



APPELLANT INFORMATION

Name	Mindy Hale		
Address:	1104 Piedras Rojas		
	Street Address	Suite/Unit #	
	Santa Fe	NM	87501
	City	State	ZIP Code
Phone	505-366-7795	Email Address	mindy@fallingcolors.com
Additional Appellant Names	Pamela Koster		
Correspondence Directed to	<input type="checkbox"/> Owner	<input type="checkbox"/> Applicant	<input checked="" type="checkbox"/> Both

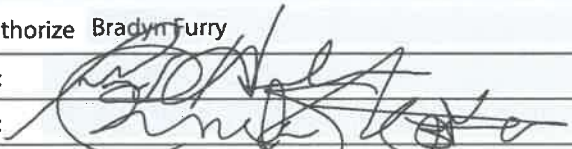
APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

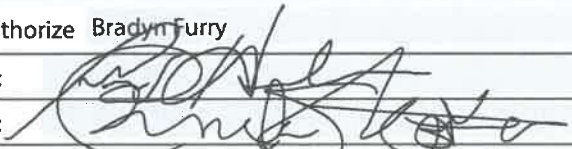
Company Name:	Archaeo Architects		
Name (First, Last):	Bradyn Furry		
Address:	1512 Pacheco St.		
	Street Address	Suite/Unit #	
	Santa Fe	NM	87505
	City	State	ZIP Code
Phone:	505-709-0306	E-mail Address:	bradyn@archaeoarchitects.com

AGENT AUTHORIZATION (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at:
206 McKenzie St.

I/we authorize Bradyn Furry to act as my/our agent to execute this application.

Signed:  Date: 8/30/2025


Signed:  Date: 8/30/2025

SUBJECT OF APPEAL

Project Name:	The White Building Renovation		
Applicant or Owner Name:	Bradyn Furry		
Location of Subject Site:	206 McKenzie St.		
Case Number:	2025-010494-HDRB	Permit Number (if applicable):	
Final Action Appealed:	<input type="checkbox"/> Issuance of Building Permit	<input checked="" type="checkbox"/> Other Final Determination of LUD Director	
Final Action of Board or Commission:	<input type="checkbox"/> Planning Commission	<input type="checkbox"/> BCD-DRC	
	<input type="checkbox"/> Board of Adjustment	<input checked="" type="checkbox"/> Historic District Review Board	

Two originals of this form must be filed. The Land Use Department Director or their designee will enter the date and time of receipt and initial both original copies. See Section 14-3.17(D) SFCC 2001 for the procedure.

LAND USE STAFF ONLY

Time Filed:	<u>10:45am</u>	Fee Paid: \$ <u>200</u>	(Receipt Attached)
Date Filed:	<u>9/1/2025</u>	Staff Signature:	

COSF 001



BASIS OF STANDING (SECTION 14-3.17 SFCC)

Basis for Appeal: [X] The facts were incorrectly determined Ordinance/laws were violated and/or misrepresented

Description of the final action appealed from, and date on which final action was taken: July 22, 2025: Motion 4A, 4B, 4C, 4D: A list of windows and doors approved for replacement and those denied replacement.

[X] Check here if you have attached a copy of the final action that is being appealed.

A. DESCRIPTION OF HARM Describe the harm that would result to you from the action appealed (attach additional pages if necessary):

Please see attached.

B. EXPLAIN THE BASIS FOR APPEAL Please detail the basis for Appeal here (be specific):

Please see attached.

SIGNATURE & VERIFICATION

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 2001. Failure to meet these standards may result in the rejection or postponement of my application. I also certify that I have met with the City's Current Planning staff to verify that the attached proposal is in compliance with the City's zoning requirements.

Appellant Signature: [Signature] Date: 8/30/2025

Agent Signature: [Signature] Date: 08/27/2025

I/We Pamela Kosten & Mindy Hale, being first duly sworn, depose, and say: I/We have read the foregoing appeal petition and know the contents thereof and that the same are true to my/ our own knowledge.

Appellant/s [Signature]

Signature

Print Name Pamela Kosten

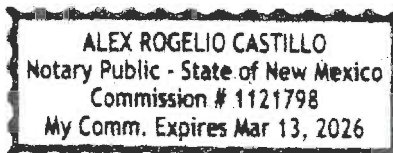
[Signature]

Signature

Print Name Mindy Hale

Subscribed and shown to before me this 30th day of August, 2025.

[Signature] NOTARY PUBLIC



My commission expires: March 13th 2026

DESCRIPTION OF HARM

Describe the harm that would result to you from the action appealed:

If repair were attempted, the windows and doors will continue to deteriorate and allow moisture into the wall to accelerate the deterioration of the building wall structure. To keep this from happening, the doors and windows need to be flashed correctly with the existing building. The only way to do this properly is to flash between the door and window jambs/frames which requires full removal of the jambs and frames. Since the existing doors and window jambs and frames are also providing structural support for the building, removing these would damage them beyond repair, leaving inadequate material to work with. Leaving damaged jambs and frames in place or not performing the correct flashing will further damage the building and weaken its integrity. In essence, this will cause deterioration to the building at the expense of just saving door and window units that cannot be brought back to their previous historic status anyway. The windows and doors have already been damaged to the point they cannot be brought back to their original historic aesthetic and function. Trying to do so defeats the purpose of what repairing historic elements are meant to achieve. No amount of work done will be able to refurbish the detailing of the window profiles and functions.

EXPLAIN THE BASIS FOR APPEAL Please detail the basis for Appeal here (be specific):

1. Ra Patterson of RPA & Associates, LLC., preapproved by the City, was retained to assess the condition and viability of repairing the doors and windows of the building as required by the Historic Design Review Board. After numerous site visits over numerous days and extensive individual study of each of the windows and doors, he prepared a comprehensive report addressing the viability of repairing each door and window located on the building. As part of that report, a summary was provided which stated that to varying degrees, each of the doors and windows on the building had been damaged beyond the point they could be repaired to match their previous historic design.
2. During the HDRB meeting where the replacement of the windows and doors was discussed and voted on, the Board, except for member Biedscheid, completely ignored the assessment report provided as part of the review package and voted with member Cherry who devised his own assessment during the meeting. His conclusions were not based on a thorough assessment of the doors and windows but from a very abbreviated site visit where he did not even attempt to operate any of the doors and windows in question and certainly did not conduct anything near a thorough examination.

3. During the voting, member Biedscheid stated the fact that it is not the Review Board's purview to create their own assessments but rather rely on the reports provided by preapproved assessors, using the findings of those reports for the basis of their decisions. The Board in effect completely ignored the assessment report provided and instead relied on a determination of another Board member. As such, the impromptu determination had inconsistencies and errors in its determination. The motions referred to wrong door and window locations, requiring repair to doors and windows that were no longer in existence that had been removed with previous work on the building, and requiring repair to doors and windows which had already been deemed non-historic to name but a few.
4. When the HDRB decides to completely ignore an assessment, which the Board requires for evaluation, the validity of their subsequent decisions on the assessment becomes suspect when they are not adhering to the Board's own requirements. Had the Board member(s) performed their own detailed assessment, studying each door and window in depth as the hired historian had, then such impromptu evaluation may have some validity.

**City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law**

Case # 2025-10494-HDRB

Address – 206 McKenzie St.

Agent’s Name – Bradyn Furry, Archaeo Architects

Owner/Applicant’s Name – Mindy Hale

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearings on June 24, 2025, and July 22, 2025.

BACKGROUND

The large, complex building at 206 McKenzie St. is a conjoined cluster of structures built in different eras on a .6-acre lot. The original core of the structure appears on an 1848 fire insurance map. The original Spanish Pueblo style building developed in a vernacular and accretional manner, undergoing many changes, including alterations of its architectural style to Territorial, then Renaissance Revival. Owners added a two-story addition at the northwest corner in the 1930s, and another second-story addition at the southeast corner in the 1940s. Further additions at the southwest corner were present by 1958, although it is not clear what year they were built.

Cleofus Jaramillo, the widow of Territorial Col. V. Jaramillo, lived there from 1923 through the early 1930s, and the house became known as the Cleofus Jaramillo house. Her profile in the community was bolstered by her formation of La Sociaded de Folklorico of Santa Fe and publication of her autobiography, *The Romance of a Little Village Girl*. In 1942 the property was acquired by Edna Ballard, whose husband Guy Ballard had founded the “I Am” religious order. I Am encouraged its followers to dress and decorate in bright colors, and Ms. Ballard had all structures on the compound painted white in accordance with I Am’s doctrine. Ms. Ballard and her son, Donald, were later indicted for and convicted of mail fraud for using the U.S. Mail to seek donations to a “false religion.” In 1944 the U.S. Supreme Court overturned the convictions, holding that the First Amendment prohibits juries from deciding the truth or falsity of a defendant’s religious beliefs. *United States v. Ballard*, 322 U.S. 78 (1944).

In 2013, in Case # H-13-003, the HDRB reviewed the historic status of the property and designated the main structure as contributing to the Downtown and Eastside Historic District. The Board also designated all but the southernmost half of the west elevation and the westernmost third of the south elevation as primary façades. In 2020, Case # 2020-1990-HDRB, the Board approved repairs and renovations proposed by another, earlier architect, including the repair of some historic windows, replacement of some historic windows deteriorated beyond repair, replacement of some non-historic windows, re-roofing of all structures, and other alterations. The present architect, Bradyn Furry, alleges that those contractors damaged the structure and some of its fixtures, removing historic materials, and damaging some walls. Mr. Furry reports that that contractor destroyed some historic windows, rendered others inoperable, and incorrectly sealed and flashed some.

At this hearing, the Applicant requests Board approval of the following items:

- 1) Replace all the doors and windows, for which exceptions are requested to Santa Fe City Code (“SFCC”) Sections 14-5.2(D)(1)(a) for the removal of historic material and 14-5.2(D)(5)(a)(1) for replacement of repairable historic windows on a primary façade.
- 2) Construct a new steel carport within the existing auto courtyard, for which an exception is requested to SFCC Section 14-5.2(E) for use of exposed steel as a structural material in the Downtown and Eastside Historic District.
- 3) Increase the height of a north-elevation parapet by 3’3” from 14’½” to 17’3”, from a previously approved parapet alteration, for which an exception is requested to SFCC Section 14-5.2(D)(2)(c) for creating an addition to a primary façade.
- 4) Install roof-mounted HVAC units and solar collectors.
- 5) Construct a new pedestrian gate on the McKenzie Street façade.
- 6) Re-stucco the exterior of the structure with new stucco to match the existing.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the application meets the underlying zoning standards set forth in the Santa Fe City Code.
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided to the Board a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of Items 1-2 and 4-6 of the proposed project and found that the application complied with SFCC Section 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards. Staff recommended findings that the exception criteria had been met for Items 1 (door and window replacement) and 2 (steel carport), but that the exception criteria had not been met for Item 3, addition and height increase to the parapet on the north-elevation facade. Staff recommended that the Applicant find other design options for the parapet, including lowering it to be subservient to the adjacent historic parapet.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4) and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.

Window and Door Replacement

8. Under SFCC Section 14-5.2(D)(1)(a), removal of historic materials from a significant, contributing or landmark structure is prohibited.
9. Under SFCC Section 14-5.2(D)(5)(a)(i), historic windows on all façades of significant and landmark structures, and historic windows on the primary façades of contributing structures, shall be repaired or restored wherever possible.
10. The Applicant proposes to replace all the doors and windows on this contributing structure, including historic windows on the primary façades, which would result in the removal of historic material and replacement of historic windows that are repairable on primary façades.
11. The Staff determined that exceptions to SFCC Section 14-5.2(D)(1)(a) and 14-5.2(D)(5)(a)(i) would be required for approval of Item # 1 in the application, and the Applicant requested the exceptions.
12. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met specifically for Item # 1 of the application.
13. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has **not** conclusively demonstrated that the exception criteria have been met for replacement of: windows E, OO (three) and NN (three) on the west, primary elevation; windows G, I, PP and SS, and door 6 on the north, primary elevation; window K and doors 7 and 9 on the east, primary elevation, and windows Z, BB (three), QQ (two) and RR on an east-facing façade in the northeast courtyard; and windows L, N, M, O, P, R, S (three), T (three), U, V (two), W (two), GG (three), HH (three), II, JJ (two), LL (three), KK (three), MM (three) on the south, primary elevation:
 - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would damage the character of the district because the proposal to replace all the windows and doors is grand in scale, involving the replacement of 54 historic windows and three historic doors on primary elevations of a contributing structure at a prominent location in the Downtown and Eastside Historic District;
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare because there is no clear evidence these windows and doors are deteriorated beyond repair, no persuasive evidence that they cannot be restored, and no substantial evidence that their present condition contributes to the deterioration of the structure; and
 - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds no substantial evidence that granting the exception would 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.
14. The Board approves the replacement of: doors 2, 3, 4 and 5, and windows C, D, F and ZZ (four) on the west elevation, and window YY on a west-facing façade in the northeast courtyard; windows H (three) on the north elevation, and windows DD (nine) and TT (eleven), and door 19 on a north-facing façade in the northeast courtyard; windows J, EE (two) and FF (two), and doors 8 and 18 on the east elevation, and window Y and door 15

on east-facing façades in the northeast courtyard; windows X (two) and doors 10, 11 and 14 on the south elevation, and window Q and door 12 on an east-facing façade on the south elevation. These doors and windows are either on non-primary façades or the evidence demonstrates that they are not historic.

15. On the primary, east elevation, the Board approves the Applicant's proposal to move doors 7 and 9 to a lower position within their existing openings, in conjunction with their restoration.

Steel-Framed Carport

16. Under SFCC Section 14-5.2(E)(1)(e), Old Santa Fe style buildings must be constructed of adobe with a mud plaster finish, or constructed of blocks, bricks or other materials with a simulated adobe effect.
17. The Applicant proposes to construct a carport off the west elevation which would consist of exposed steel members, which is inconsistent with the Old Santa Fe style requirement of an adobe effect.
18. The Staff determined that an exception to SFCC Section 14-5.2(E)(1)(e) would be required for approval of Item # 2 of the application, and the Applicant requested the exception.
19. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met specifically for Item # 2 of the application.
20. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has conclusively demonstrated that all exception criteria have been met for construction of a steel-framed carport, to a height of 8'8", in the auto court on the westernmost part of the property:
 - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because there are already carports in the west parking area of this property, and the proposed carport will be hidden from view within existing perimeter walls, which will be raised in places to fully screen the carport from public view;
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the auto court within the perimeter walls is restrictive, movement within it is limited, and a cantilevered carport is the only design that will allow for maximum maneuverability while providing the necessary framework for solar panels; and
 - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would 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 because the proposed carport would allow for added off-street parking on an unusually narrow two-lane street.

Parapet Addition

21. Under SFCC Section 14-5.2(D)(2)(c), additions are not permitted to primary façades of contributing, significant or landmark structures.
22. The Applicant proposes to create an addition which would increase by 3'3" the height of

- an existing parapet on the north, McKenzie Street elevation, which is a primary façade.
23. The Staff determined that an exception to SFCC Section 14-5.2(D)(2)(c) would be required for approval of Item # 3 of the application, and the Applicant requested the exception.
 24. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met specifically for Item # 3 of the application.
 25. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has conclusively demonstrated that all exception criteria have been met for the addition to the north-elevation parapet, based on a re-design of the parapet, presented to the Board at its meeting on July 22, 2025:
 - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the augmented parapet would conceal rooftop mechanical appurtenances from public view, it would permit the re-design of the roof behind it to channel stormwater away from the front entrance, and the Board previously approved a parapet at a similar height in Case # 2021-3826-HDRB;
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the wall adjacent to the existing parapet is compromised by inclement weather, and a heightened parapet would help direct the flow of stormwater to an internal downspout and prevent water from draining over the front door and onto the McKenzie Street sidewalk; and
 - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would 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.
 26. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
 27. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing establishes that all applicable design criteria have been met with respect to Items # 2 through 6 of the application.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board approves Item # 1 for only: doors 2, 3, 4 and 5, and windows C, D, F and ZZ (four) on the west elevation, and window YY on a west-facing façade in the northeast courtyard; windows H (three) on the north elevation, and windows DD (nine) and TT (eleven), and door 19 on a north-facing façade in the northeast courtyard; windows J, EE (two) and FF (two), and doors 8 and 18 on the east

elevation, and window Y and door 15 on east-facing façades in the northeast courtyard; and windows X (two) and doors 10, 11 and 14 on the south elevation, and window Q and door 12 on an east-facing façade on the south elevation.

3. The Board denies the exceptions to SFCC Sections 14-5.2(D)(1)(a) and 14-5.2(D)(5)(a)(i) requested in Item # 1 of the application with respect to replacement of windows E, OO (three) and NN (three) on the west, primary elevation; windows G, I, PP and SS, and door 6 on the north, primary elevation; window K and doors 7 and 9 on the east, primary elevation, and windows Z, BB (three), QQ (two) and RR on an east-facing façade in the northeast courtyard; and windows L, N, M, O, P, R, S (three), T (three), U, V (two), W (two), GG (three), HH (three), II, JJ (two), LL (three), KK (three), MM (three) on the south, primary elevation.
4. The Board approves Items # 2 through 6 as set forth in the application.
5. The Board grants the exception to SFCC Section 14-5.2(E)(1)(e) as requested in the application for the steel-framed carport, Item # 2.
6. The Board grants the exception to SFCC Section 14-5.2(D)(2)(c) as requested in the application for the parapet addition, Item # 3, as re-drawn and re-submitted to the Board July 22, 2025.

IT IS SO ORDERED ON THIS 9th DAY of DECEMBER, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Andréa Salazar
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

Guadalupe Street, where there's still a sign up that doesn't do much in terms of attracting your attention for the reason it is up; it's just visually distracting.

6. **Matters from the Public**

Acting Chair Bienvenu stated that since she was unable to access the Zoom meeting earlier in time for public comment, he would allow Ms. Beninato to make her remarks now.

Stefanie Beninato wondered why there are big HVACs like those at 300 Galisteo on Old Santa Fe Trail, the Georgia O'Keeffe Museum, that are not being screened. She stated that she has brought this to attention for well over a year and also want to point out that on the Garcia Street case at the last hearing where the board allowed somebody to take down two feet of a historic wall for safety reasons that it was never explained how taking that down and still backing out would make it safer and that staff said that safety was not something unique to any given property and that other design issues needed to be considered, also in terms of sustainability in terms of that project it went from an eight-foot portal to a twelve-foot wide portal with the alleged excuse that it would keep the door from being wet but again if we're looking at sustainability an eight-foot portal would be plenty to keep a door from getting wet and might have allowed some solar gain into that house. If you're balancing sustainability and historic preservation, it seemed that the whole criterion was ignored.

8. **Old Business**

a. **2025-010494-HDRB, 206 McKenzie St.**, Downtown & Eastside Historic District, Contributing, Bradyn Furry, agent for Mindy Hale and FC3 Ltd. Co., owner, requests approval to replace all the doors and windows which requires an exception to 14- 5.2(D)(1)(a) for the removal of historic material; construct a new detached steel carport to a height of 8'-8" with roof-mounted solar units within the existing auto court which requires an exception to 14-5.2(D)(E) Downtown and Eastside Design Standards; an increase in height by 3'-3" of a previously approved parapet on the McKenzie St. façade which requires an exception to 14-5.2(D)(2)(c) additions are not permitted unless set back 10' from primary facade, and install roof top HVAC units, and a new pedestrian gate on McKenzie St. adjacent to the vehicle entrance.

Acting Chair Bienvenu summarized that this was heard at the last meeting and was continued for further review of the window and door assessment report that was provided at the meeting, and to conduct another site visit. Nothing has changed in the application.

Mr. Duran confirmed that it is correct and the recommendations by staff are the same, and followed up with the site visit that took place on Monday. Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside

Design Standards and the exception criteria were met for all exception requests except for the request for an exception to 14-5.2(D)(2)(c) for the addition and increase in height to the primary south elevation facade. Staff also recommended that the applicant find other design options for that addition, including lowering the parapet to be subservient to the adjacent historic parapet.

Acting Chair Bienvenu stated that the board heard this two weeks ago; therefore it is suggested that we have the board proceed to begin considering the application. We've heard from both staff and the applicant already; we can hear from both staff and the applicant again in response to any specific questions that the board has. He confirmed this was acceptable to the members of the board.

Acting Chair Bienvenu added that six essential exterior alterations are being requested, three of which require exceptions. He noted they were all found on page 11 of the staff report, which is page 14 of the packet. He summarized the application; the first is replace all the doors and windows that requires an exception under 14-5.2(D)(1)(a) for the removal of historic material, the second is to construct a new steel carport within the existing auto court that requires an exception under 4-5.2(E) to permit the use of metal for the structure in this district, the third is changing the overall height by 3 feet 3 inches of a previously approved parapet on the McKenzie Street facade from 14 feet 1/2 inches to 17 feet 3 inches high with a slightly different design and an exception is requested under 14-5.2(D)(2)(c). Those are the three that require exceptions. The fourth item is the roof-mounted HVAC units, the fifth item is to construct a new pedestrian gate on the McKenzie Street facade, and finally, stuccoing the exterior with new stucco to match the existing.

Acting Chair Bienvenu recommended that each item be considered individually with a separate motion for each, to keep everyone focused on the same aspect of the request. While there would then be several motions, it would be nice if they could all be incorporated into a single document of findings of fact and conclusions of law, as opposed to six separate findings.

Attorney Ruybalid confirmed that this would be an option since this is all one presentation on one case. The findings and conclusions would have to be broken out with each exception and explanation of the criteria for the exception, but it can all be a single document.

Stated that due to the complexity of item one, the board would consider item two first.

- 2) Construct a new steel carport within the existing auto court for which an exception is requested to 14-5.2(E) to permit the use of metal for the structure in the Downtown & Eastside Historic District.

Member Biedscheid did not have any concerns about the steel framing for that or the solar panels that are proposed on top, provided that it's hidden by the surrounding yard wall, which, according to the drawings, it would be, but only with additional CMU coursing at the top of the wall to make that wall a consistent height. If it's already an 8-foot wall, is there any issue with increasing the height of a wall that's already quite tall?

Mr. Duran stated this was a concern with this steel carport because the wall's current height is not sufficient to cover the steel carport; it would need to be raised to about ten feet tall. This is in the BCD zoning district, which allows them eight feet. Therefore, some considerations need to take place so the solar would not be publicly visible to approve the exception and to meet the zoning requirements for that yard wall. Such that they might need to go to the Board of Adjustments or some further processes beyond the exception criteria.

Member Biedscheid asked if it would be appropriate for the board to include a motion with a condition that the carport not be visible from McKenzie, subject to other approvals that dictate the allowable height of the wall.

Mr. Duran confirmed that it would be correct.

Member Cherry stated he had no problem with the carport; it is a good idea and adds functional parking and a sustainability component with solar in a graceful way that's separate from the structure.

Acting Chair Bienvenu stated that, obviously, in this case, the issue is whether the exception criteria have been met.

Bradyn Furry, PO Box 238, Santa Fe, was sworn in. Mr. Furry clarified that the building is in the BCD district and the McKenzie Street subdistrict, which does not have a maximum height for a yard wall. The intent was just to raise it enough to hide the carport from the public view, and it is hard to tell that the existing yard wall is many different levels because there is a lot of ivy and growth on it. Therefore, it would be made into a uniform one-level yard wall just high enough to hide the carport and solar panels.

Public Comment regarding the carport:

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico, was sworn in. She was opposed to having a metal carport on this property, which is a significant property in the Downtown and Eastside Historic District, where metal is not an approved material, and even though it's not connected, but detracts from the historic nature of the building. It is difficult to believe that on one part of the BCD, there's a four-foot-high wall limit, and there's no maximum wall height on this one, and it seems like it's probably going to go up

to about ten feet on an already narrow street which would make it sort of tunnel-like, all to avoid being seen. Surely, they could find some other place to put the solar panels. It's an issue of sustainability but there's no real need for it, it's a want, it's a desire and if it works it Works, but if you have to get all these exceptions and have to go up to ten feet then maybe it should not be considered because it's not really in keeping with the rest of the streetscape that doesn't have these high walls.

Board Action:

Member Biedscheid moved in case 2025-010494-HDRB at 206 Mckenzie Street for the item concerning the construction of a new detached steel carport to a height of 8'8" with roof mounted solar units within the existing auto court to approve the application as submitted noting that staff has determined the exception criteria to be met and with the condition that the carport be screened by a yard wall that is of a height compliant with the underlying zoning such that the carport and solar panels are not visible from McKenzie Street. Member Degnan seconded. The motion passed by roll call vote with the Board voting unanimously (4-0).

- 4) Roof-mounted HVAC units.
- 5) Construct a new pedestrian gate on the McKenzie St. façade.
- 6) Re-stucco the exterior of the structure with a new one to match the existing.

Acting Chair Bienvenu stated that items four, five, and six would be reviewed together next.

There was no further discussion on these three items beyond the discussion from two weeks ago.

Public Comment regarding the HVAC, gate, and stucco:

Ms. Stefanie Beninato, previously sworn in, stated that she understood that to install the HVAC units, the parapets had to be raised. She could not see this in the packet because there are no drawings, no application, and it is poorly presented to the public, but she understood this to be the case. She stated there was no issue with the pedestrian gate as long as it was in keeping with what was there, nor any issue with the restuccing, which needed to be done.

Acting Chair Bienvenu questioned if anyone else had issues accessing the packet. There were no issues from staff or the board.

Acting Chair Bienvenu did not think this required raising the parapets but asked the applicant.

Mr. Furry explained that the parapet did need to be raised, but it was previously approved to fully screen the rooftop units through a prior submittal.

Mr. Furry confirmed that the parapet was previously approved for screening, so this approval was just for the units.

Board Action:

Member Degnan moved in case 2025-0104954-HDRB at 206 Mackenzie Street to approve the three items as outlined. Member Mather seconded. Member Biedscheid offered a friendly amendment that clarification be made that this is for the roof-mounted HVC units, the new pedestrian gate on McKenzie Street, and the stucco to match the existing stucco. The amendment was accepted. The motion passed with the Board voting unanimously (4-0).

- 3) Change the overall height by 3'-3" from 14'-0 1/2" to 17'-3" high from a previously approved parapet on the McKenzie St for which an exception is requested to 14-5.2(D)(2)(c) addition to a primary façade.

Acting Chair Bienvenu shared that the next item for discussion was item three, which requires an exception, and staff does not recommend approval. He explained that this item is for changing the overall design and height from the existing height of 14 feet 1/2 inches to 17 feet 3 inches in height, and that the 14 feet 1/2 inches was a previous board-approved modification, and asked if staff would clarify the reasoning for the recommendation of denial.

Mr. Duran confirmed the board did approve the previous modification to the height. Mr. Duran shared the image of the previous approval for the north façade. He stated that there were no issues with the design when it was previously approved. However, now the as-built design before the board for approval is the revised pre-board approval construction to complete the façade. The current infrastructure needs the extra 3 feet 3 inches to provide screening for rooftop appurtenances. Staff had concerns with the architectural design, raising what was approved because it changed the character of that northern façade; therefore, staff are not recommending approval. However, there is the fact that the applicant needed this to provide the necessary screening for their rooftop skylights and other appurtenances, and it is as built.

Acting Chair Bienvenu confirmed that the staff is stating is not the design, but that the exception criteria have not been met.

Mr. Duran confirmed.

Acting Chair Bienvenu questioned why the parapet was not previously addressed for additional height. If it was necessary to raise the parapets to be higher to screen rooftop appurtenances why was the issue not discussed several years ago when the parapets were previously discussed.

Mr. Duran stated these skylights have not yet been added it is currently open space.

Acting Chair Bienvenu asked if the skylights were a part of the original plan that was approved a few years ago.

Mr. Duran stated that they were approved in 2022.

Acting Chair Bienvenu stated he was trying to understand if the as approved in 2022, if the skylights were approved as well, and if they would have been approved as being publicly visible.

Mr. Duran stated that they would have been hidden behind the parapet.

Acting Chair Bienvenu asked if they would have been hidden in 2022, why the additional height is required now.

Mr. Duran shared that the issue is the structural integrity of the adobe in the building. In order to hold the integrity of the building and the adobe and the current structure and the current framing of the structure it had to be raised.

Acting Chair Bienvenu stated that it is a very strong alteration of the design characteristic of that façade.

Mr. Furry gave some background about the portion of the building that is behind the wall. In the early 1900s, this was an open alley, and sometime in the 1940s, we're not sure what year, it was enclosed by the owner at that time. What the current owners want to do is bring the look of an open alley back, and to return the building to what it was, but it can't be an exterior space anymore. The solution for that would be to put in glass skylights or a glass roof that would disappear as much as possible for anybody using the space inside. So, it's as if you were outside again, like the building was originally. The skylights in the previous submittal were approved along with this design. However, the wall that was there that we were adding has disintegrated due to a lack of maintenance beforehand from years past and negligence from a previous construction process. Now that had to be rebuilt because it was destroyed with the new skylight structure behind it and with the way it would need to drain to avoid draining on the street, the slope has to drain onto the adjacent roof so it has to be high enough to get over that roof be able to be flashed that's what determines the height of this wall. Again, that is influenced first by the height of the

glass roof and then the wall in front of it to hide it, so the design being submitted is the same design of the wall, it's just three feet three inches higher. With the previously approved design the top of the arch that was submitted was more in line with the facade that you see on the left which was on the east side now, by pushing it up we feel that it sets this part of the building apart more because between the two sections of the building we have two different heights and this now pushes it in between whereas before it was in line with the one so it got a little lost in the existing façade.

Acting Chair Bienvenu stated it does make it more prominent but that corresponds to is it makes the other feature less prominent which is what is considered as the facade and is now dominated by the new structure. He asked the applicant what was mean by the wall disintegrated, was it the wall on the street? He asked if the applicant could point out what disintegrated that if required someone to rebuild that feature.

Mr. Furry pointed at the area on the screen and explained that the adobe construction with the open roof for several years had melted the front of the wall. That portion of the wall was compromised because it was open to the elements and basically destroyed. So, it needed to be rebuilt, which was previously approved. We have gone back in and found all the problems with the building since that approval; we re-evaluated how that space worked, which required the raising of the parapet and the raising of the skylight behind it, they're interconnected.

Acting Chair Bienvenu asked why that wall couldn't have just been rebuilt exactly the way it was approved by the board the last time, or couldn't be rebuilt exactly the way it was approved, other than wanting to add the skylights.

Mr. Furry stated the skylights were approved to be there, but once they had worked out several of the other problems, they had to remove plaster and stucco, which is when they realized what was compromised underneath. Reinforcing the existing structure created a difference from the original design. They were infusing between two different styles, so this design was trying to take a little bit of both and simplify, but give it a little bit of interest. However, the main requirement for it was to be high enough to screen the skylights. They like this design but are open to any other modifications as long as they can have the height needed.

Acting Chair Bienvenu, the part we're talking about, is very faint on the original design drawing.

Mr. Furry agreed it somehow got lighter. He stated the wall was partially there and they were approved to add to it but since it was destroyed, they were now rebuilding the entire wall.

Member Degnan asked the staff to elaborate a little bit on how this changes the historic nature of the north façade.

Mr. Duran showed the façade before the construction. He stated that staff evaluated the applicant's response and the previously approved design in 2021. The previous approval had a lower parapet, and that lower parapet allowed the fenestrations from the designs on that northern facade to complement what is currently there. The new design takes over that primary façade, and that conflicts with what historic preservation is trying to do. It should be aesthetically pleasing, but it needs to retain the integrity of that north primary façade. To create a new facade while trying to replicate, but which overwhelms the northern façade, is not consistent with what the board previously approved. The decorative feature on the parapet is not sufficiently distinguished from the historic feature on the adjacent parapet; that was the concern from staff that it detracts from the primary facade and what is currently established.

Member Biedscheid recalled being on the Board during the previous case approval in 2022. She said the reasoning for that approval was that the design allowed the historic roof line to be dominant. It was shorter than the original building to its left. She wondered if it's possible to keep that roof line below that level since it's already built. She asked if it was considered to differentiate the connection between the two distinct buildings with something that differs in design, like even exposing the steel skylight structure, though she was unclear how the side view would look. It would be better to have a modern, contemporary connection because it appears on the inside that the objective is to have a sort of contemporary take on an outdoor space that used to exist. After all, there is steel with a glass roof and a living wall, which are more modern interpretations of outdoor feeling spaces, and it might be possible to acknowledge that on the outside without trying to hide it. She asked if that was ever part of the design process.

Mr. Furry stated that there was discussion, but the primary focus was to hide the skylight because it was understood that it was a requirement. He said the applicant is open to simplifying the facade by changing it slightly if needed. The curve was just a simplified way to speak to the facade next to it, but not to be the same.

Member Cherry asked if the archway that was drawn in was recessed or if it went all the way through.

Mr. Furry stated it is a recess that simulates the existing recess on the facade to the left.

Public Comment regarding Item 3:

(inaudible) Oster, 1102 Piedras Rojas, was sworn in. Ms. Oster clarified that they were happy to make accommodations for whatever the board recommends. If the steel structure is acceptable and the board saw on the site visit how it was shored up, it's not

just the front facade that was compromised; it is the whole perpendicular wall. One side of the passage is completely compromised, and the skylights had to be raised because a concrete bond beam had to be put in the top to be able to hold the structure's integrity. That was the origin of the whole design, and if it is the Board's will that it be taken down and the frame is shown, the team is willing to make those modifications as well as any other modifications that the Board requires. It really was that it was an attempt to hide it, as was thought to be required. We can hide it another way if the Board pleases.

Acting Chair Bienvenu confirmed there is a requirement to hide the solar panels; an exception would be necessary if they were publicly visible. So, you were correct about that. There are two conflicting requirements to get the skylights; one is that they can't be publicly visible, and the other is that the Board has already approved the height of that parapet.

Elizabeth West, 318 Sena Street, Santa Fe, was sworn in. Ms. West acknowledged the complexity of the case and the conflicting requirements for the code. She felt the design was interesting and admitted the conflicting code requirements with a traditional way of coping with the conundrum. She liked the slight undulation that's hinted at, and it's a nice little addition that's quite attractive.

Ramon Sarason, 2794 Calle De Valdes, Santa Fe, was sworn in. Mr. Sarason stated it is a very interesting conundrum and an opportunity to explore some other design options. He did not like the approved plan, and this just elongates the transition between these two important parts of such a phenomenal historical edifice is worthy of some exploration that might be able to make good use of a transitional design that doesn't meet the exact standards that are applicable here, since they're contradictory. He challenged the architect and the owner to see if they could come to a solution that would be an enhancement to this important facility.

Ms. Beninato, previously sworn in, was opposed to the exception being requested because it dominates the façade which is a primary facade, it hides some of the windows or obscures some of the windows behind it, the openings are there, the window openings in that little addition are larger than what was approved before, and the hardship is something about the structural integrity being compromised but putting in bond beams doesn't mean that you need to raise it three and a half feet. The real issue is that they want a glass roof there, it's not glass skylights, but a glass roof. Regarding drainage, a quarter inch per foot is plenty for drainage; therefore, none of this seems to really add up to needing an exception. It was a mistake that the board allowed an exception to begin with, but the applicant should go back to the originally approved design which is lower and doesn't overtake the historic part of this facade and if the glass roof has to be eliminated it should be fine because they have plenty of glass in this building including in the addition that they're proposing. So, it is not a hardship in any way shape or form and

a structural compromise of a wall doesn't mean that you need to add three and a half feet to a parapet or to a facade and the idea that you would even suggest allowing steel to be exposed on a primary facade is outrageous and not in keeping with the requirements of the of the district.

Member Cherry asked Mr. Furry if a different facade height was requested, how high it would need to be to conceal the roof, assuming the high part of the roof is on the west side, the low parts on the east side, so the arch, which is in the middle currently, is the highest.

Mr. Furry stated the arch could be removed and make it more of a flat parapet, and still hide the skylights. The base of the arch height is the minimum height needed for the skylights.

Member Cherry stated this is a great piece of information to have because it helps visualize what the requirement is for the glass roof, which is appreciated because it does a lot to honor the building. The tour was very helpful as well. The construction challenges are better understood, especially having to drain that area of the roof onto the other roof and the height requirement. It is beneficial for the building to have that, and if there were no glass roof there, the water would still need to be drained, and a shed roof would be needed, which is not necessarily very appealing and would still require a parapet façade, whether it was an arch or flat, or anything to conceal that roof. Therefore, what is being constructed inside is not relevant to what we are charged with. From a construction standpoint, it's been well thought out, and it's very functional, and having some form of facade there that's a parapet, whether it be curved or flat, is a good solution for that area.

Mr. Furry stated that the only other way to drain that roof would be onto the sidewalk and the street on a north façade, and that was what caused all the degradation to begin with.

Member Biedscheid stated that there have been a couple of options for alternative designs, like Member Cherry's suggestion with a flat parapet and maybe removing the niche or a more exposed design. Would the applicant be willing to think about those suggestions and come back with an alternate design for review and approval at a later date?

Mr. Furry stated yes, they would. Alternative designs were discussed including the flat parapet and removing the alcove so it is at the minimum height for screening of the skylights which is the height of the outer dimension called out on the right on the new elevation.

Acting Chair Bienvenu stated that it would be lower than the height of the arch that was previously approved, which would help with maintaining the dominance of the feature to the north, and in fact that what was currently existing when the board reviewed this was something flat in that space.

Board Action:

Member Biedscheid moved in case 2025-0104954-HDRB at 206 Mackenzie Street in respect to raising the roof 3'3" in addition to the previously approved parapet, finding that the exception criteria have not been met, postpone this item for a redesign requesting that the applicant come back to the HDRB with some alternate design suggestions that minimize the roof line as much as possible while hiding the steel structure behind and/or an alternate design that the applicant prefers for consideration noting that the exception criteria might be required for exposed steel items. Member Degnan seconded. The motion passed by roll call vote with the Board voting unanimously (4-0).

The applicant consented to the postponement.

There was discussion on whether this should be to a date certain on June 22nd, and on posting requirements. It was confirmed that this item is postponed to a date certain of June 22, 2025.

Clarification of the motion was made.

- 1) Replace all the doors and windows for which an exception is requested to 14-5.2(D)(1)(a) for the removal of historic material.

Acting Chair Bienvenu stated item one for this case is requesting to replace all the doors and windows for which an exception is requested under 14-5.2(D)(1)(a) for the removal of historic material. Presentations from staff and the applicant, and there has been a site visit, and there is also a report from the window assessor.

Member Cherry asked for clarification on what the proposal was for window J.

Acting Chair Bienvenu remarked that, in looking through the packet, one thing that was not mentioned is that at the last meeting there was also a discussion about the windows and the applicant at that time sought to repair the historic windows and replace ones that were non-repairable and that had deteriorated beyond repair, and that was what the board's action approved, so in essence there's some argument to be made that we're revisiting an issue that's already been decided and ruled upon.

Mr. Furry stated that when the owners bought the property, there was a boarded-up hole in window J. The request is to infill the open hole with a window that matches what was there historically and that also matches the rest of the windows on the building.

Member Cherry asked if that window would be constructed to match the windows on that façade.

Mr. Furry confirmed that it was the divided light double hung.

Member Cherry questioned if the proposal is for a Marvin factory window.

Mr. Furry confirmed it is a Marvin factory window with a wood exterior, and painted the same color as the rest of the windows.

Member Cherry stated he wanted some clarification on those windows because there was a drawing, but not a detail, and when replacing in-kind, it includes the muntin being the same width, the same profile, and the same mill design, and that rarely occurs with a factory window. Typically, a window has to be replicated for it to truly be in kind.

Mr. Furry stated that they went with Marvin because, for some other cases here in Santa Fe, Marvin was able to recreate windows in a factory that did match historic sizes of muntin widths, divisions, and the like, and Marvin told them they could do the same for this project.

Member Cherry stated there are a couple of different numbers on everything because Ra Patterson did not number the same as the applicant. Using the applicants' numbers, The door 100, how would that be constructed?

Mr. Furry stated that the door is wood and does exist. It is currently in storage for construction purposes, but it will be reinstalled.

Member Cherry pointed out that this is where the confusion is coming from; the proposal states replacing all windows and doors, and there are some that aren't being replaced.

Member Cherry stated that this is a super important building, it's a beautiful building, and the applicants are doing a really careful job to preserve it. However, the windows are an important part of the historic integrity to and there are some windows here that are worth preserving and while there are limitations that those windows have due to their age such as condensing moisture on the inside in the winter time and not being as energy efficient or as tight, there are some sophisticated good ways to restore those windows. There are a number of windows here that deserve preservation, along with a number of windows here that deserve to be replaced. Some of these windows are in really good shape from

a degradation standpoint and should remain. He asked the applicant if they were willing to work at retaining some of the windows rather than replacing them, or if the replacement for most of the windows.

Mr. Furry stated the issue was more about the way the windows are installed in the existing wall; they're not flashed, they're not insulated, and just the building materials of the building itself are the reason for the replacement of pretty much all the windows. For the building to be stable for the next 100-plus years, this is something that, because of their age, we can't get away from. The only remedy is to remove the windows and flash them properly, but once removed, it destroys the window. So, for the building to be stable, this is the best way to do that and not compromise the stability of the building.

Member Cherry respectfully disagreed that certain windows, which have been there for close to 100 years, are not what has injured the integrity of that building. There is no evidence that most of the windows on the south facade seem like they're in really good shape and do not show a lot of evidence of leaking moisture through the interface between the window and the wall.

Mr. Furry stated that they did have the window assessment done as required, and they are using those recommendations based on their understanding of the condition of the windows.

Acting Chair Bienvenu stated that the basic idea with window replacements is to review three things. First, we check if we are discussing a primary facade or not, because windows and doors have a different set of rules that apply to them, even when they're Historic, if they're not on a primary façade. A decorative feature, such as a piece of wood On a non-primary facade might be preservable under our ordinance or be required to be preserved because of the fact that we have a prohibition on removing historic materials, no matter where they're located. However, the ordinance carves out windows and doors for different treatment; it could be a drafting error, but it does call out specifically window and door uh replacement as being differentiated as to whether or not it's on a primary façade. So, if it's on a non-primary facade, essentially, there's not a lot that can be done to protect them if someone wants to remove them. On a primary façade, the general rule is that they must be repaired, and only if they're non-repairable are they allowed to be replaced. Then they must be replaced in-kind, meaning exact duplicates. In this case, we need to look first at the windows and doors in question on the primary façade. This is almost a significant building because almost the entire structure has a primary facade designation, with a few exceptions. Secondly, if it is on a primary facade, is it historic, and thirdly, if it's repairable? If it is not historic, it has the presumption of being replaceable. If it is historic, then the next question is whether it's repairable. This is the flowchart of dealing with all of these windows and doors.

Member Biedscheid added that if the window assessment can be considered as true, the window assessment identifies which windows are historic and which are on primary facades, and for those on primary facades that are historic. Mr. Patterson has assigned a rating of "fair," which is defined as having 30% to 40% deterioration, making them not repairable. If that is all accurate in this case, and where in the past when faced with cases like this the board often requires repair on the primary facades, but allows replacement on the non- primary facades, the primary facades are not repairable so they would need to be replaced in-kind concerning material and style and that's what the application intends to do.

Acting Chair Bienvenu stated the coding for this window assessment is P for premium, S for satisfactory, F for fair, and U for unsatisfactory. There is some confusion about the difference between the fair and the unsatisfactory. Fair is defined as "putty glazing, cracking, and missing at 30 to 40% of the sashes, frames, and casings, have some members 30 to 40% completely deteriorated." The unsatisfactory says "casing members have more than 30 to 40% deterioration beyond repair." It seems to cut in two different directions that the fair is repairable by calling it fair and by not saying it's beyond repair, and saying that some parts of it are 30 to 40% deteriorated. He asked if anyone had any clarification on the window assessor's coding.

Mr. Duran could not clarify but explained the window assessor has this curriculum that he uses, and this is a common way of defining the condition of the windows, but staff don't have an interpretation for his way of assessing the windows.

Acting Chair Bienvenu questioned how to apply his characterizations to the ordinance.

Mr. Duran stated that the 30% to 40% deterioration on primary facades, as Member Biedscheid had stated. So, if the window assessment shows a good condition or fair condition and is repairable, staff recommend repair. If they are not repairable with 30% or greater deterioration and they need to be replaced, staff recommend replacement. If the request is for replacing windows on a primary façade, an exception is required for the removal of historic materials.

Acting Chair Bienvenu stated he understood the policy of applying the 30% rule. He was not sure that it was written anywhere, but he was unsure how to apply the 30% rule to the ratings of fair and unsatisfactory because the assessor uses 30 to 40% figures to call a window fair and then say it's not restorable. It would seem that unsatisfactory is what corresponds to not being repairable.

Mr. Duran stated that the staff agrees.

Acting Chair Bienvenu summarized the translation of the coding; a window that's designated as "U" would be something that should be replaced in-kind under our ordinance, and something that's designated as "P", "S", or "F" should be repaired or restored. He stated

The assessment is about the wood members being repairable and restorable, and the window assessor and the applicant are making a secondary argument that even if the wood could be repaired, it doesn't make them repairable because their removal will compromise the structural integrity. This is a separate issue there, but our focus is on the repairability and restorability because that's what our ordinance speaks to.

Mr. Duran stated that it was where staff made the recommendation of the removal of the windows and replacement in-kind because of the impact on the structure. Given that windows "P", "S", and "F", but those windows have historic sashes and jams, many of the sills are buried in stucco and will need to be removed to make these windows seal Properly. If the units are removed, the jams will be destroyed because the jams are the buck in the adobe. The assessment reads, "*the adobe and the interior plaster is showing signs of deterioration from water getting in around the existing jams due to the lack of flashing and moisture from condensation because of the quantity and size of the single glazed windows*". It continues, "*the best solution to protect the integrity of the structure is to remove these units and replace in-kind all wood windows with divided light and insulated glass*". These windows are located on the non-primary elevations. There are three elevations that are primary on this structure. Taking into consideration what the assessment says, the staff takes into consideration the best solution to protect the structure with these repairable windows, if they can be repaired and returned into place, that would be the preference, where possible; however, that may not be possible given the assessor's assessment. The assessment makes it sound like once the window is removed for repair, the pen tile and adobe block around the window will be adversely impacted. So, a new window would be required. Therefore, staff is recommending that the exception criteria have been met for the replacement of the windows. Most of the windows are painted shut and are non-operable; however, to what extent they can be repaired, staff do not know, which is why staff depend on the window assessor. The window assessor stated, "*The best solution moving forward for this structure is to replace in-kind.*" This is the reasoning for the staff's recommendation.

Member Cherry disagreed, explaining there is a large majority of windows in the historic buildings in Santa Fe that don't have bucks, and many of those windows have been functional for over 100 years and are repairable. So, if that argument were true, then it would be a great argument to just take the whole bunch of windows in Santa Fe out. From his observation, the board is charged with preserving.

What can be preserved, what is intact, what's not 30% degraded? There's a certain number of those windows that don't meet that criteria, which are not degraded to 30%

can be argued to be replaced because of how it was originally constructed into the building might be causing a problem. There was no problem until recently. The proposed retrofit of flashing and weather stripping, with stucco application, is good at interfacing the perimeter of that buck. So, it is a little bit dangerous to use how they were originally installed as a deciding factor; we need to look at what is in the code, and that is the degradation level of those windows, since they are on a primary facade, and they can be restored.

Mr. Duran thanked Member Cherry for his statements. He stated that staff greatly appreciates Member Cherry's consideration on the subject because he is an expert in the field of window restoration, and while staff understand the plan sets, they do not have firsthand experience with window installation, so it is nice to have an expert to help guide the decision in window replacement. Staff will appreciate the motion, whether it is in keeping with the staff recommendation or not.

Acting Chair Bienvenu stated that the board is traditionally very jealous of protecting windows and doors whenever possible because they are an extremely important aspect of the historic integrity that, once removed and taken away, is never regained. This is why the board is so careful and why the board has been disappointed with the rule, which will hopefully change with the code rewrite, that seems to treat primary facades differently, because that allows perfectly good historic windows to be trashed. After all, people have a misguided notion that they want modern double pane insulated windows, even though we know that is not a significant impact on the insulation value of the house, and conversely has a huge impact on the historic integrity and the appearance of the home. That's why the board tends to be as objective as we can when reviewing an assessment report that tells whether they're repairable or restorable. It is dangerous to go to the next phase of saying, "Sure, they're restorable, but once you take them out, it's hard to put them back in without altering the structure." But that's just a that's just sort of conundrum that has to be dealt with, and there are ways to deal with it. New windows are going to be put in here, so there will be ways to also put historic windows back in as well if the will is there. We will need to go through the windows one by one from the assessment report and look to see if they are primary, historic, and repairable, and make those decisions to make a motion.

Member Cherry stated that the charge is to preserve historic material that can be preserved, and the windows are historic material that can be preserved. These windows were installed in an era when things were serviceable. So, the interior trim comes off, the balances can be replaced, the ropes can be replaced, the pulleys can be replaced, the sashes can come out of the frames in situ and be repaired. There are certain windows that had some damage caused by the previous construction project that couldn't be rebuilt because the material has been removed, but certainly those windows were intended to come out to be serviced, reglazed, and they could be refinished. It's just a different way

that things are built nowadays to be disposable, and those windows were certainly built to be serviced.

Mr. Furry stated that besides the integrity of the bucks and the wall around it, there has been a lot of damage done to the windows themselves as part of the profiles and the design of the window from excessive scraping over the years, and trying to do things to The windows that were not good for them. So those are the types of things that can't be preserved because they are gone. They can't be added back in like profiles, shapes of the frame, and such. It would be nice to say that there is always the possibility that parts could be taken out, repaired, and put back in, but it's a huge unknown, and there is a risk of trying to do that and then finding out that this assessment is correct and the windows need to be replaced. Then the situation is worse because now the project is further down the line, extending the construction, exposing the building further and longer to the elements, which are things the applicant is trying to avoid. The assessment was done as required, and what the assessor put in the report is what is being followed. The assessor may have a bit of an ambiguous rating system, but his summary does say for all the windows that he does recommend they be replaced for various reasons. Some things aren't readily seen from looking at the window. For instance, anything within the frame itself, just looking at the sash and the trim, isn't going to give the whole story for every window. Whereas Mr. Patterson has gone in and done exploratory investigations into the wall next to the windows and into the windows. The requirement was to have an assessment done, which has been done, and the assessment recommends that the windows be replaced. It seems a little cut and dry in this case when reading the summary of the assessment.

Ms. Oster stated that the owners are not driving the replacement of the windows, they want to care for the building the best that they can, but they are not experts on windows. So, they are relying on the assessment. It is confusing what criteria would be used as a basis if it is not the window assessment from the assessor with the expertise.

Member Cherry stated that different professionals in the same profession have different opinions. This happens to be his profession, historic window restoration, and he is one of the approved assessors. While his observations are cursory but they are experienced in the field, so there is an ability to look at a window to get an assessment. Many of the windows were open during the tour, and he looked at them closely to get an idea of their condition. There are other options, like getting another window assessment; he would abstain because he is already involved at this level, but it is an option. He appreciated the desire to restore this building and felt the intent, honesty, and desire to revive it. He stated that it was not intended to indicate that none of the windows needed to be replaced, but there are specific windows that could be repaired and preserved, which will help the integrity of the structure.

Ms. Oster stated she understood Member Cherry was more qualified than herself, but requested the board give an avenue forward, especially if they are rejecting the assessor's evaluation, as an alternative path will be needed.

Acting Chair Bienvenu clarified that the board does tend to rely very heavily on any approved window assessor's assessment of the repairability of a window, and so that part of the report is something that the board typically accepts. If it says repairable, it is accepted to be repairable. If it says non-repairable, it is accepted. However, the second aspect, the additional information, is more than what is in question. It says it might be repairable, but the best solution is replacement for various reasons. The board is weighing the difference, not necessarily contesting the assessment of repairability so much as that secondary comment. Also, to clarify, Ra Patterson nor anyone on the list of assessors do not work for the board or the staff; they are private contractors who are on a list for an applicant to hire if they so desire. The board understands that as an applicant or member of the public, you need to know how to proceed.

Member Cherry stated that there will be a way to proceed given tonight by giving a motion and path of approval, which the applicant may agree with or not, but it would give a path forward.

Public Comment regarding Item 1:

Elizabeth West asked if an assessor says windows can be repaired, but they suggest replacement, does that allow the property owner to go back to the assessor for clarification on any ambiguity?

Ramon Sarason stated that the ambiguity on this decision comes down to the assessor's report not stating the percentage of degradation, and an answer could be to have the assessor say this is 32% degraded, or a more thorough degradation threshold identified by the assessor.

Stephanie Beninato agreed with Member Cherry's remarks, and the staff misinterpreted the law to say that the structure is the only thing to preserve. Preservation also applies to certain windows on primary facades, and if they are repairable, then they should be repaired, and if it is degraded more than 30% then they can be replaced. The rationale about having to take the historic window out and make a repair, say of the sill, and then put it back somehow, that would degrade the building, would happen whether you took it out and replaced it or whether you took it out and repaired it and put it back in. The assessment should go window by window, which would give enough information to make

a decision tonight, if not, ask the owners to take it back to the expert they hired and have the assessment be more specific, window by window.

Member Biedscheid clarified that, according to the report, there are seven windows on the primary facade that are historic. The largest window, the applicant is not proposing any change, this would be window G, so then there are six windows, and the way this reads is that the difference between the fair and the unsatisfactory is that fair is 30 to 40% whereas unsatisfactory is greater than that range. The assessment says some members have "more than," and this is used for unsatisfactory. The board's criteria have historically been to at the 30% mark. She was willing to accept this assessment, and knowing that the applicants are going out of their way to try to do the right thing here and are willing to do repairs if that's what was recommended, there does not seem to be a reason to second-guess an expert's report that is in hand. She said she would like to see what's repairable repaired since there is no contradictory evidence to that fact before us tonight.

Acting Chair Bienvenu believed Member Biedscheid was correct about the 30 to 40% but the report says the window that they're keeping is an "F," which is fair.

Member Biedscheid stated it could be the applicants' choice.

Ms. Oster stated that the window is really big in the Hazel Hyde Studio, and the decision was made to retain it because the community members who came to speak to the applicants about that particular room loved the windows and desired to see them stay. The community is looking forward to having the building functional and available to them again. The window is a skylight that becomes a window, and a modern skylight has been placed over the original skylight to protect it and the window from damage. The vertical plane windows have been partially repaired, though they need to be shored up more, but the applicant is committed to retaining those windows because they mean so much to the community.

Member Cherry stated it is a great point and illustrates that the window is repairable, just like the other windows that he believes are repairable, and the reason that that window, even though it might have, according to the assessor, this level of degradation that makes it replaceable, there's a willingness on your part to repair it. So, if there was an equal willingness to repair these other windows, the structure would have better integrity. All for repairing the repairable windows.

Member Mather asked if it would be worth having a conversation with Mr. Patterson about his assessment.

Acting Chair Bienvenu stated that he has come before the board before, but if there can be a resolution tonight, it would be preferable.

Ms. Oster asked if the board had the summary on page seven of eight and if the windows B, E, G, K, PP, KK, RR that are listed are the ones in discussion right now.

Member Cherry responded that the discussion is regarding all of the windows at this time.

Ms. Oster stated if they try to repair those that are in the same line of list with G that we do give it our best shot but we go ahead and replace the others we are considering is taking that set of windows and trying to repair those and going ahead and following his direction on the rest to replace but giving our best shot to repair.

Acting Chair Bienvenu stated that they seem to be going by what is in the assessment, as a primary façade is historic and is repairable.

Member Cherry stated that because there is some ambiguity, a window-by-window motion would be best, but it might be too complicated to follow, and pretty long.

Acting Chair Bienvenu agreed that that would be the best approach, and looking at page 152 of the packet, which is the report, every window or door is marked from “a” all the way to “y” and it’s sequential window by window. The motion should address the three factors, which are whether it is the primary façade, whether the window is historic, and whether it’s repairable.

Board Action:

Member Cherry moved in case 2025-0104954-HDRB at 206 Mackenzie Street in respect to window replacement of window a door dr1, door 108, door 107, window B, ZZ or ZZ3, ZZ2, ZZ1. Door 104A, window C, window E, window F, window X2, window X1, all the DDs (DD1 through DD10, window Y, window U, door 138, door 130B, all the TT windows, EE, FF, window R, and the restoration or repair of door 1108, W2, W1, T3, T2, T1, S3, S2, S1, P, O, N, M, L, K, door 135D, I, all of the OOs, OO1, OO2, OO3, OO4, OO5, all the NNs (1, 2, and 3), all MMs, M1, M2, M3, all LLs, LL1, LL2, LL3, all Ks (1 through 3), JJ1, JJ2, I1, HH3, HH2, HH1, GG3, GG2, GG1, QQ1, QQ2, and RR and for window J install an in-kind to match window K and regarding the gates 141B and 135D should be lowered and retained.

Acting Chair Bienvenu asked if this was in keeping with the assessment and asked if there was some way to correlate the groupings.

Member Cherry said it was not in keeping with the assessment, that this was his recommendation from his review based on the different conditions, such as the windows

in the second group of the windows in the assessment, the profile was removed during previous construction, so that they cannot be replaced.

Member Degnan seconded.

Member Biedscheid stated she could not follow the motion there seemed that some of the windows that were non-historic, and there is no requirement to repair non-historic windows, and some were recommended to be replaced. It has been the practice to limit the repair of windows to those on the primary facades. This building has a lot, many are not publicly visible; it would be more helpful to group these by historic and on a primary faced and are repairable.

Member Cherry explained he did not intend for this to be so complicated. He is recommending the replacement of all the non-historic windows on non-primary facades.

Attorney Ruybalid recommended breaking the motion by façade and voting on five, six, or ten windows at a time.

The motion was withdrawn.

Member Cherry asked for a façade map of the property.

Mr. Duran asked the board to consider section 14-5.2(D)(5) "*For all facades of significant and landmark structures and the primary facades of contributing structures: (i) historic windows shall be repaired or restored wherever possible historic windows that cannot be repaired or restored shall be duplicated in the size style and material of the original.*" To be taken into consideration when making the motion, because there can not be a requirement to repair non-historic, non-primary windows.

Mr. Duran confirmed there was not a façade map like those created for the status reviews, but there is the site plan that shows which elevations are primary.

Acting Chair Bienvenu asked that staff page 157 of the packet, which has the diagram that shows the letter for each window and corresponds with Mr. Patterson's report.

Board Action:

Member Cherry moved in case 2025-0104954-HDRB at 206 Mackenzie Street in respect to window replacement on the north façade approve the applicants proposal to on the first-floor to restore window G, install a new window in the H location, restore window I on the first floor and to restore window PP and window SS to replace windows TT on the second floor and restore door 6 and replace door 19. Member Mather seconded the motion.

Acting Chair Bienvenu confirmed that there was an intent to restore a non-historic window.

Member Cherry confirmed that it was intentional.

The motion passed by roll call vote (3-1) with Members Mather, Cherry, and Degnan voting for and Member Biedscheid voting against.

Board Action:

Member Cherry moved in case 2025-0104954-HDRB at 206 Mackenzie Street in respect to window replacement on the east elevation approve adding a window in the opening of window J, retain door number seven and lower it as necessary for ADA requirement, replace door 8, restore window K and retain and restore door 9 and lower it in its' location as necessary, replace window EE, FF and door 18, restore QQ, restore RR, replace window Y, restore window Z, and restore BB1, BB2, and BB3. Member Mather seconded the motion.

Acting Chair Bienvenu stated that there were no non-historic windows in that group.

The motion passed by roll call vote (3-1) with Members Mather, Cherry, and Degnan voting for and Member Biedscheid voting against.

Board Action:

Member Cherry moved in case 2025-0104954-HDRB at 206 Mackenzie Street in respect to window replacement on the south elevation approve replacement of X1 and X2, replacement of Door 14, and windows V, U, T, S, O, N, M, L, replace D10, D11, and D12 and window Q on the first floor and restore MM, LL, KK, GG, HH, and II. Member Mather seconded the motion.

Member Biedscheid stated that everything proposed for restoration in this grouping is associated with the assessment that the jams will be destroyed when they are removed from the adobe.

Member Cherry stated he felt they could be restored without removing the jams.

The motion passed by roll call vote with Members Mather, Cherry, and Degnan voting for and Member Biedscheid voting against.

Board Action:

Member Cherry moved in case 2025-0104954-HDRB at 206 Mackenzie Street in respect to window replacement on the west elevation approve replacement of window A, doors 1, 2, 3, 4, windows B, C, B, F and replacement or installation of those doors and windows

and the ZZs and 104A greenhouse windows and door on the first floor, and restoration of OOs, NNs, on the second floor. Member Mather seconded the motion.

Member Biedscheid stated that though they are we're halfway through this, she stated for the record that she objects to the way this is proceeding. She felt like the board was replacing the entire window assessment that was part of the packet with a new assessment, which might be just as valid, but there may be missing windows and doors because the numbering seems a bit off, and some of them have historic sashes and jams, but may not be historic in their entirety.

The motion passed by roll call vote (3-1) with Members Mather, Cherry, and Degnan voting for and Member Biedscheid voting against.

9. New Business 3:02

- a. **2025-010496-HDRB, 492 Arroyo Tenorio**, Downtown & Eastside Historic District, Non-contributing, Will McDonald, agent for Rob Johnson, owner, requests approval for a 112 sq. ft. addition on the south elevation.

Mr. Paul Duran presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with section 14-5.2(D) Historic Districts Design Standards.

Will McDonald, 488 Arroyo Tenorio, was sworn in. Mr. McDonald had nothing to share and was available for questions.

Public Comment:

There was no public comment.

Board Action:

Member Biedscheid moved to approve the application as submitted and as recommended by staff. Member Cherry seconded. The motion passed with the Board voting unanimously (4-0).

- b. **2025-010497-HDRB, 964 Acequia Madre**, Downtown & Eastside Historic District, Contributing, Manuel Mendoza, agent for Anjani Thomas, owner, requests to replace roofing material to a 26-gauge sloped metal roof color natural galvanized steel and requests two exceptions to 14-5.2(D)(1)(a) removal of historic material and 14-5.2(D)(5)(b) architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced.

City of Santa Fe, New Mexico

memo

DATE: June 24, 2025

TO: Historic Districts Review Board

VIA: Heather Lamboy, Planning & Land Use Department Director #LL
Maggie Moore, Assistant Land Use Director
Gary Moquino, Historic Preservation Division Manager

FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

2025-010494-HDRB, 206 McKenzie St., Downtown and Eastside Historic District, Contributing, Bradyn Furry, agent for Mindy Hale and FC3 Ltd. Co., owner, requests approval to replace all the doors and windows which requires an exception to 14-5.2(D)(1)(a) for the removal of historic material; construct a new detached steel carport to a height of 8'-8" with roof-mounted solar units within the existing auto court which requires an exception to 14-5.2(D)(E) Downtown and Eastside Design Standards; an increase in height by 3'-3" of a previously approved parapet on the McKenzie St. façade which requires an exception to 14-5.2(D)(2)(c) additions are not permitted unless set back 10' from primary facade, and install roof top HVAC units, and a new pedestrian gate on the McKenzie St. adjacent to the vehicle entrance.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: Previous Case Documents and
Primary Façade Diagram

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards and the exception criteria have been met for all exception requests except for the request for an exception to 14-5.2(D)(2)(c) for the addition and increase in height to the primary south elevation facade. Staff recommends that the applicant find other design options for that addition including lowering the parapet to be subservient to the adjacent historic parapet.

Sample motions:

- a. Approve or deny Case #2025-010494 to allow these alterations to 206 McKenzie Street.
- b. Approve or deny Case #2025-010494 to allow these alterations to 206 McKenzie Street subject to conditions.
- c. Approve or deny the exception to 14-5.2(D)(1)(a) for the removal of historic material to replace all the doors and windows at 206 McKenzie Street.
- d. Approve or deny the exception to 14-5.2(D)(E) Downtown and Eastside Design Standards to construct a steel carport for 16 cars.
- e. Approve or deny the exception to 14-5.2(D)(2)(c) additions are not permitted unless set back 10' from the primary façade for raising the parapet on the north primary façade.
- f. Approve or deny Case #2025-010494 to allow those alterations to 206 McKenzie Street that do not require an exception.

Should the Board deny the exception request(s), the applicant shall return with an alternative proposal for review and approval prior to proceeding to building permit.

BACKGROUND & SUMMARY:

The mixed-use commercial and multi-family complex at 206 McKenzie Street is listed as contributing to the Downtown and Eastside Historic District with the north, east, and partial southern and western facades designated as primary. The original structure has been identified in the 2005 Historic Cultural Properties Inventory (HCPI) survey form to have been constructed pre-1766 to 1846 with several changes from the 1930s and 1940s into the present. The unique eclectic nature of the structure and location on the Grant Avenue and McKenzie Street streetscape has made this structure a stand-alone complex unmirrored by anything seen in the Downtown and Eastside Historic District.

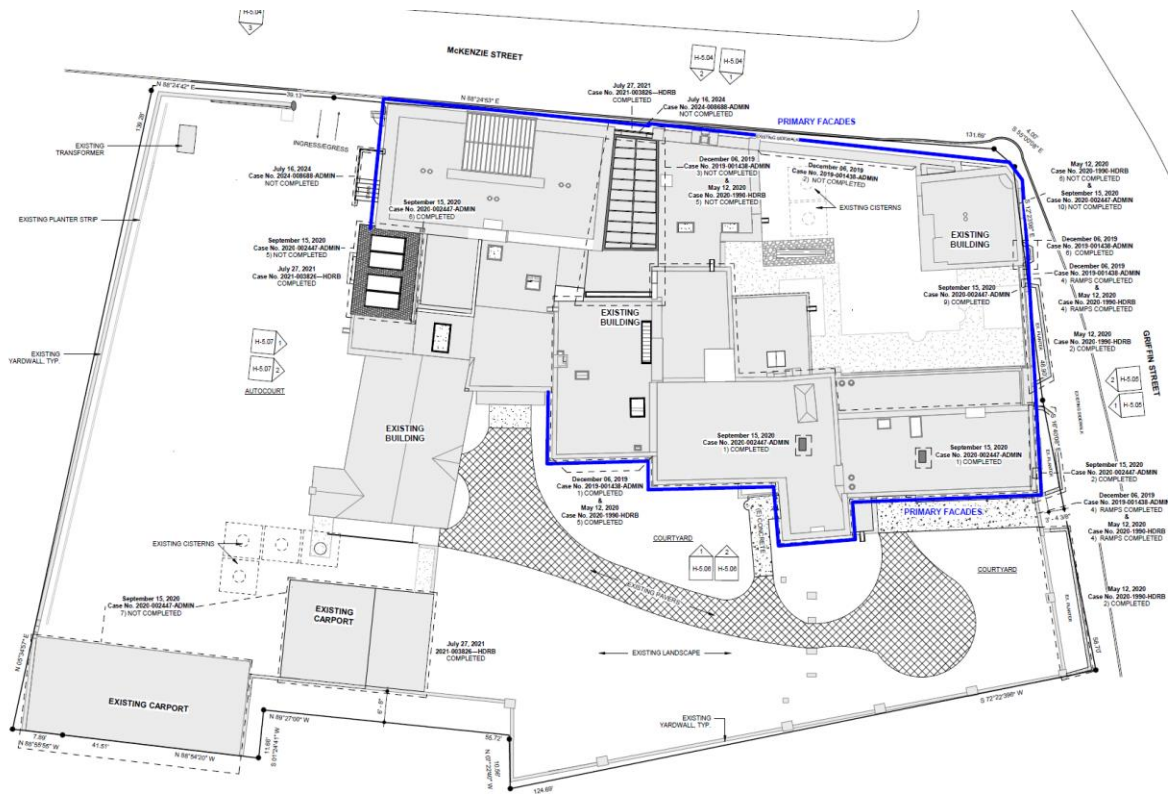


Figure 1. Primary Facade Diagram,

As part of the application materials, Mr. Bradyn Furry (architect/agent) has put together a detailed and thorough summarization of previously approved Historic Districts Review Board (Board) and administratively approved (ADMIN) work at 206 McKenzie Street which is part of the Proposal Letter for this application. Several changes in contractors and scope of work has left the contributing structure in disrepair. The proposed application will rectify all previous approved HDRB and ADMIN approvals and the preservation and protection of the structure for the future.

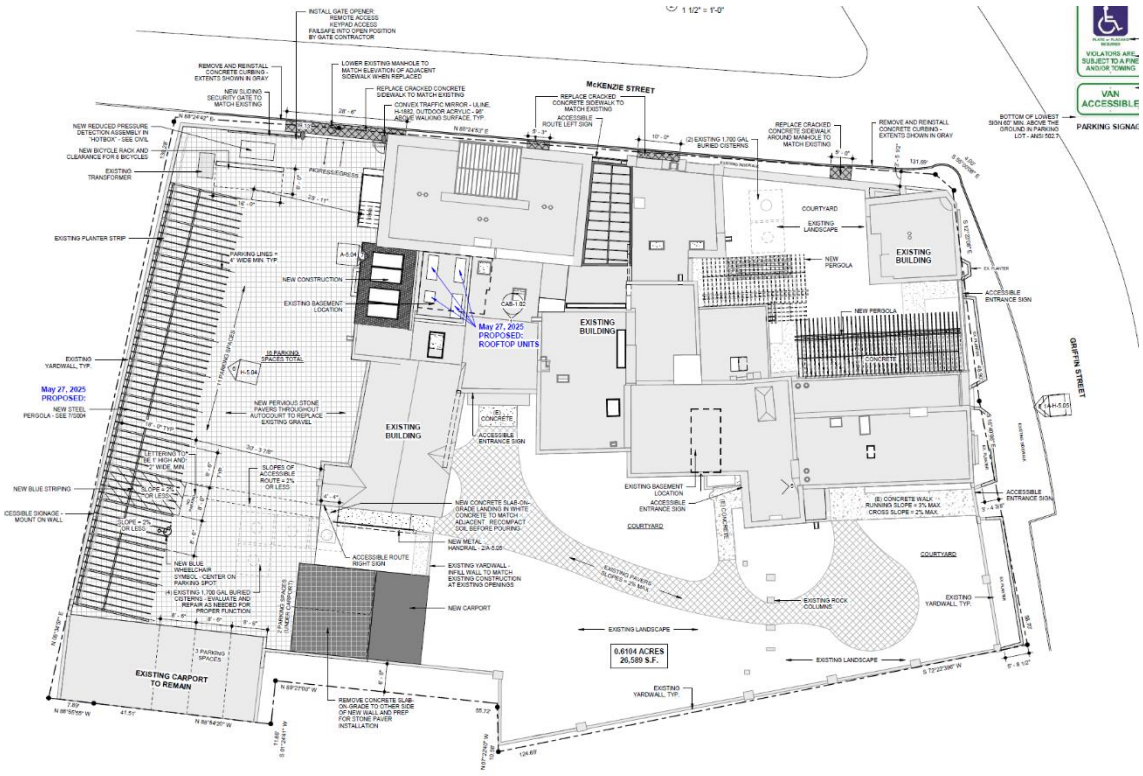


Figure 2. Proposed Site Plan.

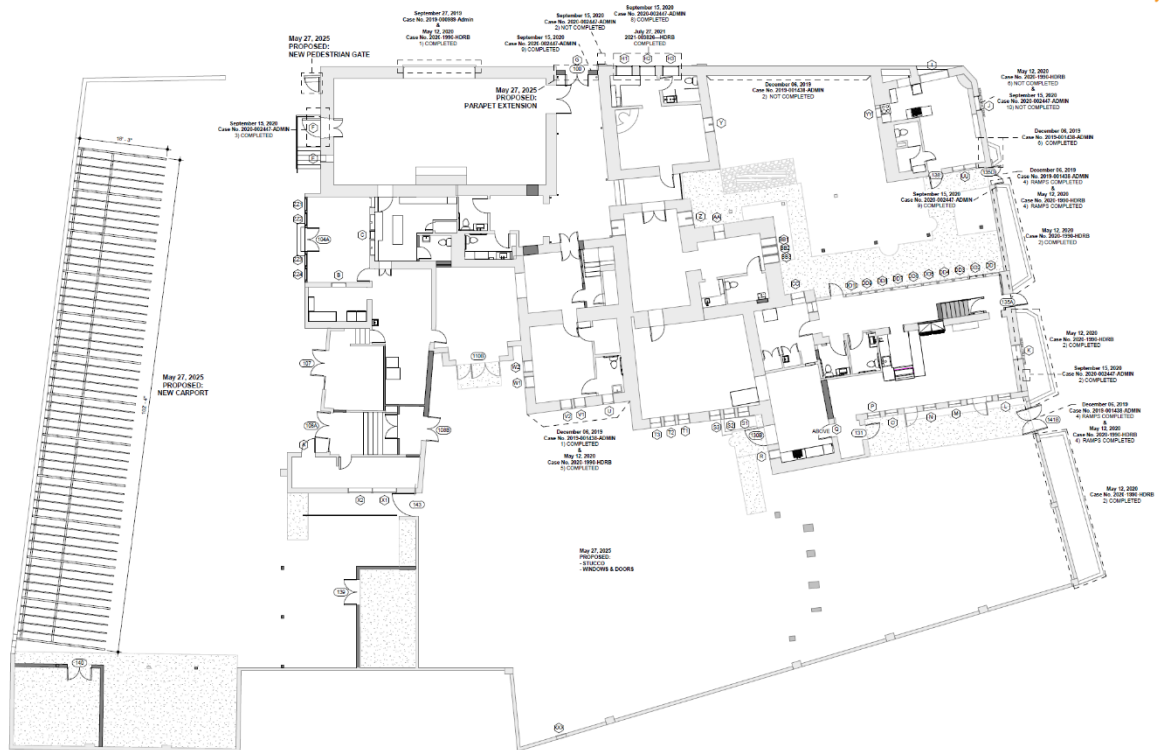


Figure 3. Proposed Floor Plan.



206 McKenzie Street
McKenzie Street / North Elevation



206 McKenzie Street
Griffin Street / East Elevation



(Left side of South Elevation)

206 McKenzie St.
South Elevation



206 McKenzie Street
Parking / West Elevation

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

- 1) Replace all the doors and windows for which an exception is requested to 14-5.2(D)(1)(a) for the removal of historic material.
- 2) Construct a new steel carport within the existing autocourt for which an exception is requested to 14-5.2(E) to permit the use of metal for the structure in the Downtown & Eastside Historic District.
- 3) Change the overall height by 3'-3" from 14'-0 1/2" to 17'-3" high from a previously approved parapet on the McKenzie St for which an exception is requested to 14-5.2(D)(2)(c) addition to a primary façade.
- 4) Roof mounted HVAC units.
- 5) Construct a new pedestrian gate on the McKenzie St. façade.
- 6) Re-stucco the exterior of the structure with a new one to match the existing.

Staff does not support the exception to increase the parapet height on the south elevation. The height of the parapet was raised 3'-3" contrary to HDRB approval. In Case# ? the HDRB approved a height lower than the adjacent parapet to allow for the distinctive historic roofline to be the dominant feature. Staff concurs with this lower height and recommends the lower height be restored.



Figure 4. North Primary Facade.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(1)(a) removal of historic material: Staff requests an exception to remove historic doors and windows on primary facades of the contributing structure.

(i) Do not damage the character of the district

Applicant Response: The design of the doors and windows on the existing building replicate structures and accessories which are currently present, on the building. The new windows and doors will match the same sizes, mullion and muntin layouts, materials, and glazing sizes and locations.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has been met. The historic architect has noted that many of the historic doors and windows are inoperable and unrepairable. Given the historic architectural assessment and maintaining the district standards with regard to the integrity and best preservation practices in protecting the structure, new doors and windows will provide aesthetic continuity within the structure and protection from outside inclement weather exposure.

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

Applicant Response: If an attempt were made to repair those that could be repaired, uncovering them would destroy their structural attachments to the building, thus rendering them unsalvable. If the units are removed, the jambs will be destroyed because the jambs are the buck in the adobe. The adobe and the interior plaster are showing signs of deterioration from water intrusion around the existing jambs due to the lack of flashing and moisture from condensation due to the quantity and size of the single glazed windows.

Staff Response: Staff has evaluated the applicant's response and finds that the exception criteria has been met. Given the current condition of the structure, the request for new doors and windows would provide protection measures that will preserve the overall integrity and status of the structure for the future.

(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;*

Applicant Response: The application of these modifications do not affect the ability for residents to continue to reside within this historic district and area and does not change the overall look of the building.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has been met. The applicant is proposing on installing new doors and windows that replicate the same sizes, mullion and muntin layouts, materials, and glazing sizes and locations on the structure. The new doors and windows will accentuate what is currently on the structure.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(E) metal carport: Staff request an exception to construct a metal carport which is not an approved material in the Downtown and Eastside Design Standards.

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

Applicant Response: The proposed carport will be hidden from view within the existing perimeter yard walls which will be raised in places which have an inconsistent height. The overall height of the yard wall will be adjusted to fully screen the carport from public view. The building is in the Business Capital District – McKenzie Street subdistrict which does not have a restriction on the height of walls and fences, so yard wall heights can be easily adjusted for full screening from the public.

Staff Response: Staff has evaluated the applicant’s response and finds that this exception criterion has been met. Generally, metal gates and other metal structural elements need Board approval with an exception that will be publicly visible. The applicant proposes the metal carport will not be publicly visible from Griffin Street, Grant Avenue, or McKenzie Street, which is acceptable.

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

Applicant Response: Because the auto-court within the perimeter yard-walls is tight and maneuvering within is limited, a cantilevered carport is proposed. A cantilevered structure provides the necessary framework for solar panels while keeping the largest possible, open maneuverable space for cars to access underneath. A wood structure, which would typically be proposed for this area, with columns at the corners and at the extents of the structure, would limit the maneuverability of the cars accessing the parking spaces below, making it almost impossible to use. A cantilevered structure of the size required requires a steel structure to achieve the necessary clear space for maneuverability.

Staff Response: Staff has evaluated the applicant’s response and finds that this exception criterion has been met. The auto-court area is limited in space and maneuverability and to provide parking for those who live and work at 206 McKenzie Street, the metal carport will provide the structural infrastructure needed to maximize the parking availability.

(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;*

Applicant Response: The intent of the new carport installation is that it serves the needs of the applicant and users of the building while its existence is virtually unknown and invisible to the public view.

Staff Response: Staff has evaluated the applicant’s response and finds that this exception criterion has been met. The applicant has stated they would have come before the Board with a different design if it were possible but due to the dimensions of the structure a wooden carport would not be structurally sound so a metal carport is requested.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(c) additions are not permitted to primary facades : Staff requests an exception to raise the parapet on the north primary façade 3’-3” higher than the original façade from 14’-1” to 17’-3” high.

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

Applicant Response: The core design of the proposed addition to the north façade was previously approved by the HDRB and is in keeping with the aesthetic nature of the adjacent portions of the building. The proposed modification only raises the overall height of the parapet.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has not been met. The previously approved design in Case No. 2021-003826-HDRB, had a lower parapet so as to not overwhelm the adjacent distinctive parapet which is part of defining the building's contributing status. The current request for an exception to raise the parapet is not consistent with what the Board has previously approved. Furthermore, the decorative feature on the parapet is not sufficiently distinguished from the historic feature on the adjacent parapet.

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

Applicant Response: Due to work done by a previous contractor, the portion of the wall in question was severely damaged and its structural integrity compromised. The damaged wall needs to be removed and replaced, and the design was modified to more reflect the adjacent facades and the overall aesthetic of the building.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has not been met. The current condition of the adjacent wall (to the west) is compromised by inclement weather. The proposed design does adversely impact the primary façade as it overwhelms the existing historic parapet. Other design options should be considered to protect the wall from potential weather impacts.

(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;*

Applicant Response: Because the proposed modification to the previously approved design further separates this portion of the façade from the adjacent building masses, it strengthens the perception that this infill is not trying masquerade as an original piece of the building. Rather, through its increased separation from the adjacent massing's, it further enhances the significance of the original portions of the building.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has not been met. The proposed design and raising of the parapet adversely impacts the primary façade of the structure and other design options should be considered in order to maintain the distinctive historic character of the building.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and *preservation* of historical areas and *buildings*;
- (b) The continued construction of *buildings* in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

(4) Compliance with General and Specific Design Standards Required

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

(5) Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

- (a) Height

If the *applicant* requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the *applicant* shall first receive an exception to this Section 14-5.2. If approved by the historic board, the *applicant* shall proceed to the board of adjustment or other applicable *city* body for consideration of the proposed variance.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

- (i) Do not damage the character of the district;
- (ii) Are required to prevent a hardship to the *applicant* or an injury to the public welfare; and
- (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.

(D) **General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

- (a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.
- (b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

- (a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

- (b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.
 - (c) Additions are not permitted to *primary façades*.
 - (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.
 - (e) The height of additions:
 - (i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.
 - (ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.
- (3) Remodeling to Increase Height; Rooftop Appurtenances
- (a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)
 - (b) For significant and *landmark structures*, *publicly visible* roof top appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.
- (4) Porches and Portals
- Existing *porches* or *portals* shall not be enclosed.
- (5) Windows, Doors, and Other Architectural Features
- (a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:
 - (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing and *landmark structures*, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

(6) Roofs

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

(8) Archaeological Resources

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

(9) Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, *scale*, and massing of any *structure* in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings*, *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.

- B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.
- C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.
- D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)
- E. The height and dimension of signage are as set forth in Section 14-8.10(H).
- F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* setbacks from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Setbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed setback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(E) Downtown and Eastside Design Standards

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with *adobe*, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (a) With rare exception, *buildings* are of one *story*, few have three stories, and the characteristic effect is that the *buildings* are long and low. Roofs are flat with a slight *slope* and surrounded on at least three sides by a firewall of the same color and material as the *walls* or of brick. Roofs are never carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being supported by wooden columns. Two- *story* construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second *story*. Façades are flat, varied by inset *portales*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding *walls*;
- (b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
- (c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;
- (e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible; provided, that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and
- (f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.

(2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic *buildings* by *retention* of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of *adobe* construction, prescribed as follows:

- (a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks* or other design elements;
- (b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;
- (d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;
- (e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complimentary colors. Windows, doors and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles; except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

DEFINITIONS:

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

History of the Building:

EXHIBIT E

GENERAL PROPERTY INFORMATION

Legal Description

The property is legally described on a survey plat entitled "Plat of Boundary Survey for Christopher C. Hill, White Buffalo Ltd., a Texas Limited Partnership."

A copy of the latest survey plat is provided under Historic Documents.

Zoning and Status

The subject property is located in the McKenzie sub-district of the Business Capitol District, as designated by the Santa Fe Zoning Office. The City of Santa Fe Historic Structures Survey Map, compiled from 1983 through 1995, lists the adobe structures on the property as a Contributing structure. The current Status established in 2005 is listed as CONTRIBUTING except for a parking shed and storage shed at the south west end of the property.

It must be noted that at one time the status was "suggested" by the 2005 Surveyor as "possibly significant" due to its association with (unnamed) historic persons and not due to architectural cohesiveness or unique design or perfection. The structure that is most associated with Historic figures and this property was 142 Griffen Street which was torn down in 1951.

Property Description

The property is located at 206 McKenzie Street in the City of Santa Fe, Santa Fe County, New Mexico. It is designated on King's Official Map of Santa Fe (circa 1912), as lying within lots 1, 2 and the eastern end of lot 12 in block 18.

(Ref: Sanborn Maps & King's Map). The property currently consists of approximately 0.6104 acres of developed land.

The property is currently comprised of several interconnecting one- and two-floor structures with yard walls that are constructed of adobe, hollow masonry tile (pen-tile 1902-1945) and concrete masonry units (pumice block). The overall footprint of the building is approximately 8500 s.f., that was forged over a period from 1886 to the 1970's.

The remainder of the property is occupied by courtyards that lie between the remnants of former structures and in gardens along the south side where an historic structure (142 Griffin Street) once occupied a prominent place on the streetscape.

A parking area along the west side of the property was once occupied by a 1920s brick residence (212 McKenzie Street) and several adobe structures.

The architectural design and detailing of the property is a true combination of early Pueblo Revival style adobe buildings that have been fitted with adaptations of Spanish Baroque detailing on some windows and gates and an impressive espadana (bell tower like) facade over a room that faces McKenzie Street.

Territorial coping, iron window grille work and other details were applied in the 1930s and major demolitions and second story additions executed in brick and pen tile were accomplished in the 1940s. No major changes have taken place on the exterior primary facades since 1958.

Through the 1960s and 1970s interior modifications were accomplished to create apartments and commercial offices within the structure. CMU storage units, parking sheds, aluminum windows, garage doors and a few infill projects were inflicted upon the exterior of the property during the same period of time, however; most of it was applied to non-primary facades and what can be considered as noncontributing structures.

Boundaries

The property is bounded on the north by McKenzie Street. The address 206 McKenzie Street has slowly become the address of choice for the entire complex. The McKenzie Street elevation can be considered one of two primary facades.

The east boundary of the property is on Griffin Street. (Formerly Griffin Avenue). The access to courtyards and parts of the commercial occupancies are located on Griffin, but these are not the primary access points. These gates were primary access to portions of the complex that once carried the addresses of 146 and 142 Griffin. It is noted that a street realignment, subsequent to 1960, removed a large section of sidewalk and promenade along the east boundary of the complex. CMU planters that now define the streetscape along the east boundary are not historic fabric associated with the original buildings.

The boundary to the South - Southeast is partially on Grant Avenue, however; the historic structure once located on the edge of the property carried an address of 142 Griffin. Walls were raised to a height, generally 10 feet above grade during the 1940s to create an effective visual screen to assure privacy for the religious sect that owned the building complex during the 1940s and 1950s.

The south boundary is created by a high CMU wall that segregates the 206 McKenzie property from the "Hovey House" (once designated as the Historic Tully house). The 136 Griffin Street building, now called the "Hovey House" was restored by the Historic Santa Fe Foundation in the early 1970s and remains one of the flagship historic properties for that foundation. The history of the subject property was tied to the Historic Santa Fe Foundation property in the early development of the streetscape.

The Hovey House has been re-purposed over the years as attorney offices, galleries and, most recently, as an antique retail establishment but none the less remains a significant property.

The west boundary of the subject property is defined by the continuation of the white painted, CMU block that shows up as early as 1958 on survey maps. The white painted wall that surrounds the parking lot and some non contributing parking sheds. It should be noted that the grade in the parking lot has been raised approximately 1-9" higher than the original grade and thus may mask some historic walls or foundations in that area. An archaeologist has been engaged to study the unseen aspects of the site.

History

This document will study the building design and persons associated therewith in a manner that hopefully brings into clear focus the history and significance of the property.

It is clear that a building was located on this site as early as 1846 as found on the historic Gilmer map of that date. Although it appears that the 2005 surveyor inappropriately attributed portions of the Historic Santa Fe Foundation "Hovey House" at 136 Griffin Street as part of the current 206 McKenzie property.

Other maps have been presented that indicate that there was a possible structure in this vicinity on the 1766 Urritia map. It is almost impossible to determine if the structures represented on those maps actually represent this particular complex.

History of the Property as documented by the Sanborn Fire Insurance Maps, the 1912 King's Official Map of Santa Fe, and Santa Fe City Directories bring a more detailed picture of the property history and use (Ref: Appendix VI - Sanborn Maps & Kings Map; Appendix VII - City Directory and Title Research).

It is important to point out that the property at 206 McKenzie is associated with several other addresses as follows:

142 Griffin Street- (now torn down)

146 -148 Griffin Street

206 McKenzie

210 -212 McKenzie

Ms. Cleofus Jaramillo was associated with the building at 142 Griffin Street, which is identified on the Sanborn Fire Insurance maps as an adobe one-story structure located set back from Griffin Street in what is now a large courtyard; that structure was demolished sometime soon after 1948 by Bullard. Thus the portions of the complex associated most with C. Jaramillo were destroyed.

210 McKenzie Street was a 1920 -1930 era residence that was associated with a J.C. Martinez as late as 1930 according to the City directories. It is not known if that J.C. Martinez was related to the original Martinez-Jaramillo ownership; and that house, too, was razed as early as 1934 to make room for the two-story studio that was constructed under the supervision of Hazel Hyde.

It is interesting to note that Hazel Hyde built the studio for her husband George Blodgett, a sculptor artist, but he left her and the studio soon after it was constructed according to some resources.

The location of the 212 McKenzie Street house and several adobe structures south of this house were located where the existing parking is to the west of the main structures.

It is also apparent by the measuring and documentation that has been accomplished by the current team of professionals; that the parking lot area has been raised with imported fill, approximately 1-9" over its entire area.

An archeological study is being accomplished to further document historic "events" on this property. The results of that study have not been completed as of this report.

History of the Property as documented by the Sanborn Fire Insurance Maps, the 1912 King's Official Map of Santa Fe, and Santa Fe City Directories bring a more detailed picture of the property history and use (Ref: Appendix VI - Sanborn Maps & Kings Map; Appendix VII - City Directory and Title Research).

The earliest Fire Insurance maps that show the property indicate that it was developed for residential use at least since 1898. The building configuration on this and succeeding maps indicate that the core of some of the existing adobe structures may date from this era, although the historic structures survey indicates that the structures date from 1931 to 1945. At some time between 1931 and 1948, the Fire Insurance map made in 1948 shows the addition of Pen Tile structures along the west side of the existing adobe buildings. The map also shows that Pen Tile upper floors were added to some of the existing adobe buildings (Note: Pen Tile refers to the brick masonry units manufactured at the New Mexico State Penitentiary, formerly located in the Cordova Road area in Santa Fe; many buildings in Santa Fe dating from these years are constructed from Pen Tile which date from 1902 to the late 1940s).

What is important is the "nature" of this building and the associated structures adjacent to this building has been a nature of "change". Major change has been the characterization from every surveyor who has been assigned to assess the structure for historic character. If there are components or remnants of the structure that date back to the earliest maps of "urbanized" Santa Fe, it can be said that those building remnants have lost their intrinsic character and significance to the current form and nature of the current structure.

Association with People

The deeds to the structure reveal a somewhat clear path of ownership and a glimpse into the sequence of development of the property.

The original post contact property ownership was associated with a grant to Antonio Lucero de Godoy in 1693. He came to New Mexico with Don Diego De Vargas and after the Revolt of 1680 returned in 1690 to claim land and be part of the New Spain.

The grant was hewn down through purchase and inheritance to a property that was purchased by a family named Escudero in the late 1800's. Some historic references to the Escudero property have been found but need further study to resolve a chain of title. It appears that there was a structure on the site as early as 1851.

The more "modern" day events from the 1890s to the property as it has evolved in 1960s begins with a plat that is described in the 1884 Gilmore map as the Oliver P Hovey estate. The Hovey estate encompassed a large area that was bounded by a property line of almost 250 feet along Griffin and Grant Streets and almost 300 feet along what is now known as McKenzie Street.

Most of the property to the west along what is now McKenzie Street was vacant and used for agricultural purposes. There was an unnamed acequia that ran though US Military parade fields to the east of this property and down what would later be called McKenzie Street. In the 1920s, formal development of the areas north and west of the Hovey Estate resulted in several small brick houses being built that show up on the 1930 maps.

James Conklin's son in law named Pickney Tully acquired the 136 Griffin Street in 1857 but only lived there for a few years .The property was acquired and restored by the Historic Santa Fe Foundation in 1974-1978

It is important the "significant" Owners of the 206 McKenzie Street properties made significant changes to the property, then moved on. They were not associated with the property for more than 10 or 12 years.

Cleofus Jaramillo

The property at 206 McKenzie is most associated with Col. V. Jaramillo, a member of the Governor Otero staff and a resident of Arroyo Hondo, who died an untimely death in early 1921. After his death, his wife, the beautiful (see historic picture) Cleofus Jaramillo came to Santa Fe from her home in El Rito and assumed ownership of the property.

Mrs. Jaramillo inherited the property from her father, J.A. Martinez of Taos and Arroyo Hondo, NM. Mr. Martinez purchased the property from Hovey who was another James Conklin son-in-law. Cleofus Jaramillo occupied a portion of 142 Griffin Street from 1923 through the early 1930s. In 1931, her adult daughter was murdered in one of the front apartments of 142 Griffin Street. Her association with the property ended at that time.

Ms. Jaramillo is known for the formation of the La Sociedad de Folklorico of Santa Fe in 1935 and writing of a simple cookbook in 1942. Her autobiography "The Romance of a Little Village Girl" was published by Sunstone press in 1955, one year before her death in 1956.

Her association with the 206 property postdated these accomplishments, but the building seemed to carry an association with Ms. Jaramillo for several years after her departure from the building. This is noted in some historic photos captured by Harmon Parhurst, a well-known Santa Fe Photographer who attributed the photos as Mrs. Jaramillo's house even though it was owned at the time by Hazel Hyde, a real estate agent and entrepreneur.

Hazel Hyde

Hazel Hyde is associated with the property as the owner of the property starting in the early 1930s. She is also shown to occupy several apartments within the various structures and is credited with several major additions and alterations of the building complex. She also is shown as owner and operator of a "dining room" called El Cercado, which occupied one of the front apartments at 146 Griffin Street and used the courtyard on the north side of the complex as a patio with a gate that opened onto McKenzie Street.

Her contributions are documented in some of the Parkhurst photos and includes the large 18-foot high studio and the Spanish Baroque facade on McKenzie Street and some stone detailing around doors and windows on Griffin Street.

The studio was constructed ostensibly for the use of George Blodgett, her husband for a short period of time. He can be described as a light- to middle-weight member of the Santa Fe artist colony. (See document from 1930) Very little is known about his works except that he worked in bronze and kept to a narrow subject matter of North Americans and portrait busts. (See bust of K. Chapman)

The classic north-facing window and skylight popular with the Taos artists is clearly influenced by the north-facing skylights and window walls of Joseph Sharp, Blumenstein and Couse to name a few. The light monitor in this form was not as popular in Santa Fe. This maybe an iconic use of the architectural detail in Santa Fe and a clear character defining feature; although, George Blodgett made little use of the studio and was disassociated with Helen Hyde before 1938. He may have left Santa Fe soon thereafter.

Ms. Hyde is also noted as the person who wrote one of the books on the potter, Maria Martinez of San Juan Pueblo. It is not known if she developed a friendship with Ms Hyde or had another relationship that was formed to write the book. The book was written in the 1960s, well after Ms. Hyde's association with the buildings at 206 McKenzie.

Ms. Hyde also accomplished several other changes to the structure to accommodate it to her needs. A second-story addition to a middle apartment was constructed of brick and "Pen Tile" as documented in the Parkhurst photos. It appears that the Spanish Baroque detailing may have been added to enhance the romantic notion of the courtyard restaurant that occupied parts of the building at 146 Griffin, notably the Northeast corner.

She sold the property in 1942 to Edna Ballard who was associated with the "I Am" religious sect formed in California by her husband. Due to some legal troubles with the federal government and local law enforcement officials, the property was transferred to the St. Germaine Foundation, which was formed to be the publishing arm of the "I Am" religion. The entire property was referred to as the "I am Sanctuary"

Throughout the occupancy of the building by Edna Ballard (sometimes referred to as Ma Ballard), many changes and additions took place to accommodate the complex as a worship space, apartments for followers and classrooms for students. Second-story additions were added to existing adobe and brick structures and the building at 142 Griffin Street was demolished. The religion had (has) an affinity for white and all exterior building, faces, details and window trim were transformed to 100 percent white. The interiors were generally pastel in color. The most significant change was probably the demolition of the structure at 143 Griffen Street and the second story additions at 146 Griffen Street now facing into the courtyard vacated by 142 Griffen.

Another white building at 510 Old Taos Highway is currently identified as owned and operated by the St. Germaine Foundation and may have also been purchased in the early 1940s according to some documents.

The Foundation owned the buildings until the early 1970s, but Ms. Ballard left Santa Fe in the mid-1950s and died in Illinois in 1971. The myth and mystery of the property came into being during the occupancy by the "I Am" sect due to their secrecy and low profile in the community. The use of the property from the mid-50s through the early 70s was mostly that of an apartment structure.

Walter O Ingram

In the early 1970s, the property went through several ownership events. Walter O Ingram of Santa Fe was the owner and steward of the property from 1973 until 2001. His association was longer than most of the previous Owners. During that period it appears that several changes and additions were made to "improve" the property as a residential apartment compound. Those changes included a fiberglass roof being placed over one courtyard on the west side of the complex.

It was framed in with 2x6 wood framing. A laundry room and trash structure was remodeled in that same period which included new garage doors and a pitched roof extended from a 1950's roof to extend over one or two of these small shed structures. Two parking sheds were created with 6 x 6 wood posts and wood framing and corrugated metal roofing. Concrete masonry units were also used to enhance the height of walls around the outside edges of the south and west property boundaries and to construct storage sheds for the tenants.

Garage door openings were enlarged and new garage doors were placed over these openings to complete the accommodations for the tenants.

Conclusion

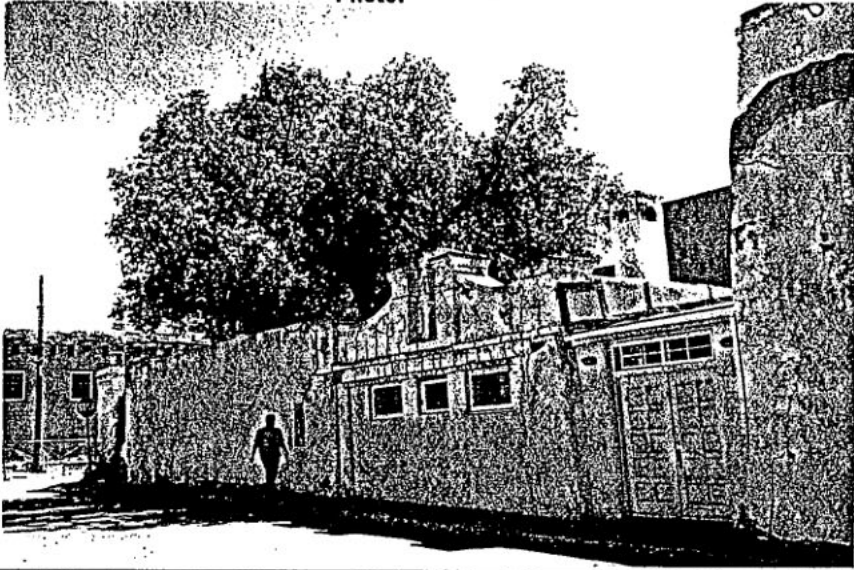
It is the opinion of this writer that the additions and modifications to the west facing structures has rendered those structures as noncontributing to the historic context of the structures that remain from the 1930 to 1958 period of significance for the complex. The McKenzie Street and Griffin Street facades are sufficiently unchanged over 50 years to qualify those buildings as Contributing to the Downtown Santa Fe Historic District.

Clearly, the structures that were torn down and/or substantially altered from the 1930s through 1950s and the associations with people associated with the 206 McKenzie Street building complex ,and who accomplished interesting things AFTER their association with the buildings; cannot be used as part of the significance of the complex as it now stands.

The history of this structure is one of mystery and intrigue and it deserves protection of a Contributing status for those elements that remain reasonably unchanged as part of the historic fabric of downtown Santa Fe. Those components will receive the light touch that is afforded contributing structures. The elements that have changed and become less than complimentary to the historic facades should be assigned a non contributing status due to alterations and changes and thus allow these elements to be modified or removed in order to reinforce the historic structure in a better way.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only		
HCPI No. _____	District No. _____	NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria: A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>
1. Name of property: (historic and/or current name for property) <p style="text-align: center;">Escudero House</p> <p style="font-size: x-small;">(Escudero tr. Sp. 1. A shield bearer; 2. A gentleman descended from an illustrious family, Velazquez 1946.)</p>	1. Location: <p style="text-align: center;">206 McKenzie Street</p>	3. Local Reference Number: <p style="text-align: center;">051610071 (H2258)</p> <hr/> 4. County <p style="text-align: center;">Santa Fe County, NM.</p>
5. Property Type: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object	Photo: 	
6. Date of Survey: 09-15-2005	<div style="font-size: x-small; position: absolute; right: 0; top: 50%; transform: translateY(-50%); width: 150px;"> 1. North elevation fronting McKenzie Street illustrates eclectic blend of architectural styles. two-story studio extends out of picture to right (TMc 09-15-2005). </div>	
7. Previous Survey Date(s): October 12, 1984 July, 1995		
8. Name of Project: City Contract 22720.510300		
9. UTM NAD 27 Zone: 13 Easting: 414933 Northing: 3949748		
10. Photo Information Digital 09-15-2005	Negative Location: ArcCom PO Box 89 Santa Fe, NM 87504.	
11. Brief Description of the Property: 206 McKenzie Street is located on the NW corner of McKenzie Street and Griffin Street, and is constructed of adobe and concrete block with stucco, wood frame stucco. The massive, marginally well-maintained building includes both one and two-story partitions, two enclosed courtyards, ten-foot high cinder block walls, a two-story studio, a shed with corrugated fiberglass roofing; a cinderblock garage with apartment, fireplace, and pitched roof, and a cinderblock and steel carport. The building is a combination of several architectural styles reflecting the eclectic nature of former owners and residents including, at the turn of the 20 th Century, J. A. Martinez, a prominent Taos County figure, and later his daughter Cleofes Jaramillo, founder of the Sociedad Folklorio and a heritage preservation activist; artist Hazel Hyde and sculptor George Blodgett in the 1930s; Edna Ballard, founder of the I-Am religious sect in the 1940s. The structure has been altered several times during the last two centuries, but the original structure appears on the 1846 Gilmer map, and possibly the 1766 Urrutia map.		
12. Who uses the property? Owner occupies one of nine rented units. Units are used for residential and light commercial-studio space.		
13. Construction Date: Date: pre-1846 <input checked="" type="checkbox"/> Known <input type="checkbox"/> Estimated Source: Gilmer map (p. 17).		
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input checked="" type="checkbox"/> Urban If Urban: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar		
Comments: primarily Territorial		

HCPI Base Form (FORM 1)

(Continued from other side)

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



17. Surveyor:

Thomas I. McIntosh, MA, RPA
PO Box 89
Santa Fe, NM 87504
505-982-2341

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

2. South Elevation fronting Griffin Street (TMc 09-15-2005).

19. Is Property Endangered? Unknown No Yes How?

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

Describe: Possibly significant by association with historically significant personages.

21. Other Significance or Information of Interest: see List of Exhibits, p. 15.

22. National or State Register:

Is this property individually listed on a historic register? Unknown No Yes
If yes: State National

If 'no' or unknown, do you think this property is eligible for listing? No Yes

Why? NHPA Criterion B: association with historically significant personages (Cleofes Jaramillo, founder of the Sociedad Folklorio, and Edna Ballard, founder of religious sect I-AM, and others).

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 the name of the district? Santa Fe Historic District State (HPD 260) National
Staab McKenzie Historic Neighborhood (Sze and Spears 1988)

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: **Please complete HCPI FORM 1 before completing FORM 2**
 HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria A B C D

2. Name of property: (historic and/or current name for property) <p style="text-align: center;">Escudero Property</p>	1. Location: <p style="text-align: center;">206 McKenzie Street</p>	3. Local Reference Number: 051610071 (H2258) 4. County Santa Fe County, NM. 5. Date of Survey: 09-15-2005
---	---	--

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: X Adobe X Brick ___ Composition X Concrete: Block ___ Concrete: Cast Stone X Concrete: Poured ___ Earth Plaster ___ Masonry: Simulated X Metal: Corrugated X Metal: Structural Siding ___ Metal: V-Crimp ___ Stone: Random Ashlar ___ Stone: Random Coursed ___ Stone: River Rock ___ Stone: Rusticated X Stone: Tabular X Stucco ___ Tile: Clay ___ Vinyl Siding ___ Wood: Board and Batten ___ Wood: Horizontal Siding ___ Wood: Jacal ___ Wood: Log ___ Wood: Shingle ___ Wood:). Other:	7. Number of Stories: ___ N/A Number: X 1 ___ 1 1/2 X 2 ___ 2 1/2 Other:
8. Foundation: ___ N/A X Not visible ___ None ___ At Grade ___ Raised Materials: ___ Concrete ___ Stone Other:	
9. Roof: ___ N/A Shape: X Flat ___ Gabled ___ Hipped ___ Pyramidal ___ Shed Other: Pitch: ___ None ___ Low ___ Medium ___ Steep Features: ___ Eave X Parapet Materials: ___ Asphalt ___ Earth ___ Composition shingle ___ Metal: Pressed ___ Composition Roll ___ Metal: Corrugated ___ Metal: Standing Seam ___ Metal: V- Crimp ___ Tile: Terra Cotta ___ Wood: Shingle Other:	

10. Windows ___ N/A <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">Operation</th> <th style="width: 20%;">Material</th> <th style="width: 20%;">Glazing</th> <th style="width: 40%;">Number</th> </tr> </table> <p>Notes: Not Known. Access to courtyards not granted.</p>	Operation	Material	Glazing	Number	11. Doors ___ N/A <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">Type</th> <th style="width: 20%;">Style</th> <th style="width: 20%;">Material</th> <th style="width: 40%;">Number</th> </tr> </table> <p>Notes: Not Known. Access to courtyards not granted.</p>	Type	Style	Material	Number
Operation	Material	Glazing	Number						
Type	Style	Material	Number						

12. Chimneys Not Known. Access to courtyards not granted.	13. Porches Type: Not Known. Access to courtyards not granted. ___ Full-Width ___ Wrap
---	---

14. Other Significant Features:

15. Modifications: ___ No known modifications

#1 addition of 2-story studio	Date: 1930s	X Known ___ Estimated	Source: local informant.
#2	Date:	Known ___ Estimated	Source:

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style Not Applicable

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

Notes: _____ Other: _____

17. Documents Available and Their Locations

Historic Maps (City Planning GIS)
Sanborn maps (Frey Angelica Library)
City Directories (Frey Angelica Library)
NM HBI Form 12/20/1984 No. 05160071 (H2258) City of Santa Fe Planning.

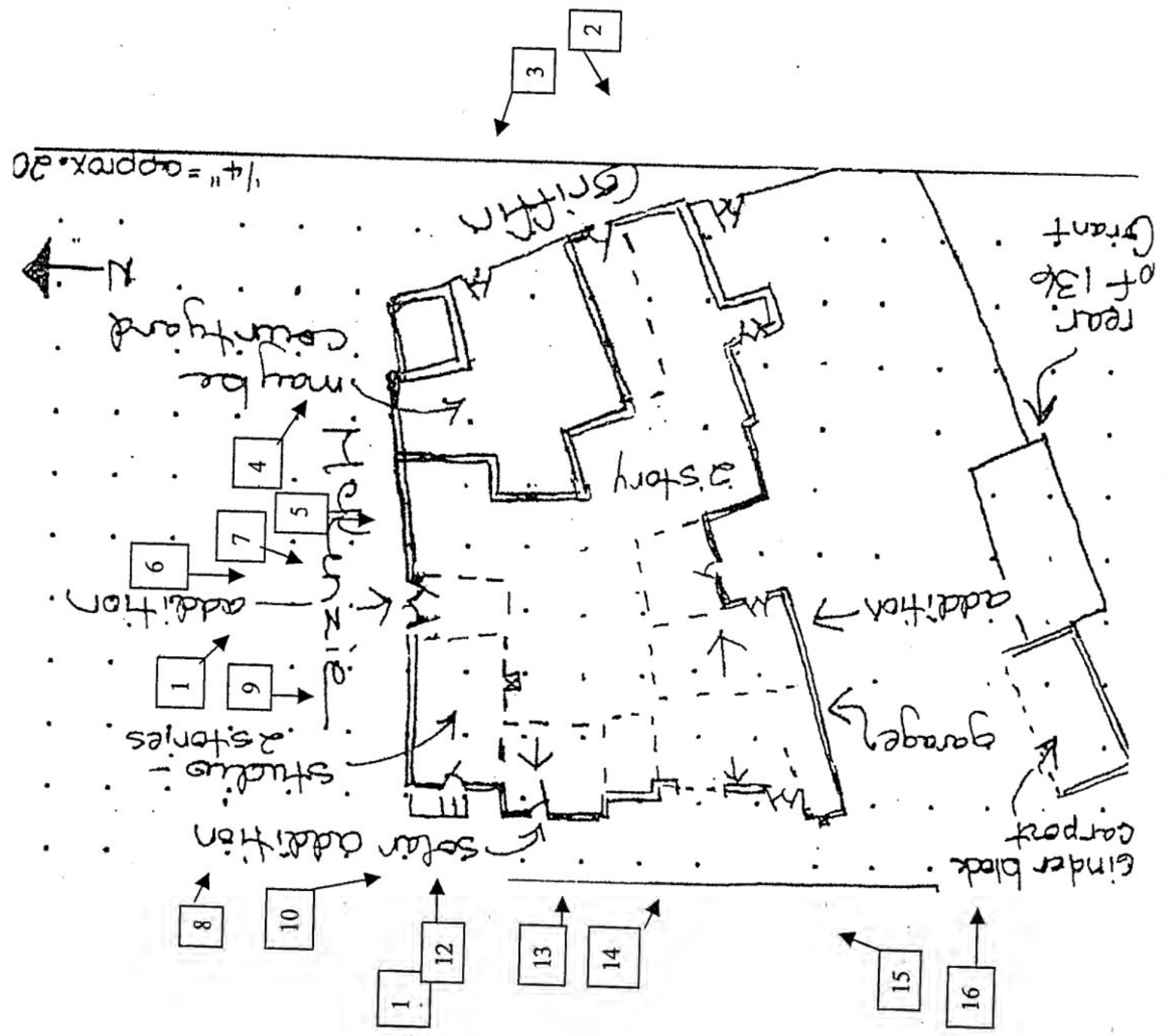
Velazquez, Mariano
1946 Spanish and English Languages. Wilcox & Follett Company. NY.

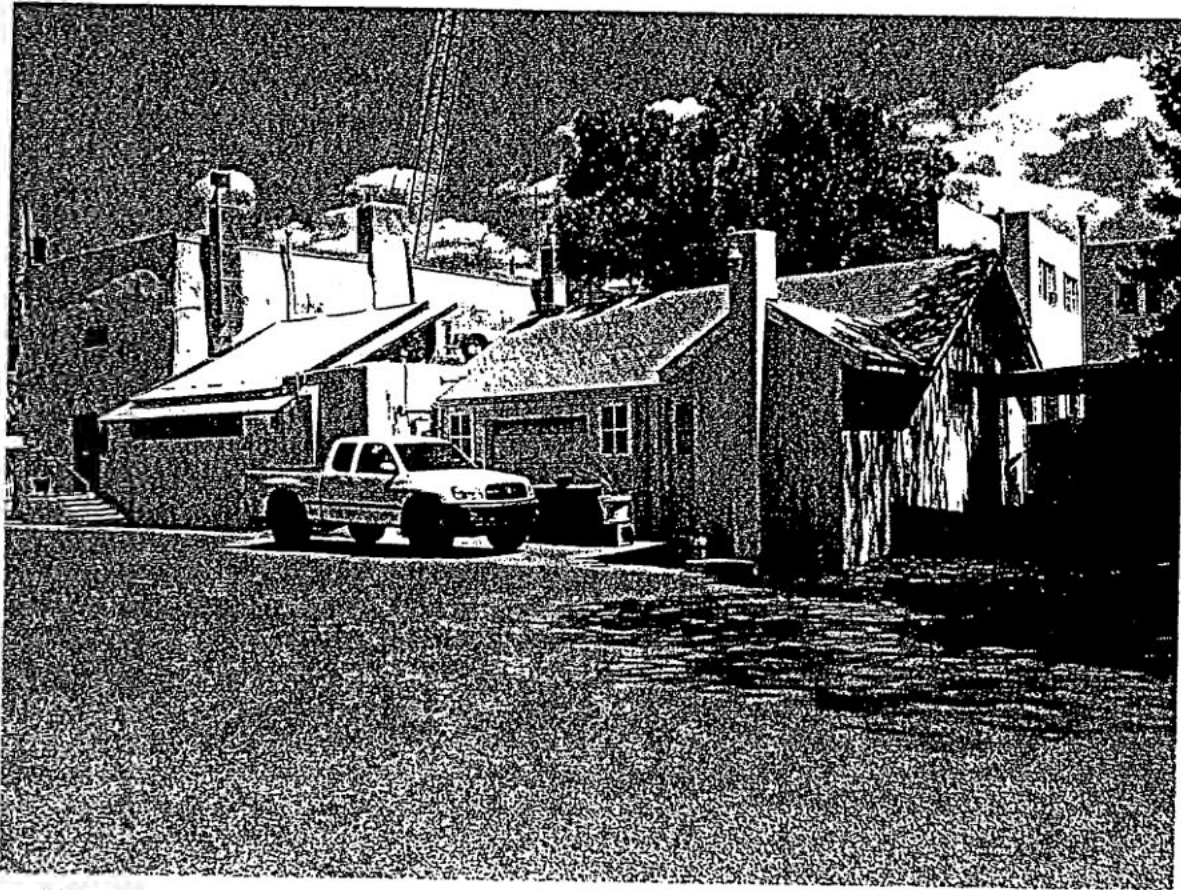
SITE:

18. Attached or Associated Properties: 206 McKenzie is attached to and historically associated with 146 Griffin.
Are associated properties eligible for listing? Unknown

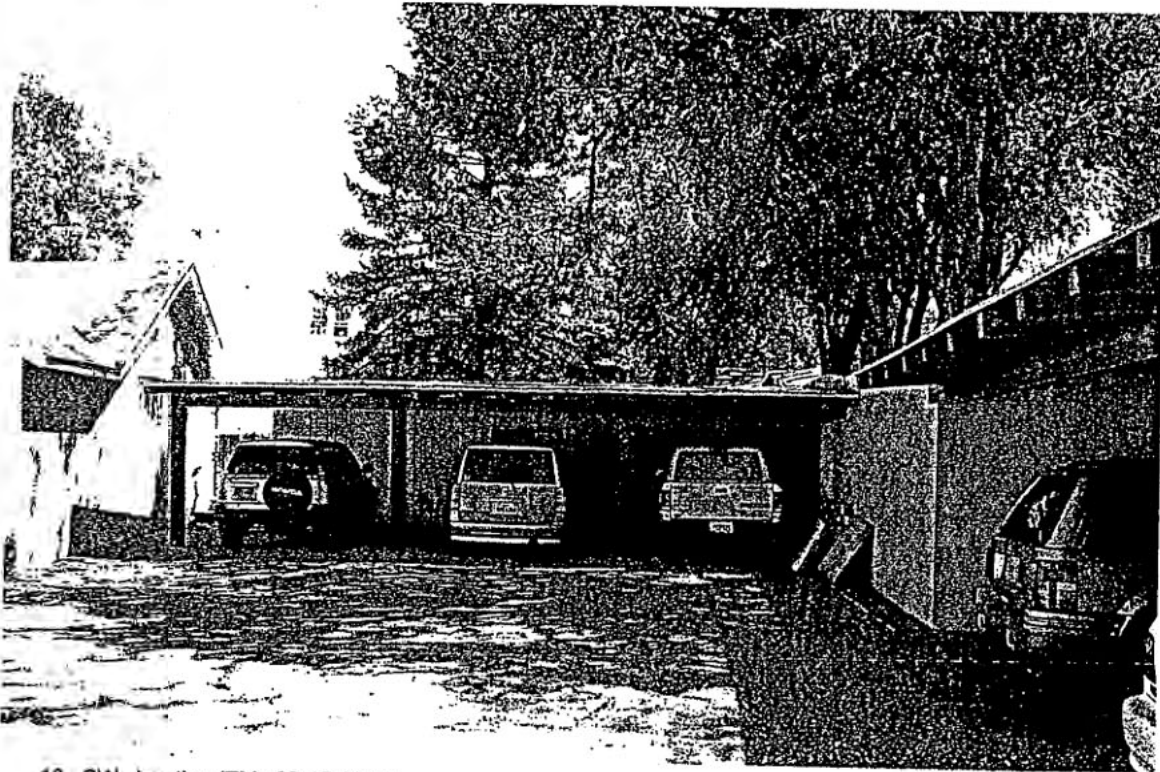
19. Site Plan. Site plan is unchanged from 1995 HBI survey (051610071/H2258).

Photographic Reconciliation (from 1995 HBI H2258 planview).

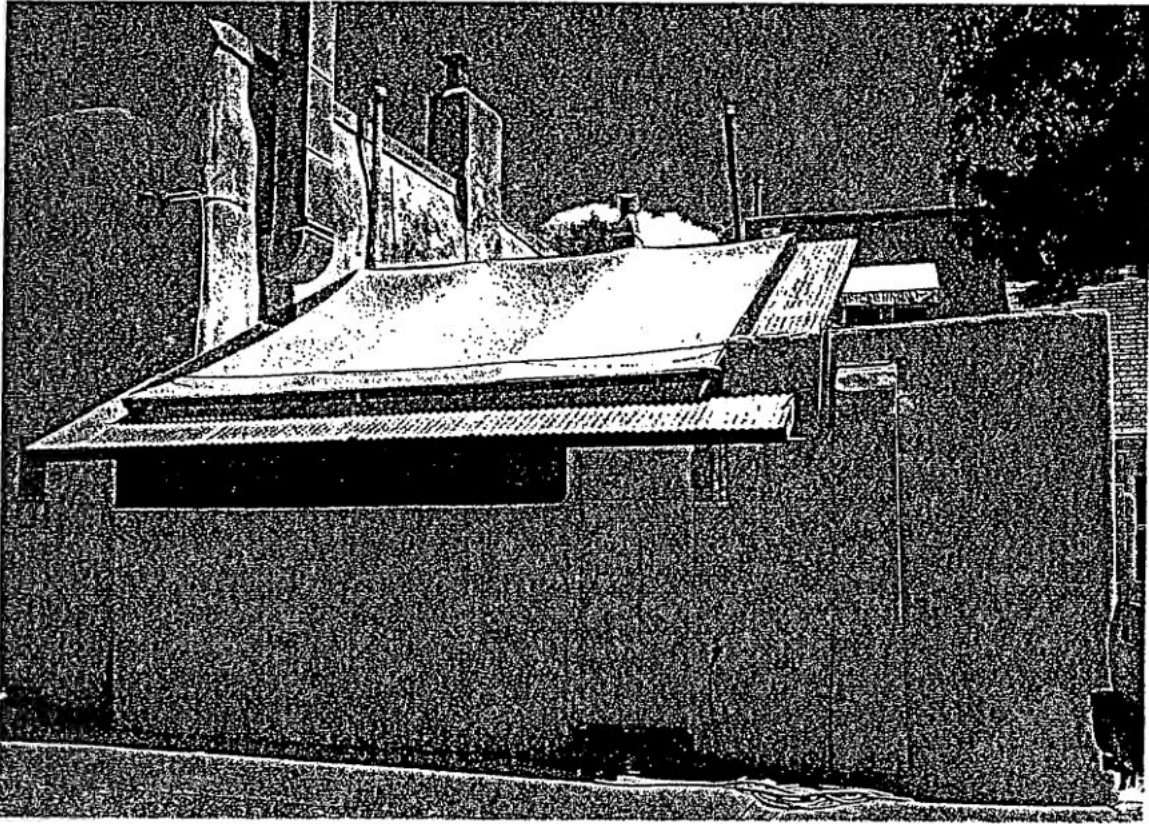




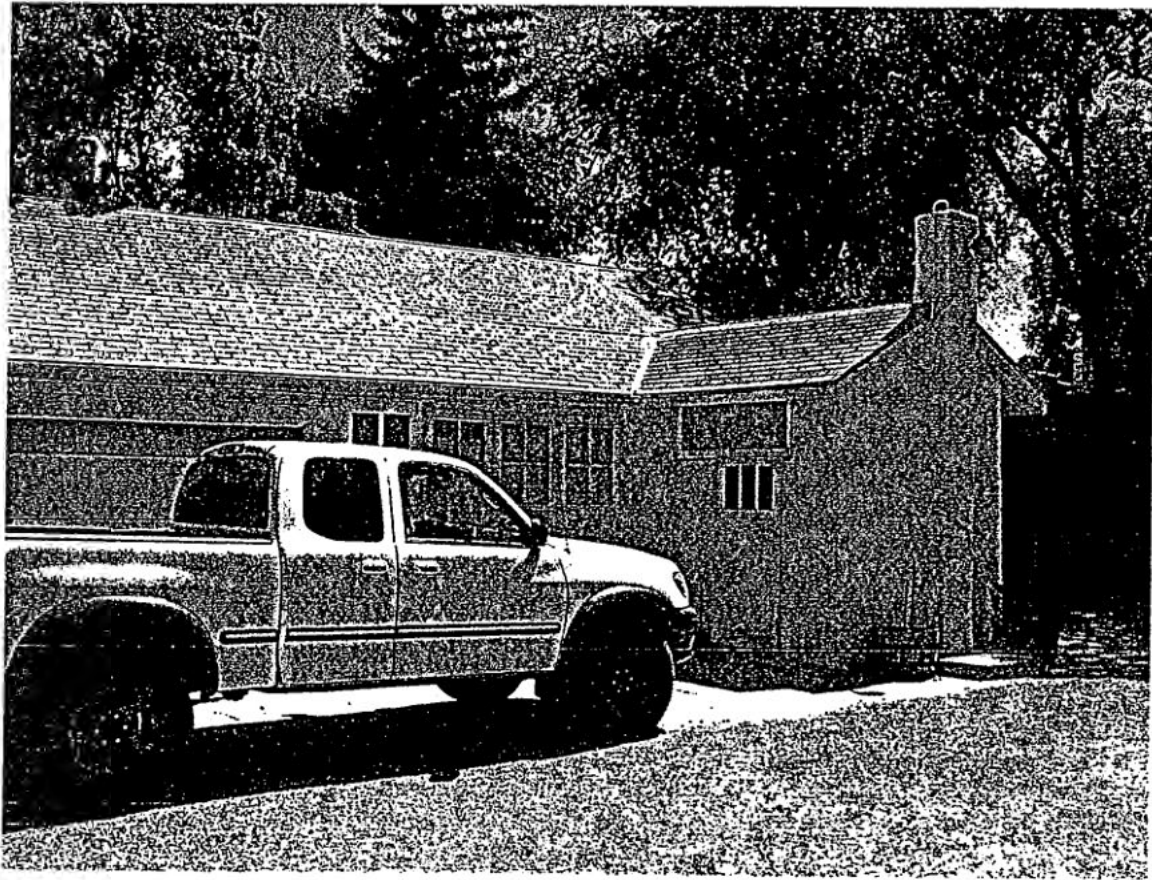
15. SW elevation (TMc 09-15-2005).

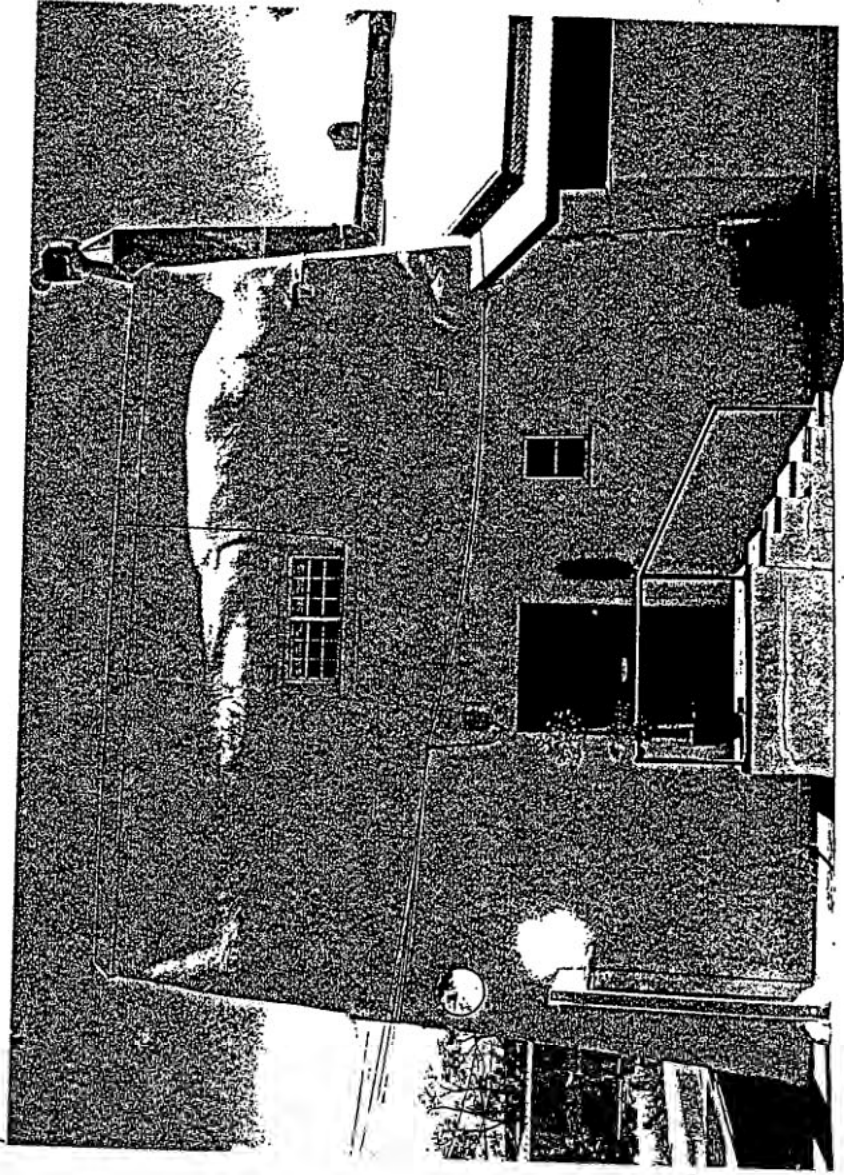
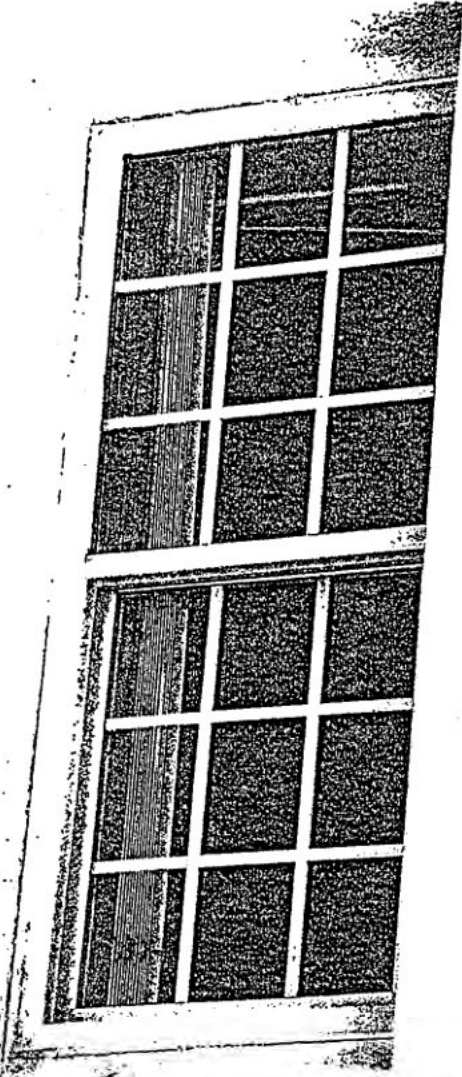


16. SW elevation (TMc 09-15-2005).



13. NW elevation (TMc 09-15-2005).

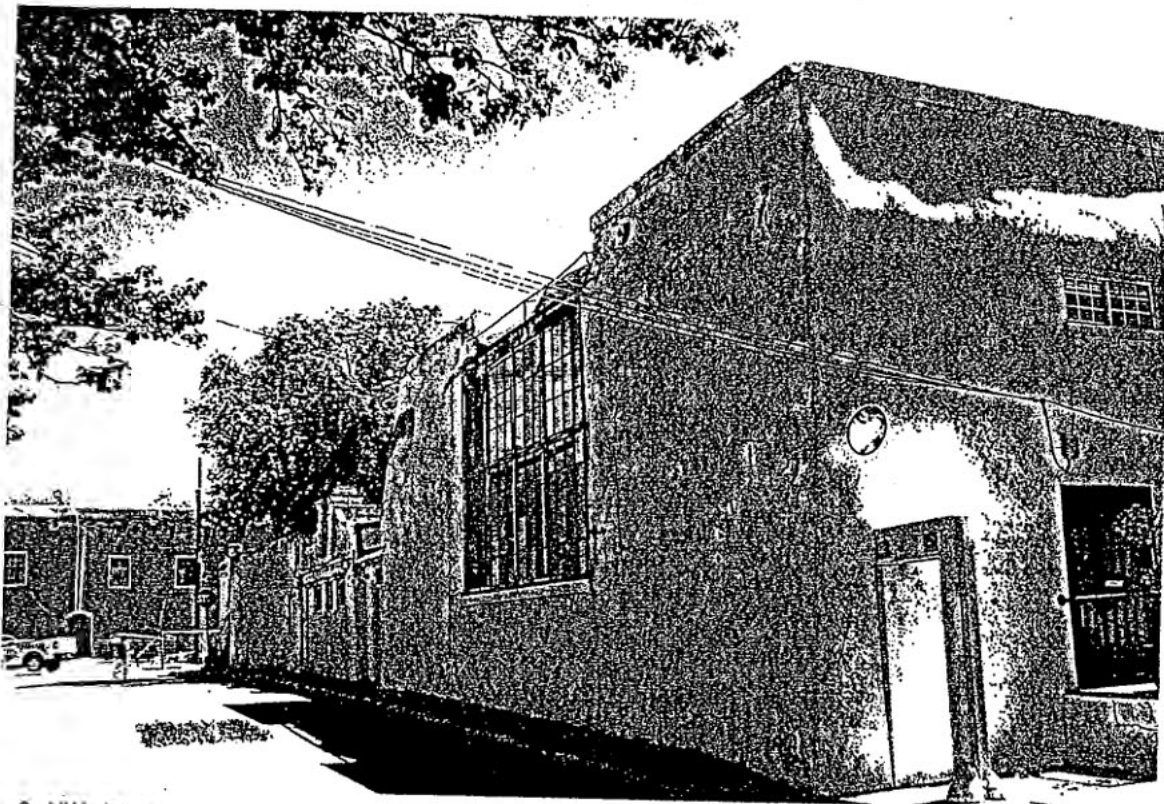




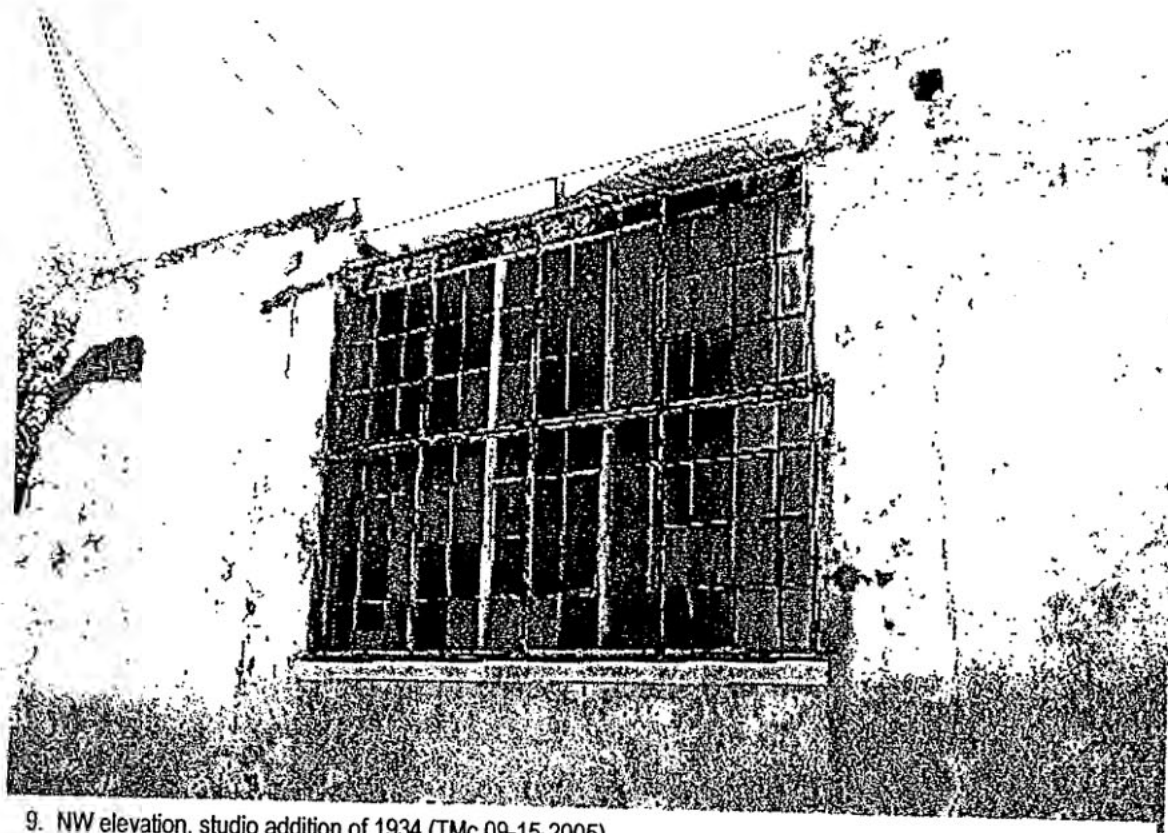
11, 12. SW elevation (TMc 09-15-2005).



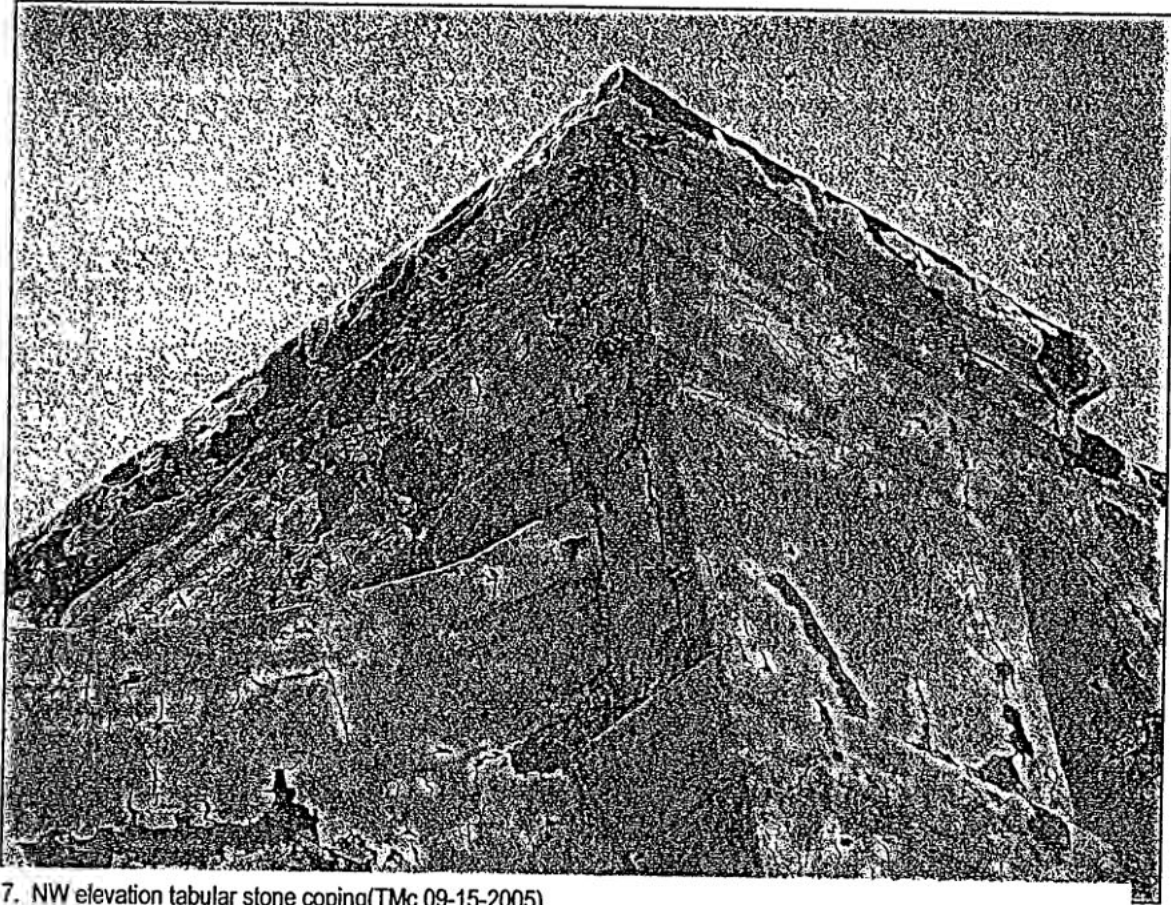
10. 206 McKenzie Street. NW corner and SW elevation of building indicates similar massing as seen in a 1995 photograph. View SE. (ArcCom September 2, 2005).



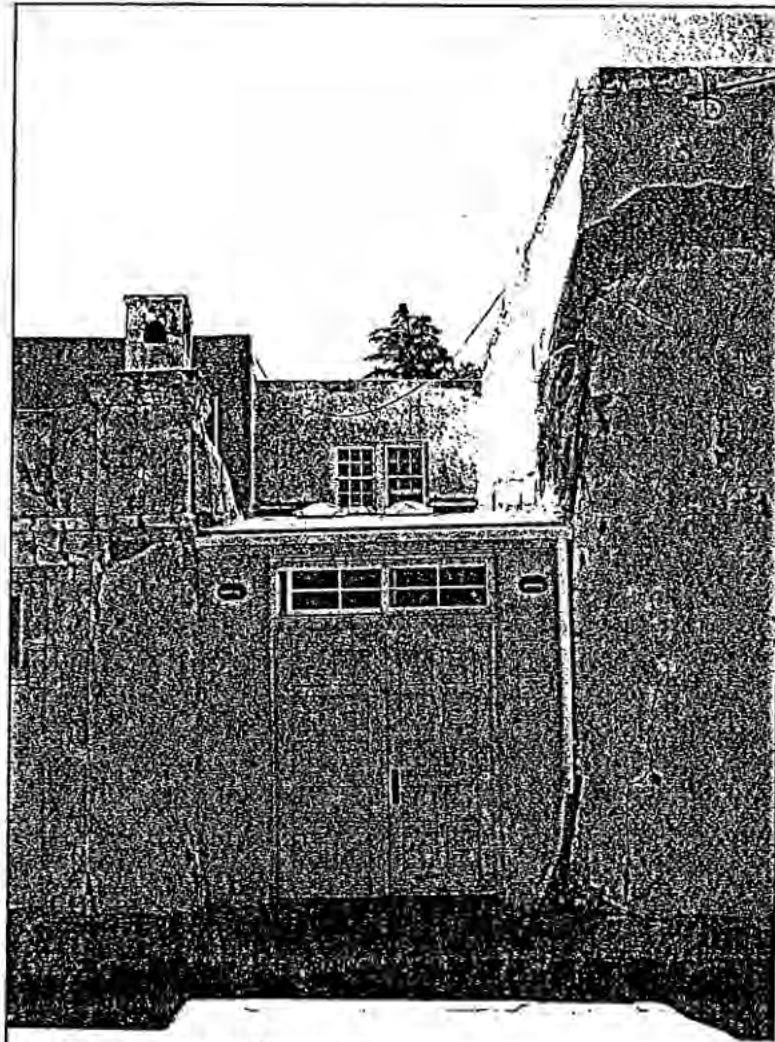
8. NW elevation (TMc 09-15-2005).



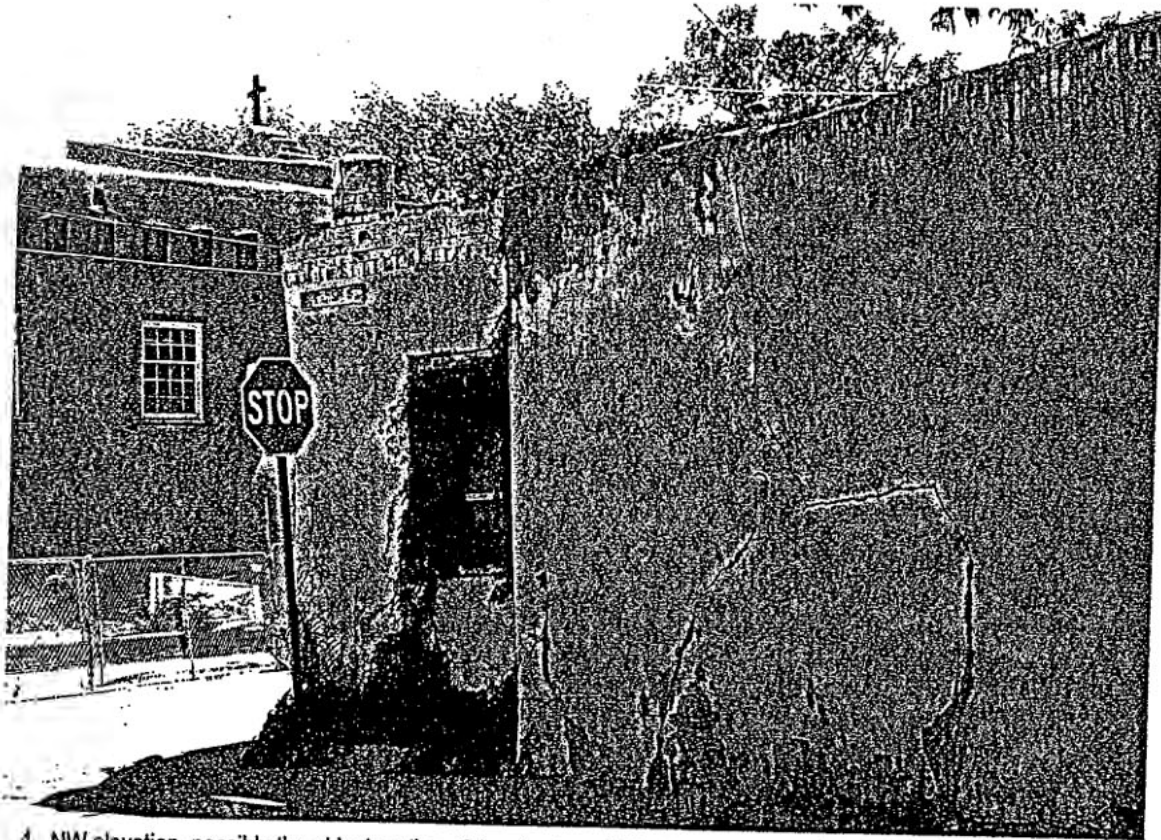
9. NW elevation, studio addition of 1934 (TMc 09-15-2005).



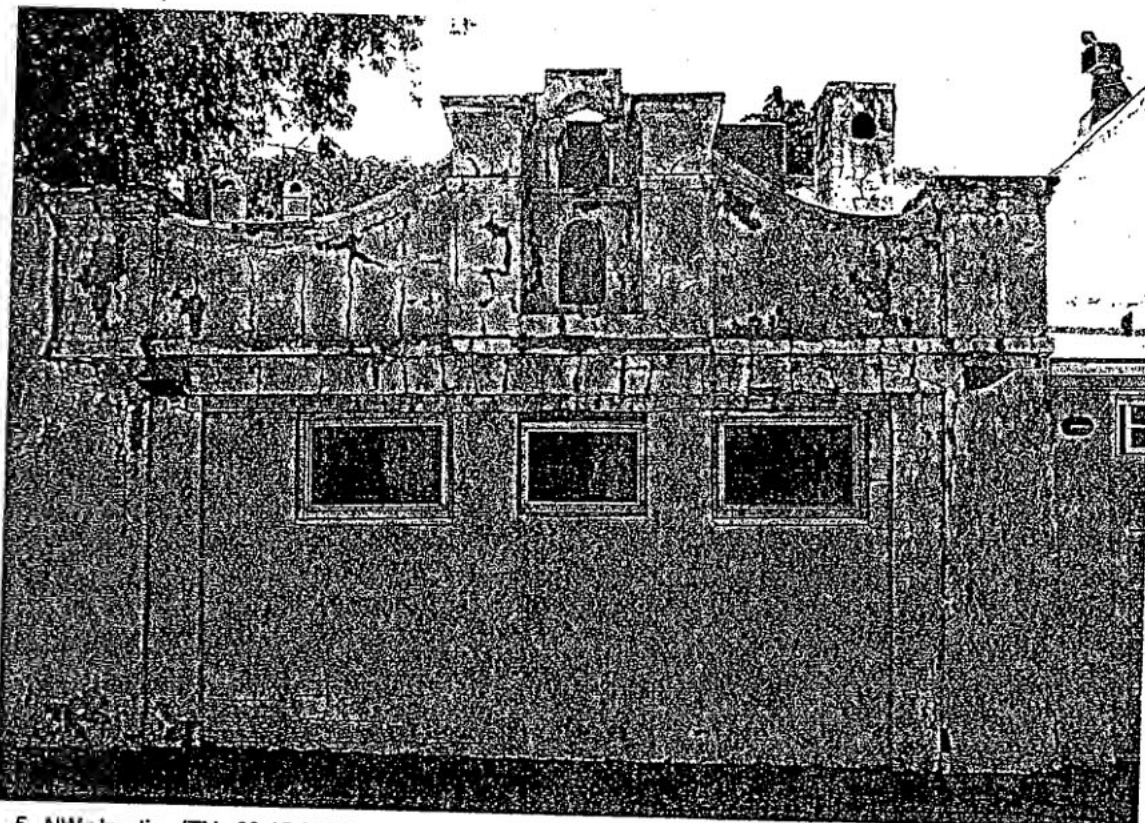
7. NW elevation tabular stone coping(TMc 09-15-2005).



6. NW elevation (TMc 09-15-2005).


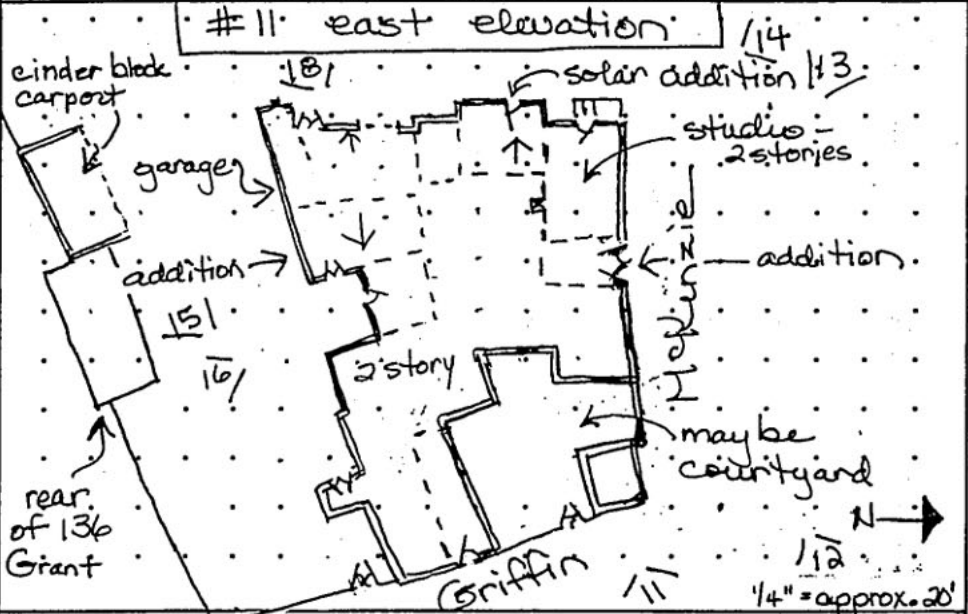


4. NW elevation, possibly the oldest portion of the structure (TMc 09-15-2005).



5. NW elevation (TMc 09-15-2005).

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION	ADDRESS: 146 Griffin & 206 McKenzie	ID NUMBER: 051610071
	UTM REFERENCE EASTING NORTHING ZONE 12 13	LEGAL DESCRIPTION: TNSP 17 (N) S RANGE 9 (E) W SEC 24 NW 1/4 SE 1/4
BUILDING DATA	FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992	
	DATE OF CONSTRUCTION: portion by ESTIMATE 1890 ACTUAL SOURCE(S) Sanborn map	
ARCHITECTURAL STYLE: Territorial/ Ren. Rev./ Mission Rev./ Industrial/ Cottage		
USE: HISTORIC: residential OTHER _____ PRESENT: residential OTHER apartments & studio		
SIGNIFICANCE	SURROUNDINGS: residential, commercial, religious, government	
	RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR	
	ASSOCIATED BUILDINGS ON SITE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO WHAT TYPE? carport (intrusive) IF INVENTORIED, LIST ID NUMBER(S)	
IDENTIFICATION	DEGREE OF REMODELING: <input type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input checked="" type="checkbox"/> MAJOR additions; raising of EXPLAIN: courtyard walls, demolition of 142	<p>LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING</p> <p>LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE</p> <p>LOCAL DESIGNATION: Core HISTORIC DISTRICT <input type="checkbox"/> SIGNIFICANT <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING</p> <p>LOCAL LANDMARK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
	OVERALL CONDITION: <input type="checkbox"/> EXCELLENT <input type="checkbox"/> GOOD <input checked="" type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED	
	BUILDING THREATENED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

SURVEYED 7/95 BY DB

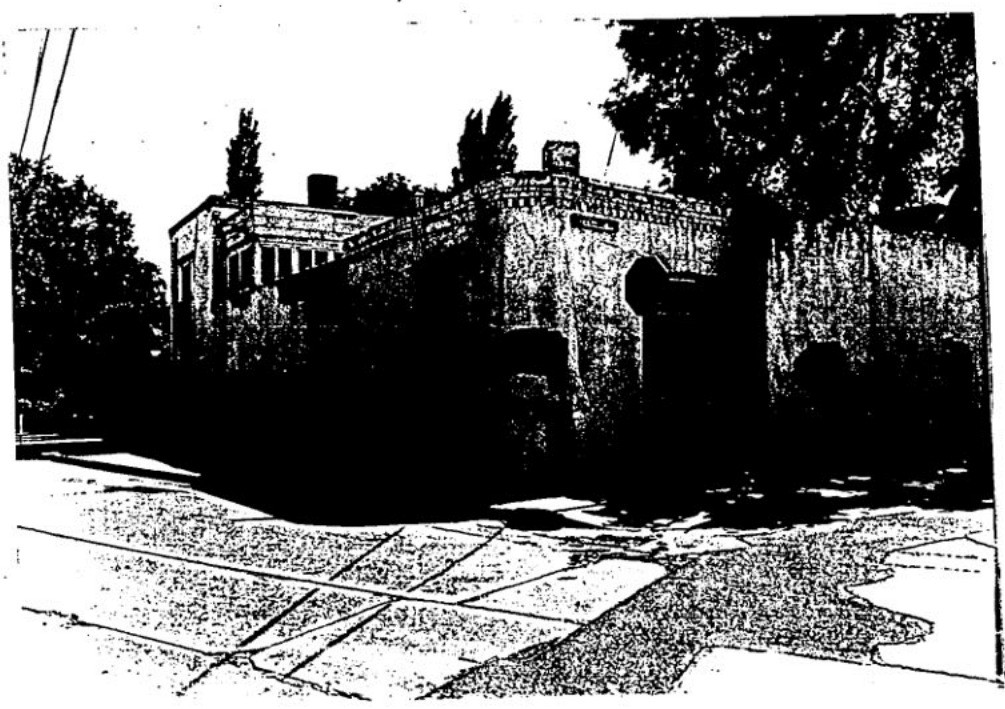
NEGATIVES WITH NMHPD ROLL # DB9 NEG # 11 TO 14
DB 11 # 15-11: & 10

COSF 071

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat with undulating parapet on E, brick coping SE & NE, straight parapet on NW with concrete coping, shed roofed solar W center, pitched intersecting
BUILDING WALLS	gable on garage SW, N center has mixtilinear parapet w/ some brick coping walls white painted plaster, cracking & peeling (adobe, tile)
FOUNDATIONS	not visible
DOORS	E - recessed wood panel with single upper light, painted wrought iron grille, pair of wd panel with varied panel sizes, french 2nd story; N - pair of carved wood panel; S - wood french, one with alum. storm door, one with sidelights; garage rear - dutch w/ 9 lights
WINDOWS	1/1 wd DHWs with hardware cloth screens; 3 tier industrial NE; steel window wall N on studio; metal casement on W, N corner; S - 6/6 wd DHWs, 6 light casement with hanging screens
PORCHES OR PORTALES	shed roofed solar portion W center - steep shed roof with corr. fiberglass; sunporch 2nd story E - pairs of 8 light casement windows
BALCONIES	
COURTYARDS	E - 2 courtyards hidden by very high walls with wood gates
FENCES/WALLS	
ARCH. DETAILS	E - buttressed frieze, simple cornices on doors; flagstone sills, E block planters, E; wrought iron grilles, balustrades
OTHER	
COMMENTS	

ADDITIONAL PHOTOGRAPHS



#12 northeast

COSF 072

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

ADDRESS

146 Griffin &
206 McKenzie

ID NUMBER: 0516 10071

SANTA FE ID NUMBER: H2258

SURVEYED/RESEARCHED

DATE 7/95 BY DB

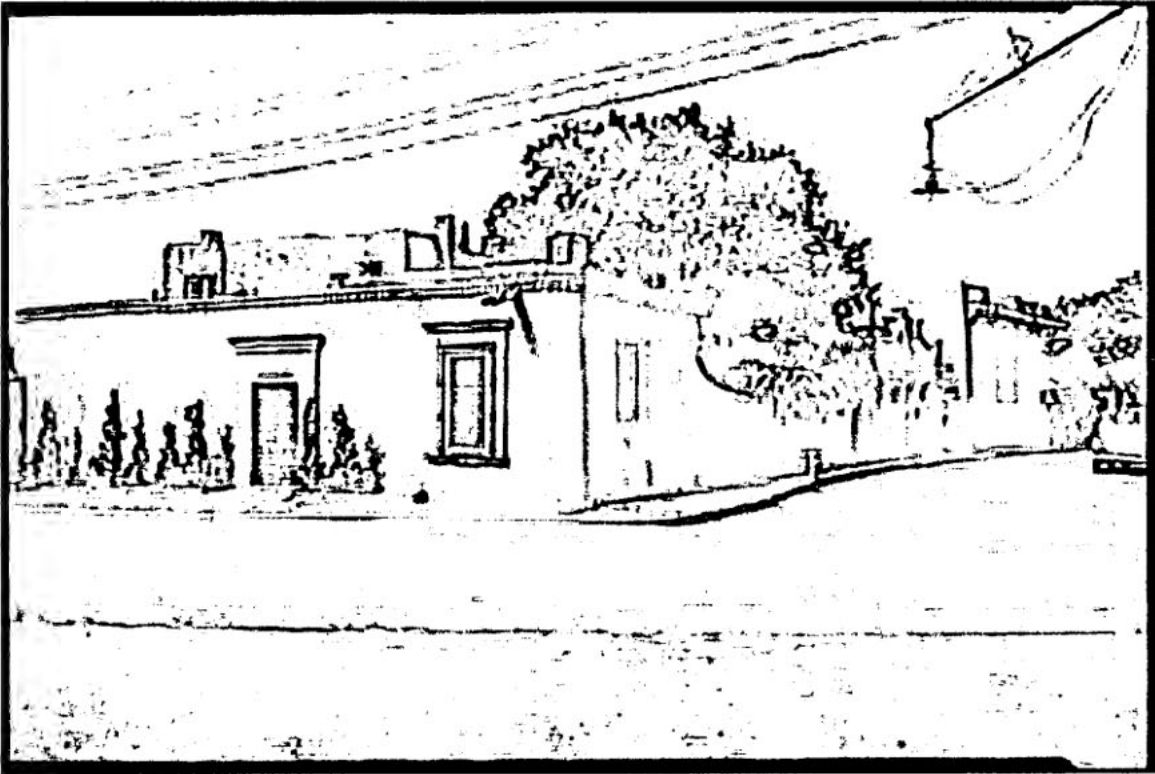
The building at 142 Griffin, now demolished, was the home of Cleofes Jaramillo, founder of the Sociedad Folklorica and an activist for preservation of local culture.

Major changes occurred between 1934 and 1937 (see photos) when the artist Hazel Hyde lived at 206 McKenzie. The large studio was added for sculptor George Blodgett, the second story was added to the Griffin section, and the espadana was added on the north. The Griffin street facade was remodeled from Territorial to a Renaissance Revival appearance, although the brick coping remained.

Sometime after 1937 the courtyard walls were raised to roof height, a major change to the building's appearance which makes it impossible to distinguish buildings from courtyards. The building at 142 Griffin was demolished in the early 1940s, when the property was owned by Edna Ballard, the founder of the I Am religious sect.

The current owner does not wish to permit survey, so that it was impossible to determine the exact building configuration. Intrusive cinder block carport on SW.

COSF 073



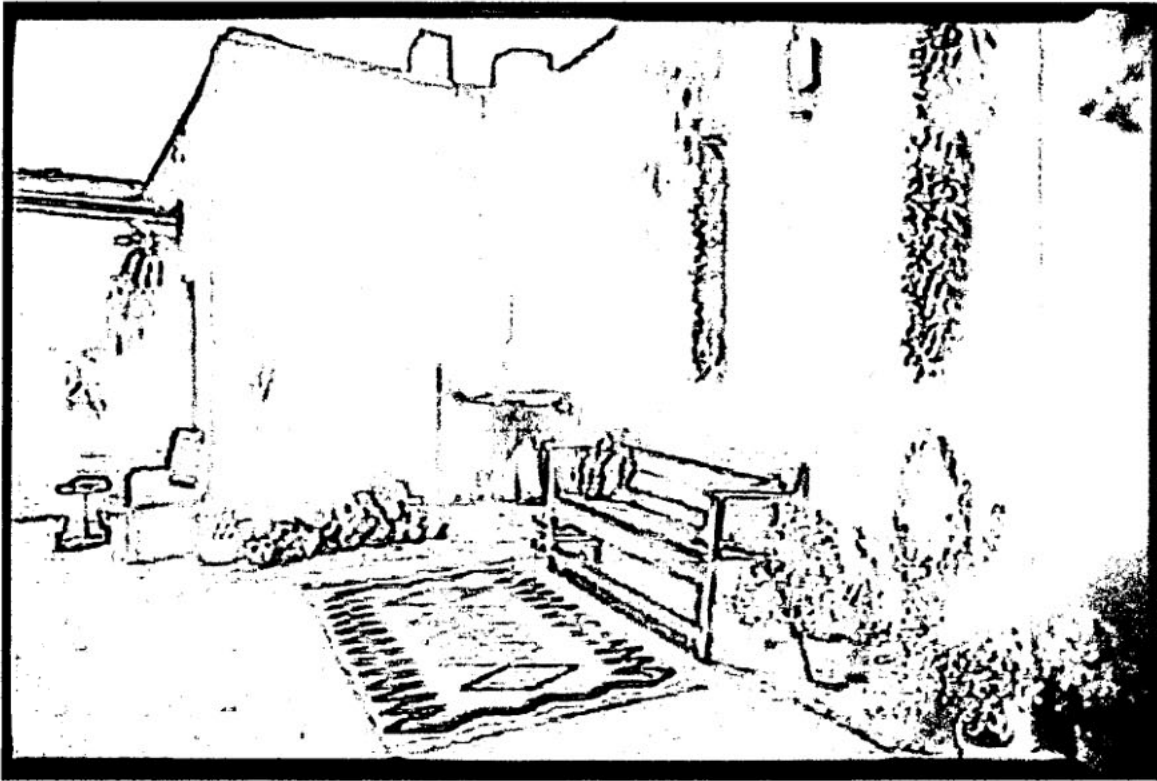
NORTH EAST CORNER
206 MCKENZIE
CIRCA 1938
PARKHURST PHOTO



GATE AT 142 GRIFFEN ST.
VIEW TO WEST THROUGH ZAGUAN
BUILDINGS AND ZAGUAN REMOVED BY 1950.
BY EDNA BALLARD, "I AM" RELIGIOUS SECT.

CIRCA 1939

PARKHURST PHOTO.



NORTH PATIO
VIEW TO EXTERIOR FIREPLACE ON SOUTH WALL
140 GRIFFEN STREET.

PARKHURST PHOTO



NORTH PATIO

206-200 MCKENZIE ST / 146 GRIFFEN ST.
VIEW TO WEST.

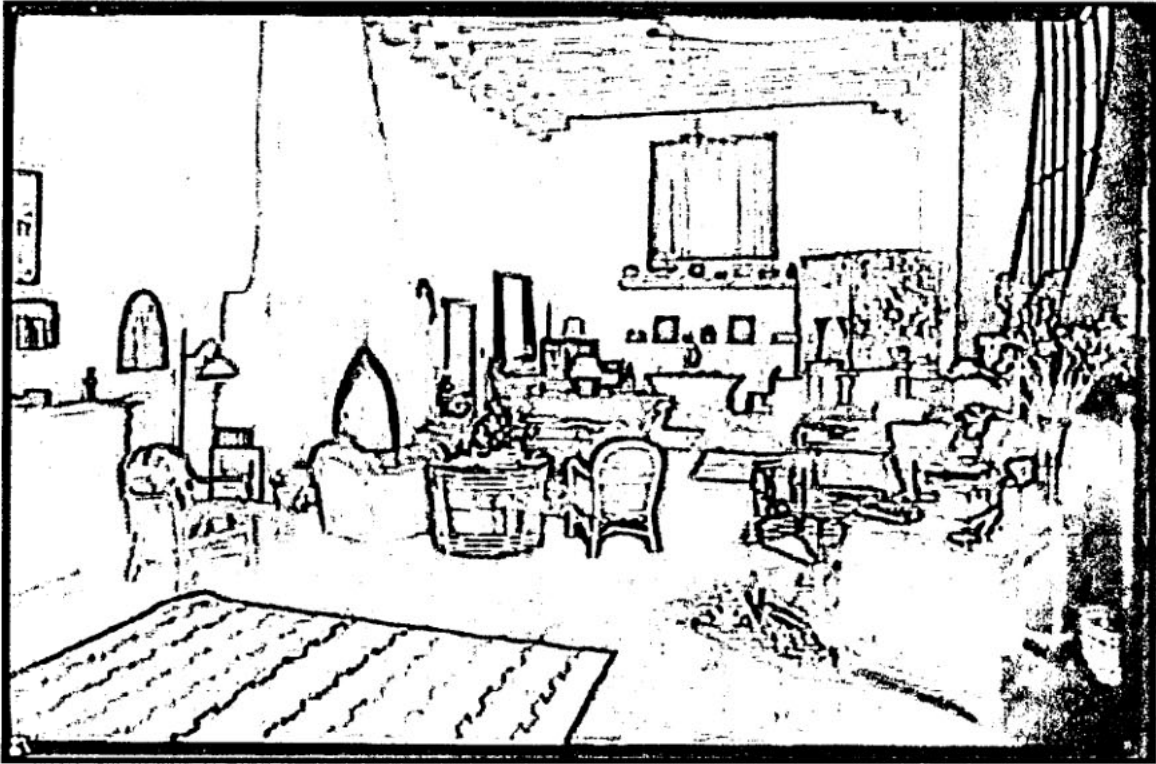
NOTE: GATE TO NORTH AT MCKENZIE ST.

OPEN AIR ZAGUAN BETWEEN THE STRUCTURES
AND STUDIO FARTHER WEST.

PARKHURST PHOTO



SOUTH PATIO
142 GRIFFEN STREET
"CIRCADO DINING ROOM."
OPERATED BY HAZEL HYDE
CIRCA 1938
PARKHURST PHOTO.



HAZEL HYDE STUDIO
ORIGINALLY BUILT FOR GEORGE BUDGETT
VIEW LOOKING WEST

NOTE : WEST DOOR MISSING

PARKHURST PHOTO.



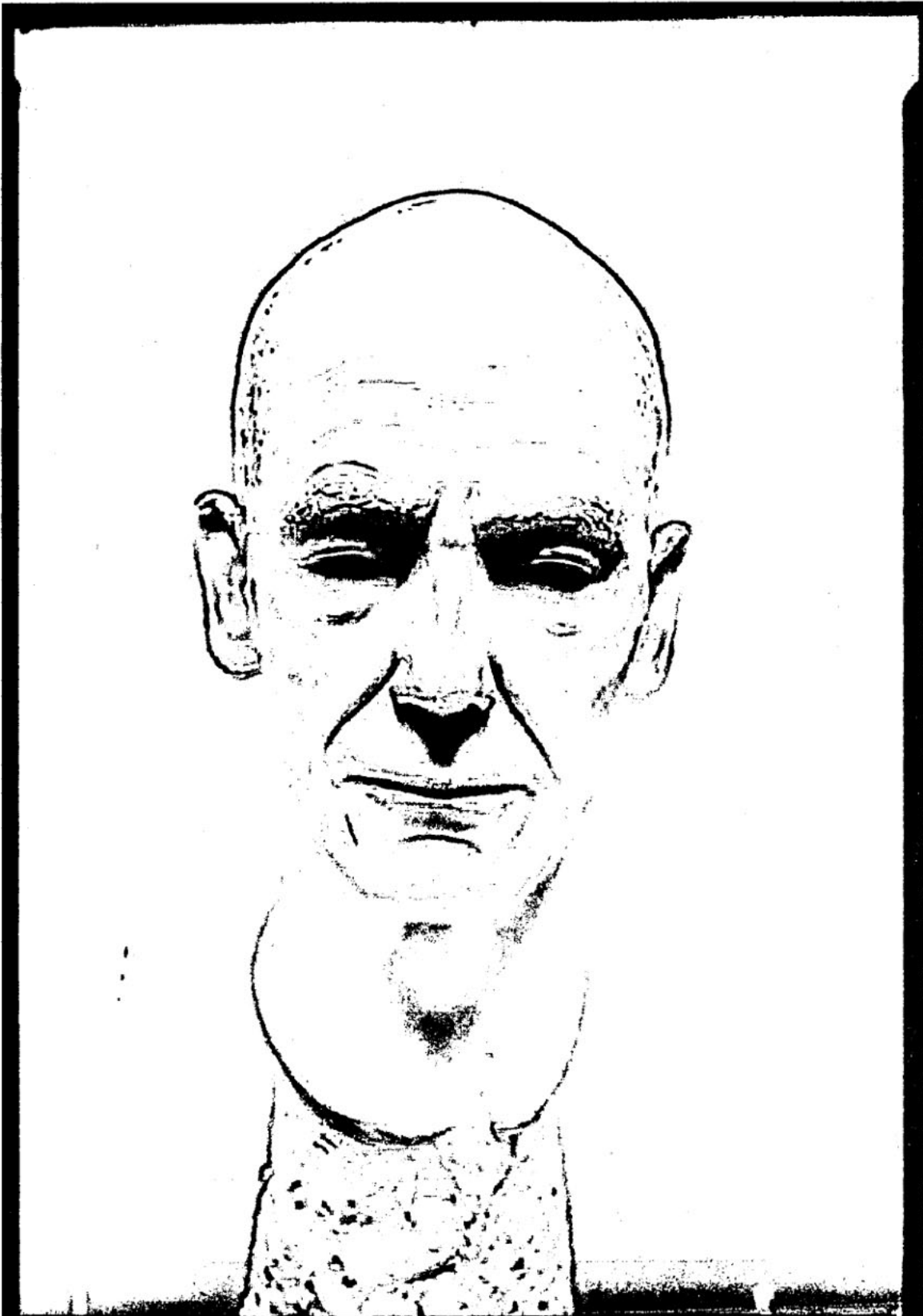
NORTH COURTYARD VIEW TO NORTH-EAST
GATE GOES TO GRIFFEN STREET.
BUILDING BEYOND WALL IS PRESBYTERIAN CHURCH
PRIOR TO BEING REMODELLED TO PUEBLO REVIVAL
CIRCA 1938
PARKHURST PHOTO



NORTH COURTYARD VIEW TO EAST.
146 GRIFFEN ST.
CIRCA 1938
PARKHURST PHOTO



CLEOFUS JARAMILLO
1901 PHOTO
AGE 23



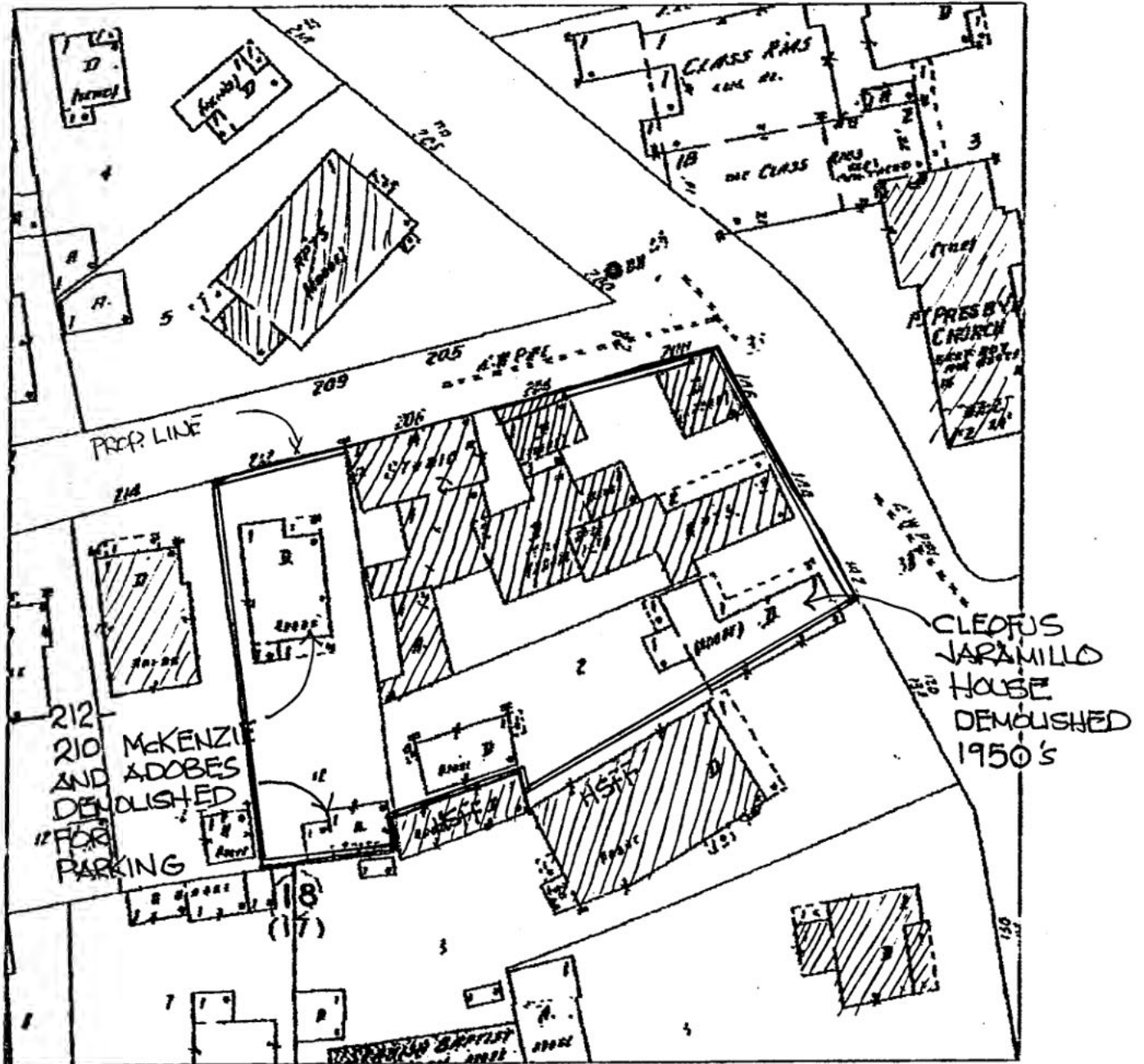
BUST OF KEN CHAPMAN
BY GEORGE BUDGETT
AGE UNKNOWN.

Historic Maps and Documents

GERI ENVIRONMENTAL CONSULTANTS

A Division of CERL, Inc.

1823 Second St, Suite D P.O. Box 4573 Santa Fe, NM 87522 Phone (505) 938-4143 FAX (505) 982-8759
E-Mail: cerl@cerl-fsi.com Internet: www.cerl-fsi.com



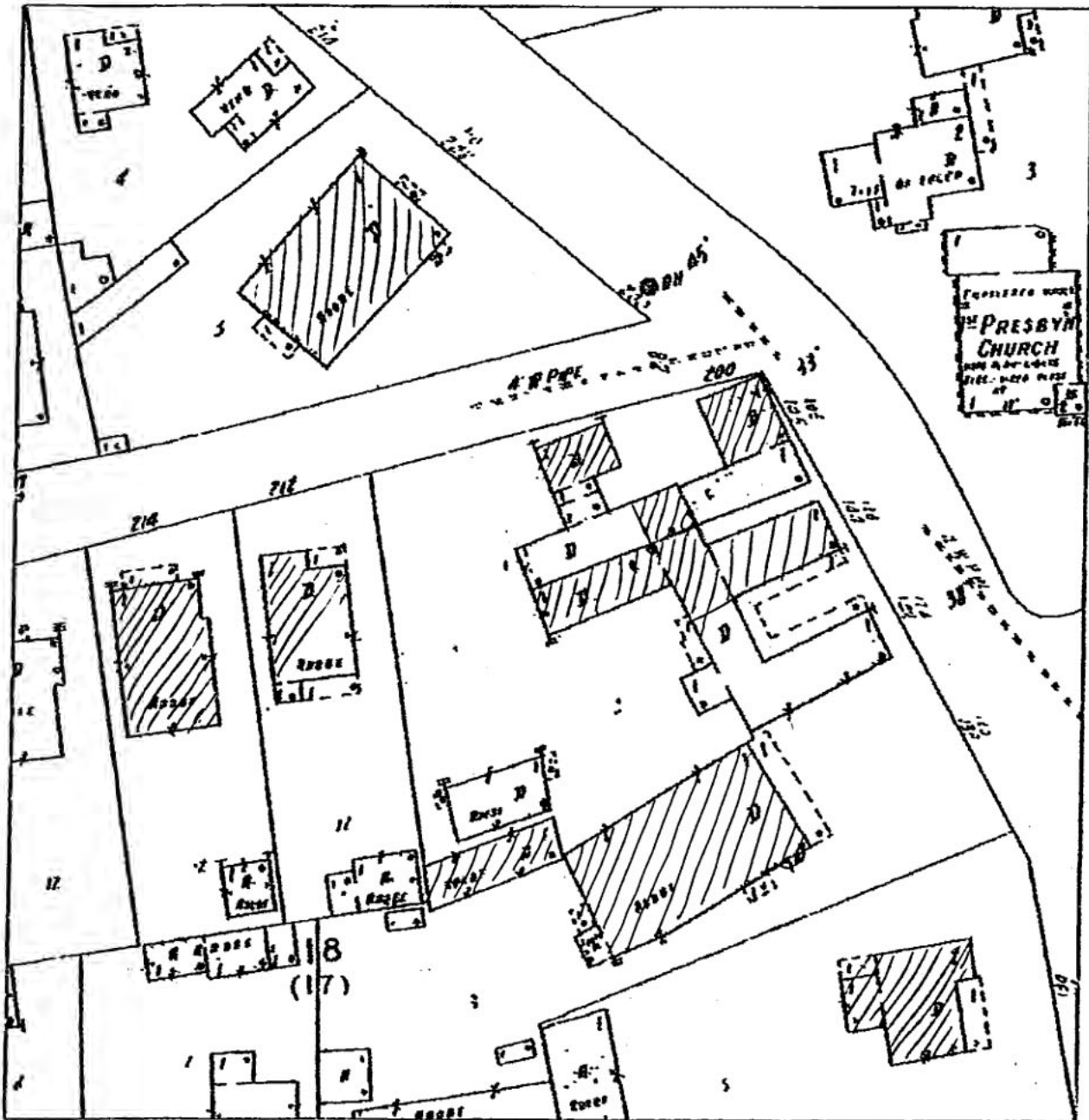
Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1948

CERL ENVIRONMENTAL CONSULTANTS

A Division of CERZ, Inc.

1808 Second St, Suite D P.O. Box 4673 Santa Fe, NM 87502 Phone (505) 982-4143 FAX (505) 982-8759
E-Mail: cerl@cerl-fsl.com Internet: www.cerl-fsl.com



Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

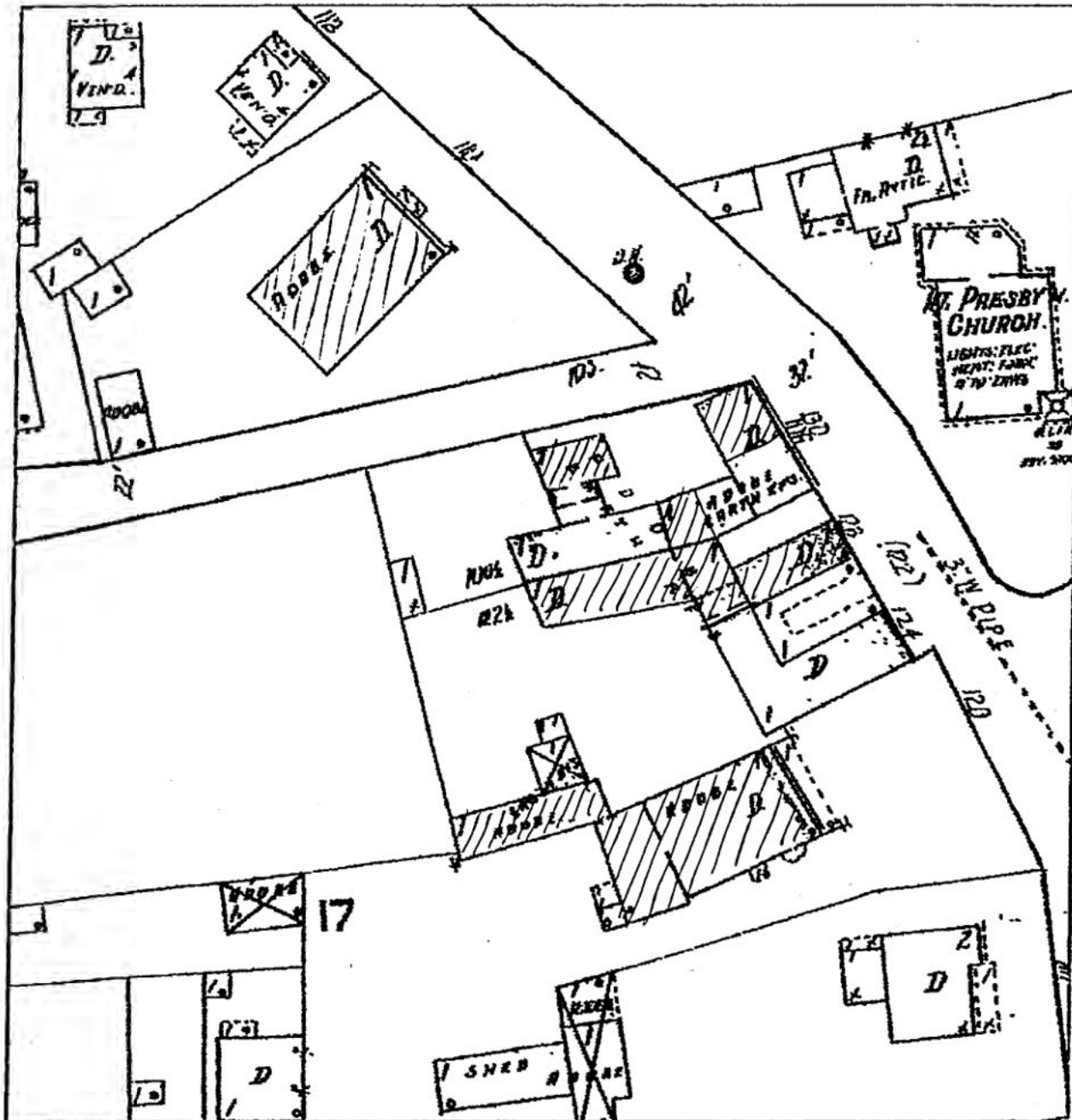
Sanborn Fire Insurance Map
1930

HATCHED AREAS
INDICATE PORTIONS
OF EXISTING STRUCTURES
THAT MAY REMAIN COSF 087
FROM PREVIOUS COMPLEX

CERL ENVIRONMENTAL CONSULTANTS

A Division of CERL, Inc.

1808 Second St, Suite D P.O. Box 4573 Santa Fe, NM 87502 Phone (505) 938-4143 FAX (505) 982-6759
E-Mail: cerl@cerl-fsi.com Internet: www.cerl-fsi.com



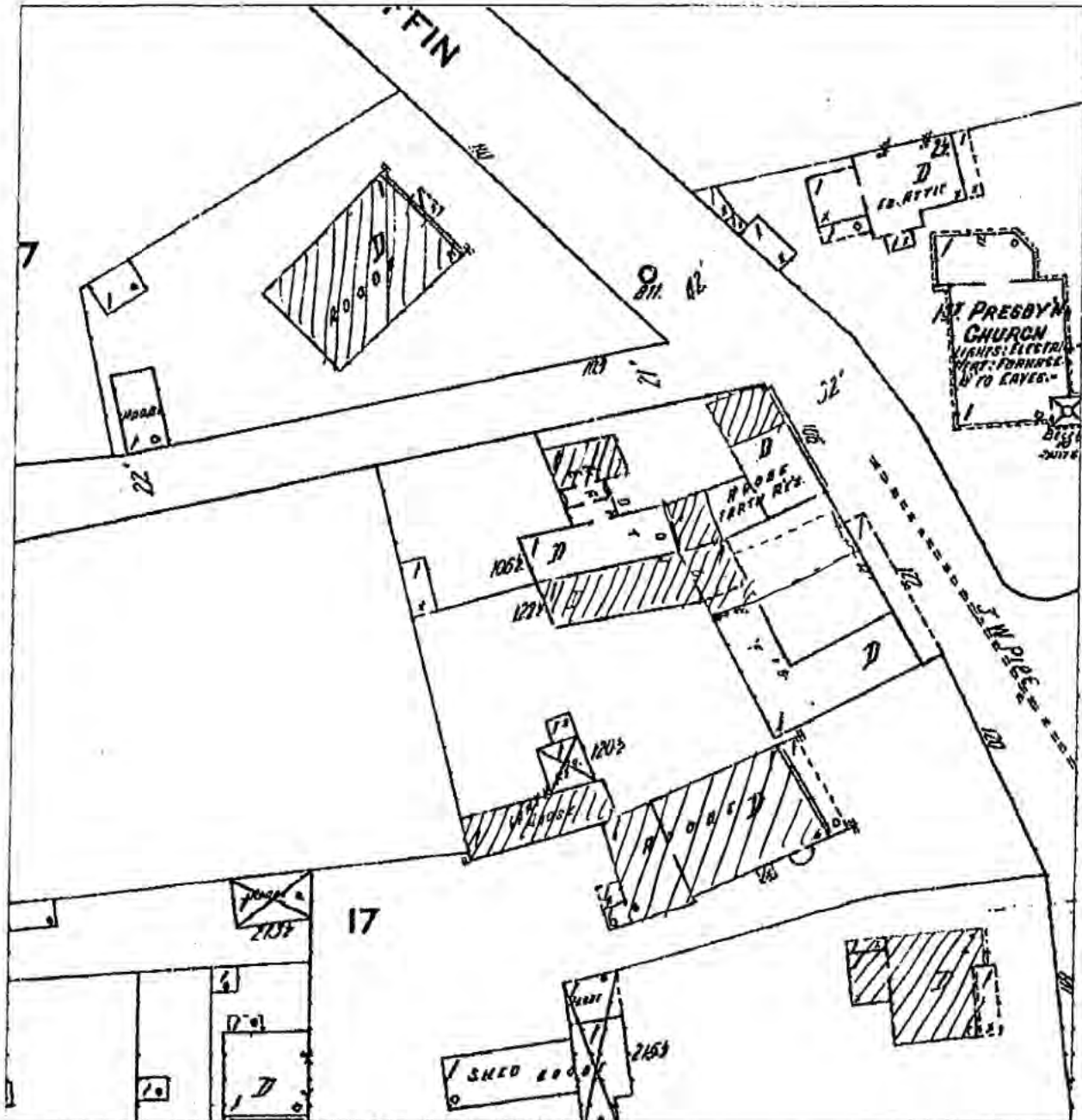
Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1921

CERL ENVIRONMENTAL CONSULTANTS

A Division of CERL, Inc.

1808 Second St, Suite D P.O. Box 4673 Santa Fe, NM 87502 Phone (505) 988-4143 FAX (505) 982-6789
E-Mail: cert@cert-fst.com Internet: www.cert-fst.com

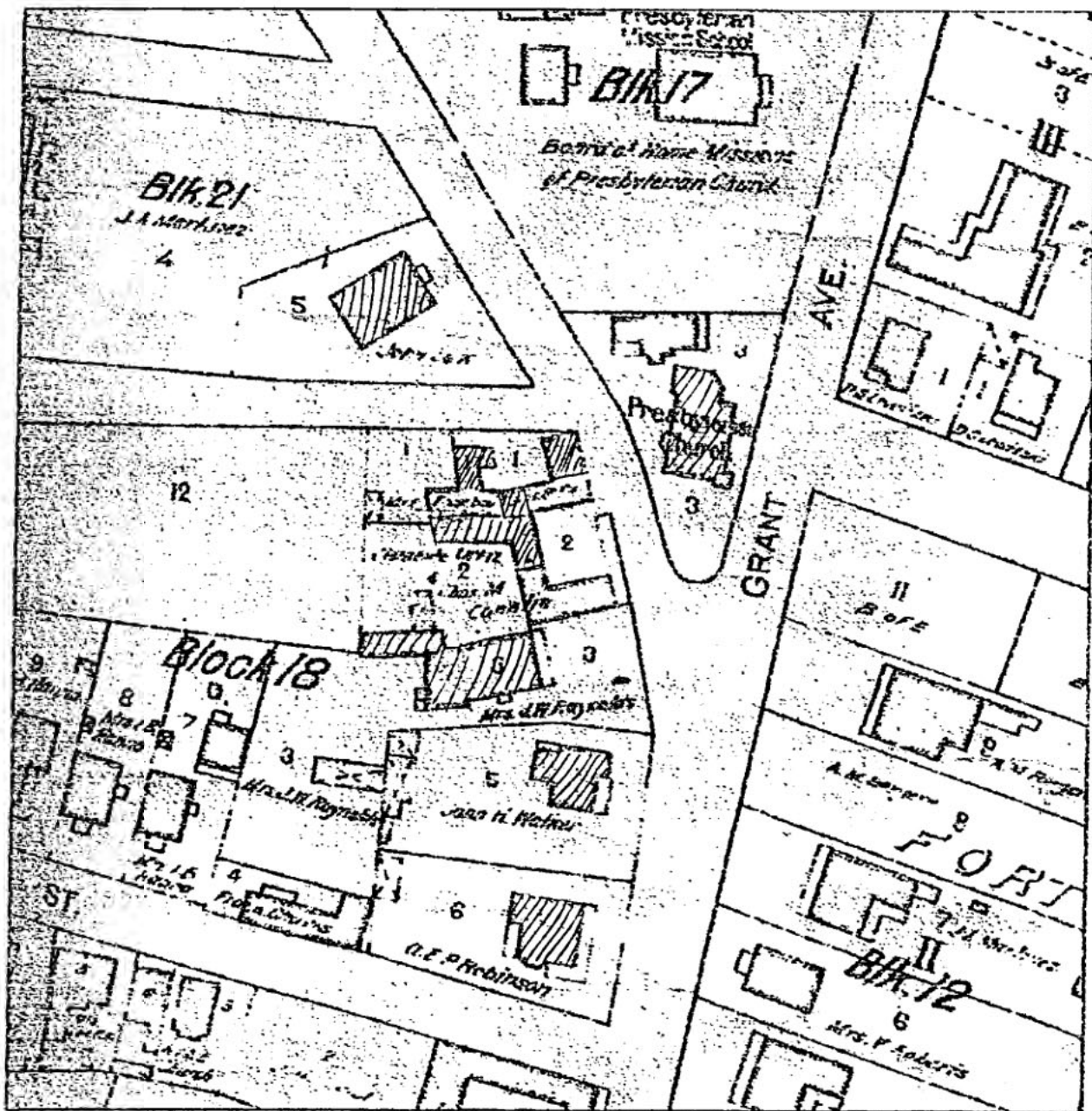


Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1913

CERL ENVIRONMENTAL CONSULTANTS

A Division of CERL, Inc.
1823 Second St, Suite D P.O. Box 4573 Santa Fe, NM 87502 Phone (505) 932-4143 FAX (505) 932-6759
E-Mail: cerl@cerl-fs.com Internet: www.cerl-fs.com

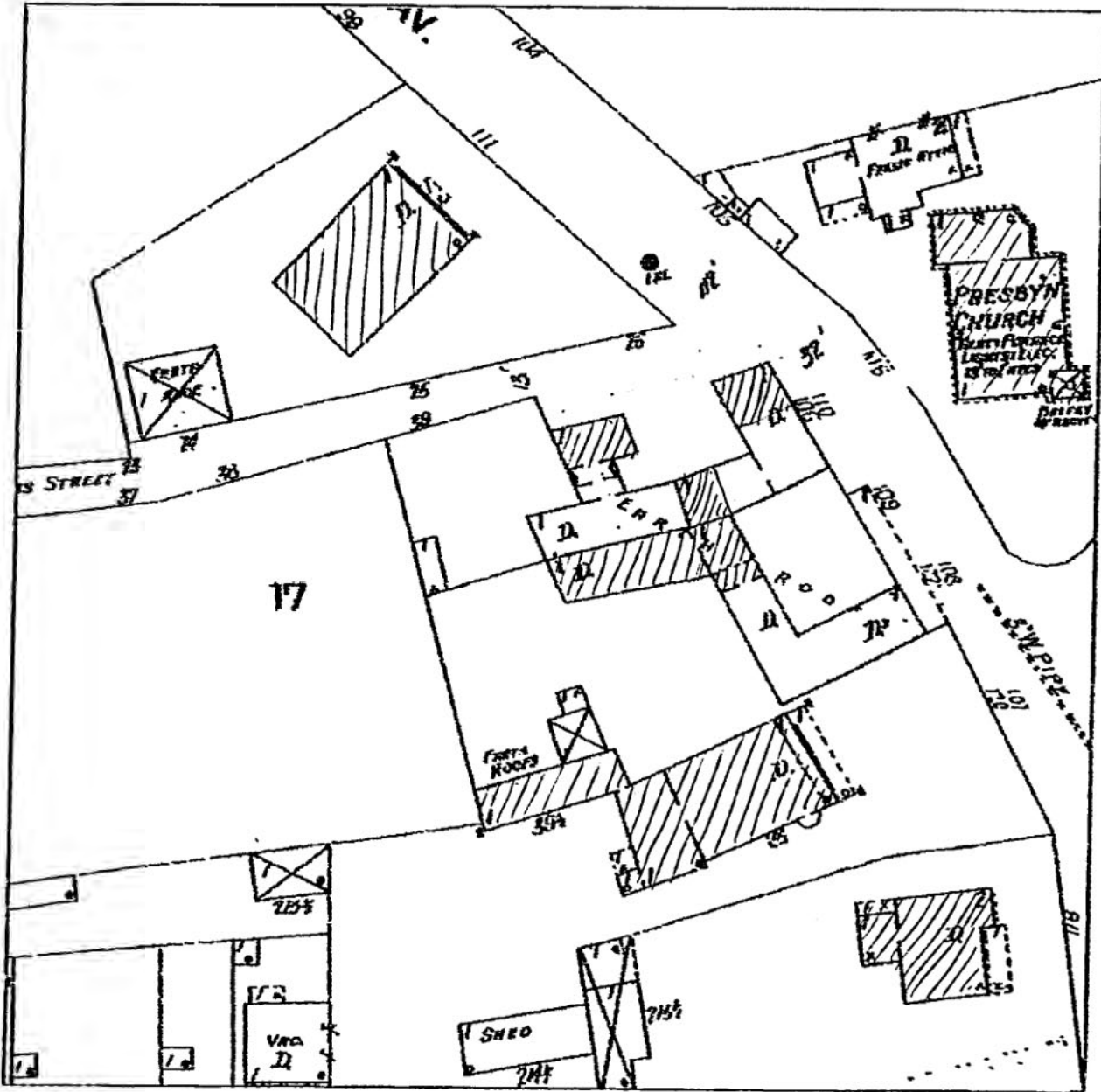


Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

King's Official Map of Santa Fe, 1912
Block 18, Lots 1-2

CERL ENVIRONMENTAL CONSULTANTS

A Division of CERL, Inc.
1300 Second St, Suite D P.O. Box 4573 Santa Fe, NM 87502 Phone (505) 988-4143 FAX (505) 982-8750
E-Mail: cerl@cerl-fsl.com Internet: www.cerl-fsl.com



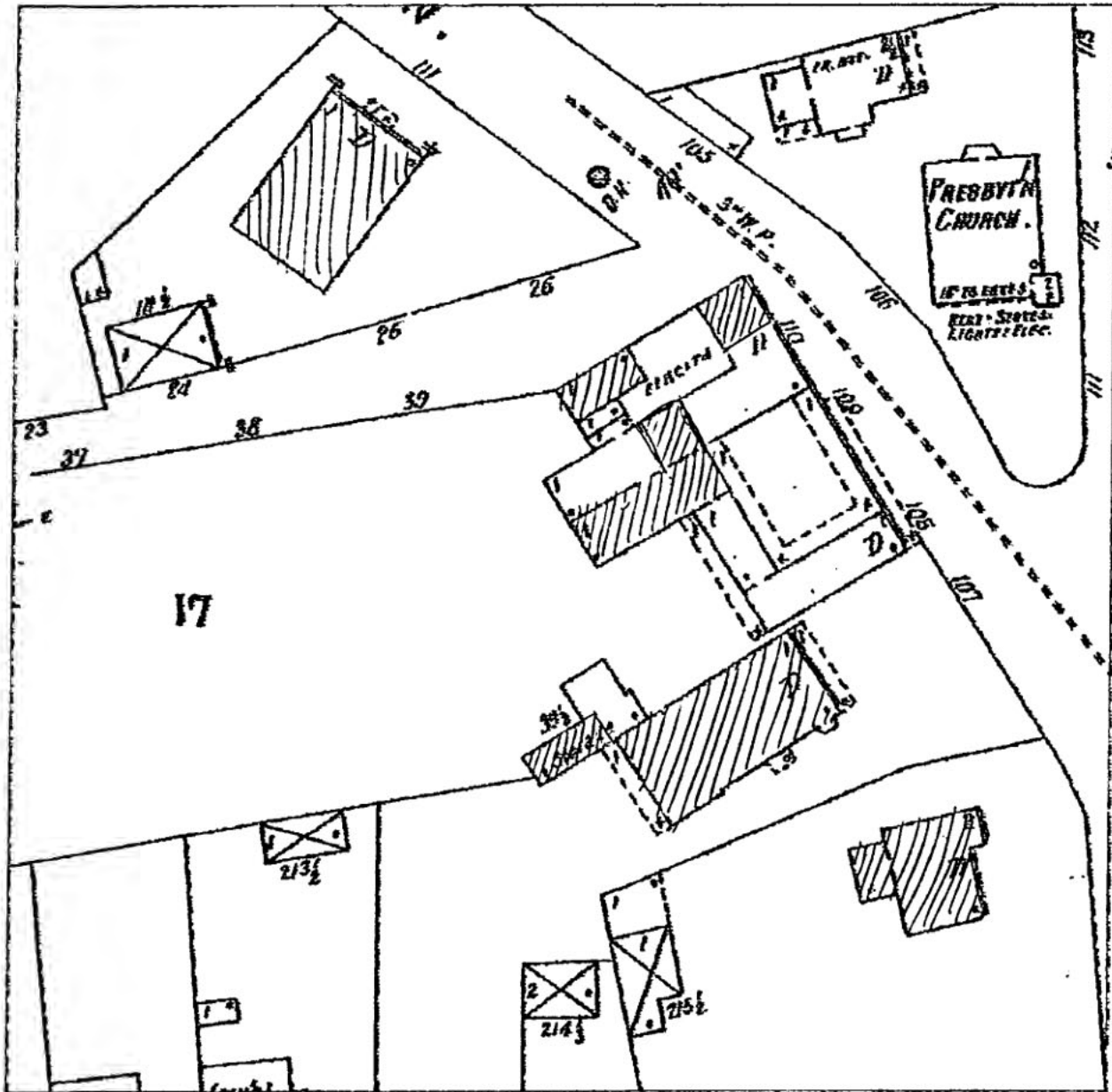
Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1908

GERL ENVIRONMENTAL CONSULTANTS

A Division of GERL, Inc.

1908 Second St, Suite D P.O. Box 4373 Santa Fe, NM 87502 Phone (505) 838-4143 FAX (505) 832-6769
E-Mail: cert@cert-fs.com Internet: www.cert-fs.com

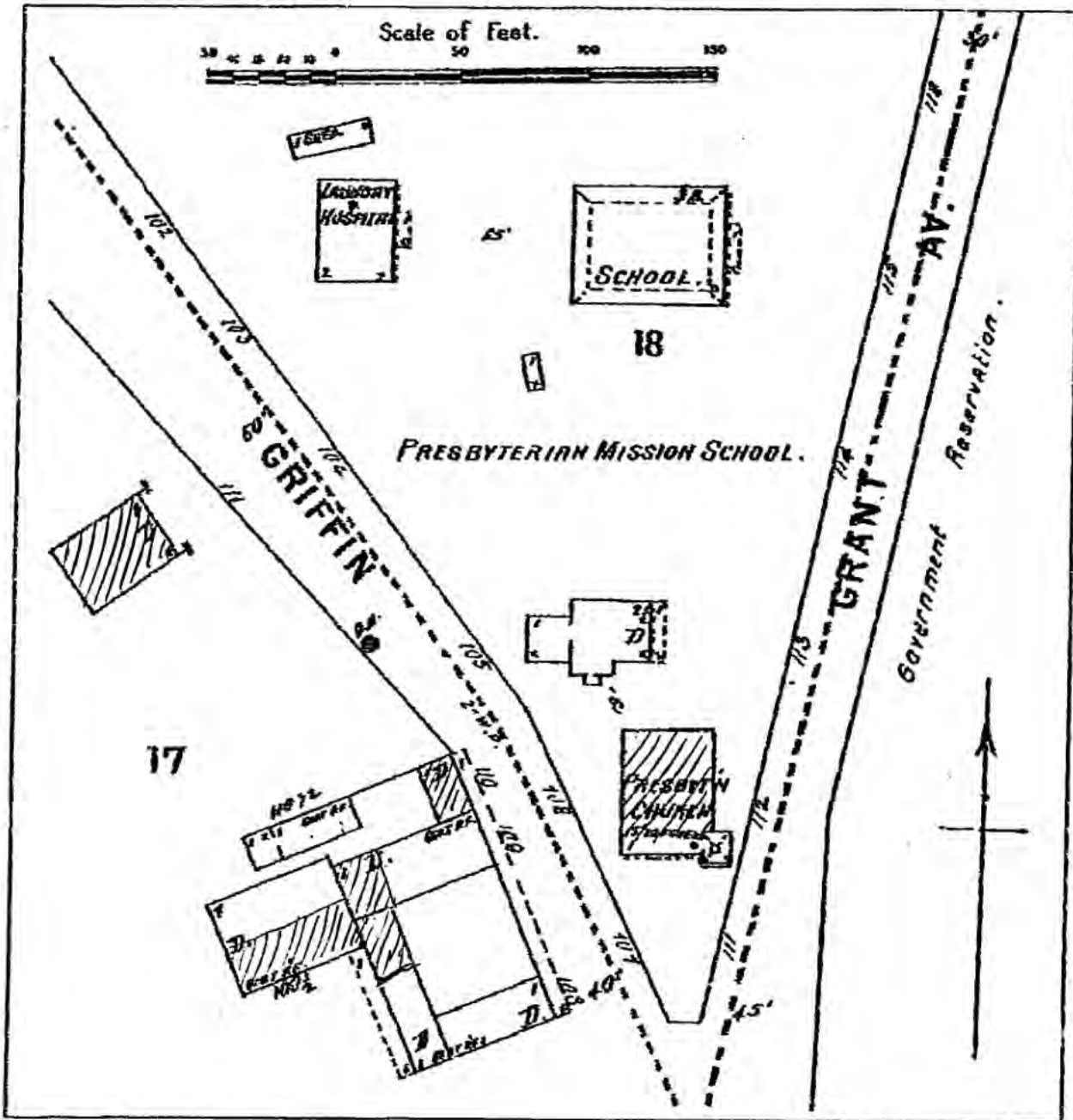


Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1902

CERL ENVIRONMENTAL CONSULTANTS

A Division of CERL, Inc.
1506 Second St, Suite D P.O. Box 4673 Santa Fe, NM 87502 Phone (505) 955-4143 FAX (505) 952-6759
E-Mail: cerl@cerl-fsl.com Internet: www.cerl-fsl.com



Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1898

206 McKenzie Street

206 McKenzie Street

Santa Fe, NM 87501

Inquiry Number: 3474538.3

December 11, 2012

Certified Sanborn® Map Report



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

COSF 094

Certified Sanborn® Map Report

12/11/12

Site Name:

206 McKenzie Street
206 McKenzie Street
Santa Fe, NM 87501

Client Name:

M & E Engineering Inc
1222 Luisa Street
Santa Fe, NM 87505



EDR Inquiry # 3474538.3

Contact: Ann Quarles

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by M & E Engineering Inc were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: 206 McKenzie Street
Address: 206 McKenzie Street
City, State, Zip: Santa Fe, NM 87501
Cross Street:
P.O. # Prj. No. #12152
Project: McKenzie St. Phase I
Certification # 1241-4786-B2F5



Sanborn® Library search results
Certification # 1241-4786-B2F5

Maps Provided:

1970 1902
1948 1898
1930
1921
1913
1908

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1970 Source Sheets



Volume 1, Sheet 2



Volume 1, Sheet 6



Volume 1, Sheet 7

1948 Source Sheets



Volume 1, Sheet 2



Volume 1, Sheet 6



Volume 1, Sheet 7

1930 Source Sheets



Volume 1, Sheet 2



Volume 1, Sheet 6



Volume 1, Sheet 7

1921 Source Sheets



Volume 1, Sheet 2



Volume 1, Sheet 3

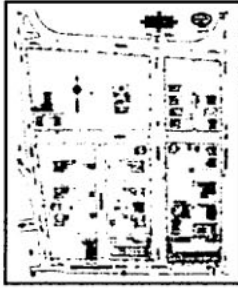


Volume 1, Sheet 5

1913 Source Sheets



Volume 1, Sheet 2



Volume 1, Sheet 3



Volume 1, Sheet 5

1908 Source Sheets



Volume 1, Sheet 5



Volume 1, Sheet 7



Volume 1, Sheet 8

1902 Source Sheets



Volume 1, Sheet 4



Volume 1, Sheet 7



Volume 1, Sheet 8

1898 Source Sheets



Volume 1, Sheet Keymap/Sheet 1



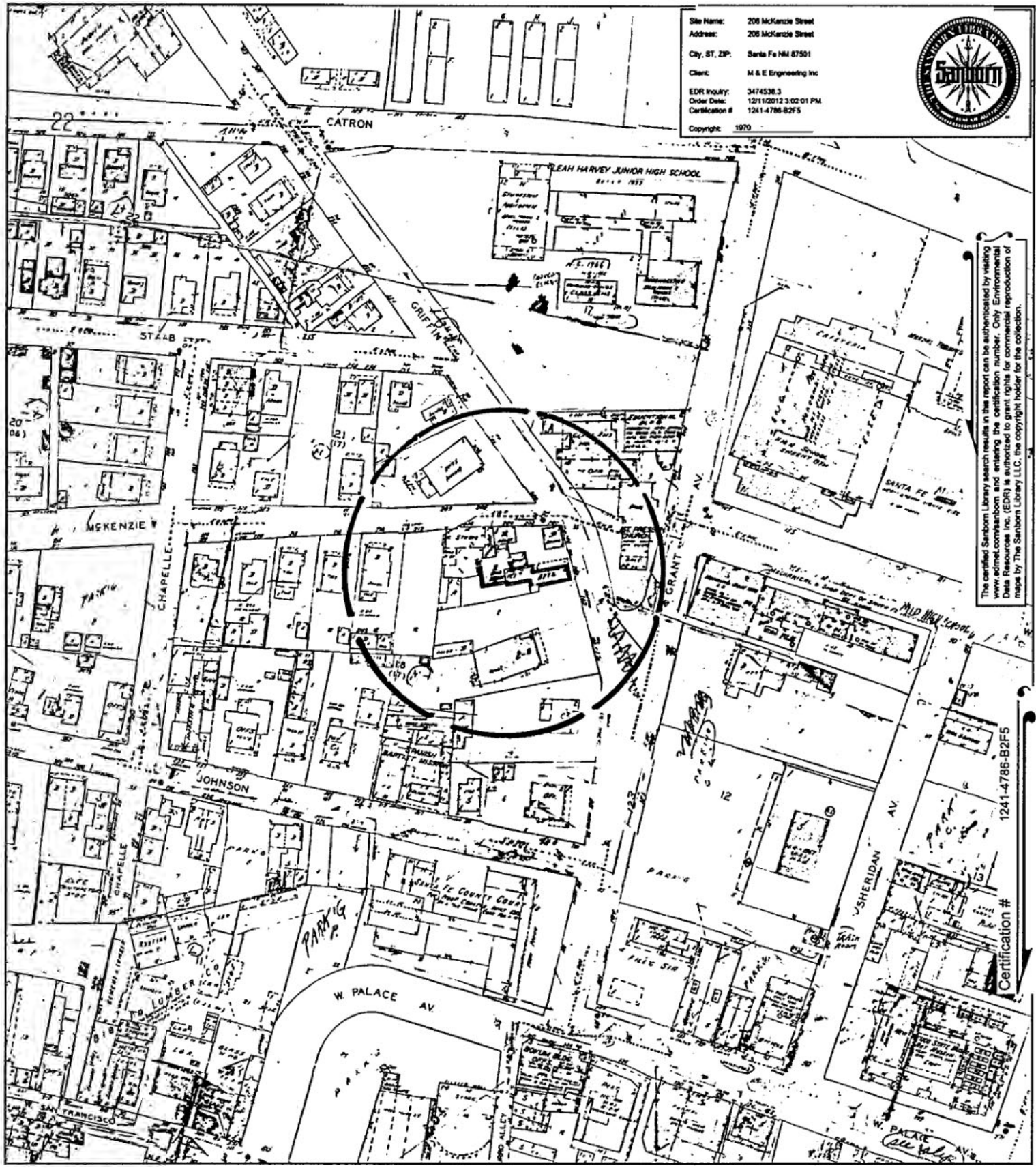
Volume 1, Sheet 4



Volume 1, Sheet 5

1970 Certified Sanborn Map

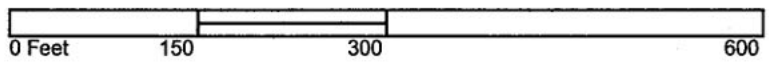
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 Address: 208 McKenzie Street
 City, ST, ZIP: Santa Fe NM 87501
 Client: M & E Engineering Inc
 EDR Inquiry: 3474536.3
 Order Date: 12/11/2012 3:02:01 PM
 Certification #: 1241-4786-B2F5
 Copyright: 1970



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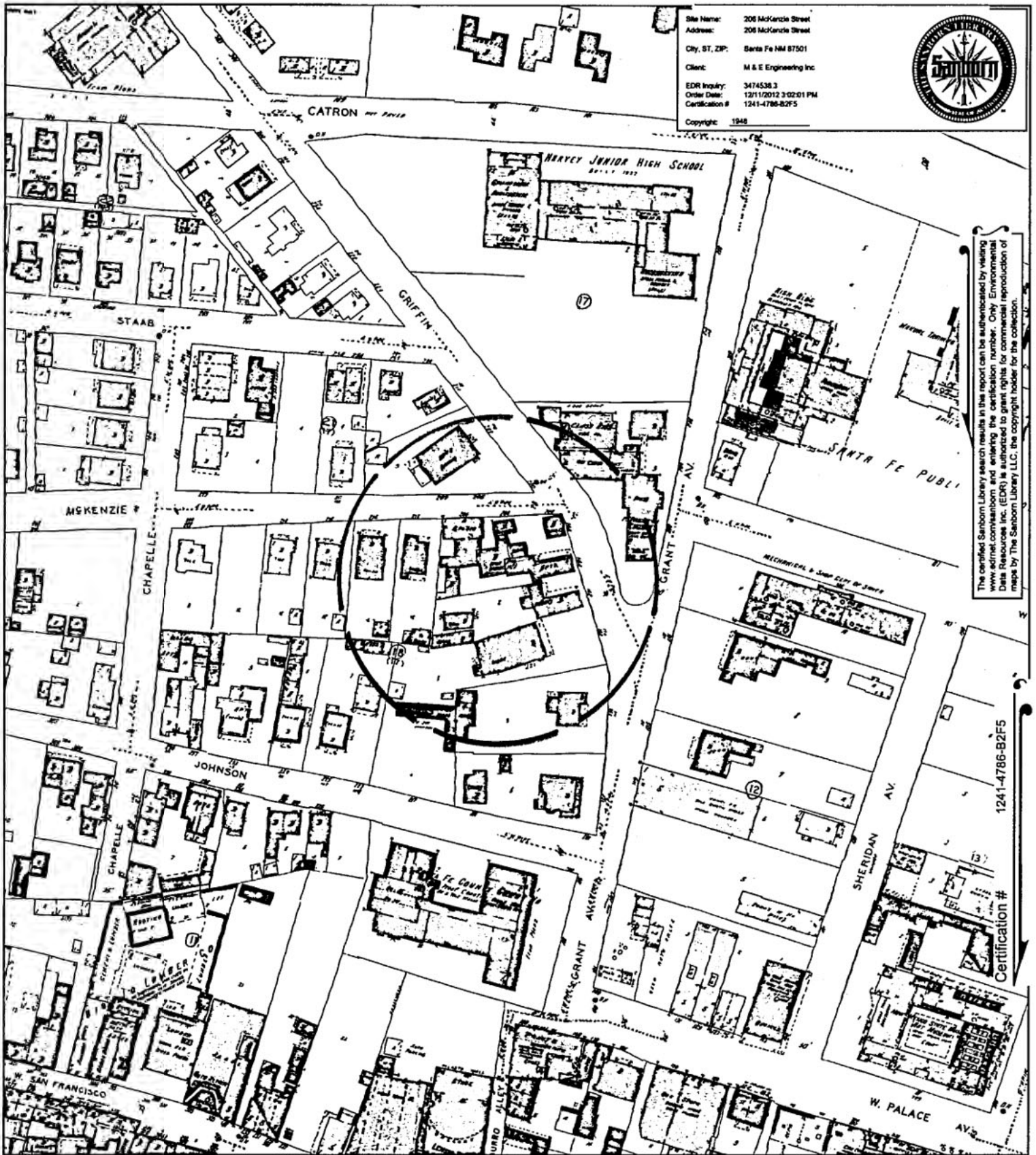
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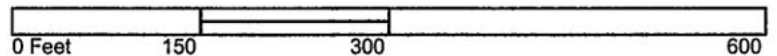
Volume 1, Sheet 2
 Volume 1, Sheet 6
 Volume 1, Sheet 7



1948 Certified Sanborn Map



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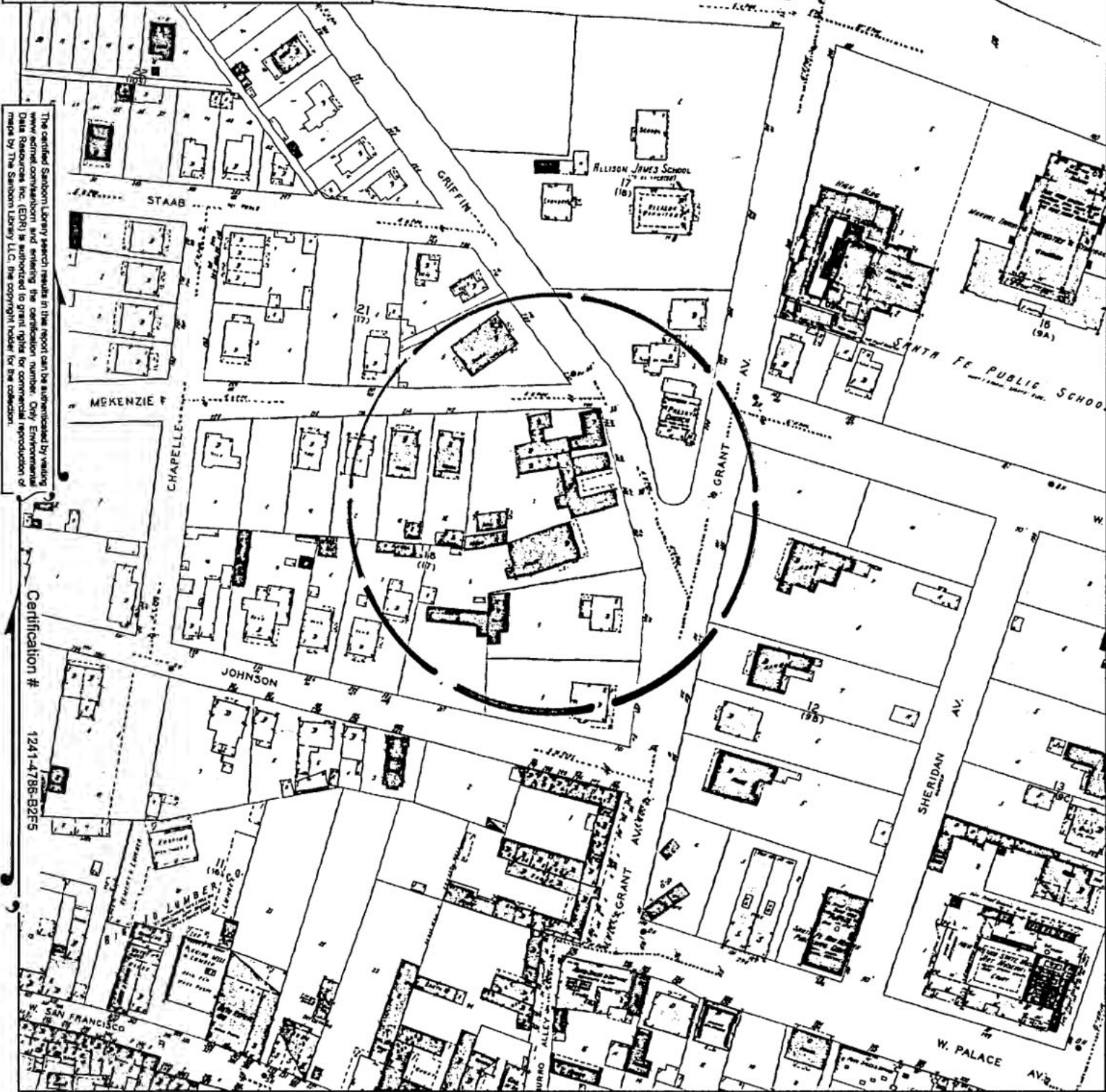
- Volume 1, Sheet 2
- Volume 1, Sheet 6
- Volume 1, Sheet 7

COSF 099



1930 Certified Sanborn Map

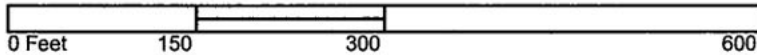
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 Client: M & E Engineering Inc
 EDR Inquiry: 34745363
 Order Date: 12/1/2012 3:02:01 PM
 Certification #: 1241-4786-8255
 Copyright: 1930



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Volume 1, Sheet 2
 Volume 1, Sheet 6
 Volume 1, Sheet 7



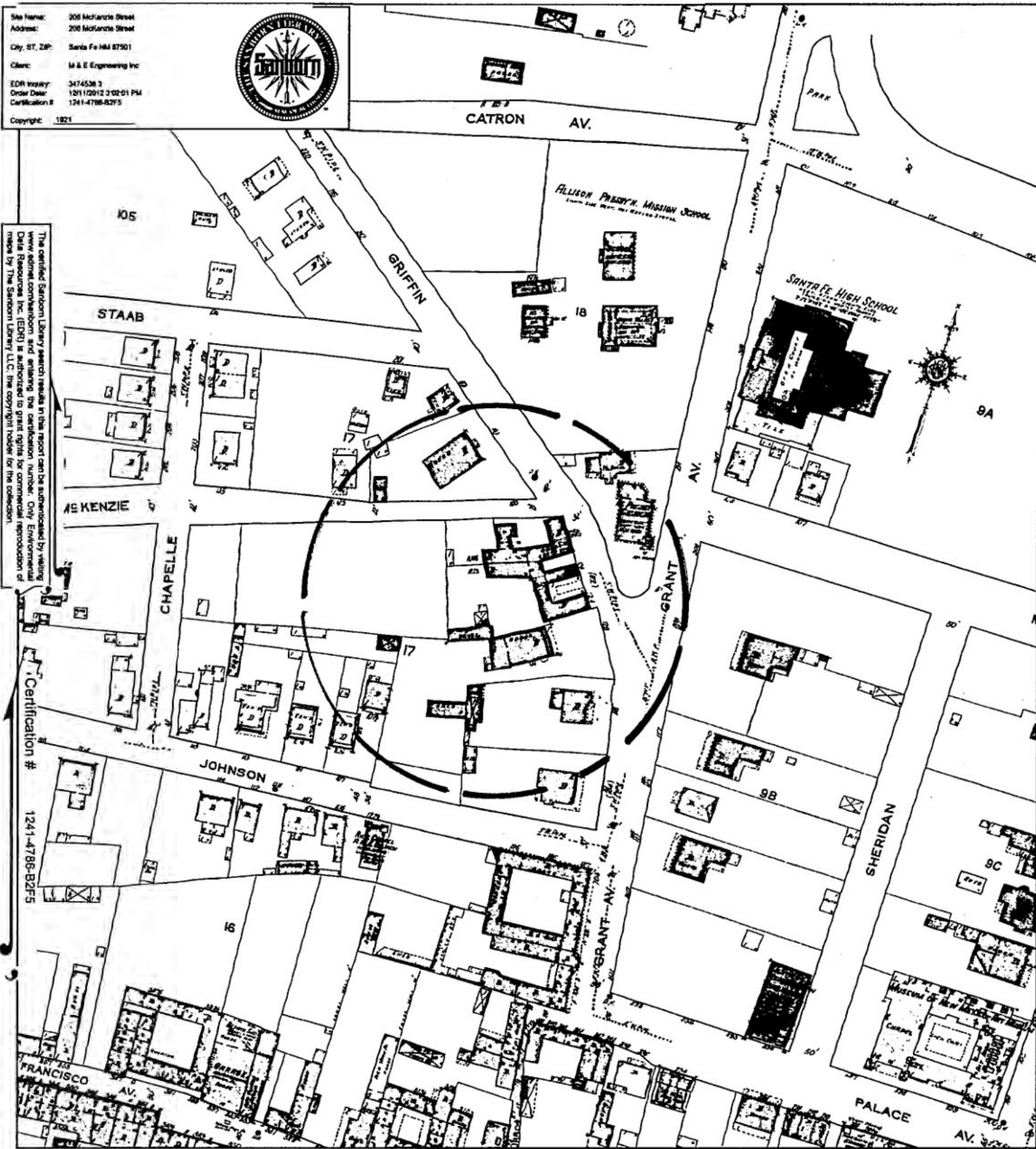
1241 Certified Sanborn Map

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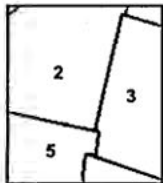


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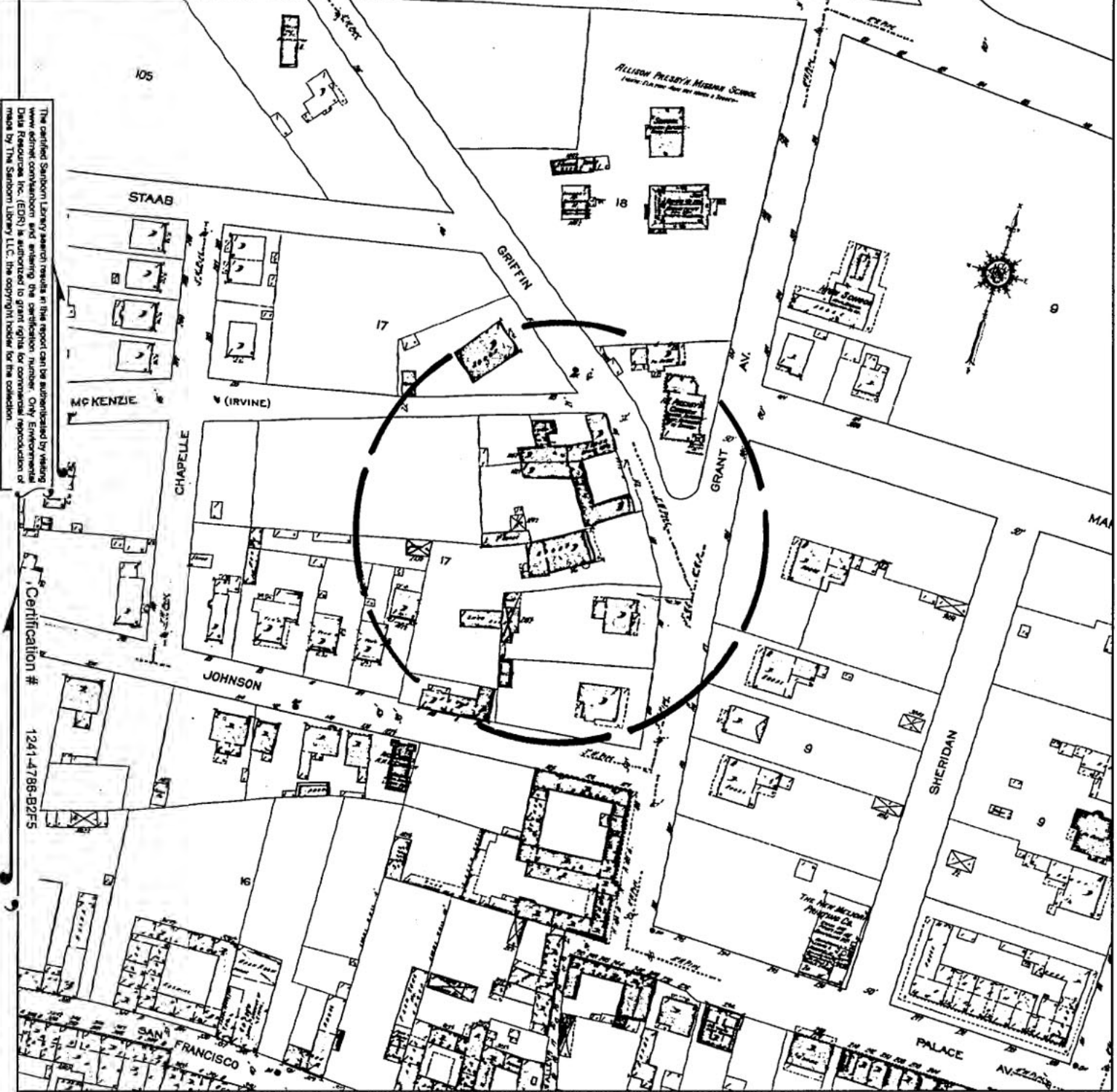


Volume 1, Sheet 2
 Volume 1, Sheet 3
 Volume 1, Sheet 5



13 Certified Sanborn Map

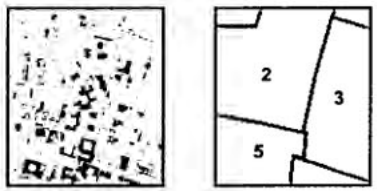
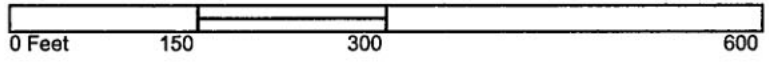
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 Client: M & E Engineering Inc.
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 Order Date: 12/11/2012 3:02:01 PM
 Certification #: 1241-4786-B2F5
 Copyright: 1913



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- Volume 1, Sheet 2
- Volume 1, Sheet 3
- Volume 1, Sheet 5

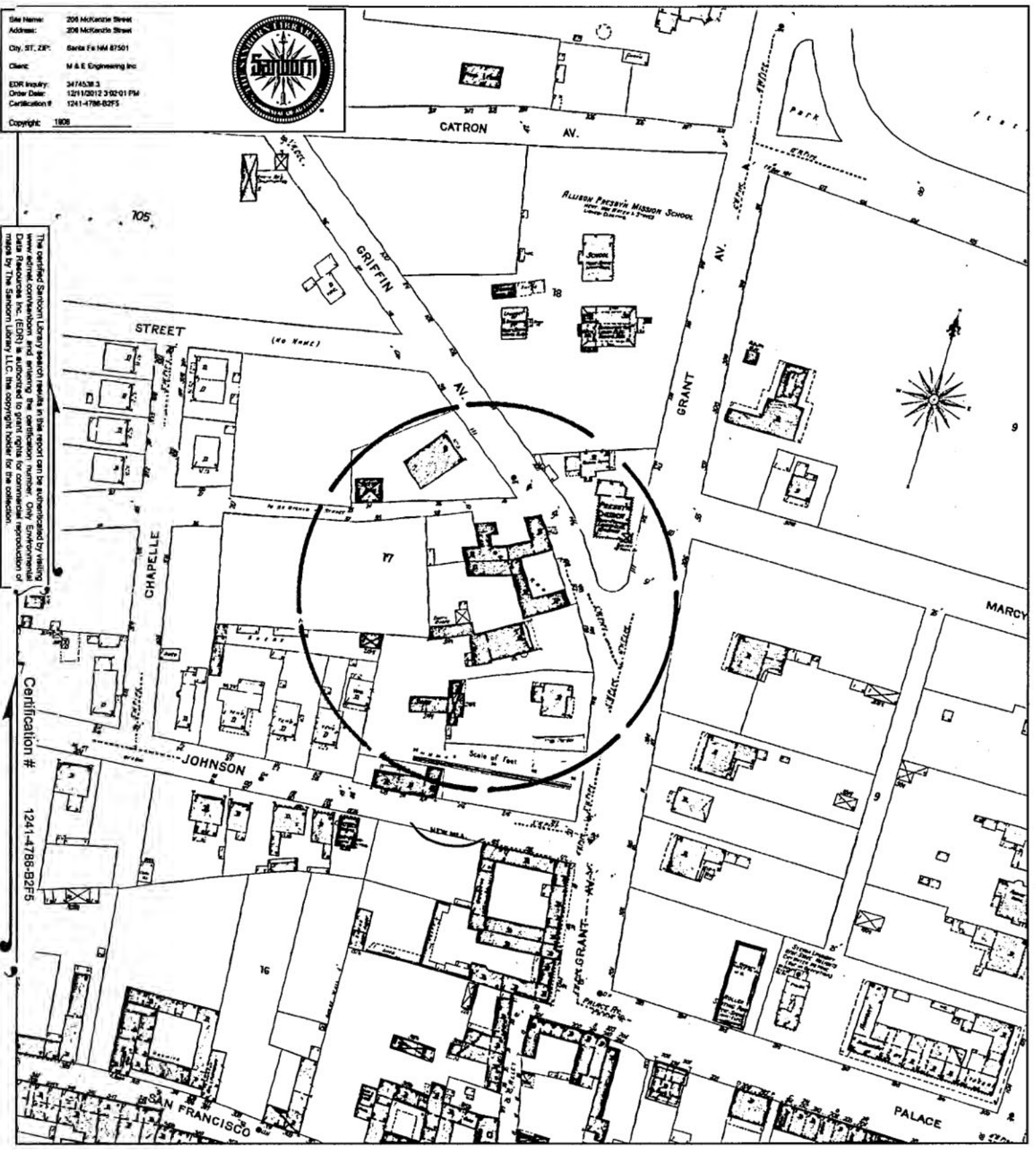


08 Certified Sanborn Map

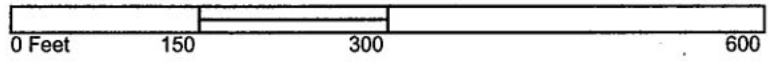
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 Copyright: 1908



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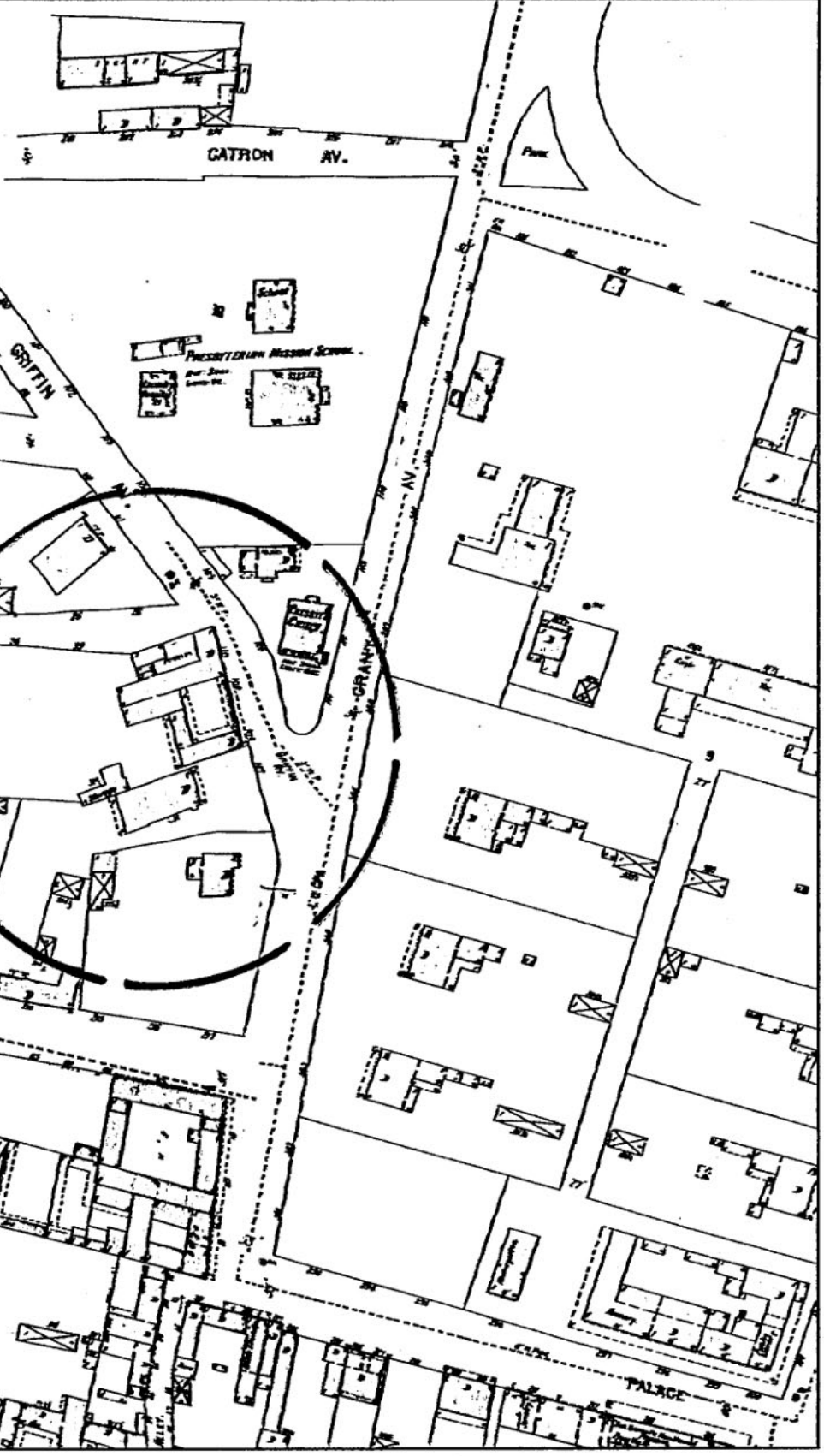


- Volume 1, Sheet 5
- Volume 1, Sheet 7
- Volume 1, Sheet 8



202 Certified Sanborn Map

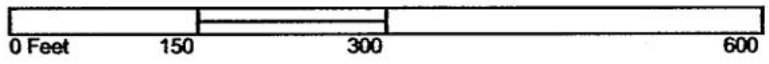
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 Certification #: 1241-4786-8255
 Copyright: 1992



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 Wpmf12-tiff09

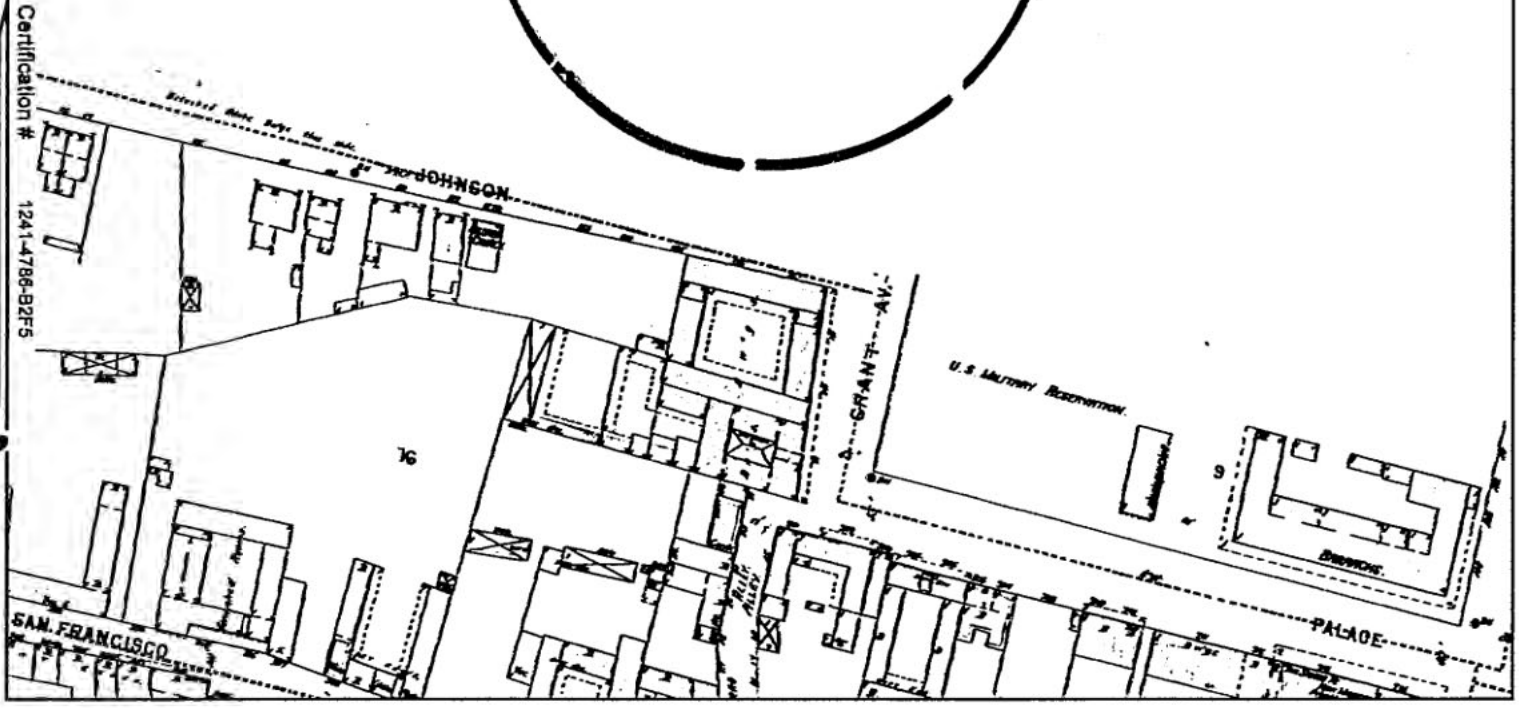
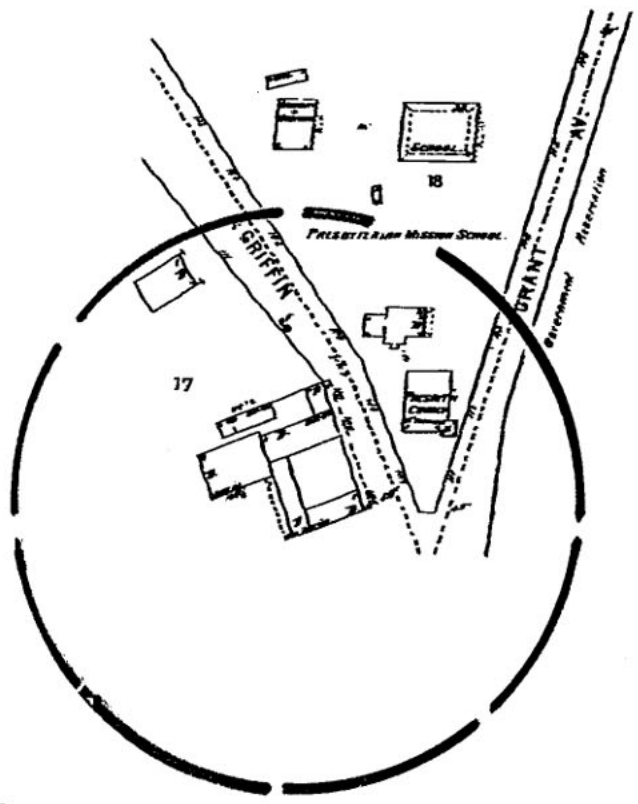


98 Certified Sanborn Map

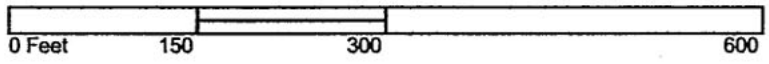
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 Certification #: 1241-4786-82F5
 Copyright: 1988



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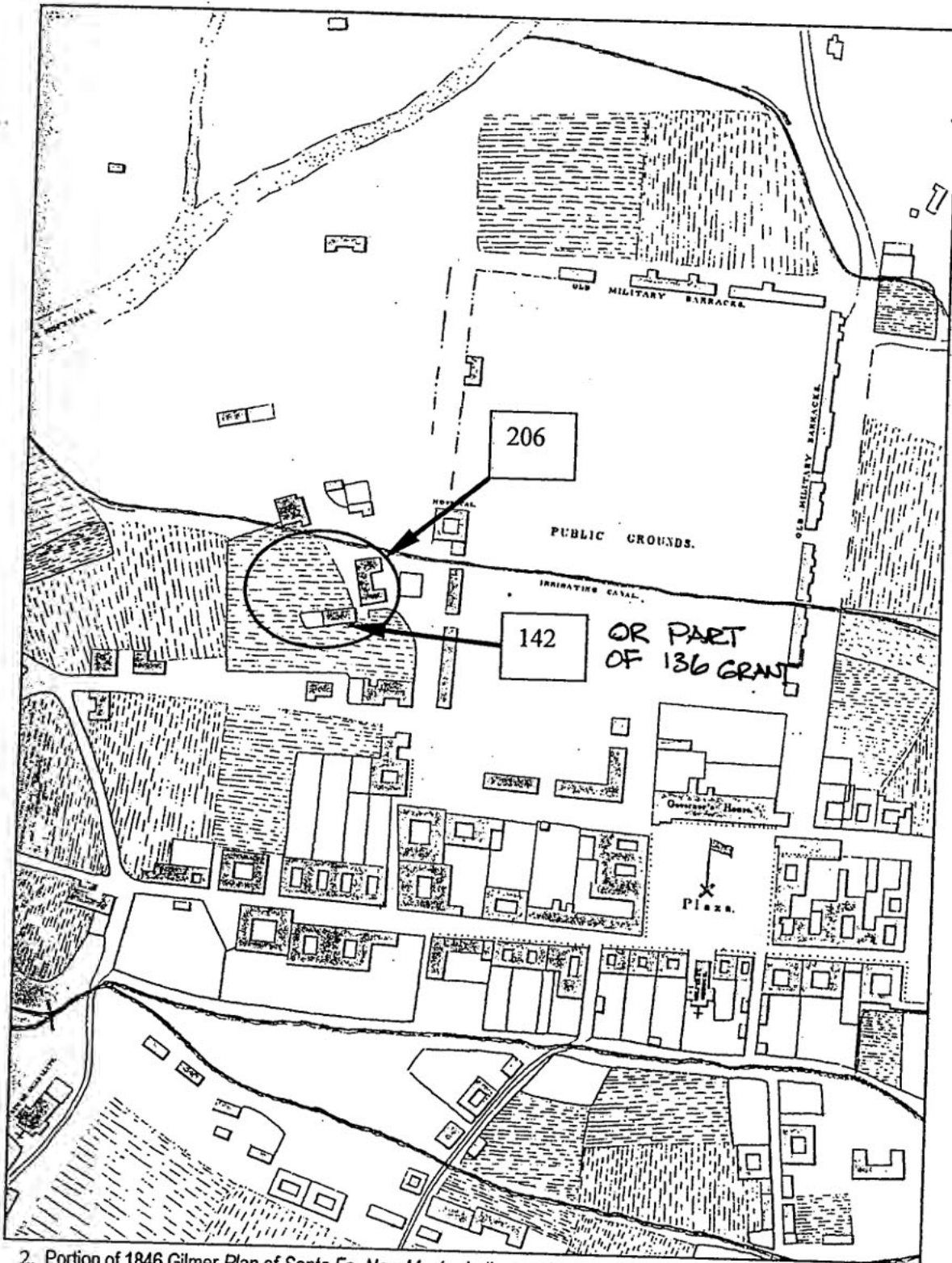


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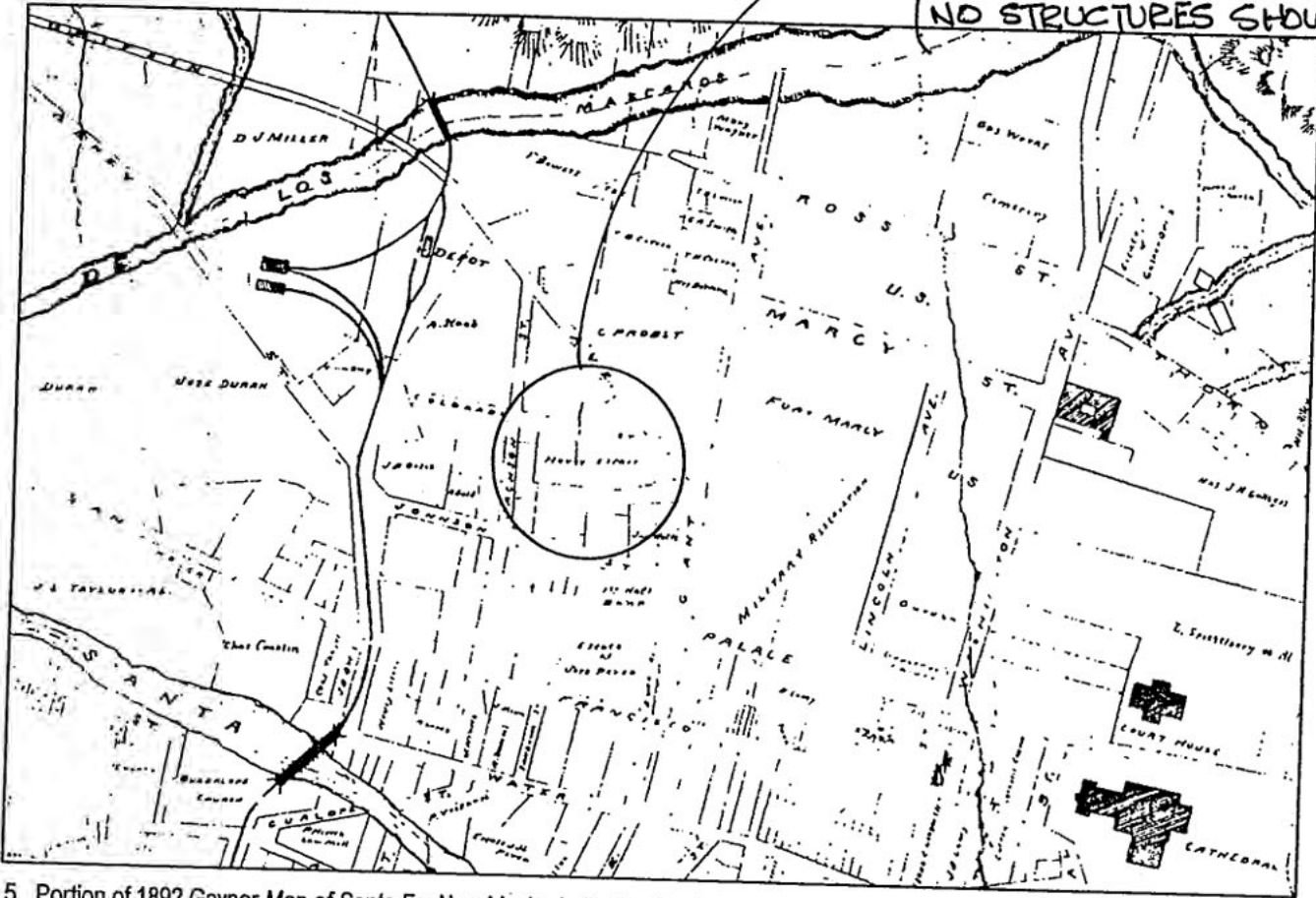
- Volume 1, Sheet Keymap/Sheet1
- Volume 1, Sheet 4
- Volume 1, Sheet 5





2. Portion of 1846 Gilmer Plan of Santa Fe, New Mexico indicates U-shaped footprint of the present location of 142 Griffin Street and 206 McKenzie Street and unnamed 17th Century acequia (City Planning HPD 2005).

SUBJECT PROPERTY
IDENTIFIED AS
HOVEY ESTATE 1892
(NO STRUCTURES SHOWN)

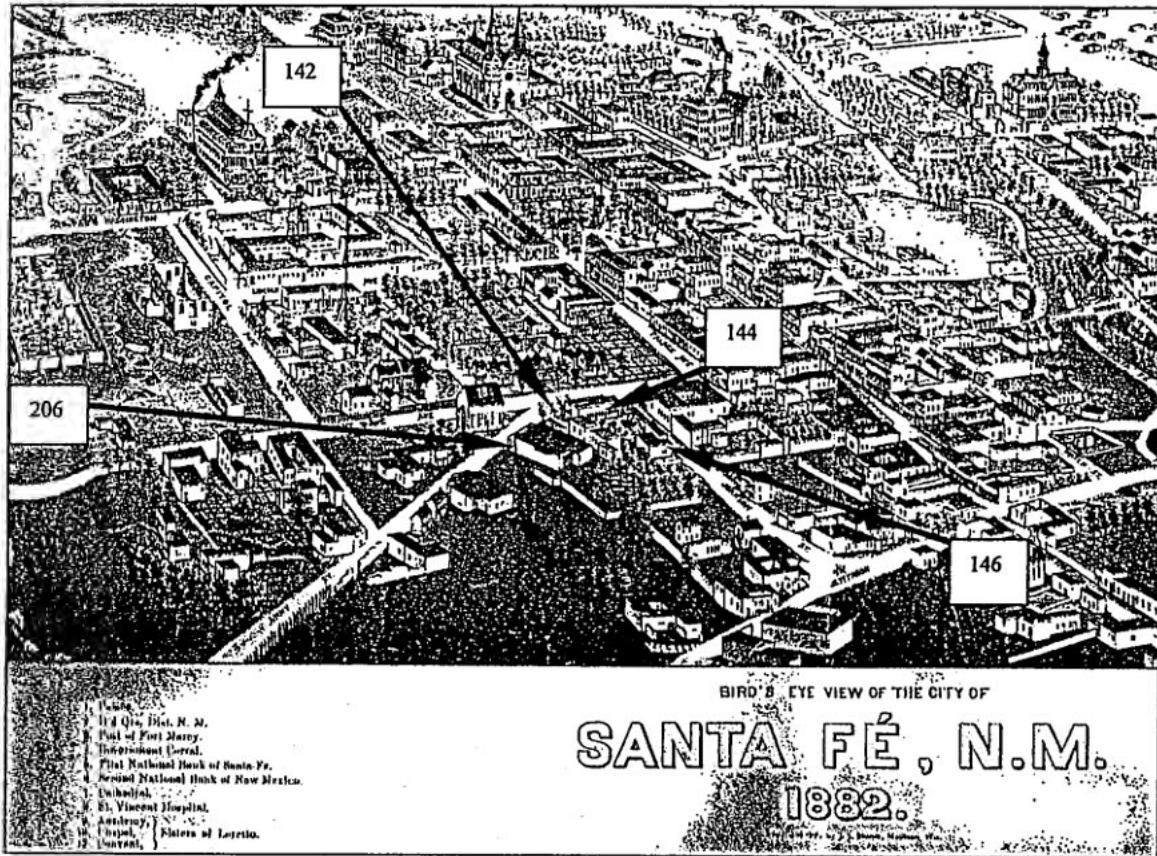


5. Portion of 1892 Gaynor Map of Santa Fe, New Mexico indicating land ownership by the "Hovey Estate" at the corner of Colorado Street (now McKenzie Street) and Griffin Avenue (now Griffin Street) City Planning HPD 2005).

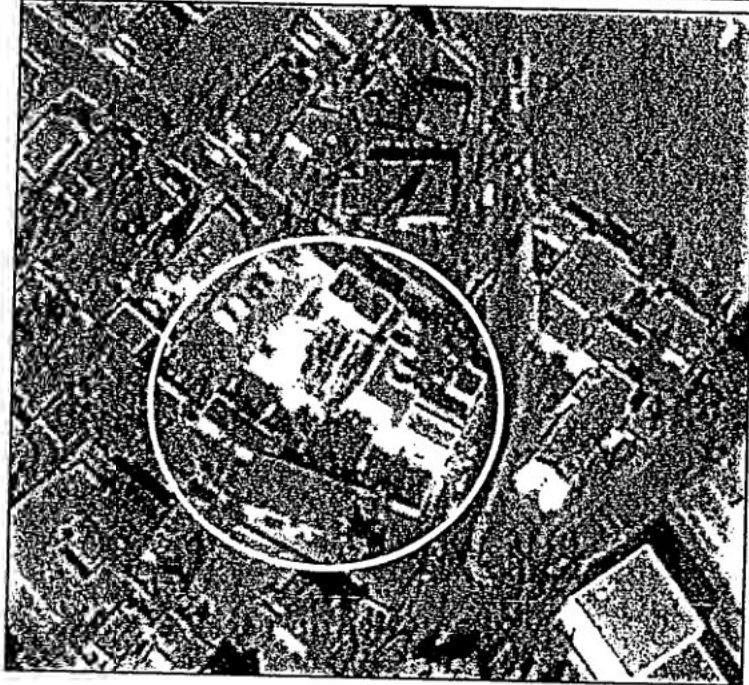
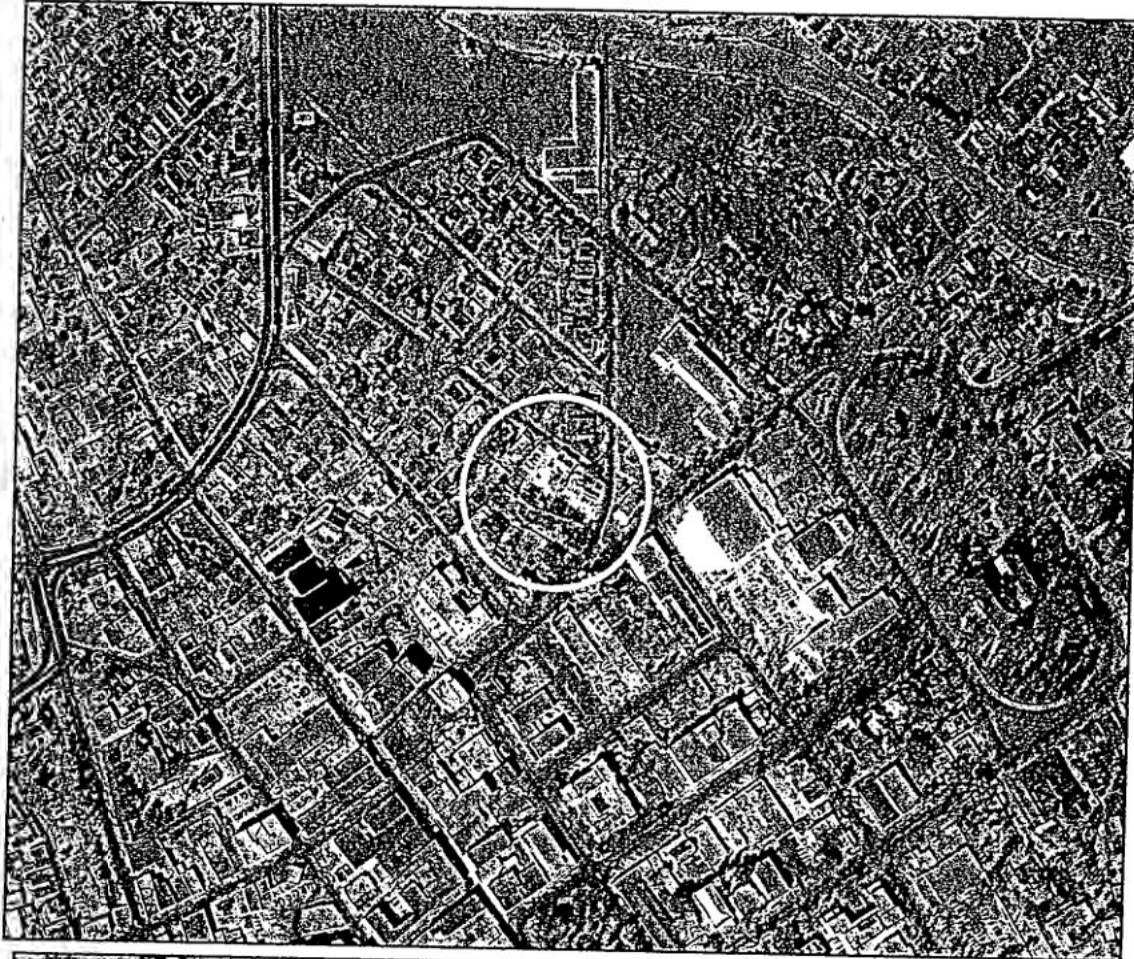
HOLLY ESTATE
WITH STRUCTURES
SHOWN.



3. Portion of 1884-1886 Hartmann *Map of the City of Santa Fe, N. M.* indicates a similar configuration of buildings as is observed on the 1846 Gilmer map at the present location of 146 Griffin Street/206 McKenzie street (City Planning HPD 2005).



4. Portion of J. J. Stoner's *Bird's Eye View of the City of Santa Fe, N.M. 1882* indicates the presence of structures at the present location of 206 McKenzie Street, 142 Griffin Street (Amy Street), 144 Griffin Street, 146 Griffin Street (City Planning HPD 2005).



9. 1958 NM DOT aerial photograph indicates absence of structure at 142 Griffin

CERL ENVIRONMENTAL CONSULTANTS

A Division of CERZ, Inc.
1808 Second St, Suite D P.O. Box 4873 Santa Fe, NM 87502 Phone (505) 938-4143 FAX (505) 932-6759
E-Mail: carl@cerl-fsl.com Internet: www.cerl-fsl.com

206 McKenzie Street, Santa Fe, NM Chain of Title 5/6/2011

Ownership of the property for the last 50 years was investigated as an aid in determining past property use.

1. Assumption Warranty Deed, Christopher C. Hill, Gallagher Headquarters Ranch Development Ltd., White Buffalo Ltd. to 206 McKenzie Ltd., 6/14/2006, Instrument # 1437895.
2. Warranty Deed, Arturo "Arthur" Rodriguez to Christopher C. Hill, 5/17/2006, Instrument # 1433710.

Note: For items 1 and 2, the deeds reference a survey entitled "Plat of Boundary Survey for Christopher C. Hill *et. al.*," registered 5/17/2006 at the Office of the Santa Fe County Clerk, Santa Fe, New Mexico in plat book, 623, page 48.

3. Personal Representative Deed, Edna Wyatt for the Estate of Walter O. Ingram to Arturo "Arthur" Rodriguez, 5/3/2001, Book 1900, Page 73.

4. Deed, St. Germain Foundation to Walter O. Ingram, 3/20/1973, Book 299, Page 456.

CONSISTENT W/
ORAL HISTORY

Note: Items 3 and 4 reference "A Survey for Saint Germain Foundation, Santa Fe, Santa Fe County, New Mexico," registered 2/19/1954 at the Office of the Santa Fe County Clerk, Santa Fe, New Mexico in plat book, 5, page 258. The St. Germain Foundation is a religious sect which, at the time of this investigation, still maintains a church at 510 Old Taos Highway in the City of Santa Fe, New Mexico.

5A

5. Warranty Deed, Mrs. S.W. Ballard to St. Germain Foundation, 7/15/1955, Book 117, Page 347.

Note: Item 5 references the 1912 King's Official Map of Santa Fe.

2001
1973
28429

From: dfzinn <dfzinn@aol.com>

FEB fzinn <dfzinn@aol.com>

4 un, Dec 23, 2012 1:30 pm

1951 - The Flaming Sword of Saint Germain

On January 5, 1951, the Santa Fe New Mexican front page carried a banner headline: " 'I Am' Leader Sued Here." The story involved Hepzibah Powell, a 75 year-old woman bedridden at St. Vincent Hospital, who filed a suit against Edna Ballard, leader of the controversial religious sect known as the Mighty I Am. Mrs. Powell, through her lawyer, Donnan Stephenson, claimed that Ballard had promised to take care of all of Powell's earthly needs and to protect Powell's interests in the next world. In return, Powell gave Ballard \$9,000 in cash and \$3,000 in jewels. But Ballard had refused to pay her hospital bills. Powell, in her lawsuit, asked for her \$12,000 back plus \$50,000 in punitive damages.

For her part, Ballard issued a statement to the United Press that the lawsuit was nothing more than a smear campaign. The \$12,000 was simply a donation to her ministry and she had no obligation to return it. Ballard, who identified herself as president of the St. Germain Foundation, sniffed, "If she (Powell) had brought as much love and blessing into the world as I have, she wouldn't be in this shape."

The New Mexican story went on to remind readers that the federal government had indicted Ballard which led to a series of sensational trials during the war years. But the story actually began much earlier.

→ Sometime in 1930, Edna Ballard learned that her husband, Guy Ballard, was the reincarnation of Jesus. And Moses, Frances Bacon, Buddha, George Washington and nearly every illustrious personage of the last four thousand years of human history. In this life, Guy Ballard was a rather less colorful mining engineer from Newton, Kansas who had married, in 1916, a charming concert harpist named Edna Wheeler. Both shared a deep interest in theosophy, a rather elaborate belief that a group of immortals that had transcended the cycle of reincarnation were guiding human destiny from above. This philosophy was a large and generous one, easily accommodating theories concerning the occult, magic potions, astrology and the lost continents of Atlantis and Lemuria.

As Guy Ballard tells it, he was climbing California's Mount Shasta when he became thirsty. He felt a presence behind him and there, on the mountain top, Ballard encountered Le Comte de Saint Germain. The count was a mysterious occultist and magician who took his name from the French village, Saint Germain, in which he resided. The Count was fabulously wealthy, loved jewels and was reputed to converse with the spirits. And he had died in 1784. To Ballard in 1930, however, Saint Germain appeared to be none the worse for it.

Saint Germain offered Ballard a creamy drink which Ballard found wonderfully exhilarating, then he told Ballard an amazing tale. Saint Germain was a member of an elite group of humans known as the Great White Brotherhood, each of whom had undergone multiple reincarnations so successfully that they had "ascended" to become Masters to guide human history. Saint Germain himself had been tasked with leading the human race through the Aryan age of Aquarius, a Seventh Plane of existence, into the light of the Violet Flame. There might also have been something about Atlantis as well. At any rate, Saint Germain required someone to speak for him on earth and so appointed Guy Ballard, his wife Edna (herself the reincarnation of Joan of Arc and Benjamin Franklin) and his son Donald as "Accredited Messengers" of the Ascended Masters.

Ballard began to spread the teachings of Saint Germain first in Chicago, then in Los Angeles through an organization he called the Mighty I AM. (The name is taken from a verse in Exodus which describes Moses encountering a burning bush calling his name. When Moses inquires who it is, the voice of God responds by saying, "I am who I am. This is what you are to say to the Israelites: 'I am has sent me to you.'")

By 1938, Ballard had gathered, some say, more than a million followers who devoured the "decrees" of Saint Germain as revealed to him. These decrees resembled high speed chanting. This constituted the I Am Activity, an amalgamation of Theosophist ideas and various occult notions which proved very popular **COSF 113**. Eager

followers bought books, pamphlets, posters, rings – even a New Age Cold Cream – and otherwise showered the Ballards with “love offerings” in the neighborhood of \$3 million (in Depression-era America!), enabling the Accredited Messengers to live a decidedly luxurious lifestyle.

Then, in 1939, Guy Ballard died of heart failure. This was inconvenient as he had often declared his body physically indestructible and preached that he would someday ascend, body and soul, to become a Master himself. His quick-thinking widow, Edna, had the body cremated and told the followers that Ballard had indeed “ascended,” leaving her in charge. As principal Accredited Messenger, Edna Ballard took the name Lotus Ray King

Barely weeks after Guy Ballard's death, the United States government indicted Edna Ballard and her son, Donald, with mail fraud. Simply put, the Ballards were charged with manufacturing a bogus religion and using it to separate money from the gullible.

The Ballards were convicted in spite of, or perhaps because of Edna's invocations of the Ascended Masters and the Violet Flame. Donald's defense fared no better: he claimed that he could make himself invisible at will and that, using his psychic powers, he had sunk several German U-Boats during the war. The conviction was appealed, resulting in a historic Supreme Court decision holding that the truth of a religious belief may not be examined under our Constitution although the sincerity of that belief may be put before a jury. *United States v. Ballard*, 322 US 78 (1944). Because the trial court allowed inquiry outside the constitutional bounds, the Ballards' conviction was fatally flawed.

It was a close decision, 5-4, with Justice Robert Jackson's dissent the most often quoted. Excerpts follow:

I should say the defendants have done just that for which they are indicted. If I might agree to their conviction without creating a precedent, I cheerfully would do so. I can see in their teachings nothing but humbug, untainted by any trace of truth. But that does not dispose of the constitutional question whether misrepresentation of religious experience or belief is prosecutable; it rather emphasizes the danger of such prosecutions....

In the first place, as a matter of either practice or philosophy I do not see how we can separate an issue as to what is believed from considerations as to what is believable. The most convincing proof that one believes his statements is to show that they have been true in his experience. Likewise, that one knowingly falsified is best proved by showing that what he said happened never did happen.

How can the Government prove these persons knew something to be false which it cannot prove to be false? If we try religious sincerity severed from religious verity, we isolate the dispute from the very considerations which in common experience provide its most reliable answer . . .

Some who profess belief in the Bible read literally what others read as allegory or metaphor, as they read Aesop's fables. Religious symbolism is even used by some with the same mental reservations one has in teaching of Santa Claus or Uncle Sam or Easter bunnies or dispassionate judges. It is hard in matters so mystical to say how literally one is bound to believe the doctrine he teaches and even more difficult to say how far it is reliance upon a teacher's literal belief which induces followers to give him money....

If the members of the ["I Am"] sect get comfort from the celestial guidance of their "Saint Germain," however doubtful it seems to me, it is hard to say that they do not get what they pay for. Scores of sects flourish in this country by teaching what to me are queer notions. It is plain that there is wide variety in American religious taste. The Ballards are not alone in catering to it with a pretty dubious product.

The chief wrong which false prophets do to their following is not financial. The collections aggregate a tempting total, but individual payments are not ruinous. I doubt if the vigilance of the law is equal to making money stick by over-credulous people.

But the real harm is on the mental and spiritual plane. There are those who hunger **COSF 114**

higher values which they feel wanting in their humdrum lives. They live in mental confusion or moral anarchy and seek vaguely for truth and beauty and moral support. When they are deluded and then disillusioned, cynicism and confusion follow.

The wrong of these things, as I see it, is not in the money the victims part with half so much as in the mental and spiritual poison they get. But that is precisely the thing the Constitution put beyond the reach of the prosecutor, for the price of freedom of religion or of speech or of the press is that we must put up with, and even pay for, a good deal of rubbish.

Prosecutions of this character easily could degenerate into religious persecution. I do not doubt that religious leaders may be convicted of fraud for making false representations on matters other than faith or experience, as for example if one represents that funds are being used to construct a church when in fact they are being used for personal purposes. But that is not this case, which reaches into wholly dangerous ground.

When does less than full belief in a professed credo become actionable fraud if one is soliciting gifts or legacies? Such inquiries may discomfort orthodox as well as unconventional religious teachers, for even the most regular of them are sometimes accused of taking their orthodoxy with a grain of salt. I would dismiss the indictment and have done with this business of judicially examining other people's faiths.

On re-trial, the Ballards were again convicted and the matter went up on appeal in 1946. The Supreme Court overturned the conviction again, this time on the sole basis that women had been unconstitutionally excluded from the jury, never reaching the merits. The government took no further court action but, through its administrative agencies, successfully denied the I Am Activity access to the mails and tax exemption on religious grounds for nearly a decade.

It was in the midst of these troubled times, in March of 1942, that Edna Ballard purchased a large house in Santa Fe at 510 Old Taos Highway, moved the Saint Germain Press there and opened an I Am school. By 1951, the members of the I Am sect, usually wearing colorful clothes, were a familiar part of the Santa Fe scene. (The sect members wore different colors for each day of the week; Saturday, for example, was a day for violet or purple colors. The colors red and black, however, were evil and never worn.)

In January of 1951, the I Am School was hosting some 600 students from around the nation who had come to hear Edna Ballard's "dictations" from Saint Germain and otherwise receive the blessings of the Messenger, Lotus Ray King. Then came the headline in the New Mexican on January 5, 1951, opening old wounds and inflicting fresh ones.

The following day, about 40 I Am students -- almost all women -- crashed through the front door of the New Mexican offices on Marcy Street, demanding to speak to the editors. A few were led to meet with editors Will Harrison and John Mickey McGuire where they delivered an ultimatum to the stunned newspapermen. Mrs. Ballard, they told the editors, demanded the right to review and approve any article regarding the Powell lawsuit before publication or else the newspaper faced a citywide boycott of its advertisers. Other students spread out through the plant, condemning secretaries and printers with strange incantations. The police were called to escort wandering I AM students to the more public areas of the building. Things appeared peaceful if somewhat noisy.

Then, in the midst of debate, a "portly woman in a fur trimmed coat" slapped the paper's managing editor, John Mickey McGuire, in the face. Another unidentified student slapped editor Will Harrison. Even Calla Hay, the society editor, injured a finger attempting to avoid a roundhouse from an I Am student. Someone broke an antique table in the editor's conference room. The newspaper was threatened variously with death by a Divine Hand, a \$10 million libel suit, bankruptcy, a boycott of advertisers and, worst of all, the "flaming sword of Saint Germain." Police removed four male I Am students who were threatening employees with fists but the majority of the students simply planted themselves in the building and refused to move.

In less than an hour, the police -- armed with a restraining order issued by a District Judge David Chavez -- escorted the I Am students out of the building. Though closed for five hours, the newspaper brought out the Saturday edition on time with this headline: "Angry 'I Am' Mob Lays Siege to New Mexican on Suit Tale." The somewhat defiant editor of

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the New Mexican issued this editorial:

No Thank You, Mrs. Ballard

Mrs. Edna Ballard, president of the I Am activity, has threatened the New Mexico with boycott and rioting, unless she is permitted to read and approve before publication articles relating to a suit filed in district court Friday by an I AM student accusing the I AM president of fraud.

The proposal to call off the boycott, which Mrs. Ballard said had been arranged among merchants of the city, and to keep mobs out of The New Mexican building came after five hours of siege Saturday morning in which throngs who said they were Mrs. Ballard's followers crowded through the newspaper building, slapping three employees, breaking a piece of furniture and engaging in verbal abuse.

It is a disturbing situation in a little town where we have all been living together in mutual respect and happiness, and we trust it will soon pass.

But more disturbing is the demand to print or not print news under threat of financial ruin. It is the first time, we think, that anything like this has been presented to the New Mexican in its 101 year history of publication.

Of course we cannot comply. If Mrs. Ballard or her representatives want space in the New Mexican to present their views, they may have it. But they may not determine the nature of the news that we are to publish.

We trust this threat was a hasty one and made in excitement. We hope it was because it would not be good to have among us a group that would censor the public information given to a community of 30,000.

Meanwhile (with cheek still tingling) the New Mexican wishes for its neighbors an early settlement of the difficulties that have risen among them and a return to the happy days.

A few days later, attorneys for Ballard and the I AM group arrived in Santa Fe, ostensibly to investigate the Powell matter but they also appeared for Mrs. Ballard in the scheduled January 12, 1951 hearing on the restraining order before Judge Chavez. But there was no hearing. Instead, the lawyers for the New Mexican and for Mrs. Ballard arrived at a settlement in which the injunction action against Ballard was dismissed and Mrs. Ballard issued this statement:

It is a matter of regret if any students of the "I Am" Religious Activity created a public disturbance at the office of the New Mexican the 6th of January last. It was not and never has been my intention that for any of our people to create any public disturbance, and I sincerely regret that any violence occurred. In making any protest they had in mind, it should have been done peacefully and with dignity.

President and publisher of the New Mexican, Robert McKinney, reiterated the newspaper's policy of printing the news as they saw fit and graciously accepted Ballard's statement which the newspaper generously called an "apology." There was no further action arising of this curious incident. No personal injury suits were filed by Harrison, McGuire or Hay; no property damages were sought and, despite front page photographs as graphic evidence, no criminal charges for assault or battery were lodged. It was as if it had never happened. More interestingly, the Hepzibah Powell case was never again mentioned in the pages of the Santa Fe New Mexican.

Eventually, Ballard and most of the school left Santa Fe to settle in Schaumburg, Illinois where Ballard died in 1971. Today, the numbers of the faithful have dwindled considerably. After Edna's 1961 death (or "transition" as it is called within the organization), a board of directors now passes along Saint Germain's messages while Donald Ballard long ago left the movement to run a manufacturing plant. The Mighty I Am is still based in Chicago but maintains about 300 activity "centers" throughout the United States, including a "Sanctuary" in the house off Old Taos Highway in Santa Fe, New Mexico.

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I find myself thoroughly puzzled by the whole affair. The New Mexican, victim of an astonishing outrage, responded by yapping like a chihuahua about censorship yet seeking harmonious relations with a patently deranged bag of nuts. Back to "the happy days," indeed. Its only legal action – a simple injunction – was dumped when la presidente Ballard uttered a mealy-mouthed statement of general regret without even the scent of personal responsibility, a statement which only the deluded could call an apology. Most tellingly, the newspaper made sure never to offend the Ascended Masters by not mentioning Ballard or the I Am group again.

Perhaps the lesson, if there is one, is this: While the pen may be mightier than the sword, it isn't mightier than the flaming sword of Saint Germain.

From: Dfzinn <dfzinn@aol.com>
To: dfzinn <dfzinn@aol.com>
Date: Wed, Dec 12, 2012 9:20 am

QUICK FACTS AND KEYWORDS for George Blodgett

Birth/Death	Lived/Active	Often Known For
- 1888 (Northfield, Minnesota) - 1958 (Santa Fe, New Mexico)	New Mexico/Oregon	sculptor-native American portrait

Artist Colony * Santa Fe Artist Colony	Noted Gallery Representation, Pre 21st Century * Grand Central Art Galleries, New York City	Methods * Sculpture, Sculptor
Media * Bronze	Styles * Realism, Representation, Realist, Naturalist	Subjects * Indian, Native American Figure, Genre, Portrait, Symbolism * Portrait * Portrait Bust Sculpture
Geography/Places Lived and/or Worked * New Mexico Before 1940	Some Exhibitions * Brooklyn Museum of Art	Schools * Academie Julian, Student
Chronology * Early 20th Century Before 1950		

The above Keywords are derived from what AskART has identified from our research for this artist and are intended as an additional tool for information. Sources include books, periodicals, auction records, family members, friends, and professional researchers. AskART has derived Quick Facts as a brief overview; it is not a complete list rather it is a list that is most frequently cited.

Sent from my iPad

NOT ASSOCIATED WITH PROPERTY AFTER 1937.

EARLY PRINT BY NEW MEXICO ARTIST NORMA VAN SWERINGEN

ABOUT THE PRINT: Norma Van Sweringen is the rare "native born" New Mexican artist who arrived in the Land of Enchantment well before it was "discovered" by the other well-known artists from back east. When she illustrated scenes such as this, she tells a story. This one depicts a woman dressed in a "rebosa" – the native dress of Hispanic women of the day – having just passed through the entry gate, walking back toward her home. The two "family" burros, standing side by side, seem to be transfixed by the laundry, freshly hung, flapping in the breeze. Van Sweringen doesn't miss a thing – including a tree in the corral to provide afternoon shade for the burros during the long, hot summer days and an old pick-up bed that's been converted to a water trough. The simple lines of the mountains in the distance place the location somewhere in northern New Mexico. It is all brought together by the deft hand of Van Sweringen.

SIZE: The image area measures 9-3/4 x 12-1/8 inches and sheet size is 10-1/8 x 13-1/8 inches.

CONDITION: This very large linocut print is in very good to excellent condition, is unsigned and has limited margins (a common issue with some early prints and printmakers). A small piece of paper tape remains along the top edge of the verso, there's a tear on the deckled edge, a bend on two corners (one slightly in the image – bottom left) and a small spot near one of the burro's rump. This spot appears to be a paper defect and nothing more. Please note: Our photos appear to be a little pink in nature, in reality, this print has been printed on a light yellow stock. It's a great print and undoubtedly from a very low edition. We've only seen two prints by this rare and listed woman artist in our 30+ years of collecting and the other one we sold last year.

ABOUT THE ARTIST: Norma Van Sweringen or Van Swearingen was known as a painter and illustrator. Born in San Marcial, New Mexico on September 2, 1888, she died October 4, 1953 in Santa Fe, New Mexico. – Source: An Encyclopedia of Woman Artists of the American West by Phil Kovinick and Marian Yoshiki-Kovinick. In my copy of Artists of the Canyons & Caminos: Santa Fe: Early Twentieth Century By Edna Robertson and Sarah Nestor, she's listed as an active participant with a "who's who" of 1930's artists.

Here's an excerpt: "Meanwhile, the Art Museum (Museum of New Mexico), under the direction of Mrs. R. Van Stone, continued its open-door policy. An Article in El Palacio, on August 1930, told of plans for the Annual Exhibition of Artists and Sculptors of the Southwest, which was to coincide with the Fiesta:

Plans for the annual exhibition are far advanced. Mrs. Mary R. Van Stone, curator of the art gallery, has mailed invitations to 73 artists asking them to participate. Each artist now working in the southwest is assured of representation, and more than one work of each will be exhibited if space permits. For this reason, paintings over 12 square feet in area will be submitted to a jury. These invitations were mailed to the following artists: Santa Fe – Frank C. Applegate, George W. Blodgett, Jozef Bakos, Henry Balink Gustave Baumann, Harry Behn, Gerald Cassidy, Howard Coluzzi, Mrs. Fayette Curtis, Russell Cowles, Catherine C. Critcher, May Cornell, Randall Davey, Andrew Dasburg, Allison Sommerville Dodge, Claire Dieman, John Dorman, Fremont Ellis, O.S. Emblem, William Penhallow Henderson, Raymond Jonson, Dorothy Kent, Cyril Kay Scott, Datus Myers, Alice Clark Myers, Evaline Myers, Gladys Milligan, Willard Nash, Helen Needham, B.J.O. Nordfelt, Guyrah Newkirk, Howard Ashman Patterson, Sheldon Parsons, Olive Rush, Charles S. Rawles, Warren E. Rollins, Albert H. Schmidt, Will Shuster, John Sloan, Norma Van Swearingen, Theodore Van Soelen, Dorothy Stewart, Eugenie Shonnard, Beulah Stevenson, Beulah Sutherland, Carlos Vierra, Dr. Charles Winchester, and Mrs. West.

She was also the illustrator for CABALLEROS The Romance of Santa Fe and the Southwest By Ruth Laughlin



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant: Date Submitted: 03/05/2025	Site Address: 206 McKenzie St.
Property Owner of Record: FC3 Ltd. Co.	Proposed Construction Description: Replacing all windows and doors, rooftop units, pedestrian gate, steel carport, parapet extension, new railing, stucco replacement
Applicant/Agent Name: Bradyn Furry	TOTAL ROOF AREA:
Contact Person Phone Number: 505-709-0306	
Zoning District: BCD	Lot Coverage : 40 % <input type="checkbox"/> Open Space Required: _____
Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: <u>Downtown & Eastside Historic District</u>	Setbacks: Proposed Front: _____ Minimum: _____ 2 nd Front? _____ Proposed Rear: <u>>15</u> Minimum: <u>15</u> Proposed Sides: <u>L5'-2" R</u> Minimum: <u>5'</u>
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	Height: Proposed _____ Maximum Height: _____ or <input type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit	Parking Spaces: Proposed ¹⁶ _____ Accessible ¹ _____ Minimum: _____
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Bicycle Parking**: Proposed: ⁶ _____ Minimum: ⁶ _____ ** Commercial Requirement
Use of Structure: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial Type of Use: <u>Office</u>	
Terrain: <input type="checkbox"/> 30% slopes _____	

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

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

Bradyn Furry _____ [OWNER APPLICANT AGENT]

PRINT NAME

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

SIGNATURE

03/05/2025

DATE

To Be Completed By City Staff:

Additional Agency Review if Applicable: 2025-010226--PAR

Escarpment Approval by _____ Date: ___/___/___

Flood Plain Approval by _____ Date: ___/___/___

Traffic Engineering Approval by _____ Date: ___/___/___

Notes: _____

Zoning Approval:
 Preliminary Approval with conditions Rejected

Comments/Conditions: _____

REVIEWER: Claudia Kath DATE: 03/26/2025

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

Revised 20 November 2020



City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION



ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: 9/27/2019

To: BUILDING PERMIT DIVISION

From: Lisa Roach, HPD Planner Manager:

LR
STAFF INITIALS

Date Submitted:

9/24/2019

Contact Name:

Tom Easterson-Bond

Preferred Contact Info:

build@woodmetalconcrete.com

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 206 McKenzie Street

Case Number: 2019-000989-Admin

Description of Proposed Work:

Remove, repair, and reinstall large window on North elevation, in order to complete asbestos abatement. Remove awning scrim from this window in order to restore operability.

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

Yes No

PERMIT or PERMIT REVISION REQUIRED LR

Yes No

ROUTE TO HISTORIC DIVISION LR

Yes No

INTERIM HISTORIC INSPECTION LR

Yes No

FINAL HISTORIC INSPECTION LR



City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: December 06, 2019

To: Building Permit Division

From:

Lisa Roach

Lisa Roach, Planner Manager - Land Use

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 206 MCKENZIE ST, Santa Fe, NM 87501

Case Number: 2019-001438--ADMIN

Contact Name: Tom Easterson-Bond

Phone Number: 505-699-7430

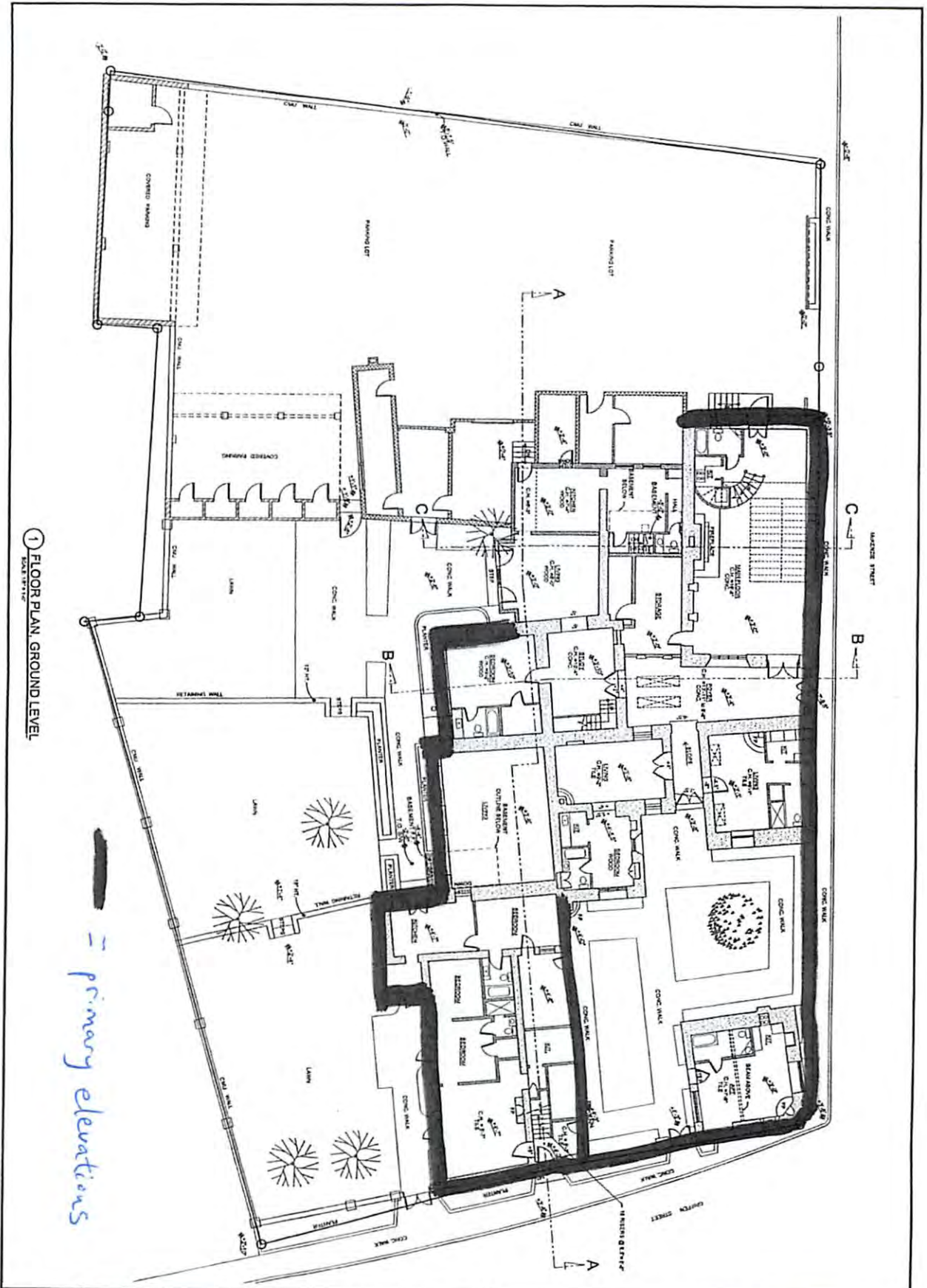
Email: build@woodmetalconcrete.com

Approved Scope of Work: *Perform the following maintenance and repair items:*

- 1) Prepare a stucco sample in the color treatment proposed on one of the walls that are interior to the property (south facade). This is a test to see if the color will be compliant with Downtown and Eastside standards.*
- 2) Install a mural on the north courtyard wall, provided it will not be publicly visible.*
- 3) Install ADA ramps at the two entrances on Griffin Street. This will require removal of existing concrete step and extending and repairing the bottoms of the doors at these two locations. Doors will be painted white, and the extensions will be white steel door kicks.*
- 4) Replace non-contributing planters on Griffin Street in-kind with white concrete in a block pattern to match existing. Heights and configurations to remain the same.*
- 5) Replace a small portion of sloped roof at the McKenzie street frontage with grey/zinc standing seam metal.*
- 6) Repair a hole in the sidewalk at the corner of McKenzie and Griffin with a planter to match the existing planters on Griffin Street.*

**FURTHER ACTIONS REQUIRED: PERMIT or PERMIT REVISION
ROUTE TO HISTORIC DIVISION
FINAL HISTORIC INSPECTION**

Copies



1 FLOOR PLAN GROUND LEVEL

= primary elevations

A1	APPROVED:	DATE:	12/07/12	FLOOR PLAN GROUND LEVEL AS-BUILT	206 MCKENZIE STREET SANTA FE COUNTY SANTA FE, NEW MEXICO	Dale F. Zinn and Associates, Architects P.O. Box 756 Santa Fe, New Mexico 87504 (505) 982-8690 Fax (505) 424-9737 DFZ@aol.com
	DATE: INITIALS:	DRAWN BY:	LA			
	CHECKED:	D.Z.				
	206 MCKENZIE-01.DWG					

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ITEM # 20-0277

**City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law**

Case # 2020-1990-HDRB
Address – 206 McKenzie Street
Agent’s Name – Wood Metal Concrete Architecture
Owner/Applicant’s Name – FC3 LTD CO

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 12, 2020.

BACKGROUND

206 McKenzie Street, known presently as “The White Building” and historically as the “Escudero House,” was constructed in a vernacular manner in 1898 and possibly earlier. The building underwent numerous changes historically, including alterations to architectural style that can mostly be characterized as Territorial and then Renaissance Revival. In the first half of the 20th century, significant changes occurred, including a 1930s two-story addition at the northwest corner, another second story addition at the southeast corner in the 1940s, and additions at the southwest corner which were present by 1958, including massing between the solar roof addition and the garage remodel. After 1970, pitched roofs and alterations to the garage’s westernmost massing occurred, and two free-standing carports were constructed. The property has a long and interesting history, with numerous stories to tell of its occupants. More on the history of the property can be found in the attached HCPI documentation (updated in 2005) as well as a supplemental building history prepared in 2014 by architect Dale Zinn.

In 2013 (case H-13-003), the HDRB reviewed the historic status of the property and designated the main structure as contributing and both carports as non-contributing to the Downtown and Eastside Historic District. Primary façades were also designated at that time, and can be seen in the attached Primary Façade Diagram. In 2015 (also case H-13-003), the HDRB again reviewed historic status, this time focusing on the yardwalls and planters at the property. The prominent yardwalls along the street frontages of Griffin Street and McKenzie Street are constructed of CMU at 8 to 15 feet tall and are painted white. These walls were constructed in the 1940s in association with the ownership of the property by the I-Am religions sect. The walls that front the large courtyard at the northeast corner of the property were included in primary façade designation for the main structure in 2013. The remaining north and east yardwalls, gates and planters, were designated as non-contributing structures in 2015, with the exception of a small portion of the east yardwall that contains a carved wooden bileaf gate.

Since September 2019, staff has worked with the new owners of the property and their agent to approve administratively a series of maintenance, repair, and restoration tasks, including the following:

- 1) Repair the large window and skylight on the north elevation in order to complete asbestos abatement, and restore operability by removing a non-historic awning scrim.
- 2) Repair and replace in-kind the substantially damaged non-contributing concrete planters along Griffin Street.

Witness: Thomas Easterson-Bond
Exhibit
37
Kristine Kaczor, CCR# 545
COS
Nov 22, 2024

- 3) Replace in-kind a small portion of sloped roof at the McKenzie Street frontage with grey standing seam metal.
- 4) Install small ADA ramps at the two Griffin Street gates, and install white steel gate kick plates at these locations.
- 5) Prepare a stucco sample in the color treatment proposed here on one of the walls that are interior to the property as a test to facilitate determination as to whether this treatment will meet district design standards.
- 6) Temporarily install a video display in the east facing window at the corner of McKenzie and Griffin as a temporary construction sign, for a period of 90 days.

At this hearing, the Applicant proposed the following exterior alterations, which require further review and approval by the Board:

- 1) Repair of historic windows throughout the structure, replacement in-kind of wire window screens where present, and replacement in-kind of windows on the south elevation and some windows at the north elevation in the northeast courtyard which have deteriorated beyond repair. Proposed replacements are wood divided light units to match the existing dimensions and light pattern and painted white. In addition, the applicant proposes to strip the existing iron window grates and railings, where present, to their original charcoal grey color.
- 2) Replacement of five existing non-historic brown plastic windows at a non-primary west façade with larger undivided window white aluminum clad units. Windows are not considered publicly visible in this location.
- 3) Restucco the structure using a custom white fade of cementitious stucco. A photo of the sample wall is provided in the packet for demonstration of the fade effect, which is meant to replicate the faded white of the existing structure.
- 4) Replace the existing roof over the main pedestrian entrance on the north/McKenzie Street façade with grey standing seam metal, featuring a slight curve to echo the curve of the adjacent ornate detailing and the interior brick vault in this area.
- 5) Re-roof all structures, and replace grey asphalt shingled and corrugated plastic pitched roofs on the west non-primary garage structures, and installation of Tesla solar shingles here. Proposed shingles are low-profile and lay flat against the roof surface. These shingles will be visible over the yard walls and vehicular gate from the northwest but not visible from any primary façade.
- 6) Restore vehicular gate at the north elevation / McKenzie Street entrance.
- 7) Replacement of existing rotted wooden railing at a second floor deck on the east and north elevations with a simple metal railing. Finish color to be specified by applicant.
- 8) Installation of a white metal tube trellis to support the preservation of existing plantings at the interior north courtyard.
- 9) Installation of new metal screen wall at a non-publicly visible location on the west elevation to shield new mechanical units. Finish to be specified by applicant.
- 10) Installation of permanent video display at the northeast corner in a presently boarded up window opening that faces Griffin Street. Opening dimensions are not proposed to be altered. Presently, the Applicant has received administrative approval via the authority of the Land Use Director to temporarily install a video display in this location to serve as a temporary construction sign. The proposed permanent installation would be considered a public art

installation (not promotional business signage) and would feature video art associated with artists that are working in collaboration with the owners of the building.

11) Installation of new exterior lighting set into recessed nichos, as depicted on the elevation drawings.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (SFCC).
2. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to requirements of the following sections of the SFCC:
 - Section 14-5.2(D), General Design Standards; and
 - Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Staff determined that no exceptions would be required for approval of the Application, and the Applicant did not request any exceptions.
7. At the hearing, individual members of the Board expressed various questions and concerns about the video display proposed as Item 10. The Applicant volunteered to withdraw this portion of the proposal and to prepare a mock-up on site for the Board’s consideration and discussion at a future meeting.
8. Under SFCC Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
9. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
10. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review as herein described have been met.
11. The information contained in the Application and provided in testimony and evidence establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approves Items 1-9, as set forth in the Application and recommended by Staff.
3. The Board postpones a decision on Item 10.

IT IS SO ORDERED ON THIS 26th DAY OF MAY 2020, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chairperson

6/12/2020
Date:

FILED:

Yolanda Y. Vigil
Yolanda Y. Vigil
City Clerk

6/19/20
Date:

APPROVED AS TO FORM:

Sally A. Paez
Sally A. Paez
Assistant City Attorney

May 26, 2020
Date

Full Scale



City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: September 15, 2020

To: Building Permit Division

From:

Lisa Roach

Lisa Roach, Planner Manager - Land Use

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 206 MCKENZIE ST, Santa Fe, NM 87501

Case Number: 2020-002447--ADMIN

Contact Name: Tom Easterson-Bond

Phone Number: 505-699-7430

Email: build@woodmetalconcrete.com

Approved Scope of Work: *Amend a previous HDRB and Administrative approvals as follows:*

- 1) Install two urban bee hives on the roof, with the condition that they shall not be publicly visible;*
- 2) Install gas lamps at the Griffin St entrance and at the McKenzie St entrance, as submitted;*
- 3) Enlarge window opening on the west (interior parking side) facade to its original opening dimensions, and install a new 3/3 divided light window, as submitted;*
- 5) Modify sloped roof of west facade to replace deteriorated corrugated plastic with whitewashed glazing panels, as submitted;*
- 6) Install screen wall to screen new rooftop mechanical units on west elevation, as submitted;*
- 7) Re-affirm the use of solar shingles on sloped roof of west facade above garage and storage, as previously approved;*
- 8) Remove existing wire screens from windows on the McKenzie St elevation, and replace three non-historic windows to the left of the pedestrian entrance to match existing (in-kind);*
- 9) Re-affirm the installation of cut-in exterior sconces at Griffin and McKenzie elevations, as submitted and previously approved;*
- 10) Re-affirm temporary video monitor art installation at location of boarded up window on Griffin St elevation, for a period of up to 90 days only. Permanent installation requires HDRB approval.*

FURTHER ACTIONS REQUIRED: PERMIT or PERMIT REVISION

ROUTE TO HISTORIC DIVISION

INTERIM HISTORIC INSPECTION

FINAL HISTORIC INSPECTION



City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: November 06, 2020

To: Building Permit Division

From:

A handwritten signature in black ink, appearing to read "Lani McCulley".

Lani McCulley

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 206 MCKENZIE ST, Santa Fe, NM 87501

Case Number: 2020-002835--ADMIN

Contact Name: SARAH BLAKE

Phone Number: 505-424-1112

Email: sfpm@positiveenergysolar.com

Approved Scope of Work: *Install roof mounted solar array as submitted with the conditions that there shall be no publicly visible rooftop appurtenances, that line sets shall go through the parapets and shall not be publicly visible.*

**FURTHER ACTIONS REQUIRED: PERMIT or PERMIT REVISION
FINAL HISTORIC INSPECTION**



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

PROJECT DESC: #

Case 2021-003826-HDRB. 206 McKenzie Street. Downtown and Eastside Historic District. Bradyn Furry, agent for FC3, owner, proposes to construct a new carport, green house, and parapet and install window grates on a contributing structure. Exceptions are requested to Sections 14-5.2(E)(1)(c) to construct a structure with more window than wall area, 14-5.2(D)(2)(d) to construct within 10 feet of a primary façade, and 14-5.2(D)(1)(a) to alter architectural features and spaces that embody the status. (Daniel Schwab)

CASE NUMBER: 2021-003826--HDRB

PROJECT TYPE: New Construction

LOCATION: 206 MCKENZIE ST 4
Santa Fe, NM 87501

CONTACTS: Property Owner

FC3 LTD CO

PO Box 2083
Santa Fe, NM 87504-2083

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.**

Ver. 12 1/14/2020

COSF 130

CONTACTS: Agent

Bradyn Furry

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jul 27, 2021. The decision of the Board was to approve the application as submitted, finding that the exception criteria had been met.

For further information please call 505-955-6605.

Sincerely,



Daniel Schwab

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.**

Ver. 12 1/14/2020

COSF 131



City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: July 16, 2024

To: Building Permit Division

From:

A handwritten signature in black ink that reads "Paul Q. Duran".

Paul Duran

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 206 MCKENZIE ST, Santa Fe, NM 87501

Case Number: 2024-008688--ADMIN

Contact Name: Bradyn Fury

Phone Number: 505-709-0306

Email:

Approved Scope of Work: *1) Install a 5' 11" wide by 2' 9" tall metal security grill painted to match the existing security grills on the north façade.*

2) Construct a 3' 6" tall by 9' long metal hand rail on the west façade.

Conditions of Approval: *1) No other work is approved at this time.*

FURTHER ACTIONS REQUIRED: PERMIT or PERMIT REVISION

FINAL HISTORIC INSPECTION



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

PROJECT 2025-010494-HDRB, 206 McKenzie St., Downtown and Eastside Historic District,
DESC: Contributing, Bradyn Furry, agent for Mindy Hale and FC3 Ltd. Co., owner, requests approval to replace all the doors and windows which requires an exception to 14-5.2(D)(1)(a) for the removal of historic material; construct a new detached steel carport to a height of 8'-8" with roof-mounted solar units within the existing auto court which requires an exception to 14-5.2(D)(E) Downtown and Eastside Design Standards; an increase in height by 3'-3" of a previously approved parapet on the McKenzie St. façade which requires an exception to 14-5.2(D)(2)(c) additions are not permitted unless set back 10' from primary facade, and install roof top HVAC units, and a new pedestrian gate on the McKenzie St. adjacent to the vehicle entrance.

CASE NUMBER: 2025-010494--HDRB

PROJECT TYPE: Remodel

LOCATION: 206 MCKENZIE ST
Santa Fe, NM 87501

CONTACTS: Property Owner

FC3 LTD CO

PO Box 2083
Santa Fe, NM 87504-2083

Applicant

Bradyn Furry

BOARD ACTION

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.**

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jun 24, 2025. The decision of the Board was to Motion 1: approve item number two in the staff report concerning the construction of the new detached steel carport to a height of 8'-8" with roof mounted solar units within the existing auto court, approve the application as submitted noting that staff has determined the exception criteria have been met with the condition that the carport be screened by a yard wall with the height that is compliant with the underlying zoning as such that the carport and the solar panels are not visible from McKenzie Street.

Vote: The vote was four for and none against (4-0). Members Mather, Cherry, Degnan, and Biedscheid voted for and none against.

Motion 2: approve of the three items as submitted. Member Biedscheid requested a friendly amendment to approve item numbers 4, 5, and 6, in the staff report for roof mounted HVAC units, the construction of a new pedestrian gate on the McKenzie St. façade, and re-stucco the exterior of the structure with a new one to match the existing.

Vote: The vote was four for and none against (4-0). Members Cherry, Biedscheid, Mather, and Degnan voted for and none against.

Motion 3: postpone item number three in the staff report to change the overall height by 3'-3" from 14'-0 1/2" to 17'-3" high from a previously approved parapet on the McKenzie St façade, finding the exception criteria have not been met, move to postpone this item for a re-design and to request the applicant come back with some alternative design suggestions that minimize the roof line as much as possible while hiding the steel structure behind and/or an alternate design that the applicant prefers for consideration noting that the exception criteria might be required for the exposed steel items.

Vote: The vote was four for and none against (4-0). Members Mather, Cherry, Biedscheid, and Degnan voted for and none against.

Motion 4-A: approve the applicant's proposal to restore and replace the doors and windows on the North Façade including those on the 1st and 2nd floor as described below:

Restore doors and windows numbered: G, PP, SS, and D-6.

Replace doors and windows numbered: H, TT, I, D-19.

Vote: The vote was three for and one against (3-1). Members Cherry, Degnan, and Mather voted for and Member Biedscheid voted against.

Motion 4-B: approve the applicant's proposal to restore and replace the doors and windows on the East Façade including those on the 1st and 2nd floor as described below:

Restore doors and windows numbered: K, Z, BB, QQ, RR, D-7, and D-9.

Replace doors and windows numbered: J, Y, EE, and FF

Vote: The vote was three for and one against (3-1). Members Cherry, Degnan, and Mather voted for and Member Biedscheid voted against.

Motion 4-C: approve the applicant's proposal to restore and replace the doors and windows on the South Façade including those on the 1st and 2nd floor as described below:

Restore doors and windows numbered: L, M, N, O, S, T, U, V, GG, HH, II, KK, and LL

Replace doors and windows numbered: Q, XX, D-10, D-11, D-12, and D-14

Vote: The vote was three for and one against (3-1). Members Cherry, Degnan, and Mather voted for and Member Biedscheid voted against.

Motion 4-C: approve the applicant's proposal to restore and replace the doors and windows on the West Façade including those on the 1st and 2nd floor as described below:

Restore doors and windows numbered: NN, and OO

Replace doors and windows numbered: B, C, F, ZZ, D-1, D-2, D-3, D-4, and 104-A

Vote: The vote was three for and one against (3-1). Members Cherry, Degnan, and Mather voted for and Member Biedscheid voted against.

For further information please call 505-955-6605.

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.**

Sincerely,



Paul Duran

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.**



A R C H A E O
architects

05/13/2025

Historic Review

RE: 206 McKenzie St.

The building located at 206 McKenzie Street, also known as “The White Building”, has been undergoing a renovation for the past six years. The initial renovation was started in 2019 and, due to the negligence of the original architect and problems with the work of the original contractor, the building has had extensive work done on it in recent years to remedy many issues that stem from that negligence and lack of craftsmanship, including removing and reconstructing work done during the original effort. During its long renovation process, the building has had several Historic approvals issued. The earliest approvals for the ongoing renovation date back to September of 2019 and have been received as late as July of 2024. The following is a list of approvals and whether the work was completed or not. Copies of the approvals are included at the end of this letter.

September 27, 2019

Case No. 2019-000989-Admin

Approved Scope of Work:

Remove, repair, and reinstall large window on North elevation, in order to complete asbestos abatement. Remove awning scrim from this window in order to restore operability.

This work was completed as approved.

December 06, 2019

Case No. 2019-001438-ADMIN

Approved Scope of Work:

- 1) Prepare a stucco sample in the color treatment proposed on one of the walls that are interior to the property (south façade). This is a test to see if the color will be compliant with Downtown and Eastside standards.

This sample was installed and approved, and the stucco color was applied to the building as a whole.

- 2) Install a mural on the north courtyard wall, provided it will not be publicly visible.

This mural has not been installed at this time.

- 3) Install ADA ramps at the two entrances on Griffin Street. This will require removal of existing concrete steps and extending and repairing the bottoms of the doors at these two locations. Doors will be painted white, and the extensions will be white steel door kicks.

The ADA ramps have been installed but the doors have not been modified at this time.

- 4) Replace non-contributing planters on Griffin Street in-kind with white concrete in a block pattern to match existing. Heights and configurations to remain the same.

The replacement planters have been constructed and remain in place.

- 5) Replace a small portion of sloped roof at the McKenzie Street frontage with grey/zinc standing seam metal.

This roof had not been installed during the renovation process.

- 6) Repair a hole in the sidewalk at the corner of McKenzie and Griffin with a planter to match the existing planters on Griffin Street.

The planter has been constructed and remains in place.

*This approval also includes a drawing showing the location of the primary facades for the building included in this packet.

May 12, 2020

Case No. 2020-1990-HDRB

Approved Scope of Work:

- 1) Repair the large window and skylight on the north elevation in order to complete asbestos abatement, and restore operability by removing a non-historic awning scrim.

This work was completed as approved.

- 2) Repair and replace in-kind the substantially damaged non-contributing concrete planters along Griffin Street.

The replacement planters have been constructed and remain in place.

- 3) Replace in-kind a small portion of sloped roof at the McKenzie Street frontage with grey standing seam metal.

This roof had not been installed during the renovation process.

- 4) Install small ADA ramps at two Griffin Street gates, and install white steel gate kick plates at these locations.

The ADA ramps have been installed but the doors have not been modified at this time.

- 5) Prepare a stucco sample in the color treatment proposed here on one of the walls that are interior to the property as a test to facilitate determination as to whether this treatment will meet district design standards.

This sample was installed and approved and the stucco color was applied to the building as a whole.

- 6) Temporarily install a video display in the east facing window at the corner of McKenzie and Griffin as a temporary construction sign, for a period of 90 days.

The video display was not installed, nor is a plan in place to include it in the new construction.

September 15, 2020

Case No. 2020-002447-ADMIN

Approved Scope of Work:

Amend a previous HRDB and Administrative approvals as follows:

- 1) Install two urban bee hives on the roof, with the condition that they shall not be publicly visible;

The hives have been installed.

- 2) Install gas lamps at the Griffin St entrance and at the McKenzie St entrance, as submitted;

The lamps have been installed at the Griffin St. entrance but have not been installed at the McKenzie St. entrance.

- 3) Enlarge window opening on the west (interior parking side) façade to its original opening dimensions, and install a new 3/3 divided light window, as submitted;

The new window has been installed.

- 4) NOT INCLUDED

- 5) Modify sloped roof of west façade to replace deteriorated corrugated plastic with whitewashed glazing panels, as submitted;

The roof had not been installed, instead the structure was removed.

- 6) Install screen wall to screen new rooftop mechanical units on west elevation, as submitted;

The screen is currently framed and awaiting the stucco finish.

- 7) Re-affirm the use of solar shingles on sloped roof of west façade above garage and storage, as previously approved;

The solar shingles were not installed.

- 8) Remove existing wire screens from windows on the McKenzie St elevation, and replace three non-historic windows to the left of the pedestrian entrance to match existing (in-kind);

The wire screen have been removed and the windows to the left of the pedestrian entrance were replaced, though they do not match the existing windows in-kind.

- 9) Re-affirm the installation of cut-in exterior sconces at Griffin and McKenzie elevations, as submitted and previously approved;

The sconces have been installed.

- 10) Re-affirm temporary video monitor art installation at location of boarded up window on Griffin St elevation for a period of up to 90 days only. Permanent installation requires HDRB approval.

The video display was not installed, nor is a plan in place to include it in the new construction.

November 06, 2020

Case No. 2020-002835-ADMIN

Approved Scope of Work:

- 1) Install a roof mounted solar array as submitted with the conditions that there shall be no publicly visible rooftop appurtenances, that line sets shall go through the parapets and shall not be publicly visible.

The solar array was not installed, nor is it feasible to do so on the roof of the main building.

July 27, 2021

2021-003826—HDRB

Approved Scope of Work:

Construct a new carport, green house, and parapet and install window grates on a contributing structure. Exceptions to Sections 14-5.2(E)(1)(c) to construct a structure with more window than wall area, 14-5.2(D)(2)(d) to construct within 10 feet of a primary façade, and 14-5.2(D)(1)(a) to alter architectural features and spaces that embody the status.

For reference, the following is taken from the Proposal Letter for this submittal:

Exterior Window Protection

We are asking for approval to install a total of four window grates on the exterior of the building, all located on the McKenzie Street elevation. Each will be designed to match the existing window grates which are installed on the Griffin Street elevation. Because of the difference in sizes of the windows, each grate will be scaled to be proportionate to the window they are protecting. The company's internal security requirements dictate the need for this protection since highly valuable equipment used for the daily operation of the company is located behind these windows.

New Parapet Over Main Entry

We would like to install a new parapet over the main entry to the building on the McKenzie Street elevation. This new entry will hide the roof and its appurtenances from public view. Also, the parapet will aid in the drainage of the roof behind, directing the flow of water to an internal downspout, under the sidewalk and out into the street. Without the parapet, the water draining from the roof will sheet flow directly over the main door and offer no protection from precipitation for those visiting the building nor walking by on the sidewalk.

The design of the new parapet will be influenced by the adjacent parapet in a simplified manner. This will give importance to the front entry, act as a wayfinding element to the entry and help reinforce the design of the adjacent façade design.

New Carport to Replace Existing

In place of the existing carport, we are proposing to build a new one in the same location. The previous carport was condemned and removed for the sake of physical safety to the public. Both of the original carports were not deemed Historic structures. We are wanting to use those materials from the original structure which were able to be salvaged to rebuild the new one to the furthest extent possible. These materials will be used on the front

façade facing the parking lot. This will visually tie the new carport together with the carport to remain which is built with a similar design.

The original carport had enclosed storage which we would like to continue within the new structure. This portion of the building will be enclosed with painted CMU which matches the construction and finish of the surrounding yardwalls and carport. The roof of the carport will be pitched to match the adjacent carport but will be pitched in two directions – both east and west. This keeps the roof height at the top of the ridge within the surrounding yardwall and not extend above. Visually, the front of the carport will look virtually identical in construction to the remaining one adjacent.

New Greenhouse

At the location of the existing greenhouse, we are proposing to construct a new greenhouse within the same footprint. The previous greenhouse was also condemned and removed for the sake of physical safety to the public and was not deemed a Historic structure. The new greenhouse will be modern in design in terms of performance regarding energy efficiency and function. The design draws from the existing window and skylight combination found around the corner, on the north elevation of the building. Designing the greenhouse in this way will reinforce the design of both and keep the window and skylight combination from being a complete anomaly. Informal interviews and unsolicited comments from the general public show that community members find the windows aesthetically pleasing and a point of unique interest.

July 16, 2024

Case No. 2024-008688-ADMIN

Approved Scope of Work:

- 1) Install a 5' 11" wide by 2' 9" tall metal security grill painted to match the existing security grills on the north façade.

The security grill has not yet been installed pending repair to the exterior stucco.

- 2) Construct a 3' 6" tall by 9' long metal hand rail on the west façade.

The handrail has not yet been installed pending repair to the exterior stairs.

For the current application, we are requesting several additional changes to the design of the building which include: Replacing all the doors and windows; approval of Roof Top Units; a new pedestrian gate on the McKenzie St. façade; a new steel carport within the existing autocourt; a change to the overall height of a previously approved parapet on the McKenzie St. façade; and replacing the exterior stucco system with a new one to match the existing. Also, the attached Site Plan details the locations of the primary facades of the building. Please see below for further explanation of each submittal item.

Replacing all doors and windows:

We are asking for approval for the replacement of all the doors and windows throughout the building. The current doors and windows are in complete disrepair, missing in some places, and broken beyond repair in others. A majority of the doors and windows that had historic status have already been removed and replaced throughout the building's history. In addition, those that are still of historic status have been destroyed, rendered inoperable, or incorrectly sealed and flashed during the previous remodel. If an attempt were made to repair those that could be repaired, uncovering them would destroy their structural attachments to the building, thus rendering them unsalvageable.

Because of their condition, we would like to replace all the doors and windows with new ones that are both energy-efficient and look exactly like they did when we started the current remodel project. The new windows and doors will match the same sizes, mullion and muntin layouts, materials, and glazing sizes and locations. We have had a Historic Assessment performed by RPA & Associates, LLC., the resulting report included with this submission. The new windows and doors will be Marvin, Ultimate Clad in the color Stone White. All are labeled on the attached plans to correspond to the designations in the Historic Assessment report. The Historic Assessment report also identifies those windows which had previously carried a historic status.

New doors and windows would also contribute to the energy efficiency of the building. The overall renovation includes many exercises to increase efficiency, doors and windows being a huge contributor to energy loss.

Rooftop Units

As part of the recent remodeling project and the current one, Rooftop Units are required for the heating and cooling system. The units are located on the west side of the building, beyond the extents of the primary façade and behind a screening wall previously approved by the Historic Review Board. The units will not be visible from any public areas.

New Pedestrian Gate

On the north, McKenzie St. façade, we are asking to replace an existing metal gate accessing the autocourt from the sidewalk. The historic gate has already been replaced with a new steel gate made from steel angle and square livestock fencing. We are proposing a new gate that has an aesthetic which keeps with the existing steel security grates found on the exterior of the building and which is in line with the original aesthetic of the building. The current gate is very utilitarian and does not reflect the look and feel of the building's history.

New Steel Carport

Within the existing perimeter yardwalls that enclose the autocourt, we are proposing a new steel carport that both provides shade for the parked cars for users of the building and provides a structure for photovoltaic panels which will supplement power to the building. Investigating the feasibility of placing the panels on the

various roofs, the distance between the solar panels, the location of the main service disconnect and transformer, and the required cabling to connect the panels on different roofs, it is not conducive to an installation on the existing building. The solution for providing the most solar power generation is to provide an alternate structure on which to install the panels. That structure is a new steel carport.

The proposed carport will be hidden from view within the existing perimeter yardwalls. However, the existing heights of the wall are inconsistent and are below the height of the new structure with solar panels in several locations, which would expose the construction. CMU courses will be added to the wall to bring its overall height to a consistent elevation which will hide the carport. The building is in the Business Capital District – McKenzie Street subdistrict which does not have a restriction on the height of walls and fences.

Because the autocourt is tight and maneuvering within is limited, a cantilevered carport is proposed. A cantilevered structure provides the necessary framework for solar panels while keeping the largest possible, open maneuverable space for cars to access underneath. A typical wood structure with columns at the corners and at the extents of the structure would limit the maneuverability of the cars accessing the parking spaces below making it almost impossible to use. A cantilevered structure of the size required requires a steel structure to achieve the necessary clear space for maneuverability.

The owners of the property are trying to add as much photovoltaic power feasible for the building to be as environmentally conscious as possible. The preapproved carport locations do not provide enough power, and the only way to add more solar power would be to add a structure to the property.

Parapet Extension

On the McKenzie façade, a parapet design was previously approved by the Historic Board to screen a set of skylights beyond. As the design of the skylights was refined, we realized they needed to be installed at a greater slope which requires a higher parapet in front to fully screen them from public view. We are proposing an increase of just over three feet to the front parapet. The design of the parapet will remain the same, with only an increase to the overall height.

Stucco

The existing stucco is failing by delaminating from the structure of the building and needs to be replaced. The replacement stucco will be a three-coat cementitious system of the same white color that was previously applied. The color will be Parex, Colonial White, a sample of which is located at the jobsite.

**Historic Districts and Historic Landmarks
Design Standards and Signage Exception Criteria**

14-5.2(D)(1)(a) removal of historic material: Doors and Windows

The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

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

Response:

The design of the doors and windows on the existing building replicate structures and accessories which are currently present, on the building. The new windows and doors will match the same sizes, mullion and muntin layouts, materials, and glazing sizes and locations.

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

Response:

If an attempt were made to repair those that could be repaired, uncovering them would destroy their structural attachments to the building, thus rendering them unsalvageable. If the units are removed, the jambs will be destroyed because the jambs are the buck in the adobe. The adobe and the interior plaster are showing signs of deterioration from water intrusion around the existing jambs due to the lack of flashing and moisture from condensation due to the quantity and size of the single glazed windows.

- (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.

Response:

The application of these modifications do not affect the ability for residents to continue to reside within this historic district and area and does not change the overall look of the building.

14-5.2(D)(E) Downtown and Eastside Design Standards: Metal Carport

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

Response:

The proposed carport will be hidden from view within the existing perimeter yardwalls which will be raised in places which have an inconsistent height. The overall height of the yardwall will be adjusted to fully screen the carport from public view. The building is in the Business Capital District – McKenzie Street subdistrict which does not have a restriction on the height of walls and fences, so yardwall heights can be easily adjusted for full screening from the public.

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

Response:

Because the autocourt within the perimeter yardwalls is tight and maneuvering within is limited, a cantilevered carport is proposed. A cantilevered structure provides the necessary framework for solar panels while keeping the largest possible, open maneuverable space for cars to access underneath. A wood structure, which would typically be proposed for this area, with columns at the corners and at the extents of the structure, would limit the maneuverability of the cars accessing the parking spaces below, making it almost impossible to use. A cantilevered structure of the size required requires a steel structure to achieve the necessary clear space for maneuverability.

(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.

Response:

The intent of the new carport installation is that it serves the needs of the applicant and users of the building while its existence is virtually unknown and invisible to the public view.

14-5.2(D)(2)(c) additions are not permitted to primary facades.

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

Response:

The core design of the proposed addition to the north façade was previously approved by the HDRB and is in keeping with the aesthetic nature of the adjacent portions of the building. The proposed modification only raises the overall height of the parapet.

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

Response:

Due to work done by a previous contractor, the portion of the wall in question was severely damaged and its structural integrity compromised. The damaged wall needs to be removed and replaced, and the design was modified to more reflect the adjacent facades and the overall aesthetic of the building.

(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.

Response:

Because the proposed modification to the previously approved design further separates this portion of the façade from the adjacent building masses, it strengthens the perception that this infill is not trying masquerade as an original piece of the building. Rather, through its increased separation from the adjacent massings, it further enhances the significance of the original portions of the building.

14-5.2(D)(5)(b) architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced.

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

Response:

The core design of the proposed addition to the north façade was previously approved by the HDRB and is in keeping with the aesthetic nature of the adjacent portions of the building. The proposed modification only raises the overall height of the previously approved parapet.

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

Response:

Due to work done by a previous contractor, the portion of the wall in question was severely damaged and its structural integrity compromised. The damaged wall needs to be removed and replaced as it was no longer safe and would compromise the ability for this portion of the building to continue to be used. The design was modified to more reflect the adjacent facades and the overall aesthetic of the building and will be built in the authentic adobe construction associated with Santa Fe's history.

(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.

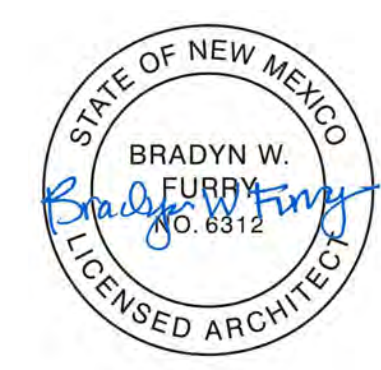
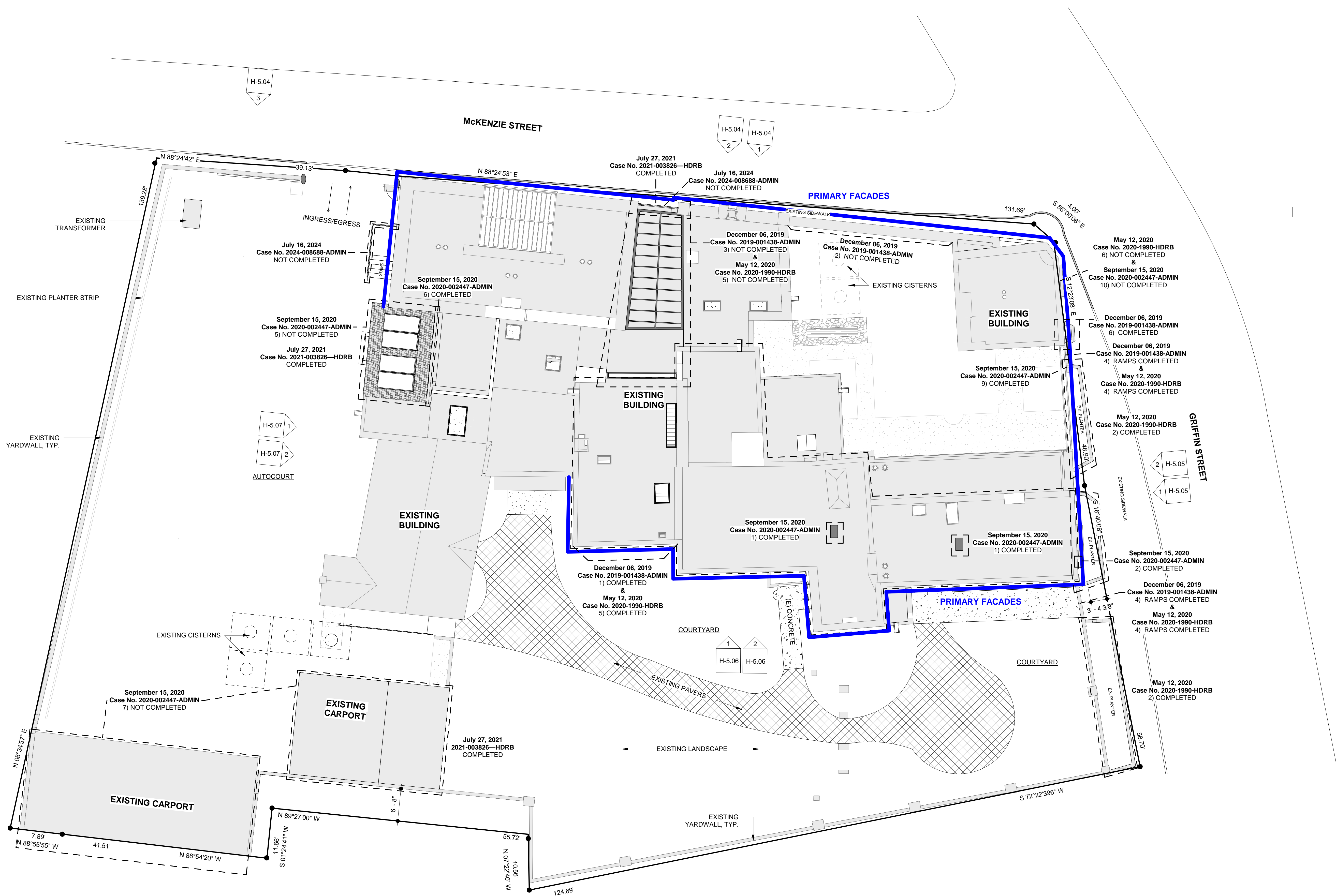
Response:

Because the proposed modification to the previously approved design further separates this portion of the façade from the adjacent building masses, it strengthens the perception that this infill is not trying masquerade as an original piece of the building. Rather, through its increased separation from the adjacent massings, it further enhances the significance of the original portions of the building.

Thank you,



Bradyn Furry
505.709.0306



FALLING COLORS

FOR CONSTRUCTION
206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109
Scale : 1" = 10'-0"
Date : 04/28/2025

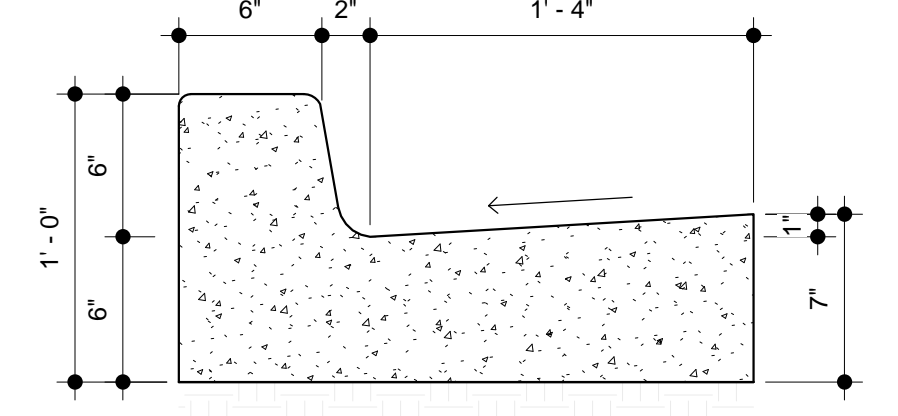
Drawing Title :
EXISTING SITE PLAN

Sheet Number :

H-5.01



- FOR CONCRETE CURB AND GUTTER CONSTRUCT TRANSVERSE JOINTS AS FOLLOWS:
 - TOOLED CONTRACTION JOINTS AT 5' INTERVALS
 - 1/2" PRE-MOLDED BITUMINOUS EXPANSION JOINTS AT 30' INTERVALS UNLESS DIRECTLY ABUTTING THE SIDEWALK THEN 15' INTERVALS ARE REQUIRED
- DIMENSIONS AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES
- LIP OF GUTTER SHALL BE EVEN WITH THE ADJACENT ASPHALT, BUT IN NO CASE SHALL IT EXCEED 1/4".



2 CURB AND GUTTER
1 1/2" = 1'-0"



- SIGN TYPE R7-8 (12"x18")
- WHITE SIGN FIELD
- GREEN BORDER AND LETTERING
- WHITE ON BLUE BACKGROUND
- INTERNATIONAL SYMBOL OF ACCESSIBILITY
- OPTIONAL LANGUAGE
- REQUIRED LANGUAGE PER NMSA 197866-7-352.4C



- SIGN TYPE R7-8A (6"x12")
- WHITE SIGN FIELD
- GREEN BORDER AND LETTERING
- REQUIRED LANGUAGE (VAN ACCESSIBLE SPACE)
- ANSI 502.7

PARKING SIGNAGE

PARKING STRIPE DETAIL

- 2" WIDE
- BLUE PARKING STRIPING ON CONCRETE AT PARKING SPACES AND ACCESSIBLE AISLE DIAGONAL STRIPING

PARKING REQUIREMENTS

- CITY OF SANTA FE CODES, TABLE 14-8.6-1
- COMMERCIAL OFFICE (NON-MEDICAL)
 - 1/500 s.f. net leasable (BCD DISTRICT REDUCTION) = 5,960/500 s.f. = 12
- RESTAURANT (CAFE) & GALLERY
 - 1/350 s.f. net leasable (BCD DISTRICT REDUCTION) = 1,477/350 = 5
- TOTAL REQUIRED = 17
- PARKING SPACES PROVIDED = 16
- *DUE TO THE SPACE LIMITATIONS OF THE EXISTING PROPERTY, THE MAXIMUM POSSIBLE SPACES OF 16 HAVE BEEN PROVIDED. PREAPPROVED WITH CITY PERSONNEL.

ADA PARKING REQUIREMENTS

- 2015 IBC, TABLE 1106.1 ACCESSIBLE PARKING SPACES
- 1 TO 25 SPACES = 1 ACCESSIBLE SPACE
- PARKING SPACES PROVIDED = 1

BICYCLE PARKING REQUIREMENTS

- 14-8.6-3 GENERAL OFF-STREET BICYCLE PARKING
- 16-50 SPACES = 8 SPACE REQUIRED
- * 8 SPACES PROVIDED

- ZONING: BUSINESS CAPITAL DISTRICT (BCD)
- USE: COMMERCIAL OFFICE SPACE



10/4/2023

FALLING COLORS

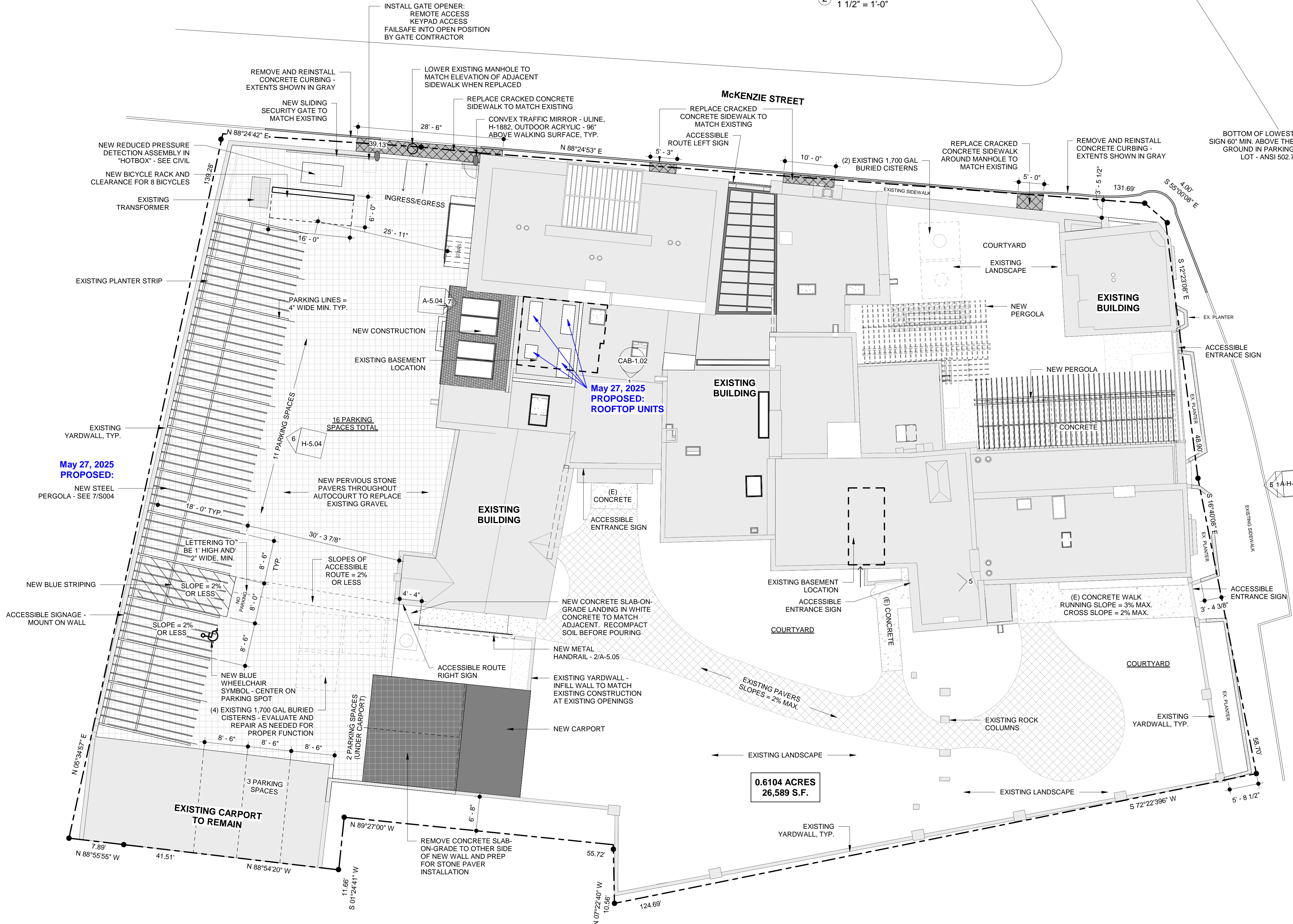
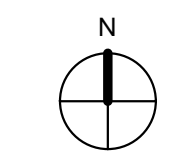
FOR CONSTRUCTION
206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109
Scale : As indicated
Date : 04/28/2025

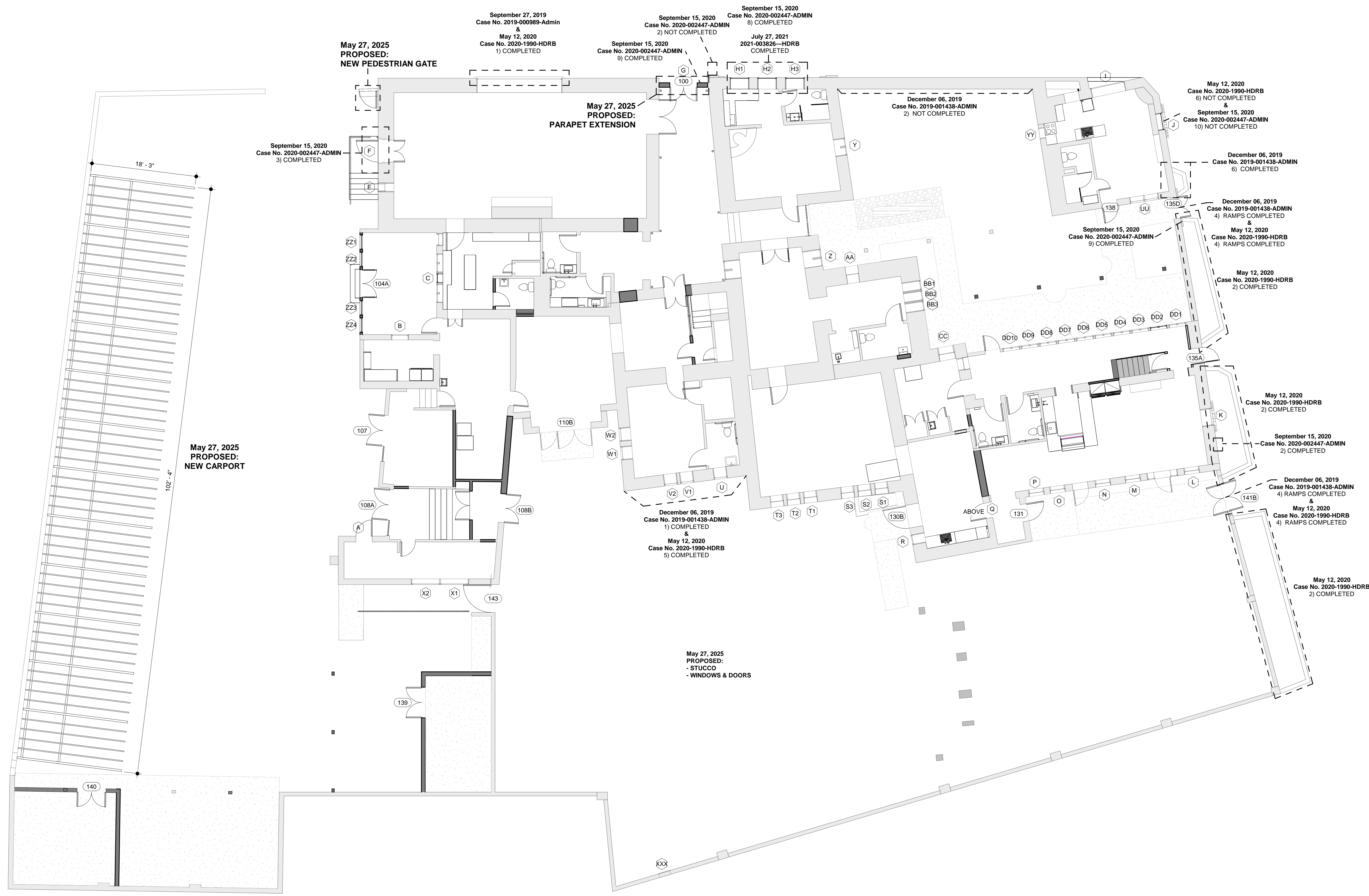
Drawing Title :
SITE PLAN

Sheet Number :

A-1.01



0.6104 ACRES
26,589 S.F.



FALLING COLORS

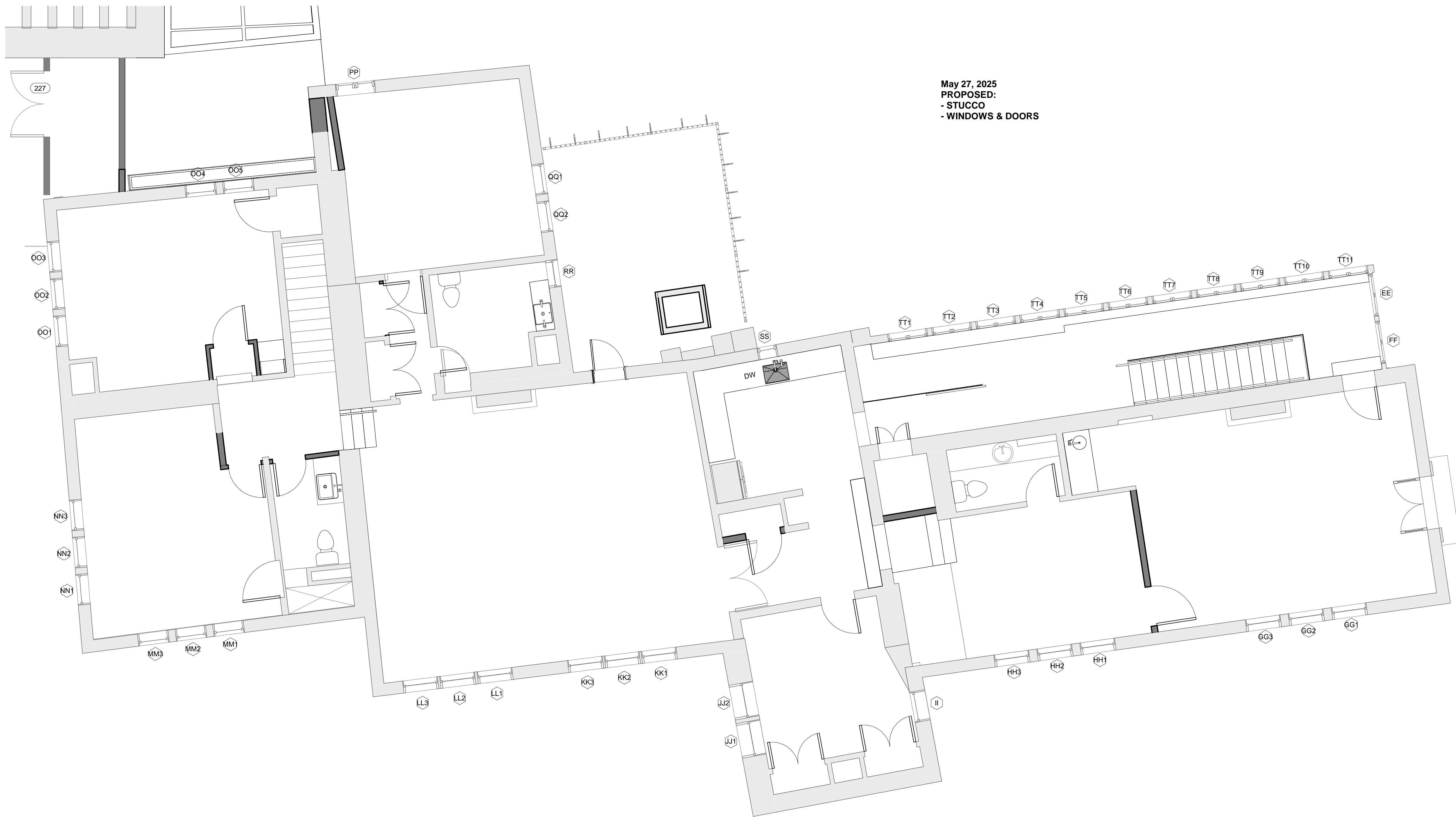
FOR CONSTRUCTION
206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109
Scale : 1/8" = 1'-0"
Date : 04/28/2025

Drawing Title :
FIRST FLOOR PLAN

Sheet Number :

H-5.02



May 27, 2025
PROPOSED:
- STUCCO
- WINDOWS & DOORS



FALLING COLORS

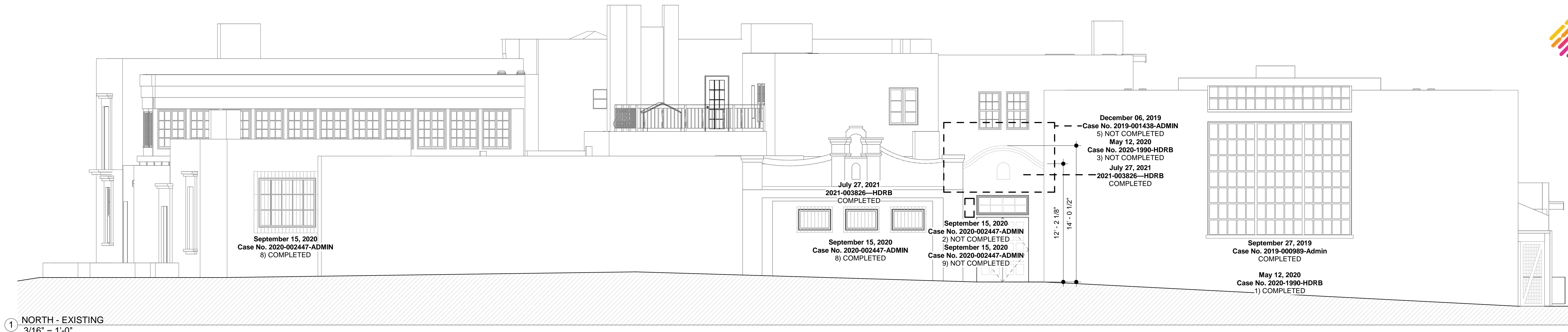
FOR CONSTRUCTION
206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109
Scale : 1/4" = 1'-0"
Date : 04/28/2025

Drawing Title :
**SECOND FLOOR
PLAN**

Sheet Number :

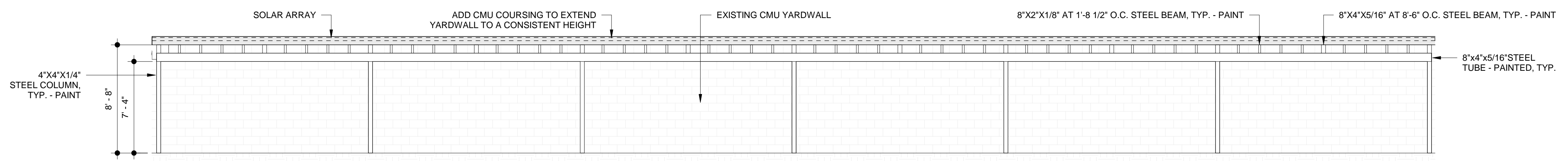
H-5.03



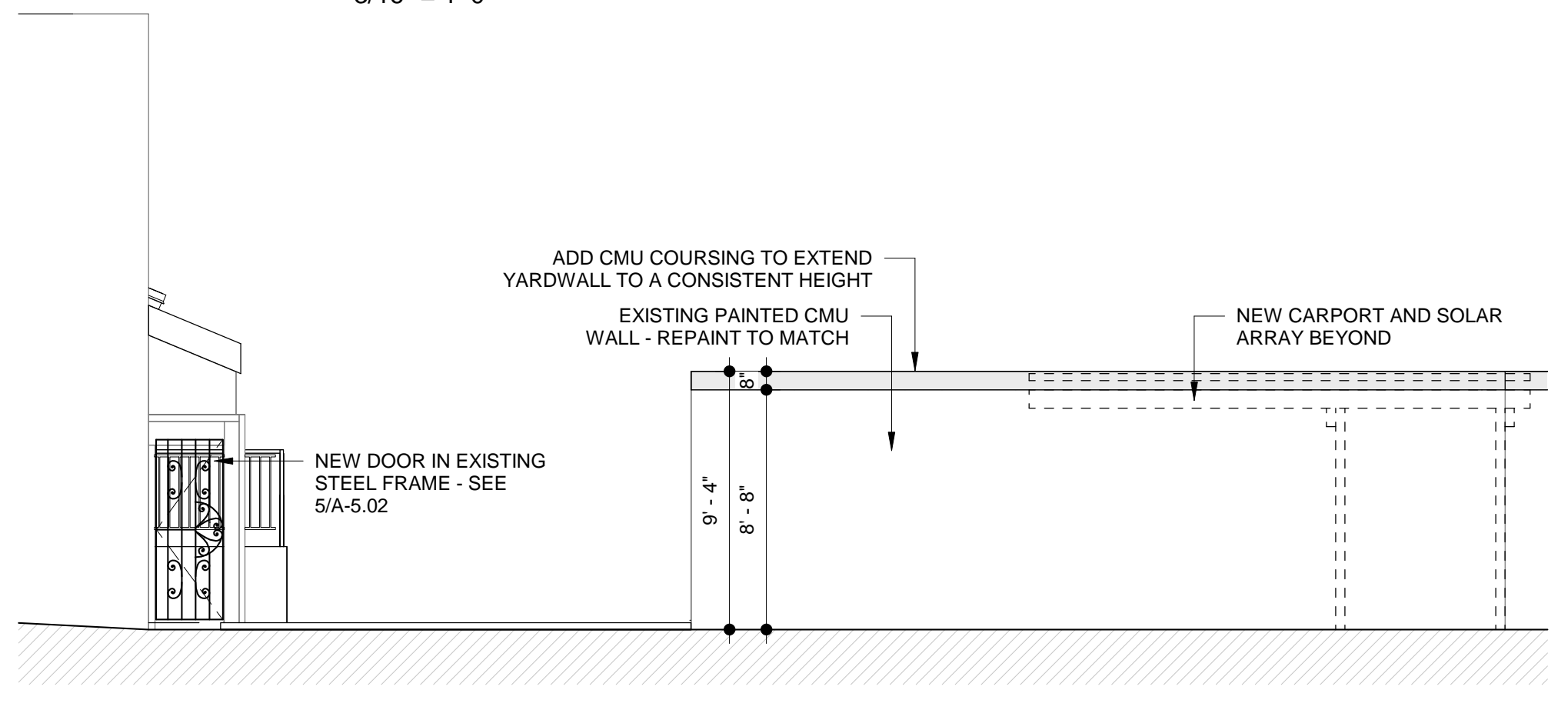
1 NORTH - EXISTING
3/16" = 1'-0"



2 NORTH - NEW
3/16" = 1'-0"

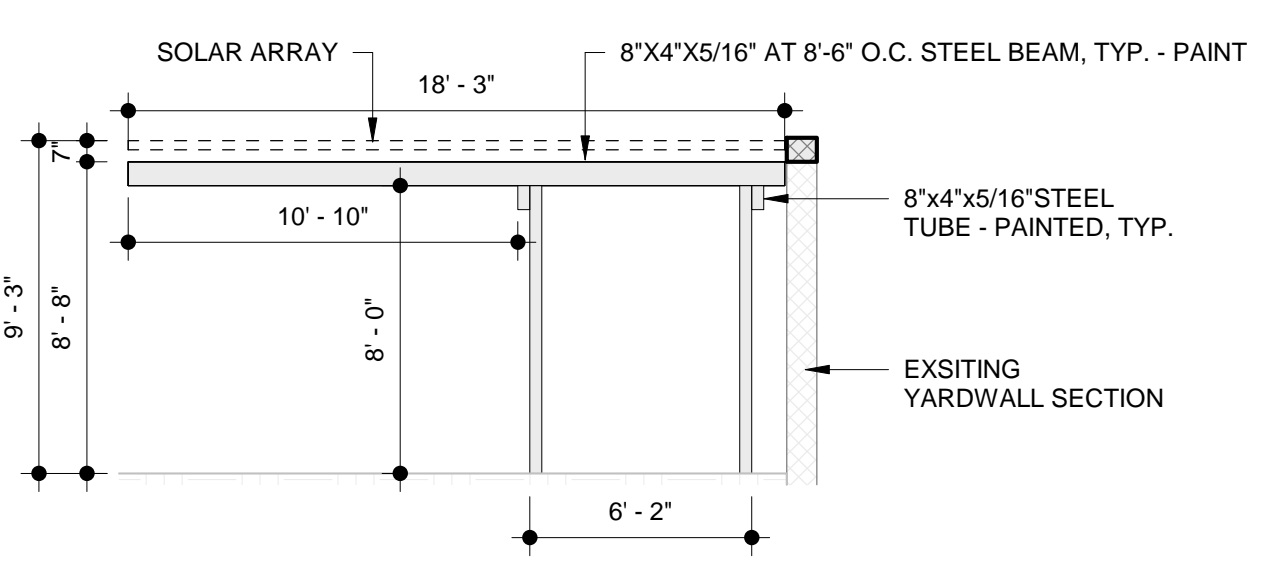


6 NEW CARPORT FRONT ELEVATION
3/16" = 1'-0"

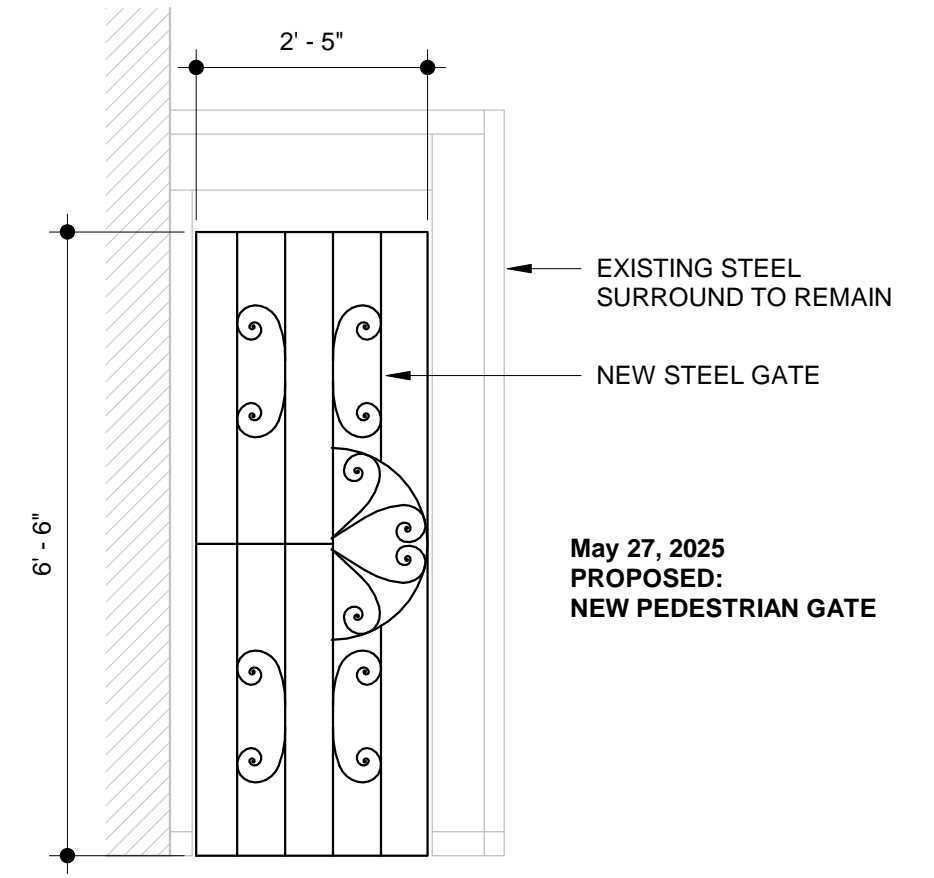


3 NORTH - NEW WEST
3/16" = 1'-0"

May 27, 2025
PROPOSED:
STEEL CARPORT



4 NEW CARPORT SIDE ELEVATION
3/16" = 1'-0"



5 NEW PEDESTRIAN GATE
1/2" = 1'-0"

FALLING COLORS

FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

Scale : As indicated

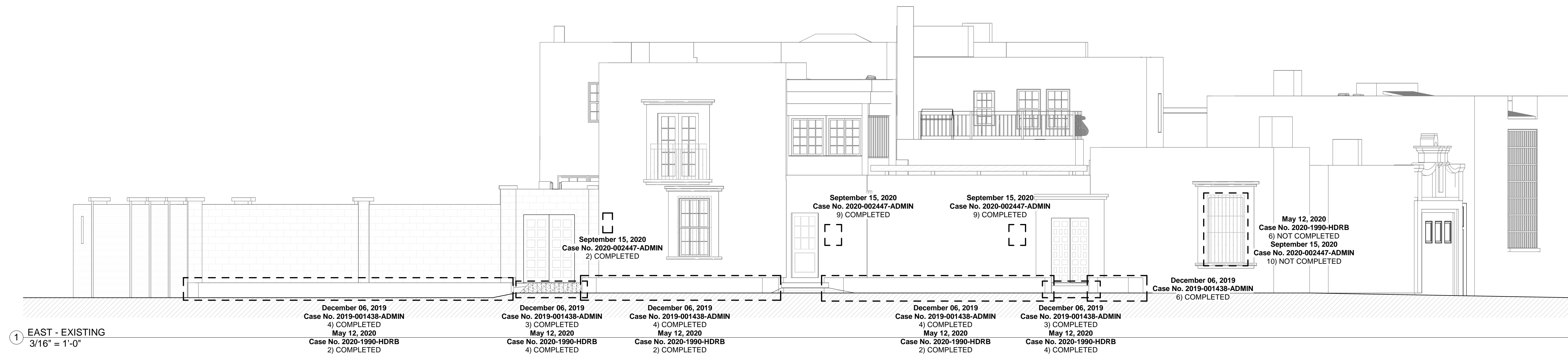
Date : 04/28/2025

Drawing Title :

EXTERIOR
ELEVATIONS

Sheet Number :

H-5.04



FALLING COLORS

FOR CONSTRUCTION
 206 McKenzie St. Santa Fe, NM 87501

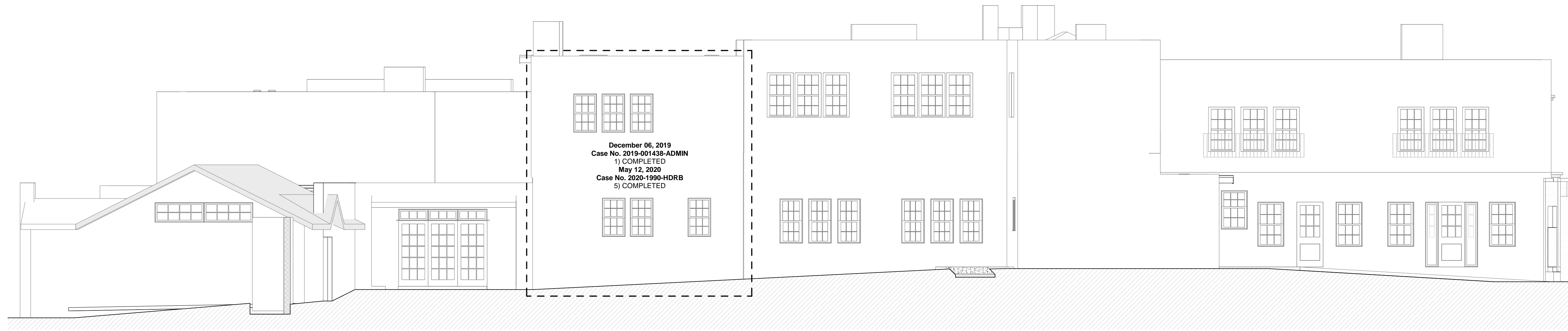
Project Number : 2109
 Scale : 3/16" = 1'-0"
 Date : 04/28/2025

Drawing Title :
EXTERIOR ELEVATIONS

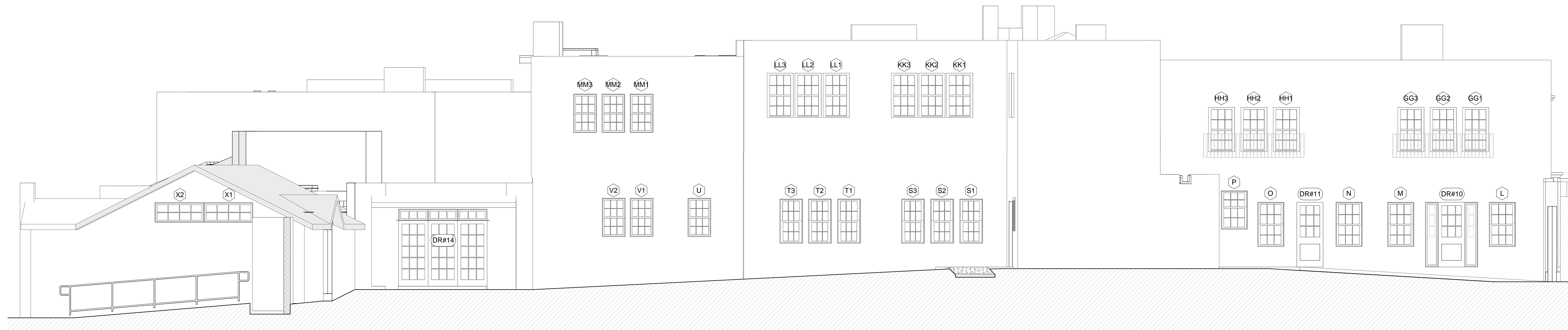
Sheet Number :
H-5.05



A R C H A E O
architects



① SOUTH - EXISTING
3/16" = 1'-0"



② SOUTH - NEW
3/16" = 1'-0"

May 27, 2025
PROPOSED:
- STUCCO
- WINDOWS & DOORS

FALLING COLORS

FOR CONSTRUCTION
206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109
Scale : 3/16" = 1'-0"
Date : 04/28/2025

Drawing Title :
EXTERIOR ELEVATIONS

Sheet Number :

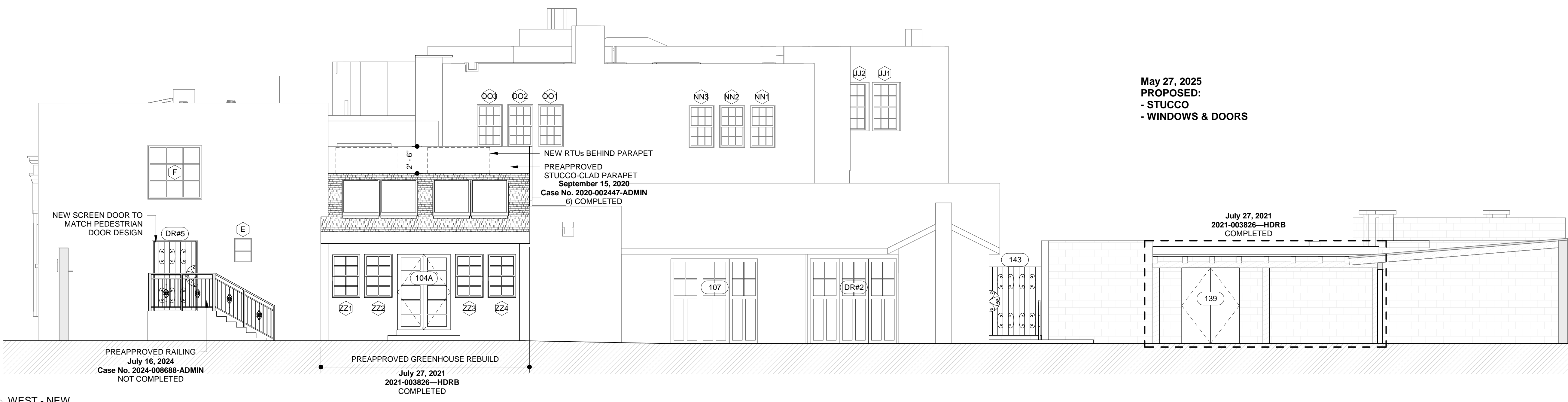
H-5.06



ARCHAEO
architects



① WEST - EXISTING
3/16" = 1'-0"



② WEST - NEW
3/16" = 1'-0"

FALLING COLORS

FOR CONSTRUCTION
206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109
Scale : 3/16" = 1'-0"
Date : 04/28/2025

Drawing Title :
EXTERIOR ELEVATIONS

Sheet Number :

H-5.07

RPA & Associates, LLC.

PRESERVING OUR HISTORY

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

EXHIBIT H

HISTORIC ASSESSMENT
NO. 020125-HA



TO Archaeo Architects
1512 Pacheco Street
Santa Fe, NM 87505
bradyn@archaeoarchitects.com

JOB	DATE
206 McKenzie Street, Santa Fe, NM 87501	01/02/2025

LOCATION	DESCRIPTION
<u>NORTH</u>	
A	60" x 24" FIXED BARN SASH ON SIDE 4W2H WOOD BEAD (1985) NON-HISTORIC
DR #1	34" x 76" RH OUTSWING DOOR 3W1H/2-PANEL (CUT DOWN, DOOR NOT IN JAMB) NON-HISTORIC
<u>WEST</u>	
DR #2	32" x 94" – 3 BI-FOLD GARAGE DOORS 2W2H/2-PANEL HISTORIC
DR #3	30" x 76" RH INSWING DOOR 2W2H/3-HORIZONTAL PANELS (SIMPSON 1985) NON-HISTORIC
<u>NORTH</u>	
B	37" x 35" – 2 (2-19") LR INSWING CASEMENT 2W3H HISTORIC
<u>WEST</u>	
DR #4	32" x 71" LH OUTSWING DOOR 3W3H/1-PANEL (KOLBE 2018) NON-HISTORIC
C	103" x 28" – 5 WIDE LR SLR OUTSWING CASEMENT 2W2H BARN SASHES (SASHES INSTALLED IN A 2 x 4 FRAME) (1985) NON-HISTORIC
D	25" x 77" TUBE STEEL WITH 1-LT GLASS (2018) NON-HISTORIC
E	19" x 26" L STEEL CASEMENT 1W2H (ADDED FOR A BATH 1960's) HISTORIC BUT NOT ORIGINAL
DR #5	48" x 76" OPENING WAS A DOOR – NOTHING THERE NON-HISTORIC
F	48" x 48" AWNING PUSH-OUT ALUMINUM 3W3H ABOVE DR #5 (KOLBE 2018) NON-HISTORIC

JOB		DATE
206 McKenzie Street, Santa Fe, NM 87501		01/02/2025
LOCATION	DESCRIPTION	
<u>NORTH</u>		
G	190" x 146" MULLED STEEL CASEMENT 13W7H W/3 – 42 x 39 AWNING HISTORIC	
DR #6	94" x 99" OPENING WAS A DOOR W/TRANSOM ALL ALUMINUM HORIZONTAL SLIDER (NOTHING THERE EXCEPT 2018 TRANSOM W/GRILLES) NON-HISTORIC	
H	40" x 26" AWNING 1-LT 3 WINDOWS (KOLBE 2018) NON-HISTORIC	
I	72" x 61" STEEL CASEMENT (SET-IN A WOOD JAMB ORIGINALLY A PAIR OF DOUBLE HUNGS) NON-HISTORIC 5W3H (40 x 40 INSWING)	
<u>EAST</u>		
J	36" x 69" WWOOD DOUBLE HUNG (SASHES & JAMBS MISSING) NON-HISTORIC	
❖ DR #7	46" x 78" WOOD LH OUTSWING ALL PANELS – 19 EACH (GATES TOO SHORT FOR OPENING) HISTORIC NOT ORIGINAL	
DR #8	30" x 76" LH INSWING DOOR ½ GLASS 3-PANEL CUT DOWN (SIMPSON 1998) WOOD BEAD NON-HISTORIC	
K	36" x 69" DH 3W2H/3W2H HISTORIC	
❖ DR #9	60" x 81" RH INSWING GATE DOORS CUT DOWN WOOD BEAD 12-PANEL HISTORIC NOT ORIGINAL	
<u>SOUTH</u>		
** L	32" x 54" DH 3W2H/3W2H HISTORIC	
DR #10	12/32/12 x 78" RH INSWING DOOR W/2-5 L WOOD BEAD (GATE IS TOO SHORT FOR THE OPENING) (SIMPSON 1979 TO 1982) NON-HISTORIC	
** M	32" x 54" DH 3W2H/3W2H HISTORIC	
** N	32" x 54" DH 3W2H/3W2H HISTORIC	
DR #11	32" x 77" RH INSWING DOOR 2W5H CUT DOWN (SIMPSON 1984) NON-HISTORIC	
** O	32" x 54" DH 3W2H/3W2H HISTORIC	
** P	32" x 47" DH 3W2H/3W2H HISTORIC	
<u>EAST</u>		
DR #12	32" x 77" LH OUTSWING DOOR 3W2H/1-PANEL CUT DOWN (KOLBE 2018) NON- HISTORIC	
Q	36" x 20" – 2 TRANSOM 3W1H BARN SASHES IN A FRAME (1988) NON-HISTORIC	

JOB		DATE
206 McKenzie Street, Santa Fe, NM 87501		01/02/2025
LOCATION	DESCRIPTION	
<u>WEST</u>		
** R	21" x 38" RH INSWING CASEMENT 2W3H HISTORIC	
DR #13	47" x 80" (2-24) DOOR FIXED 2W5H ADDED PIECES TO THE BOTTOM OF THE DOOR AND SCREWED TOGETHER (2018) NON-HISTORIC	
<u>SOUTH</u>		
** S	28" x 54" – 3 DH 3W2H/3W2H 5" MULLS HISTORIC	
** T	28" x 54" – 3 DH 3W2H/3W2H 5" MULLS HISTORIC	
** U	28" x 47" – 1 DH 3W2H/3W2H HISTORIC	
** V	28" x 47" – 2 DH 3W2H/3W2H 5" MULLS HISTORIC	
<u>WEST</u>		
** W	28" x 47" – 2 DH 3W2H/3W2H 5" MULLS HISTORIC	
<u>SOUTH</u>		
DR #14	36" x 81" – 3 LH/STAT/RH INSWING DOOR 3W5H (SIMPSON 1990) NON-HISTORIC 36" x 14" – 3 ALL HOPPERS INSWING TRANSOM 3W1H MECHANICAL NAILED SASHES (1990) NON-HISTORIC	
X	60" x 24" – 2 4W2H FIXED CASEMENT BARN SASHES ON SIDE WOOD BEAD (1984) NON-HISTORIC	
COURTYARD		
<u>EAST</u>		
Y	36" x 46" – 2 INSWING MISSING SASHES HISTORIC FRAME ONLY	
DR #15	64" x 84" (2-32") DOOR FIXED 3W5H ADDED TO TOP AND BOTTOM OF DOORS AND SCREWED TOGETHER (2018) NON-HISTORIC	
Z	36" x 46" – 2 OUTSWING CASEMENT 2W4H SILL BURIED WOULD NEED TO REMOVE HISTORIC	
<u>NORTH</u>		
AA	28" x 54" – 1 DH 3W3H/3W2H HISTORIC	

JOB		DATE
206 McKenzie Street, Santa Fe, NM 87501		01/02/2025
LOCATION	DESCRIPTION	
<u>EAST</u>		
BB	20" x 26" – 3 LSR INSWING CASEMENT 2W2H HISTORIC	
<u>NORTH</u>		
CC	34" x 54" – 1 DH 3W2H/3W2H SILL BURIED AND WOULD NEED TO BE REMOVED HISTORIC	
DR #16	30" x 79" RH INSWING METAL 3W3H/2-PANEL (2018) NON-HISTORIC	
DD	36" x 49" – 2 (2-18") LR OUTSWING BARN SASHES HUNG 2W4H/2W4H IN 2 x 4 JAMBS {1-LS/2-SS/6-LR} 9 WINDOWS TOTAL (2018) NON-HISTORIC	
DR #17	30" x 79" LH INSWING OPEN JAMBS (2018) NON-HISTORIC	
2ND FLOOR		
<u>EAST</u>		
EE	39" x 45" – 2 STAT/STAT 2W4H/2W4H BARN SASHES HUNG IN 2 x 4 FRAME (2018) NON-HISTORIC	
FF	39" x 45" – 2 STAT/STAT 2W4H/2W4H BARN SASHES HUNG IN 2 x 4 FRAME (2018) NON-HISTORIC	
DR #18	48" x 78" (2-24") 2W5H LH INSWING DOOR WOOD BEAD (SIMPSON 1998) NON-HISTORIC	
<u>SOUTH</u>		
** GG	32" x 54" – 3 DH 3W2H/3W2H SILL BURIED AND WOULD NEED TO BE REMOVED HISTORIC	
** HH	32" x 54" – 3 DH 3W2H/3W2H SILL BURIED AND WOULD NEED TO BE REMOVED HISTORIC	
<u>EAST</u>		
** II	28" x 47" – 1 DH 3W2H/3W2H SILL BURIED AND WOULD NEED TO BE REMOVED HISTORIC	
** JJ	32" x 54" – 2 DH 3W2H/3W2H 5" MULLS SILL BURIED AND WOULD NEED TO BE REMOVED HISTORIC	
** KK	32" x 54" – 3 DH 3W2H/3W2H 5" MULLS SILL BURIED AND WOULD NEED TO BE REMOVED HISTORIC	
** LL	32" x 54" – 3 DH 3W2H/3W2H 5" MULLS SILL BURIED AND WOULD NEED TO BE REMOVED HISTORIC	

JOB		DATE
206 McKenzie Street, Santa Fe, NM 87501		01/02/2025
LOCATION	DESCRIPTION	
<u>SOUTH</u>		
** MM	28" x 47" – 3 DH 3W2H/3W2H 5" MULLS SILL BURIED AND WOULD NEED TO BE REMOVED HISTORIC	
<u>WEST</u>		
** NN	28" x 47" – 3 DH 3W2H/3W2H 5" MULLS SILL BURIED AND WOULD NEED TO BE REMOVED HISTORIC	
** OO	28" x 47" – 3 DH 3W2H/3W2H 5" MULLS SILL BURIED AND WOULD NEED TO BE REMOVED HISTORIC	
<u>NORTH</u>		
PP	36" x 46" – 2 (2-18") LR INSWING CASEMENT 1W3H HISTORIC	
<u>EAST</u>		
QQ	28" x 47" – 2 DH 3W2H/3W2H 5" MULL HISTORIC	
RR	25" x 41" – 1 DH 3W2H/3W2H HISTORIC	
<u>NORTH</u>		
DR #19	28" x 73" RH INSWING DOOR 3W5H CUT DOWN (SIMPSON 1990) NON-HISTORIC	
SS	18" x 24" R STEEL CASEMENT 1W2H SET OUT OF PLUMBS (1960) HISTORIC BUT NOT ORIGINAL	
TT	36" x 49" – 2 (2-18") LR 2W4H BARN SASHES HUNG IN 2 x 4 FRAMES 11 WINDOWS TOTAL (2018) NON-HISTORIC	
<u>SOUTH</u>		
UU	60" x 42" – HS 3W3H WHITE ALUMINUM GRILLES IN AIR SPACE (1999) NON-HISTORIC	
VV	48" x 24" – HS 3W2H WHITE ALUMINUM GRILLES IN AIR SPACE (1999) NON-HISTORIC	
WW	30" x 24" – HS 2W2H WHITE ALUMINUM GRILLES IN AIR SPACE (1999) NON-HISTORIC	
DR #20	32" x 80" – LH INSWING 2W5H CARVED PIECES HISTORIC	
XX	20" x 8' FIXED OBSCURE GLASS STOPPED IN (1999) NON-HISTORIC	
<u>WEST</u>		
YY	24" FULL ROUND GLASS STOPPED IN (1999) NON-HISTORIC	

In closing, my professional opinion is as follows:

Windows:

A, C, D, F, H (3), I, J, Q, X, DD (9), EE, FF, TT (11), UU, VV, WW, XX, and YY – are non-historic.

Doors:

1, 3, 4, 5, 6, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 21 – are non-historic.

Windows:

B, E, G, K, PP, QQ, RR – are historic and primary façade.

Window:

R – is historic however the unit is not the original window to the building.

Windows:

** L, M, N, O, P, R, S, T, U, V, W, GG, HH, II, JJ, KK, LL, MM, NN, and OO – all have historic sashes and jambs. Many of the sills are buried in stucco and will need to be removed to make these windows seal properly. If the units are removed the jambs will be destroyed because the jambs are the buck in the adobe. The adobe and the interior plaster is showing signs of deterioration from water getting in around the existing jambs due to the lack of flashing and moisture from condensation because of the quantity and size of the single glazed windows.

The best solution to protect the integrity of the structure is to remove these units and replace in like and kind, all wood windows with divided light and insulated glass. These windows are located on the non-primary elevations.

Window:

SS – is historic (not original) set out of plumb. This unit will not operate or seal.

Door:

Door #2 & #20 – are historic however it is not located on the primary façade.

- ❖ Door # 7 & #9 – is historic and it is located on the primary façade. These units will need wood added to the bottom and top to fit the opening. For this unit to be made stain grade (to match the panels) it should probably be re-made. The panels may be re-used and installed in a new matching size stile and rail door.

Window:

Y – is historic however missing sashes.

Windows:

Z, AA, BB, and CC - are historic however not on the primary façade.

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

Assessment prepared by: *Ra N. Patterson*

RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

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

NOTES:

COSF 161

RPA & ASSOCIATES, LLC | 206 MCKENZIE STREET, SANTA FE, NM 87501

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
A	60" x 24" FIXED 4W2H	F	NON-HISTORIC – BARN SASHES 1984
DR #1	34" x 76" RH DOOR 3W1H/2-PANEL	F	NON-HISTORIC – SIMPSON DOOR (NOT FROM SITE) 1980
DR #2	32" x 94" BI-FOLD GARAGE DOOR	S	HISTORIC
DR #3	30" x 76" RH DOOR 2W2H/3 VENT PANEL	S	NON-HISTORIC – SIMPSON 1984
B	37" x 35" INSWING CASEMENT 2W3H	F	HISTORIC
DR #4	32" x 71" LH OUTSWING DOOR 3W3H/1-PANEL	S	NON-HISTORIC – KOLBE 2018
C	103" x 28" – 5 LR SLR OUTSWING 2W3H	F	NON-HISTORIC – SASHES STUCK IN 2 x 4 FRAME BARN SASHES 1984
D	25" x 77" TUBE STEEL W/INSULATED GLASS 1-LT	S	NON-HISTORIC – 2018
E	19" x 26" STEEL CASEMENT 1W2H	F	HISTORIC – HOWEVER NOT ORIGINAL FROM BUILDING
DR #5	48" x 76" DOOR OPENING	U	DOOR JAMB & DOOR MISSING
F	48" x 48" AWNING PUSH OUT 3W3H	S	NON-HISTORIC – KOLBE 2018
G	190" x 146" MULLED STEEL WINDOW W/HOPPER	F	HISTORIC
DR #6	94" x 99" DOOR OPENING W/HS ALL ALUMINUM TRANSOM	U	NON-HISTORIC – DOOR JAMB & DOOR MISSING HS ALL ALUMINUM HORIZONTAL SLIDER TRANSOM 2018
H (3)	40" x 26" AWNING 1-LT	S	NON-HISTORIC – KOLBE 2018
I	72" x 61" STEEL WINDOW 5W3H W/40 x 40 HOPPER	S	NON-HISTORIC – STEEL WINDOW INSTALLED INTO WOOD JAMB W/A PAIR OF ORIGINAL WOOD DOUBLE HUNG WERE ORIGINALLY EXISTING

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LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
J	36" x 69" WOOD DOUBLE HUNG – MOST LIKELY	U	NON-HISTORIC – JAMB & SASHES MISSING
❖ DR #7	46" x 78" ALL WOOD OUTSWING GATE 19 PANELS	F	HISTORIC – TOO SHORT FOR OPENINGS IF ADDED PC TO BOTTOM WOULD NOT MATCH. SOLUTION IS TO SAVE THE PANELS AND INSTALL IN NEW STILE AND RAIL GATE
DR #8	30" x 76" LH DOOR ½ GLASS/3-PANEL	S	NON-HISTORIC – 1998
K	36" x 69" DH 3W2H/3W2H	F	HISTORIC – SASHES/2018 SILLS & STOPS
❖ DR #9	60" x 81" INSWING GATE ALL WOOD 12 PANELS	U	HISTORIC – PANELS ONLY TOO SHORT FOR OPENINGS IF ADDED PC TO BOTTOM WOULD NOT MATCH. SOLUTION IS TO SAVE THE PANELS AND INSTALL IN NEW STILE AND RAIL GATE
** L	32" x 54" DH 3W2H/3W2H	F	HISTORIC – SASHES/2018 SILLS & STOPS
DR #10	12/32/12" x 78" DOOR 5 LITES 1W3H/1-PANEL/3W3H/1-PANEL/1W3H/1-PANEL	S	NON-HISTORIC – SIMPSON DOOR WOOD BEAD 1984
** M	32" x 54" DH 3W2H/3W2H	F	HISTORIC – SASHES/SILLS & STOPS 2018
** N	32" x 54" DH 3W2H/3W2H	F	HISTORIC – SASHES/SILLS & STOPS 2018
DR #11	32" x 77" RH DOOR CUT DOWN	F	NON-HISTORIC – SIMPSON 1984
** O	32" x 54" DH 3W2H/3W2H	F	HISTORIC – SASHES/SILLS & STOPS 2018
** P	32" x 47" DH 3W2H/3W2H	F	HISTORIC – SASHES/SILLS & STOPS 2018
DR #12	32" x 77" LH DOOR 3W3H/1-PANEL	F	NON-HISTORIC – KOLBE 2018
Q	36" x 20" – 2 TRANSOM 3W1H	F	NON-HISTORIC – BARN SASHES 1988
** R	21" x 38" RH STEEL CASEMENT 2W3H	F	HISTORIC
DR #13	47" x 80" (2-24") FIXED DOOR 2W5H	F	NON-HISTORIC – SHOP MADE 2018

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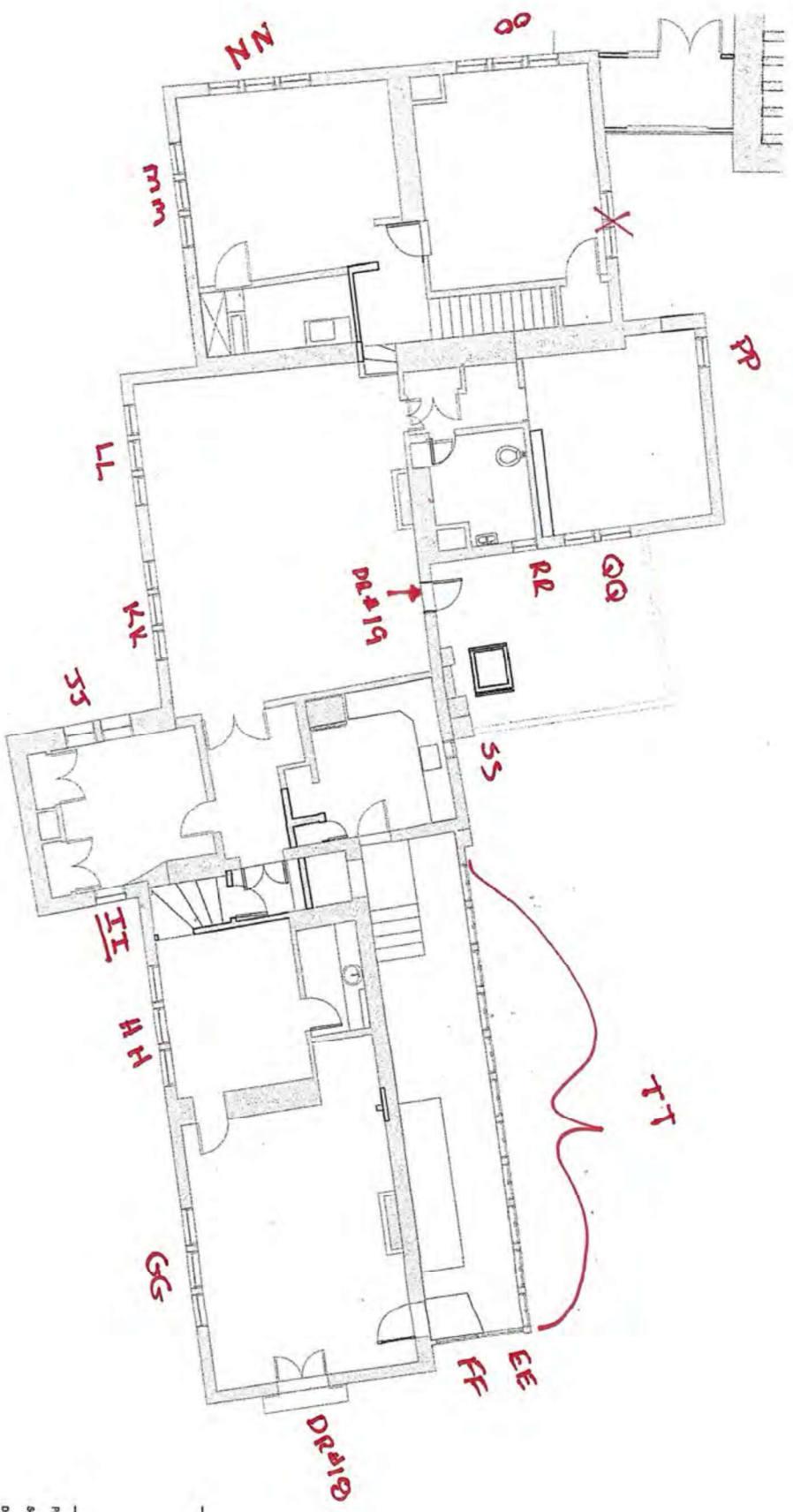
LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
** S	28" x 54" – 3 DH 3W2H/3W2H	F	HISTORIC – SILLS & STOPS 2018
** T	28" x 54" – 3 DH 3W2H/3W2H	F	HISTORIC – SILLS & STOPS 2018
** U	28" x 47" – 1 DH 3W2H/3W2H	F	HISTORIC – SILLS & STOPS 2018
** V	28" x 47" – 2 DH 3W2H/3W2H	F	HISTORIC – SILLS & STOPS 2018
** W	28" x 47" – 2 DH 3W2H/3W2H	F	HISTORIC – SILLS & STOPS 2018
DR #14	36" x 81" – 3 LH/STAT/RH DOOR 3W5H	F	NON-HISTORIC – SIMPSON 1990
	36" x 14" – 3 TRANSOM 3W1H W/BARN SASHES WOOD BEAD	F	NON-HISTORIC – BARN SASHES 1984
X	60" x 24" – 2 STAT 4W2H	F	NON-HISTORIC – BARN SASHES 1984
Y	36" x 46" – 2 (2-18") INSWING CASEMENT	U	HISTORIC – HOWEVER MISSING SASHES
DR #15	64" x 84" FIXED DOOR 3W5H	F	NON-HISTORIC – SHOP MADE 2018
Z	36" x 46" – 2 OUTSWIING CASEMENT 2W4H	U	HISTORIC – SILL BURIED IN THE WALL
AA	28" x 54" – 1 DH 3W3H/3W2H	F	HISTORIC – HOWEVER SASHES ARE NOT EQUAL LIKE ALL THE OTHER DOUBLE HUNGS
BB	20" x 26" – 3 INSWING CASEMENT LS R 3W2H	F	HISTORIC
CC	34" x 54" – 1 DH 3W2H/3W2H	U	HISTORIC – SILL BURIED IN THE WALL (SEE NOTE)
DR #16	30" x 79" RH INSWING METAL 3W3H/2-PANEL	F	NON-HISTORIC – THERMA TRU DOOR 2018
DD (9)	36" x 49" – 2 (2-18") OUTSWING BARN SASHES 2W4H	F	NON-HISTORIC – HUNG IN A 2 x 4 JAMB 2018
DR #17	30" x 79" LH DOOR OPENING	U	NON-HISTORIC - 2018

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LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
EE	39" x 45" – 2 (2-20") STAT/STAT 2W4H	U	NON-HISTORIC – HUNG IN A 2 x 4 JAMB 2018
FF	39" x 45" – 2 (2-20") STAT/STAT 2W4H	U	NON-HISTORIC – HUNG IN A 2 x 4 JAMB 2018
DR #18	48" x 78" (2-24") LH DOOR 2W5H	F	NON-HISTORIC – SIMPSON WOOD BEAD 1998
** GG	32" x 54" – 3 DH 3W2H/3W2H	F	HISTORIC – SILL BURIED IN WALLS (SEE NOTE)
** HH	32" x 54" – 3 DH 3W2H/3W2H	F	HISTORIC – SILL BURIED IN WALLS (SEE NOTE)
** II	28" x 47" – 1 DH 3W2H/3W2H	F	HISTORIC – SILL BURIED IN WALLS (SEE NOTE)
** JJ	28" x 47" – 2 DH 3W2H/3W2H	F	HISTORIC – SILL BURIED IN WALLS (SEE NOTE)
** KK	28" x 47" – 3 DH 3W2H/3W2H	F	HISTORIC – SILL BURIED IN WALLS (SEE NOTE)
** LL	32" x 47" – 3 DH 3W2H/3W2H	F	HISTORIC – SILL BURIED IN WALLS (SEE NOTE)
** MM	28" x 47" – 3 DH 3W2H/3W2H	F	HISTORIC – SILL BURIED IN WALLS (SEE NOTE)
** NN	28" x 47" – 3 DH 3W2H/3W2H	F	HISTORIC – SILL BURIED IN WALLS (SEE NOTE)
OO	28" x 47" – 3 DH 3W2H/3W2H	F	HISTORIC – SILL BURIED IN WALLS (SEE NOTE)
PP	36" x 46" – 2 (2-18") LR INSWING CASEMENT 1W3H	F	HISTORIC
** QQ	28" x 47" – 2 DH 3W2H/3W2H	F	HISTORIC – SILL BURIED IN WALLS (SEE NOTE)
RR	25" x 41" – 1 DH 3W2H	F	HISTORIC
DR #19	28" x 73" RH DOOR INSULATED GLASS CUT DOWN 3W5H	F	NON-HISTORIC - 1990

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LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
SS	18" x 24" R STEEL CASEMENT 1W2H	U	HISTORIC – NOT OF ORIGINAL ERA SET OUT OF PLUMB, WILL BE DESTROYED WHEN REMOVED TO SET TO PLUMB
TT (11)	36" x 49" – 2 (2-18") LR OUTSWING CASEMENT 2W4H	F	NON-HISTORIC – BARN SASHES SET IN 2 x 4 FRAMES 2018
UU	60" x 47" HS ALUMINUM WHITE 3W3H METAL BARS BETWEEN THE GLASS	F	NON-HISTORIC – 1999
VV	48" x 24" HS ALUMINUM WHITE 3W2H METAL BARS BETWEEN THE GLASS	F	NON-HISTORIC – 1999
WW	30" x 24" HS ALUMINUM WHITE 2W2H METAL BARS BETWEEN THE GLASS	F	NON-HISTORIC – 1999
DR #20	32" x 80" LH DOOR CARVED PANELS 2W5H	U	HISTORIC – HOWEVER PANELS PARTS ARE ONLY RE-USEABLE IF THEY CAN BE REMOVED WITHOUT BEING DESTROYED
XX	20" x 8" FIXED OBSCURE GLASS STOPPED IN WITH WOOD & STUCCO	U	NON-HISTORIC – WHEN CUTTING THE STUCCO TO REMOVE GLASS, THE GLASS WILL BREAK IN ALL PROBABILITY 1999
YY	24" FULL ROUND – GLASS STOPPED IN WITH WOOD & STUCCO	U	NON-HISTORIC – WHEN CUTTING THE STUCCO TO REMOVE GLASS, THE GLASS WILL BREAK IN ALL PROBABILITY 1999



FALLING COLORS
ARCHAEO
architects

ARCHAEO
architects

COSF168

FALLING COLORS

FOR CONSTRUCTION
Middletown State & Mill 1901

Project Name: 210

Scale: 1/4" = 1'-0"

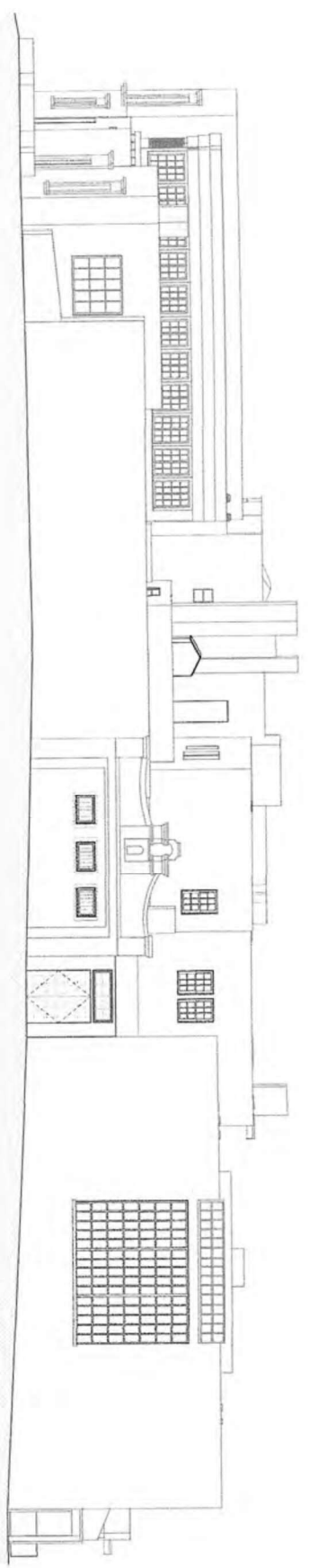
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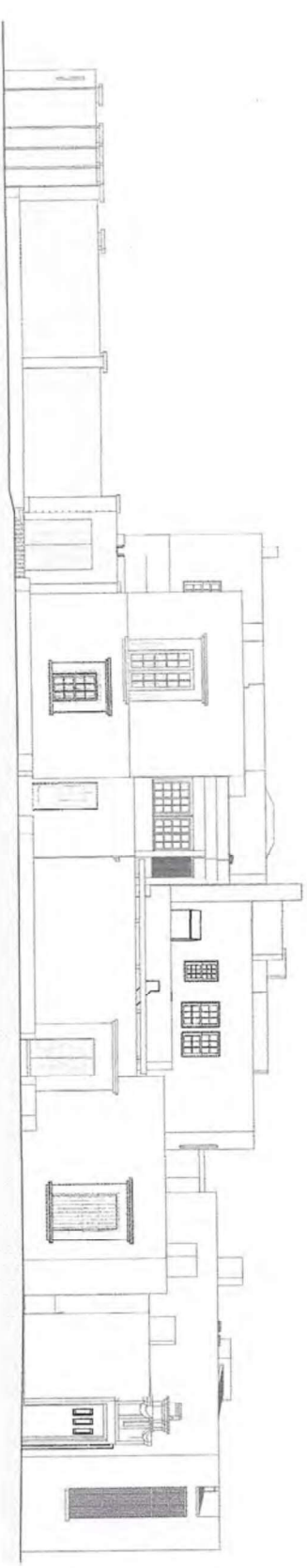
EXISTING SECOND
FLOOR

Sheet Name:

A-2.02.



① NORTH
3/16" = 1'-0"



② EAST
3/16" = 1'-0"

FALLING COLOR
ARCHAEO
architects

ARCHAEO
architects

COSF 169

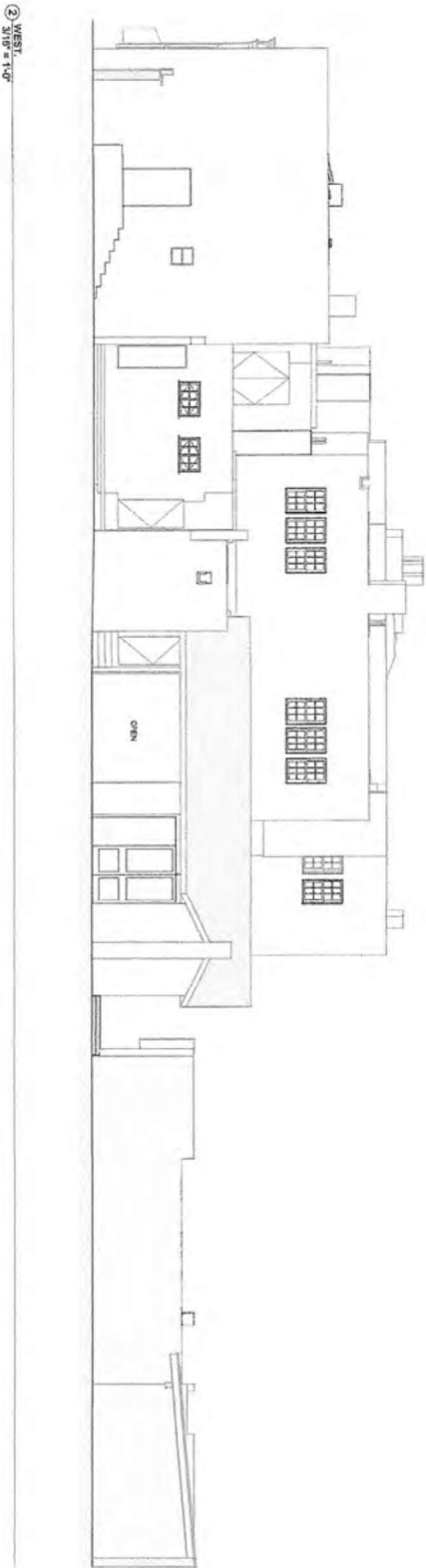
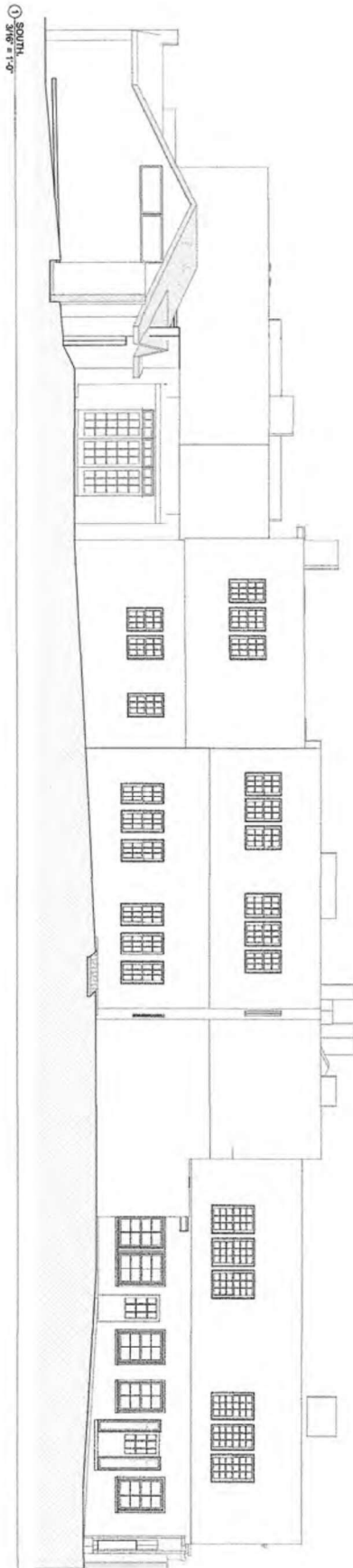
FALLING COLORS

FOR CONSTRUCTION
28 Malcolm & Seward Pl., RM 819F1

Project Number: 2103
Scale: 3/16" = 1'-0"
Date: 11/20/04

Drawing Title:
**EXISTING
EXTERIOR
ELEVATIONS**

Sheet Number:
A-5.01.



FALLING COLORS

FOR CONSTRUCTION

20 Eureka St. South Pl. AM 87501

Project Number: 2109

Scale: 3/16" = 1'-0"

Date: 11/12/2008

Drawing Title:

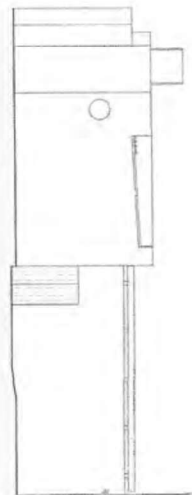
**EXISTING
EXTERIOR
ELEVATIONS**

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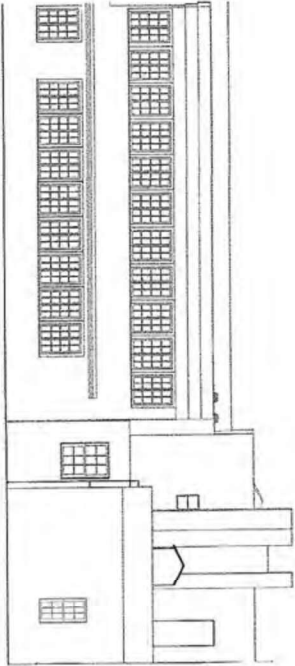
A-5.02.



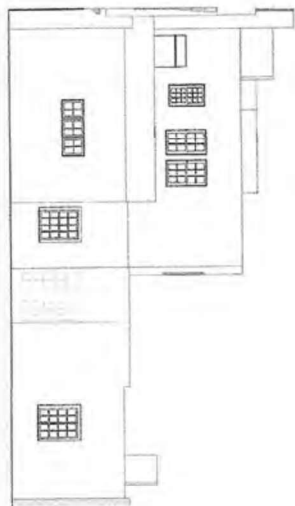
① COURTYARD NORTH
3/16" = 1'-0"



② COURTYARD EAST
3/16" = 1'-0"



③ COURTYARD SOUTH
3/16" = 1'-0"



④ COURTYARD WEST
3/16" = 1'-0"

FALLING COLORS

FOR CONSTRUCTION
26 MADISON ST. SEASIDE, NJ 08291

Project Number : 2109

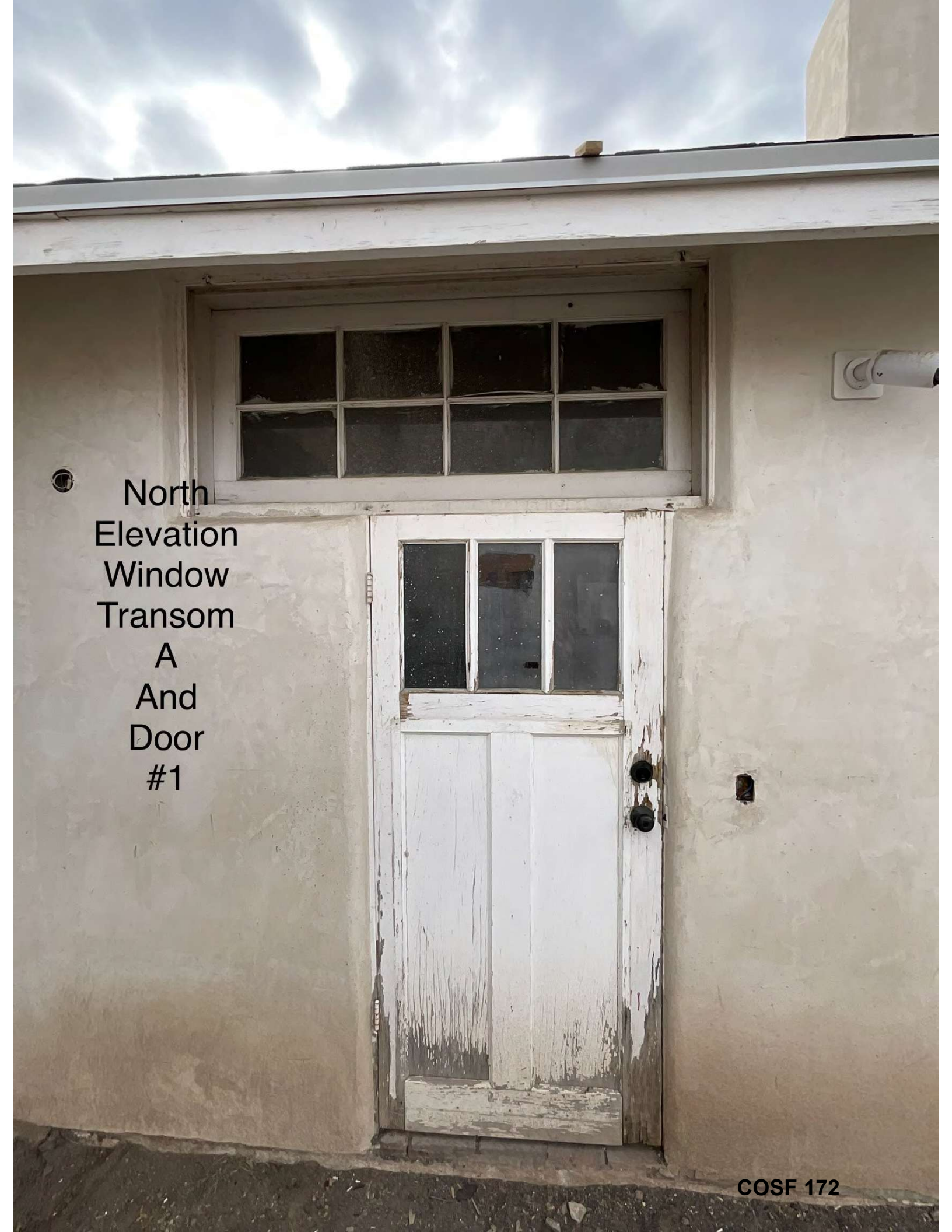
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Date : 11/20/2014

Drawing Set :
EXISTING
EXTERIOR
ELEVATIONS

Sheet Number :

A-5.03.



North
Elevation
Window
Transom
A
And
Door
#1



West
Elevation
Door
#2

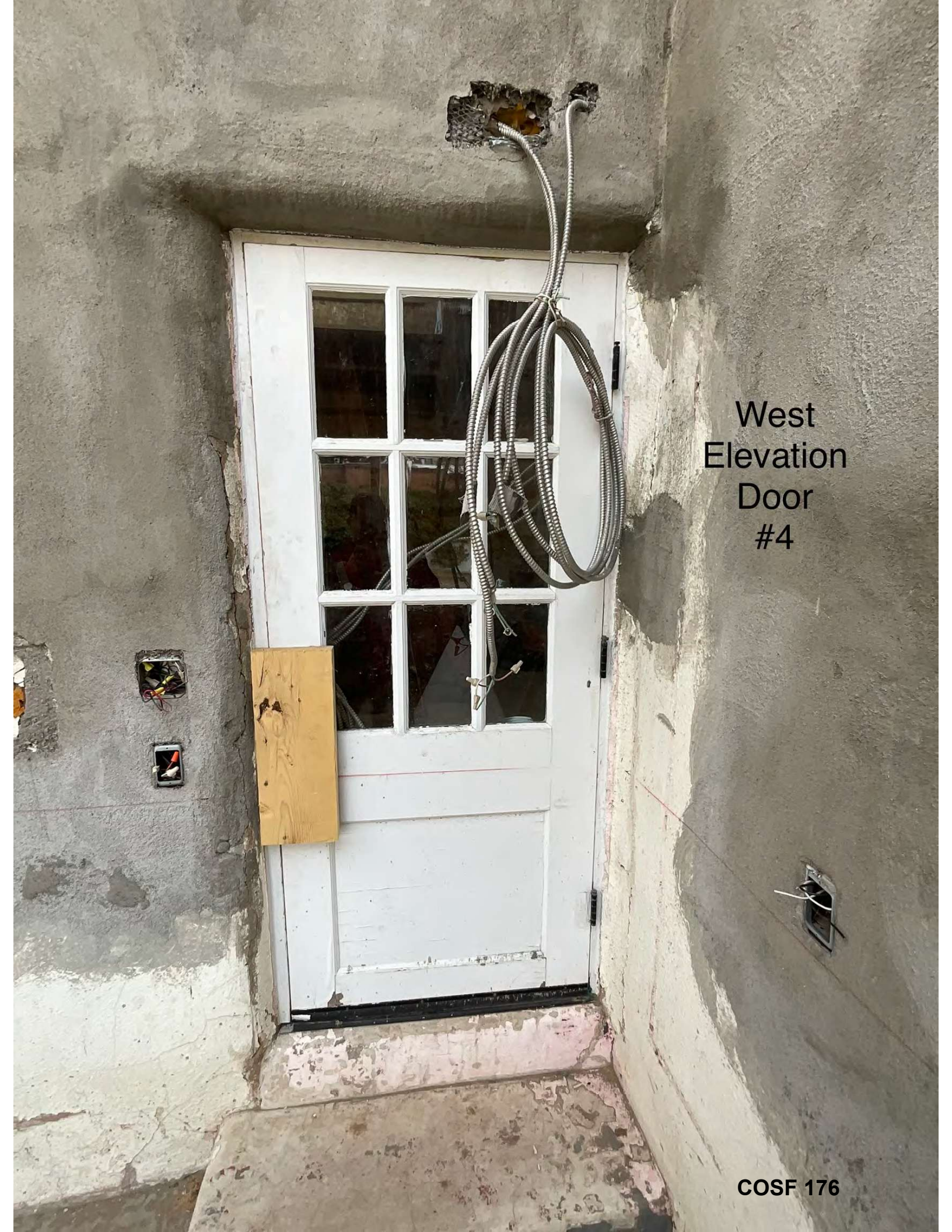
COSF 173

West
Elevation
Door
#3

North Elevation
Window
B

eck
The Roof B
EON
TECHNO

West
Elevation
Door
#4



West Elevation
Window C



West
Elevation
Window
D





West
Elevation
Window
E



West
Elevation
Window
F



West Elevation
Window
F



Door
#5



Window
E



North Elevation
Window G

COSF-182



North
Elevation
Door#6
And Transom



North
Elevation
H windows(3)

North
Elevation
Window
|





East
Elevation
Window
J

East
Elevation
Door
#7



East
Elevation
Window
K



East
Elevation
Door
#9

1. 4. 6.

South
Elevation
Window
L



South
Elevation
Door
#10



South
Elevation
Window
M



South
Elevation
Window
N



South
Elevation
Door
#11



South
Elevation
Window
O



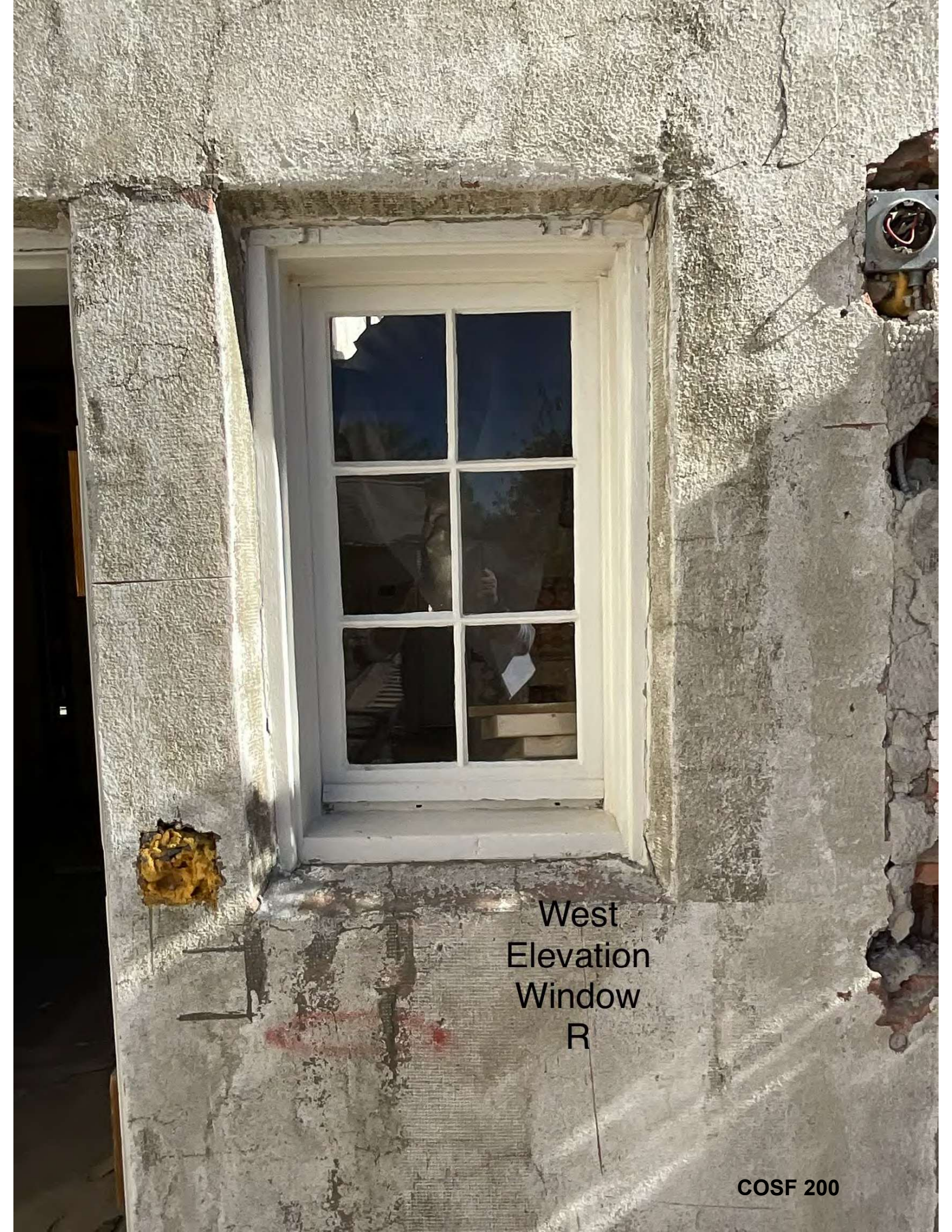
Elevation
Window
P



East
Elevation
Door
#12



2nd Flr
East
Elevation
Window Q



West
Elevation
Window
R

CLIP MADE
1/24/20

West
Elevation
Door
#13



West
Elevation
Door
#13

Door Panel Insert



South
Elevation
Window
S

COSF 203



South
Elevation
Window

COSF 204

South
Elevation
Window
U



South
Elevation
Window
V





West
Elevation
Window
W

South
Elevation
Door
#14




South
Elevation
Window
X





South
Elevation
Window
X



East
Courtyard
Elevation
Window
Y



East
Courtyard
Elevation
Door #15

East
Courtyard
Elevation
Window
Z





North
Courtyard
Elevation
Window
AA



East
Court yard
Elevation
Window
BB



North
Courtyard
Elevation
Window
CC

North
Courtyard
Elevation
Door
#16

North
Courtyard
Elevation
Windows
DD



Courtyard
Elevation
Window
DD

Door
#17

Window
DD



2nd Flr -East Elevation



Window
FF

Window
EE

14 x 11 HP

East
Elevation
Door
#18



2nd Fl
South
Elevation
Window
GG

COSF 221

2nd Flr
South
Elevation
Window
HH



2nd Flr
East
Elevation
Window
II




1. 4. 4.



COSF 223

2nd Flr
West Elevation
Window
JJ





2nd Flr
South
Elevation
Window
KK

210 T II
South Elevation
Window
LL



2nd Flr

South
Elevation
Window
MM



2nd Flr
West
Elevation
.Window
OO

2nd Flr
West
Elevation
Window
NN

2nd Flir
North
Elevation
Window
PP.



2nd Flr
East
Elevation
Window
QQ

2nd Flr
East
Elevation
Window
RR



2nd Flr
North
Elevation
Door
#19

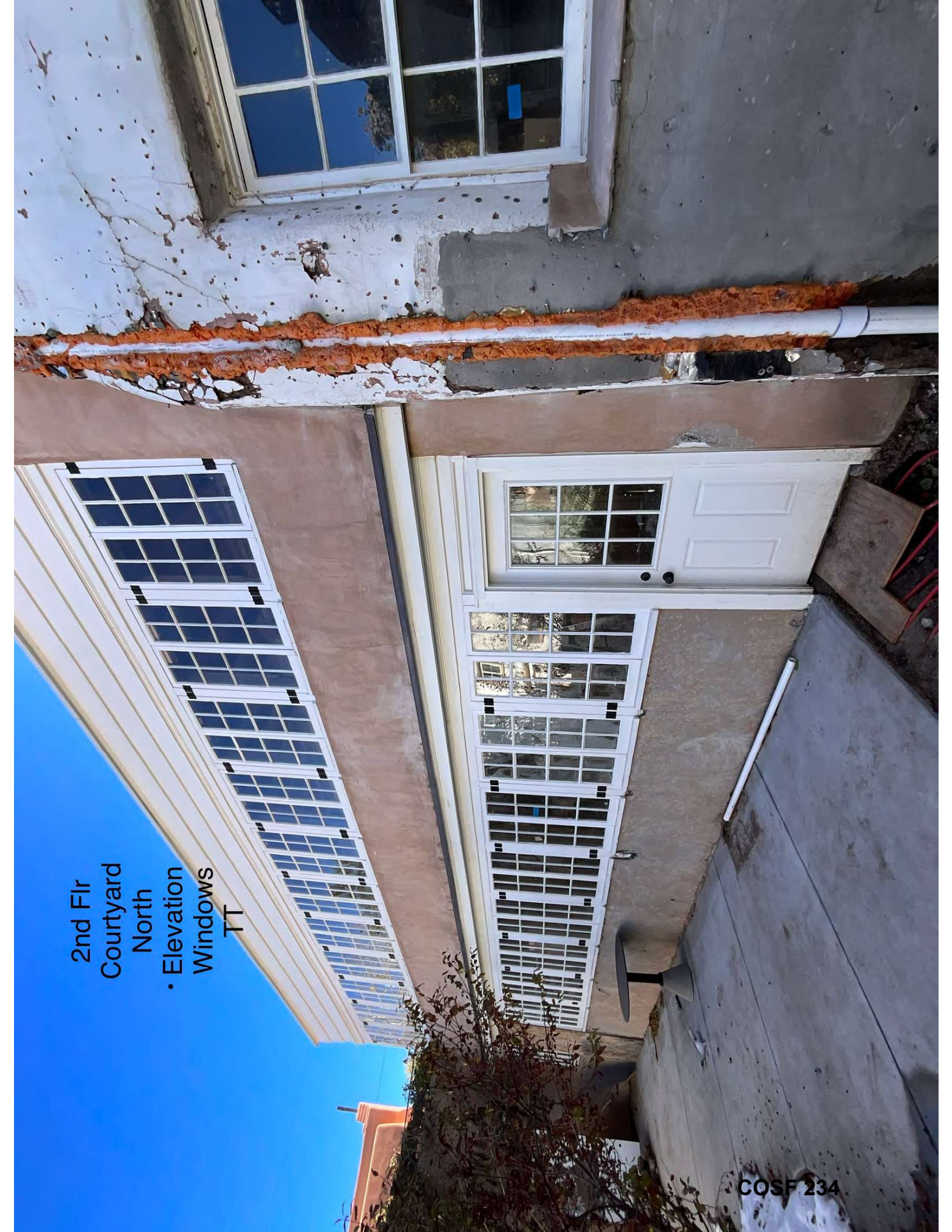


2nd Flr
North
Courtyard
Elevation
Window
SS



2nd Flr
Courtyard
North
• Elevation
Windows
TT

COSF 234



2nd Flr
Courtyard
North
Elevation
Windows
TT

South
Courtyard
Elevation
Door
#20

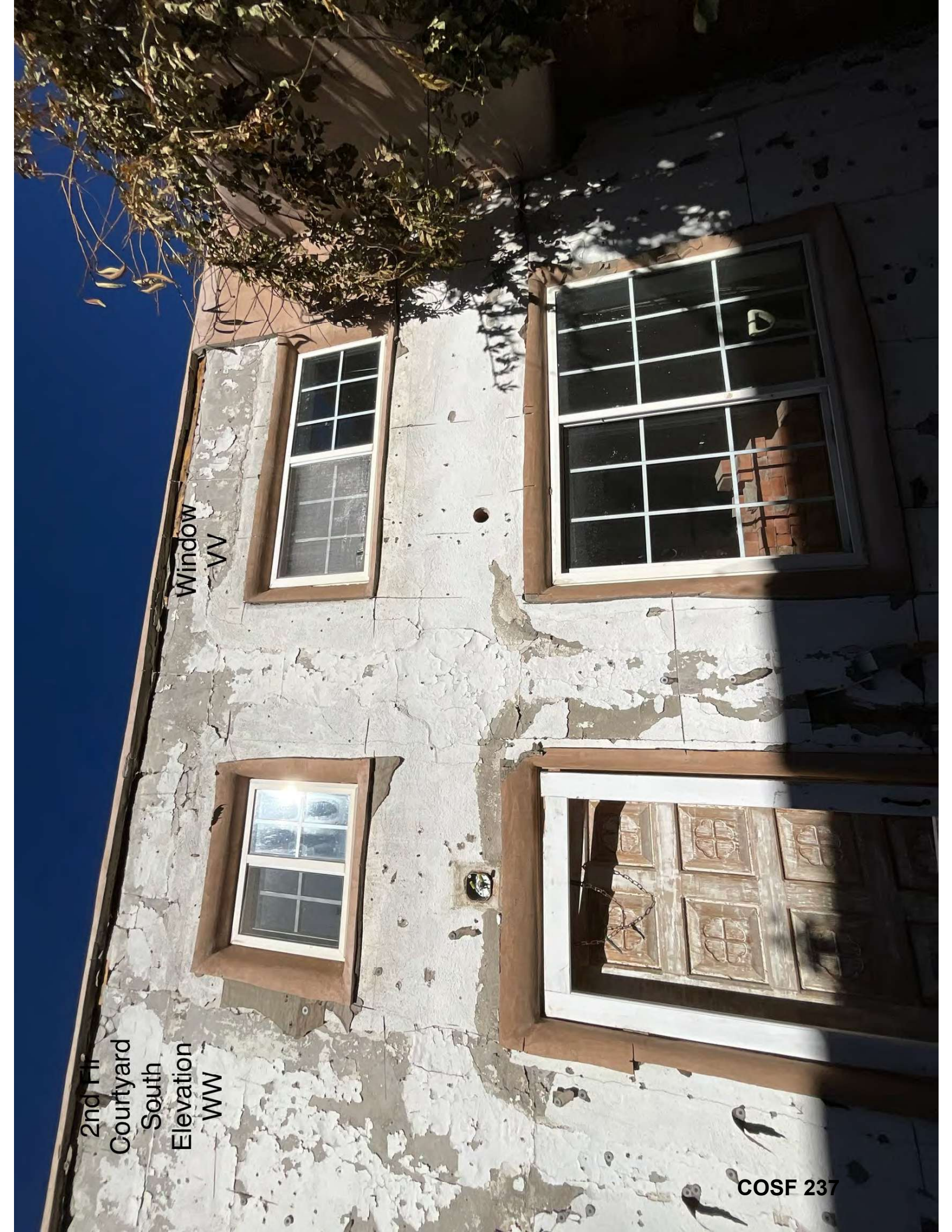
South
Courtyard
Elevation
Window
UU



2nd Flr
Courtyard
South
Elevation
WW

Window
WW

COSF 237



Basement
South
Elevation
Door
#21

COSF 238



South
Courtyard
Elevation
Window
XX

West
Courtyard
Elevation
Window
YY

COSF 240

