used as an office since 1968. The building recently had its historic Contributing status reaffirmed and the south & west facades were designated as Primary.

The existing smaller garage building, also built in 1937, had its historic Contributing status reaffirmed as well and its south & west facades were designated as Primary.

Beginning at the main structure, which the owners wish to revert from an office back into a residence, we propose the following upgrades to the exterior:

- Remove the existing crumbling brick coping on the parapets and replace with new brick coping (Summit Brick 'Smokey Mountain'). An Exception for removing historic material is requested.
- Prepare and restucco the entire structure (El Rey/La Habra 'Sandalwood') with a floated finish. An Exception for removing historic material is requested.
- Remove and replace the existing front entry door, on the west façade and under the south entry portal, listed as Door #1 in the windows & door assessment document that has been included in this submittal package. The proposed new door is made of wood with glass lights at the top, stained Walnut. An Exception for removing historic material is requested.
- Remove an unused chimney/flue structure that is centrally located in the northern half of the structure's roof.
- Delete three skylights and infill their openings, and replace the remaining two skylights with flat Velux-style units.
- Reroof the structure with a bituminous Brai membrane (tan).
- Delete two existing windows on the north façade and infill the openings.

- Restore all the remaining existing wood windows to operational status, repaint, and provide new wood storm sashes (new paint to match existing green).
- Prepare and paint all exposed wood (new paint to match existing green).
- Slightly alter the depth of Door #2 on the west facade with respect to the existing jamb it is mounted in (pull towards the exterior of the wall to allow interior modifications as needed).
- Replace the existing kitchen entry door on the north façade, Door #3. The proposed new door is made of wood with glass lights at the top, stained Walnut.
- Replace the existing entry door on the east façade, Door #4. The proposed new door is made of wood with glass lights at the top, stained Walnut.
- Replace all exterior sconces with new units (aged bronze finish).

For the garage, which the owners wish to convert to an office/studio, the following exterior upgrades are proposed:

- Remove the existing crumbling brick coping on the parapets and replace with new brick coping (Summit Brick 'Smokey Mountain'). An Exception for removing historic material is requested.
- Prepare and restucco the entire structure (El Rey/La Habra 'Sandalwood') with a floated finish. An Exception for removing historic material is requested.
- Remove and replace the existing pedestrian entry door, on the south façade, listed as Door #5 in the windows & door assessment document. The proposed new door is made of wood with glass lights at the top, stained Walnut. An Exception for removing historic material is requested.
- Remove and replace the existing vehicle entry door, on the west façade, listed as Door #6 in the windows & door assessment document. The proposed new door is made of wood with glass lights at the top, stained Walnut. An Exception for removing historic material is requested.
- Reroof the structure with a bituminous Brai membrane (tan).
- Prepare and paint all exposed wood (new paint to match existing green).
- Create a new opening on the east façade and install a new wood 6-over-6 double hung window (painted to match existing green).
- Install a new exterior sconce at the entry door on the south facade.

The proposed finishes/colors for both structures are as follows:

- New brick coping: Summit Brick 'Smokey Mountain'.
- New stucco: El Rey/La Habra 'Sandalwood'.
- All exposed wood (except new doors): match existing green.
  - o Includes new storm sashes at main structure.
  - o Includes new window at garage.
- New exterior wood + glass pedestrian and vehicle doors: Walnut stain.
- New exterior door hardware: Dark Bronze.
- New exterior sconces: Hinkley 'Porter 2806 OZ' in Aged Bronze finish.

Finally, there is proposed work on the site as well: build a new 3'-6" tall cobble & mortar wall between the two buildings, thereby creating an enclosed courtyard area in the northeast corner of the lot. The wall is to look similar to the existing cobble walls on the perimeter of the lot, and in approximately its center will be two 18" x 18" (+/-) pilasters with a black iron gate. Inside the courtyard, a new patio area will be built using either brick or flagstone paving.



Please don't hesitate to contact us if you have any questions regarding this submittal.

Thank you for your time and consideration.

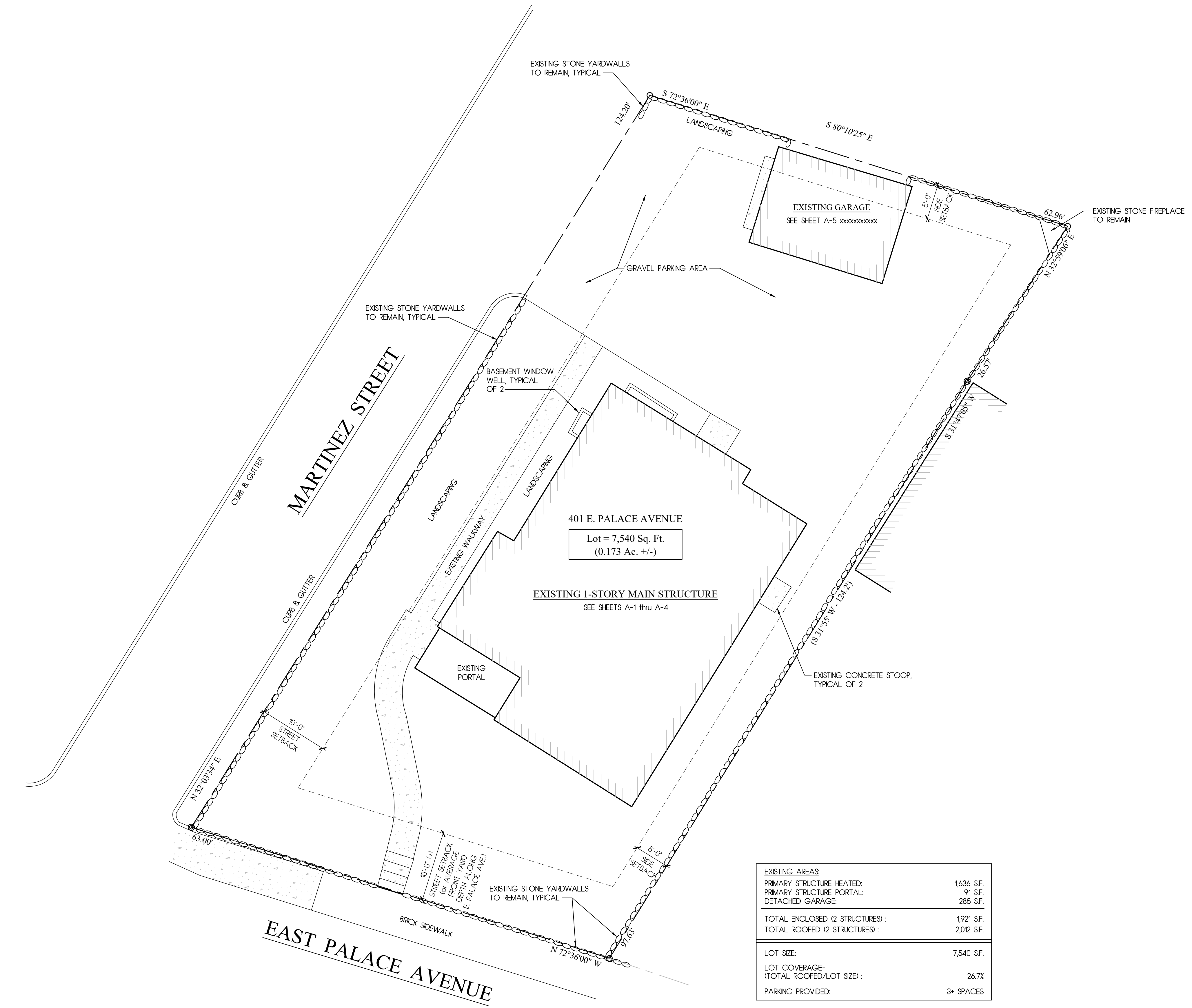
Sincerely,

A handwritten signature in blue ink, appearing to read 'Andrew Lyons'.

Andrew Lyons

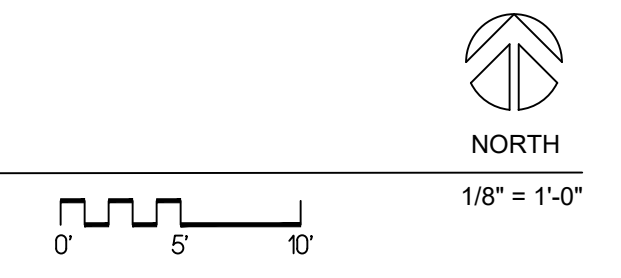
Cc: Abrams Development LLC

- Attachments:
- a) Historic Districts Application Form
  - b) Approved PZR Review Worksheet
  - c) Photographs of the existing structures
  - d) Exterior door and window assessment report (both structures)
  - e) Existing and proposed site plans, floor plans, and elevations (both structures)
  - f) Information on proposed new exterior finishes, colors, doors, and sconces



EXISTING AREAS	
PRIMARY STRUCTURE HEATED:	1636 SF.
PRIMARY STRUCTURE PORTAL:	91 SF.
DETACHED GARAGE:	285 SF.
TOTAL ENCLOSED (2 STRUCTURES):	1921 SF.
TOTAL ROOFED (2 STRUCTURES):	2,012 SF.
LOT SIZE:	7,540 SF.
LOT COVERAGE- (TOTAL ROOFED/LOT SIZE):	26.7%
PARKING PROVIDED:	3+ SPACES

**1 EXISTING SITE PLAN**  
 NOTE: NO PROPOSED CHANGES TO FOOTPRINT OF EXISTING BUILDINGS NOR ANY PROPOSED NEW STRUCTURES



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EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL  
 AT  
 401 E. PALACE AVE.

DATE  
 6 OCT., 2025

REVISIONS		
No.	Description	Date

SHEET TITLE  
 EXISTING  
 SITE PLAN

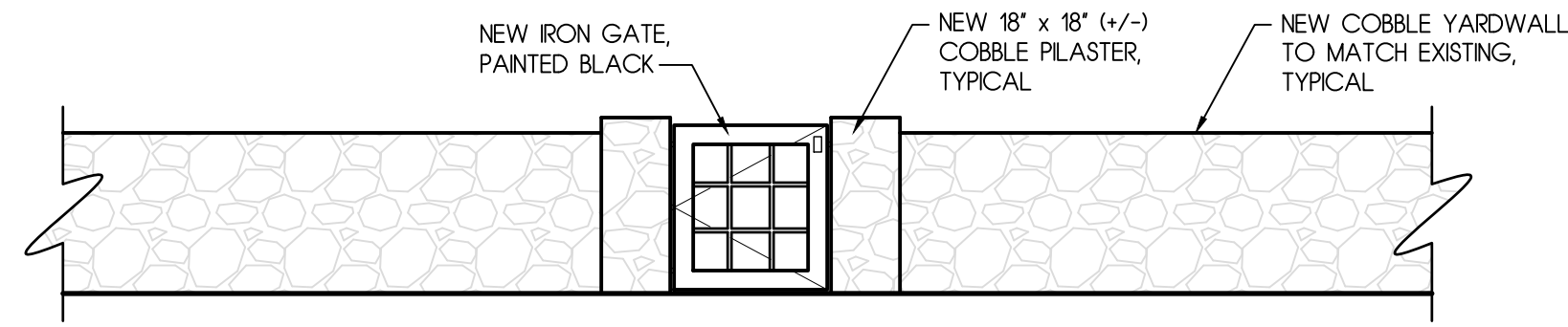
SHEET

**C-1**

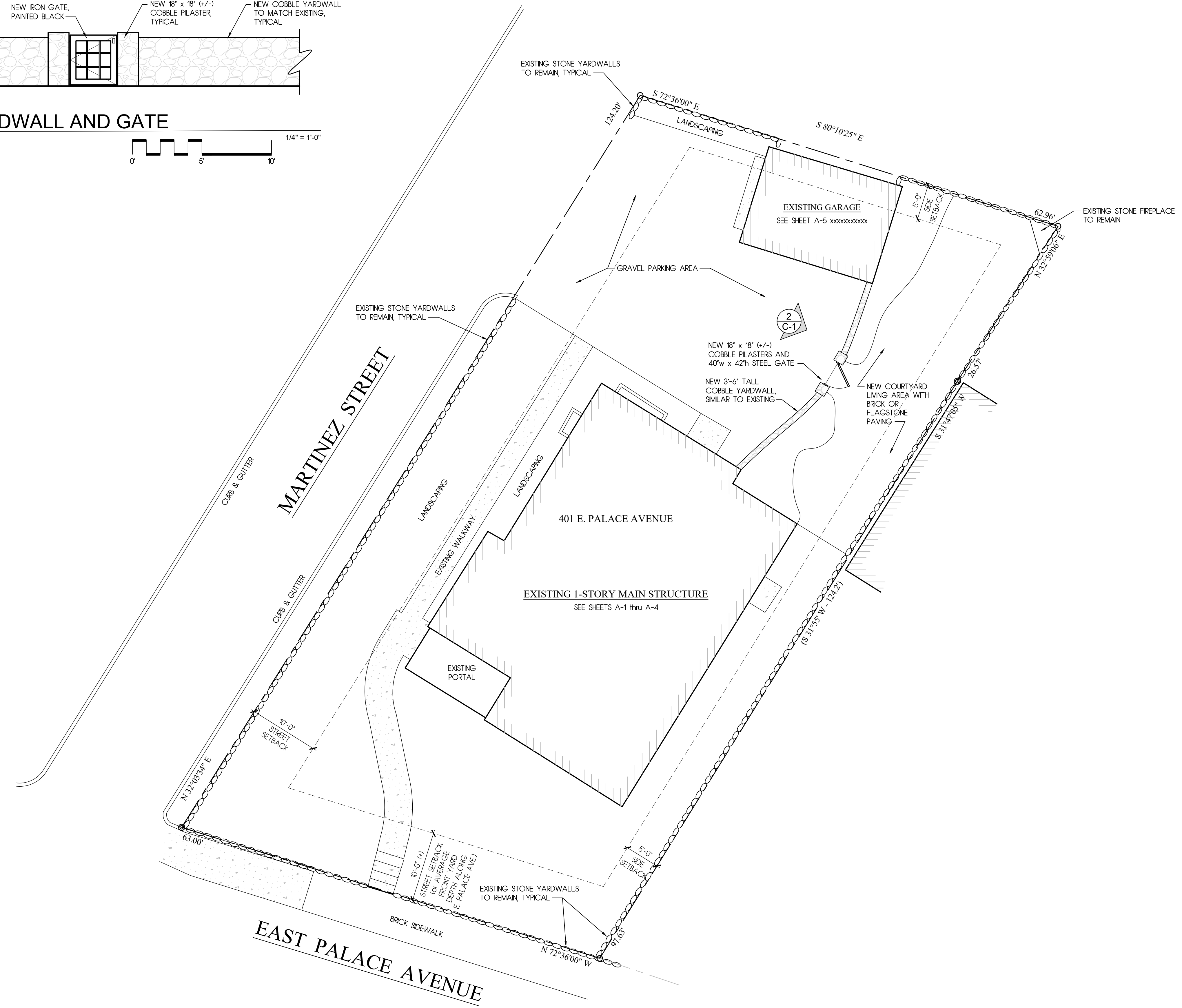
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 1/4" = 1'-0"

NEW MEXICO

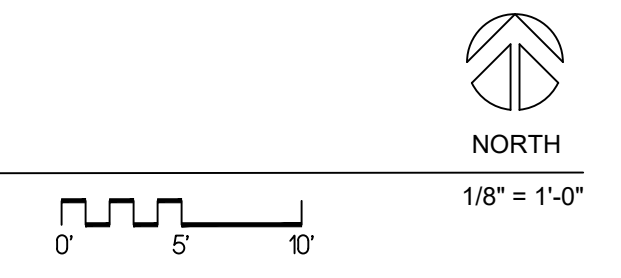
SANTA FE



**2 NEW YARDWALL AND GATE**  
 1/4" = 1'-0"



**1 PROPOSED SITE PLAN**  
 NOTE: NO PROPOSED CHANGES TO FOOTPRINT OF EXISTING BUILDINGS NOR ANY PROPOSED NEW STRUCTURES



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NEW MEXICO

EXTERIOR ALTERATIONS AND REMODEL  
 AT  
 401 E. PALACE AVE.

SANTA FE

DATE  
 6 OCT., 2025

REVISIONS

No.	Description	Date

SHEET TITLE  
 PROPOSED  
 SITE PLAN

SHEET

**C-2**

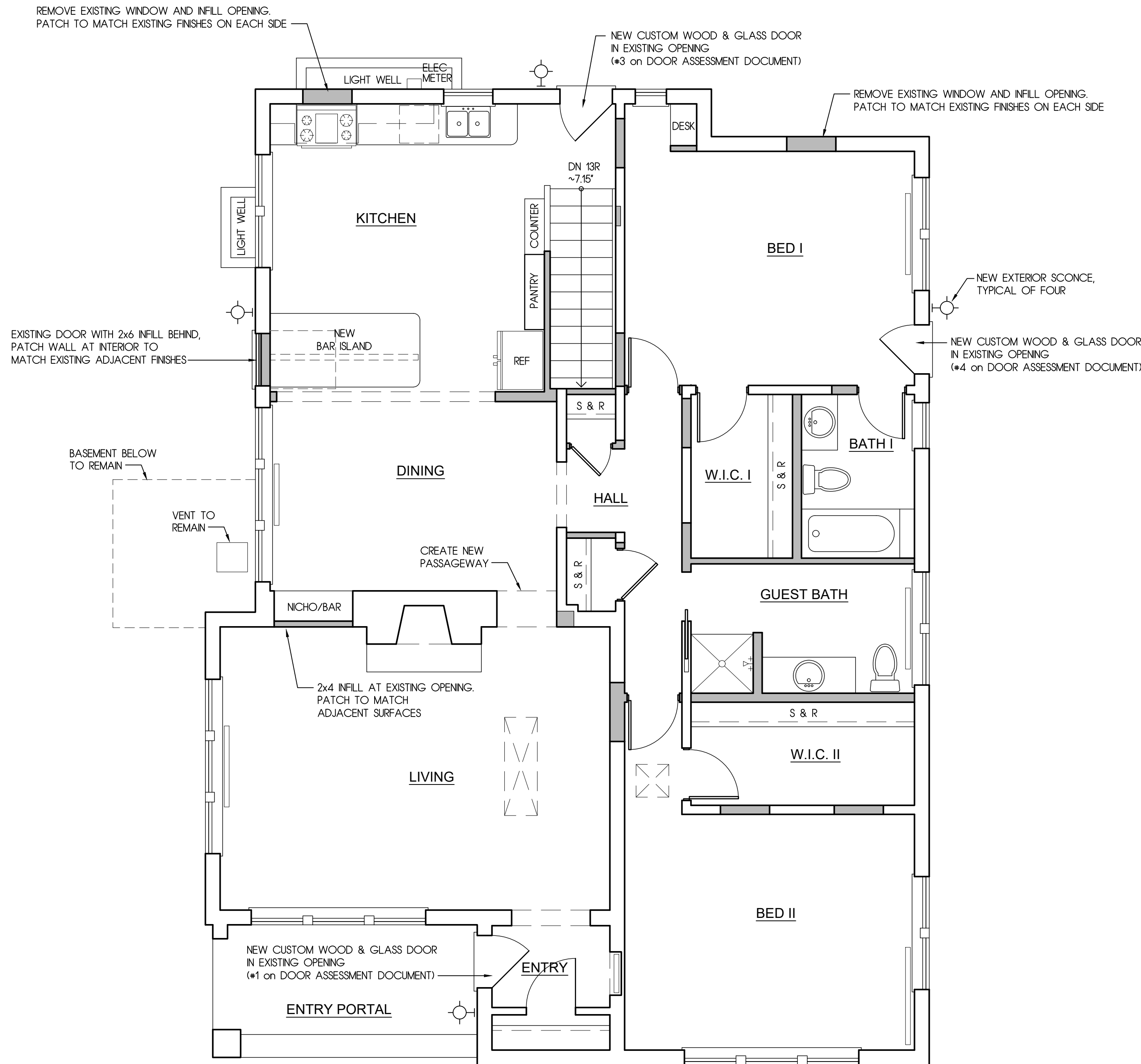
SCALE  
 1/4" = 1'-0"

**GENERAL NOTES:**

- 1) VERIFY ALL DIMENSIONS IN THE FIELD.
- 2) DIMENSIONS TO FACE OF STUDS AT INTERIOR WALLS AND EXTERIOR WALLS.

**LEGEND**

- EXISTING TO REMAIN, TYPICAL
- NEW 2x FRAME WALL OR INFILL- SEE PLAN FOR THICKNESS. PATCH TO MATCH ADJACENT SURFACES (V.I.F.)

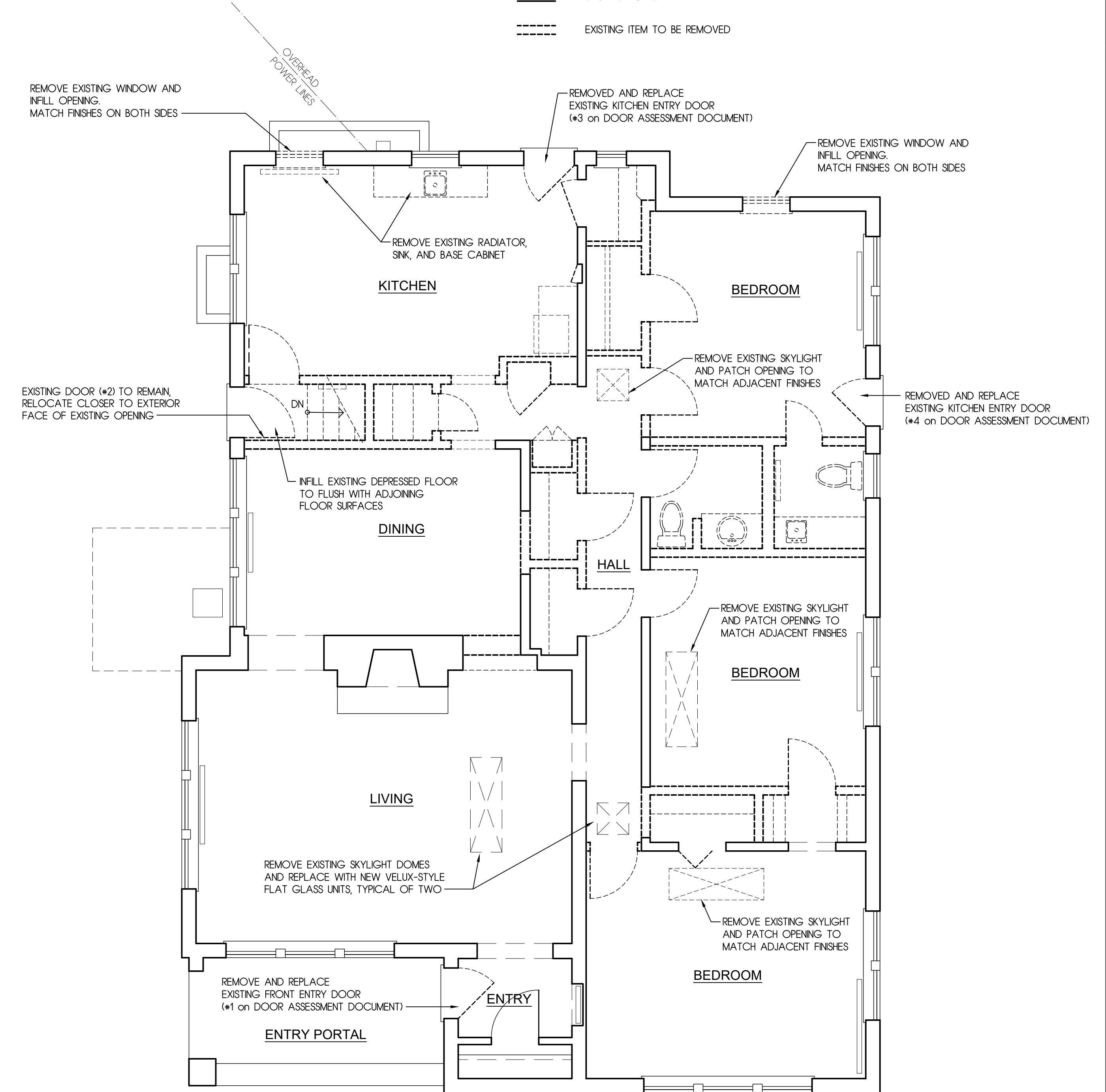


2 REVISED GROUND FLOOR PLAN

1/4" = 1'-0"

**LEGEND**

- EXISTING TO REMAIN
- - - - EXISTING ITEM TO BE REMOVED



1 EXISTING (DEMOLITION) GROUND FLOOR PLAN

NOTE: VERIFY EXISTING CONDITIONS IN THE FIELD



1/4" = 1'-0"



DATE  
6 OCT., 2025

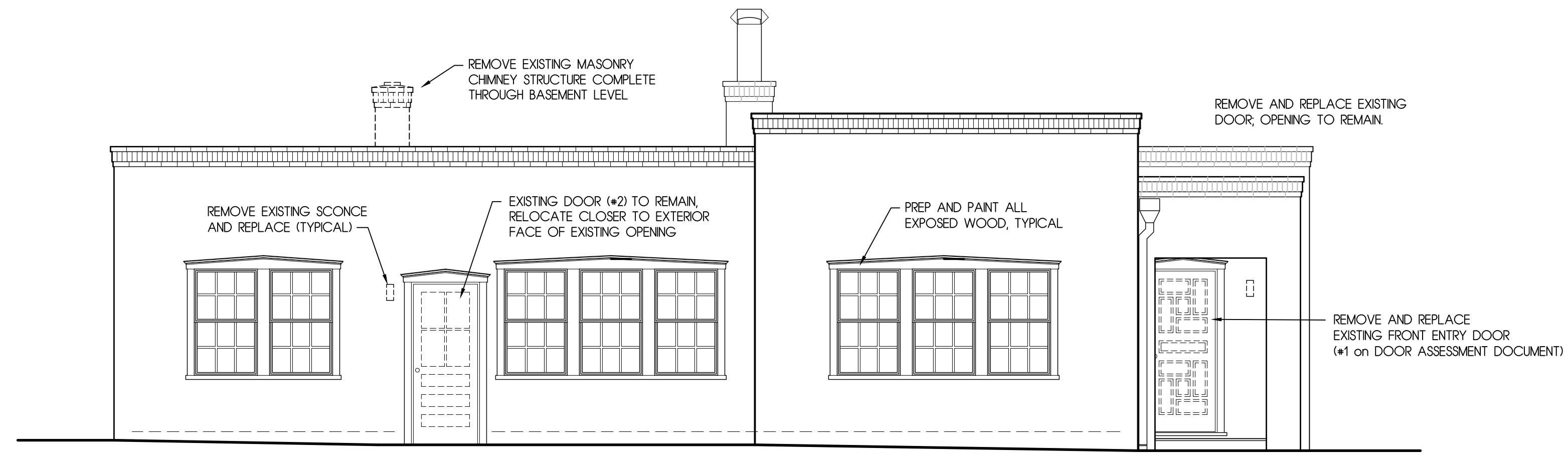
REVISIONS		
No.	Description	Date

SHEET TITLE  
MAIN: EXISTING (DEMOLITION) AND PROPOSED GROUND FLOOR PLANS

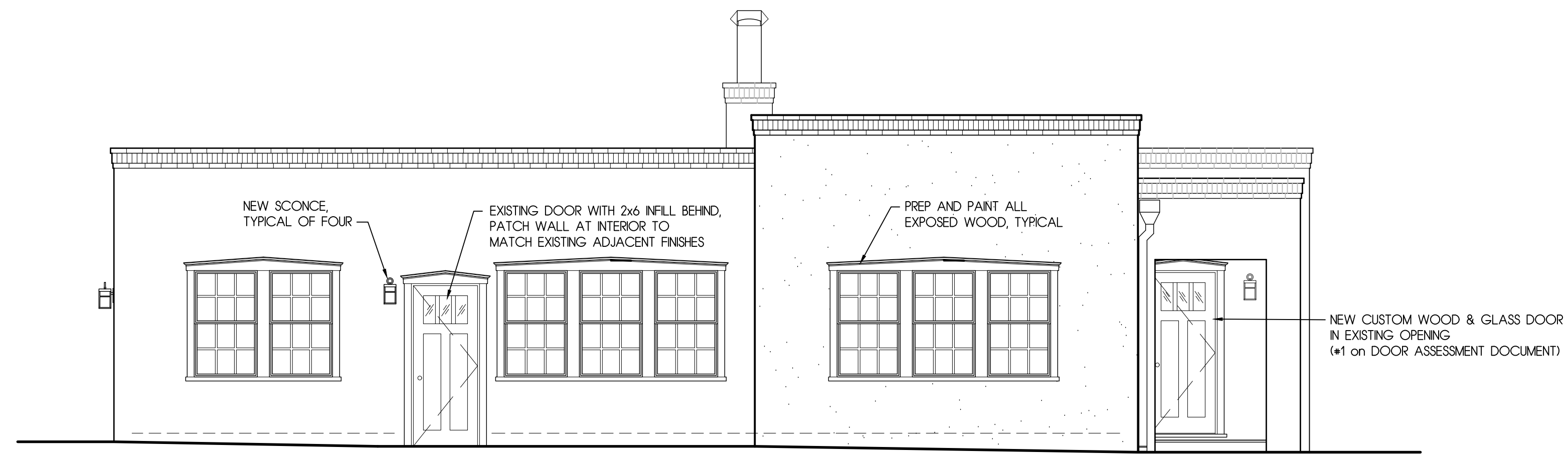
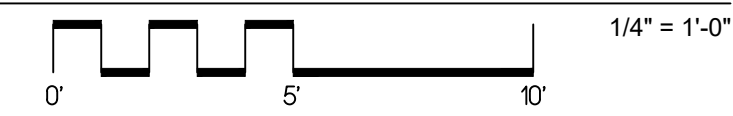
SHEET

A-1

SCALE  
1/4" = 1'-0"



1 EXISTING WEST ELEVATION



2 REVISED WEST ELEVATION

1/4" = 1'-0"

EXTERIOR FINISHES AND COLORS:	
NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'SMOKEY MOUNTAIN'
NEW STUCCO:	EL REY/LA HABRA 'SANDALWOOD'
EXPOSED WOOD, STORM SASHES	MATCH EXISTING (GREEN)
NEW EXTERIOR DOORS	WOOD WITH WALNUT STAIN
NEW EXTERIOR DOOR HARDWARE	DAIRK BRONZE
NEW EXTERIOR SCOUNCES	HINKLEY 'PORTER' 2806 OZ IN 'AGED BRONZE' FINISH



DATE  
 6 OCT., 2025

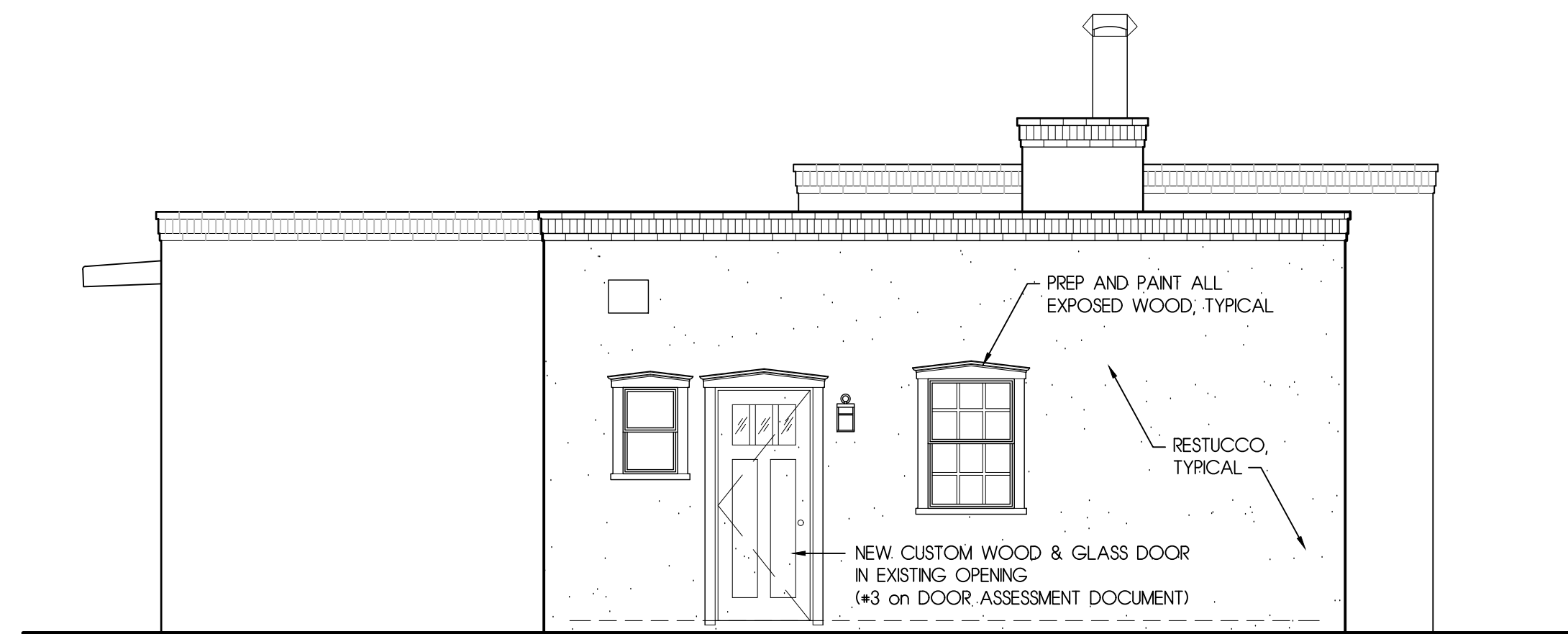
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SHEET TITLE  
 EXISTING  
 (DEMOLITION) AND  
 PROPOSED  
 WEST ELEVATIONS

SHEET

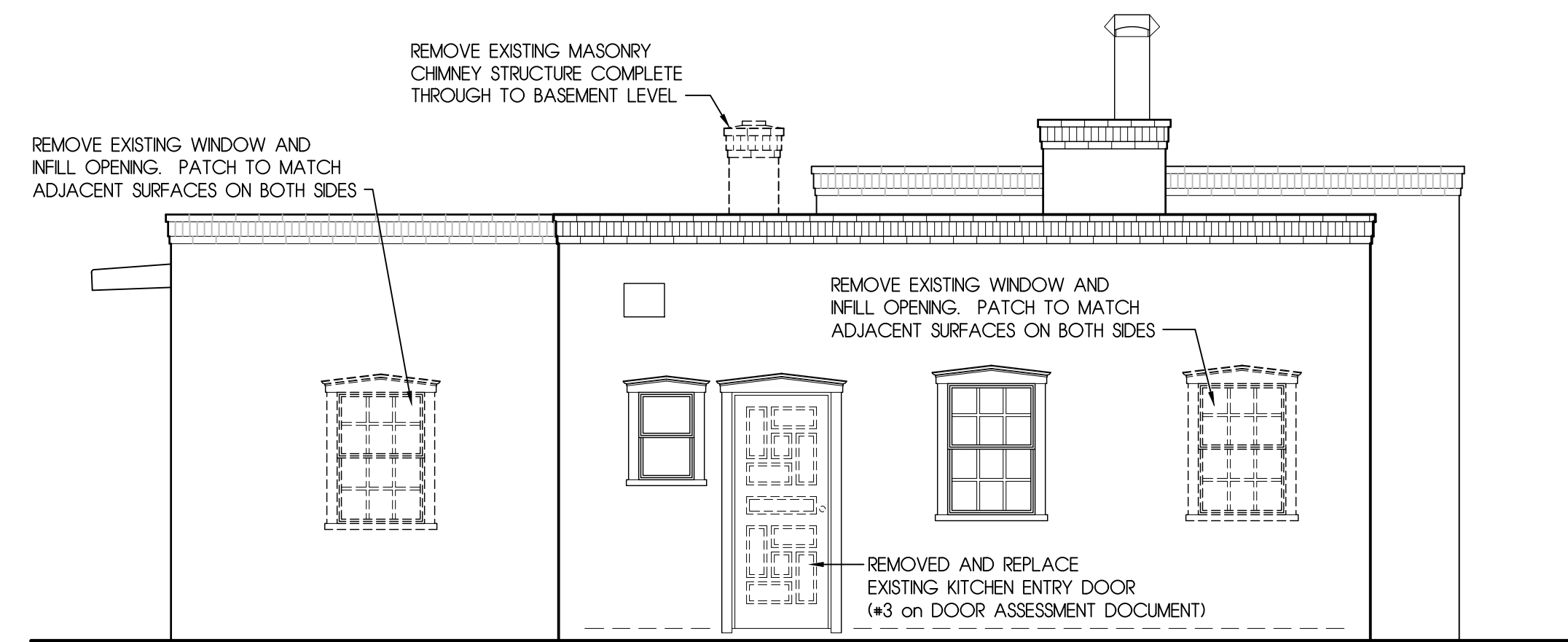
A-3.2

SCALE  
 1/4" = 1'-0"



2 REVISED NORTH ELEVATION

1/4" = 1'-0"



1 EXISTING NORTH ELEVATION

1/4" = 1'-0"

EXTERIOR FINISHES AND COLORS:	
NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'SMOKEY MOUNTAIN'
NEW STUCCO	EL REY/LA HARRA 'SANDALWOOD'
EXPOSED WOOD, STORM SASHES:	MATCH EXISTING (GREEN)
NEW EXTERIOR DOORS:	WOOD WITH WALNUT STAIN
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE
NEW EXTERIOR SCONCES:	HINKLEY 'PORTER' 2806 OZ IN 'AGED BRONZE' FINISH

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EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL  
AT  
401 E. PALACE AVE.

NEW MEXICO

SANTA FE

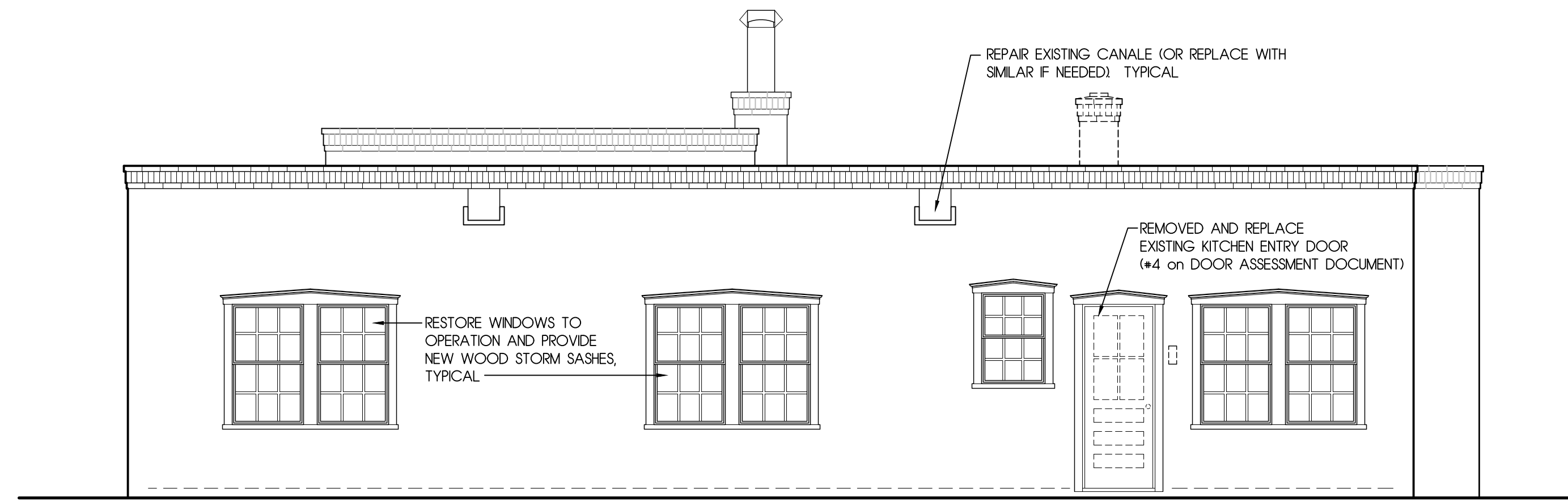
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No.	Description	Date

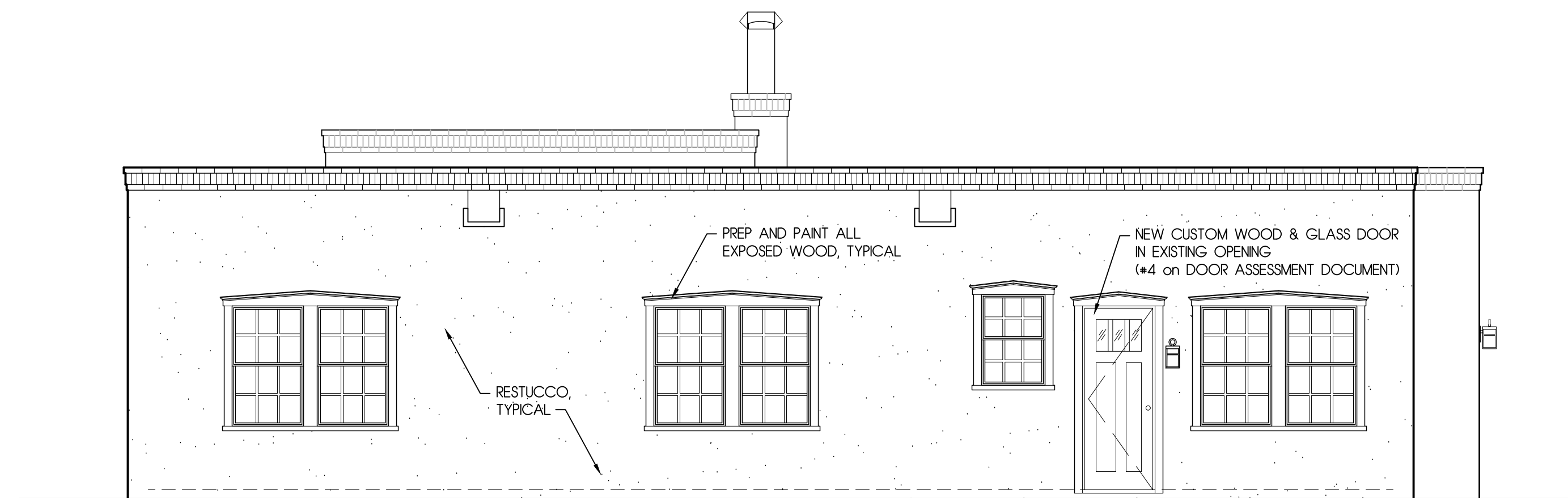
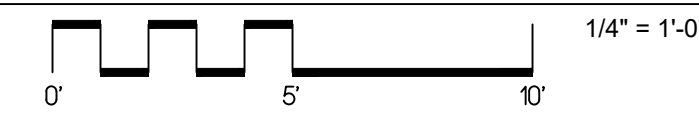
SHEET TITLE  
EXISTING  
(DEMOLITION) AND  
PROPOSED  
NORTH ELEVATIONS

SHEET  
**A-3.3**

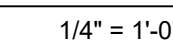
SCALE  
1/4" = 1'-0"



1 EXISTING EAST ELEVATION



2 REVISED EAST ELEVATION



**EXTERIOR FINISHES AND COLORS:**

NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'SMOKEY MOUNTAIN'
NEW STUCCO	EL REY/LA HABRA 'SANDALWOOD'
EXPOSED WOOD, STORM SASHES:	MATCH EXISTING (GREEN)
NEW EXTERIOR DOORS:	WOOD WITH WALNUT STAIN
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE
NEW EXTERIOR SCONCES:	HINKLEY PORTER 2806 OZ IN 'AGED BRONZE' FINISH

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 AT  
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 NEW MEXICO

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SHEET TITLE  
 EXISTING  
 (DEMOLITION) AND  
 PROPOSED  
 EAST ELEVATIONS

SHEET

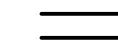

A-3.4

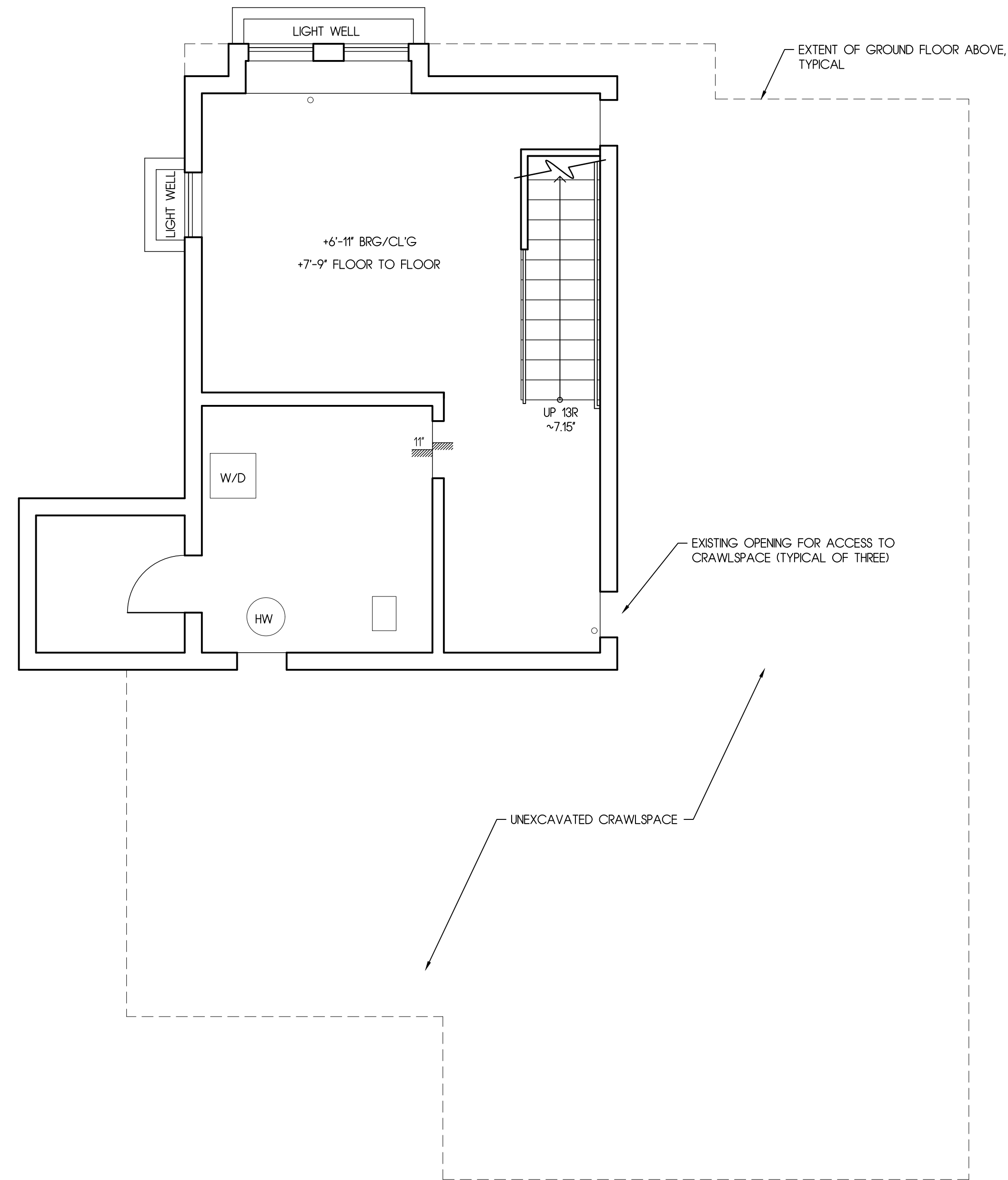
SCALE  
 1/4" = 1'-0"

**GENERAL NOTES:**

- 1) VERIFY ALL DIMENSIONS IN THE FIELD.
- 2) DIMENSIONS TO FACE OF STUDS AT INTERIOR WALLS AND EXTERIOR WALLS.

**LEGEND**

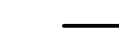

-  EXISTING TO REMAIN, TYPICAL
-  NEW 2x FRAME WALL OR INFILL - SEE PLAN FOR THICKNESS. PATCH TO MATCH ADJACENT SURFACES (V.I.F.)

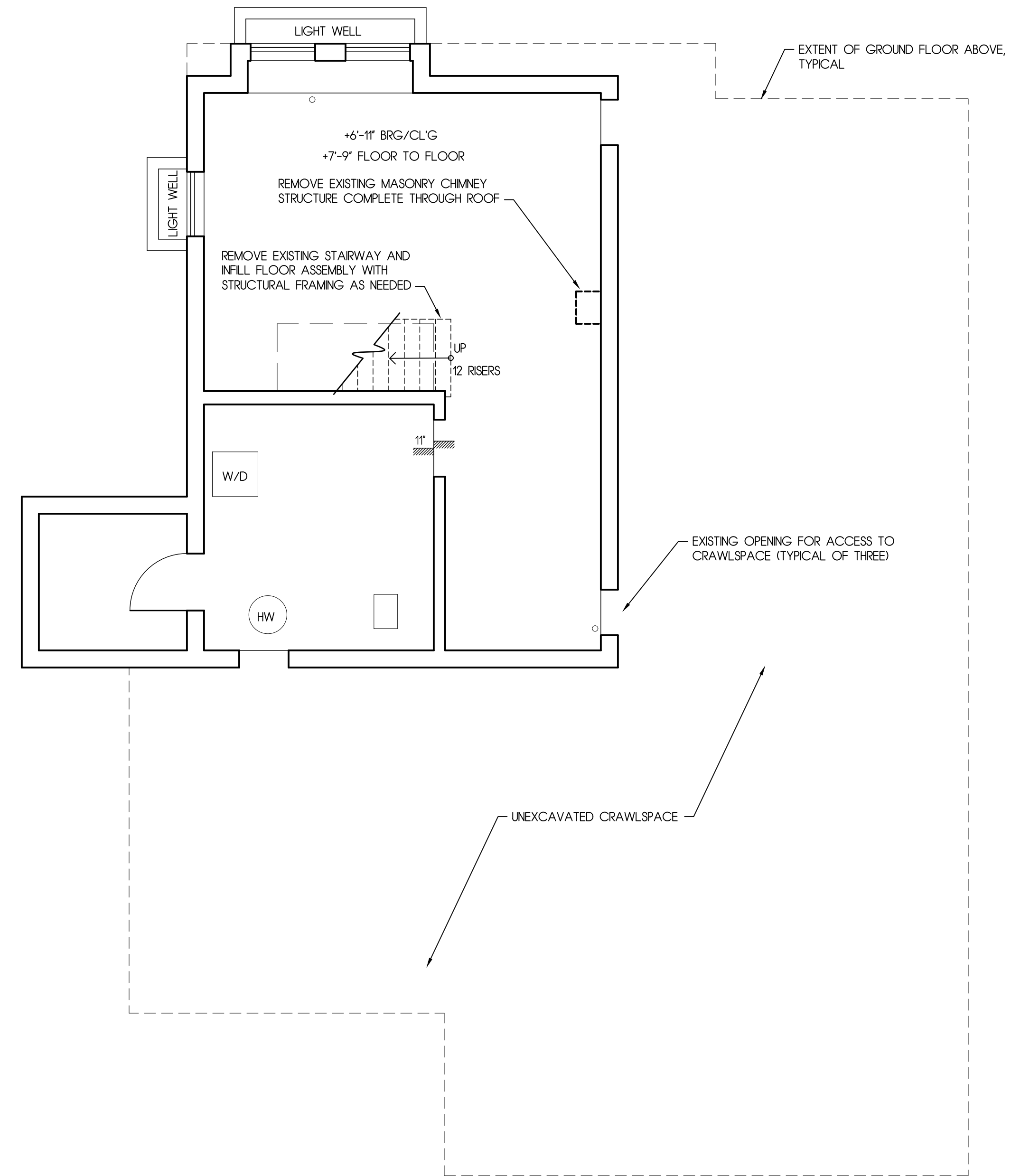


2 REVISED BASEMENT FLOOR PLAN

1/4" = 1'-0"

**LEGEND**

-  EXISTING TO REMAIN
-  EXISTING ITEM TO BE REMOVED



1 EXISTING (DEMOLITION) BASEMENT FLOOR PLAN

1/4" = 1'-0"



EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL  
AT  
401 E. PALACE AVE.  
NEW MEXICO

DATE  
6 OCT., 2025

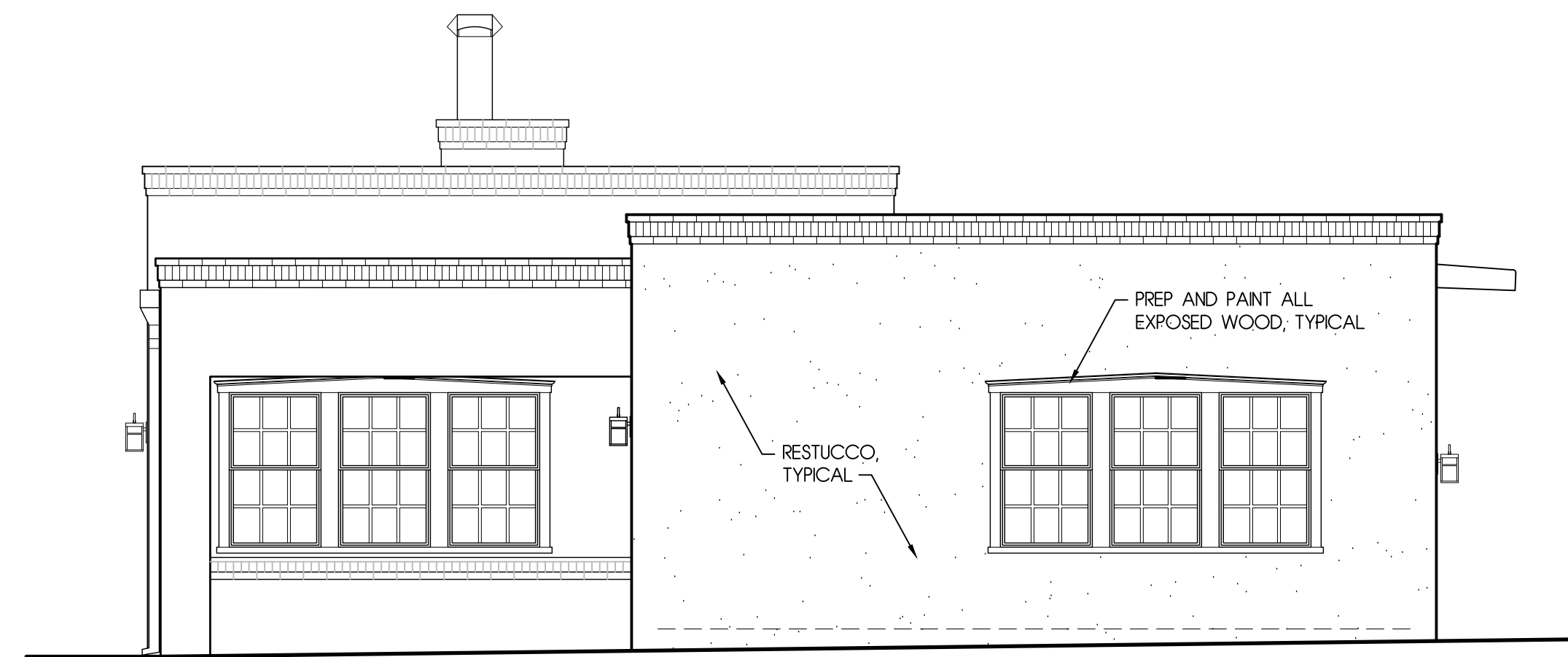
No.	Description	Date

SHEET TITLE  
EXISTING (DEMO)  
AND PROPOSED  
BASEMENT  
FLOOR PLANS

SHEET

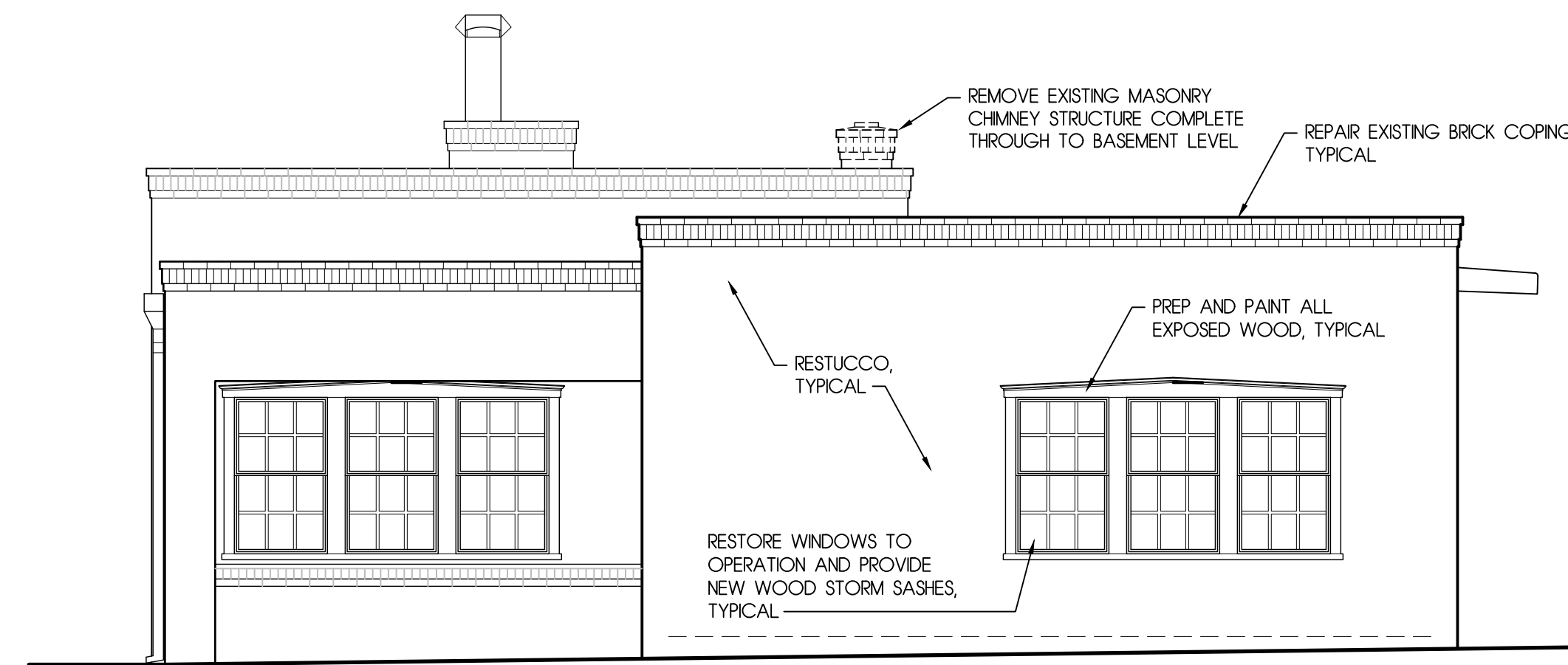
A-2

SCALE  
1/4" = 1'-0"



② REVISED SOUTH ELEVATION

1/4" = 1'-0"



① EXISTING SOUTH ELEVATION

0' 5' 10' 1/4" = 1'-0"

EXTERIOR FINISHES AND COLORS:	
NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'SMOKEY MOUNTAIN'
NEW STUCCO	EL REY/LA HARRA 'SANDALWOOD'
EXPOSED WOOD, STORM SASHES:	MATCH EXISTING (GREEN)
NEW EXTERIOR DOORS:	WOOD WITH WALNUT STAIN
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE
NEW EXTERIOR SCONCES:	HINKLEY 'PORTER' 2806 OZ IN 'AGED BRONZE' FINISH

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EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL  
 AT  
 401 E. PALACE AVE.  
 SANTA FE  
 NEW MEXICO

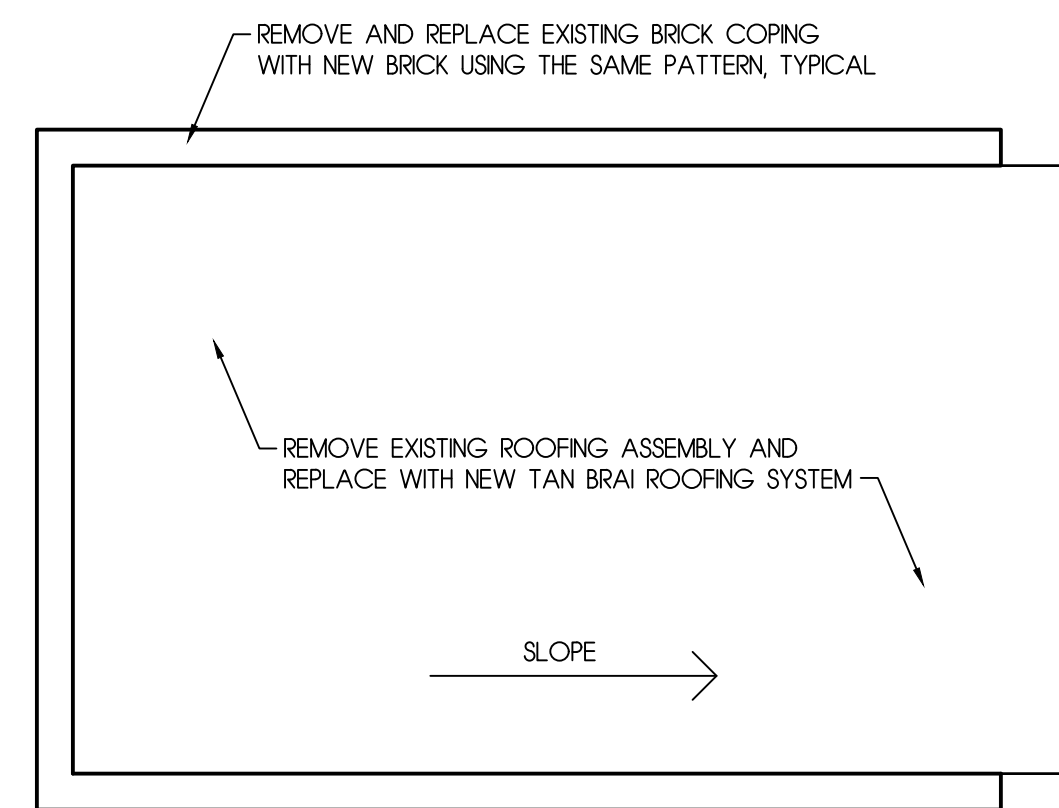
DATE  
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REVISIONS		
No.	Description	Date

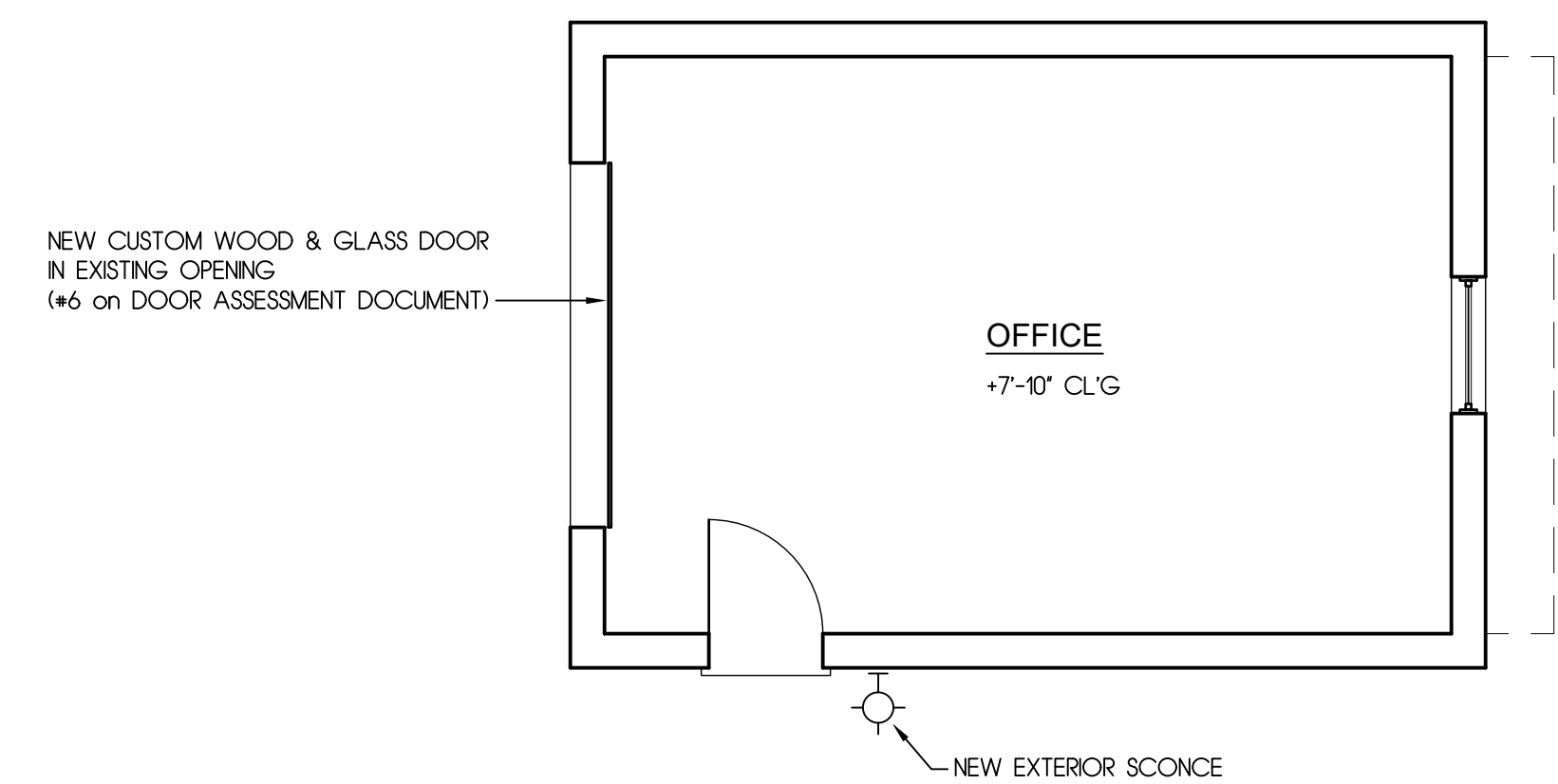
SHEET TITLE  
 EXISTING  
 (DEMOLITION) AND  
 PROPOSED  
 SOUTH ELEVATIONS

SHEET  
**A-3.1**

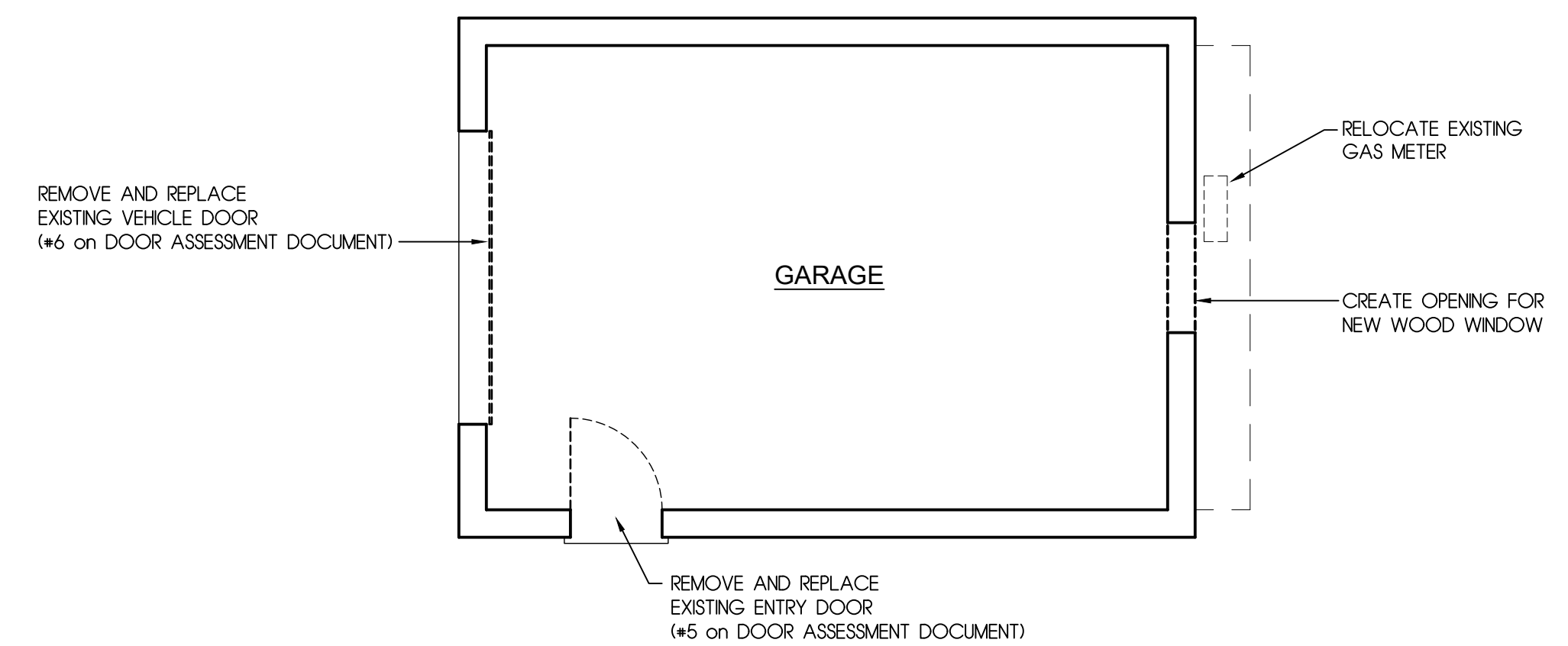
SCALE  
 1/4" = 1'-0"



3 EXISTING/REVISED ROOF PLAN 1/4" = 1'-0"



2 REVISED FLOOR PLAN 1/4" = 1'-0"



1 EXISTING (DEMO) FLOOR PLAN  
NOTE: VERIFY EXISTING CONDITIONS IN THE FIELD  
1/4" = 1'-0"

EXTERIOR FINISHES AND COLORS:	
NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'SMOKEY MOUNTAIN'
NEW STUCCO:	EL REY/LA HABRA 'SANDALWOOD'
NEW WINDOW, WINDOW/PANEL ASSEMBLY, AND EXISTING EXPOSED WOOD:	MATCH EXISTING (GREEN)
NEW EXTERIOR DOOR:	WOOD WITH WALNUT STAIN
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE
NEW EXTERIOR SCONCE:	HINKLEY 'PORTER' 2806 OZ IN 'AGED BRONZE' FINISH

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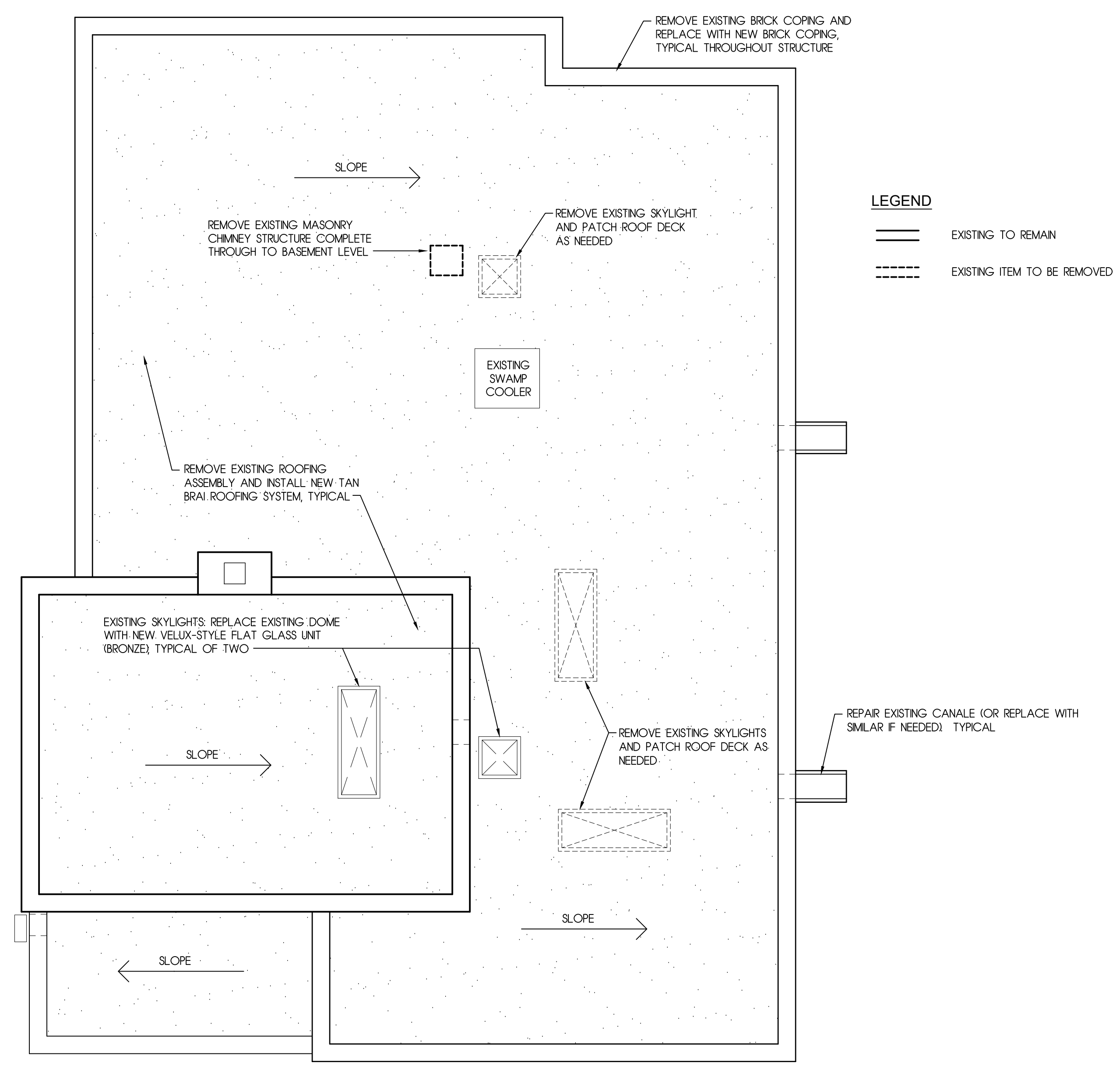
DATE  
6 OCT., 2025

REVISIONS		
No.	Description	Date

SHEET TITLE  
GARAGE: EXISTING (DEMOLITION) AND PROPOSED PLANS

SHEET  
A-5

SCALE  
1/4" = 1'-0"



1 MAIN STRUCTURE: EXISTING/PROPOSED ROOF PLAN



DATE  
6 OCT., 2025

REVISIONS

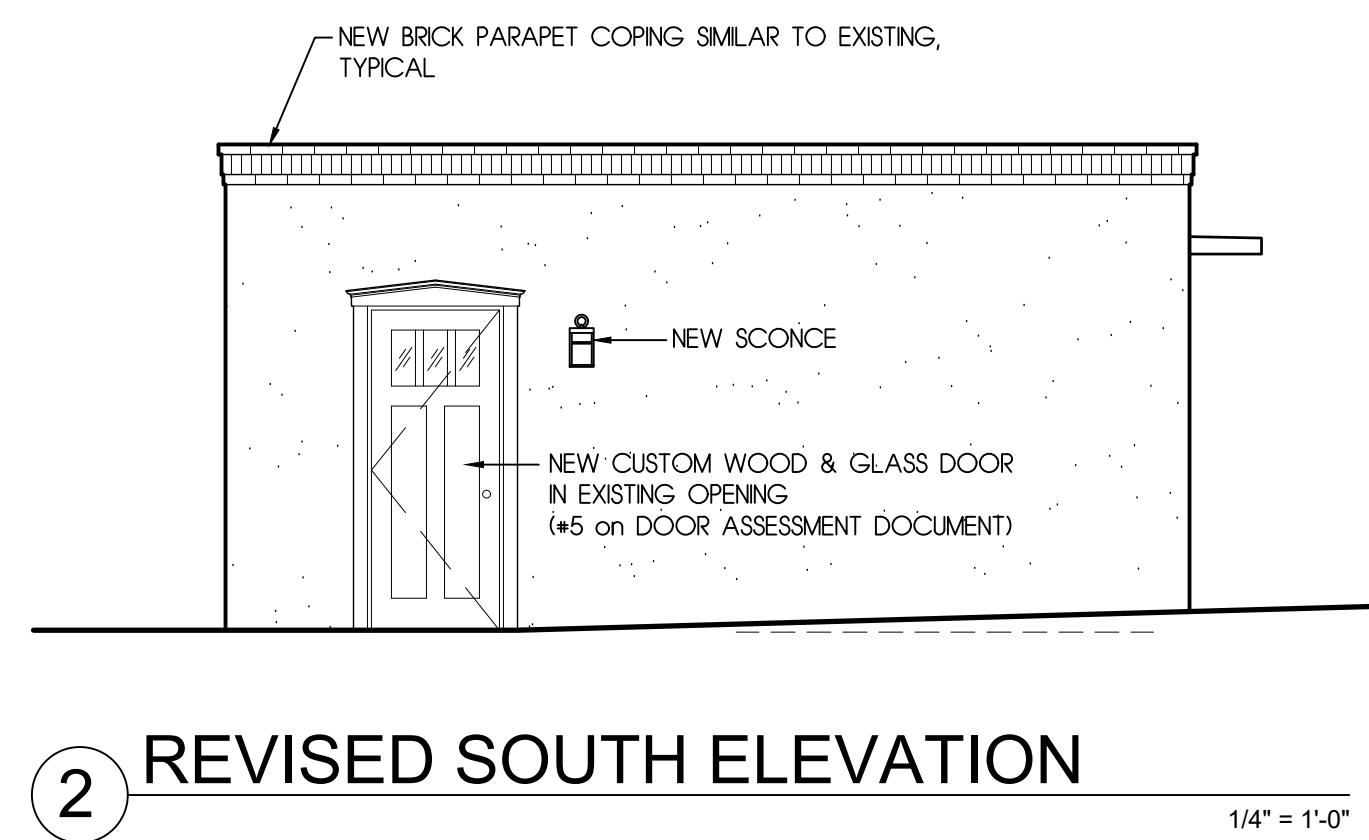
No.	Description	Date

SHEET TITLE  
MAIN STRUCTURE:  
EXISTING/PROPOSED  
ROOF PLAN

SHEET

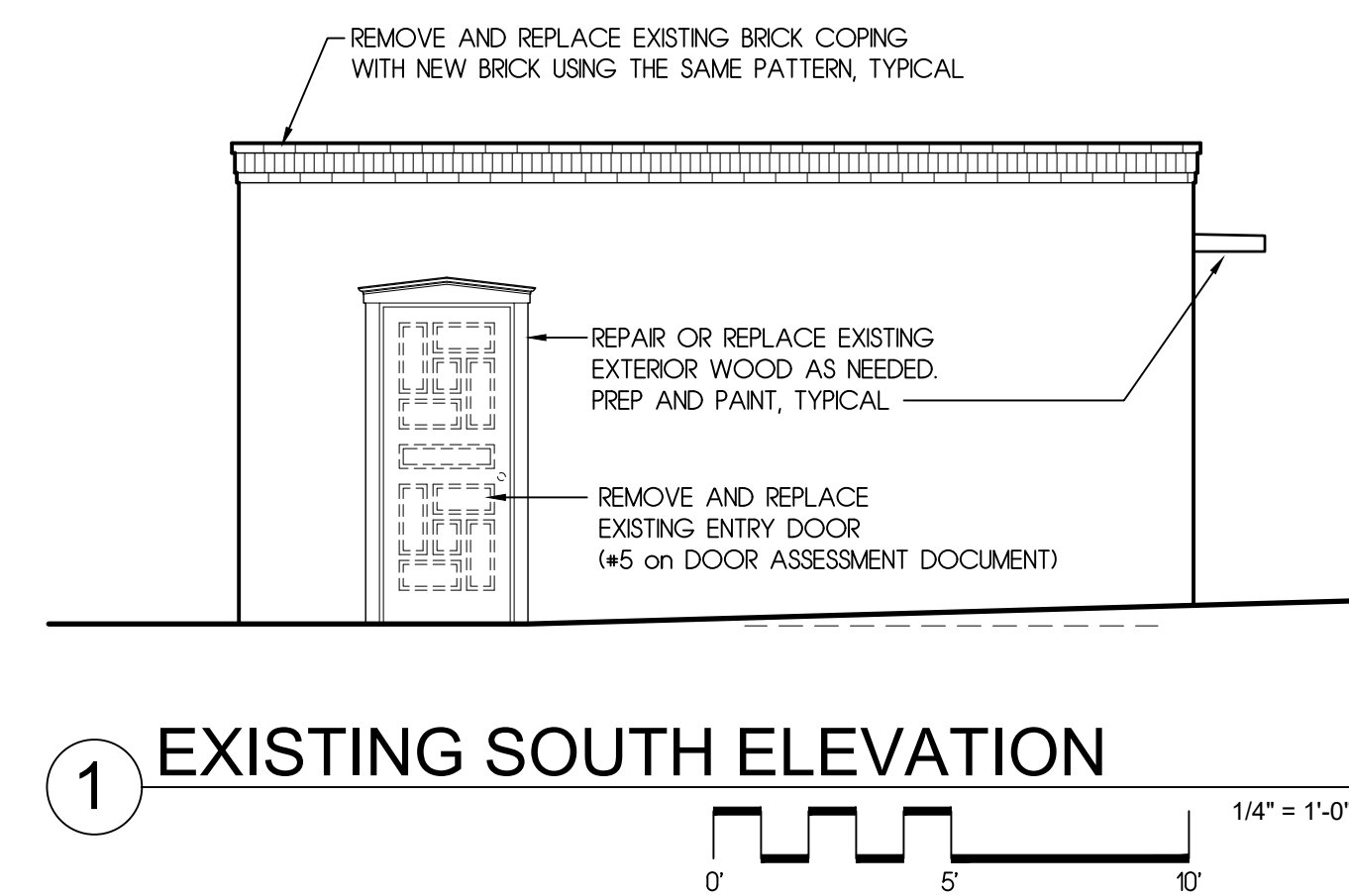
A-4

SCALE  
1/4" = 1'-0"



2 REVISED SOUTH ELEVATION

1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION

1/4" = 1'-0"

**EXTERIOR FINISHES AND COLORS:**

NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'SMOKEY MOUNTAIN'
NEW STUCCO:	EL REY/LA HABRA 'SANDALWOOD'
NEW WINDOW, WINDOW/PANEL ASSEMBLY, AND EXISTING EXPOSED WOOD:	MATCH EXISTING (GREEN)
NEW EXTERIOR DOOR	WOOD WITH WALNUT STAIN
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE
NEW EXTERIOR SCONCE:	HINKLEY 'PORTER' 2806 OZ IN 'AGED BRONZE' FINISH



DATE  
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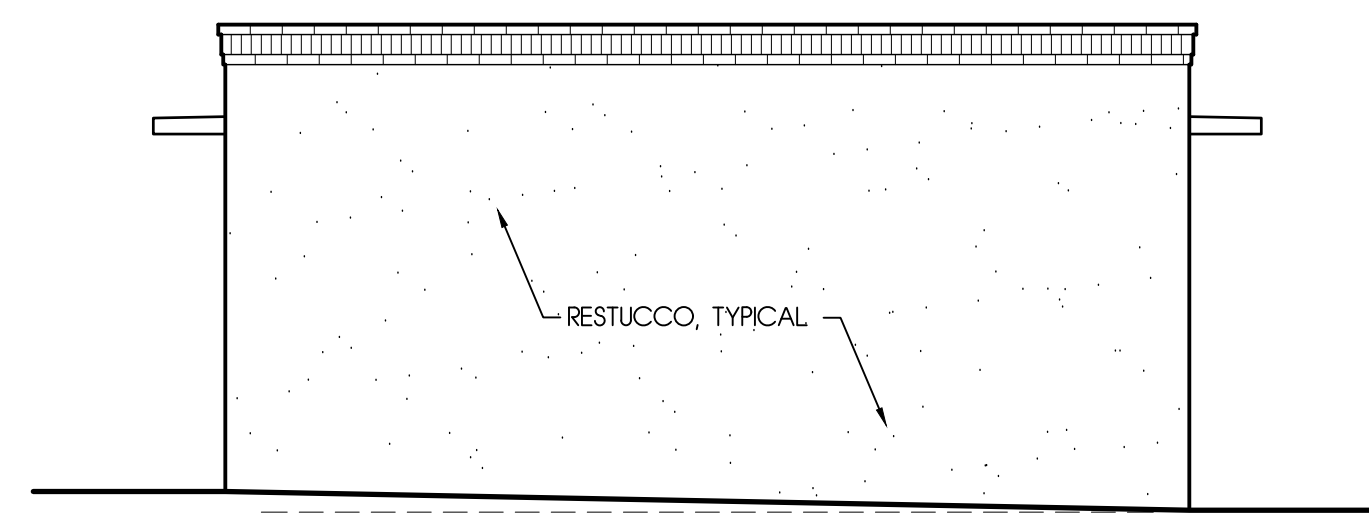
REVISIONS		
No.	Description	Date

SHEET TITLE  
GARAGE: EXISTING  
(DEMOLITION) AND  
PROPOSED  
SOUTH ELEVATIONS

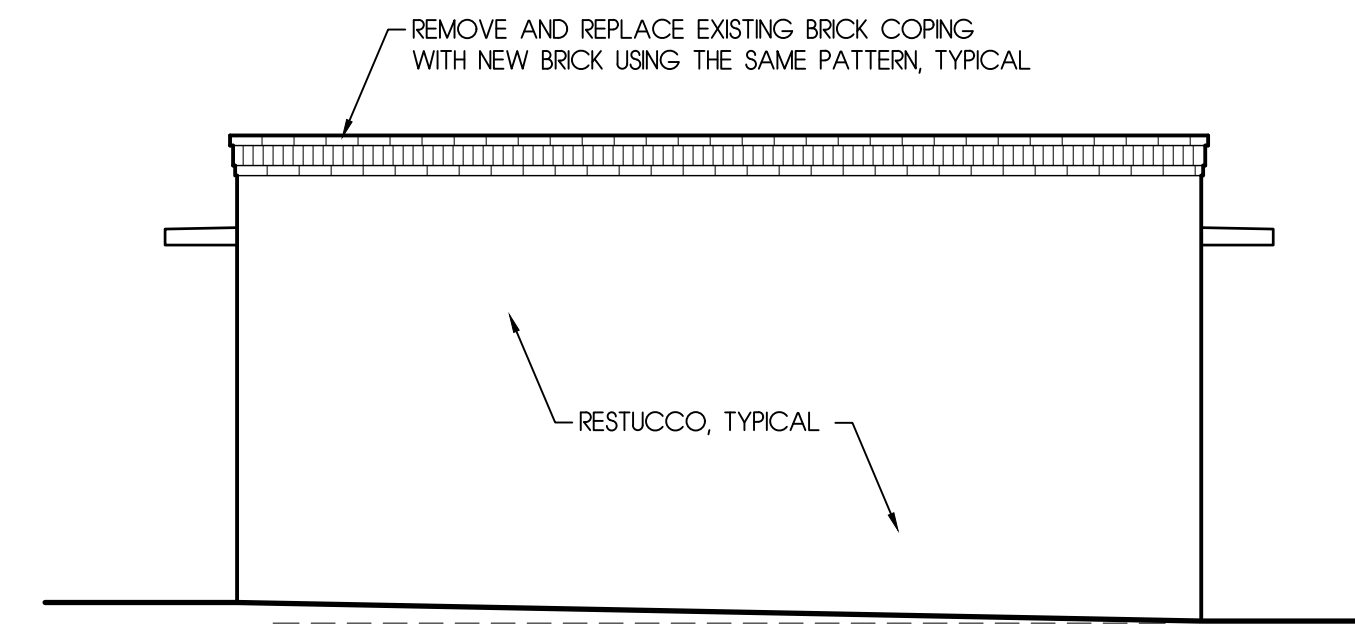
SHEET

A-6.1

SCALE  
1/4" = 1'-0"



② REVISED NORTH ELEVATION  
1/4" = 1'-0"



① EXISTING NORTH ELEVATION  
1/4" = 1'-0"

EXTERIOR FINISHES AND COLORS:	
NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'SMOKEY MOUNTAIN'
NEW STUCCO:	EL REY/LA HABRA 'SANDALWOOD'
NEW WINDOW, WINDOW/PANEL ASSEMBLY, AND EXISTING EXPOSED WOOD:	MATCH EXISTING (GREEN)
NEW EXTERIOR DOOR	WOOD WITH WALNUT STAIN
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE
NEW EXTERIOR SCOFF:	HINKLEY 'PORTER' 2806 OZ IN 'AGED BRONZE' FINISH

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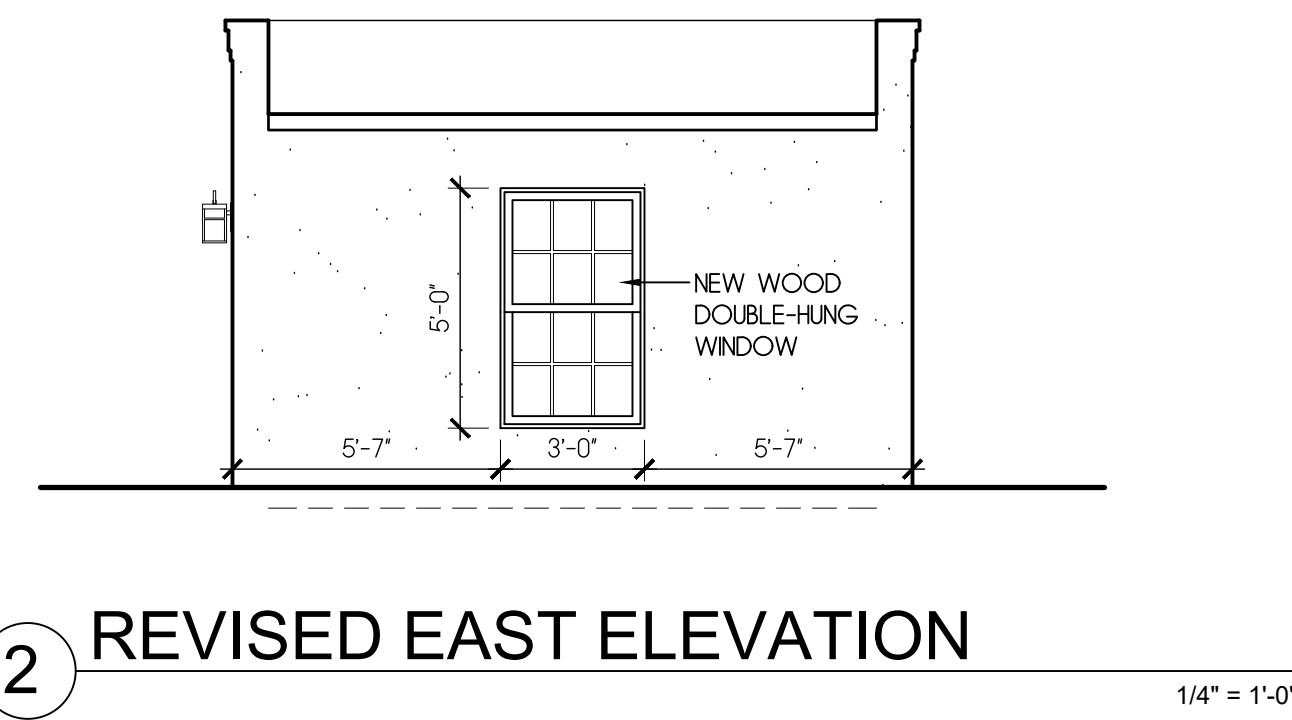
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SHEET TITLE  
GARAGE: EXISTING  
(DEMOLITION) AND  
PROPOSED  
NORTH ELEVATIONS

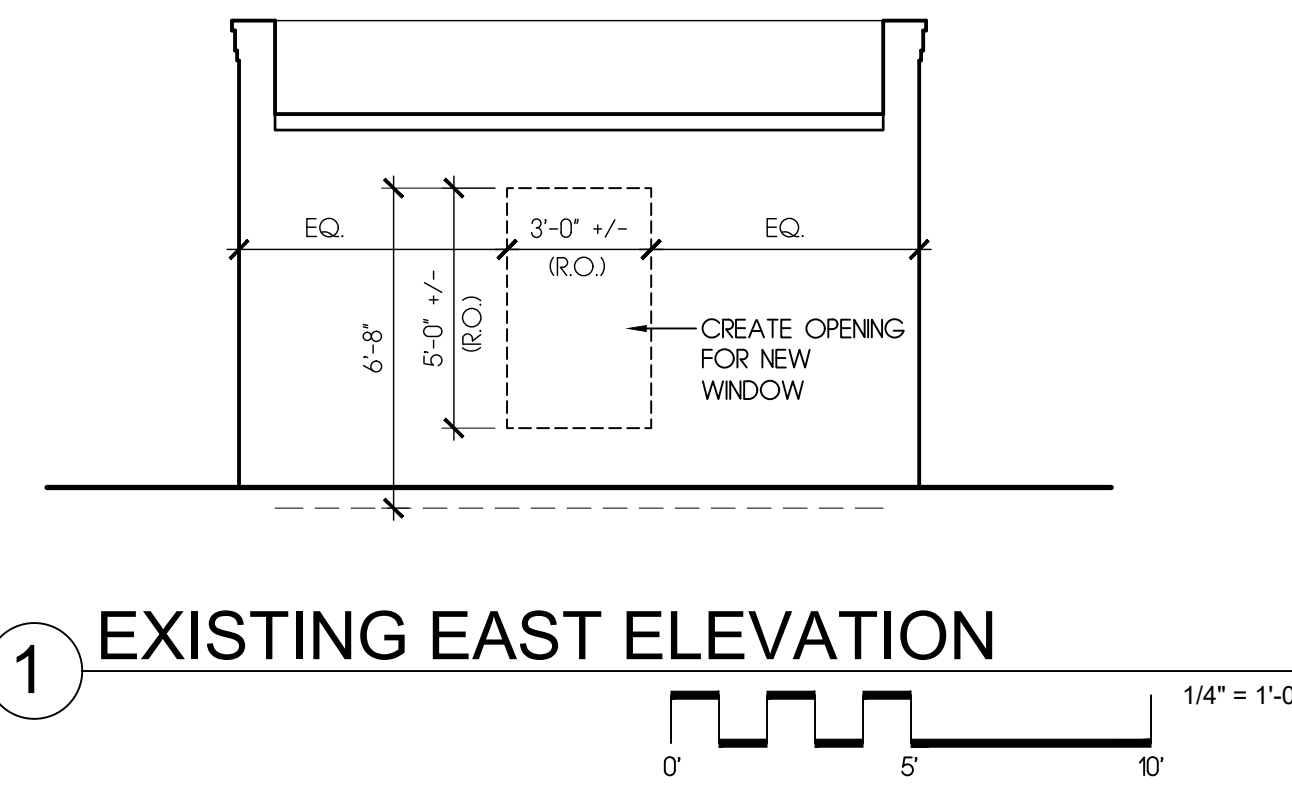
SHEET  
**A-6.3**

SCALE  
1/4" = 1'-0"



2 REVISED EAST ELEVATION

1/4" = 1'-0"



1 EXISTING EAST ELEVATION

1/4" = 1'-0"

EXTERIOR FINISHES AND COLORS:	
NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'SMOKEY MOUNTAIN'
NEW STUCCO:	EL REY/LA HABRA 'SANDALWOOD'
NEW WINDOW, WINDOW/PANEL ASSEMBLY, AND EXISTING EXPOSED WOOD:	MATCH EXISTING (GREEN)
NEW EXTERIOR DOOR	WOOD WITH WALNUT STAIN
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE
NEW EXTERIOR SCONCE:	HINKLEY 'PORTER' 2806 OZ IN 'AGED BRONZE' FINISH



ANDREW LYONS DESIGN  
PO BOX 8858  
SANTA FE  
NEW MEXICO 87504  
ph: 505 - 982 - 7999  
andrew@andrewlyonsdesign.com

EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL  
AT  
401 E. PALACE AVE.  
NEW MEXICO

DATE  
6 OCT., 2025

REVISIONS		
No.	Description	Date

SHEET TITLE  
GARAGE: EXISTING  
(DEMOLITION) AND  
PROPOSED  
EAST ELEVATIONS

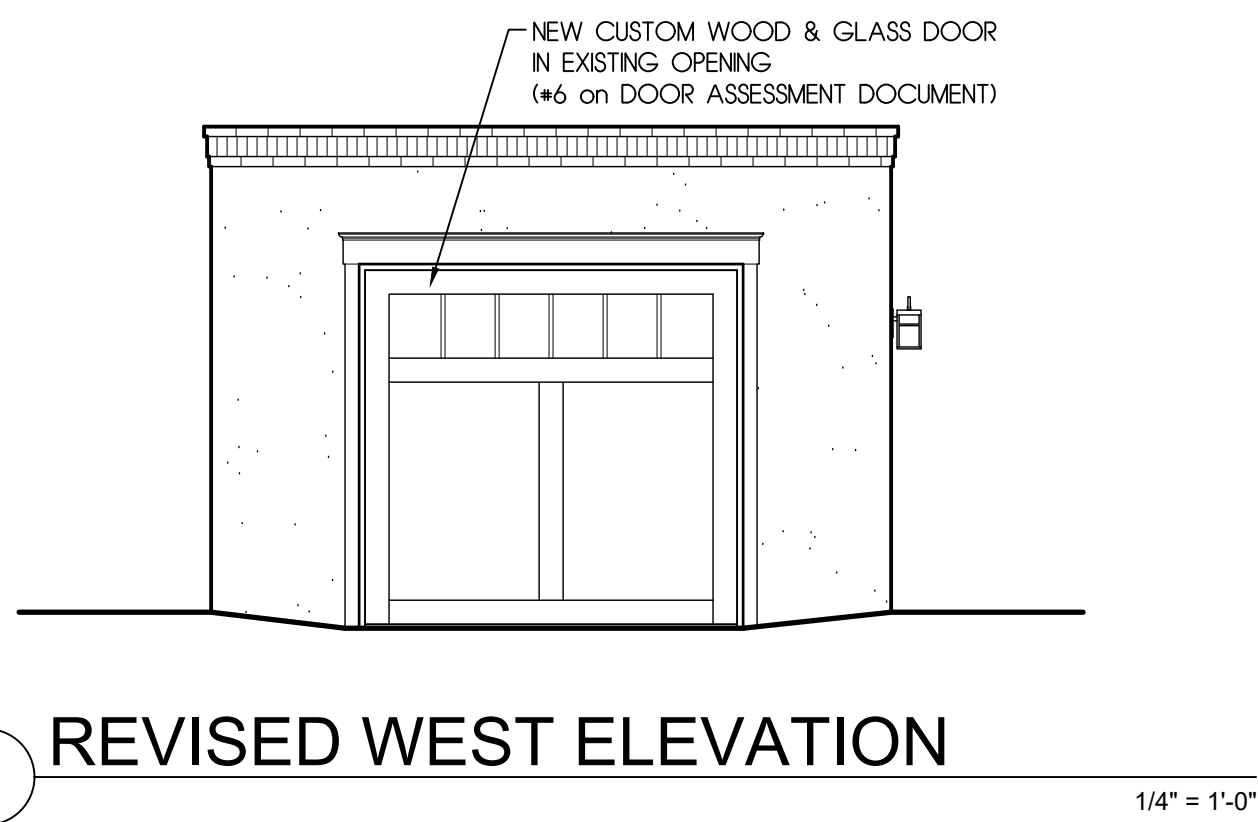
SHEET

A-6.4

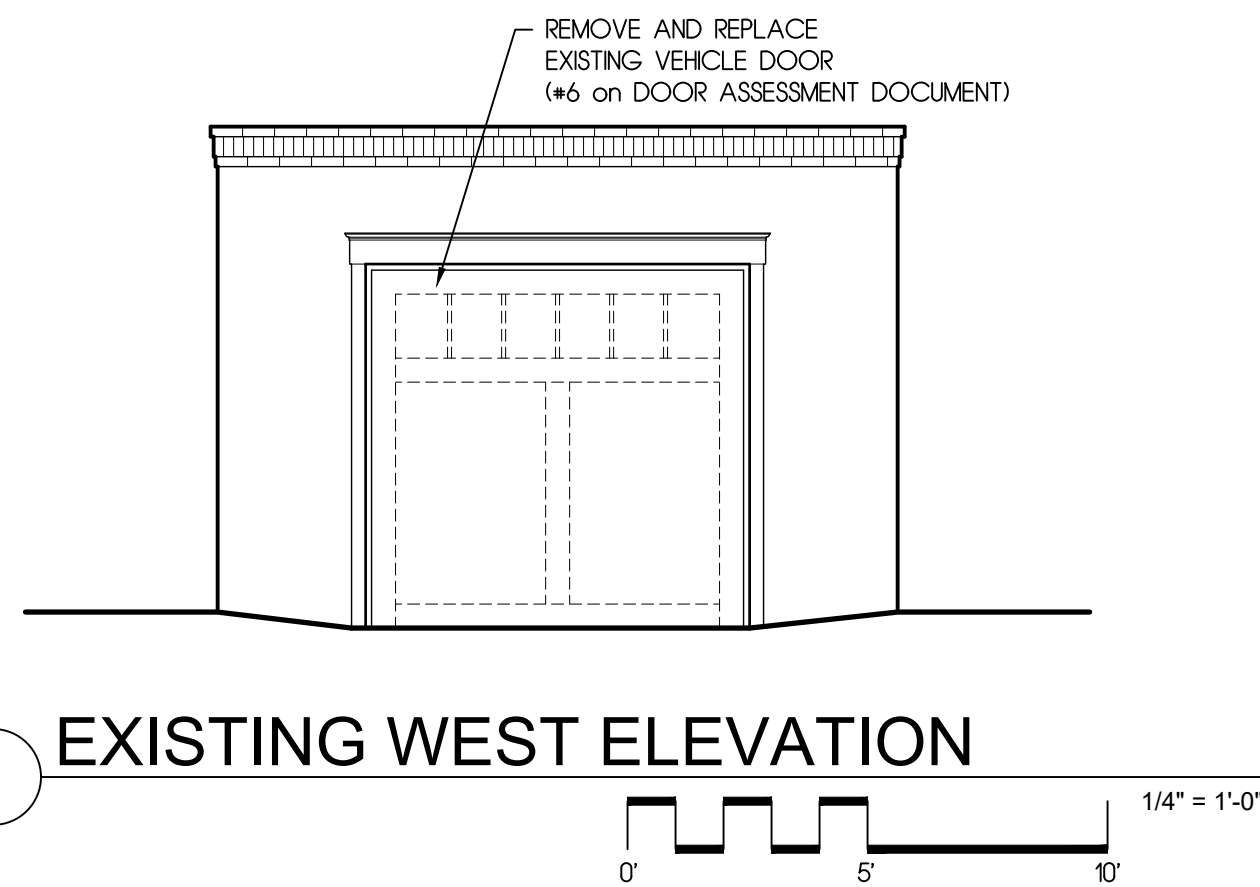
SCALE  
1/4" = 1'-0"



PROPOSED  
STORM SASHES  
(SIMILAR)



② REVISED WEST ELEVATION



① EXISTING WEST ELEVATION

EXTERIOR FINISHES AND COLORS:	
NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'SMOKEY MOUNTAIN'
NEW STUCCO:	EL REY/LA HABRA 'SANDALWOOD'
NEW WINDOW, WINDOW/PANEL ASSEMBLY, AND EXISTING EXPOSED WOOD:	MATCH EXISTING (GREEN)
NEW EXTERIOR DOOR	WOOD WITH WALNUT STAIN
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE
NEW EXTERIOR SCONCE:	HINKLEY 'PORTER' 2806 OZ IN 'AGED BRONZE' FINISH

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EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL  
AT  
401 E. PALACE AVE.  
NEW MEXICO

DATE  
6 OCT., 2025

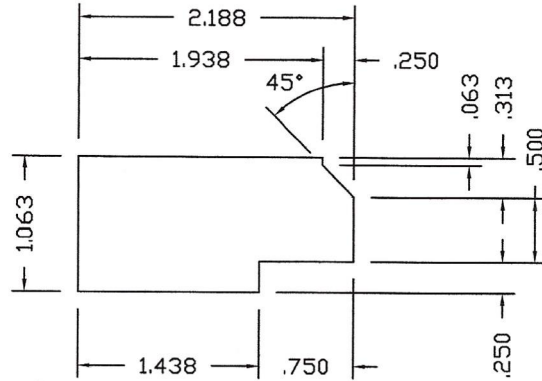
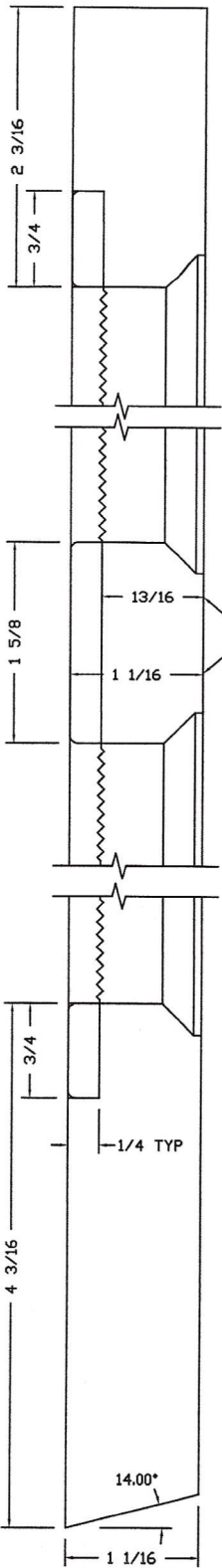
REVISIONS		
No.	Description	Date

SHEET TITLE  
GARAGE: EXISTING (DEMOLITION) AND PROPOSED WEST ELEVATIONS

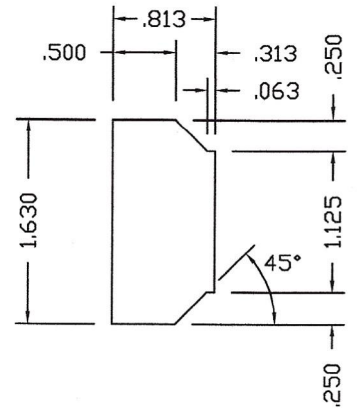
SHEET

A-6.2

SCALE  
1/4" = 1'-0"

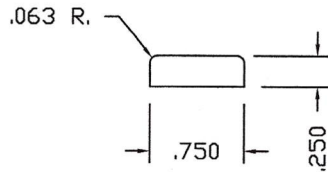


TOP RAIL & STILE PROFILE

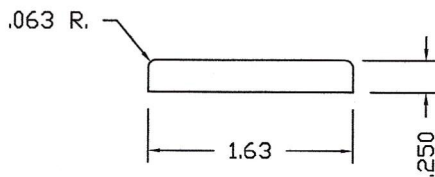


CROSSRAIL PROFILE

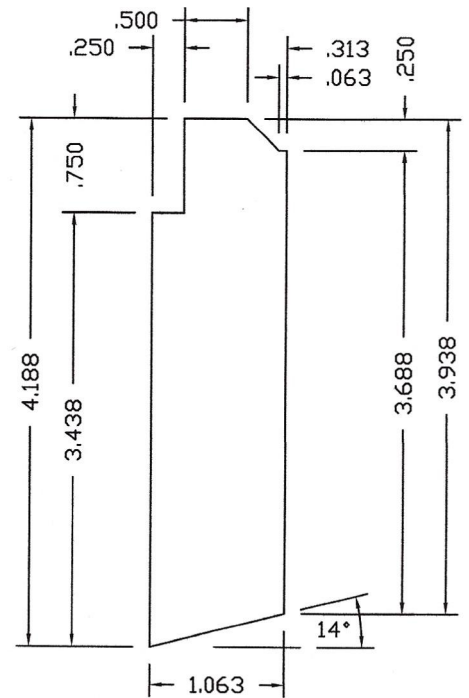
NOTE



RAIL & STILE MOULDING PROFILE



CROSSRAIL MOULDING PROFILE



BOTTOM RAIL PROFILE

DRAWING NO.  
C-903

DRAWN BY: DG  
DATE: 12/6/05  
TIME:

ORIG.  
ORDER#  
PO#

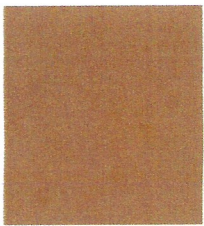
DISTRIBUTOR

STORM/SCREEN  
W/ FLUSH MOULDING

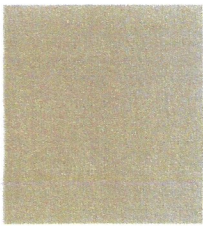


KOLBE & KOLBE MILLWORK CO., INC. 1323 SOUTH 11TH AVE. WAUSAU, WI 54401-5998  
SPECIAL MILLWORK SERVICES

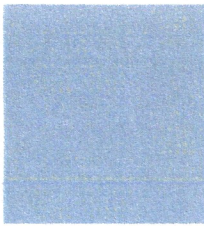
Palomino  
119 (55)



Navajo White  
101 (71)



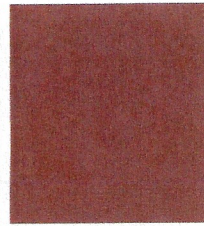
Sandalwood  
121 (56)



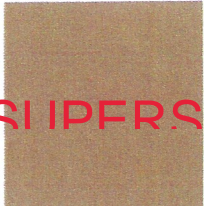
Straw  
122 (42)



Buckskin  
106 (35)



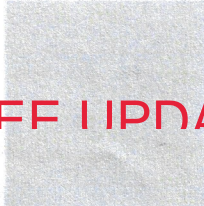
Kokanee  
108 (54)



Sand  
103 (52)



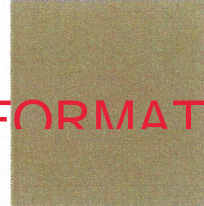
Denim  
107 (44)



Sahara  
135 (35)

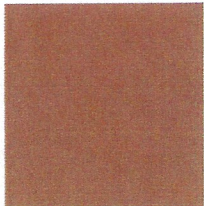


Adobe  
116 (24)

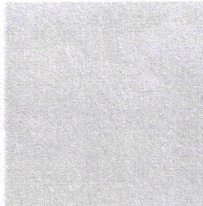


~~SI PERSFEDN. SEE I UPDATED INFORMATION~~

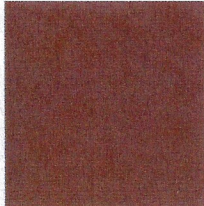
Suede  
118 (38)



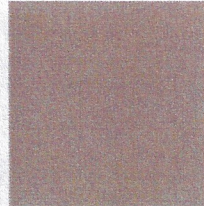
Bamboo  
105 (47)



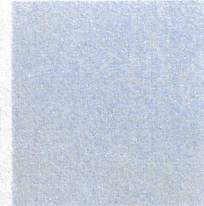
Ash  
110 (64)



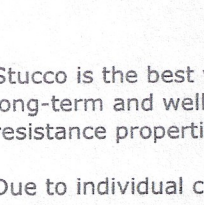
Soft Rose  
80 (60)



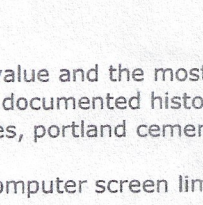
Cottonwood  
115 (32)



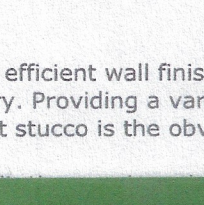
Desert Rose  
114 (39)



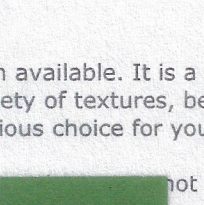
Pueblo  
130 (53)



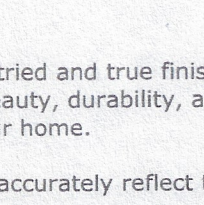
La Luz  
125 (20)



Coral  
124 (35)



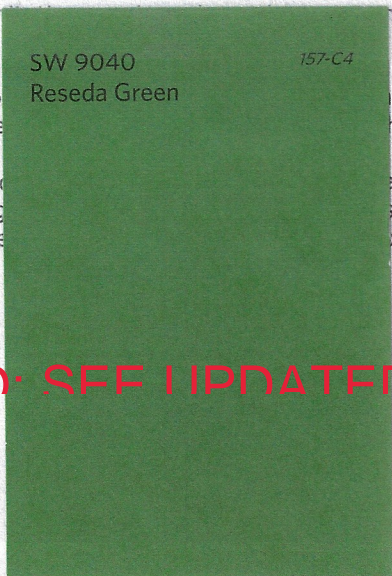
Dove Gray  
113 (50)



Stucco is the best value and the most efficient wall finish available. It is a tried and true finish with a proven long-term and well documented history. Providing a variety of textures, beauty, durability, and fire-resistance properties, portland cement stucco is the obvious choice for your home.

Due to individual computer screen limitations, these colors may not accurately reflect the Parex USA colors.

The colors shown are intended to show the color of the finish. Color will vary depending on the type selected. Application by machine or hand. Color will vary depending on the depth of the color. Variation in color due to weather, job conditions, and application method should be expected. For color verification, request actual sample in the color and texture desired. Apply a sample of finish to be used on actual substrate before proceeding with the entire job. Parex USA is not responsible for color correctness of applied finish. Color must be verified before application.



SW 9040

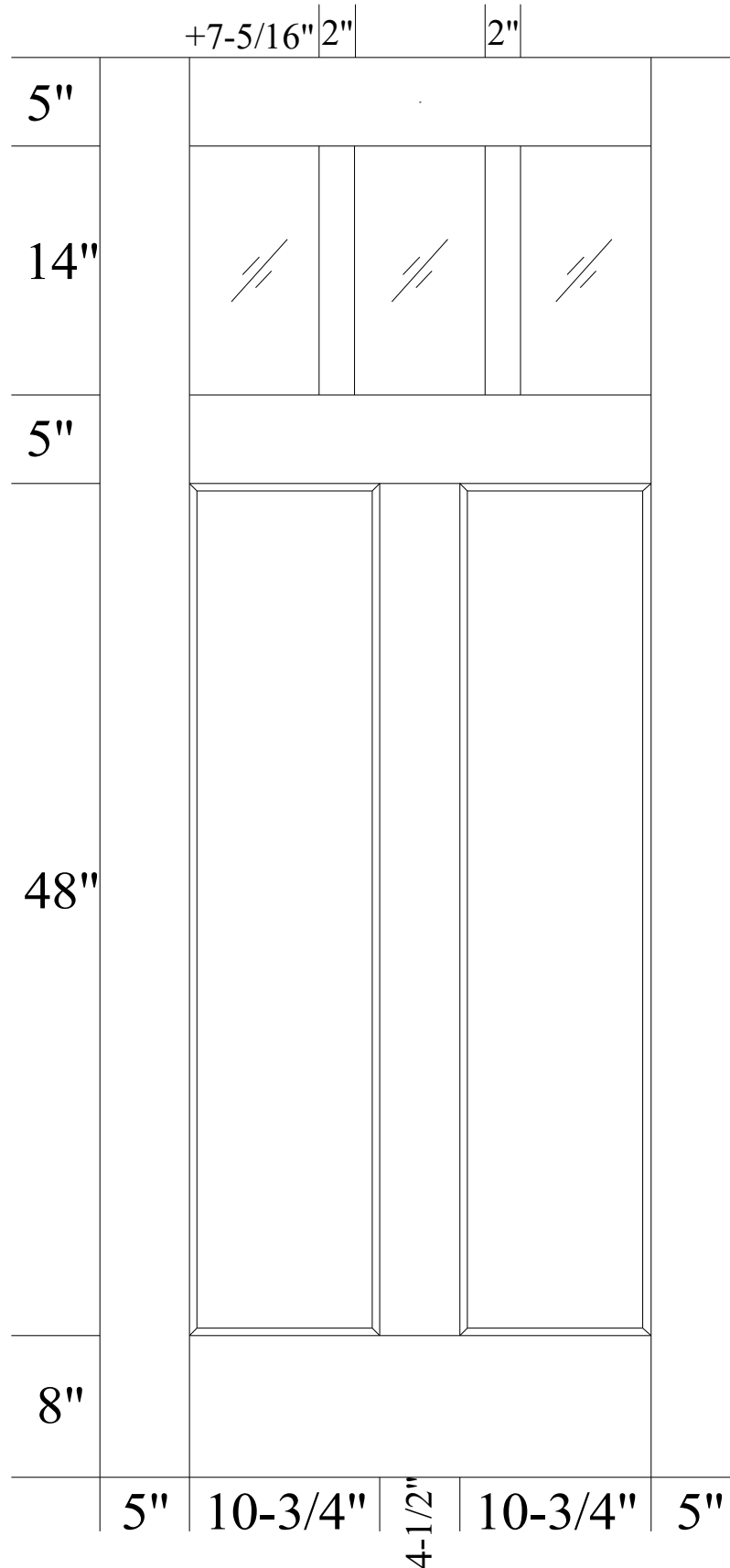
157-C4

Reseda Green

~~SI PERSFEDN. SEE I UPDATED INFORMATION~~

PROPOSED  
EXTERIOR  
DOORS

Door example: 3'0" x 6'8"



Date: Monday, October 6, 2025  
To: Historic Preservation Division  
From: Abrams Development LLC (owner) and Andrew Lyons Design  
Project: Brick Coping Parapet Replacement on the Garage  
401 E. Palace Ave.

### EXCEPTION CRITERIA AND RESPONSES

**(i) Do not damage the character of the streetscape;**

The proposed replacement of the brick coping on the parapet will have a favorable impact on the streetscape. The original brick coping is deteriorating and causing structural issues within the walls due to water intrusion. Experts have determined that it is not practical to restore or repair the coping due to the bricks' age and poor quality. The selection of proposed bricks have a "pre-weathered" or "slightly aged" look. These were chosen specifically to blend in with streetscape and not appear "brand new". The current bricks have a large variation in color and we have tried to mimic that with the proposed selection.

**(ii) Prevent a hardship to the applicant or an injury to the public welfare ;**

Not replacing the bricks would result in further water intrusion and damage to the building, thus causing additional expense to repair and maintain which would be a hardship for the owners.

**(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 selection of the proposed bricks attempts to retain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building, so there should be no impact on the 'unique heterogeneous character of the city'

Date: Monday, October 6, 2025  
To: Historic Preservation Division  
From: Abrams Development LLC (owner) and Andrew Lyons Design  
Project: Vehicle Door Replacement on the Detached Garage (Door #6)  
401 E. Palace Ave.

## EXCEPTION CRITERIA AND RESPONSES

### **(i) Do not damage the character of the streetscape;**

The proposed replacement of the exterior garage vehicle door (Door #6) will not damage the character of the streetscape. The existing door is worn and weathered and not original to the building. The current style does not match the territorial architecture of the building. We estimate the existing door was installed in the 1970's without consideration of the building's style.

### **(ii) Prevent a hardship to the applicant or an injury to the public welfare;**

It would be a hardship on the applicant to keep the old door due to the weathered condition and functionality concerns. It would be very expensive to restore it. Furthermore, the value of the property will be affected negatively if we are required to keep the existing door. We believe it was installed in the 1970's with no consideration of the building's territorial style. The existing door diminishes the value of the property, thus creating a hardship if the owners were to try to sell the property.

### **(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 selection of the proposed door attempts to regain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building, so there should be no impact on the 'unique heterogeneous character of the city'.

Date: Monday, October 6, 2025  
To: Historic Preservation Division  
From: Abrams Development LLC (owner) and Andrew Lyons Design  
Project: Pedestrian Door Replacement on the Detached Garage (Door #5)  
401 E. Palace Ave.

## EXCEPTION CRITERIA AND RESPONSES

### **(i) Do not damage the character of the streetscape;**

The proposed replacement of the exterior garage pedestrian door (Door #5) will not damage the character of the streetscape. The existing door is worn and weathered and not original to the building. The existing door's style does not match the territorial architecture of the building. We estimate the existing door was installed in the 1970's without consideration of the building's style.

### **(ii) Prevent a hardship to the applicant or an injury to the public welfare;**

It would be a hardship on the applicant to keep the old door due to the weathered condition and functionality concerns. It would be very expensive to restore it. Furthermore, the value of the property will be affected negatively if we are required to keep the existing door. We believe it was installed in the 1970's with no consideration of the building's territorial style. The existing door diminishes the value of the property, thus creating a hardship if the owners were to try to sell the property.

### **(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 selection of the proposed door attempts to regain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building; we are trying to return it to its original style. Thus, there is no impact on the 'unique heterogeneous character of the city'.

Date: Monday, October 6, 2025  
To: Historic Preservation Division  
From: Abrams Development LLC (owner) and Andrew Lyons Design  
Project: Stucco for the Detached Garage  
401 E. Palace Ave.

## EXCEPTION CRITERIA AND RESPONSES

### **(i) Do not damage the character of the streetscape ;**

Please note that the garage in its current state has several layers of white paint which have been applied repeatedly over the past 50+ years. It has never been re-stuccoed. At this point it is difficult to determine exactly what was the original color. It appears the original color was a light color. We believe the original texture was a floated 1/8' aggregate finish which we plan to replicate. We propose to select from the approved color list one of the lighter shades: Bamboo. This will greatly improve the existing streetscape and conform to the neighborhood's streetscape. Please note that being forced to select a "whiter white" could result in long-term deterioration of the streetscape if the color were to be inadequately cleaned and maintained and appear "dirty".

### **(ii) Prevent a hardship to the applicant or an injury to the public welfare;**

Failure to approve this requested stucco color will negatively affect the value of the property and its future salability and rental value. Furthermore, a "white-white" stucco requires additional cleaning and maintenance and has a shorter lifespan, thus resulting in additional costs to the owners in perpetuity; thus creating a hardship.

### **(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 selection of the light stucco returns the building to possibly its original color. It is a territorial style building. Our intention is to restore it to its original design aesthetic. We are not trying to change the character of the building, so there should be no impact on the 'unique heterogeneous character of the city'.

Date: Monday, October 6, 2025  
To: Historic Preservation Division  
From: Abrams Development LLC (owner) and Andrew Lyons Design  
Project: Brick Coping Parapet Replacement on the Main Building  
401 E. Palace Ave.

## EXCEPTION CRITERIA AND RESPONSES

### **(i) Do not damage the character of the streetscape ;**

The proposed replacement of the brick coping on the parapet will have a favorable impact on the streetscape. The original brick coping is deteriorating and causing structural issues within the walls due to water intrusion. Experts have determined that it is not practical to restore or repair the coping due to the bricks' age and poor quality. The selection of proposed bricks have a "pre-weathered" or "slightly aged" look. These were chosen specifically to blend in with streetscape and not appear "brand new". The current bricks have a large variation in color and we have tried to mimic that with the proposed selection.

### **(ii) Prevent a hardship to the applicant or an injury to the public welfare ;**

Not replacing the bricks would result in further water intrusion and damage to the building, thus causing additional expense to repair and maintain which would be a hardship for the owners.

### **(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 selection of the proposed bricks attempts to retain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building, so there should be no impact on the 'unique heterogeneous character of the city'.

Date: Monday, October 6, 2025  
To: Historic Preservation Division  
From: Abrams Development LLC (owner) and Andrew Lyons Design  
Project: Front Door Replacement on the Main Building (Door #1)  
401 E. Palace Ave.

## EXCEPTION CRITERIA AND RESPONSES

### **(i) Do not damage the character of the streetscape;**

The proposed replacement of the exterior door (#1) will not damage the character of the streetscape. The existing door is worn and weathered and not original to the house. The style of the existing door does not match the territorial architecture of the building. We estimate the existing front door was installed in the 1970's without consideration of the building's style.

### **(ii) Prevent a hardship to the applicant or an injury to the public welfare;**

It would be a hardship on the applicant to keep the existing door due to its weathered condition and functionality concerns. It would be very expensive to restore it. Furthermore, the value of the property will be affected negatively if we are required to keep the existing door. We believe it was installed in the 1970's with no consideration of the building's territorial style. The existing door diminishes the value of the property thus creating a hardship if the owners were to try to sell the property.

### **(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 selection of the proposed door attempts to regain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building; we are trying to return it to its original style. Thus, there is no impact on the 'unique heterogeneous character of the city'.

Date: Monday, October 6, 2025  
To: Historic Preservation Division  
From: Abrams Development LLC (owner) and Andrew Lyons Design  
Project: Stucco for the House  
401 E. Palace Ave.

## EXCEPTION CRITERIA AND RESPONSES

### **(i) Do not damage the character of the streetscape;**

Please note that the house in its current state has several layers of white paint which have been applied repeatedly over the past 50+ years. It has never been re-stuccoed. At this point it is difficult to determine exactly what was the original color. It appears the original color was a light color. We believe the original texture was a floated 1/8' aggregate finish which we plan to replicate. We propose to select from the approved color list one of the lighter shades: El Rey/La Habra 'Sandalwood'. This will greatly improve the existing streetscape and conform to the neighborhood's streetscape. Please note that being forced to select a "whiter white" could result in long-term deterioration of the streetscape if the color were to be inadequately cleaned and maintained and appear "dirty".

### **(ii) Prevent a hardship to the applicant or an injury to the public welfare;**

Failure to approve this requested stucco color will negatively affect the value of the property and its future salability and rental value. Furthermore, a "white-white" stucco requires additional cleaning and maintenance and has a shorter lifespan, thus resulting in additional costs to the owners in perpetuity; thus creating a hardship.

### **(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 selection of the light stucco returns the building to possibly its original color. It is a territorial style building. Our intention is to restore it to its original design aesthetic. We are not trying to change the character of the building, so there should be no impact on the 'unique heterogeneous character of the city'.

401 E Palace Ave

Sample for Brick Coping on Parapet





BRICK FOR NEW PARAPET COPING:  
SUMMIT BRICK "SMOKEY MOUNTAIN"

# PORTER

## 2806OZ

### EXTRA SMALL WALL MOUNT LANTERN

A fusion of chic styles makes Porter a design standout. Merging Modern Farmhouse, Industrial, and Arts and Crafts elements, the fine rivet details and a sturdy hanger loop create a stunning and distinctive statement.

DETAILS	
FINISH:	Oil Rubbed Bronze
MATERIAL:	Aluminum
GLASS:	Clear
DIMMABLE:	No

DIMENSIONS	
WIDTH:	5.5"
HEIGHT:	13"
WEIGHT:	4lb
BACK PLATE:	4.5"W X 7"H
EXTENSION:	6.5"
TOP TO OUTLET:	6.5"

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
WATTAGE:	1-12w Med. LED, 100w Equiv.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	11.3
CARTON WIDTH:	8.5
CARTON HEIGHT:	15.8
CARTON WEIGHT:	5.3



#### PRODUCT DETAILS:

- Mounting hardware is hidden on the back plate to ensure a clean silhouette
- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Our Estate Collections boast a breadth of fixtures defined by coordinating composition, enduring architecture, and time-honored craftsmanship, designed to meet the needs of expansive properties with extended outdoor living spaces. From the entrance of your driveway to the depths of your backyard, these collections provide cohesive design for stately exteriors.
- 2-year finish warranty
- The Lisa McDonnon Collection offers a striking mix of edgy, sculptural silhouettes that incorporate modern, organic elements and luxe materials, brought to life by her innovative and original point of view.
- Sophisticated and streamlined design, durable construction and a timeless finish complement any architectural style

401 E. Palace Ave

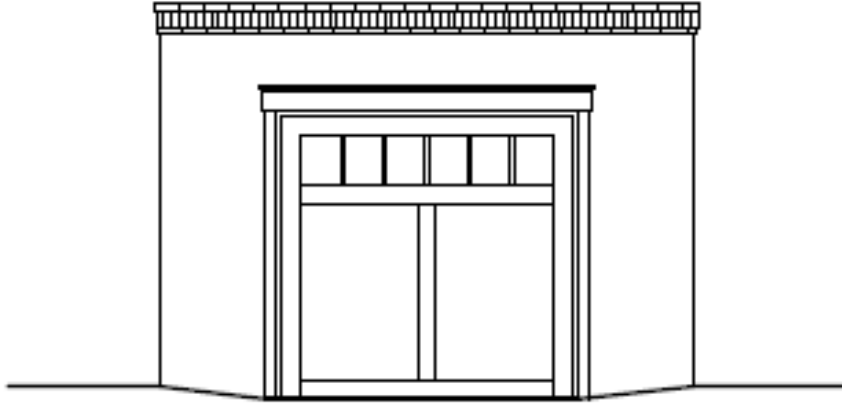
Will color-match the existing green window trim



401 E. Palace Ave

Proposed Replacement Garage Door-

Replacement door to be in this style (similar to existing):



With this color (Walnut stain):





401 E Palace

Stucco Color Selection: Sandalwood – the lightest HDBR approved color

Note: Items with an “X” are Not Approved by HDBR

### Premium Stucco Finish Colors

				
Cameo 102 (67)	Colonial White 100 (76)	Madera 212 (24)	Candlelight 90 (75)	Hacienda 127 (52)
				
Cream 128 (70)	Ivory 129 (70)	La Morena 107 (10)	Soapstone 30 (66)	Fawn 117 (45)
				
Palomino 119 (55)	Navajo White 101 (71)	Sandalwood 121 (56)	Straw 122 (42)	Buckskin 106 (35)
				
Kokanee 108 (54)	Sand 103 (52)	Denim 107 (44)	Sahara 135 (35)	Adobe 116 (24)
				
Suede 118 (38)	Bamboo 105 (47)	Ash 110 (64)	Soft Rose 80 (60)	Cottonwood 115 (32)
				
Desert Rose 114 (39)	Pueblo 130 (53)	La Luz 125 (20)	Coral 124 (35)	Dove Gray 113 (50)

*\*Desert Rose, Dove Gray and Cottonwood are not considered to be in harmony with the streetscape in the Downtown and Eastside Historic District.*

**Stucco Approval:**

*Administrative Approval for Stucco-* The City HPD provides administrative approvals and prepares cases for the HDRB for Board approval at a public hearing. The administrative approval is provided when maintenance and repair issues, and for color changes to existing stuccos when a permit is required. Administrative approval is also provided for stucco color change on existing HDRB approved cases.

*HDRB Approval of Stucco-* HDRB approval of stucco is required as part of an application for remodel or new construction, or in the cases where a non-approved stucco color is requested.

*No Approval Required-* No administrative or HDBR approval is required for basic maintenance and cleaning of stucco where a permit is not required, and the color of the stucco will not change.

**El Rey Stucco Chart:**

Source of color chart- <https://elrey.com/color-charts-premium.shtml>

**Premium Stucco Finish Colors**

				
Cameo 102 (67)	Colonial White 100 (76)	Madera 212 (24)	Candlelight 90 (75)	Hacienda 127 (52)
				
Cream 128 (70)	Ivory 129 (70)	La Morena 197 (19)	Soapstone 30 (66)	Fawn 117 (45)
				

**SUPERSEDED - SEE UPDATED INFORMATION**



~~SUPERSEDED. SEE UPDATED INFORMATION~~

BLACK IRON GATE - SIMILAR TO PROPOSED

401 E. Palace

Sample of Proposed Gate Style

