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November 25, 2025

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

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

Dear Amanda,

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

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

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

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

- Remove the existing crumbling brick coping on all the parapets and replace with new brick coping that is in-kind with respect to color (Summit Brick 'Yorktown Special') and pattern (stretcher over articulated rowlock over stretcher). An Exception for removing historic material is requested.
- Remove and replace the existing front entry door, on the Primary west façade and under the south entry portal, listed as Door #1 and non-historic in the updated window & door assessment document that has been included in this revised submittal package. The proposed new wood panel door contains glass lights at the top and is to be painted to match the paint on the existing exterior walls (white). An Exception for removing historic material is requested though it must be noted that the door is not original to the structure and was in fact installed by the current owner.
- Remove and replace a section of heavily damaged crown moulding above Window D (on the Primary west façade). An Exception for removing historic material is requested.
- Prepare all exterior walls and apply new in-kind cementitious stucco: match existing smooth-floated stucco that lies under the layers of existing paint (LaHabra Oatmeal).

- Remove all the existing aluminum storm sashes where they occur on existing windows and doors.
- Remove two existing windows on the non-Primary north façade and infill the openings.
- Restore all the remaining existing wood windows to operational status, prepare and repaint in-kind, and provide each with new wood-framed storm sashes. The paint color for the windows and new storm sashes is to match existing (forest green).
- Repair existing door and window trim as needed. Prepare and paint all exposed wood (windows, trim, new wood storm sashes, etc). The paint color is to match existing (forest green).
 - o Note that at Window M (on the non-Primary east façade) a heavily damaged section of existing crown moulding must be removed and replaced in-kind.
- Slightly alter the depth of Door #2 on the Primary west facade with respect to the existing opening and jamb it is mounted within (i.e. remount the door 4" closer to the exterior of the wall to facilitate interior alterations). The doorway will remain as a fenestration feature when viewed from the exterior albeit non-functioning.
- Replace the existing kitchen entry door on the non-Primary north façade, listed as Door #3 and non-historic in the updated window & door assessment document. The proposed new wood panel door contains glass lights at the top and is to be painted to match the paint on the existing exterior walls (white).
- Remove an unused chimney/flue structure that is centrally located in the northern half of the structure's roof.
- Remove three existing skylights and infill their openings. Replace the remaining two skylights with new Velux-style flat glass units.
- Replace the two existing wood cañales on the east façade with new in-kind wood cañales.
 - o Paint the new cañales to match existing (forest green).
- Reroof the structure with a bituminous Brai membrane (color to be tan).
- Replace all the existing exterior sconces with new units (aged bronze finish).

For the garage, the following exterior upgrades are proposed:

- Remove the existing crumbling brick coping on all the parapets and replace with new brick coping that is in-kind with respect to color (Summit Brick 'Yorktown Special') and pattern (stretcher over articulated rowlock over stretcher). An Exception for removing historic material is requested.
- Remove and replace the existing pedestrian entry door, on the Primary south façade, listed as Door #5 and non-historic in the updated window & door assessment document. The proposed new wood panel door contains glass lights at the top and is to be painted to match the paint on the existing exterior walls (white). An Exception for removing historic material is requested though it must be noted that the door is not original to the structure and was in fact installed by the current owner.
- Prepare all exterior walls and apply new in-kind cementitious stucco: match existing smooth-floated stucco that lies under the layers of existing paint (LaHabra Oatmeal).
- Prepare and paint the existing vehicle door on the Primary west façade (Door #6) to match the paint on the existing exterior walls (white).
- Reroof the structure with a bituminous Brai membrane (tan).
- Repair, prepare, and paint all existing exposed wood (door trim and east façade overhang) as needed. The paint color is to match existing (forest green).



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

- New brick coping: Summit Brick 'Yorktown Special'.
- Restucco all exterior walls to match the existing stucco that lies below the layers of paint with new cementitious LaHabra Oatmeal in a smooth-floated finish.
- All exposed wood (except doors): match the existing forest green paint.
 - o Includes the proposed new wood-framed storm sashes at the main structure.
 - o Includes the overhang & exposed joist ends on the east side of the garage.
- At all existing doors to remain, and the three proposed replacement exterior doors: paint white to match the existing painted white exterior walls on both structures.
- New exterior door hardware: Dark Bronze.
- New exterior sconces at main structure: Hinkley 'Porter 2806 OZ' in Aged Bronze finish.

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

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Andrew Lyons', written in a cursive style.

Andrew Lyons

Cc: Abrams Development LLC

- Attachments:
- a) Updated exterior door and window assessment report (both structures).
 - b) Updated existing/proposed site plans, floor plans, and elevations (both structures).
 - c) Notarized letters from owners regarding existing Doors #1, 3, and 5.
 - d) Updated information on proposed new brick coping, exterior finishes and colors, and proposed replacement doors.
 - e) Updated Exception request letters pertaining to requests to replace historic materials in specific locations at each structure.

Date: Tuesday, November 25th, 2025
To: Historic Preservation Division
From: Abrams Development LLC (owner) and Andrew Lyons Design
Project: Brick Coping Parapet Replacement on the Garage
401 E. Palace Ave.

EXCEPTION CRITERIA AND RESPONSES

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

The proposed replacement of the brick coping on the parapet will have a favorable impact on the streetscape. The original brick coping is deteriorating and causing structural issues within the walls due to water intrusion. Experts have determined that it is not practical to restore or repair the existing coping due to the bricks' age and poor condition. The selection of the proposed Summit Brick 'Yorktown Special' brick is for its In-Kind appearance. The existing parapet coping bricks have a variation in their color and we have tried to mimic that with the proposed selection.

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

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

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

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

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

EXCEPTION CRITERIA AND RESPONSES

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

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

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

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

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

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

Date: Tuesday, November 25th, 2025
To: Historic Preservation Division
From: Abrams Development LLC (owner) and Andrew Lyons Design
Project: Brick Coping Parapet Replacement on the House
401 E. Palace Ave.

EXCEPTION CRITERIA AND RESPONSES

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

The proposed replacement of the brick coping on the parapet will have a favorable impact on the streetscape. The original brick coping is deteriorating and causing structural issues within the walls due to water intrusion. Experts have determined that it is not practical to restore or repair the existing coping due to the bricks' age and poor condition. The selection of the proposed Summit Brick 'Yorktown Special' brick is for its In-Kind appearance. The existing parapet coping bricks have a variation in their color and we have tried to mimic that with the proposed selection.

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

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

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

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

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

EXCEPTION CRITERIA AND RESPONSES

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

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

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

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

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

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

Date: Tuesday, November 25, 2025
To: Historic Preservation Division
From: Abrams Development LLC and Andrew Lyons Design
Project: Trim at Window D on the Main Building's Primary West Facade
401 E. Palace Ave.

EXCEPTION CRITERIA AND RESPONSES

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

The proposed replacement of the rotten and deteriorating wood trim will have a favorable impact on the streetscape. All existing trim that is rotting and deteriorating will be replaced. All trim that is salvageable will be maintained with in-kind paint. The rotten and deteriorating trim is unsightly and is currently damaging the streetscape. The character of the streetscape will not be changed as we intend to replace the trim with in-kind material and paint.

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

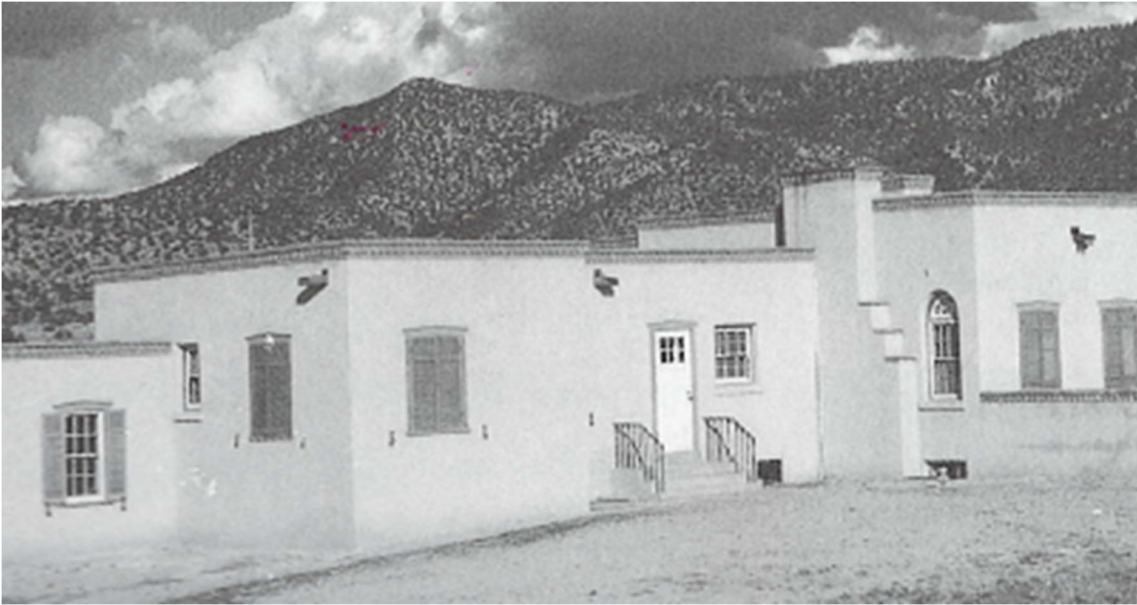
Not replacing the rotten wood trim would result in further water intrusion and damage to the building, thus causing additional expense to repair and maintain which would be a hardship for the owners.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

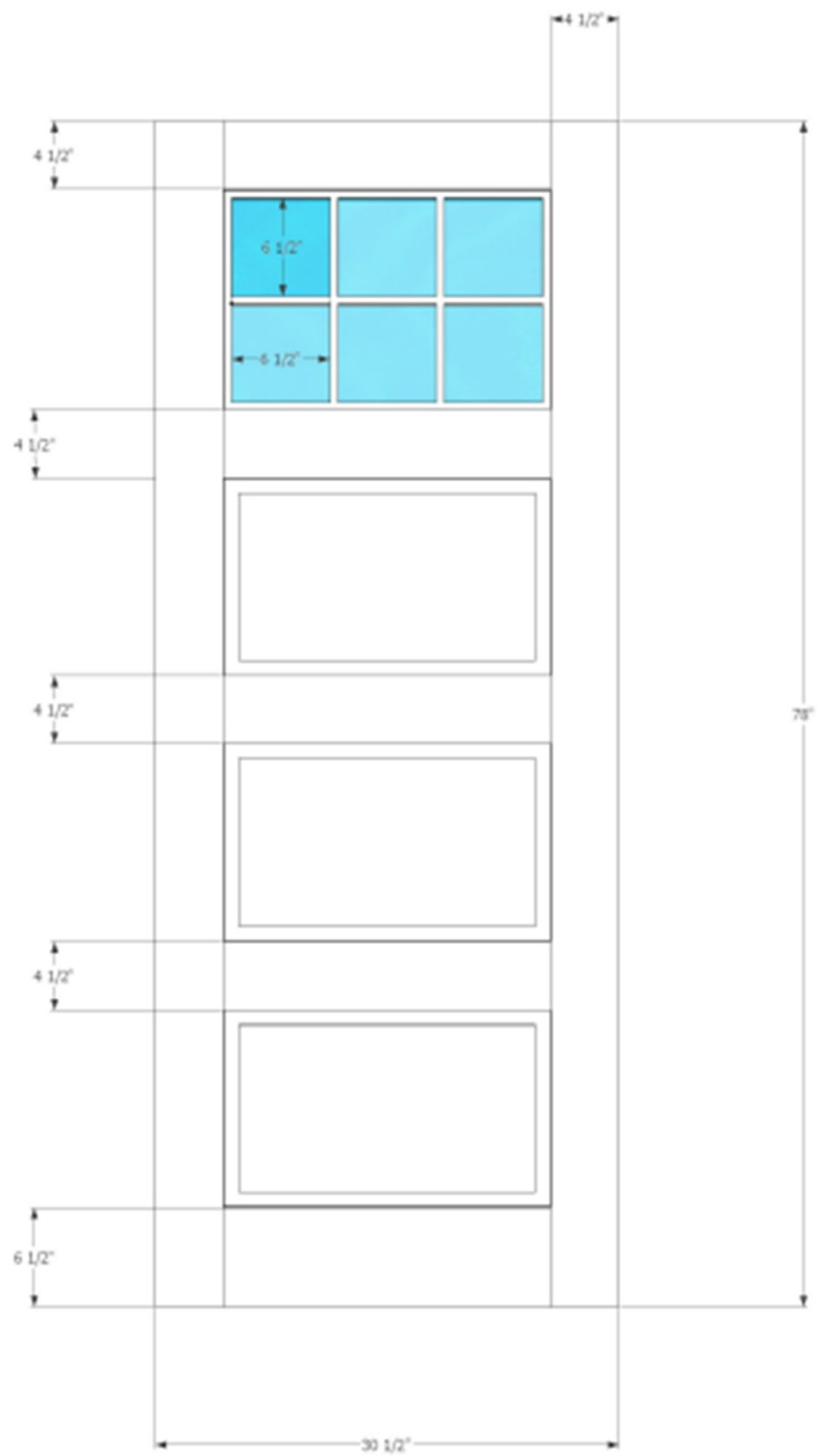
We are not trying to change the character or appearance of the trim, so there should be no impact on the 'unique heterogeneous character of the city'.

Proposed door replacements for Doors numbered 1, 3, & 5 on the door assessment document (front door, back door, and pedestrian door on the garage).

Page 41 of the book "Facing Southwest" by Chris Wilson discusses the Territorial Revival style and shows this picture as an example. Note the door with the 6 square panes of glass.



Since we don't know what the original doors to the house looked like, we propose the door shown below which has horizontal panels that complement the existing east and west facing doors, and square glass panels like the door above. We will paint them white. See next page for details.



George Abrams
500 Calle De Valdez
Santa Fe, NM 87505

November 6, 2025

City of Santa Fe
Historic Preservation Department

RE: Doors at 401 E. Palace Ave

To Whom it May Concern:

This letter documents my recollection of the pedestrian doors at 401 E. Palace Ave, Santa Fe. I have owned this property since the late 1960's. To make the building suitable for an orthodontics office, it needed several upgrades and I hired Howard Williams to be the General Contractor. We made changes and improvements to the electrical and plumbing systems. At this same time, I purchased three exterior doors from Ron Deutsch at Santa Fe Door Company. These doors were installed in the front door, the back door, and the garage pedestrian door.

I do not have any recollection of what the previous doors looked like.

Sincerely,

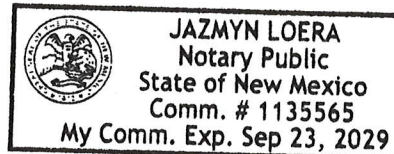

George Abrams

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7 DAY OF November, 2025

BY Jazmyln Loera
Jazmyln Loera

NOTARY PUBLIC FOR THE STATE OF NEW
MEXICO, COUNTY OF SANTA FE

MY COMMISSION EXPIRES: 09/23/2029



Joan West
1050 Camino Rancheros
Santa Fe, NM 87505

November 6, 2025

City of Santa Fe
Historic Preservation Department

RE: Doors at 401 E. Palace Ave

To Whom it May Concern:

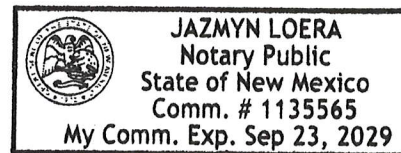
This letter documents my recollection of the pedestrian doors at 401 E. Palace Ave, Santa Fe. I was co-owner of this property in the late 1960's. I am certain that the front door, the back door and the garage pedestrian door were changed after we purchased the property.

I do not recall what the previous doors looked like.

Sincerely,



Joan West



SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10 DAY OF November, 2025
BY Jazmyrn Loera
Jazmyrn Loera
NOTARY PUBLIC FOR THE STATE OF NEW
MEXICO, COUNTY OF SANTA FE
MY COMMISSION EXPIRES: 09/23/2029

George Abrams
500 Calle de Valdes
Santa Fe, NM 87505

November 17, 2025

City of Santa Fe
Historic Preservation Division

RE: Exterior Paint at 401 E. Palace Ave

To Whom it May Concern:

This letter documents my recollection of the exterior paint at 401 E. Palace Ave, Santa Fe. I have owned this property since the late 1960's. The entire exterior walls and window trim of the building have always been painted.

Sincerely,


George Abrams

state of New Mexico
County of Santa Fe
Commission Expires: 02/10/2026

STATE OF NEW MEXICO
NOTARY PUBLIC
MARSHA DALTON COUCH
COMMISSION #1077509
COMMISSION EXPIRES 02/10/2026

Marsha Dalton Couch
Marsha Dalton Couch

PHOTO #1



New Brick Coping: Summit Brick "Yorktown Special"





X-81 Oatmeal
Base 200