Agenda **Regular Meeting of the Historic Districts Review Board**
June 24, 2025 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Historic Districts Review Board Meeting

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at www.youtube.com/@cityofsantafe. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Join on Zoom: https://santafenm-gov.zoom.us/j/84481664315

By Phone: 301 715 8592

Webinar ID: 844 8166 4315

The agenda and packet for the meeting will be posted at https://santafenm.portal.civicclerk.com/

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
   a. May 27, 2025
5. Approval of Findings/Conclusions
6. Matters from the Public
7. Staff Communications
   a. Old Pecos Trail, Old Santa Fe Trail, Plaza, W San Francisco St, Galisteo and Cerrillos Rd. The City of Santa Fe Tourism Division requests a recommendation to the Governing Body of the design for banners honoring the original pre-1937 path of the Route 66 highway.
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 Historic Districts Review Board June 10, 2025 Page 2 of 3 on the McKenzie St. adjacent to the vehicle entrance. (Paul Duran, paduran@santafenm.gov)

9. New Business

   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. (Paul Duran, paduran@santafenm.gov)

   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. (Paul Duran)

   c. 2025-010489-HDRB, 539 Garcia St., Downtown & Eastside Historic District, contributing, Matthew Rembe, agent for Penny Rembe, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure and an accessory structure. (Lani McCulley)

10. Discussion Items

    a. SANTA FE GENERAL PLAN UPDATE: "SANTA FE FORWARD"/ "SANTA FE AVANZANDO." Staff will introduce the 2050 General Plan Update, including a Project Overview and presentation on the Community Engagement plan, and schedule. (Heather L. Lamboy, Director, Planning & Land Use, hllamboy@santafenm.gov)

11. Matters from the Board

12. Next Meeting:

    a. July 8, 2025

13. Adjourn

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

Regular Meeting of the Historic Districts Review Board
May 27, 2025 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Meeting Minutes
https://www.youtube.com/live/vumgQFWxqZ0?si=S3jzG-FiveScv8pl

Call to Order
Chair Rios called the regular meeting of the Historic Districts Review Board to order at approximately 5:30 pm in the Santa Fe Community Convention Center, Sweeny Ball Room B, 201 West Marcy Street, Santa Fe, New Mexico. (Call to Order time stamp is 1:30:30)

1. **Roll Call**
Roll Call indicated the presence of a quorum as follows:

Members Present
Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Amanda Mather
Ms. Mary Ellen Degnan
Mr. Scott Cherry

Members Absent
Ms. Madelein Aguilar Medrano (excused)

Others Present
Ms. Heather Lamboy, Planning and Land Use Director
Mr. Kevin Nault, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Mr. Paul Duran, Senior Planner
Ms. Amanda Romero, Senior Planner

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on Civic Clerk and can be requested from the Historic Preservation Division.

2. **Approval of Agenda**

Director Lamboy stated that item 7(b), the informational session for 515 Paseo de Peralta has been postponed to an unknown date and Item number 10(a) is postponed to the next hearing on June 10, 2025.

Member Biedscheid moved to approve the agenda as amended. Member Degnan seconded. The motion passed unanimously by voice vote (5-0).

3. **Approval of Minutes**

a. May 13, 2025

Member Bienvenu requested changes to the minutes of May 13, 2025. He requested that on page four under the board action that in the first sentence which reads "Member Bienvenu moved that the recommendations of the staff be adopted as findings…" add a comma to separate that from the rest of the sentence and further down where it says, "an ideal work" change the word "work" to "world". Also, on page five in the middle of the first full paragraph after the word "Cleofes" add the word "Romero" and change in the next sentence "Shia" to "Shaya". He also asked that on page 12 in the fourth full paragraph, on the second line where it says, "divided light windows is appropriate" to add the word "not" so that it reads "divided light windows is not appropriate in this district".

Member Bienvenu moved to approve the minutes as amended. Member Cherry seconded. The motion passed unanimously by voice vote (5-0).

4. **Approval of Findings of Fact and Conclusions of Law**

a. 2024-009653-HDRB 1010 Camino San Acacio (January 14, 2025)
b. 2024-009611-HDRB 1226 Cerro Gordo Rd. (January 14, 2025)
c. 2024-009323-HDRB 312 Pino Rd. (January 14, 2025)
d. 2024-009651-HDRB 423 Camino Don Miguel (January 14, 2025)
e. 2024-009612-HDRB 1126 Camino Delora (January 14, 2025)
f. 2024-008779-HDRB 428 San Antonio St. (January 14, 2025)
g. 2024-009652-HDRB 829 A W. Manhattan Ave. (January 14, 2025)
h. 2024-009615-HDRB 715 Gregory Ln. (January 14, 2025)
i. 2024-009616-HDRB 1302 Canyon Rd. (January 14, 2025)

No changes were made to any of the Findings of Fact and Conclusions of Law

Member Biedscheid moved to approve all nine Findings of Fact and Conclusions of Law. Member Cherry seconded. The motion passed unanimously by voice vote (5-0).

5. **Matters from the Public**

A constituent asked that the Board repeat what was said about item 10 (a) and (b) from the agenda in reference to the Santa Fe forward general plan update and the land development code update for phase one.

Director Lamboy explained that item 10(a) the Santa Fe forward general plan update is postponed to a later hearing and that item 10(b) the land development code update for phase one will be discussed later tonight.

Stefanie Beninato wanted to make one other remark about 925 Acequia Madre and the idea that it's not visible. She stated that with Google Streets aerial views that are current, and anybody can see anybody's property whether it's visible from the street or not. So, this non-portal non-ramada is going to be visible aerially. Her concern was that people will know it's there and they'll come in stating “well you allowed this”. This is a bad precedent for Acequia Madre and the district allowing a structure that is neither a ramada nor a portal with very poor material for a roof.

6. **Staff Communications**

Ms. Lamboy made an announcement that on June 14th there will be the first open house for the general plan update at the Higher Education Center at Midtown at 10 am to 2 pm.

Ms. Lamboy stated there is also a site with Midtown Arts Alliance in the afternoon on June 14th and invited everyone to stop by there as well.

a. Santa Fe Green Building Code Update Presentation - Stephen Onstad, Founder EverGreen Building Solutions, Santa Fe Code Compliance & IECC Residential Energy Inspector/Plans Examiner and Doug Pushard, Founder, HarvestH2o and KuelWater.org, and Tom Graham, AIA, Assistant Land Use Director, City of Santa Fe.

Steve Onstead and Doug Pushard introduced the team, gave a history of the green code development, explained HERS rating, and emphasized the planned changes to the green code, especially regarding residential buildings and how it will affect those buildings which are in overlay districts, such as the Historic Districts. (1:37:17-2:15:11)

7. **Old Business**

No items were listed under Old Business.

8. **New Business**

a. **2025-010295-HDRB, 234 Irvine St**, Westside-Guadalupe Historic District, contributing, Samantha Greenberg, agent for Edan Kark, owner, requests a status review with primary façade designation, if applicable, for a residential structure and requests a status downgrade for an accessory structure.

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the residential structure be retained as contributing with the primary façades designated as the north, east, and south facades (facades 5, 6, and 7 respectively). While some modifications have been made, these three (3) facades hold the original footprint and historic details of the residence, including the inset wood windows with lead lozenge patterns and the original roof line of the building. Staff recommended excluding the non-historic doors and windows and the non-historic east elevation porch from the designation. Staff recommended that the accessory structure be designated/downgraded to non-contributing. There are inconsistencies in the designation record of the accessory structure. In a 2010 case file, the accessory structure is listed as non-contributing, and yet the city's map of historic properties lists the accessory structure as contributing. Staff could not identify any case files to support the contributing designation. Staff also recommended that the yard wall be designated as non-contributing due to age per 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Chair Rios asked are indicating that the only primary facade is the south façade?

Ms. McCulley stated as on the map it is five, six, and seven, which includes the south, north, and east.

Chair Rios asked with the wall if staff indicated that it is not historic.

Ms. McCulley confirmed the wall is not historic.

Chair Rios asked if the porch is not historic.

Ms. McCulley confirmed the porch is not historic.

Chair Rios asked for confirmation that in the main residence some windows or portions of windows are also not historic.

Ms. McCulley confirmed that some windows or portions of windows are also not historic.

Samantha Greenberg, 234 Irvine Street, Santa Fe, was sworn in. Ms. Greenberg agreed with the staff's recommendation and was available for questions.

Public Comment:

Norma Montoya, 102 Entrada La Cienega, Santa Fe, was sworn in. Ms. Montoya wanted to know what contributing and non-contributing meant and how that might affect the property values in the area. Especially as it relates to her neighboring home at 233 Irvine Street.

Chair Rios explained that the property values might be indirectly related only because a status review often leads to a remodel case and remodeling improves an individual property value which in turn may help with the neighboring lots. She encouraged the neighbor to continue to review agendas online to keep an eye on any remodel that may be requested later.

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in, again found it unfortunate that people get to add on without permits and that there does not seem to be any consequence. She felt the house had been greatly altered with a failure to follow code. She pointed out that the fact that there's an outstanding violation from 2019 without any consequence by the city such as taking the owners to court is troubling because the city does not treat people equally in terms of notice of violations. She supported the staff's recommendation of the three facades being primary and the house staying contributing. She wondered if some part of the wall existed before it was raised up to 90 inches and what the actual average height of a wall is in that area. She also addressed Ms. Montoya's question that she felt it depended on whether someone believes having a historic designation makes their property more or less valuable because some people might think it's a burden while other people are willing and eager to have that kind of designation. Also, since the Board is only addressing one property rather than all properties on the street so what happens to this property is unique to this property and does not necessarily affect anybody else's property.

Board Action:
Member Cherry moved in case 2025-010295-HDRB for 234 Irvine Street in the Westside-Guadalupe Historic District that per staff's recommendation that the residence be retained as contributing with facades five, six, and seven as the primary facades excluding the non-historic elements which includes non-historic doors and windows and the non-historic east elevation porch, that the accessory structure be downgraded to non-contributing and the yard wall be designated as non-contributing. Member Degnan seconded. The motion passed with the Board voting unanimously by roll call vote (5-0).

b. **2024-010293-HDRB, 345 Garcia St**, Downtown & Eastside Historic District, non- contributing, Gayla Bechtol, agent for Robert Holleyman and Bill Keller, owners, propose to construct a freestanding 436 sq. ft. guest house with garage and a 481 sq. ft. carport to a height of 10'-0" where the maximum allowable is 15'-5". On the main residence construct a 108 sq. ft. portal, enlarge the existing 382

sq. ft. portal to 621 sq. ft., replace windows and doors, change the size of several non-primary façade windows including converting several into doors, infill windows, construct two exterior fireplaces, alter the layout of the driveway resulting in a realignment of the fence and removal of 2 linear feet of the contributing wall. Three exceptions are requested to 14-5.2 (D)(5)(a)(iii) to infill a window on a primary façade, 14-5.2(D)(2)(d) to enlarge the portal within 10' of the primary façade, and 14-5.2(D)(1)(a) for removing part of the contributing wall.

Lani McCulley presented the case and staff recommendation Staff's analysis of the proposed project identified 3 exceptions to the design standards of the Historic District overlay. The following recommendations summarize the staff's analysis of the exception criteria for each request. For section 14-5.2(D)(5)(a)(iii) *No existing openings shall be closed,* for the proposed closing of the north facing window on the west primary elevation, staff finds that the criteria have been met and recommends approval of the exception request. For section 14-5.2(D)(2)(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,* for the proposed extension of the south portal, staff finds that the exception criteria have not been met and recommends denial of the exception request. For section 14-5.2(D)(1)(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,* for the removal of two linear feet from the contributing yard wall, staff finds that the criteria have been met and recommends approval of the exception request. Staff recommend approval of the other elements of the application that do not require exceptions as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Chair Rios requested clarification that the windows and doors that are being proposed to be replaced are non-historic windows and doors

Ms. McCulley explained that the windows are all non-historic as there are no historic windows on the property.

Member Bienvenu stated that though there are quite a few things being brought before the Board, it sounds like staff is generally in agreement with all the requests except for one and that is with respect to the portal removal and reconstruction in a different configuration. He asked if he understood correctly.

Ms. McCulley stated that this was accurate because the portal would be changing size.

Member Bienvenu stated that there are various proposals for the south portal with the first proposal that came before us in the packet was that would be entirely removed and rebuilt.

Ms. McCulley stated she understood it was technically being repaired and that the entire structure was not coming down, but it is being reconfigured for better water flow.

Member Bienvenu ask if the vigas and the posts will all remain as they are today

Ms. McCulley stated parts of those are being replaced

Member Bienvenu asked if the west elevation is the primary façade, would that include the west side of the portal, is that fair to say?

Ms. McCulley stated yes, and that Member Bienvenu brought it up on the field trip, this morning, and it does seem like that it would be part of the primary façade.

Member Bienvenu stated he agreed because on the west facade the upper parapet of the portal is even with and blends in with the entire elevation on that side of the house. So, he thought this is not just an addition within 10 ft of a primary facade but on the primary façade and requested confirmation that could be accurate.

Ms. McCulley stated it could be.

Member Bienvenu confirmed that for the alternative plan part of that facade to remain with a 10 feet setback and then an additional two feet towards the south being built out.

Ms. McCulley confirmed that this was her understanding of the concept that the first 10 feet of the portal would be retained in its current configuration and then the remaining length of it would be widened.

Member Bienvenu stated that the staff report focused rightfully on the most obvious aspect of what is in issue here with the portal, which is the 10-foot rule, but it seemed that there were some additional issues where this proposal would violate the code provisions. One is the provision that was mentioned which is found in 14-5.2(D)(1)(a) that *the removal of historic materials or alteration of architectural features and spaces that embody the status*, which here is contributing, *shall be prohibited*. He stated that this proposal would alter the spaces and architectural features that embody the status of the contributing status for this structure if it gets changed. However, if it stays as it is built no other

provision would be in question for the portal. However, section 14-5.2(D)(5)(b) which states that for *all facades of significant contributing and landmark structures architectural finish features finishes and details other than doors and windows shall be repaired rather than replaced* that seems apply in this case as well and would require an exception. I do agree with the staff's recommendations.

Chair Rios asked what the existing depth of the portal is and what the depth of the proposed portal would be.

Ms. McCulley stated it is currently eight feet deep, and it was being extended a couple of feet to ten feet deep.

Chair Rios asked what the dimensions were for the removal of the portion of the historic wall.

Ms. McCulley stated that on the right-hand side of the driveway when you're entering there is that one section of the wall that was constructed between 1966 and 1973 and the proposal is to remove two feet of that section of the wall to widen the entry for the driveway.

Chair Rios thanked Ms. Bechtol and the applicants for the drawings that were on display at the field trip. She felt it was very helpful to have the existing and proposed drawings available.

Gayla Bechtol, 320 Aztec Street, Santa Fe, was sworn in. Ms. Bechtol stated she did not feel the portal was part of the west elevation primary façade because it was not mentioned in the conversation about the façade during the November hearing and that was in part because the portal was added much later. She felt if she understood that this was the case, that the design would be different. She felt including this west side of the portal as part of the primary façade was an overreach. The staff's recommendation was for the three exceptions not for five and she was prepared to discuss those three exceptions. Regarding the first exception to infill the window on the primary facade which again is perpendicular to what was designated as the primary façade, but it is within range the applicant agrees with staff's recommendation and the rationale for granting this exception as restated that all the windows were replaced in 1987 and are not historic. Also, it does not match the other windows and as it is not original to the structure nor is it historic it will not damage the streetscape to remove this window. The second exception for the removal of the two feet of the contributing yard wall at the driveway is unsafe because the current wall opening onto Garcia Street is quite narrow. It is the third narrowest driveway on Garcia right now. By removing two feet of that yard wall, it will substantially enhance the safety of backing into traffic on Garcia Street. As evidenced by the Historic Cultural Properties Inventory (HCPI) and staff reports, the wall and its openings have had many changes over time. So, the applicants agree with the conclusion that the exception criteria

have been met because this design minimizes the impact on the neighborhood and the district and is designed to help with safety with ingress and egress of the property therefore decreasing risk of injury to the applicant, other vehicles, and pedestrians. Regarding the third exception to enlarge the portal, it is being widened to twelve on the southern facade of the residence. This committee made a designation in November 2024 that this facade is not a primary facade based on this designation and our need to rebuild the portal due to deterioration, it is proposed to enlarge the portal from the current eight-foot depth to a depth of twelve feet. This will improve the functional use of the space and is designed with materials that are in keeping with the structure in the historic district. The exception proposed is to allow the enlargement to extend to the board's designated primary facade on the west which faces Garcia Street since this is an open and transparent portal. Granting the exception is appropriate. Staff take the position that the exception criterion is not met as it modifies the character of the primary west Garcia Street facade and communicates a false sense of history. However, the request is exceedingly modest and since it is an open portal and not an addition in the conventional sense, the portal will be rebuilt with new materials, and this is a good use of resources that are consistent with the preservation of the building and its contributing status. The Board noted that there is plan B offered where the west façade of the portal could be rebuilt with the eight-foot depth for the first ten feet of the elevation and then widen to twelve feet. This design would not require an exception since it is set back from the primary façade by ten feet. The portal is a more modest addition than the ones most often considered and approved by the board. It is largely open and transparent, and it is not an added room or rooms. Portal designs with a 12-foot depth are consistent with historic district designs and proportions for these reasons and because the materials and design standards are met, the applicant urges the board's approval of plan B if it determines that plan A is an exception that they do not want to grant.

Director Lamboy shared the slides for the Plan B design on the screen.

Ms. Bechtol felt that the perspectives for both plan A and plan B very clearly the minimal change being proposed to the portal. She felt plan B impacted the house more than the plan A design. She pointed out that the portal is 50 feet long and that is really where the character of the structure as the board determined in November when they determined that the south façade was not a primary façade that embodied most of the character in part because it was constructed later and was just barely 50 years old; however it is the character of the streetscape and the character of the historic nature of this house with the 50- foot length is a defining feature.

Ms. Bechtol stated plan A has the minimal effect on the streetscape because the primary impact has to do with the 50-foot length of the portal. She also stated it is a tear down and reconstruction with no repair because the wood is rotted from water intrusion. She pointed out that the perspective drawings show the view from the streetscape. This is less than 200 feet of additional square footage versus the 1,300 that is allowed to be added

to this home. The 200 square feet that is being added to the portal is modest and will make the house more livable.

The portal was not assigned primary with the historic characteristics of this house it was the west elevation and the northwest corner. She also noted that plan B, which affects the portal greater, would be acceptable but it does impact the portal more. The idea is to widen the portal to make it more livable for the owners.

Ms. Bechtol confirmed that this case would not have been presented in this way if the portal was thought to be part of the primary façade.

Member Bienvenu clarified that they understood about the primary facade in the sense that they had the same question which is why they requested to see the façade diagram because it wasn't clear whether that was specifically called out. It does not sound like it was excluded. It seems to be a visual part of the façade because the stucco is consistent on the façade.

Ms. Bechtol stated that they are not flush, the portal steps in by 6” or greater.

Ms. Bechtol asked if there was no façade diagram from the November case since, they seem to be standard with status reviews.

Ms. McCulley clarified there was no façade diagram.

Member Bienvenu clarified that if the portal is set back that would mean that it would not be part of that facade so that would resolve that issue. It is possible that is why it wasn't discussed at the time whereas today the discussion revolved around the fact that on the site visit it appeared to be completely flush and part of that entire elevation. Regardless, prior to tonight, no exception was requested for it. The point in bringing it up is more to talk about how we address the exception criteria that is being sought, which is the 10-ft setback and that goes with the removal of historic material or the repair and restoration of existing architectural features even on non- primary facades. That should inform the discussion here tonight in deciding whether the exception criteria have been met.

Member Bienvenu stated that plan B would be out of the question because it would destroy the most important characteristic of the portal, which is its length across the entire elevation. He felt that if the portal needed to be reconstructed because it cannot be saved then reconstructing it with a relatively minor extension may not have as large of an aesthetic impact but could have a livability benefit.

Ms. Bechtol confirmed that the existing portal cannot be saved. Only a couple of the corbels are repairable, the decking, beams and columns are all rotten from the water

damage. She said she had the wood assessed by another builder who confirmed this for her.

Member Biedscheid stated that when reviewing the history of this case, the original recommendation of staff was to status this house as non-contributing. So, the Board had a difference of opinion and designated the west façade as primary. On the south, according to the HCPI has the most changes of any facade on this structure there's some indication that if it were an original part of the house, it would have been a territorial style, but it shows a Pueblo Revival style, so this is not the import of the case. The removal of the two linear feet on the contributing wall which was never in question is maybe more of a topic of conversation. While the safety features of the suggested change sort of outweigh the need to preserve that wall as it is, it is a very common difficulty in our modern situation with cars and driveways. If these changes are going to happen, they must be made in a sensitive way so that those two feet of the wall are not missed. As for the extension of the portal as recommended in the original proposal, for an additional four feet of depth as a single depth rather than staggered is the way to go. It is a beautiful and very light touch in terms of the look of the property. It seems to be a recreation of what is there with some additional space and fits the house as constructed today.

Director Lamboy stated she was able to review the minutes from the November 26th status review and staff recommended a non-contributing status at that hearing but the decision of the Board was to retain it as contributing. She read the motion into the record, “Member Bienvenu moved that in case number 2024-009369-HDRB at 345 Garcia Street for the reasons stated on the record earlier i move that the historic status of the main residential structure to be maintained as contributing with the west elevation and northwest corner, the area around the chimney, as the primary facades as recommended in the HCPI and that the status of the accessory structure be downgraded to non-contributing and that the front wall be designated as contributing”. She stated that it was approved unanimously by the Board. There are some things we must accommodate for in historic preservation, that is why staff didn’t have concern with the contributing wall being widened a little bit. The concern in reference to the portal is that it changes the character of the front of the building to have such an increase in depth. The proposed portal is going to have a shed roof.

Ms. Bechtol commented the roof is currently flat, that's one of the reasons why it's failed over the last 50 years. There has to be six inches of slope, therefore it's technically a shed roof.

Director Lamboy stated the view from the street will be the same, but the roof is a shed a shed roof. So, staffs’ objection to that was the change in the overall appearance to the front façade or west façade.

Ms. Bechtol stated that there would be a bit more thickness on the roof so there would be metal flashing above the decking to hide the slope.

Member Cherry asked if the pitch was going to run the length of the portal rather than the width.

Ms. Bechtol confirmed the slope is from west to east rather than the north to south to avoid the need for a gutter and the fascia will hide the slope of the roof because the fascia is consistent across the south of the portal.

Robert Holleyman, 345 Garcia Street, Santa Fe was sworn in. Mr. Holleyman thanked the Board for coming to the house today and for considering the case. He stated that they have wanted to live in Santa Fe and in this house. He and his husband Bill Keller have had a home in Sanat Fe for about 20 years. They moved here full-time from Washington DC a little over a year ago because they found this house and because they knew they wanted to be here. So, they sped up their plans to be here full-time. They deeply care about this house. It was built about 90 years ago when Mr. Holleyman's father from South Louisiana first came to New Mexico to go to high school in Roswell. Mr. Holleyman was a janitor in his first summer job out of high school 52 years ago here in Santa Fe and he had a dream to live in Santa Fe one day. He said that everything they are trying to do with this house is to do the right thing for the city and the historic district by using the lightest touch possible while still adapting it for their use. Increasing that driveway entrance a little bit, the garage and accessory dwelling unit among other things is so that they can age in place with assisted living capacity by providing any providers with the guest house to reside in. He stated that he and Bill I are committed to being good stewards of the house to doing things that not only uphold its status as a contributing structure, but ideally ones that enhance the ability of the overall historic district.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, stated that something that has not been considered on the portal is to keep the 8-foot depth. She did not hear anyone speak about the hardship which is a criterion for getting an exception. This is not an interior space which is necessary for livability, it is a bonus space so the portal could be kept at an 8-foot depth. The entire length for the slope is a quarter inch per foot so that is a foot slope on 50 feet which would be quite adequate to get things to drain. She stated that keeping it flat from south to north seems problematic because it will pool on that roof. She reminded the Board that they adopted the staff's position on 614 Paseo de Peralta that said that safety is not something unique to any property and that safety is something that everybody must deal with. So, regarding taking out two feet of the wall, there are other options like a way to turn around in the property so that you can come out facing the street as opposed to backing out or perhaps back in as opposed to backing out. Especially since it is the smaller part of the wall it should be a huge concern to remove that part. To be consistent with what staff has recommended in the past about safety if it's not unique and it's something that many people have to deal with such as narrow driveways which are

not visible, which is a constant across the city and as portals are not necessary they're just a desire and an 8- foot portal should be quite livable quite usable and it is a solution that doesn't interfere with the primary facade because it keeps the existing depth.

Board Action:

Member Biedscheid moved to approve the application as submitted noting that the exception criteria for the rebuilding of the portal within 10 feet of the primary facade have been met. With respect to the first criteria which staff recommended was not met which is “do not damage the character of the streetscape”, despite the additional 4 feet of depth the key elements of the existing portal are retained. It's an open and transparent structure maintaining the 50-foot length consistent with the existing portal and the south facade of the building. With respect to criterion two “to prevent a hardship to the applicant or injury to the public welfare”, the current hardship associated with the deterioration of the portal requiring its rebuild and the limited functionality of the narrow depth is remedied by this solution. The function of the narrow portal is not sufficient to prevent the front door from being drenched in rain and this addresses that hardship, noting that we agree with the staff’s recommendation on the other elements and that all exception criteria have been met for those. Chair Rios offered if Member Biedscheid wanted to specifically indicate in reference to the exception criteria what that is like the infill of the window. Member Biedscheid did not feel it was necessary since the motion was to follow staff’s recommendation on those two elements. Member Mather seconded. The motion passed with the Board voting unanimously by roll call vote (5-0).

c. **2025-010341-HDRB, 248 Rodriguez St**., Downtown & Eastside Historic District, non- contributing, Jennifer Salimbene, agent for Steven Barrett, property owner, proposes to demolish a 104 sq. ft. shed 9’-4” in height.

Amanda Romero presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with Section 14-3.14 Demolition of Historic or Landmark Structure.

Jennifer Salimbene, 125 Lincoln Avenue, Santa Fe, was sworn in. Ms. Salimbene agreed with the staff’s recommendation and was available for questions.

Public Comment:
There were comments from the public.

Board Action:
Member Cherry moved to approve the application for demolition as submitted. Member Degnan seconded. The motion passed with the Board voting unanimously by roll call vote (5-0).

d. **2025-010343-HDRB, 248 Rodriguez St**., Downtown & Eastside Historic District, Jennifer Salimbene, agent for Steven Barrett, property owner, proposes to construct a 1507 sq. ft. residence to a height of 14'-0", where the maximum allowable is 14'-4".

Amanda Romero 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) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Chair Rios asked staff to indicate exactly where the home is going to be in reference to the shed that is going to be removed since there is an arroyo in this area.

Ms. Romero offered the proposed site plan and pointed out the location of the shed in comparison to the planned residence.

Jennifer Salimbene, previously sworn in, was available for questions.

Public Comment:
Ms. Leslie Larson, 238 Rodriguez Street, Santa Fe, was sworn in. Ms. Larson was confused how a 100 sq. ft. shed footprint could be increased to over 1,000 sq. ft. since there is an arroyo bed.

Chair Rios explained it will be in the same location as the shed since the Board had just approved the removal of the shed and the home will be approximately 1,507 sq. ft. and will start where the location of the shed was and go across the property not down into the arroyo.

Ms. Larsen stated that there is a retaining wall along the property line at the neighboring driveway, and the tiny shed, and then the arroyo so it is unclear where the building is going to be located.

Ms. Romero stated the retaining wall will not be moved but the house will run along the retaining wall starting at the shed and moving back. She pointed this out on the slides.

Ms. Larsen stated that the owners of the property have a landscape business and there's a lot of activity with deliveries and hundreds of bags of potting soil or bark
And supplies and it was not clear how they could fit the residence, and the landscaping business supplies on the lot.

Chair Rios pointed out the property use, and business is not under the purview of the Board.

Ms. Larsen wanted to know how the property was going to be used because this is a big change in a very limited space.

Chair Rios explained that the applicant also gets approvals through other city departments including zoning which will make sure that the building meets the code requirements.

Ms. Romero reminded the Board that the applicant has already gotten preliminary zoning review for the proposal, and it is approved for a new residential structure.

Director Lamboy pointed out that lot coverage is a zoning criterion and that criterion is being met. Zoning reviews the plan set prior to the Board hearing. In reference to any business being run out of the house and their concern with storage, concerned constituents can contact the city's constituent services, Amanda, or Ms. Lamboy, to discuss it. There are home occupations where somebody can have a home office but typically materials and other types of storage are required to be in a commercial area. So, if there are concerns about how a person conducts business at a residence, please contact the city.

Member Biedscheid stated that it looks like from the Casita roof plan that there are solar panels proposed and asked if there could be confirmation that they will not be visible from the street and that they will be behind a parapet or other screen.

Ms. Salimbene confirmed that the parapet would screen the solar panels from public visibility.

Board Action:
Member Biedscheid moved to approve the application as submitted. Member Mather seconded. The motion passed with the Board voting unanimously by roll call vote (5-0).

e. **2025-010348-HDRB, 557 San Antonio St**., Downtown and Eastside Historic District, Non- contributing, Ju Tan, agent for Clayton and Maggie Miles, owners, propose to construct a 402 sq. ft. portal addition on the main structure, a 240 sq. ft. addition with a 40 sq. ft. portal on the studio structure, and window and door replacements on the main and studio structures.

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)

General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Chair Rios asked if the applicant was proposing to have two colors on all windows within the house or was it in a certain portion of the house.

Mr. Duran stated that proposal is for all windows and doors to have color, either the crimson or the grayish teal color and that while each color is acceptable individually, staff does not recommend the combination.

Chair Rios clarified with the large expanse of single pane glass and a lot of divided lite windows on the home being proposed and what the public visibility of the bank of windows was.

Mr. Duran stated the public visibility would be minimal because on the main structure on that south facade the windows would be underneath the portal and on the western facade on the casita with the divided lites, they would be visible.

Member Biedscheid asked which facades would have the divided lites and which were publicly visible.

Mr. Duran clarified that the western facade on the casita is publicly visible and will have divided lites. The southern facade of the casita is partially publicly visible; these windows are not divided lite. The eastern facade of the casita is not divided lite windows and is partially visible from the trail. At the main residence the western facade has divided lite, this faces the street, so they are publicly visible. The south facade will be underneath the portal and not publicly visible, and the clerestory windows are publicly visible. The eastern and northern facades of the main residence are not publicly visible. He stated that there will be two different styles from the publicly visible facades.

Ju Tan, 1219 Cerro Gordo Road, Santa Fe, was sworn in. Mr. Tan gave clarification that the casita is a studio not a casita and the proposal is an addition with a utility and bathroom and that the homeowners have signed the accessory structure affidavit as required by the permitting office. Regarding the windows, the windows that are currently divided lites will be replaced with divided lites and those that are single panes will be replaced with single panes. The two new windows on the north façade of the main residence will not have divided lites in keeping with the north façade motif. The studio has no windows, just wooden fabrication that are boarded up with cut outs, so they will be replaced with divided lite windows to match the other windows of the studio. So, this is an in-kind replacement for what is presently in the home. The visibility is partially obscured by the 6’0” high yard wall that steps up with the slope of the street going south.

Chair Rios asked for clarification of the steel frame gate.

Mr. Tan explained that the intent is to replace the existing gate with a steel frame gate clad with steel plates with a cut-out motif that is to be determined.

Mr. Duran explained that a steel gate would need an exception request from the Board. So, the steel gate cannot be a part of this request. However, if it were kept in-kind and the Board is comfortable with it being a steel frame with coyote fencing, which was previously approved in 2014, the Board could act on it.

Clayton Miles, 557 San Antonio Street, Santa Fe, was sworn in. Mr. Miles shared that the plan was to have a solid rusty steel gate with a simple laser cut that cannot be seen through and make it a sliding gate because the current gate opens into the parking spaces.

Attorney Nault noted that the notice in the agenda includes the portal addition, the addition to the studio structure, and the window and door replacements but it does not mention the gate. So, it cannot be considered at this meeting it would need to be continued to another meeting.

Chair Rios confirmed with the applicant that they will need to work with staff for the gate approval by coming back to the Board later.

Public Comment:
Ms. Stefanie Beninato, previously sworn in. Ms. Beninato stated that windows that are publicly visible should be replaced with divided lites especially on the south side. She was not sure that the area of the bank of windows could be considered a portal, but she thought the single panes were more for commercial building than residential buildings.

Mr. Duran pointed out that the applicants are requesting “desert rose” colored stucco which needs board approval.

Director Lamboy clarified that according to the guidelines adopted by the Board the “desert rose” color is up to the discretion of the board. It is not considered outright permitted.

Mr. Miles explained that while out of state the color was chosen online by comparing visually to what the surrounding houses had and that is why the “desert rose”, but if the Board would prefer another color, then they would accept it if it matched the other houses.

Maggie Miles, 557 San Antonio Road, Santa Fe, was sworn in. Mrs. Miles explained that the color combination was chosen to put color and character in the property.
The blue color was chosen to match the historic museum that and there is the governor residence is the inspiration for the two-color window treatment. The colors define the

character of Santa Fe, and this is to incorporate this character and beauty of Santa Fe to the house.

Mr. Duran shared the color palette that was being discussed.

Board Action:
Member Bienvenu moved to approve the application with the conditions that the stucco color of all structures be one of the approved colors on the staff's list rather than the submitted color, that the lites of the windows be divided except for the windows under the portal which are permitted to be undivided at the discretion of the applicant, that the color of the windows and doors be one of the two options that was presented by the applicant but not both or in the alternative white, that the gate be replaced with a design similar to the one existing and not made of steel, and that revised drawings be submitted to staff for approval. Member Cherry asked for clarification regarding the color of the windows, if the color of the trim or any of the wood adjacent to the windows should be addressed. Member Bienvenu stated that motion includes all the above as being one color or white. Member Degnan seconded. The motion passed with the Board voting unanimously by roll call vote (5-0).

Chair Rios asked if the red color is on the chosen palette and is approvable.

Mr. Duran confirmed that the color is acceptable in the Downtown and Eastside Historic District.

f. **2025-010350-HDRB, 907 Don Miguel Pl**., Downtown & Eastside Historic District, Contributing, Jeffrey Seres, agent for Steve Bardwell and Sarah Kennington, owners, propose alterations to the main residence, and the following additions: a new 48 sq. ft. entry portal on the west primary façade, a new detached 118 sq. ft. storage room with a 181 sq. ft. portal, and a new detached 185 sq. ft. garage.

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) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Member Bienvenu shared that at the field trip there was discussion about the portal, while the new design is an improvement there are technical difficulties because this is a primary façade and no additions are allowed on a primary façade. While not attached it is not considered an addition but there should be caution allowing structures within inches of a primary façade because it defeats the intent of the provision in the ordinance. It is interesting that the existing portal seems to be detached though the historic remnants above it imply that it was attached at some point with some kind of roofing material. Could

the applicant clarify if they want the portal attached or if they want the portal with the gap above the door because it avoids the need for an exception. Could this be considered without an exception since it is replacement of an existing condition of a portion of the façade that was excluded as part of the primary façade designation, and it seems the portal used to be attached.

Mr. Duran stated that staff were trying to draw the same conclusion since the portal is in the same space as the 48 sq. ft. that's already established, and no additional square footage could be considered.

Member Cherry pointed out that the existing shade structure is 7’6” long by 4’0” wide and the proposed is 12’0” by 4’ wide long on the elevations.

Jeff Seres, 122 Lorenzo Road, Santa Fe, was sworn in. Mr. Seres stated that the homeowners Sarah Kennington and Steve Bardwell were here as well. He stated that the challenge on this project has been to address the issues that are deficient primarily the lack of energy efficiency in the roof, walls, and windows with the minimum number of changes that would potentially jeopardize the status of the structure so the intent was to make the residence habitable and add outside amenities such as seen on the garage and the storage room and portals creating a courtyard in between the structures. The west portal is detached but if the Boards’ decision is to attach it and rebuild in kind meaning the same size as existing that would be acceptable. He clarified that it is not intended to be attached to the residence.

Member Cherry stated there are reasons for not having the gap like the weather protection of the door, a sleeker design with only two posts, but the existing one is most likely a homeowner built to provide some cover.

Director Lamboy wanted to map out the path forward depending upon what decision the Board might want to make. What's at hand here technically does not require an exception because it is detached albeit just by a few inches, but it is detached. There could be wholesale replacement of the existing portal but not attached because that's existing even though the view from the streetscape is relatively the same because you can't really discern that separation. To attach it to the primary facade would require an exception and that exception would have to be noticed and so that decision could not be made tonight.

Director Lamboy added that the extending of the parapet, in many cases for contributing and significant buildings we do allow for things like green building purposes such as additional rooftop features like solar, but it cannot change the overall character of the building. The challenge with this building is it's only about eight feet tall and so the character of the facade is a bit different. The Board needs to discern whether a one foot four inch change would change the character enough to warrant an exception.

Mr. Seres clarified that the applicant would like the portal to be detached.

Director Lamboy clarified that the distinction is that there must be a structural attachment to be considered an attached structure.

Member Degnan questioned staff when a freestanding shade structure becomes a portal.

Mr. Duran stated a freestanding structure becomes a portal when it is attached structurally to the façade.

Steve Bardwell, PO Box 644, Pioneer Town, California was sworn in. Mr. Bardwell stated that they were trying to be very respectful of the existing building by not attaching anything to the existing building. This is in part to avoid exceptions, but we also thought that in the future at some point one could remove this portal and not damage the existing building. He stated that they would like to keep it just as close to the existing as possible and that they have been there when it has rained like crazy and only a small amount of water comes down in the gap. We could consider running a piece of flashing that maybe gets right up close to the building, but they would like to keep the gap.

Public Comment:
Elizabeth West, 318 Sena Street in the South Capitol, Santa Fe, was sworn in. Ms. West shared that she thinks this is a great example of the details and sensitivity with which the Board must work, and she really followed Member Bienvenu's approach but then heard the applicants say that there's a possibility they might want to take it away at some point. She thought well that's another angle. She is unclear what is attaching the portal to the building. She has enjoyed this immensely, that's mostly why she is here, however it is sort of serious, and she loves that it's being taken seriously. She points out that it looks as if it were trying to be attached in an informal way and thought the Board was dealing with it quite well. She was curious about the statement about if it is not attached that means someday it would be easier to take it away altogether and how that adds another dynamic. She thanked the Board for the fun.

Ms. Stefanie Beninato, previously sworn in, felt extending the shade structure changes the character of the façade, but allowing it in its current footprint would be fine. She said it looks a bunch of roofing paper that was mastic over it that attaches it to the house. She suggested putting a header into the wall to attach it to the house and felt the header would prevent it from being difficult to remove from the residence later and it would make maintenance easier in the meantime. It is game playing to avoid the exception with a four-inch separation because it still impacts the primary façade because it appears to be attached. She appreciated the clarification that the "portal" on the garage was serving as a carport because otherwise it did not fit the structure.

Member Biedscheid noticed that it's not simply a rebuilding of the same style portal, it is larger and that does change the character of the façade because the square posts are being replaced with round posts that are tapered at the top which the Board has tried to avoid in the past. It represents a departure from what's there if that's the objective of the applicants to sort of keep it simple and mimic what is there with more integrity I do think this is a bit of a departure.

Chair Rios asked if the homeowners would be willing to keep the shade structure the same size with the square posts rather than the proposed round posts.

Mr. Seres confirmed that if we need to rebuild this portal exactly the way it is that it is acceptable.

Mr. Bardwell stated they are willing to rebuild the structure in the same footprint that now exists and utilizing square columns, but they wouldn't rebuild it exactly as it is. They would try to make it a little more attractive, perhaps square columns with some chamfered edges, but they would be perfectly happy with doing that keeping it the same size and rebuilding it right in the same that it is.

Board Action:
Member Bienvenu clarified that separating structures by an inch or two from a primary facade should not automatically make the project not have an exception in all cases, because it would defeat the intent of the ordinance. However, in this case the applicant is replacing an existing structure that is already separated from the primary façade, and with that in mind, Member Bienvenu moved to approve the application as submitted with the alteration and condition that the portal over the main entrance be reconstructed in kind with some minor modifications, but generally in the existing footprint and existing style with revised plans submitted to staff for approval. Member Degnan seconded. The motion passed with the Board voting unanimously by roll call vote (5-0).

9. **Discussion Items**

a. Study Session for CONSIDERATION OF BILL NO. 2025- . (Councilor Cassutt) An ordinance to repeal and replace the Land Development Code, (also known as “Chapter 14”) with the Phase 1 of 3 of the Land Development Code update. The proposed amendments include “non-substantive” changes, which do not meaningfully change the standards, regulations or procedures of the LDC, but simply clarify, organize or better illustrate existing language. Additionally, the proposed amendments include “substantive” changes, which are identified below as follows: 14-03 - 2-foot height increase for structures, 14-03.03C - Addition of a Parks and Open Space Zoning District, 14-03.02 - By-Right Density For R-10 Through R-29 Districts, 14-04 - Elimination of Unused Overlay Districts, 14-04.05A - Removal of Alcohol-Related Regulations in the Airport Rd Overlay District, 14-

07.05 - Amended Standards for Parking Lot Landscaping, 14-07.07 - Increased Flexibility In Parking Requirements, 14-07.07 - Addition of Electronic Vehicle ("EV") Parking Requirements, 14-07.07 -Amended Bicycle Parking Requirements, 14-07.09 – Elimination of Content-based Regulation of Signs, 14-07.02 - Enhanced Affordability Incentives, and 14-04.6 - Amended Subdistrict Regulations in the Historic District.

Land Use Heather Lamboy and Assistant Land Use Director Maggie Moore presented a summary of the changes to the Land Development Code made during phase one of the rewrite of the code. The intent of the first phase was to reorganize the layout to make the code easier to use and to include items such as illustrations. There are some substantive changes to the code as well. Changes include organizing zoning districts so that the lot and building standards are together with the district, placing the height ordinance in its' own location, more consolidated purpose statements, simplification and reduction of table notes, height changes outside of the historic districts, creation of higher density districts, park and open space changes, and so forth. There are also changes to specific overlay districts such as the removal of the ban on alcohol sales in the Airport Road Overlay District. Special use permits will now be called conditional use permits to allow businesses that were not around when the code was initiated but are common today; the example of doggy day care was given. The uses chart was expanded. Housing types were updated. Landscaping, parking, street, and bicycle, electric vehicle, and sign requirements were changed or added. There were some changes to wall and fence allowed materials. Impact fees, street design, and public access like sidewalks are separated out and expedited so the team can work with the Public Works Department for those components. A chart has been added that calls out the different Boards, their duties, the various types of projects they handle, the steps for the hearings, approval criteria, and the appeal procedures. Affordable housing incentives have been reconsidered with the possibility of more changes coming. This phase also addresses issues with conflicts within the code such as the wall and fence heights in the Business Capital District, which is more restrictive than the historic district, which causes applicants to need two approvals, one from both the Board of Adjustment and one from the Historic Districts Review Board for a wall or fence. The numbering system of the code has changed so the historic districts will no longer be 14-5.2.

Changes specific to the Historic code at this time is the reorganization and inclusion of the conflicting standards provision, giving authority to the chief building official to having the ability to make a determination that as long as the health and safety aren't impacted then a building code standard can be waved in particular cases to preserve historic buildings so the framework of the state of New Mexico code is the same, GIS mapping issues, non-conforming status, telecommunications facilities attached to a historic building, minimum maintenance standards, notice requirements, restoration of status, reporting to the governing body exceptions, heights, descriptions of architectural

character of the districts, materials, roof design, colors, shapes, solar energy systems, walls and fences, green houses and parking.

Phase two will address architectural design standards outside of the historic districts. There is some discussion at the historic district subcommittee to divide the Downtown and the Eastside Historic District into two districts. Other changes to Historic districts and archaeological districts. Other considerations would be to expand mixed use districts to allow for different types of development like neighborhood grocery stores and possibly reduce the number of overlay districts.

The general plan will also make sure that the future land use map and the zoning code match and there will be an opportunity for people to engage in that process as well.

The Boards' main concern was to the substantive revisions being made because it was made clear that phase one was to be reorganized and cleaned up only. So, items like the removal of the description of the Old Santa Fe style and recent Santa Fe styles in the Downtown and Eastside District and adding undefined styles like bungalow is a major concern. The Board felt that the substantive changes should not be the actions of a small group of volunteers, but it should be more the staff and the state and preservation professionals. There was also concern that the

The Board felt that the character descriptions that are being included here are not useful and misleading by including undefined styles, specifically the 12 listed for the Don Gaspar District. They felt that just because one exists does not mean it should be considered for the district. The Board felt the character defining sections are extremely important and they need to be drafted extremely carefully to make sure that they really capture what the Board is responsible for protecting each district. While this is important it does seem to be more than a phase two portion of the writing. This, along with accepting new styles, is a substantive change.

The Board requested that the substantive changes be removed from the approval for the phase one work for the review at Governing Body in August. The Board also requested that the order of the districts not be alphabetical but place the Downtown and Eastside first in the code because it sets the standard for all the districts.

There was a question whether it was an option to move directly into phase two based on this phase one working template rather than get approval from the Governing Body with each phase since each phase would result in a change of location of information yearly causing more confusion until the update is completed.

Phase one will be introduced to the council in June and then it will go through the various subcommittees for review and input in this type of study session. The hope is to have the

phase one adopted by August and then for phase two to start immediately since it will take a couple of years. Phase two is planned with several subphases.

The Board asked if the guidelines they have approved like the wall and fence guidelines, stucco guidelines, and concrete color guidelines would be added and if they would be part of phase one or phase two. They also questioned the definitions section of the code and if it was planned to be expanded with terms as they relate to Historic Preservation such as the use of the term in-kind and what all that entails.

It was clarified that this is a study session for comments and some feedback prior to the Governing Body review and that there would be another review after the Governing Body review.

The Land Use Director requested further comments via email. (4:57:00-5:48:24)

10. **Matters from the Board**

There were no matters from the Board.

11. **Next Meeting**

June 10, 2025

12. **Adjournment**

Member XXX moved to adjourn. Member XXX seconded. The vote passed unanimously, and the meeting was adjourned at 9:45 pm.

_____

Lani McCulley, Transcription

_____ _____

Cecilia Rios, Historic District Review Board Chair Date

City of Santa Fe, New Mexico

memo

DATE: **June 24, 2025**

TO: **Historic Districts Review Board**

VIA: **Heather Lamboy, Planning & Land Use Department Director** HLL
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.**

_x_ **Historic Inventory Form**

_x_ **Zoning Review Sheet**

_x_ **Other**: Previous Case Documents and Primary Façade Diagram

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

_x_ **Site Plan/Floor Plan**

_x_ **Elevations**

_x_ **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.

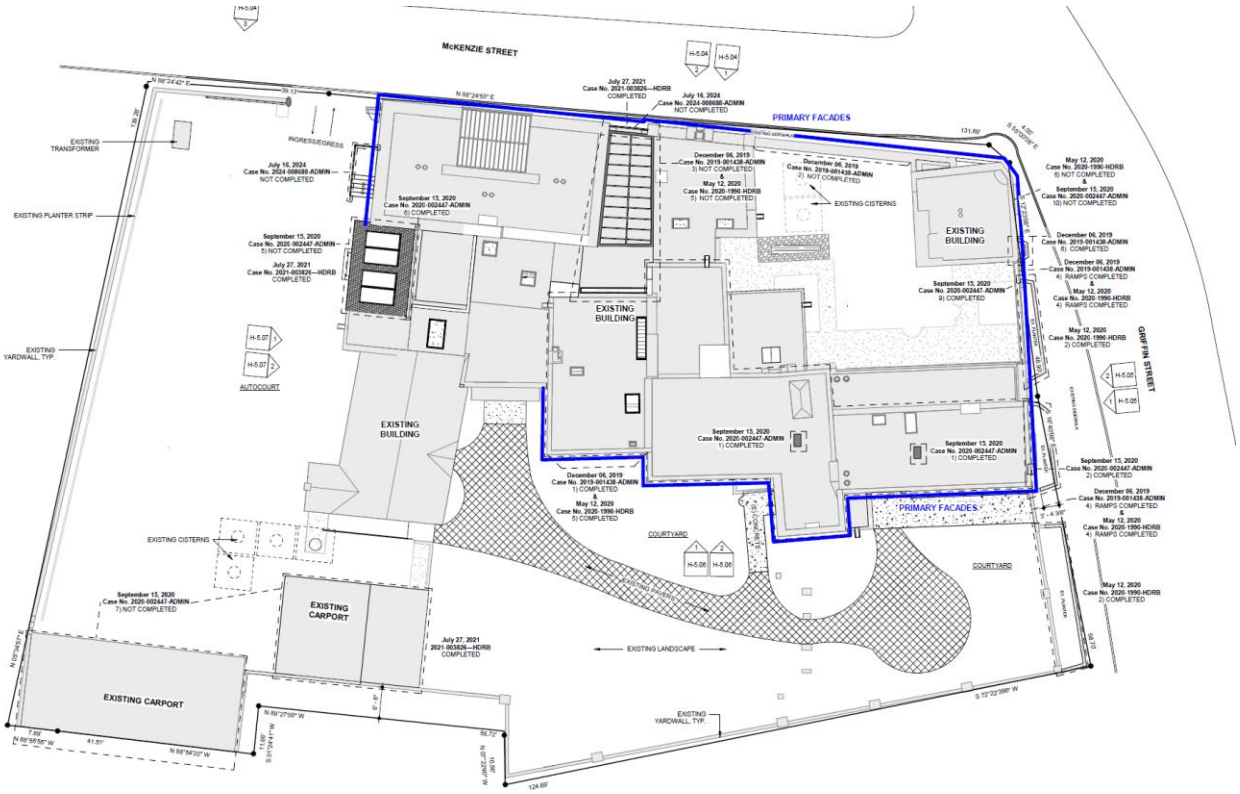


Figure 1. Primary Facade Diagram,

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.

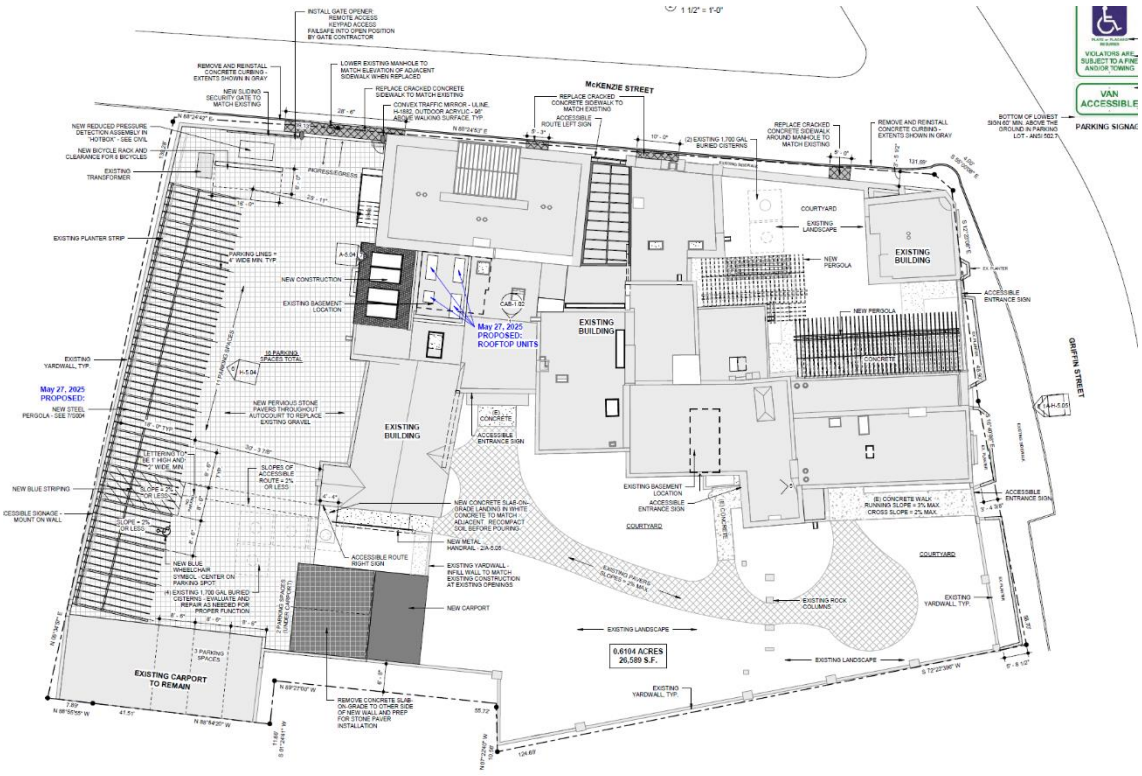


Figure 2. Proposed Site Plan.

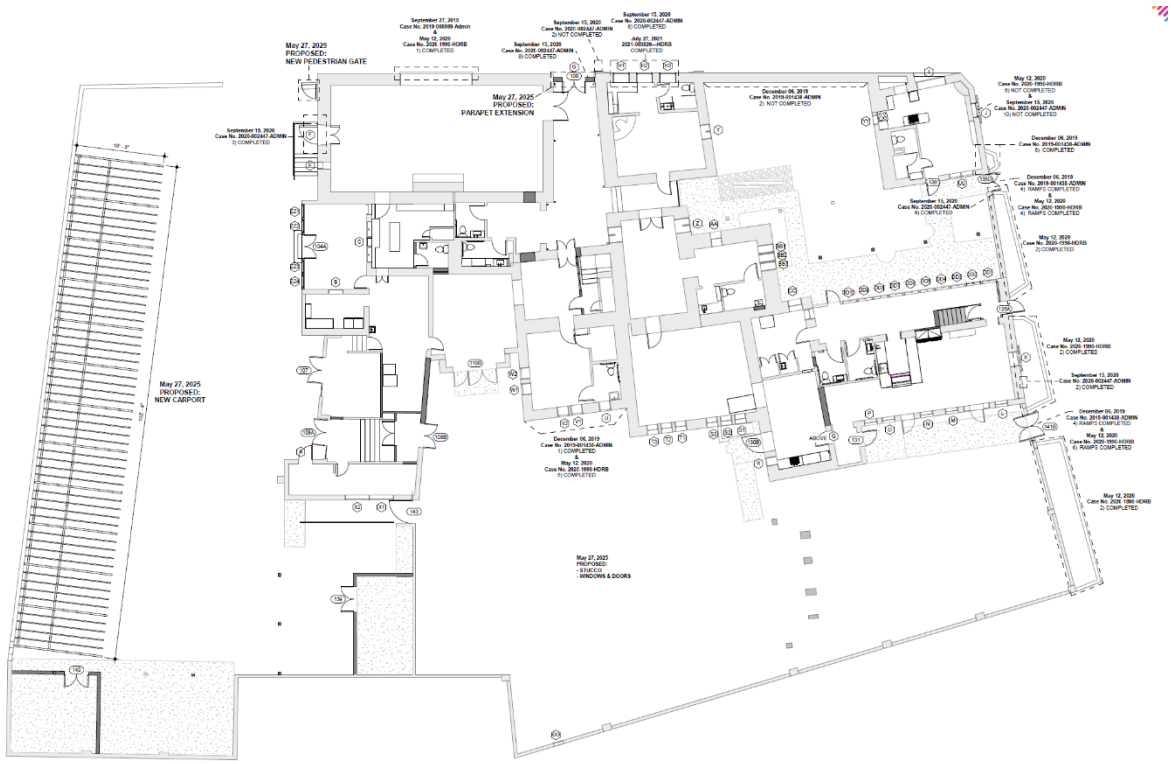


Figure 3. Proposed Floor Plan.

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 to14-5.2(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* stepbacks 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 Stepbacks

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 stepback 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:

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 (circa1912), 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, hallow 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 tough 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 ___ SRCP ___ Criteria ___ A ___ B ___ C ___ D

1. **Name of property:** (historic and/or current name for property) Escudero House *(Escudero tr. Sp.* 1. A shield bearer; 2. A gentleman descended from an illustrious family, Velazquez 1946.	1. **Location:** 206 McKenzie Street	3. **Local Reference Number:** 051610071 (H2258) 4. **County** Santa Fe County, NM.

5. **Property Type:**
X_ Building __ Structure
__ Site __ Object

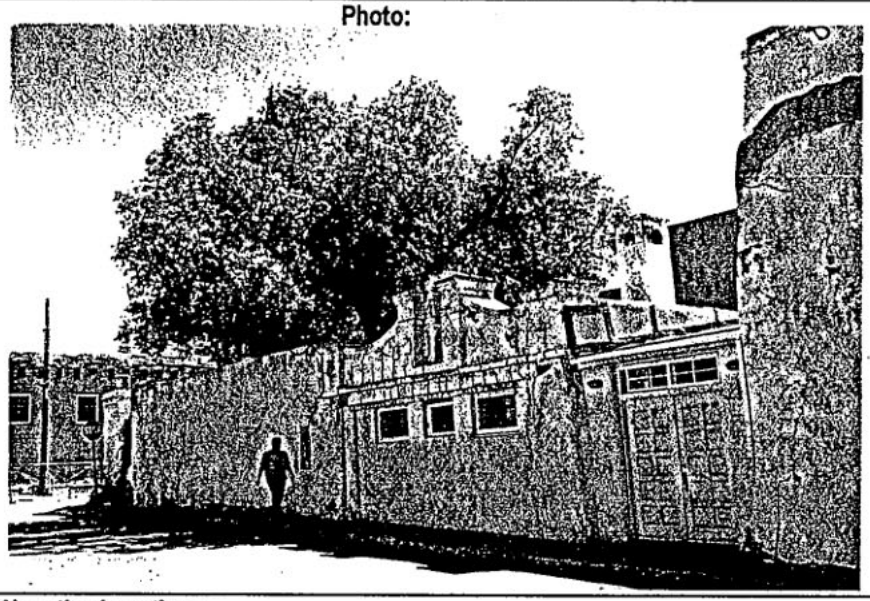
6. **Date of Survey:**
09-15-2005

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

Photo:



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).

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 20th 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 X Known ___ Estimated Source: Gilmer map (p. 17).

14. **Setting:** __ Suburban __ Rural __ Village X Urban If Urban: X Commercial __ Industrial X Residential __Public

15. **Relationship to Surroundings:** X Similar _____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)

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

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:

19. Is Property Endangered? X Unknown __ No ___ Yes How?

20. Significance to Current Community: X 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 X No __Yes
If yes: __ State __ National

If 'no' or unknown, do you think this property is eligible for listing? ___No X 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 X Yes
If yes: X Contributing ____Non-contributing __ Unknown

If 'yes', what is the name of the district? Santa Fe Historic District X State (HPD 260) X National
Staab McKenzie Historic Neighborhood (Sze and Spears 1988)

24. Supplemental Forms:

__ None X HCPI Detail Form (FORM 2) X 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) Escudero Property	**1. Location:** 206 McKenzie Street	**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 ___11/2 X 2
__ 21/2 Other:_____

8. Foundation: __ N/A
X Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete __ Stone
Other: _____
Notes:

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

Operation	Material	Glazing	Number

Notes: Not Known. Access to courtyards not granted.

11. Doors __ N/A

Type	Style	Material	Number

Notes: Not Known. Access to courtyards not granted.

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

__ Art Deco/Streamline Moderne	__ Gothic Revival	X Mission Revival	__ Pueblo	X Spanish-Pueblo Revival
X Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	X Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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.

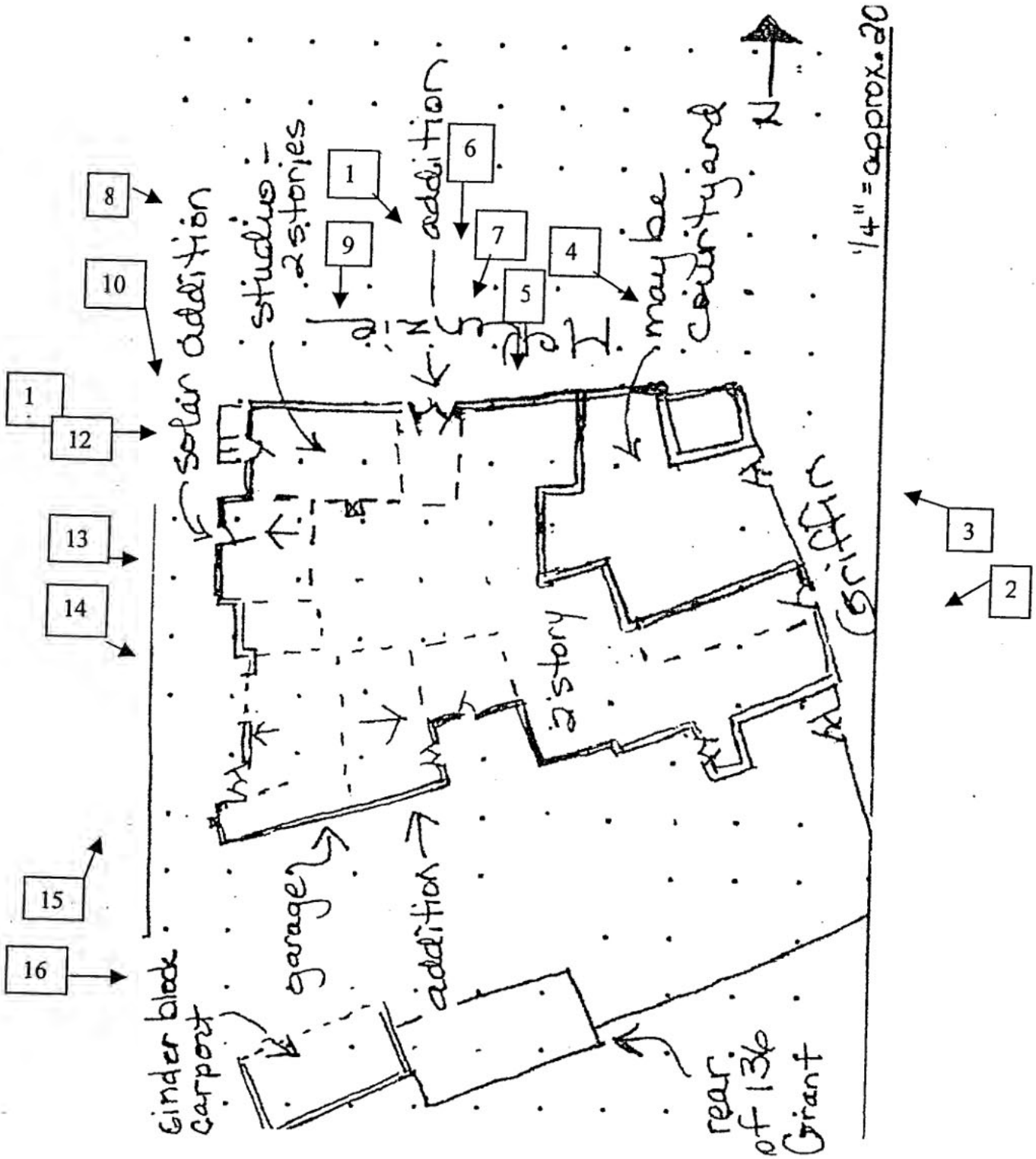
Velazquez, Miariano
1946 Spanish and English Languages. Wilcox & Follett Company. NY.

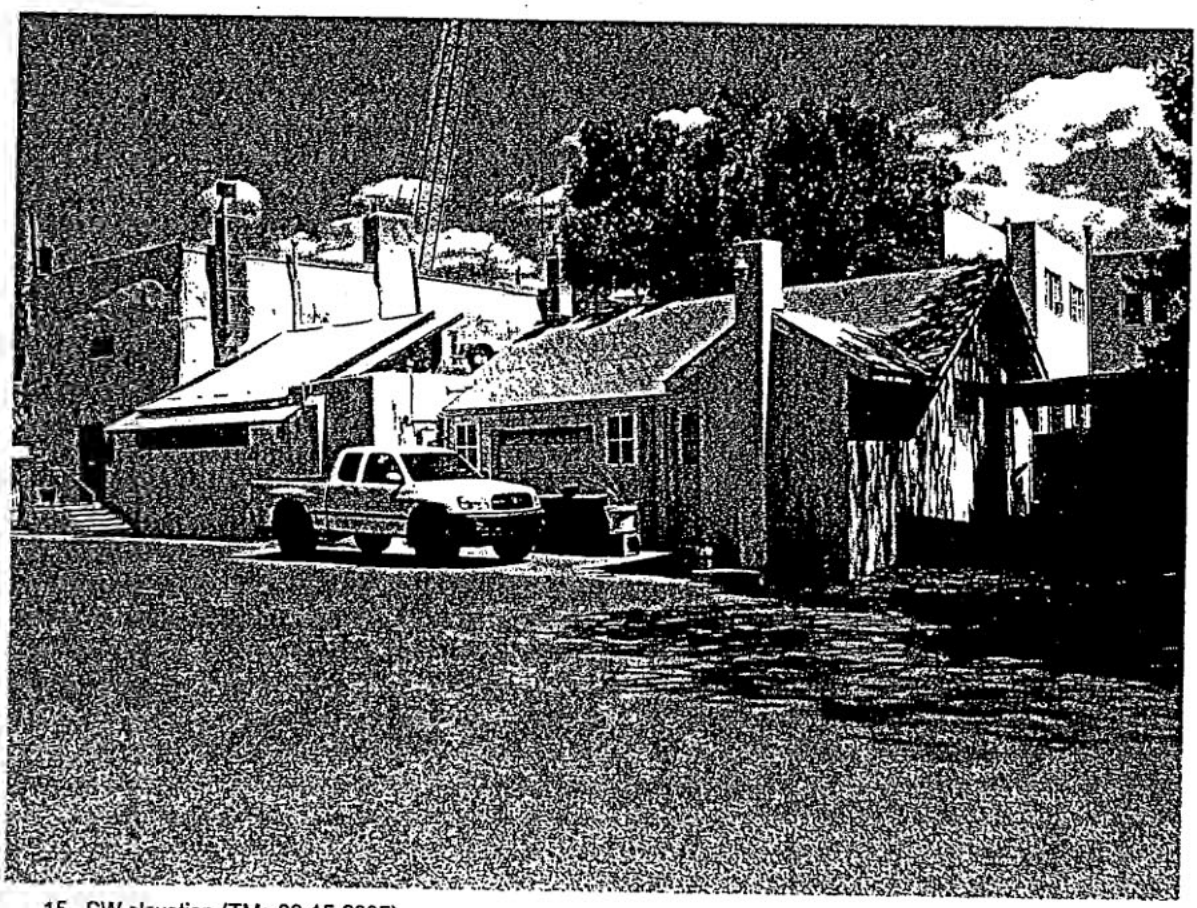
SITE:

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

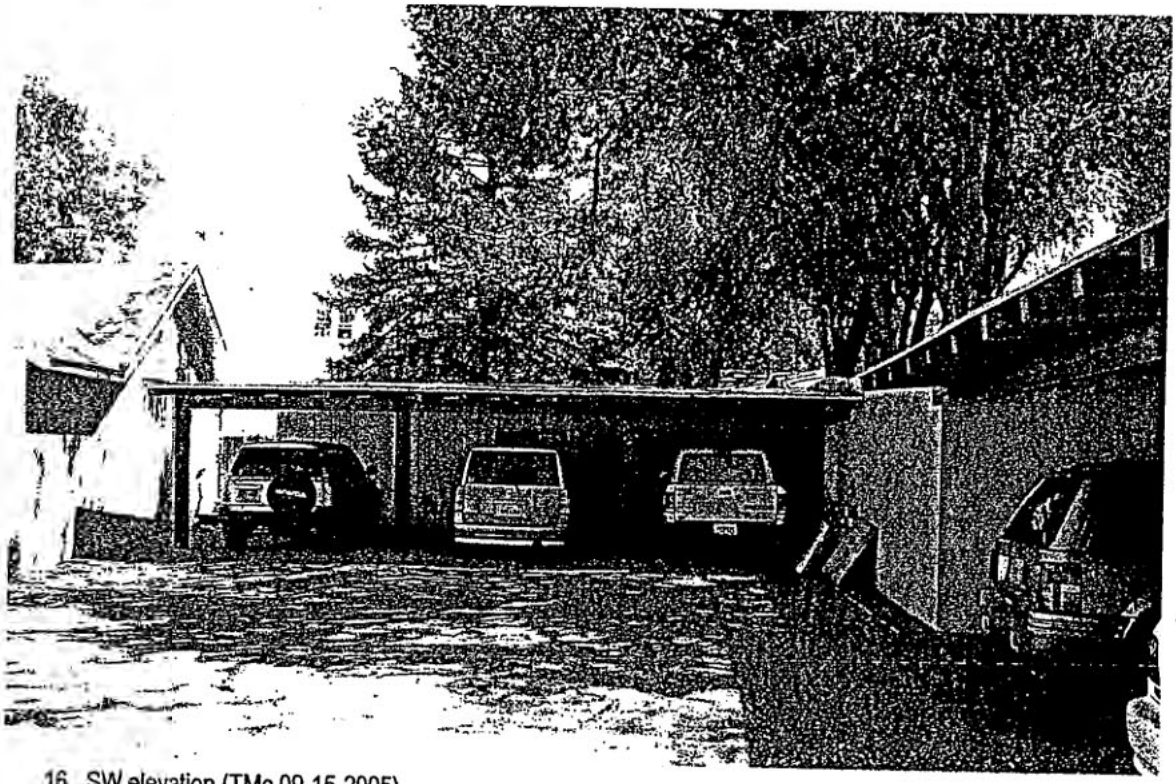
19.Site Plan. Site plan is unchanged from 1995 HBI survey (051610071/H2258).

Photographic Reconciliation (from 1995 HBI H2258 planview).

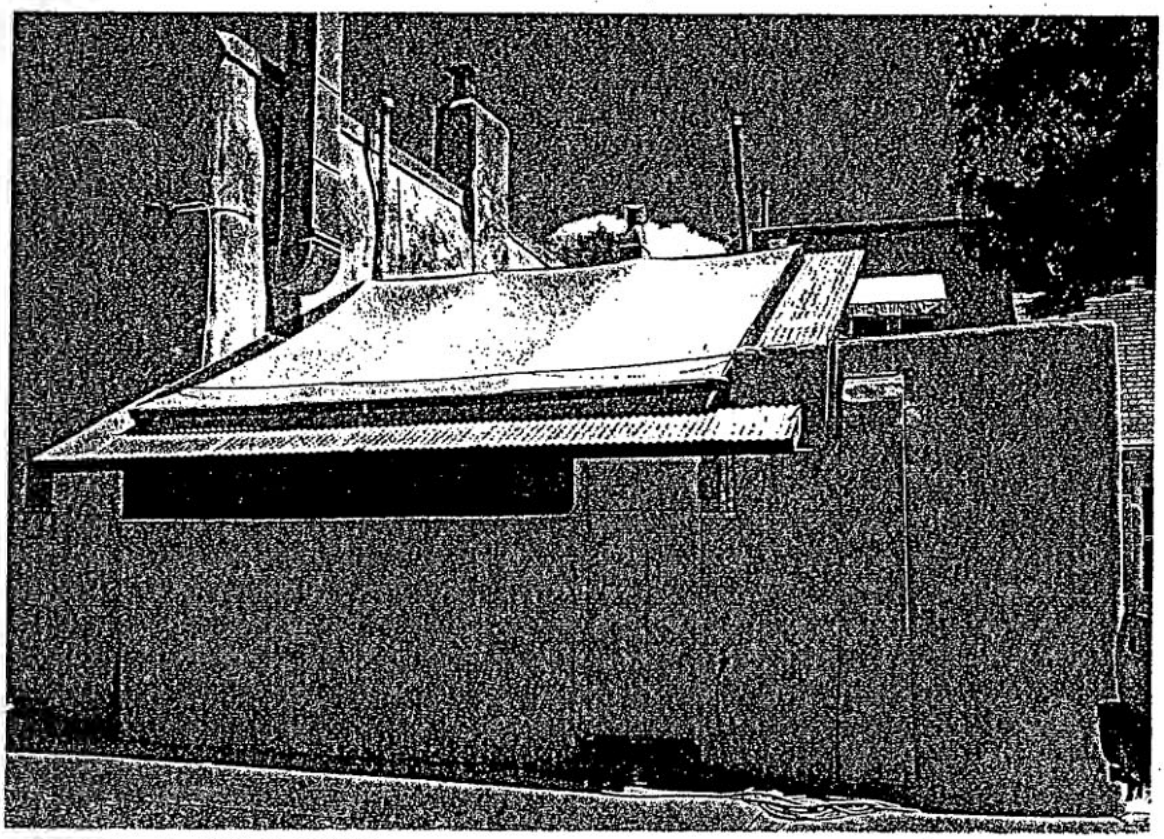




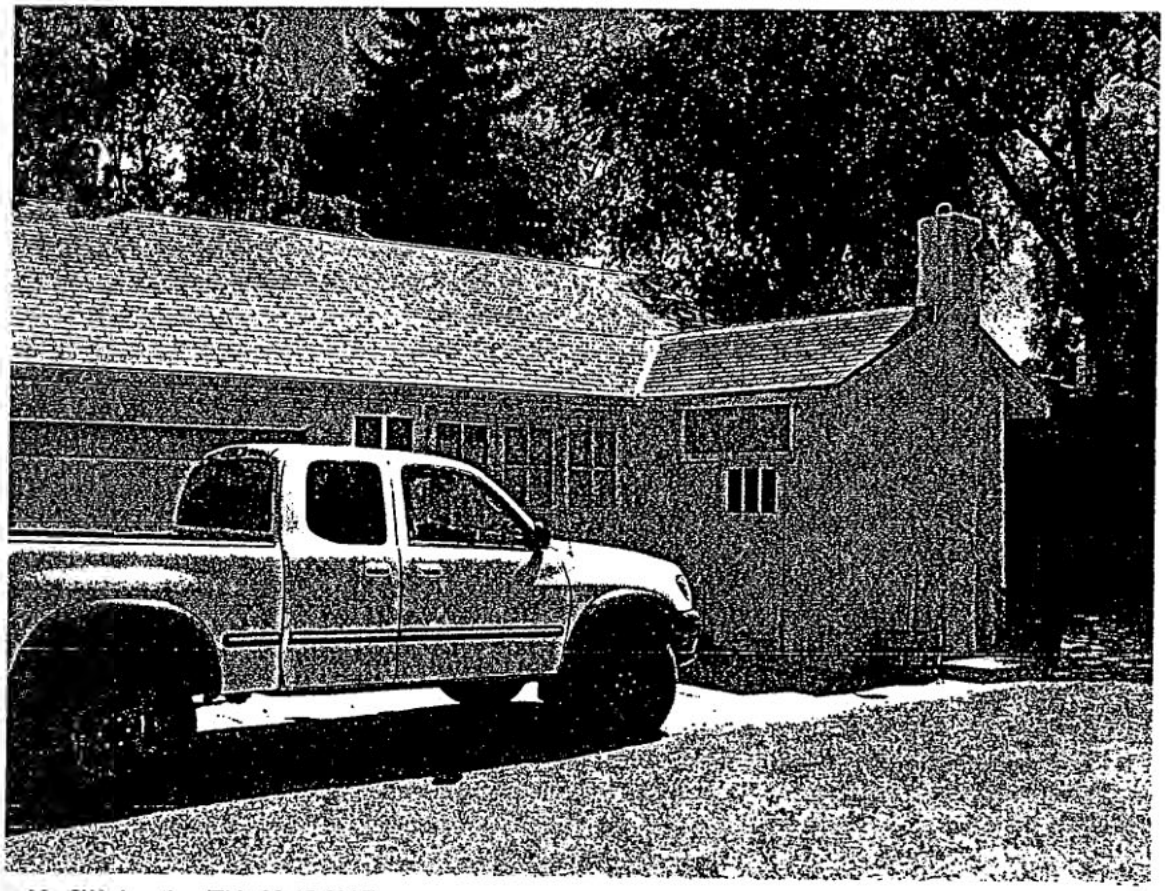
15. SW elevation (TMc 09-15-2005).

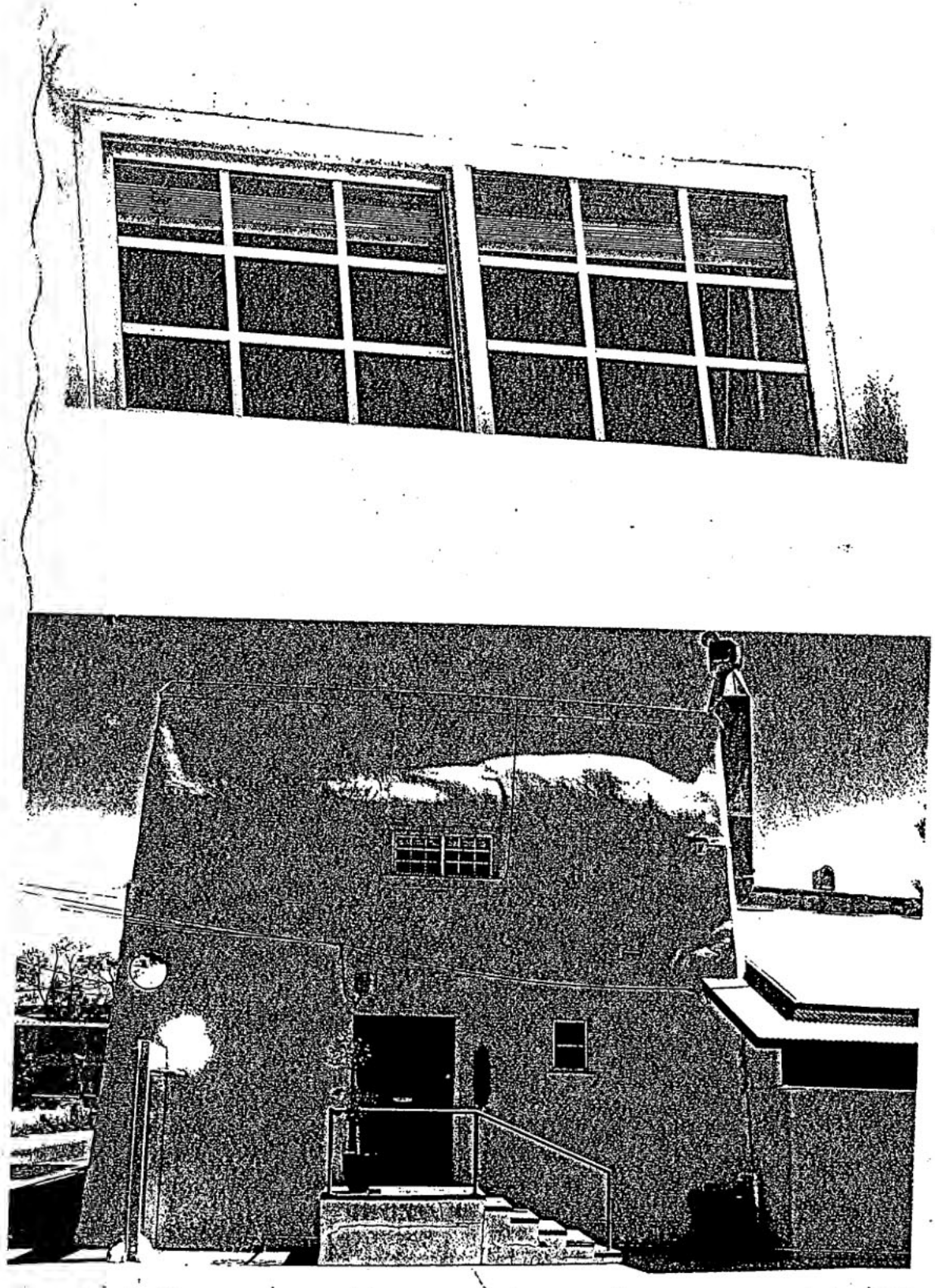


16. SW elevation (TMc 09-15-2005).



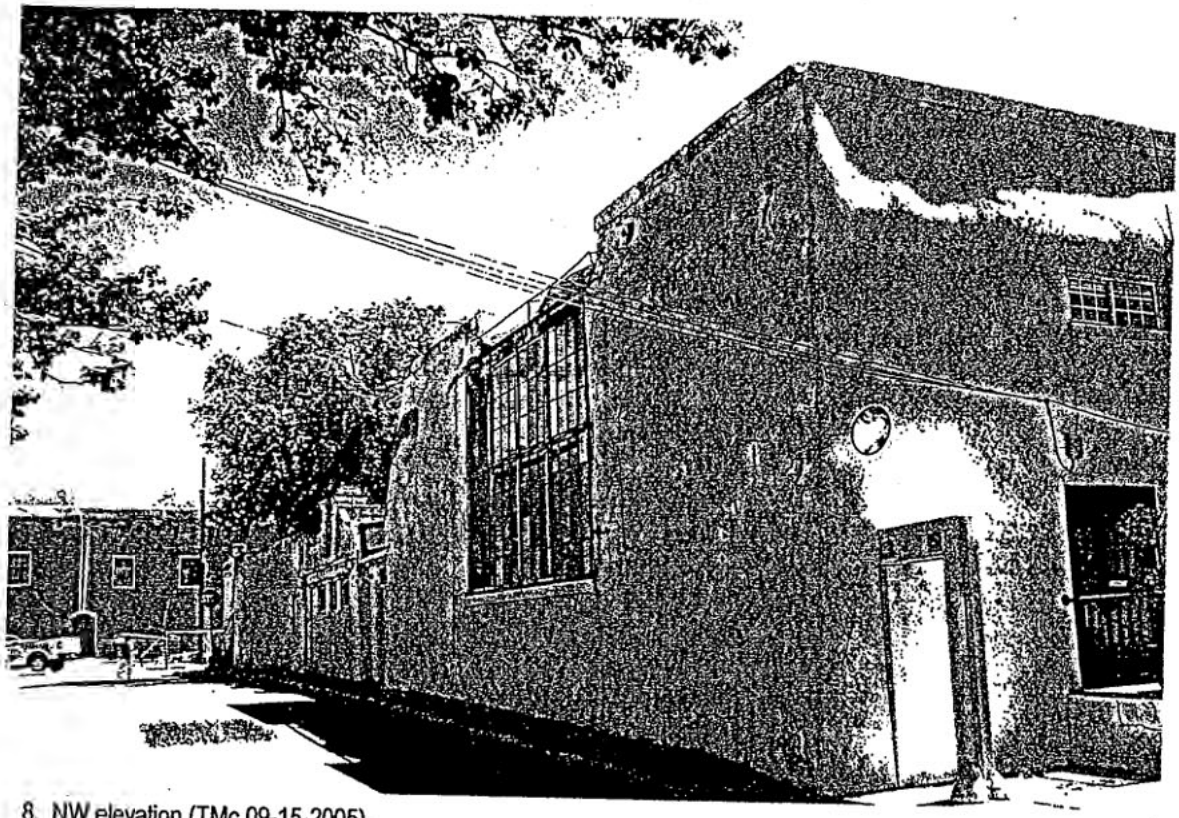
13. NW elevation (TMc 09-15-2005).



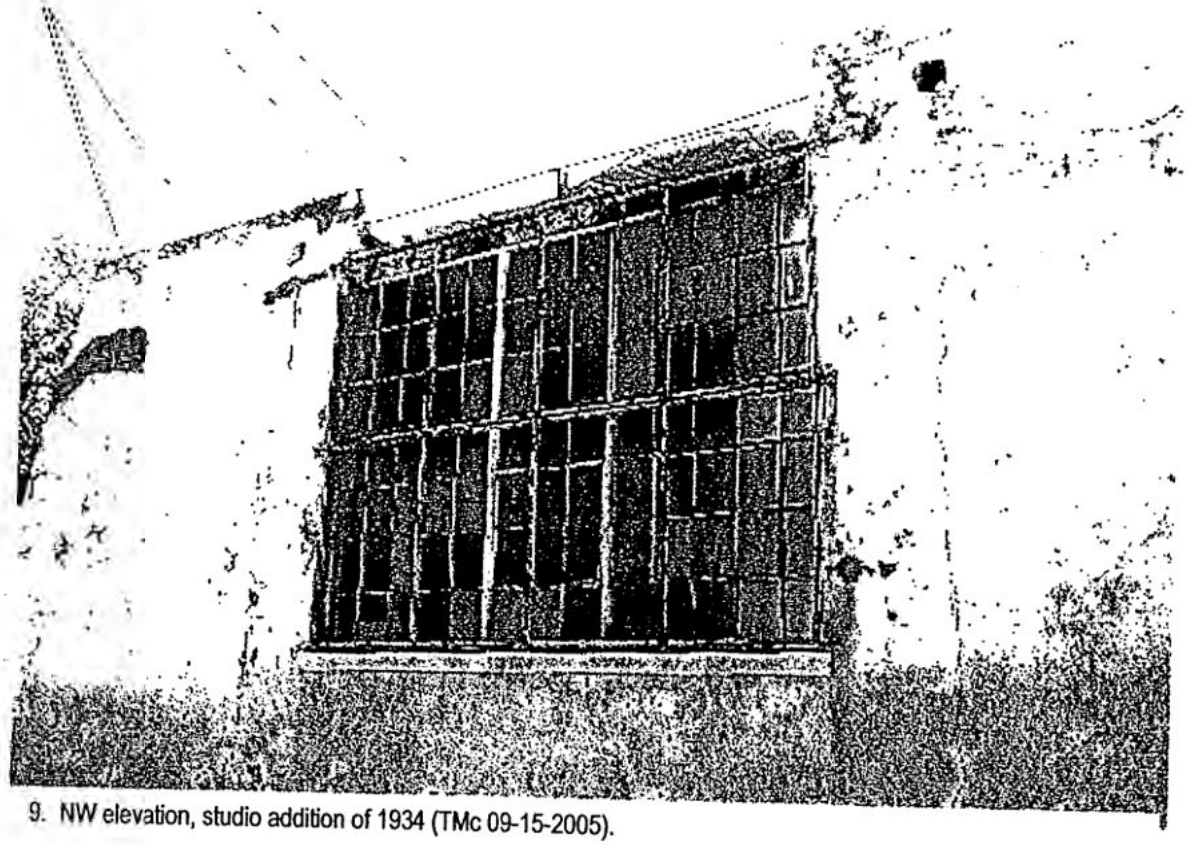


11, 12. SW elevation (TMc 09-15-2005).

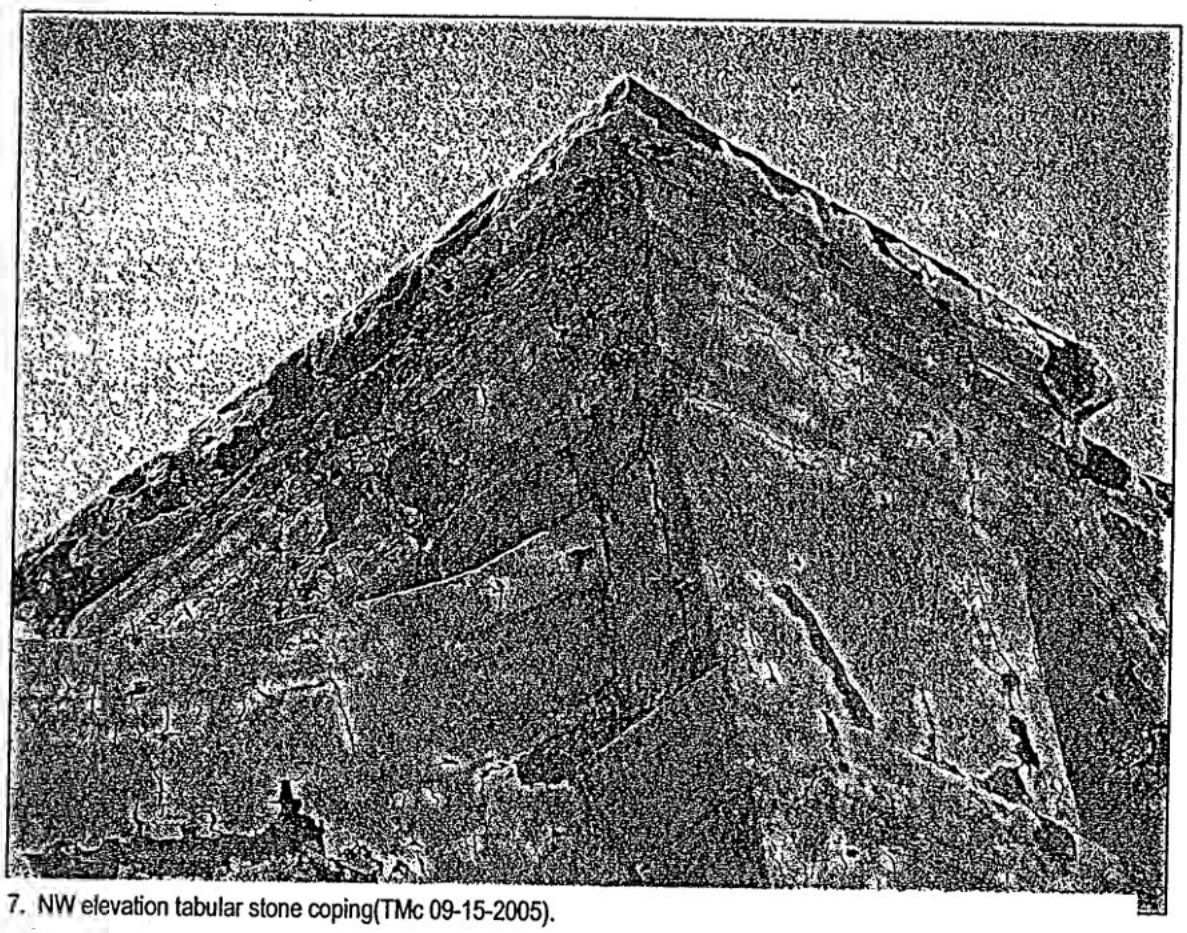
10. 206 McKenzie Street. NW corner and SW elevation of building indicates similar massing as seen in a 1995 photograph. View SE. (ArcCom September 2, 2005).



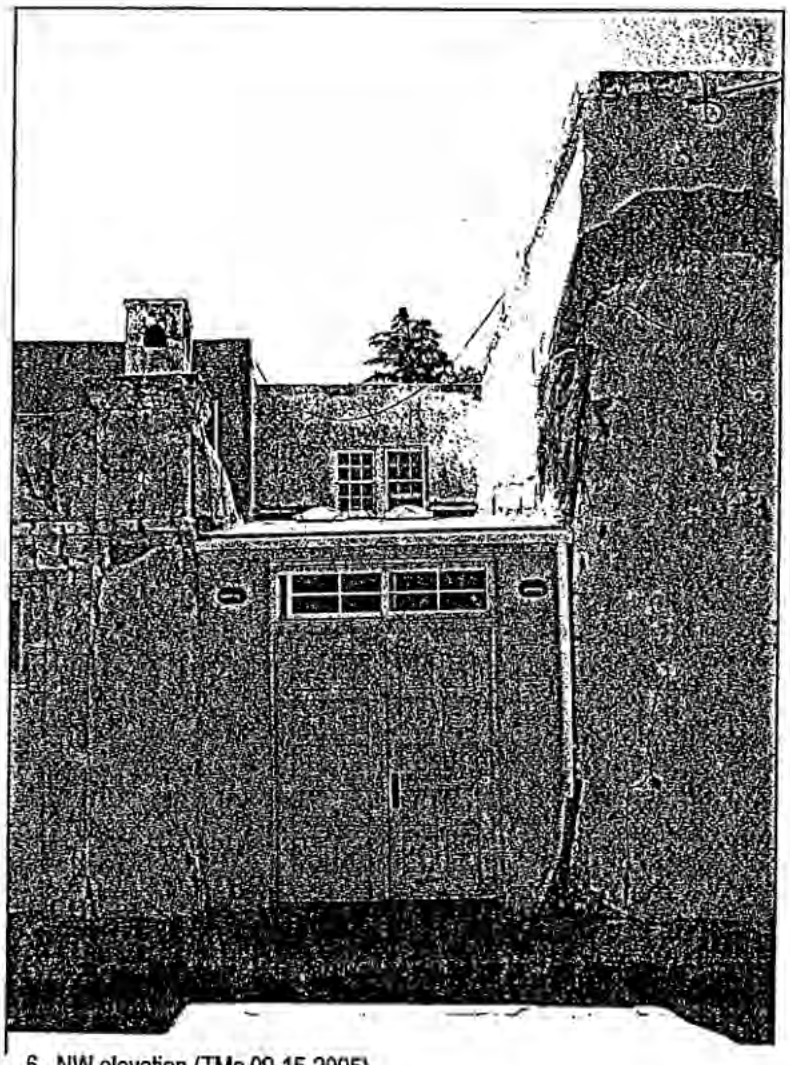
8. NW elevation (TMc 09-15-2005).



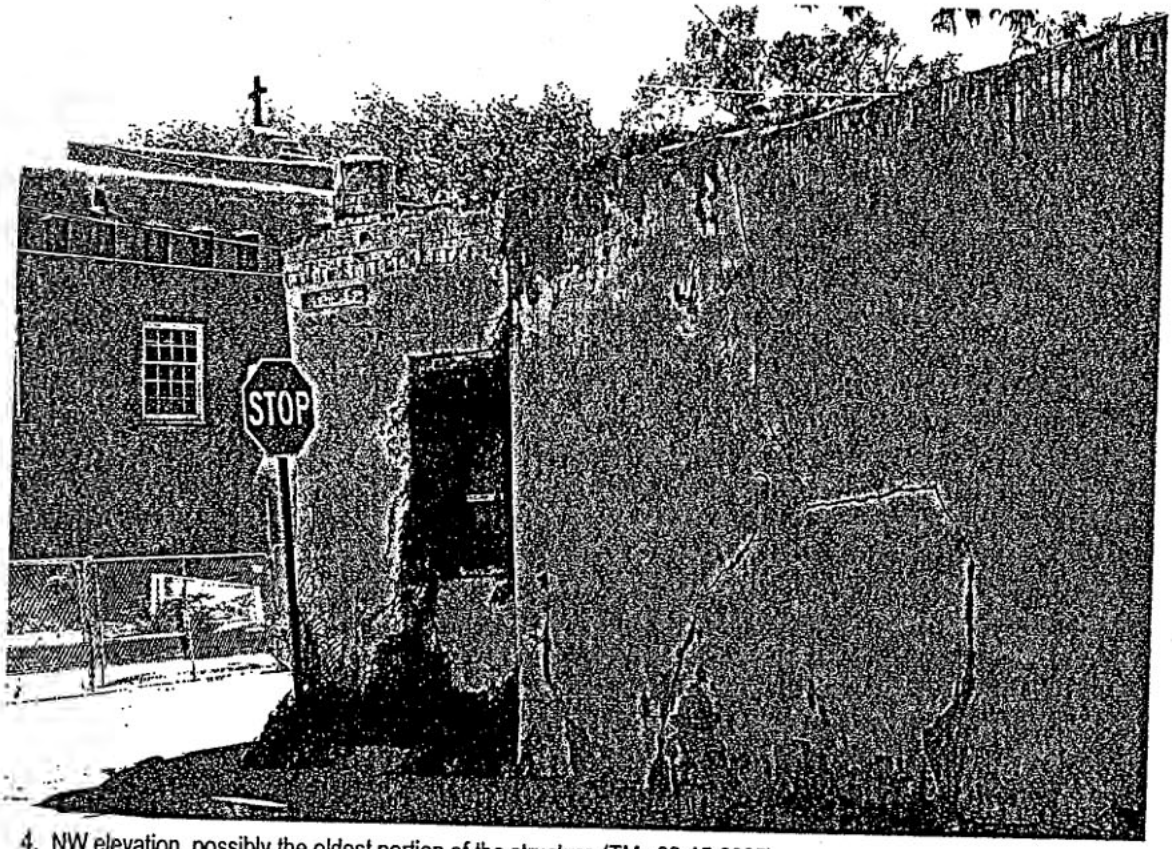
9. NW elevation, studio addition of 1934 (TMc 09-15-2005).



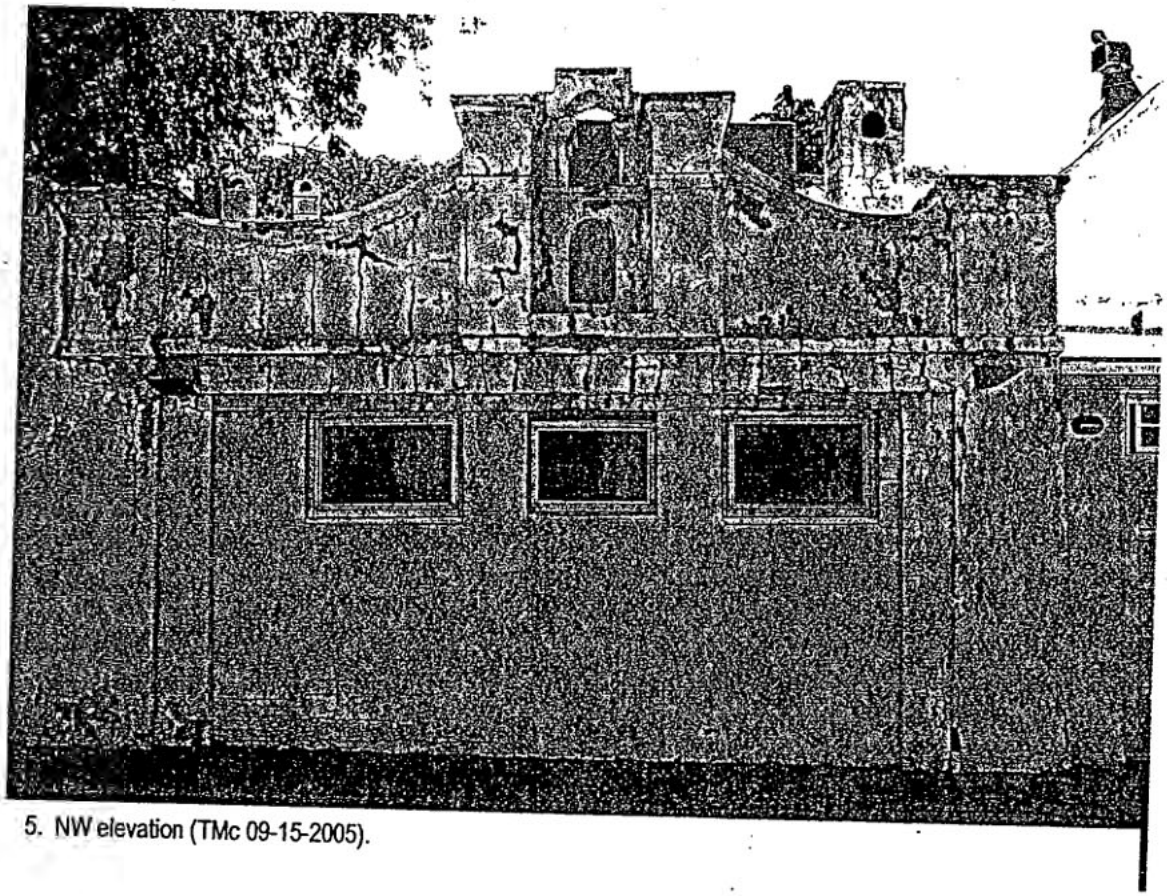
7. NW elevation tabular stone coping(TMc 09-15-2005).



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: 0516 10071

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H2258

TNSP 17 (N) S RANGE 9 (E) W SEC 24 NW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

_____ ESTIMATE 1890 (portion by) ACTUAL

SOURCE(S) Sanborn map

BUILDING DATA

ARCHITECTURAL STYLE: Territorial/Ren. Rev./Mission Rev./Industrial/Cottage

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER apartments & studio

SURROUNDINGS: residential, commercial, religious, government

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? carport (intrusive)

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

____ MINOR ____ MODERATE

X MAJOR additions, raising of courtyard walls, demolition of 142

EXPLAIN:

OVERALL CONDITION:

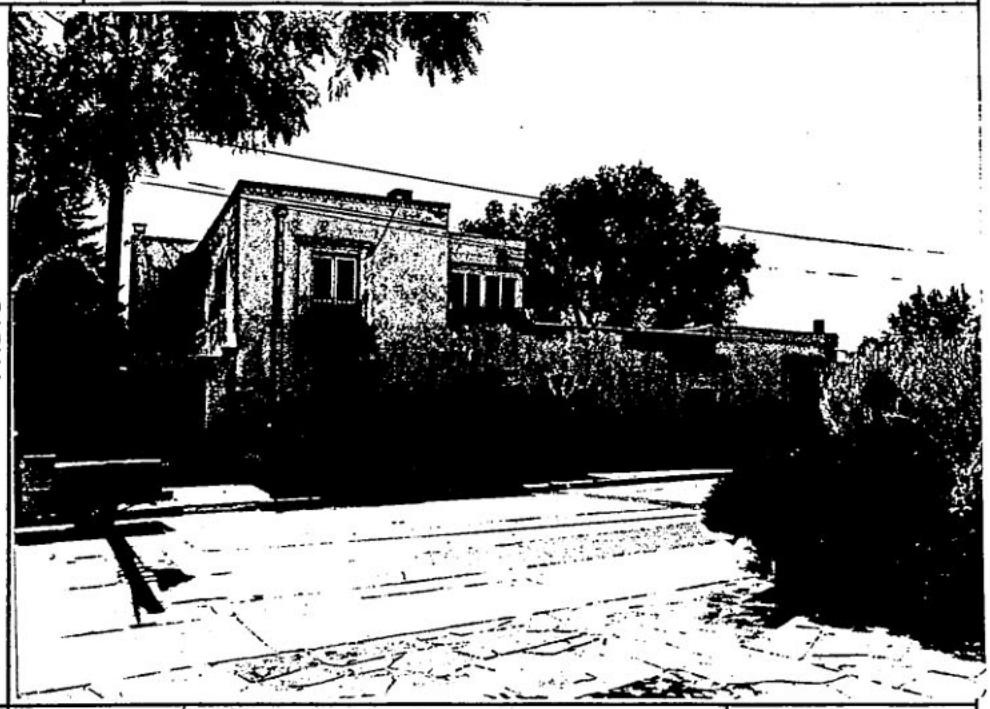
____ EXCELLENT ____ GOOD

X FAIR ____ DETERIORATED

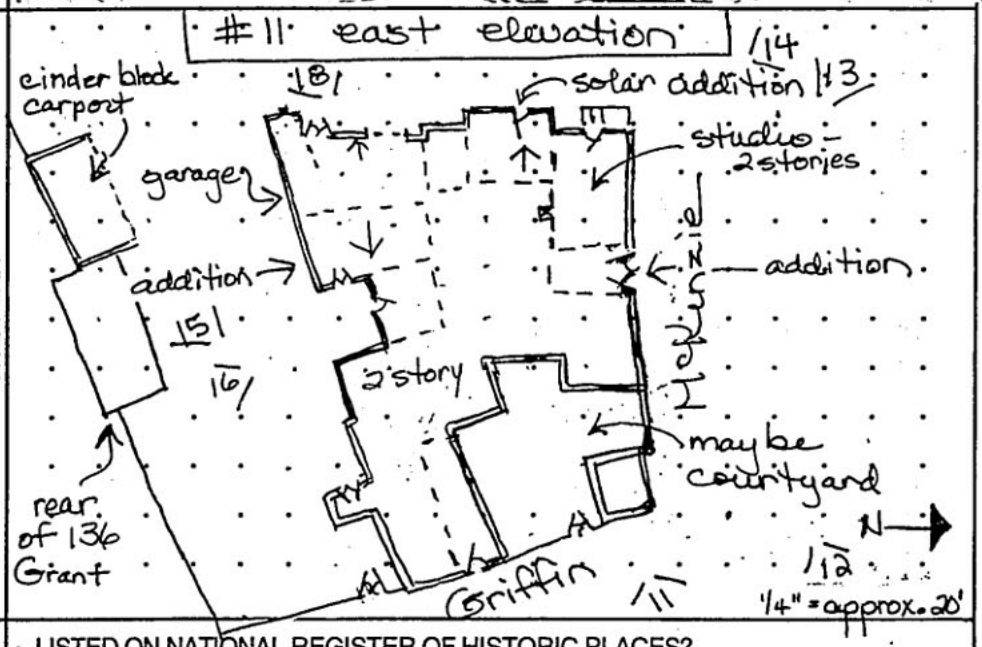
BUILDING THREATENED?

X YES ____ NO

PHOTO



SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

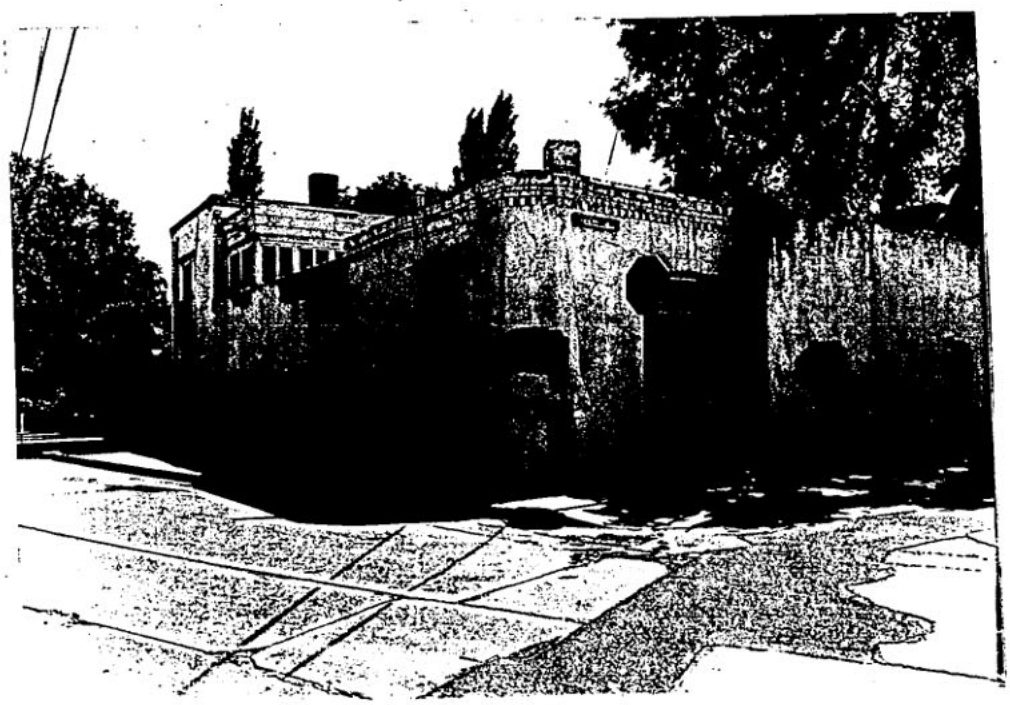
SURVEYED 7/95 BY DB

NEGATIVES WITH NMHPD ROLL # DB9 NEG # 11 TO 14

DB11 # 15-16

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 gable on garage SW, N center has mixtilinear parapet w/ some brick coping
BUILDING WALLS	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

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

IDENTIFICATION		
ADDRESS	146 Griffin & 206 McKenzie	ID NUMBER: 0516 10071
		SANTA FE ID NUMBER: H 2258
		SURVEYED/RESEARCHED DATE 7/95 BY DB

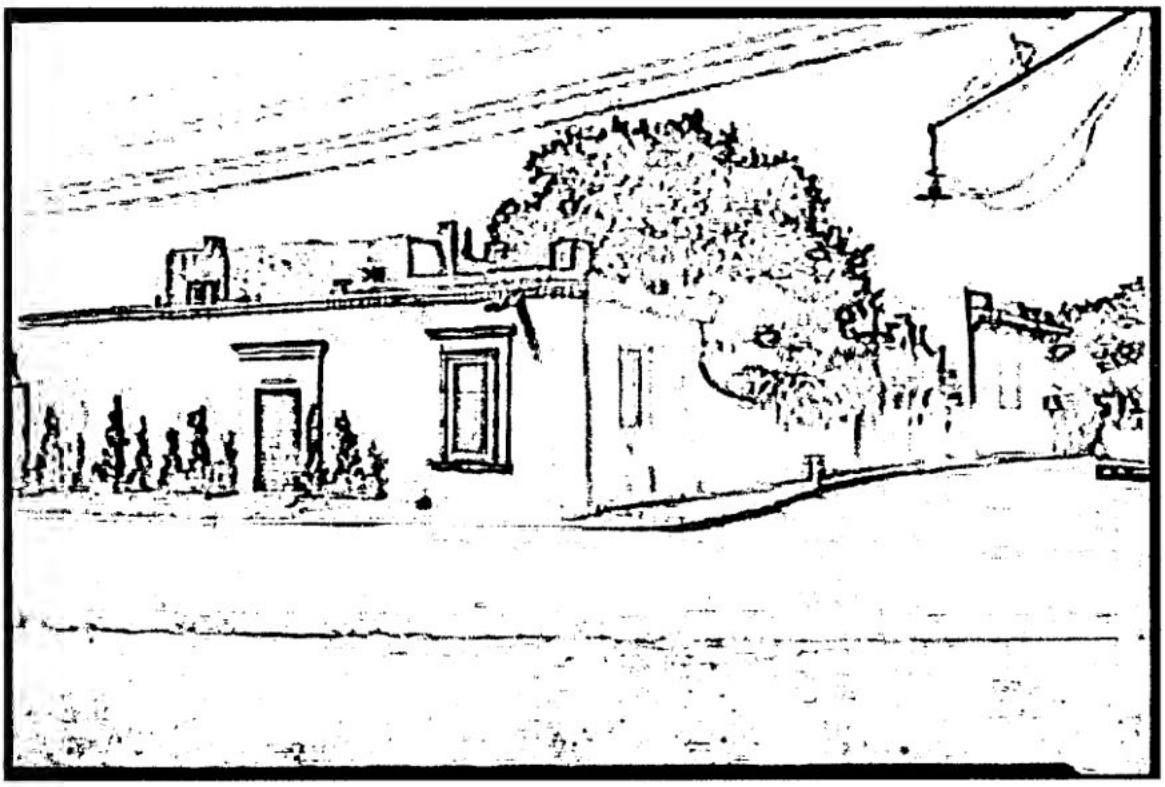
The building at 142 Griffin, now demolished, was the home of Cleofes Jaramillo, founder of the Sociedad Folklorico and an activist for preservation of local culture.

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.

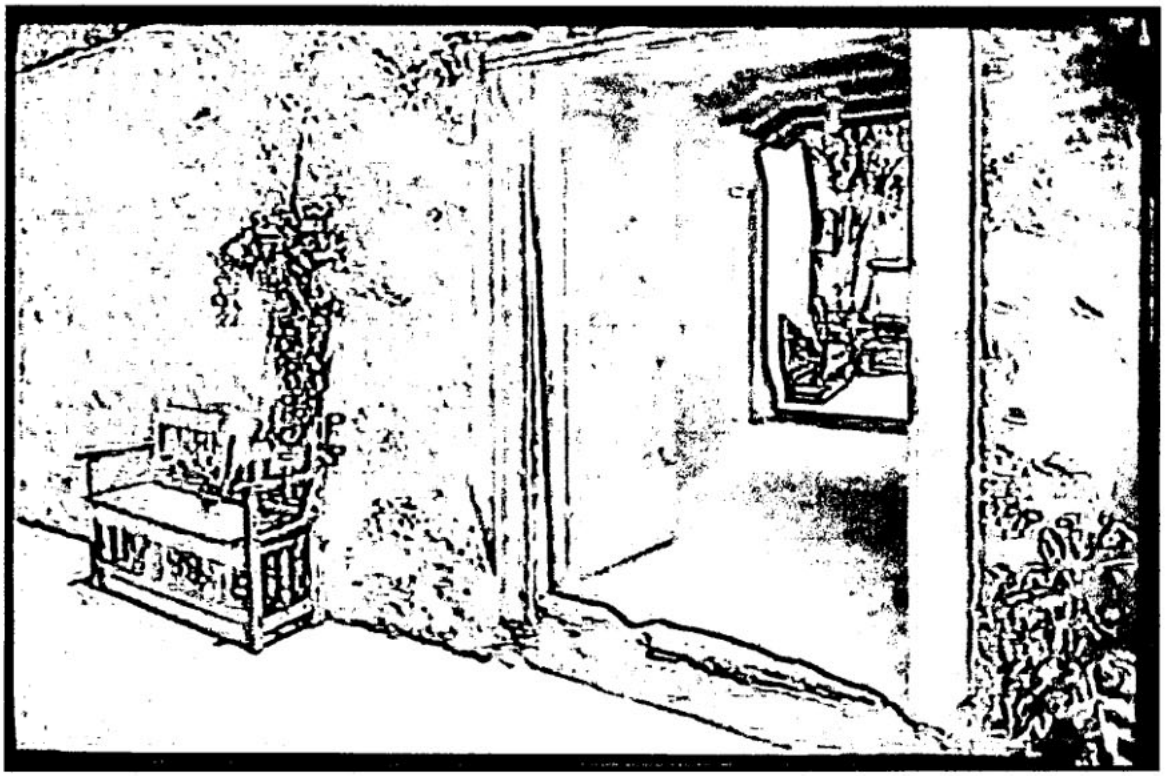
Sometime after 1937 the courtyard walls were raised to roof height, a major change to the building's appearance which makes it impossible to distinguish buildings from courtyards. The building at 142 Griffin was demolished in the early 1940s, when the property was owned by Edna Ballard, the founder of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

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)



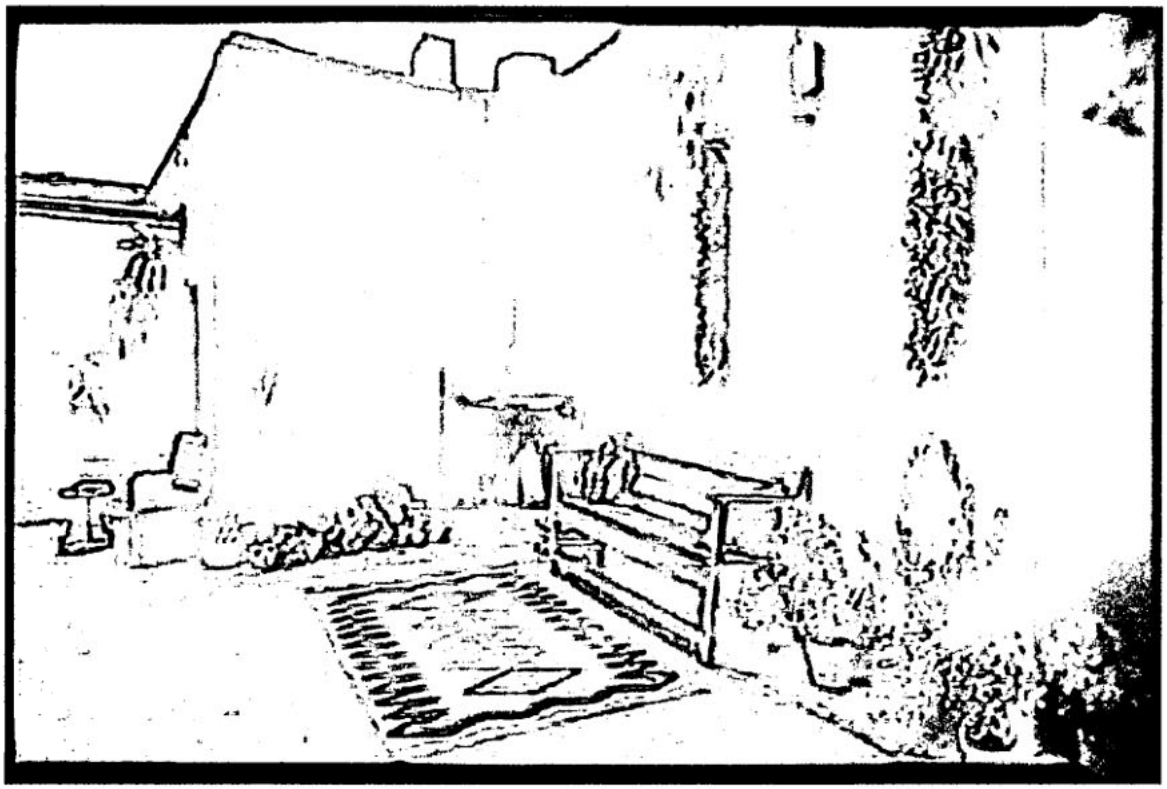
NORTH EAST CORNER
206 McKENZIE
CIRCA 1938
PARKHURST PHOTO



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
146 GRIFFEN STREET.

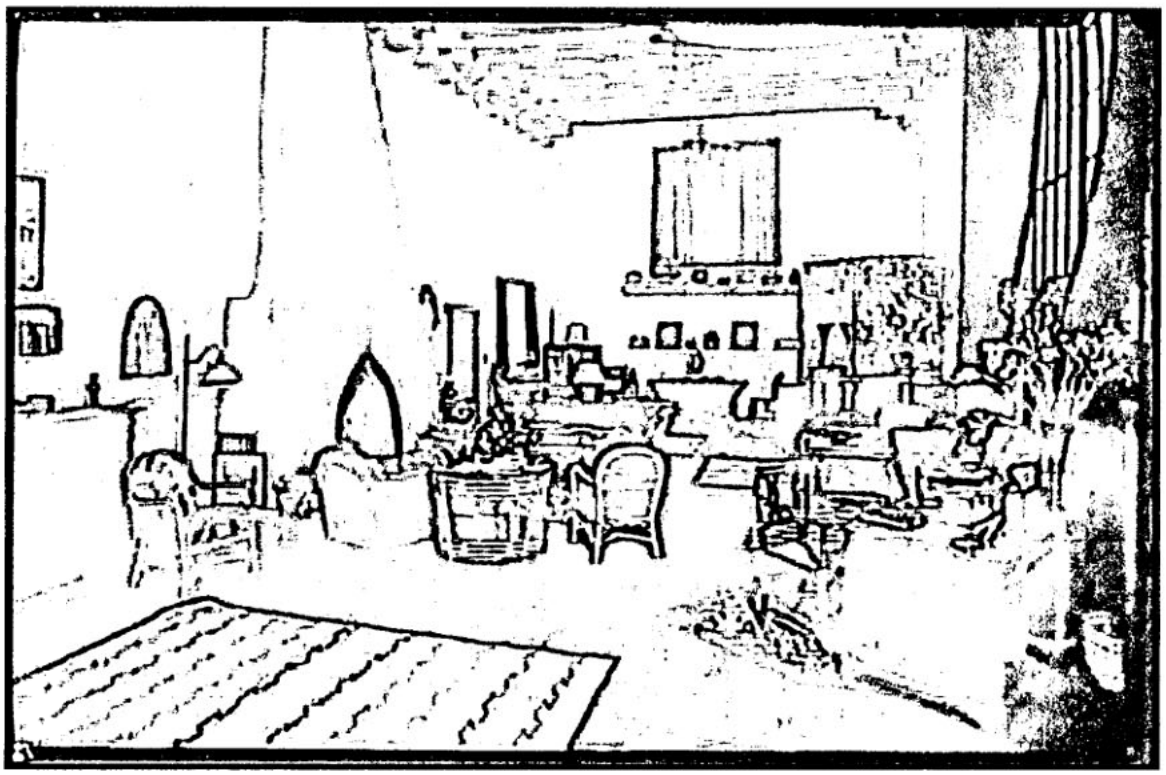
PARKHURST PHOTO

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

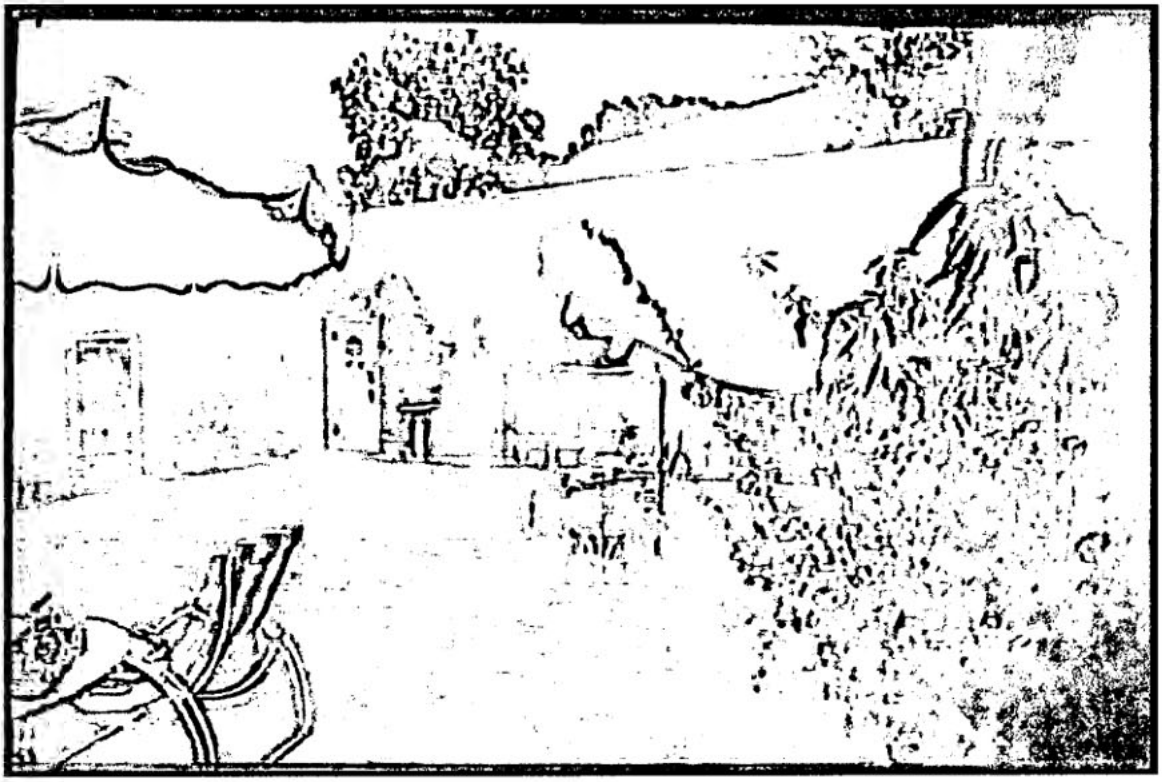
SOUTH PATIO
142 GRIFFEN STREET
"CIRCADO DINING ROOM."
OPERATED BY HAZEL HYDE
CIRCA 1938
PARKHURST PHOTO.



HAZEL HYDE STUDIO
ORIGINALLY BUILT FOR GEORGE BLODGETT
VIEW LOOKING WEST

NOTE: WEST DOOR MISSING

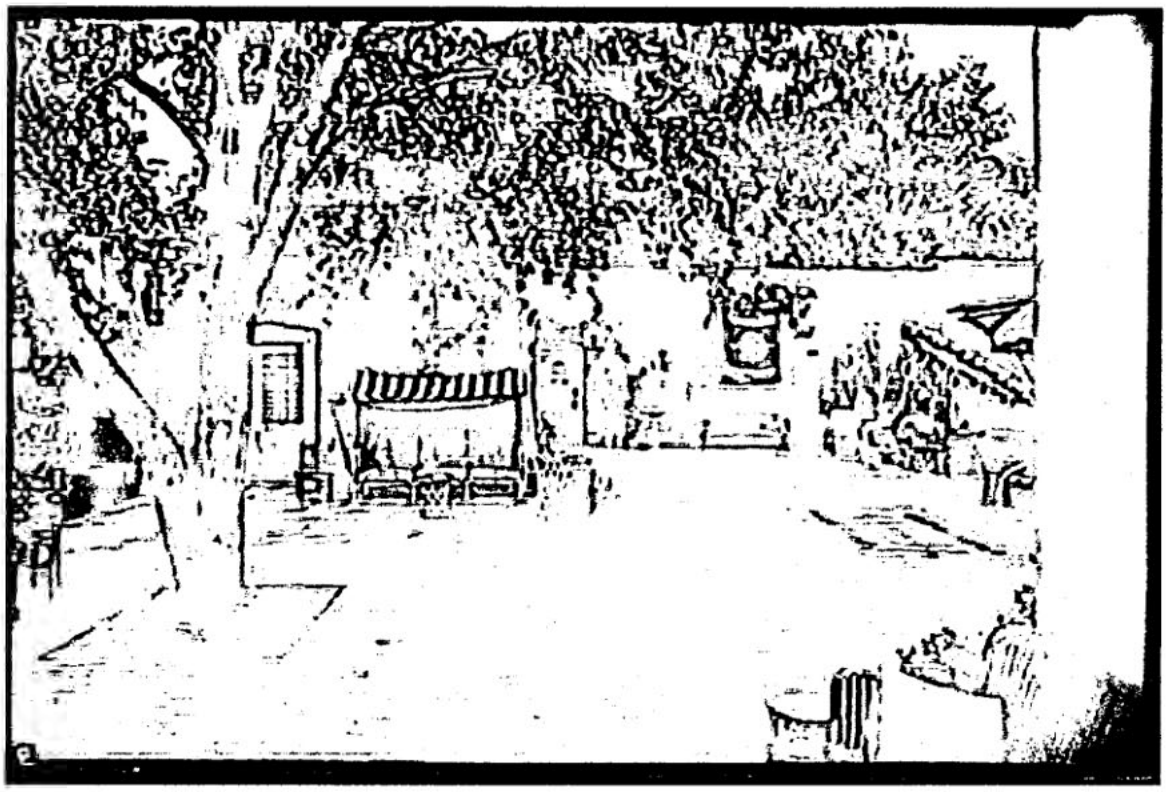
PARKHURST PHOTO.



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

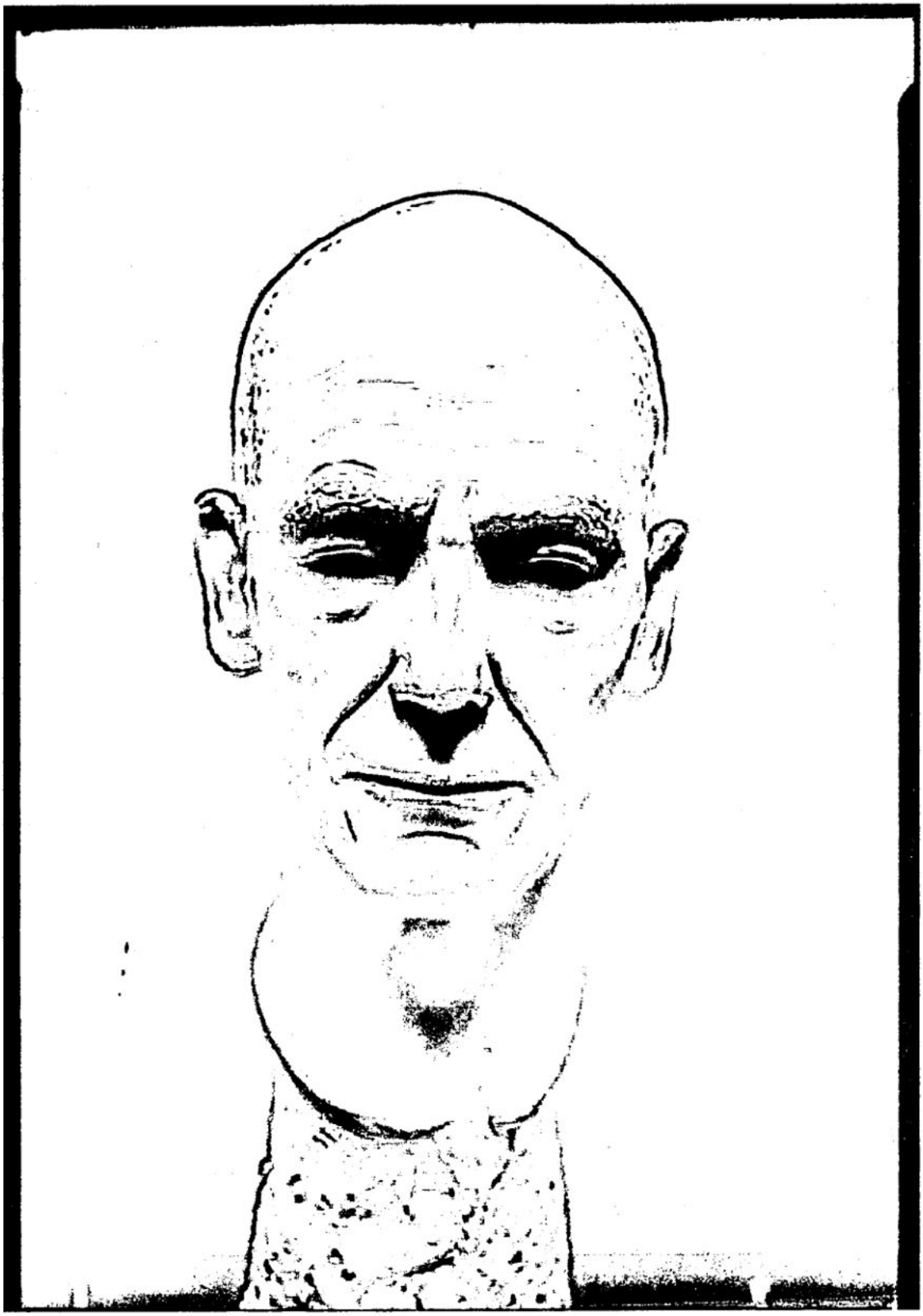
CIRCA 1938

PARKHURST PHOTO



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

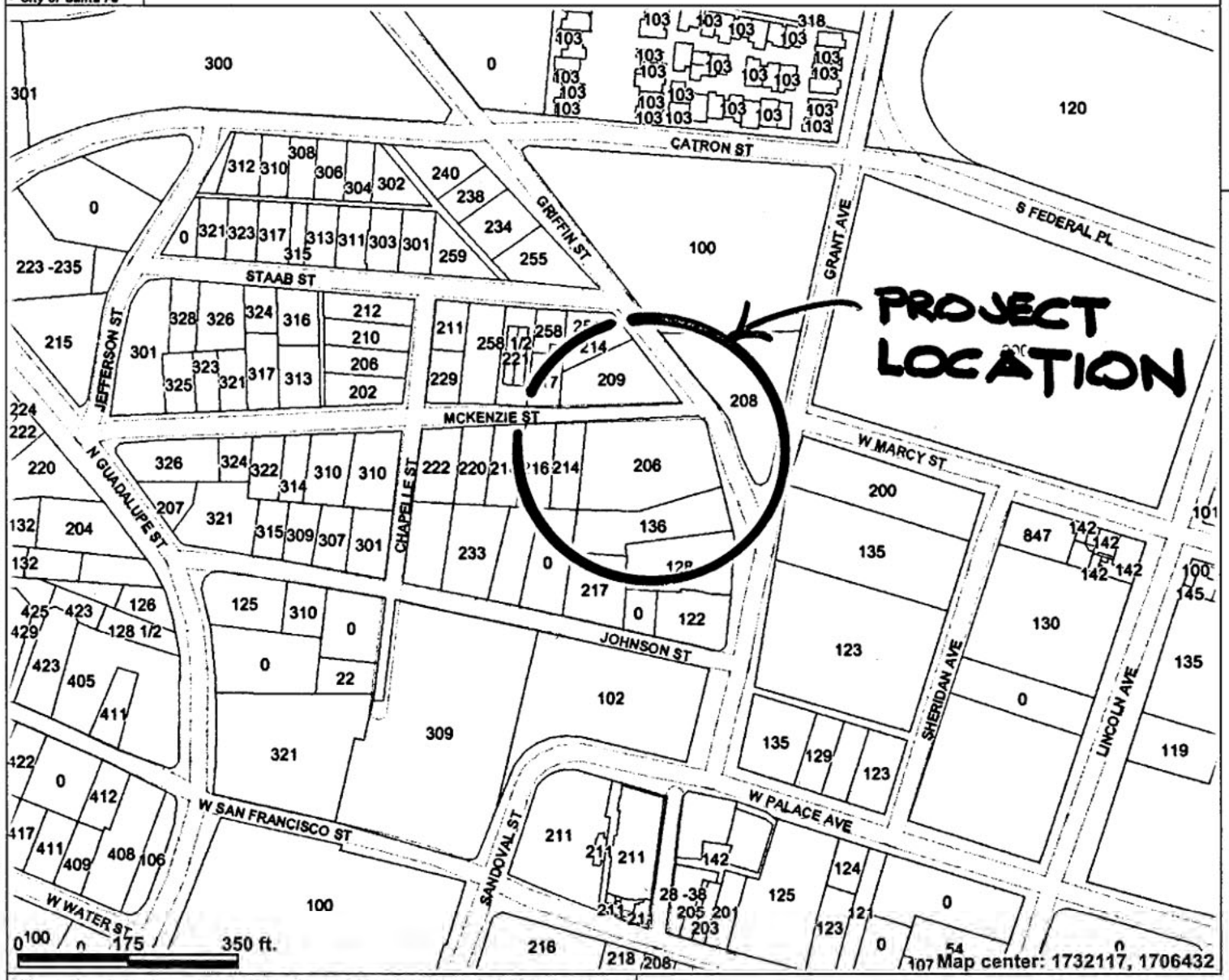
CLEOFUS JARAMILLO
1901 PHOTO
AGE 23

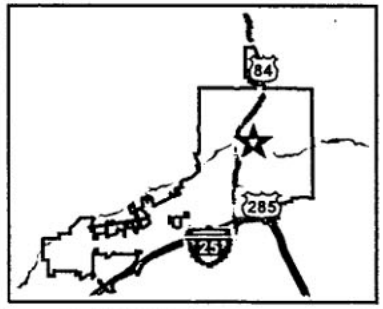


BUST OF KEN CHAPMAN
BY GEORGE BLODGETT
AGE UNKNOWN.

Historic Maps and Documents

206 McKenzie St. Location





Legend

- City Limits
- Parcels
- Santa Fe River
- Major Roads and Highways
- Other Roads and Streets

Scale: 1:2,939

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

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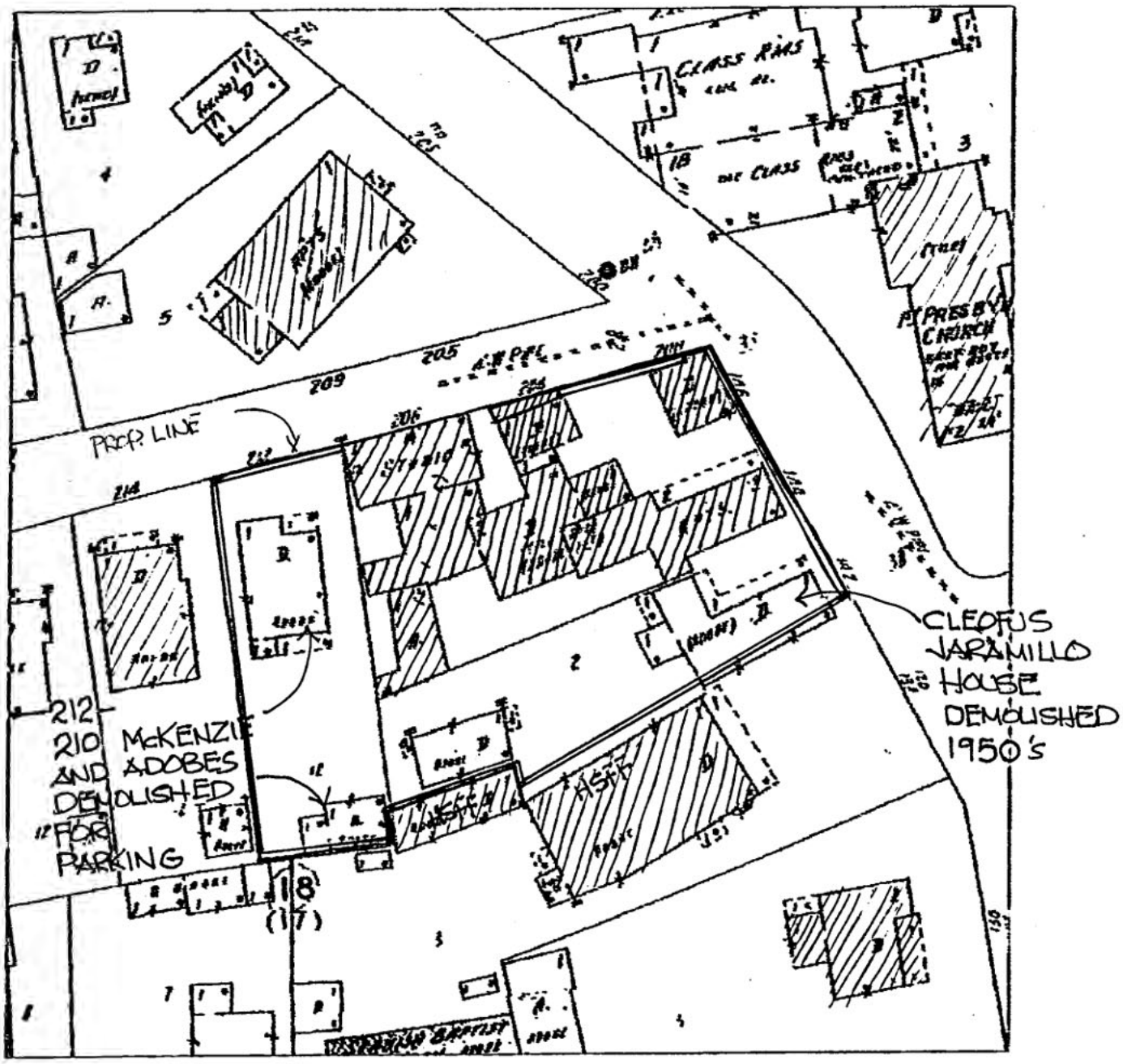
E-Mail: ceri@ceri-fsi.com Internet: www.ceri-fsi.com



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

Sanborn Fire Insurance Map
1948

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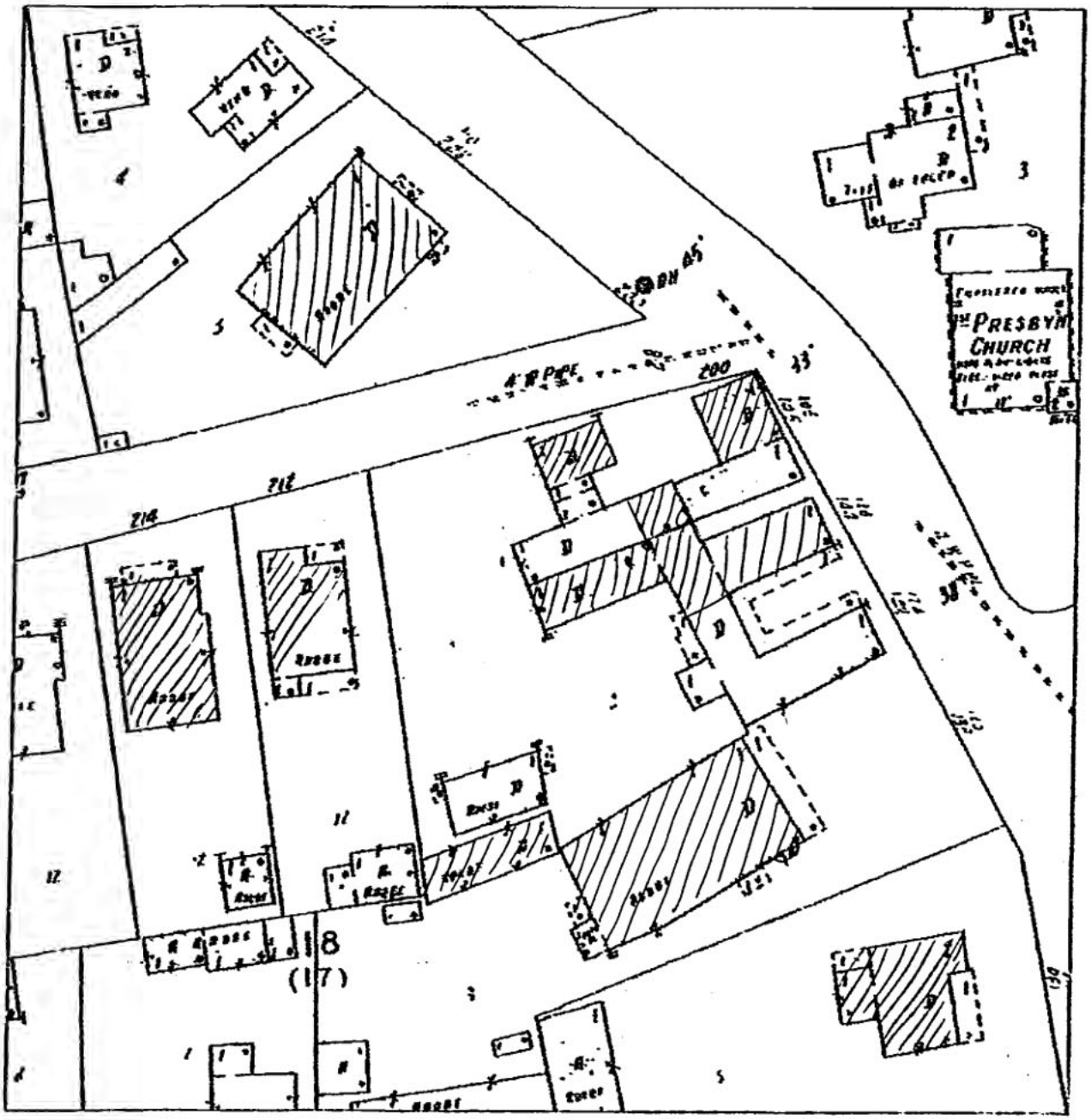

Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1930

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

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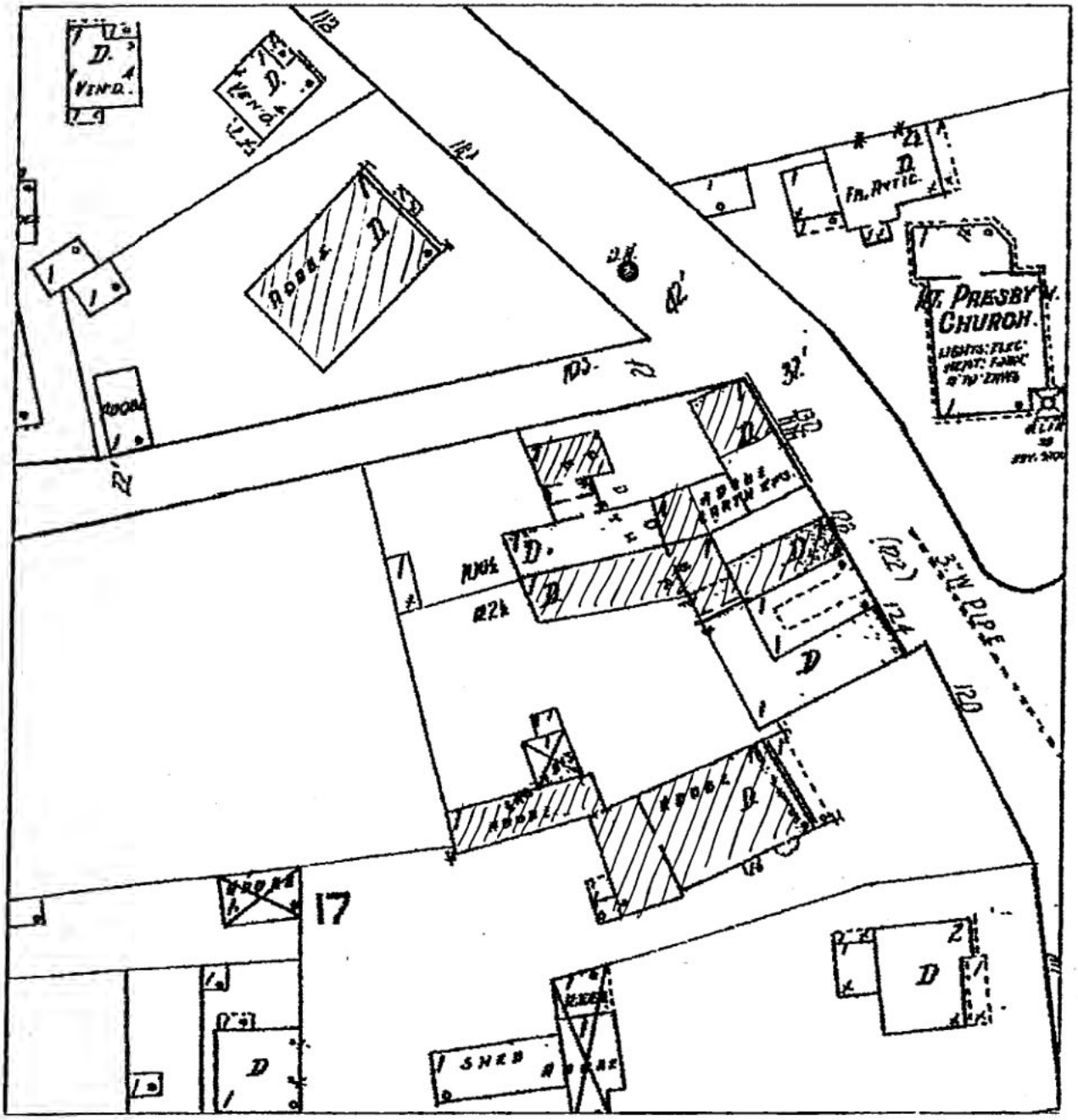

Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1921

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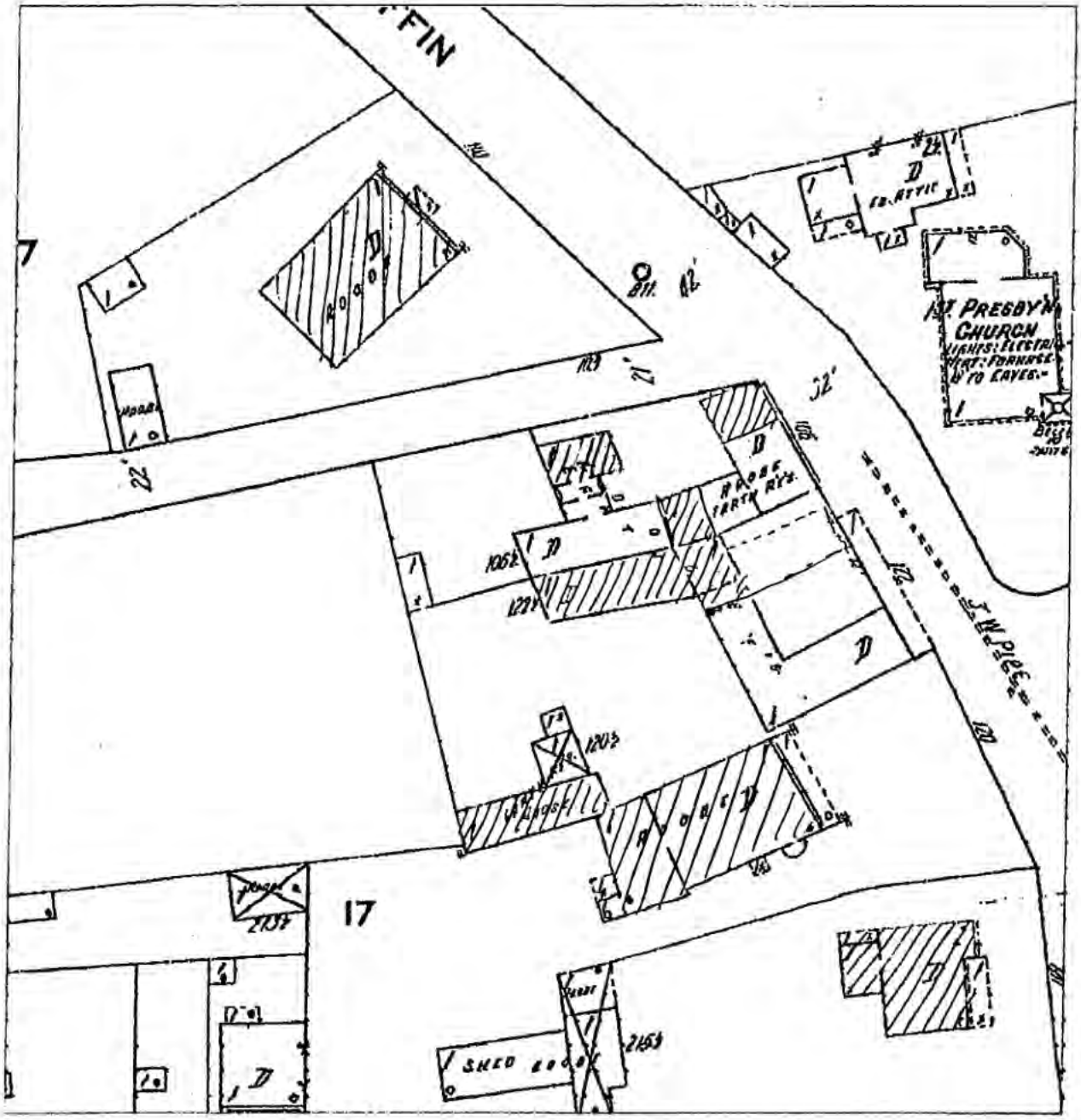
E-Mail: cerl@cerl-fsi.com Internet: www.cerl-fsi.com



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

Sanborn Fire Insurance Map
1913

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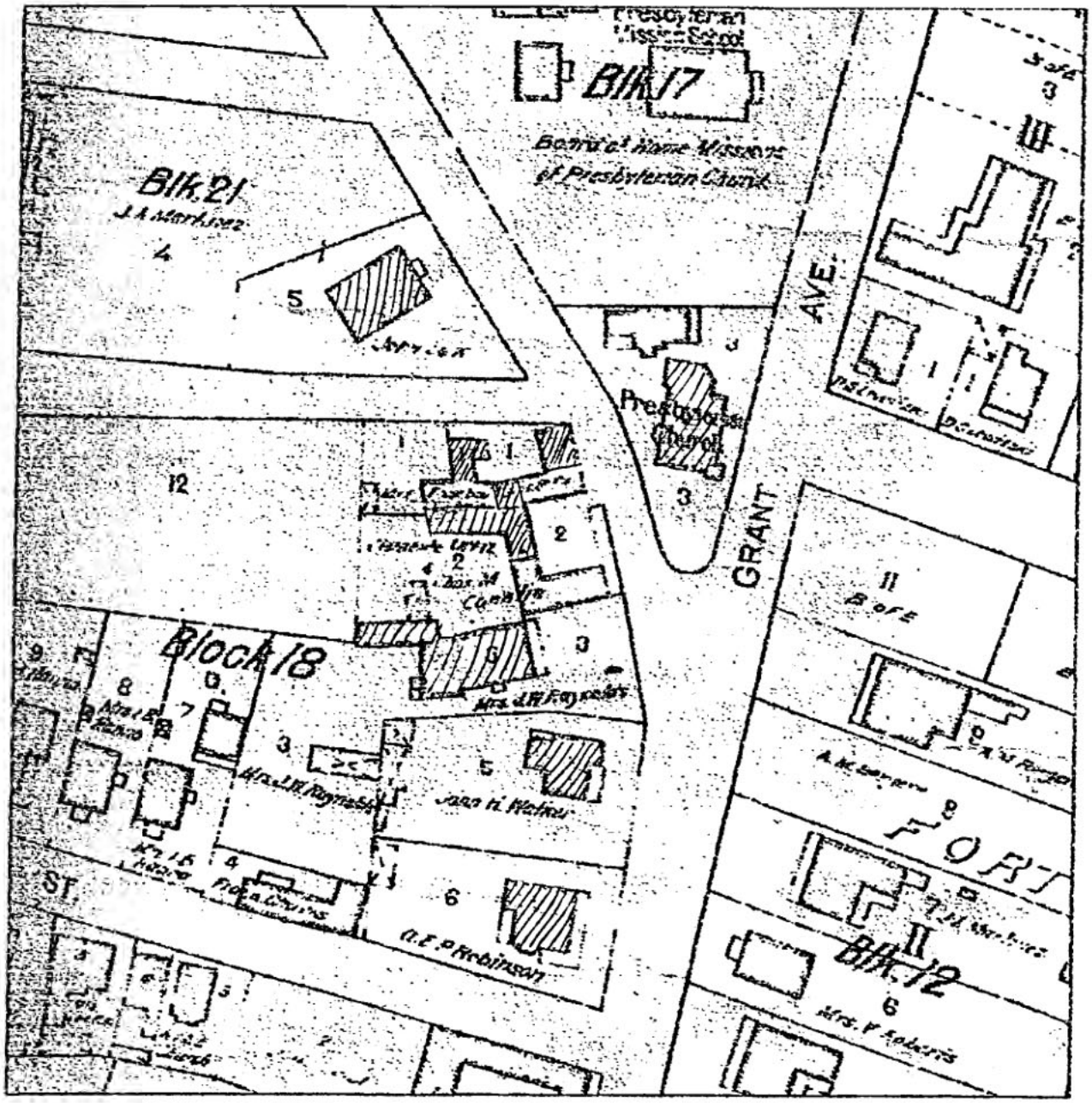

Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

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

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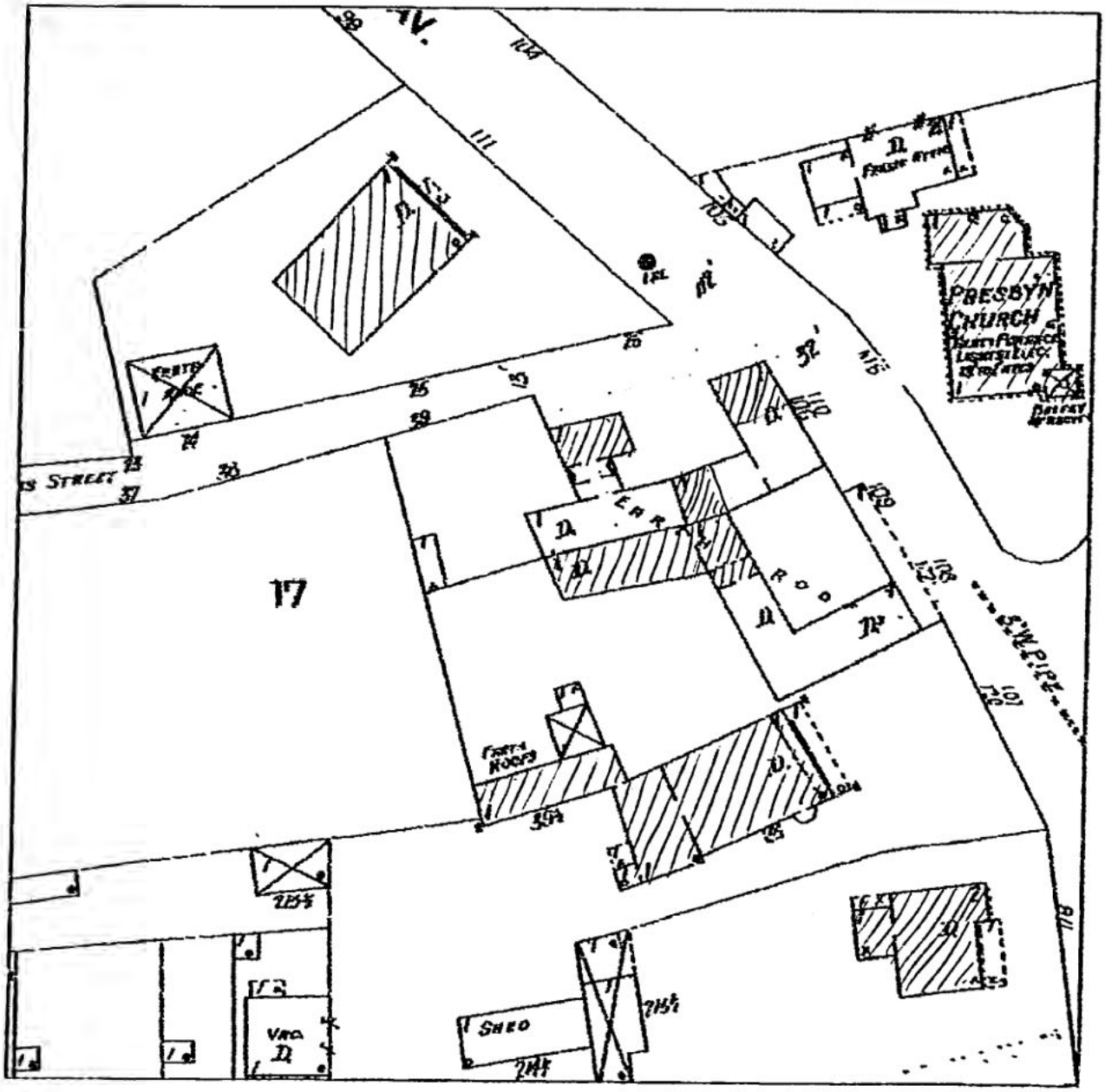

Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1908

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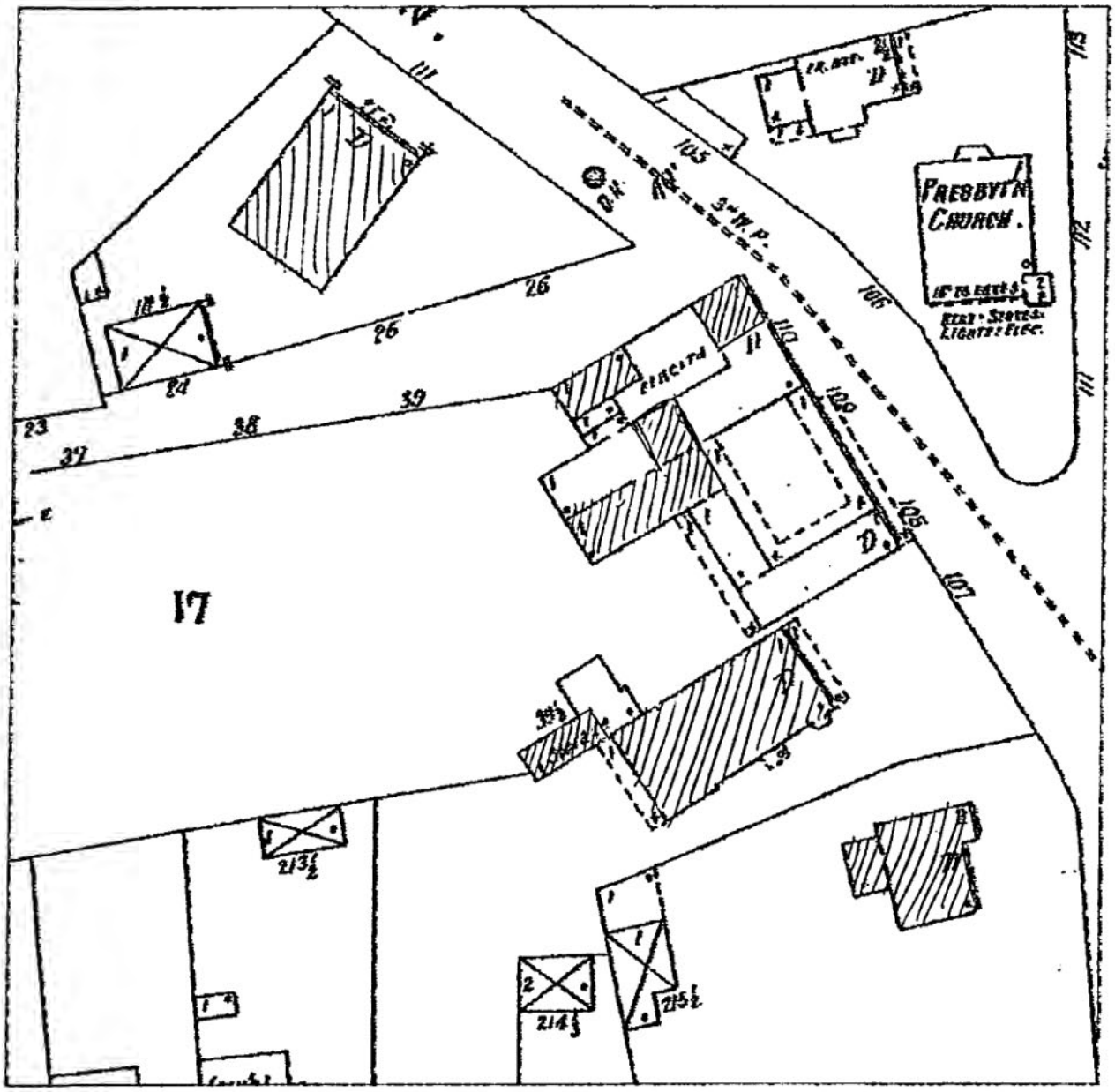
E-Mail: cerl@cerl-fsi.com Internet: www.cerl-fsi.com



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

Sanborn Fire Insurance Map
1902

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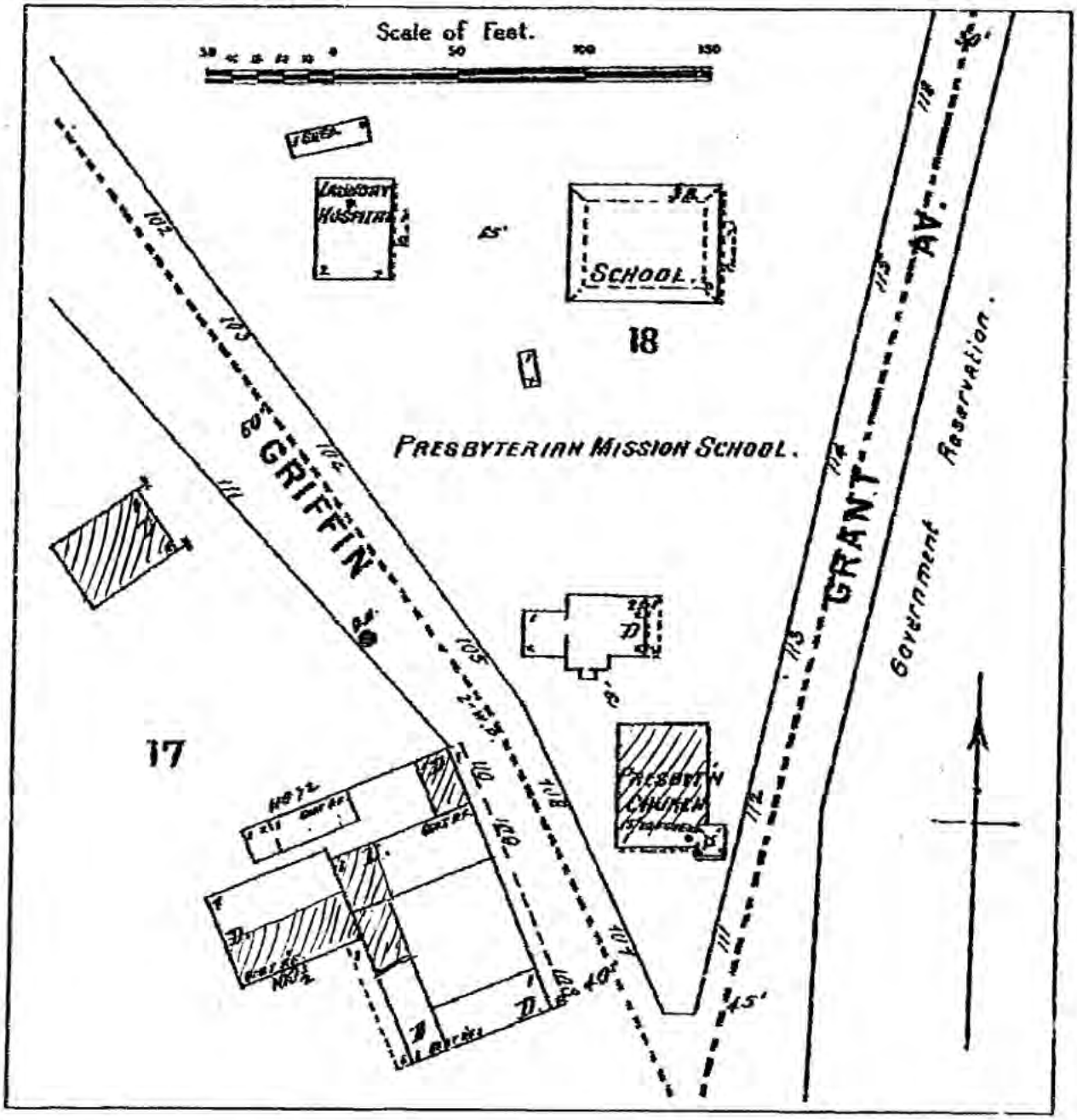
E-Mail: cerl@cerl-tsi.com Internet: www.cerl-tsi.com



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

EDR® Environmental Data Resources Inc

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

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

EDR® Environmental Data Resources Inc

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

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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

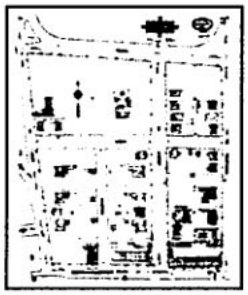
Volume 1, Sheet 2

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

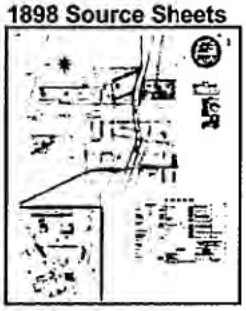
1902 Source Sheets

Volume 1, Sheet 4

Volume 1, Sheet 7

Volume 1, Sheet 8

1898 Source Sheets

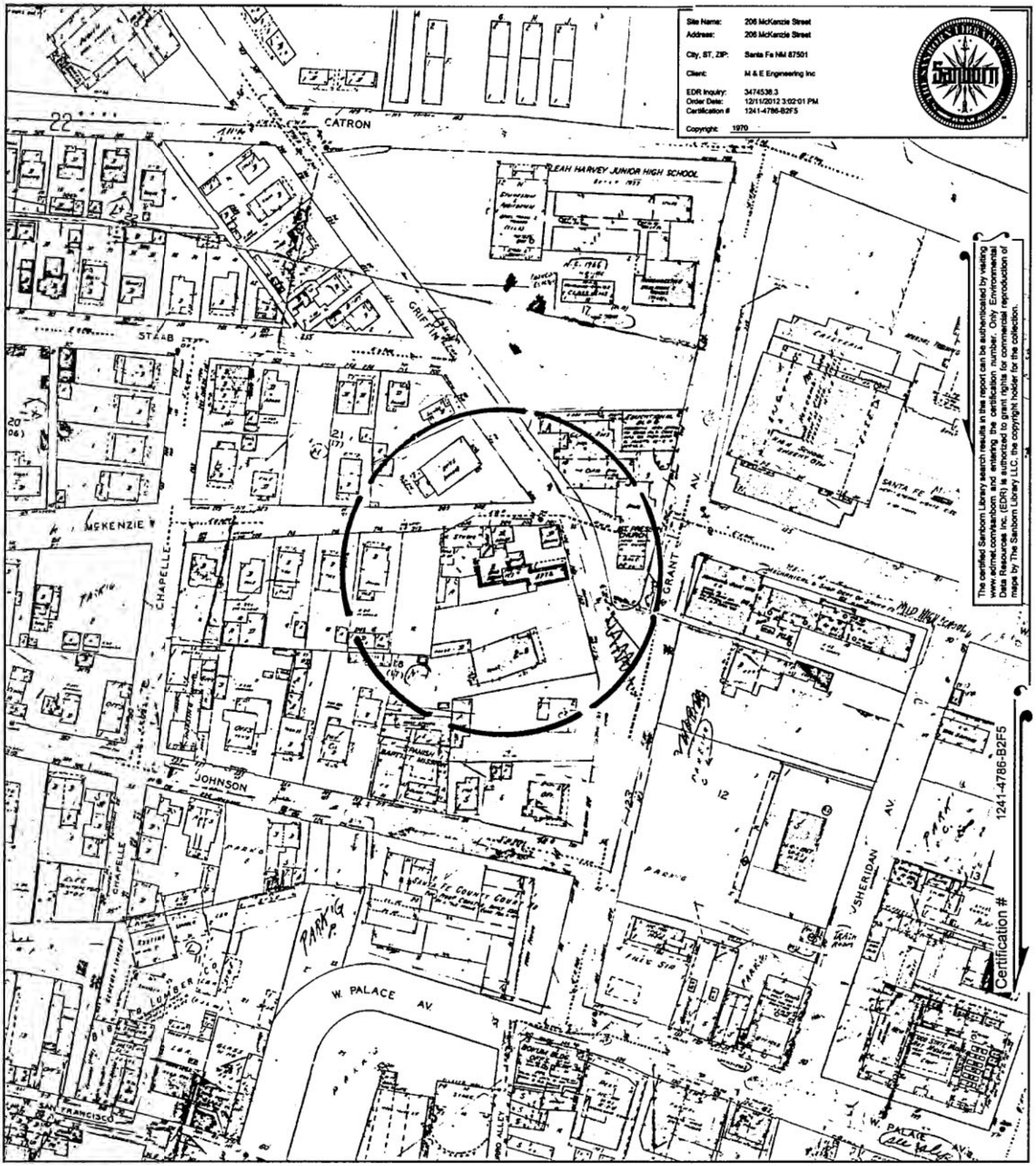


Volume 1, Sheet Keymap/Sheet1

Volume 1, Sheet 4

Volume 1, Sheet 5

1970 Certified Sanborn Map



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Outlined areas indicate map sheets within the collection.

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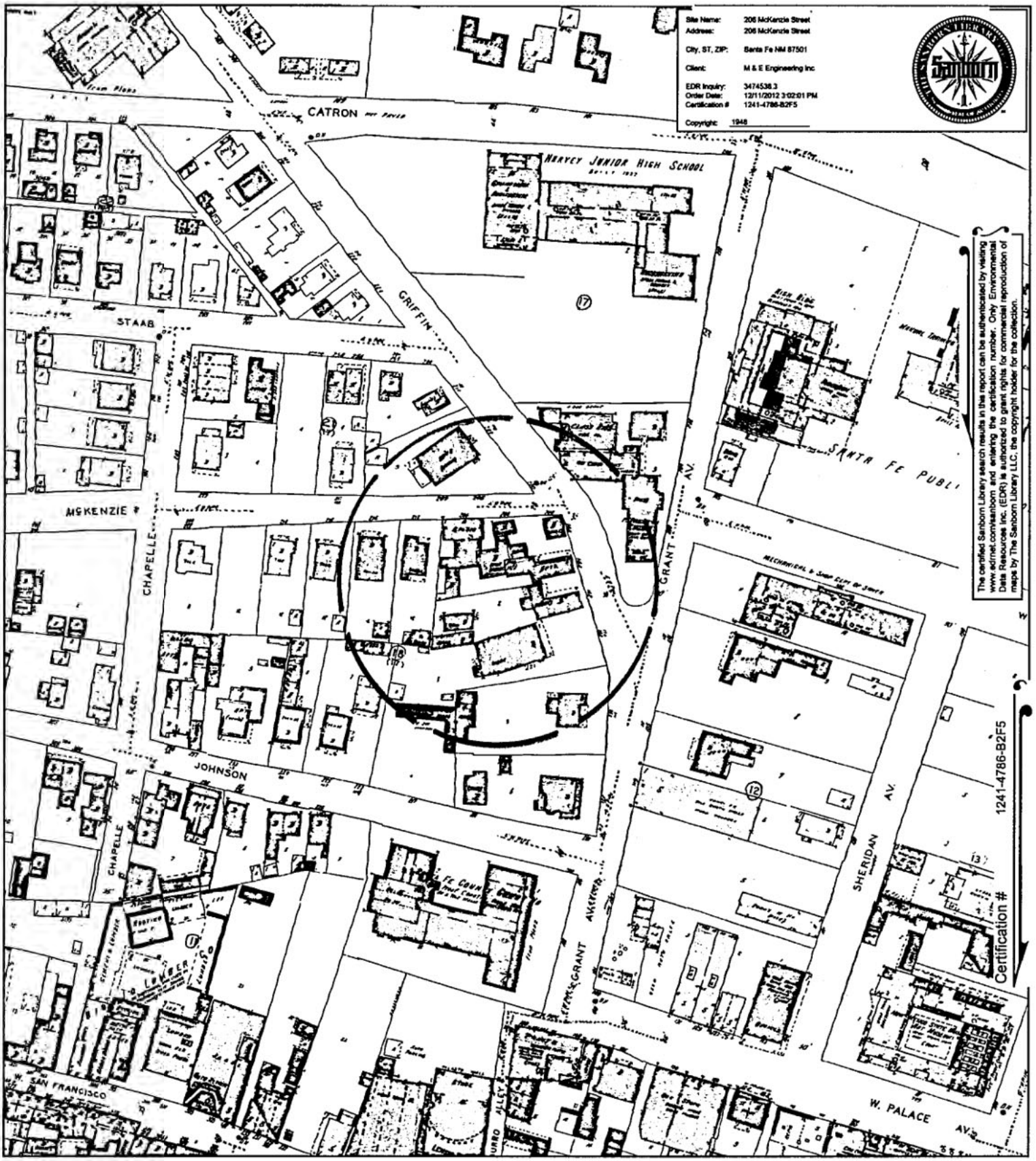
Volume 1, Sheet 2
Volume 1, Sheet 6
Volume 1, Sheet 7

N

1948 Certified Sanborn Map



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Volume 1, Sheet 2
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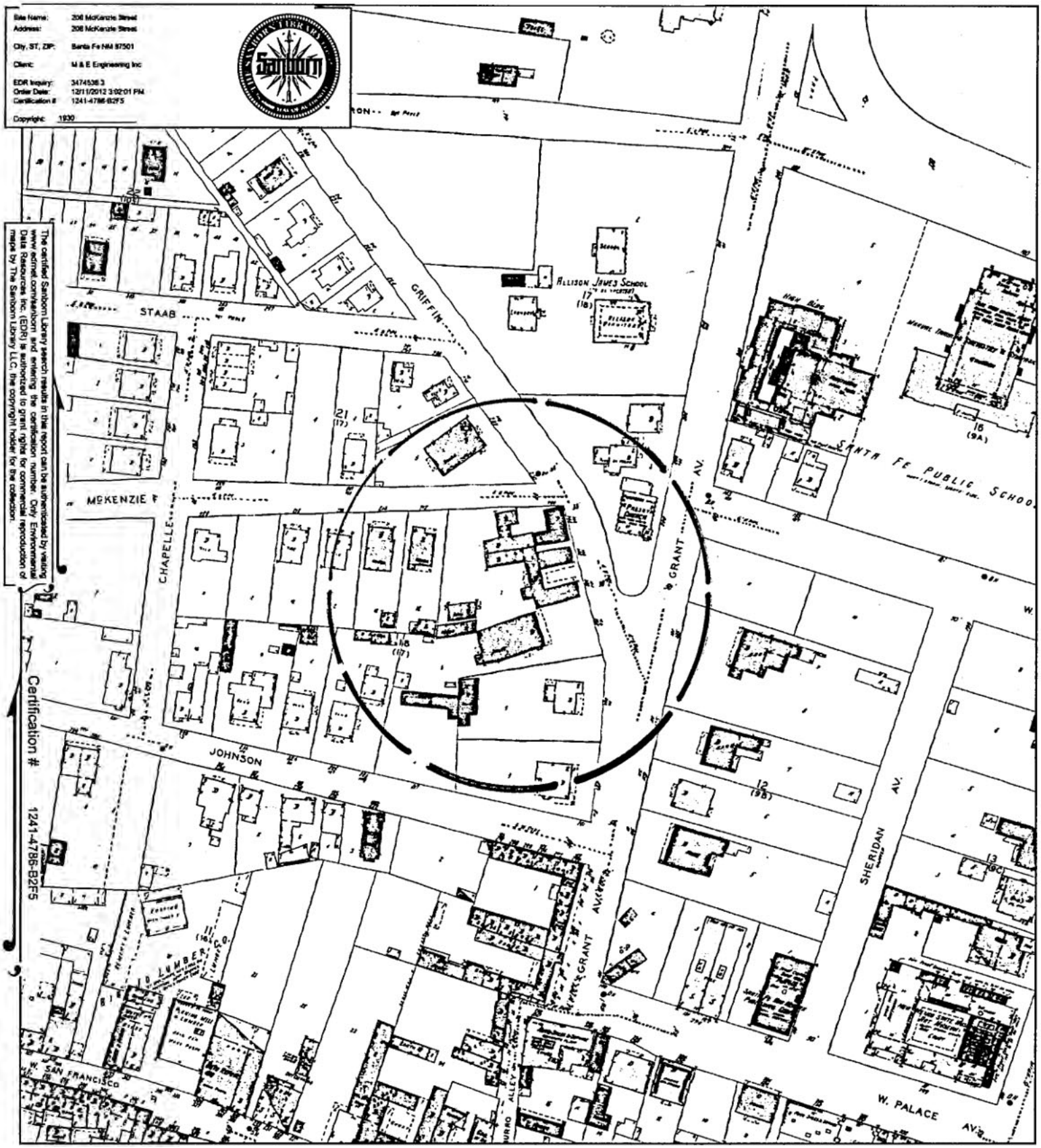
Volume 1, Sheet 7

N

1930 Certified Sanborn Map

Site Name: 208 McKenzie Street
Address: 208 McKenzie Street
City, ST, ZIP: Santa Fe NM 87501
Client: M & E Engineering Inc
EDR Inquiry: 3474538.3
Order Date: 12/11/2012 3:02:01 PM
Certification # 1241-4786-B2F5
Copyright: 1930



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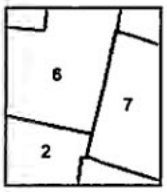

Volume 1, Sheet 2
Volume 1, Sheet 6
Volume 1, Sheet 7

N

1921 Certified Sanborn Map

Site Name: 205 McKenzie Street
Address: 205 McKenzie Street
City, ST, ZIP: Santa Fe NM 87501
Client: M & E Engineering Inc
EDR Inquiry: 3474538.3
Order Date: 12/11/2012 3:02:01 PM
Certification #: 1241-4786-B2F5
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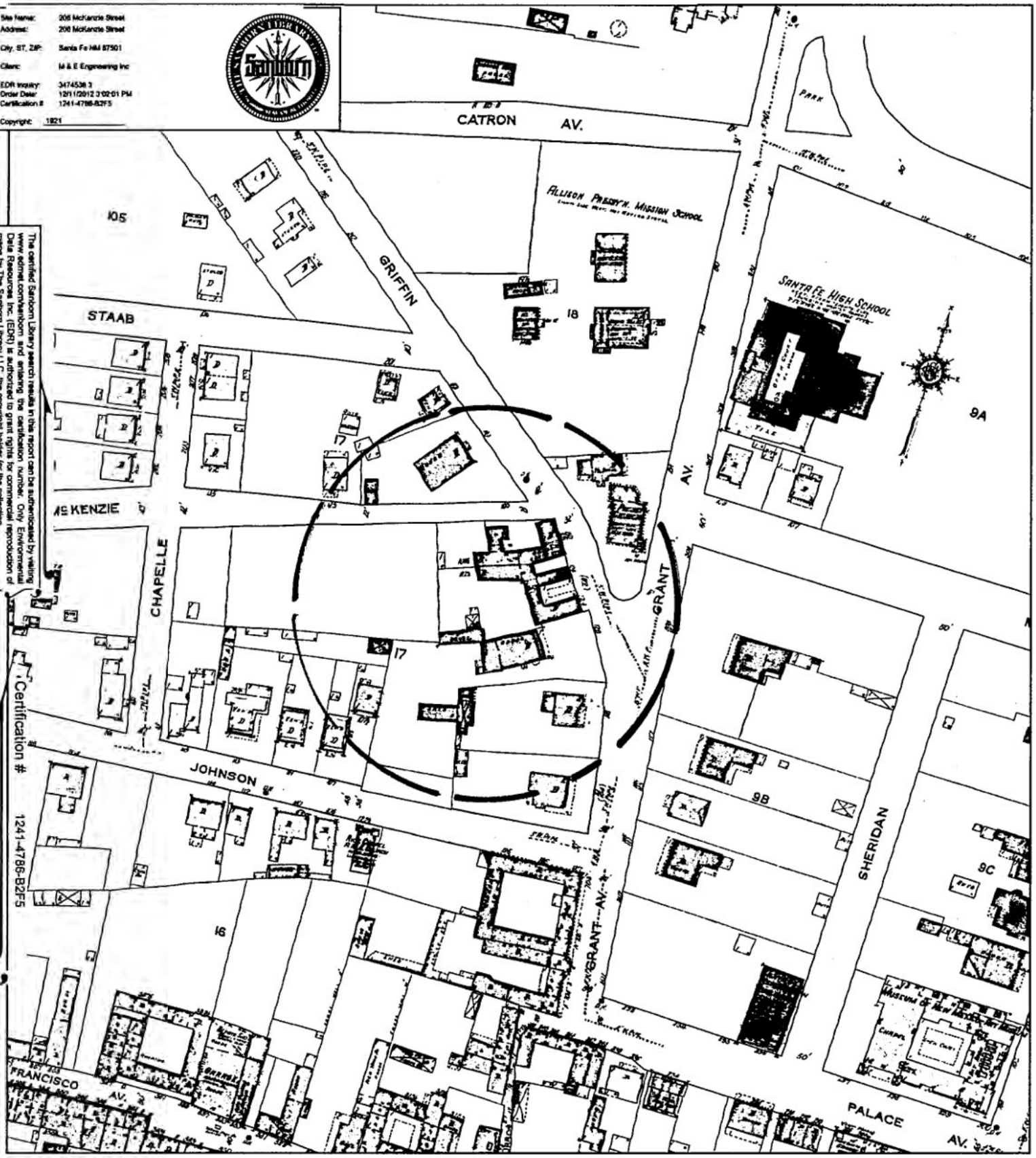

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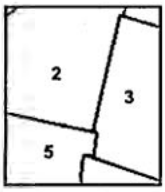

Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 5

N

1913 Certified Sanborn Map

Site Name: 208 McKenzie Street
Address: 208 McKenzie Street
City, ST, ZIP: Santa Fe NM 87501
Client: M & E Engineering Inc
EDR Inquiry: 3474538.3
Order Date: 12/11/2012 3:02:01 PM
Certification #: 1241-4786-B2F5
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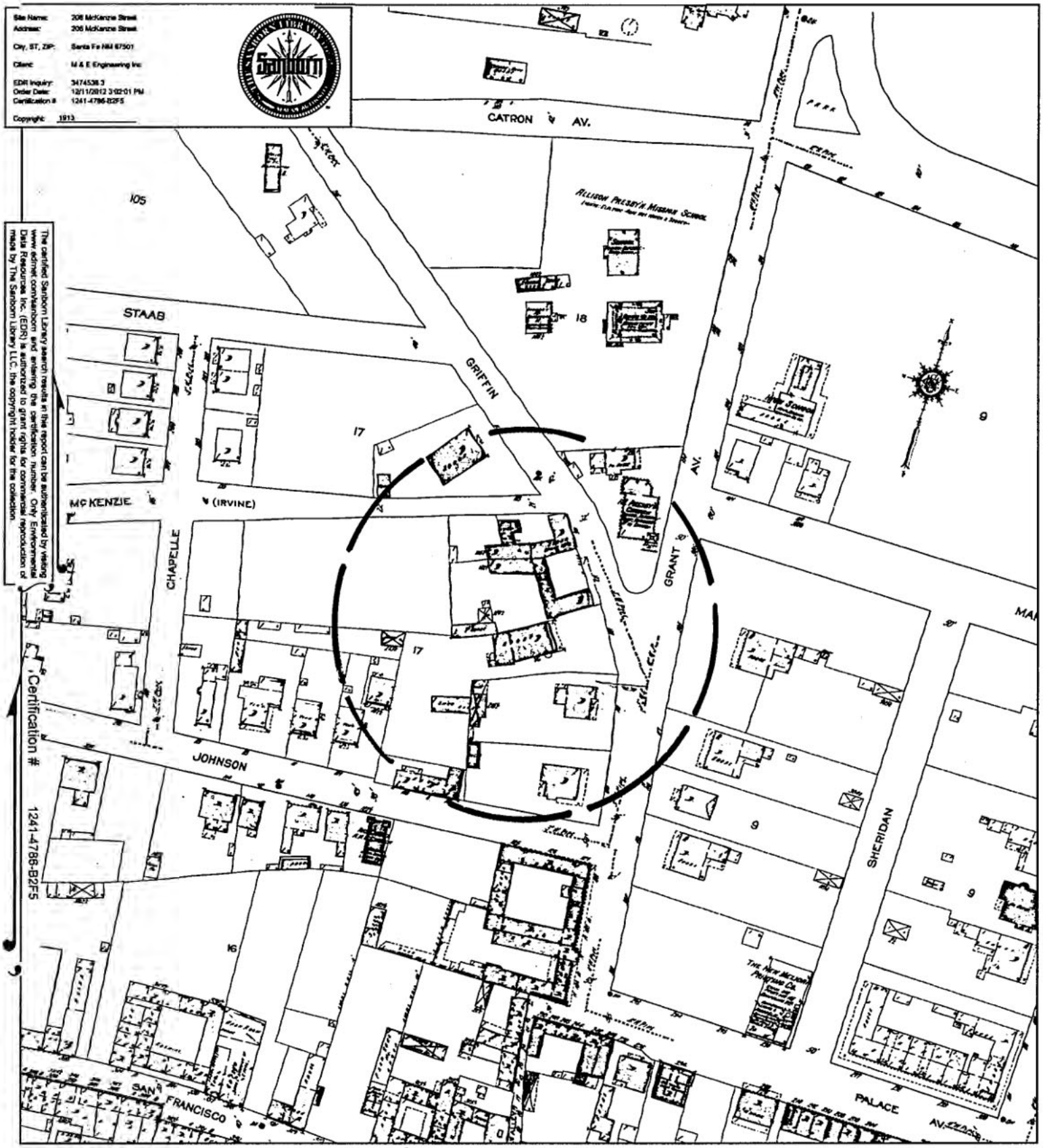

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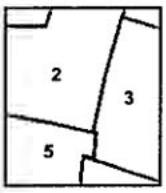
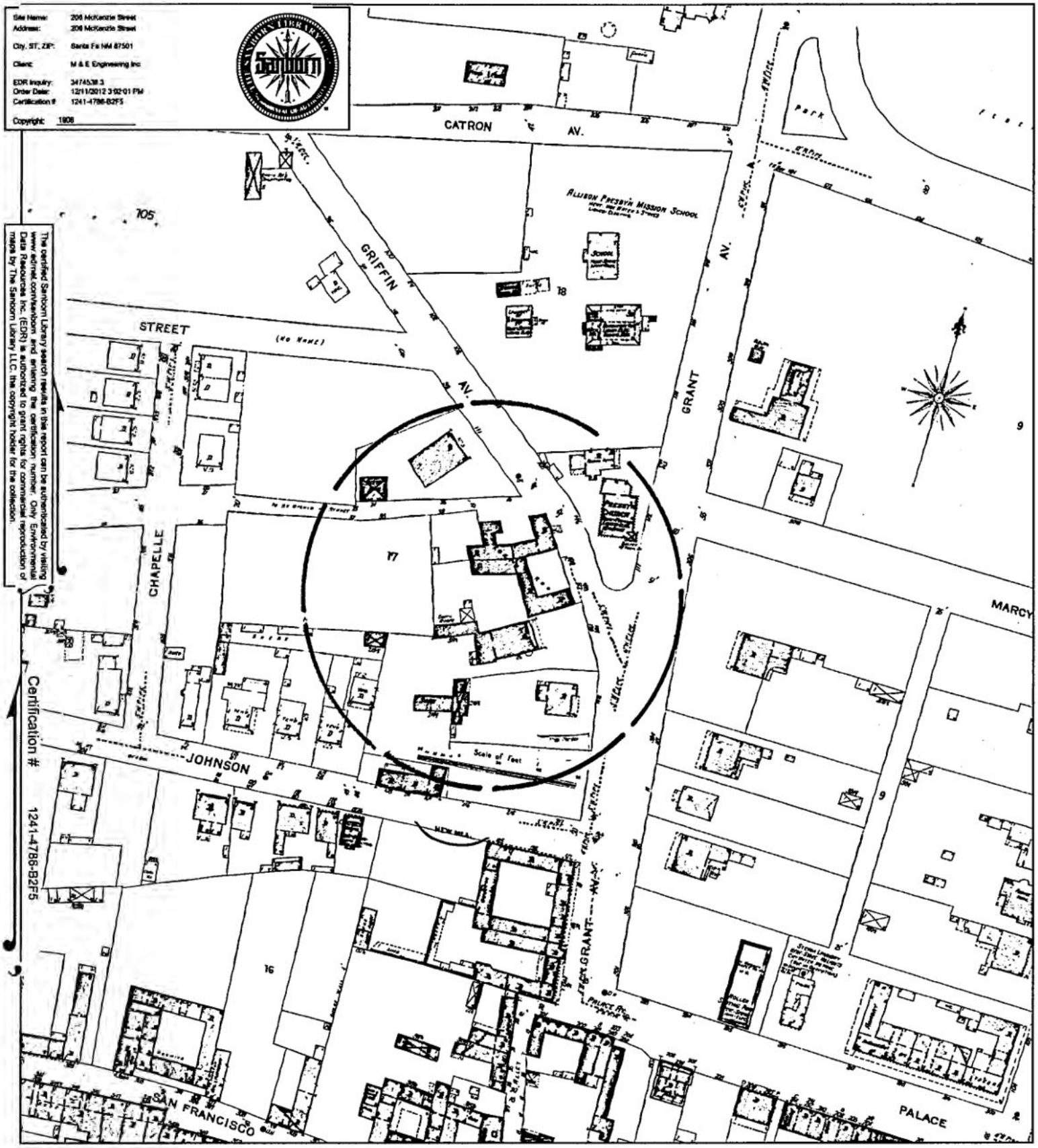


Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 5

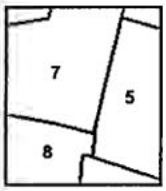
N

208 Certified Sanborn Map



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600

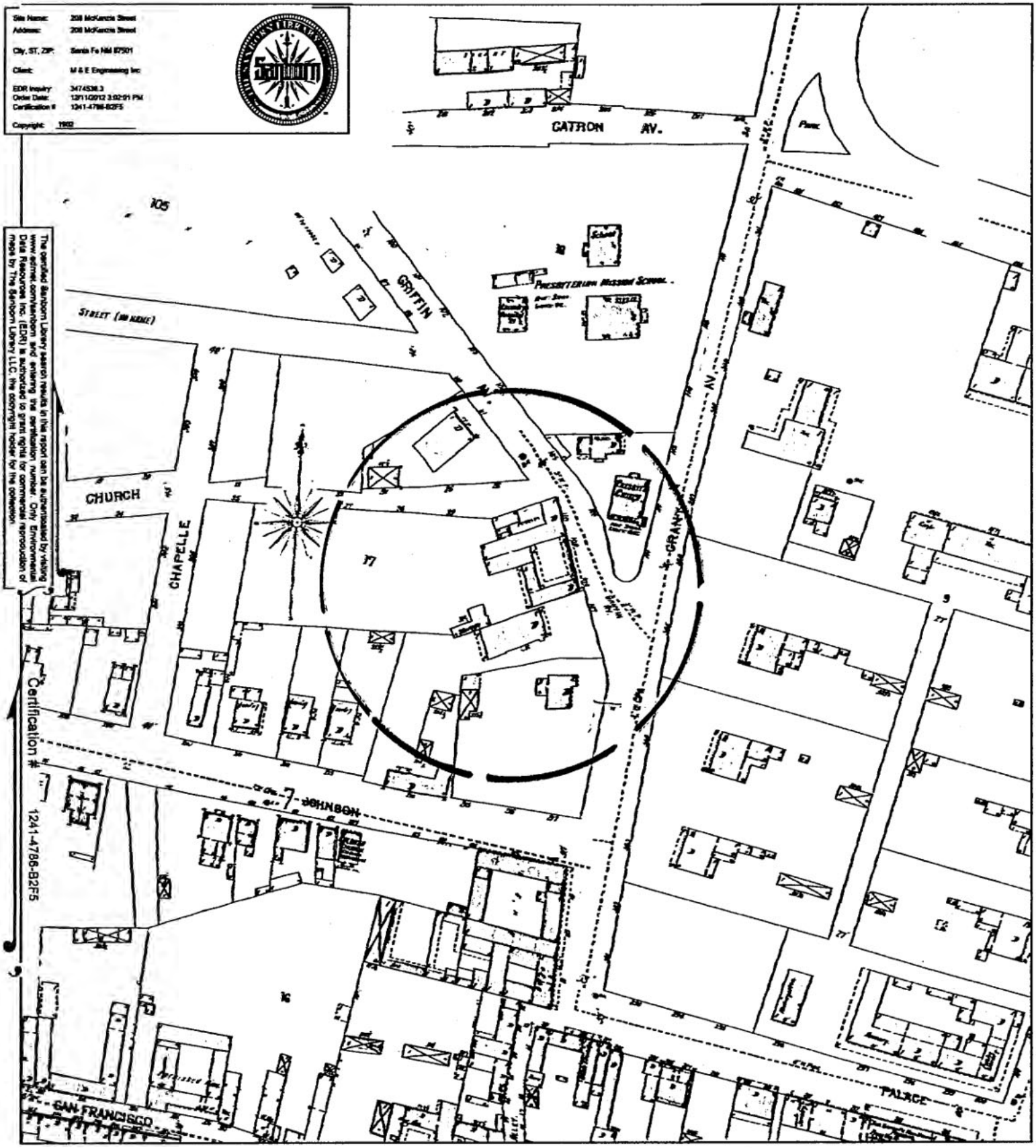


Volume 1, Sheet 5
Volume 1, Sheet 7
Volume 1, Sheet 8

N

1902 Certified Sanborn Map

Site Name: 208 McKenzie Street
Address: 208 McKenzie Street
City, ST, ZIP: Santa Fe NM 87501
Client: M & E Engineering Inc
EDR Inquiry: 3474538.3
Order Date: 12/11/2012 3:02:01 PM
Certification #: 1241-4786-B2F5
Copyright: 1902



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Certification # 1241-4786-B2F5

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Vpnnn f12-ITi f f u8
Vpnnn f12-ITi f f u9

N

4585649!.!4!!!!qbhf !22

1898 Certified Sanborn Map

Site Name: 208 McKenzie Street
Address: 208 McKenzie Street
City, ST, ZIP: Santa Fe NM 87501
Client: M & E Engineering Inc
EDR Inquiry: 3474538.3
Order Date: 12/11/2012 3:02:01 PM
Certification # 1241-4788-B2F5
Copyright: 1898

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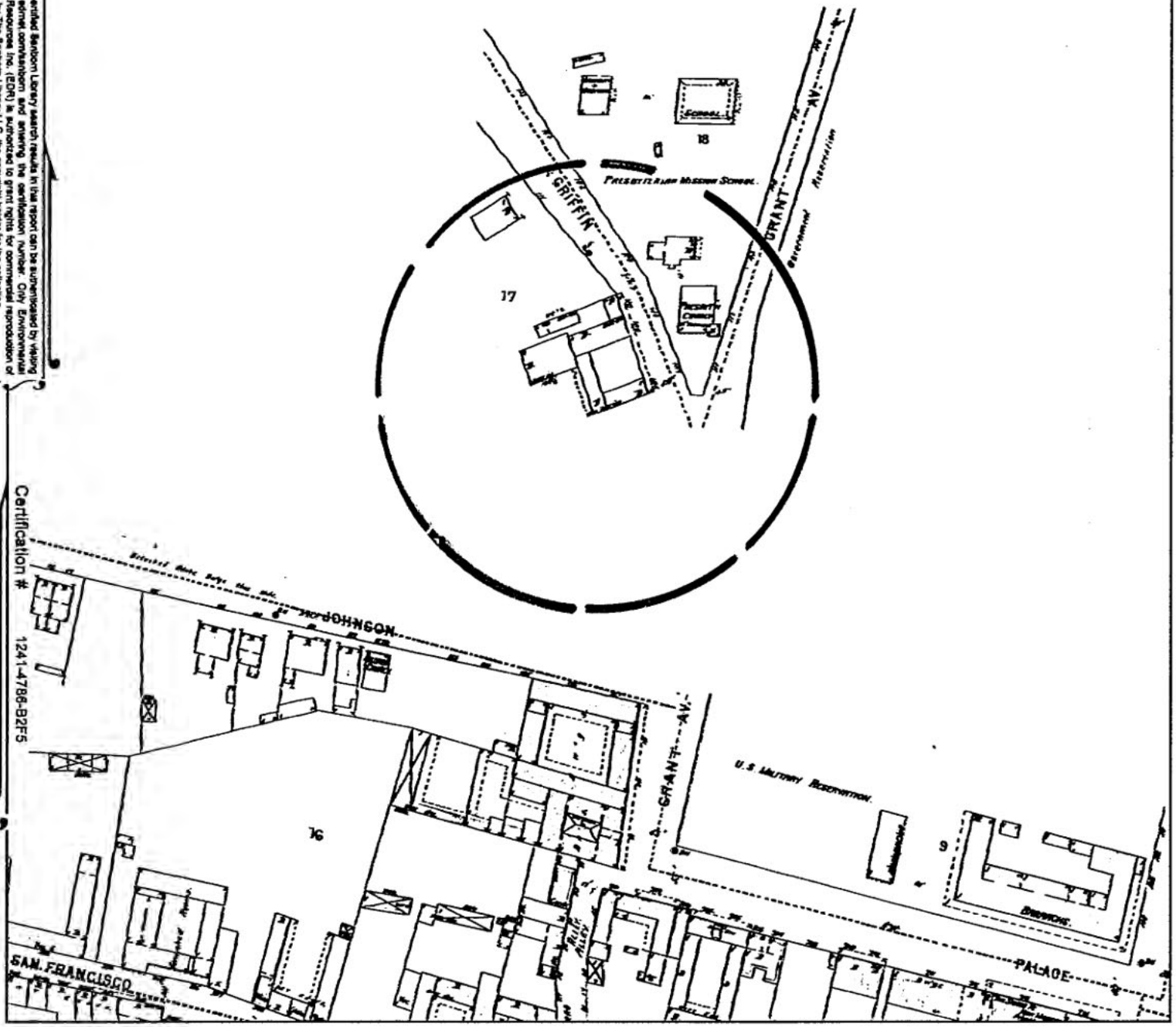
Certification # 1241-4788-B2F5



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600

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

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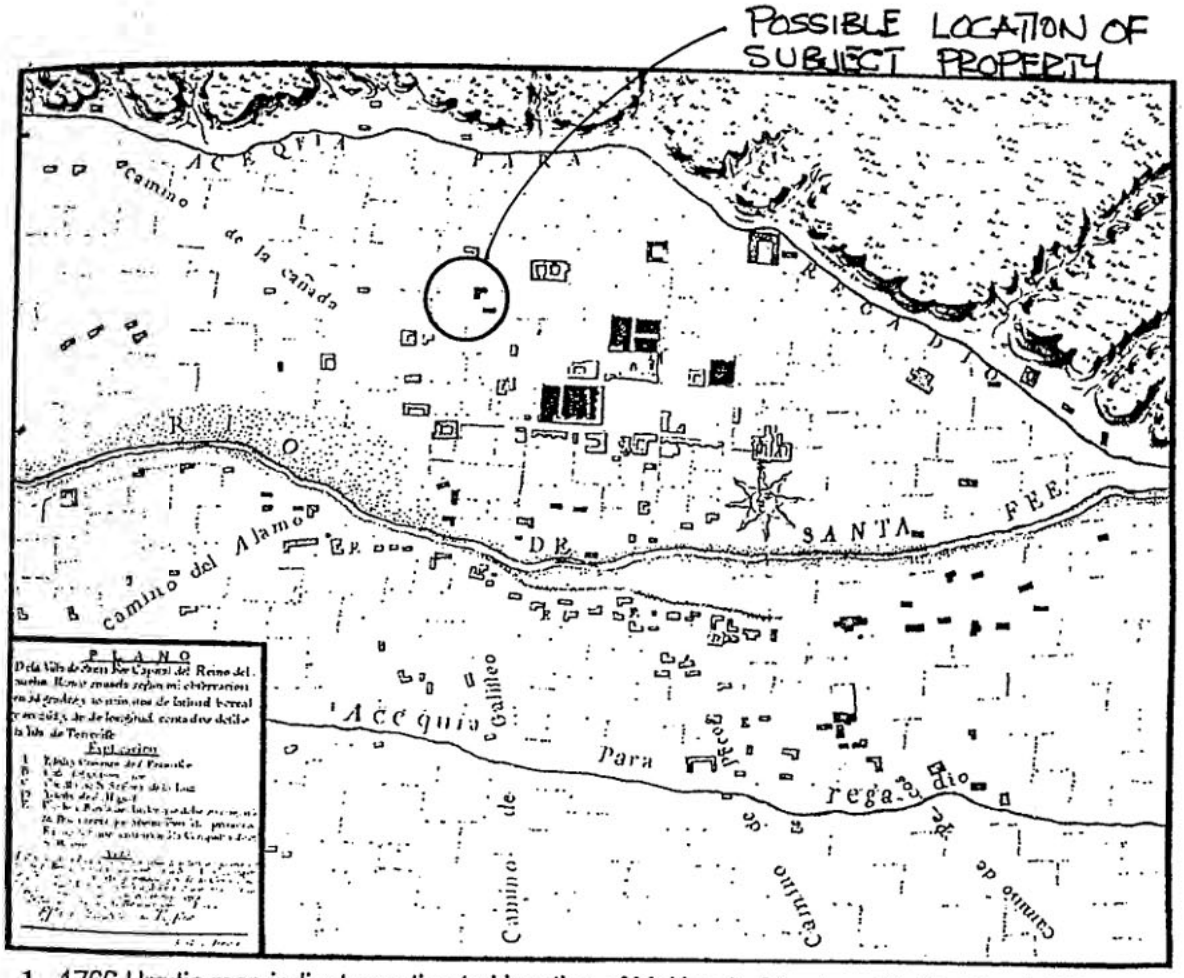
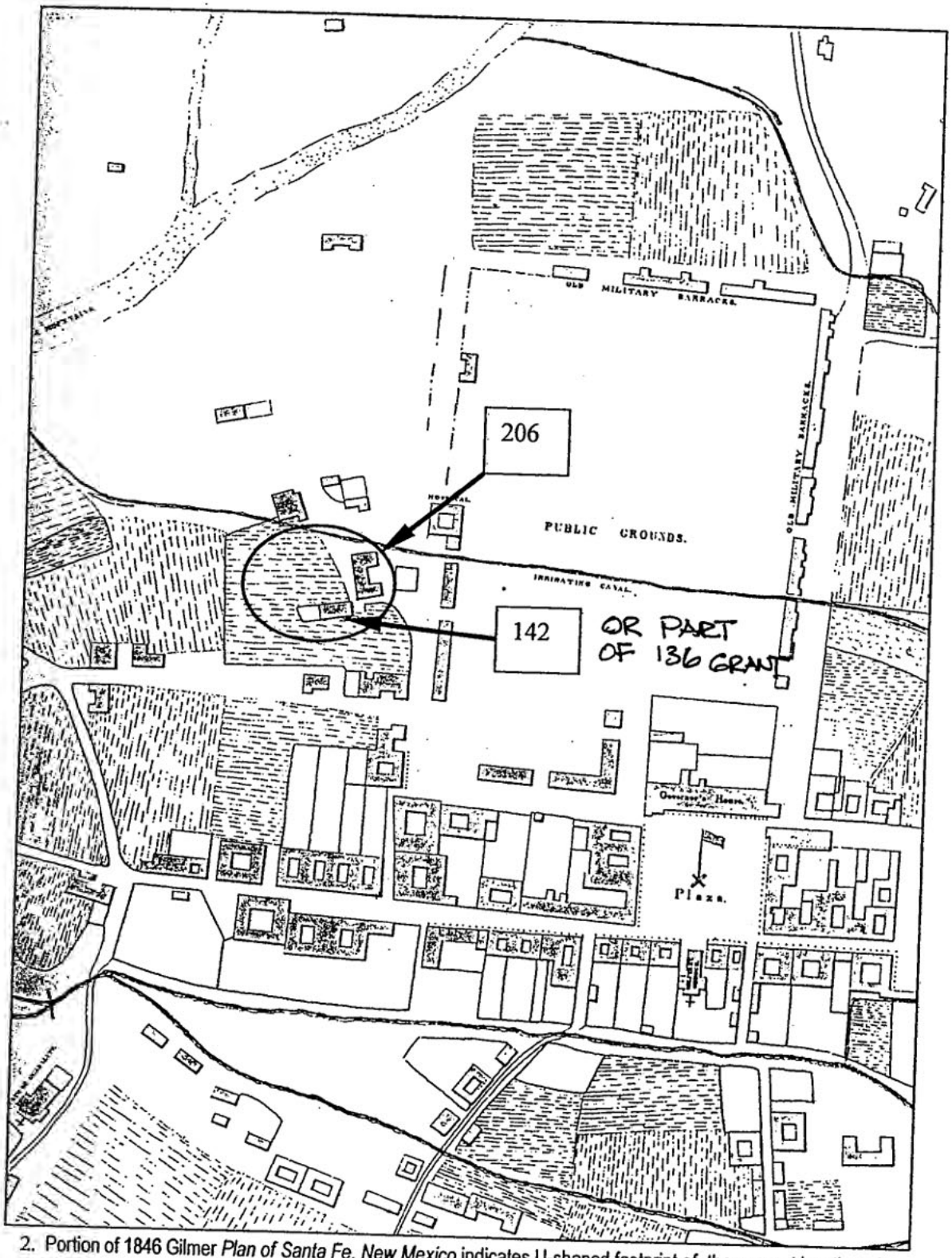
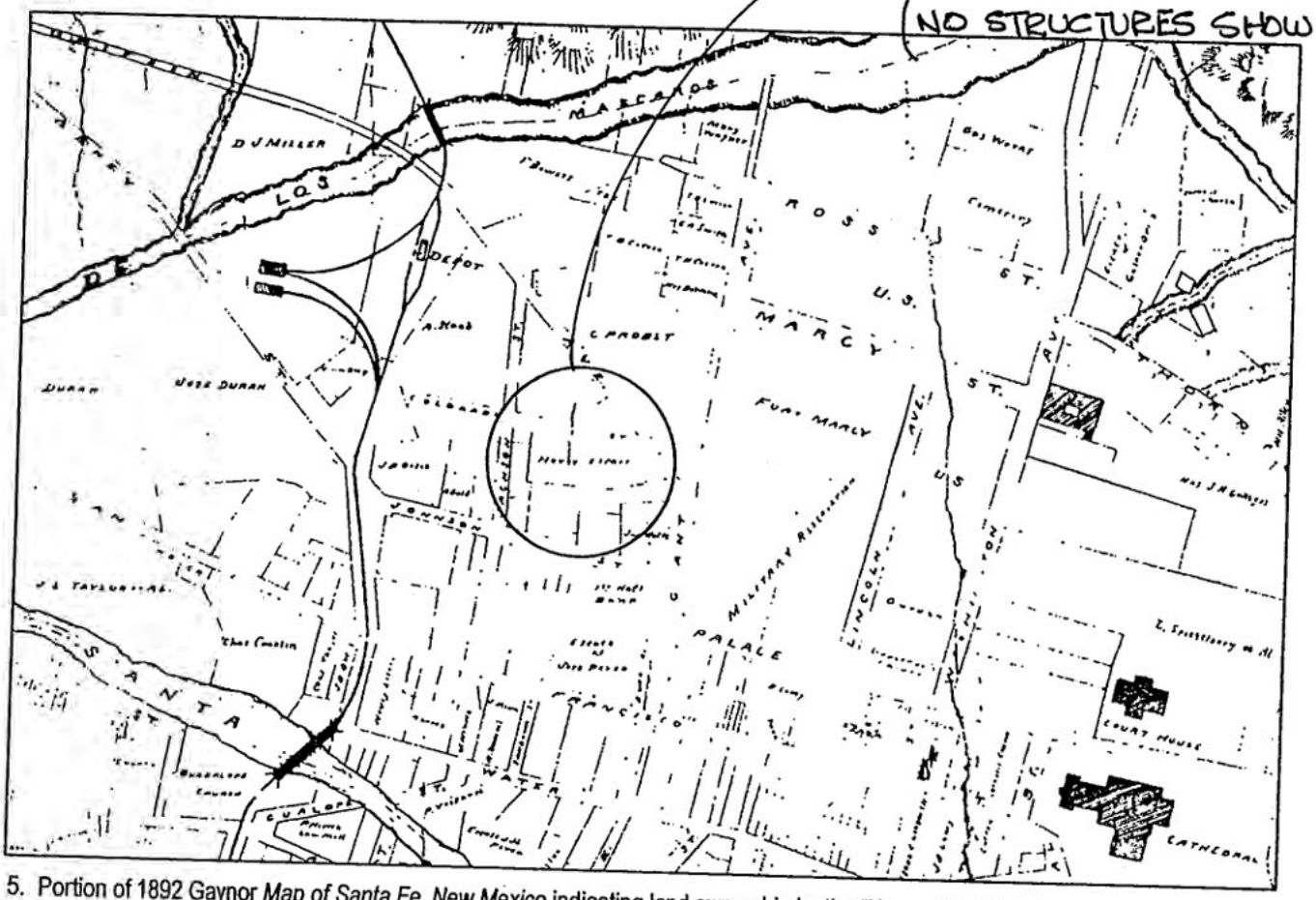


1. 1766 Urrutia map indicates estimated location of McKenzie Street and Griffin Street (City Planning HPD 2005).



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).

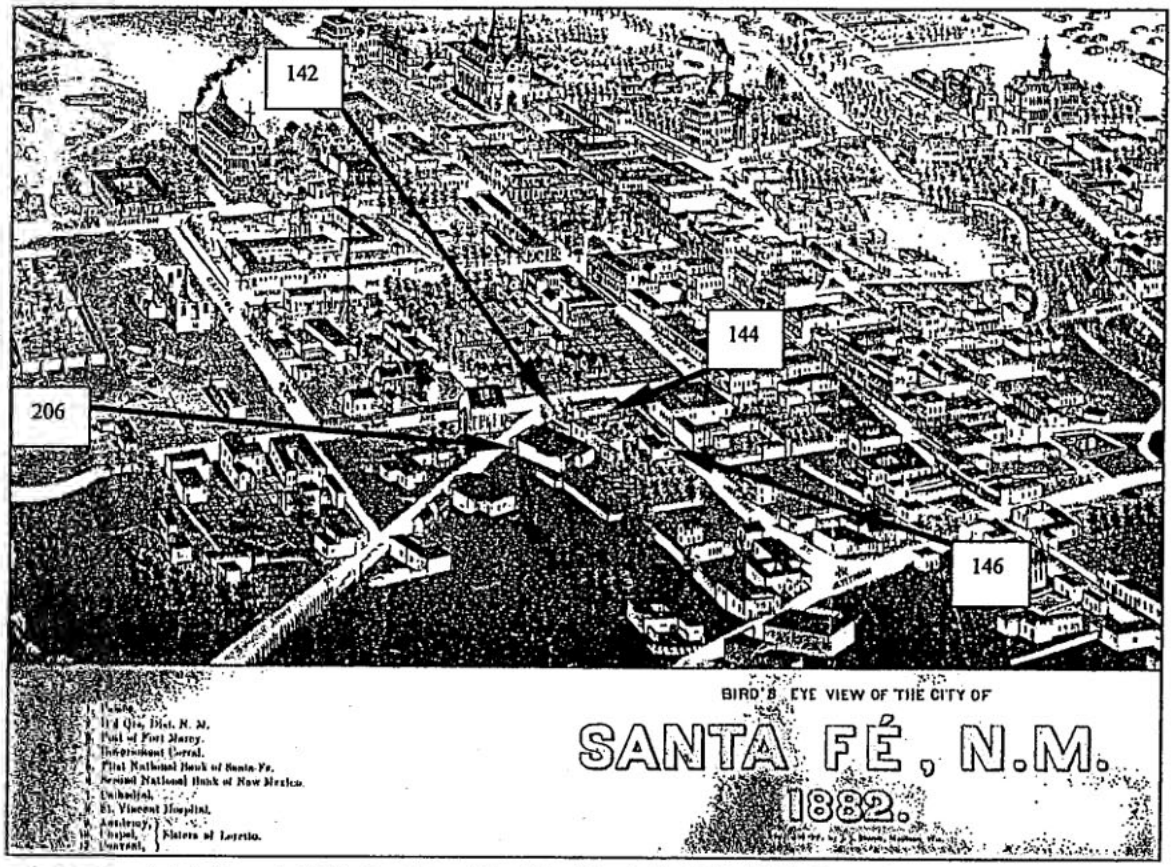
SUBJECT PROPERTY IDENTIFIED AS HOVEY ESTATE 1892 (NO STRUCTURES SHOWN)



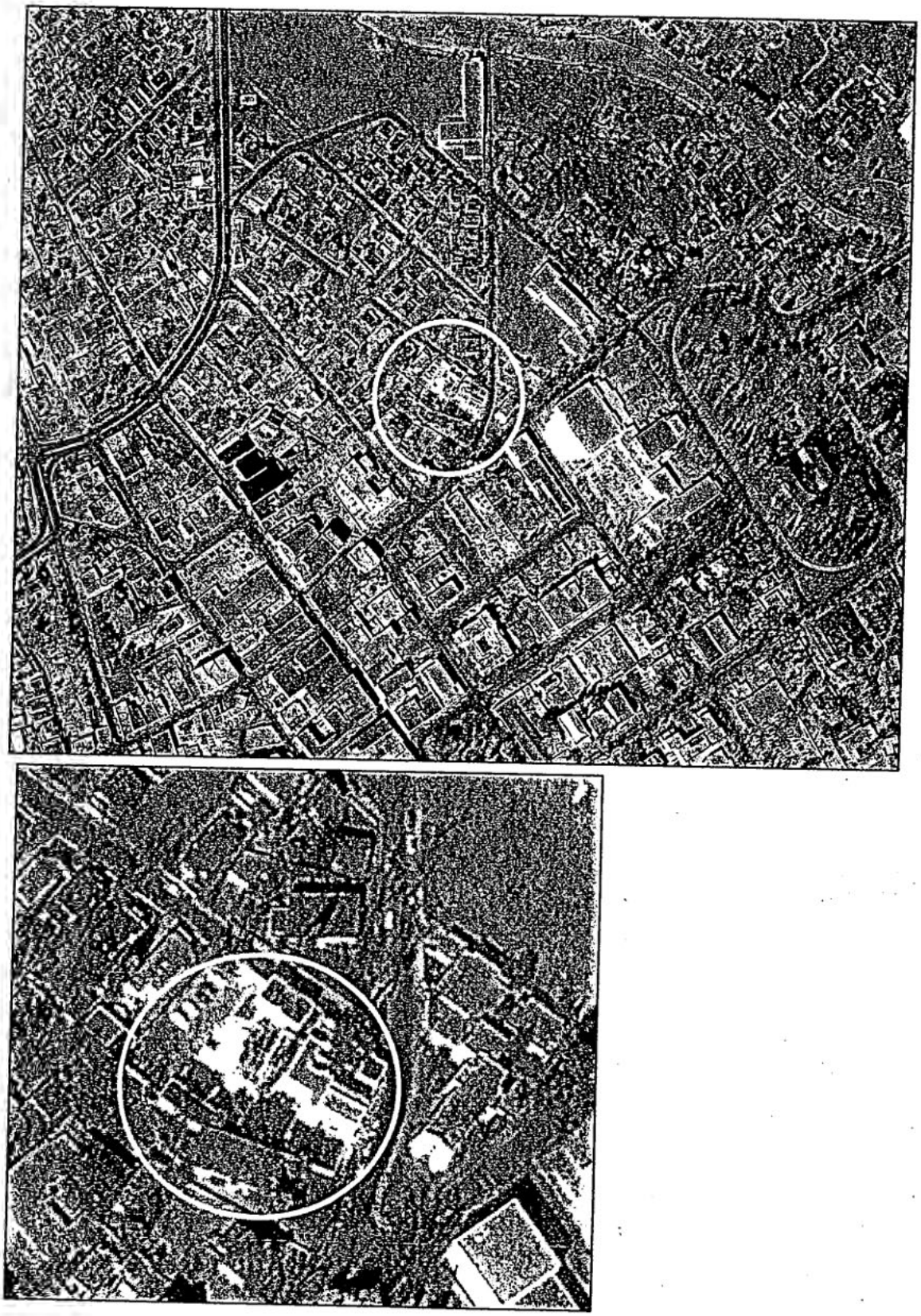
5. Portion of 1892 Gaynor *Map of Santa Fe, New Mexico* indicating land ownership by the "Hovey Estate" at the corner of Colorado Street (now McKenzie Street) and Griffin Avenue (now Griffin Street) City Planning HPD 2005).

HOLY 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 (Arny Street), 144 Griffin Street, 146 Griffin Street (City Planning HPD 2005).



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

CERI ENVIRONMENTAL CONSULTANTS

A Division of CERI, Inc.
1808 Second St, Suite D P.O. Box 4873 Santa Fe, NM 87502 Phone (505) 988-4143 FAX (505) 982-6759
E-Mail: ceri@ceri-fsi.com Internet: www.ceri-fsi.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. 54

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
28 yrs

From: dfzinn <dfzinn@aol.com>
FEB fzinn <dfzinn@aol.com>
C 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 in California. 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 and thirst after

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 Mexicanoffices 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

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 Schaumberg, 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.

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 statemen 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.

From: Dfzinn <dfzinn@aol.com>
To: dfzinn <dfzinn@aol.com>
Date: Wed, Dec 12, 2012 5:19 pm

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 Connell, 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.

Applicant/Agent Name: Bradyn Furry

Contact Person Phone Number: 505-709-0306

Proposed Construction Description: Replacing all windows and doors, rooftop units, pedestrian gate, steel carport, parapet extension, new railing, stucco replacement

TOTAL ROOF AREA:

Zoning District: BCD

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☒ Other: Downtown & Eastside Historic District

Submittals Reviewed with PZR:
☒ Legal Lot of Record ☐ Development Plan ☐ Building Plans ☐ Existing Site Plan ☑ Proposed Site Plan ☑ Elevations

Supplemental Zoning Submittals Required for Building Permit:
☐ Zero Lot Line Affidavit

Access and Visibility: ☐ Arterial or Collector**
☐ Visibility Triangle Required

Use of Structure: ☐ Residential
☑ Commercial Type of Use: Office

Terrain: ☐ 30% slopes_____

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

Lot Coverage : 40 %
☐Open Space Required:_____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: >15 Minimum: 15
Proposed Sides: L 5'-2" R___ Minimum: 5'

Height: Proposed _____
Maximum Height: _____ or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 16 Accessible 1
Minimum:_____

Bicycle Parking:**
Proposed: 6 Minimum: 6
** Commercial Requirement

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

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.

Date Submitted: 9/24/2019

Contact Name: Tom Easterson-Bond

Preferred Contact Info: build@woodmetalconcrete.com

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 removeal 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 patter 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.

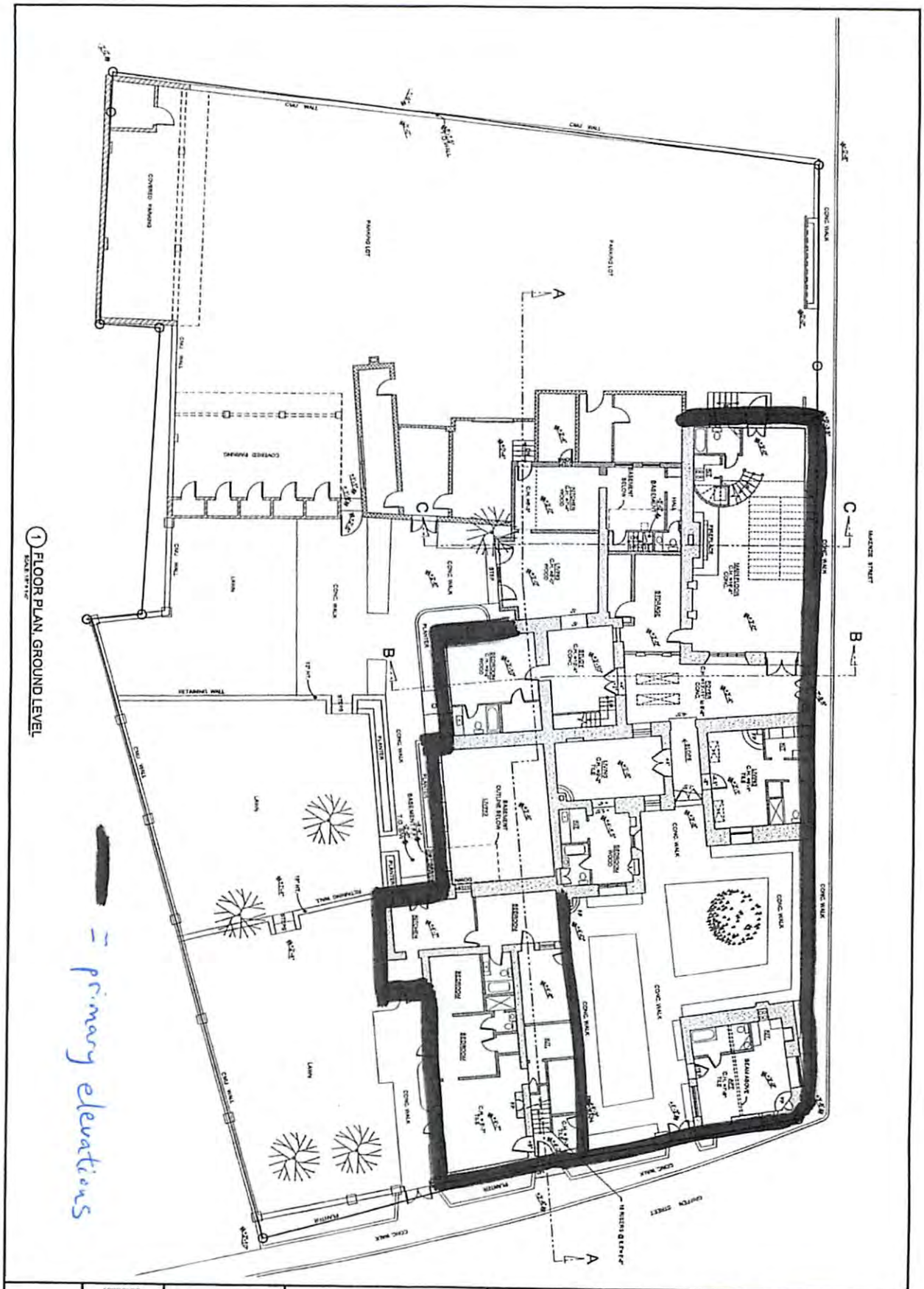
6) Repair a hole in the sidewalk at the corner of McKenzie and Griffin with a planter to match the existing planters on Griffin Street.

FURTHER ACTIONS REQUIRED: **PERMIT or PERMIT REVISION**

ROUTE TO HISTORIC DIVISION

FINAL HISTORIC INSPECTION

Copies



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

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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
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
City Clerk

6/19/20
Date:

APPROVED AS TO FORM:

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

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Date: November 06, 2020

To: Building Permit Division

From:

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

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

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: 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

ARCHAEO
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 I 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 unsalvable.

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 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.

(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.

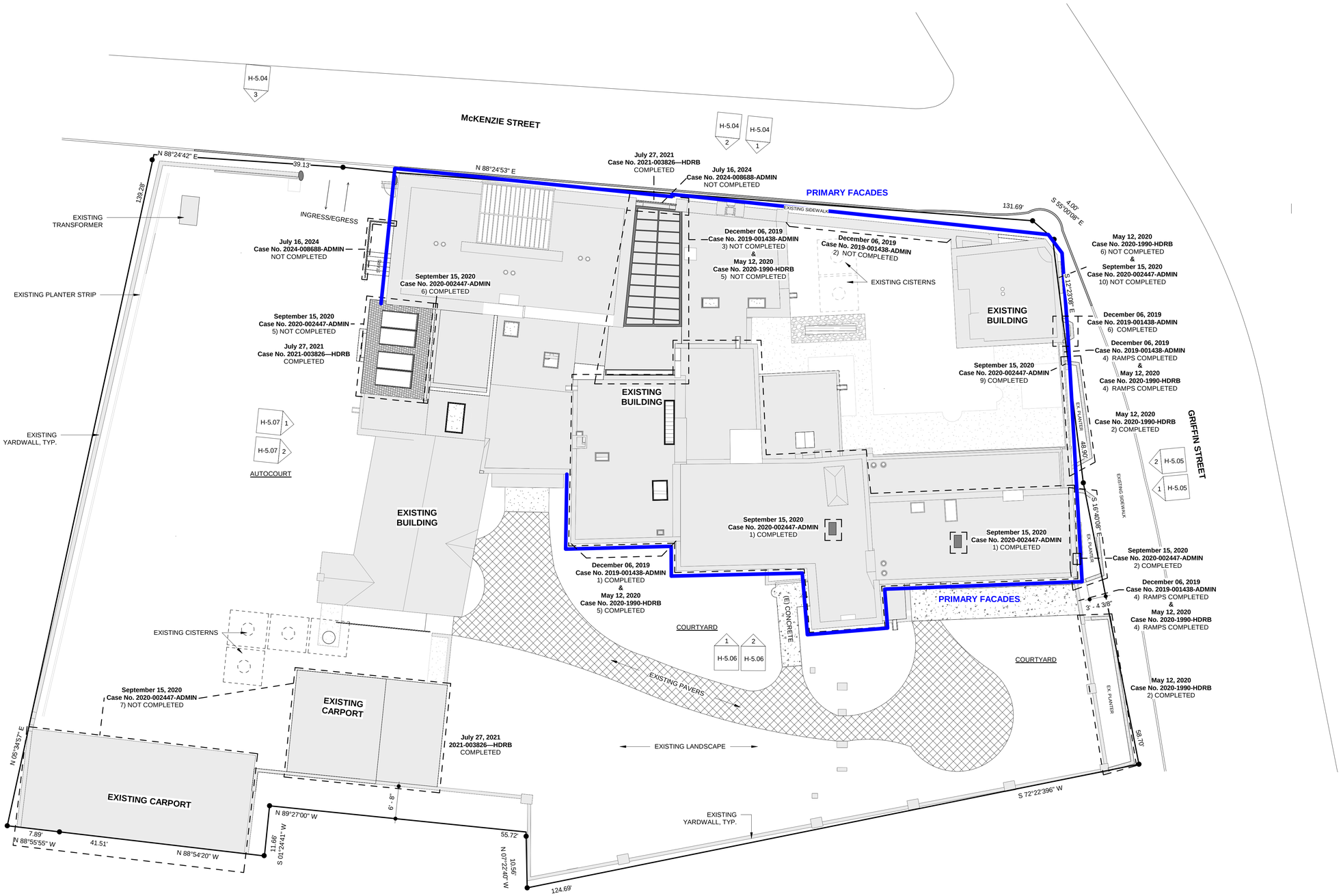
Response:
Because the proposed modification to the previously approved design further separates this portion of the façade from the adjacent building masses, it strengthens the perception that this infill is not trying masquerade as an original piece of the building. Rather, through its increased separation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

ARCHAEO
architects



STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 6312
LICENSED ARCHITECT

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

FALLING COLORS

ARCHAEO architects

ACCESSIBLE ROUTE RIGHT

ACCESSIBLE ROUTE LEFT

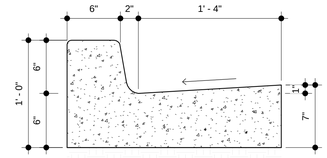
ACCESSIBLE ENTRANCE

1. FOR CONCRETE CURB AND GUTTER CONSTRUCT TRANSVERSE JOINTS AS FOLLOWS:

   -TOOLED CONTRACTION JOINTS AT 5' INTERVALS

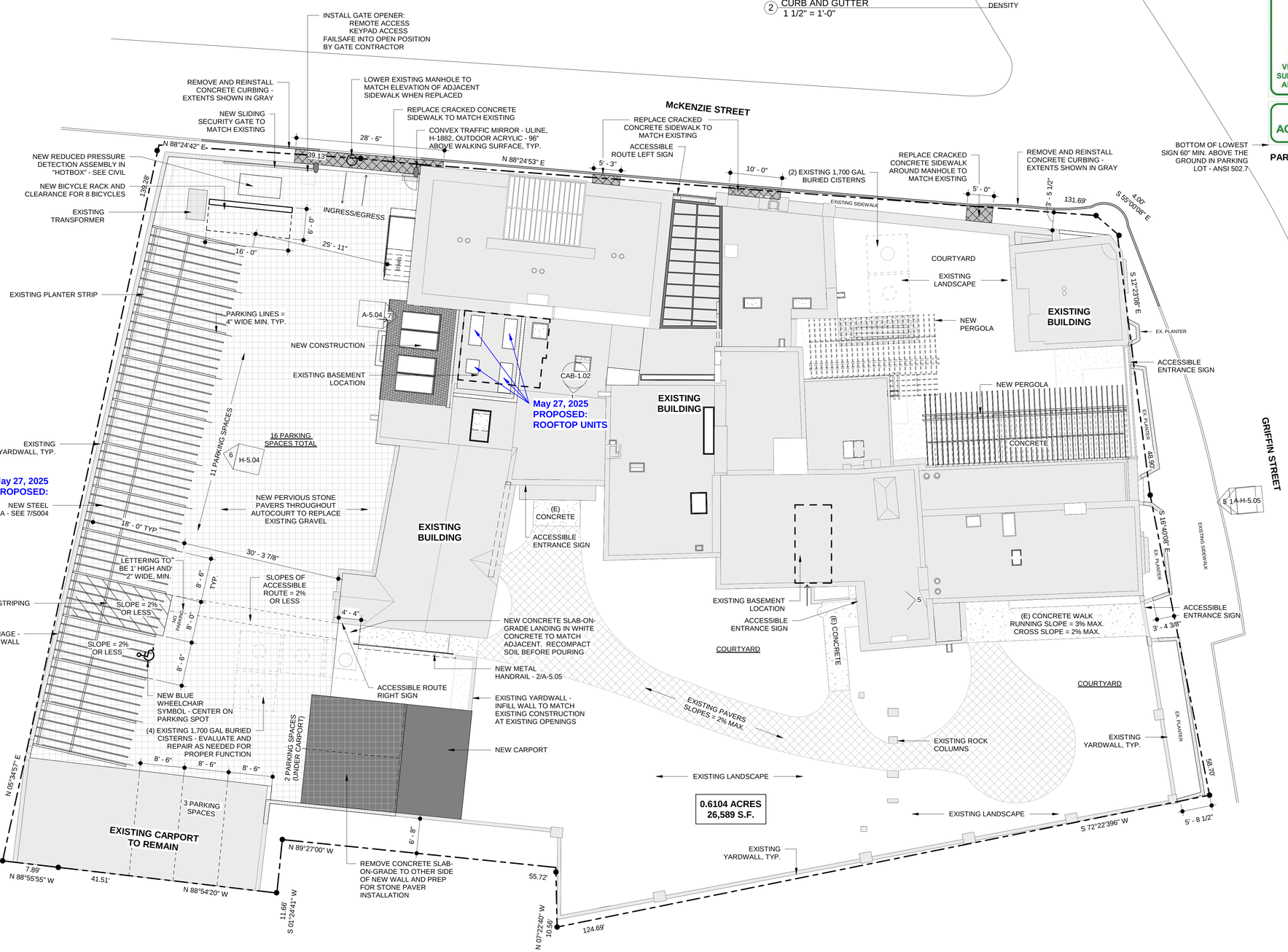
   -1/2" PRE-MOLDED BITUMINOUS EXPANSION JOINTS AT 30' INTERVALS UNLESS DIRECTLY ABUTTING THE SIDWAK THEN 15' INTERVALS ARE REQUIRED
2. DIMENSIONS AT ROUNDED CORNERS MEASURED TO INSTERSECTION OF STRAIGHT LINES

3. LIP OF GUTTER SHALL BE EVEN WITH THE ADJACENT ASPHALT, BUT IN NO CASE SHALL IT EXCEED 1/4".



COMPACT SOIL BENEATH TO 95% MAXIMUM DENSITY

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

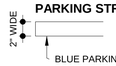
REQUIRED LANGUAGE PER NMSA 197866-7-352.4C

SIGN TYPE R7-8A (6"X12")
-WHITE SIGN FIELD
-GREEN BORDER AND LETTERING
REQUIRED LANGUAGE (VAN ACCESSIBLE SPACE)
ANSI 502.7

BOTTOM OF LOWEST SIGN 60" MIN. ABOVE THE GROUND IN PARKING LOT - ANSI 502.7

PARKING SIGNAGE

PARKING STRIPE DETAIL



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:

COMMERICAL OFFICE SPACE

10/4/2023

FALLING COLORS

FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

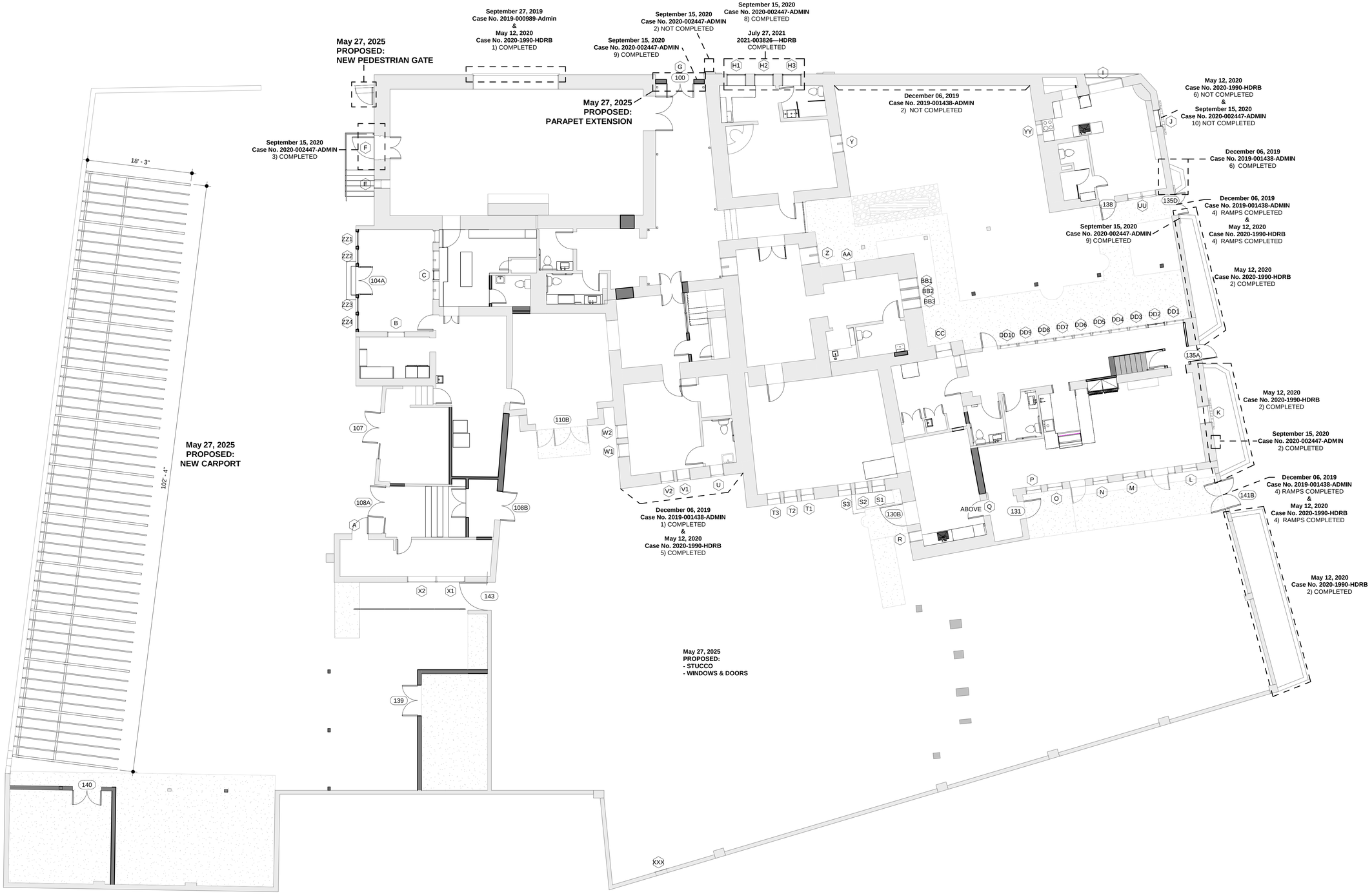
Project Number :	2109
Scale :	As indicated
Date :	04/28/2025

Drawing Title :

SITE PLAN

Sheet Number :

A-1.01



FALLING COLORS

ARCHAEO
architects

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 :

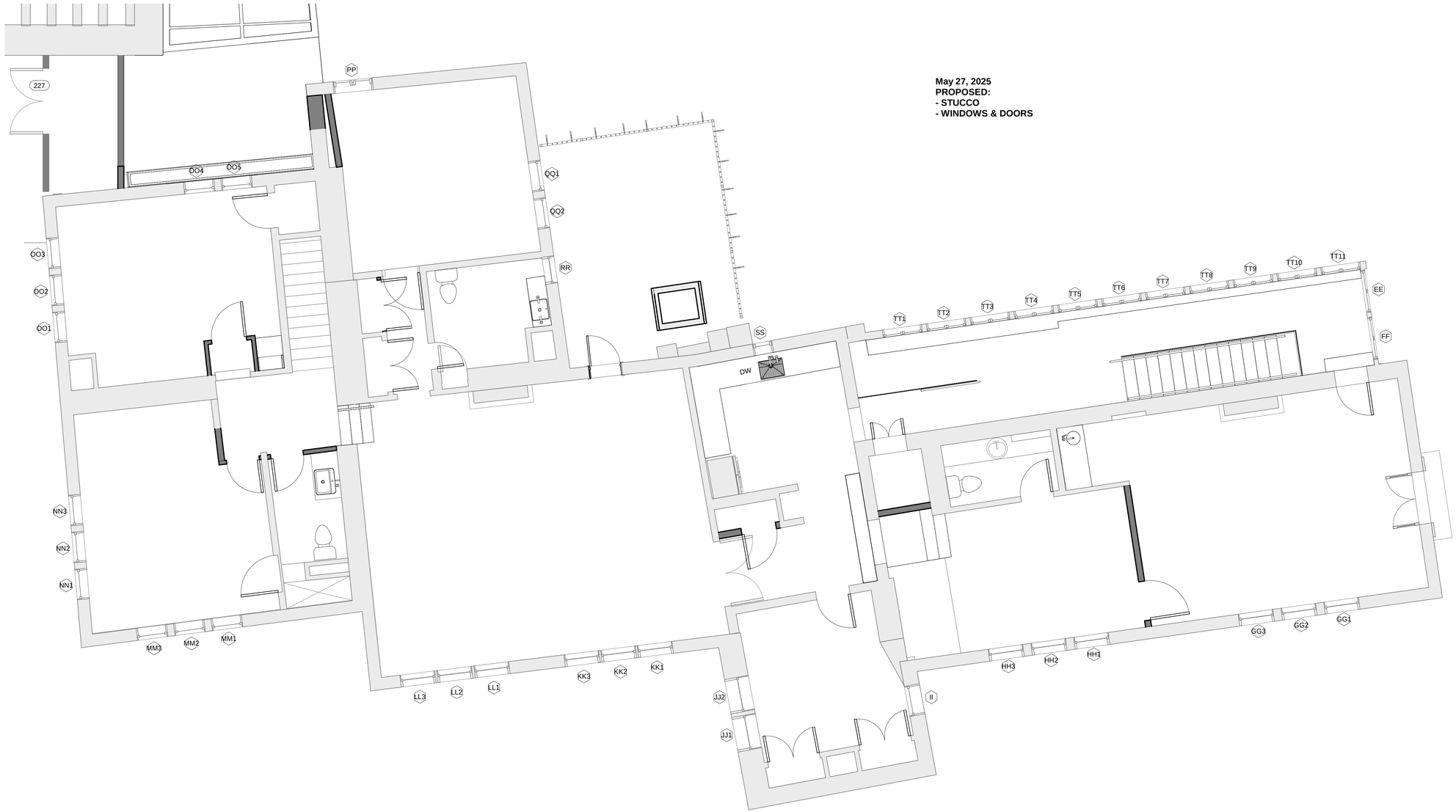
FIRST FLOOR PLAN

Sheet Number :

H-5.02

FALLING COLORS

ARCHAEO
architects



STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 6312
LICENSED ARCHITECT

FALLING COLORS

FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

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

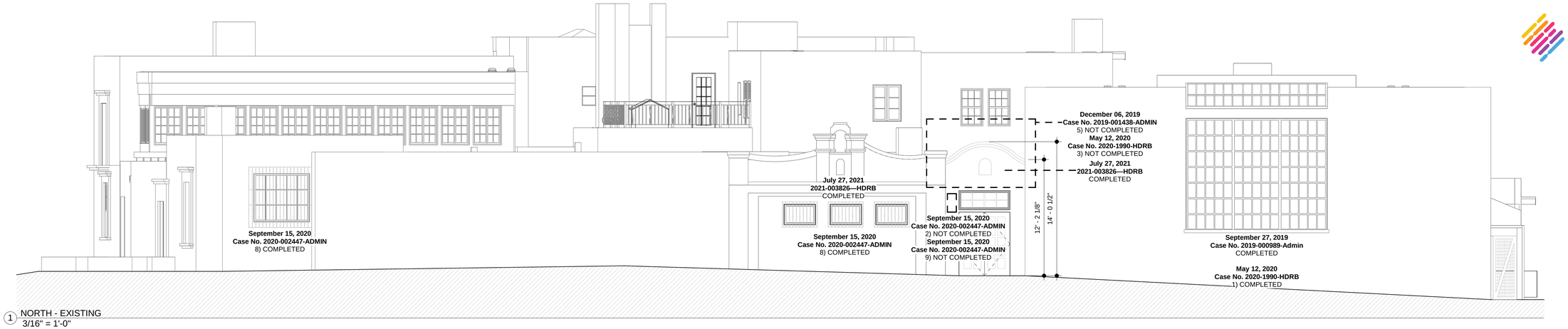
Date : 04/28/2025

Drawing Title :

SECOND FLOOR PLAN

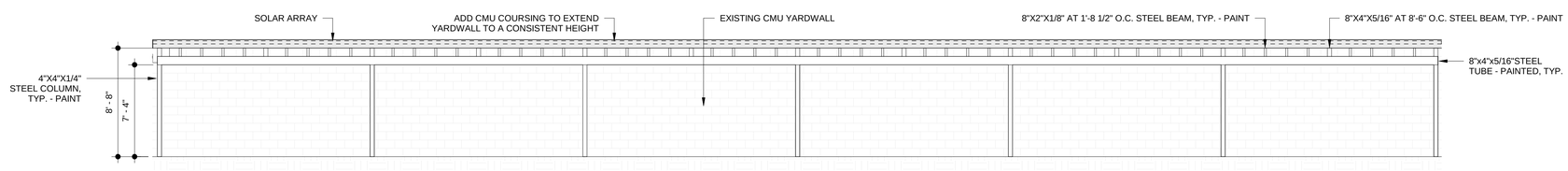
Sheet Number :

H-5.03



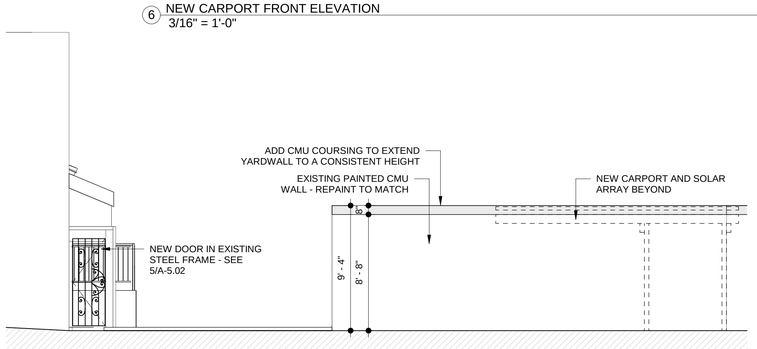
1 NORTH - EXISTING
3/16" = 1'-0"

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

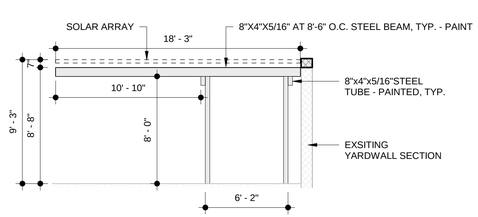


6 NEW CARPORT FRONT ELEVATION
3/16" = 1'-0"

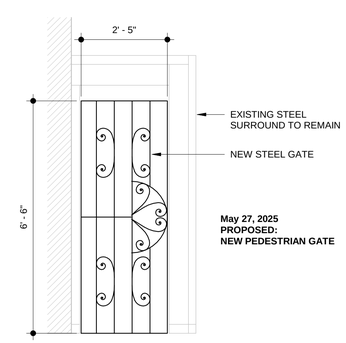
May 27, 2025
PROPOSED:
STEEL CARPORT



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



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



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

FALLING COLORS

ARCHAEO
architects

FALLING COLORS

FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

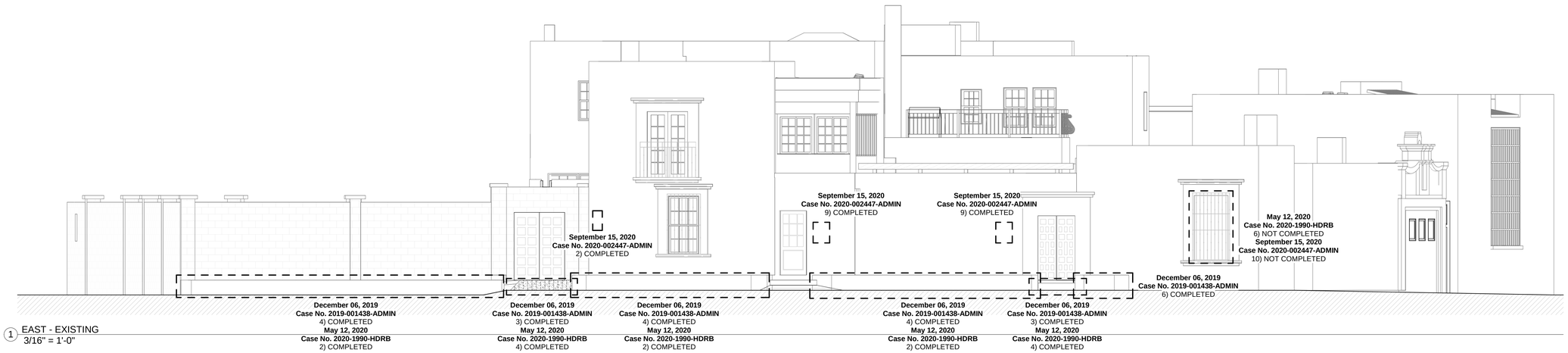
Project Number :	2109
Scale :	As indicated
Date :	04/28/2025

Drawing Title :

EXTERIOR ELEVATIONS

Sheet Number :

H-5.04



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

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

FALLING COLORS

ARCHAEO
architects

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

FALLING COLORS

ARCHAEO
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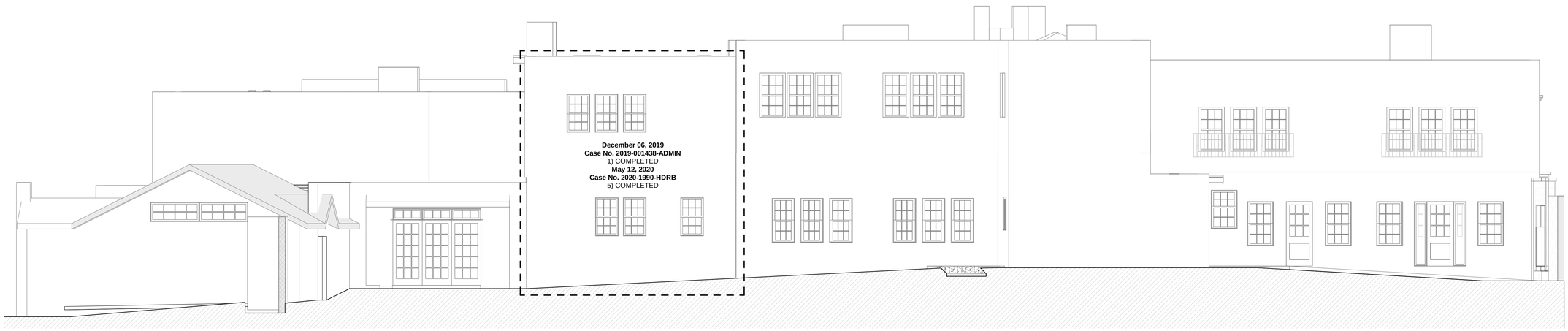
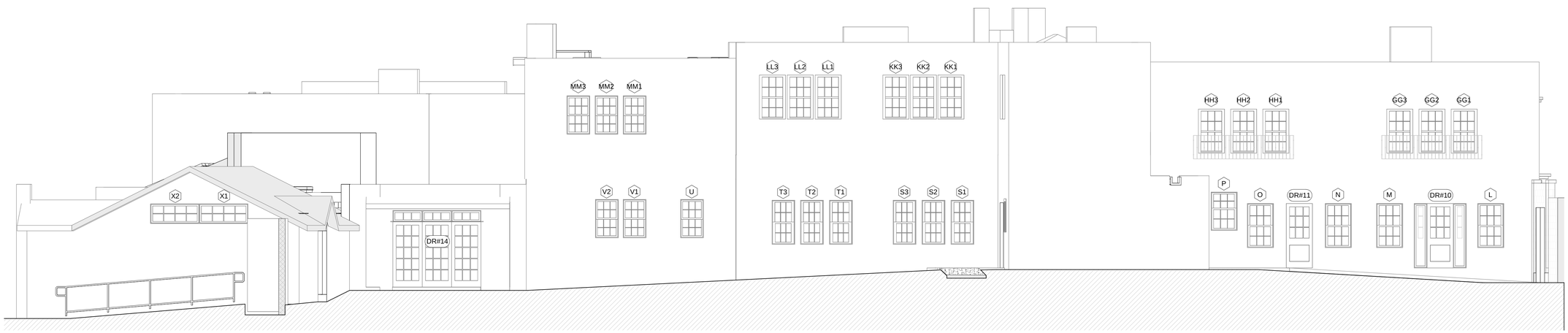


1 SOUTH - EXISTING
3/16" = 1'-0"



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

FALLING COLORS

ARCHAEO
architects

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

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

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

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

HISTORIC ASSESSMENT NO. 020125-HA

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

LOCATION	DESCRIPTION
NORTH	
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*
WEST	
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*
NORTH	
B	37” x 35” – 2 (2-19”) LR INSWING CASEMENT 2W3H *HISTORIC*
WEST	
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
NORTH	
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)
EAST	
J	36” x 69” WWOD 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
SOUTH	
** 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*
EAST	
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*

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LOCATION	DESCRIPTION
WEST	
** 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*
SOUTH	
** 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*
WEST	
** W	28” x 47” – 2 DH 3W2H/3W2H 5” MULLS *HISTORIC*
SOUTH	
DR #14	36” x 81” – 3 LH/STAT/RH INSWING DOOR 3W5H (SIMPSON 1990) *NON-HISTORIC* 36” x14” – 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	
EAST	
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*
NORTH	
AA	28” x 54” – 1 DH 3W3H/3W2H *HISTORIC*

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LOCATION	DESCRIPTION
EAST	
BB	20” x 26” – 3 LSR INSWING CASEMENT 2W2H *HISTORIC*
NORTH	
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	
EAST	
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*
SOUTH	
** 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*
EAST	
** 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*

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LOCATION	DESCRIPTION
SOUTH	
** MM	28” x 47” – 3 DH 3W2H/3W2H 5” MULLS SILL BURIED AND WOULD NEED TO BE REMOVED *HISTORIC*
WEST	
** 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*
NORTH	
PP	36” x 46” – 2 (2-18”) LR INSWING CASEMENT 1W3H *HISTORIC*
EAST	
QQ	28” x 47” – 2 DH 3W2H/3W2H 5” MULL *HISTORIC*
RR	25” x 41” – 1 DH 3W2H/3W2H *HISTORIC*
NORTH	
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*
SOUTH	
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 OBSECURE GLASS STOPPED IN (1999) *NON-HISTORIC*
WEST	
YY	24” FULL ROUND GLASS STOPPED IN (1999) *NON-HISTORIC*

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LOCATION	DESCRIPTION
BASEMENT	
SOUTH	
DR #21	37 x 82 RH INSWING METAL W/2 VENTS (2008) *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

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC 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:

1

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

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

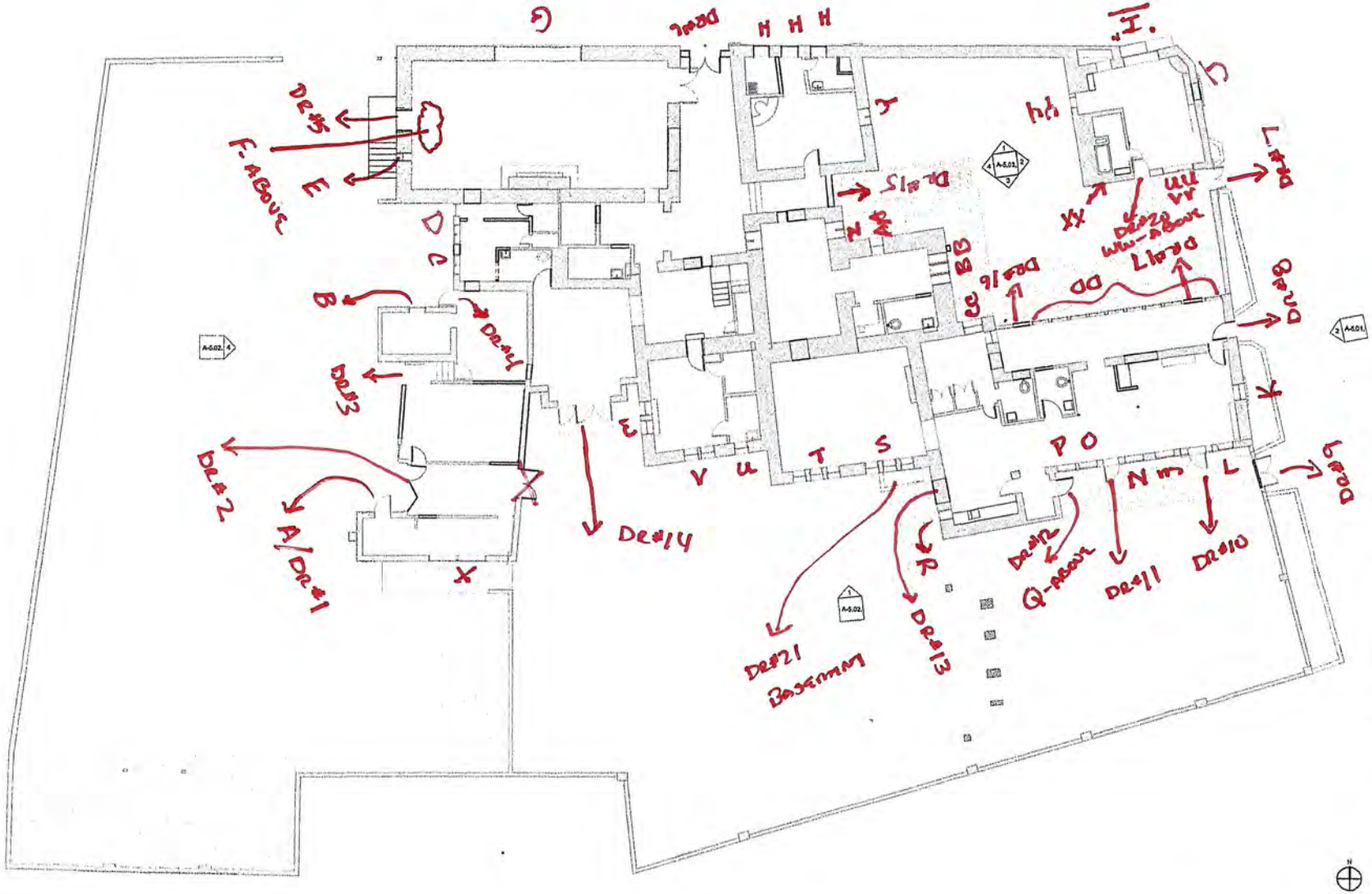
LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
** S	28” x 54” – 3 DH 3W2H/3W2H	F	HISTORIC – SILLS & STOPS 2018
** T	28” x 54” – 3 DH 3W2H/3W2H	F	HISTORIC – SILLS & STOPS 2018
** U	28” x 47” – 1 DH 3W2H/3W2H	F	HISTORIC – SILLS & STOPS 2018
** V	28” x 47” – 2 DH 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 36” x 14” – 3 TRANSOM 3W1H W/BARN SASHES WOOD BEAD	F F	NON-HISTORIC – SIMPSON 1990 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

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

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

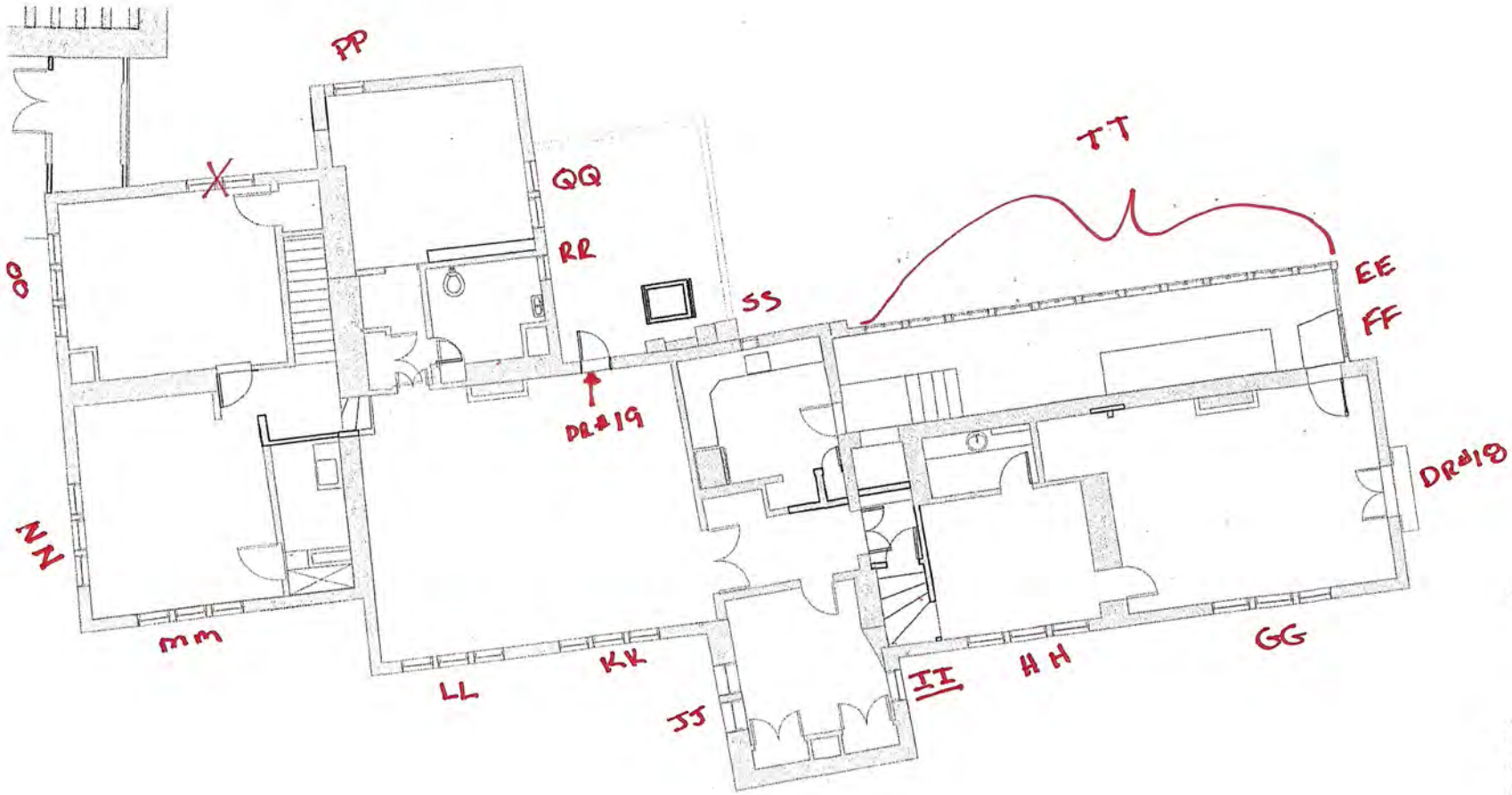
FALLING COLORS

ARCHAEO architects



FALLING COLORS

ARCHAEO
architects



FALLING COLORS

FOR CONSTRUCTION

34 McKenzie St. Santa Fe, NM 87501

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Date :	11/12/2024

Drawing Title:

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Sheet Name :

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FALLING COLORS

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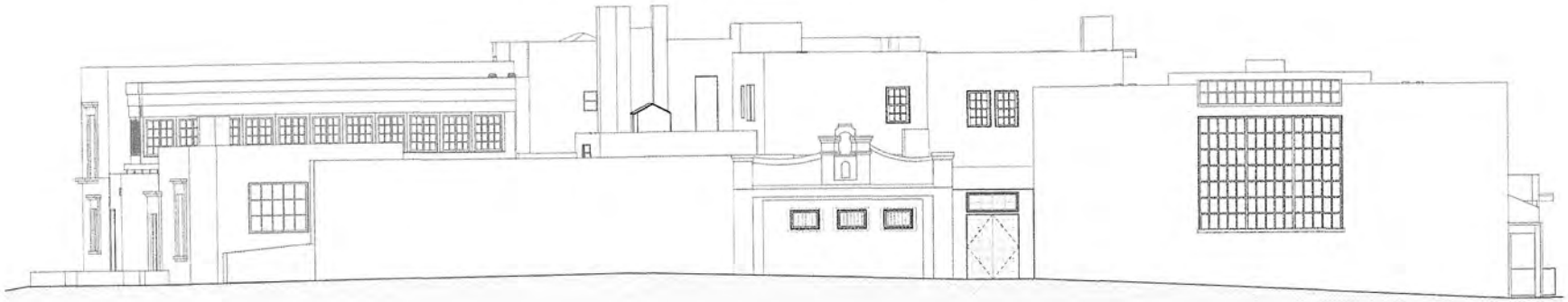

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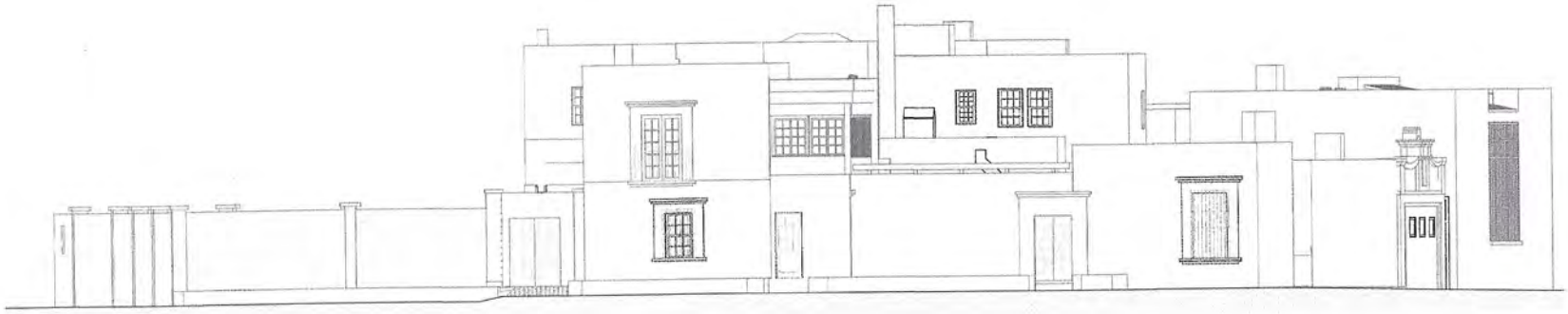

2 EAST
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FALLING COLORS

FOR CONSTRUCTION

256 McKenzie St, Santa Fe, NM 87501

Project Number : 2109

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Date : 11/12/2024

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EXISTING
EXTERIOR
ELEVATIONS

Sheet Number :

A-5.01.

FALLING COLORS

A

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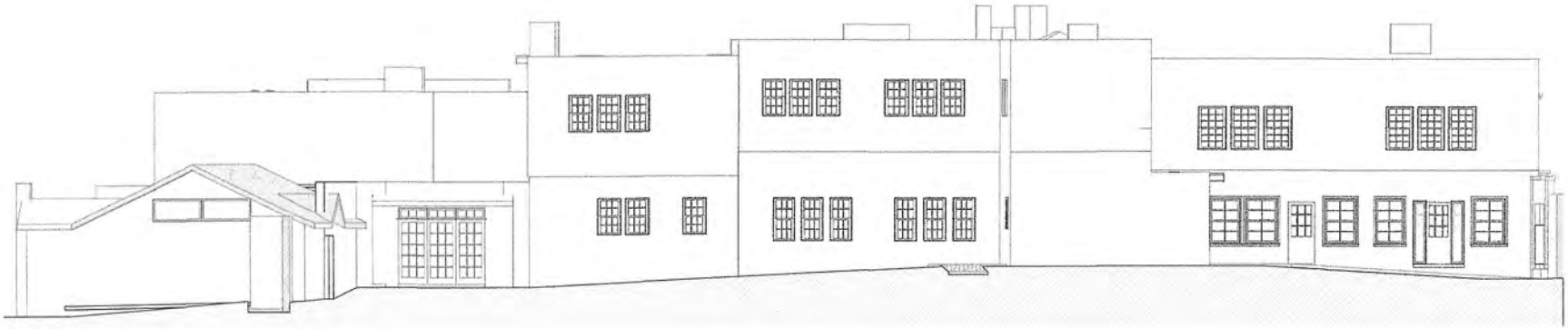

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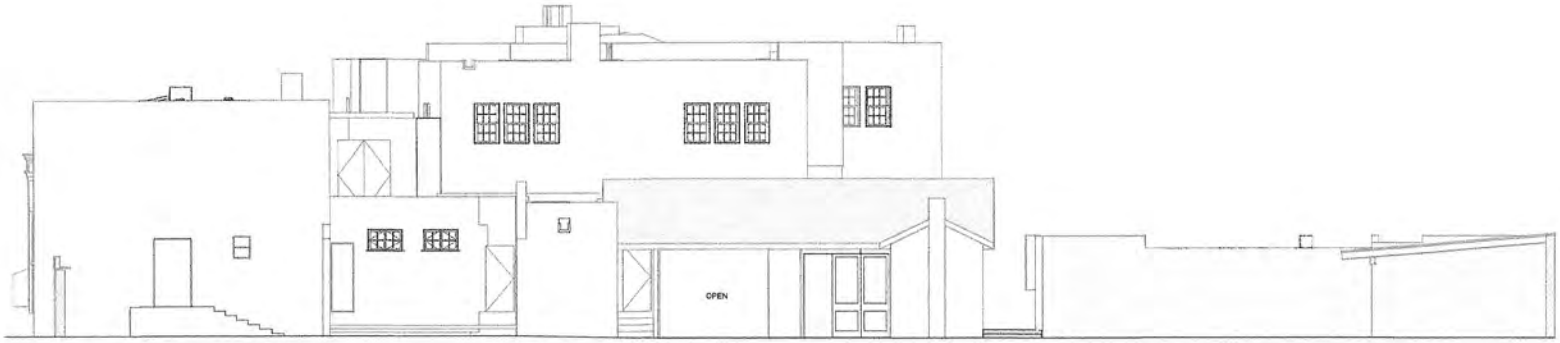

2 WEST.
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FALLING COLORS

FOR CONSTRUCTION

201 McKenzie St. Santa Fe, NM 87501

Project Number: 2109

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

Date : 11/12/2024

Drawing Title :

EXISTING
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ELEVATIONS

Sheet Number:

A-5.02.

FALLING COLORS

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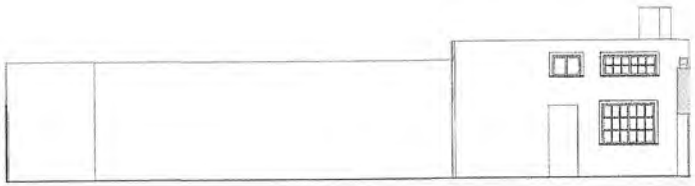

① COURTYARD NORTH.
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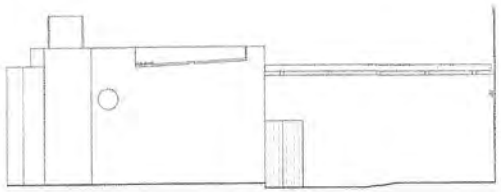
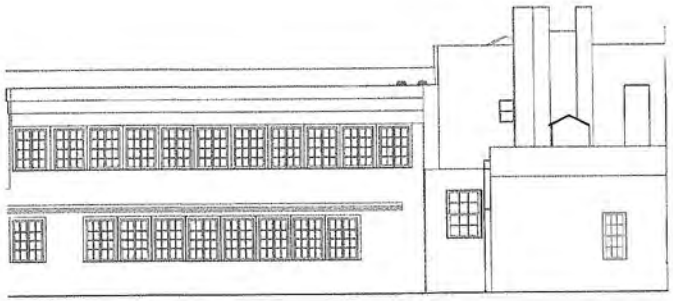
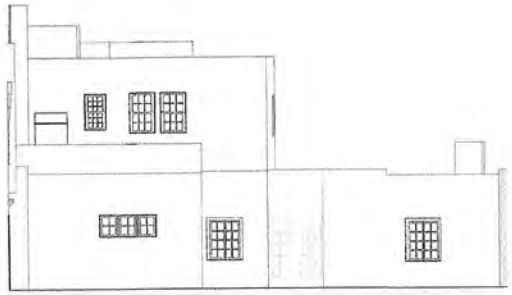


② COURTYARD EAST.
3/16" = 1'-0"



③ COURTYARD SOUTH.
3/16" = 1'-0"



④ COURTYARD WEST.
3/16" = 1'-0"

FALLING COLORS

FOR CONSTRUCTION

396 McKenzie St. Santa Fe, NM 87501

Project Number : 2169

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

Date : 11/12/2024

Drawing Title :

EXISTING
EXTERIOR
ELEVATIONS

Sheet Number :

A-5.03.

North
Elevation
Window
Transom
A
And
Door
#1

West
Elevation
Door
#2

West
Elevation
Door
#3

North Elevation
Window
B

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

North
Elevation
Door#6
And Transom

North
Elevation
H windows(3)

North
Elevation
Window
I

East
Elevation
Window
J

East
Elevation
Door
#7
CUIDADO

East
Elevation
Door
#8
City of Santa Fe
NOTICE
CONSTRUCTION
PERMIT

East
Elevation
Window
K

East
Elevation
Door
#9
1. 4. 6.

South
Elevation
Window
L

South
Elevation
Door
#10
Text

South
Elevation
Window
M

South
Elevation
Window
N

South
Elevation
Door
#11

South
Elevation
Window
O

Elevation
Window
P

East
Elevation
Door
#12
1. 4. 4.

2nd Flr
East
Elevation
Window
Q

West
Elevation
Window
R

West
Elevation
Door
#13

West
Elevation
Door
#13
Door Panel Insert

South
Elevation
Window
S

South
Elevation
Window
T

South
Elevation
Window
U

South
Elevation
Window
V

West
Elevation
Window
W

South
Elevation
Door
#14

South
Elevation
Window
X
WERNER
RJB
FRAMING

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
Courtyard
Elevation
Window
BB

North
Courtyard
Elevation
Window
CC

North
Courtyard
Elevation
Windows
DD
North
Courtyard
Elevation
Door
#16

Courtyard
Elevation
Window
DD
Window
DD
Door
#17

2nd Flr -East Elevation

East
Elevation
Door
#18

2nd Flr
South
Elevation
Window
GG

2nd Flr
South
Elevation
Window
HH

2nd Flr
East
Elevation
Window
II
1. 4. 4.

2nd Flr
West Elevation
Window
JJ

2nd Flr
South
Elevation
Window
KK

2nd Flr
South Elevation
Window
LL

2nd Flr
South
Elevation
Window
MM

2nd Flr
West
Elevation
.Window
OO
2nd Flr
West
Elevation
Window
NN

2nd Flr
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

2nd Flr
Courtyard
North
Elevation
Windows
TT

South Courtyard Elevation Door #20
South Courtyard Elevation Window UU

2nd Flr
Courtyard
South
Elevation
WW
Window
VV

Basement
South
Elevation
Door
#21

South
Courtyard
Elevation
Window
XX

West
Courtyard
Elevation
Window
YY

206 McKenzie Street
McKenzie Street / North Elevation

206 McKenzie Street
Griffin Street / East Elevation

(Left side of South Elevation)

206 McKenzie St.
South Elevation

FALLING COLORS

ARCHAEO
architects

DOOR SCHEDULE

DOOR NO.	ROOM NUMBER & NAME	ELEV TYPE	WIDTH	HEIGHT	HINGES	HARDWARE GROUP	ACCESS CONTROL	NOTES
10	10 - BASEMENT	A	2' - 8"	6' - 4"	1.5 PR: 3.5" X 3.5", square corner	Cylinder Classroom, Leverhandle	-	NEW
100	100 - ENTRY	P	4' - 9"	6' - 10"	EXISTING TO BE REUSED	Active: RMH, Lever x Lever Handle passage w/ 8859 Mortise Lock RH OSCI - Dummy: RMH, Lever x Lever Fully dummy set LH OSCI - Surface Bolts: (2) RMH 12" w/ SB2MS Mortise Strikes Weatherstripping	OSCI - Assa Alba, Electric Strike, HES 1006	NEW DOORS TO MATCH EXISTING DESIGN
101A	101 - GALLERY	-	6' - 0"	7' - 10"	EXISTING TO BE REUSED	Active: RMH, Lever x Lever Handle passage w/ 8859 Mortise Lock RH OSCI - Dummy: RMH, Lever x Lever Fully Dummy set LH OSCI - Surface Bolts: (2) RMH 12" w/ SB2MS Mortise Strikes Door Sweep	OSCI - Assa Alba, Electric Strike, HES 1006	EXISTING DOORS TO BE REUSED
101B	101 - GALLERY	Q	3' - 9 1/2"	6' - 6"	OSCI - RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	Active: RMH, Lever x Lever Handle passage w/ 8859 Mortise Lock RH OSCI - Dummy: RMH, Lever x Lever Fully Dummy set LH OSCI - Surface Bolts: (2) RMH 12" w/ SB2MS Mortise Strikes Door Sweep	OSCI - Assa Alba, Electric Strike, HES 1006	DOOR DESIGN TO MATCH 101A
101C	101 - GALLERY	R	3' - 9 1/2"	6' - 6"	1.5 PR: 3.5" X 3.5", square corner	RMH: Cylinder Classroom, Leverhandle	-	NEW SCREEN DOOR ON EXTERIOR
102A	102 - HALL	-	1' - 7"	6' - 5"	EXISTING TO BE REUSED	RMH: Cylinder Classroom, Leverhandle	-	EXISTING WOOD DOOR
102B	102 - HALL	N	3' - 1 1/2"	6' - 3"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle passage w/ 9159 Mortise Lock, Color: Silicon Bronze Dark (BD)	OSCI - Assa Alba, Electric Strike, HES 1006	NEW
102C	102 - HALL	M	2' - 7 1/2"	2' - 6"	2 PR: Deltana, Double Action Hinges, Color: Oil Rubbed Bronze	Ashley Norton, Push Plate 13" x 3"	-	NEW DOUBLE-SWING, DOUBLE ACTION
103B	103 - RESTROOM	-	2' - 6"	7' - 0"	EXISTING TO BE REUSED	RMH: Lever x Lever Handle passage w/ 9159 Mortise Lock, Color: Silicon Bronze Dark (BD)	OSCI - Assa Alba, Electric Strike, HES 1006	OSCI - LINCOLN
104A	104 - GREENHOUSE	E	4' - 10 3/4"	7' - 0"	3 PR: 3.5" X 3.5", square corner	RMH: Exterior Mortise Lockset, Color: Silicon Bronze Dark (BD) Astragal Coordinator Weatherstripping		NEW
104B	104 - GREENHOUSE	F	2' - 8"	6' - 2"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle passage w/ 8759 Mortise Lock	OSCI - Assa Alba, Electric Strike, HES 1006	NEW
106A	106 - KITCHEN	F	2' - 8"	6' - 2"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle passage w/ 8759 Mortise Lock	OSCI - Assa Alba, Electric Strike, HES 1006	NEW
107	107 - FOYER	D	8' - 0"3/4"	7' - 10"	OSCI - RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)			NEW
108A	108 - FOYER	D	8' - 0"3/4"	7' - 10"	OSCI - RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)			NEW
108B	108 - FOYER	G	5' - 0"	6' - 6"	OSCI - RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	Active: RMH, Lever x Lever Handle passage w/ 9159 Mortise Lock RH Dummy: RMH, Lever x Lever Full dummy set LH Surface Bolts: (2) RMH 12" w/ SB2MS Mortise Strikes Weatherstripping	OSCI - Assa Alba, Electric Strike, HES 1006	NEW
108C	108 - FOYER	S	5' - 0"	6' - 6"	3 PR: 3.5" X 3.5", square corner	Active: RMH, Lever x Lever Handle passage w/ 9159 Mortise Lock RH Dummy: RMH, Lever x Lever Full dummy set LH Surface Bolts: (2) RMH 12" w/ SB2MS Mortise Strikes	OSCI - Assa Alba, Electric Strike, HES 1006	NEW
109A	109 - GARAGE	C	2' - 10"	6' - 4"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle passage w/ 8759 Mortise Lock Weatherstripping	OSCI - Assa Alba, Electric Strike, HES 1006	NEW
109B	109 - GARAGE	K	2' - 6"	6' - 8"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)			NEW
110A	110 - CONFERENCE	-	2' - 6"	6' - 6"	EXISTING TO BE REUSED	Dummy: RMH, Lever x Lever Fully Dummy set	OSCI - Assa Alba, Electric Strike, HES 1006 Assa Alba, Electric Strike, HES 4500C	OSCI - LINCOLN
110B	110 - CONFERENCE	J	9' - 0"	8' - 2"	OSCI - RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH, Lever x Lever Handle Single Cylinder Mortise Entry Set w/ NO Turnpiece Weatherstripping	OSCI - Assa Alba, Electric Strike, HES 1006	NEW
111	111 - RESTROOM	-	3' - 0"	6' - 8"	EXISTING TO BE REUSED	Ashley Norton, Privacy Bolt OSCI - Ashley Norton, passage set w/ Lever Handle	-	OSCI - LINCOLN
112	112 - RESTROOM	-	3' - 0"	6' - 8"	EXISTING TO BE REUSED	Ashley Norton, Privacy Bolt Ashley Norton, Passage Set w/ Lever handle	-	OSCI - LINCOLN
114B	114 - RECEPTION	-	2' - 0"	6' - 6"	EXISTING TO BE REUSED	Ashley Norton, Passage Set w/ Knob	-	EXISTING WOOD DOOR
114C	114 - RECEPTION	L	2' - 6"	6' - 0"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)			NEW
114D	114 - RECEPTION	S	3' - 9 1/2"	6' - 10"	OSCI - RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)			NEW
115	115 - OFFICE	-	3' - 0"	7' - 0"	EXISTING TO BE REUSED	RMH: Lever x Lever Handle passage w/ 9159 Mortis Lock	OSCI - Assa Alba, Electric Strike, HES 1006	MATCH DOOR 100A
116	116 - RESTROOM	-	3' - 0"	7' - 0"	EXISTING TO BE REUSED	EXISTING	-	OSCI - LINCOLN
117	117 - AV	-	3' - 0"	7' - 0"	EXISTING TO BE REUSED	RMH: Lever x Lever Handle Single Cylinder Mortise Entry Set w/ NO Turnpiece	OSCI - Assa Alba, Electric Strike, HES 1006	OSCI - LINCOLN
118	118 - CONFERENCE	-	3' - 0"	7' - 0"	EXISTING TO BE REUSED	RMH: Fully Dummy Set w/ Lever Handle, 8859 Mortise Lock	OSCI - (2) Assa Alba, Electric Strike, HES 1006	OSCI - LINCOLN
119	119 - OFFICE	I	4' - 8 1/2"	6' - 2"	OSCI - RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Passage set w/ 8859 Mortise Lock	OSCI - Assa Alba, Electric Strike, HES 1006	NEW
121	121 - RESTROOM	-	3' - 0"	7' - 0"	EXISTING TO BE REUSED	Ashley Norton, Privacy Bolt OSCI - Ashley Norton, Passage Set w/ Lever Handle		OSCI - LINCOLN
123	123 - HALL	I	5' - 0"	7' - 0"	RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle Passage w/ 9059 Mortise Lock Weatherstripping	Assa Alba, Electric Strike, HES 1006	NEW
124	124 - OFFICE	H	2' - 8 1/2"	6' - 5"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle passage w/ 8759 Mortise Lock	Assa Alba, Electric Strike, HES 1006	NEW
126	126 - RESTROOM	-	2' - 6"	6' - 8"	RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	Ashley Norton, Privacy Bolt	-	NEW
127	127 - HALL	N	2' - 9"	6' - 5"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle classroom	-	NEW
128	128 - CLOSET	-	3' - 4"	6' - 6"	EXISTING TO BE REUSED	Deltana: Ball Catch, Color: Oil Rubbed Bronze	-	EXISTING WOOD PAIR DOORS
129	129 - JANITOR	-	3' - 4"	6' - 6"	EXISTING TO BE REUSED	Deltana: Ball Catch, Color: Oil Rubbed Bronze	-	EXISTING WOOD PAIR DOORS
130A	130 - BREAKOUT	-	2' - 8"	6' - 8"	EXISTING TO BE REUSED	RMH: Fully Dummy Set w/ Lever Handle, 8859 Mortise Lock	Assa Alba, Electric Strike, HES 1006 Assa Alba, Electric Strike, HES 1006	OSCI - LINCOLN
130B	130 - BREAKOUT	H	4' - 0"	6' - 8"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle passage w/ 8759 Mortise Lock	Assa Alba, Electric Strike, HES 1006	NEW
131	131 - ENTRY	F	3' - 0"	6' - 6"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle Single Cylinder Mortise Entry Set Weatherstripping	Assa Alba, Electric Strike, HES 1006	NEW
132A	132 - CAFE	F	2' - 8"	6' - 7"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	-		NEW
132B	132 - CAFE	F	2' - 8"	6' - 7"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	-		NEW
133	133 - RESTROOM	-	3' - 0"	7' - 0"	EXISTING	Inox, Privacy Bolt w/ Indicator OSCI - Ashley Norton, Passage Set w/ Lever Handle	-	OSCI - LINCOLN

LEGEND:

OSCI - OWNER SUPPLIED, CONTRACTOR INSTALLED

LINCOLN = REINSTALL OWNER-PROVIDED DOOR FROM PREVIOUS OFFICE. CUT TO FIT OPENING

LINCOLN GLASS - REINSTALL OWNER-PROVIDED DOOR WITH GLASS LITE FROM PREVIOUS OFFICE. CUT TO FIT OPENING

METAL GRATE = ADD METAL SECURITY GRATE OVER GLAZING TO MATCH EXISTING GRATES

RMH = ROCKY MOUNTAIN HARDWARE

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 6312
LICENSED ARCHITECT

10/4/2023

FALLING COLORS

FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

Scale :

Date : 04/28/2025

Drawing Title :

DOOR SCHEDULE

Sheet Number :

A-10.01

FALLING COLORS

ARCHAEO
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DOOR SCHEDULE 2

DOOR NO.	ROOM NUMBER & NAME	ELEV TYPE	WIDTH	HEIGHT	HINGES	HARDWARE GROUP	ACCESS CONTROL	NOTES
134	134 - RESTROOM	-	3' - 0"	7' - 0"	EXISTING TO BE REUSED	Inox, Privacy Bolt w/ Indicator	-	OSCI - LINCOLN
135A	135 - HALL	F	2' - 8"	6' - 4"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle Single Cylinder Mortise Entry Set Weatherstripping	Assa Alba, Electric Strike, HES 1006	NEW W/ SHATTERPROOF GLASS
135B	135 - HALL	F	2' - 7 1/2"	6' - 6"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle Passage w/ 8759 Mortise Lock Weatherstripping	Assa Alba, Electric Strike, HES 1006	NEW
135C	135 - HALL	-	2' - 8"	6' - 8"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)			OSCI - LINCOLN GLASS
135D	CY3	U	3' - 8"	7' - 4"	3 PR: 3.5" X 3.5", square corner	RMH: PR 12" Surface Bolts w/ SB2MS Mortise Strikes	Assa Alba, Electric Strike, HES 1006	REUSE DECORATIVE PANELS
137	137 - RESTROOM	-	2' - 0"	6' - 6"	EXISTING TO BE REUSED	Ashley Norton, Privacy Bolt, Color: Dark Bronze	-	EXISTING WOOD DOOR
138	138 - OFFICE	O	2' - 8"	6' - 7"	1.5 PR: 3.5" X 3.5", square corner	RMH: Lever x Lever Handle Passage w/ 9159 Mortise Lock Weatherstripping	Assa Alba, Electric Strike, HES 1006	NEW DOORS TO MATCH EXISTING DESIGN
139	139 - STORAGE	B	5' - 4"	7' - 0"	3 PR: 3.5" X 3.5", square corner	Cylinder Classroom, Leverhandle Astragal Weatherstripping	-	NEW
140	140 - STORAGE	B	5' - 0"	6' - 8"	3 PR: 3.5" X 3.5", square corner	Cylinder Classroom, Leverhandle	-	NEW
141B	CY2	P	5' - 0"	7' - 8"	3 PR: 3.5" X 3.5", square corner	RMH: Cylinder Classroom, Leverhandle	-	NEW DOORS TO MATCH EXISTING DESIGN
141C	CY2	S	5' - 0"	7' - 8"	3 PR: 3.5" X 3.5", square corner			NEW - NO SCREEN
143	CY1	R	4' - 10"	7' - 0"	3 PR: 3.5" X 3.5", square corner	RMH: Lever x Lever Handle Passage set w/ 8859 Mortise Lock	Assa Alba, Electric Strike, HES 1006	NEW - NO SCREEN
200	200 - RESTROOM	-	2' - 6"	7' - 0"	EXISTING TO BE REUSED	Ashley Norton, Restroom Privacy Pocket Door	-	OSCI - LINCOLN
202A	202 - OFFICE	-	2' - 6"	7' - 0"	EXISTING TO BE REUSED	EXISTING	-	OSCI - LINCOLN
202B	202 - OFFICE	-	2' - 10"	6' - 6"	EXISTING TO BE REUSED	EXISTING	-	EXISTING WOOD DOOR - SWITCH SWING
203	203 - OFFICE	-	2' - 8"	7' - 0"	EXISTING TO BE REUSED	EXISTING	-	OSCI - LINCOLN
204	204 - CLOSET	-	2' - 8"	6' - 8"	EXISTING TO BE REUSED	EXISTING	-	EXISTING WOOD DOOR
205	205 - OFFICE	-	2' - 10"	6' - 9"	EXISTING TO BE REUSED	EXISTING	-	OSCI - LINCOLN
206	206 - CLOSET	T	3' - 11"	6' - 8"	RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Full Dummy set BOTH SIDES Deltana: Ball Catch, Color: Oil Rubbed Bronze	-	NEW
207	207 - CLOSET	T	3' - 11"	6' - 8"	RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle Passage set w/ 8759 Mortise Lock OSCI - RMH: Single dummy Set w/ Lever Handle OSCI - RMH: PR Mini Surface Bolts	Assa Alba, Electric Strike, HES 1006	NEW
209A	209 - RESTROOM	-	2' - 0"	6' - 0"	EXISTING TO BE REUSED	Ashley Norton, Privacy Bolt	-	OSCI - LINCOLN
209B	209 - RESTROOM	-	2' - 0"	6' - 0"	EXISTING TO BE REUSED	Ashley Norton, Passage Set w/ Knob	-	EXISTING WOOD DOOR
211	211 - CONFERENCE	H	2' - 4"	6' - 2"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle passage Set w/ 8759 Mortise Lock Weatherstripping	Assa Alba, Electric Strike, HES 1006	NEW - SEE 9/A-9.01 FOR FLASHING
213	213 - ELEC	K	2' - 8"	6' - 8"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	Ashley Norton, Passage Set w/ Knob	-	NEW
216	216 - HALL	-	5' - 0"	6' - 6"	EXISTING TO BE REUSED	Ashley Norton, 2 PR Single Dummy Set w/ Knob Handle OSCI - PR Deltana Ball Catch	-	EXISTING WOOD PAIR DOORS
217	217 - OFFICE	-	2' - 7"	6' - 6"	EXISTING TO BE REUSED	EXISTING	-	OSCI - LINCOLN
218	218 - CLOSET	-	4' - 0"	6' - 6"	EXISTING TO BE REUSED	EXISTING	-	EXISTING WOOD DOORS
219	219 - CLOSET	-	4' - 0"	6' - 6"	EXISTING TO BE REUSED	EXISTING	-	EXISTING WOOD DOORS
222	222 - PANTRY	-	2' - 6"	6' - 6"	EXISTING TO BE REUSED	Ashley Norton, Passage Set w/ Knob Weatherstripping	-	EXISTING WOOD PAIR DOORS FROM HALL 208-RELOCATED
224	224 - RESTROOM	-	2' - 6"	6' - 6"	EXISTING TO BE REUSED	Ashley Norton, Privacy Bolt	-	OSCI - LINCOLN
226A	226 - OFFICE	-	3' - 0"	7' - 0"	EXISTING TO BE REUSED	Ashley Norton, Passage Set w/ Knob	-	OSCI - LINCOLN GLASS
226B	226 - OFFICE	-	2' - 6"	6' - 4"	EXISTING TO BE REUSED	RMH: Lever x Lever Handle Passage set w/ 8759 Mortise Lock	Assa Alba, Electric Strike, HES 1006	OSCI - LINCOLN
226C	226 - OFFICE	I	4' - 0"	6' - 6"	RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	EXISTING	-	NEW
227	227 - MECHANICAL	-	5' - 0"	6' - 6"	EXISTING	ACTIVE: Cylinder Classroom, Leverhandle RHR DUMMY: Dummy Lever Handle, Both Sides	-	EXISTING STEEL PAIR DOORS

LEGEND:

OSCI - OWNER SUPPLIED, CONTRACTOR INSTALLED

LINCOLN = REINSTALL OWNER-PROVIDED DOOR FROM PREVIOUS OFFICE. CUT TO FIT OPENING

LINCOLN GLASS - REINSTALL OWNER-PROVIDED DOOR WITH GLASS LITE FROM PREVIOUS OFFICE. CUT TO FIT OPENING

METAL GRATE = ADD METAL SECURITY GRATE OVER GLAZING TO MATCH EXISTING GRATES

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 6312
LICENSED ARCHITECT

10/4/2023

FALLING COLORS

FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

Scale :

Date : 04/28/2025

Drawing Title :

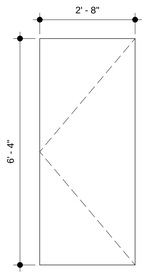
DOOR SCHEDULE

Sheet Number :

A-10.02

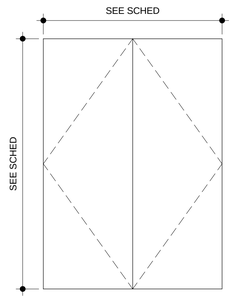
FALLING COLORS

ARCHAEO
architects



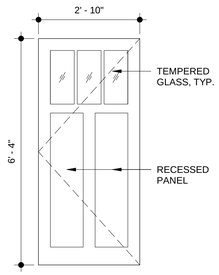
TYPE A
INSULATED METAL
FLUSH PANEL

DOOR: 10



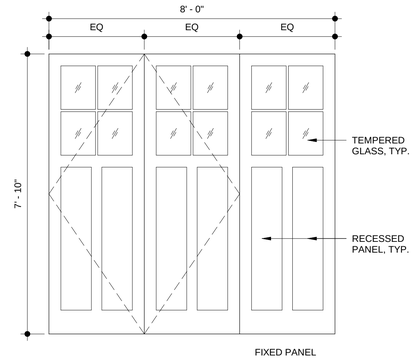
TYPE B
INSULATED METAL
DOUBLE FLUSH PANEL

DOORS: 139, 140, 227



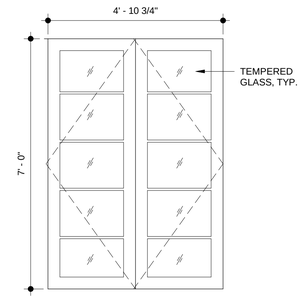
TYPE C
WOOD

DOOR: 109A



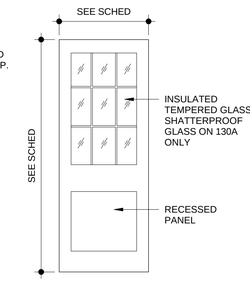
TYPE D
WOOD

DOORS: 107, 108A



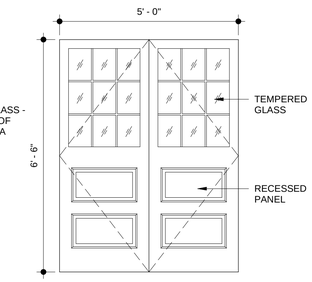
TYPE E
WOOD

DOOR: 104A



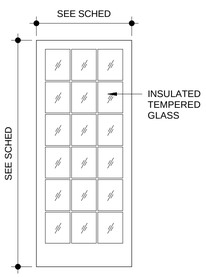
TYPE F
WOOD

DOORS: 104B, 106A, 131, 132A, 135A, 135B



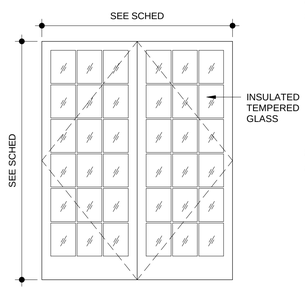
TYPE G
DOUBLE WOOD

DOORS: 108B



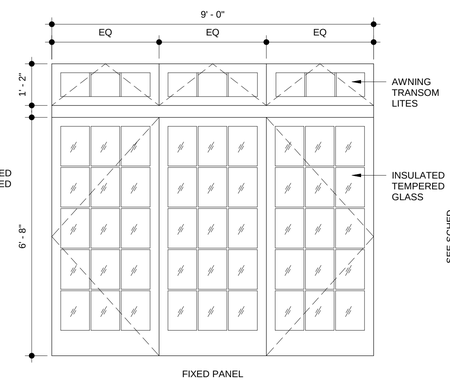
TYPE H
WOOD

DOORS: 124, 130B, 211



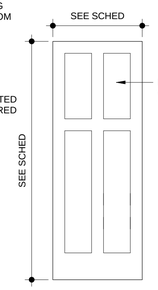
TYPE I
DOUBLE WOOD

DOORS: 123, 119



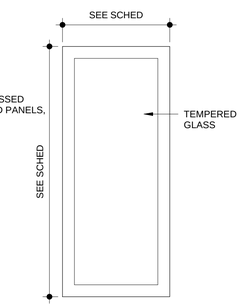
TYPE J
WOOD

DOORS: 110B



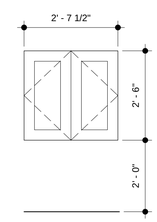
TYPE K
WOOD

DOORS: 109B, 213



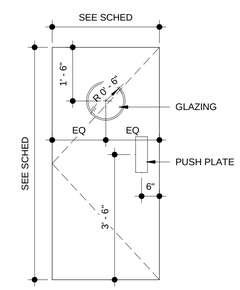
TYPE L
WOOD

DOORS: 114C, 135C



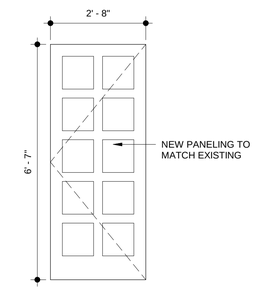
TYPE M
DOUBLE WOOD

DOORS: 102C



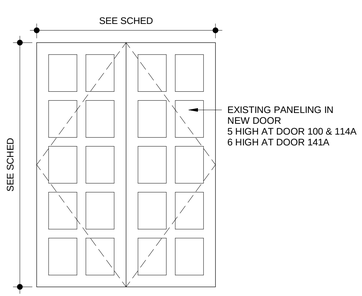
TYPE N
WOOD

DOORS: 102B, 127



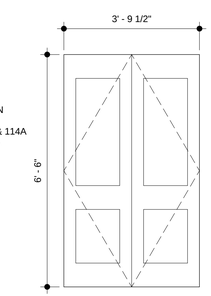
TYPE O
WOOD

DOOR: 138



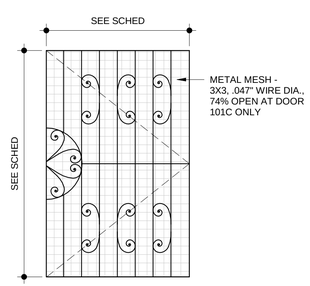
TYPE P
DOUBLE WOOD

DOOR: 100, 114A, 141A



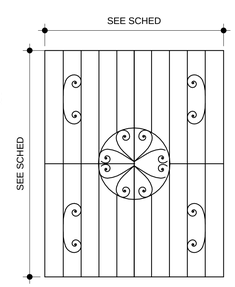
TYPE Q
DOUBLE WOOD

DOOR: 101B



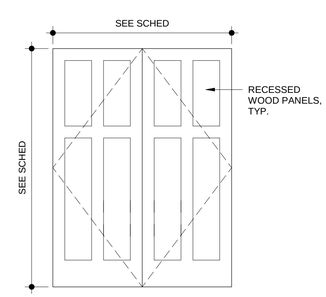
TYPE R
SINGLE METAL GATE

DOOR: 101C, 143



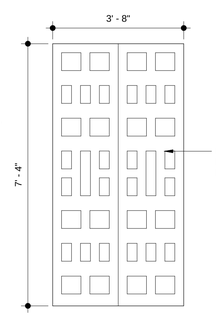
TYPE S
DOUBLE METAL GATE

DOOR: 108C, 114D, 141A



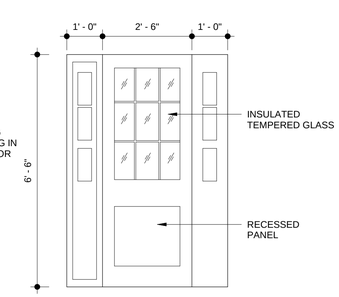
TYPE T
DOUBLE WOOD

DOOR: 206, 207



TYPE U

DOOR: 142



TYPE V
WOOD

DOOR: 132B

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 6312
LICENSED ARCHITECT

10/4/2023

FALLING COLORS

FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

Scale : 1/2" = 1'-0"

Date : 04/28/2025

Drawing Title :

DOOR TYPES

Sheet Number :

A-10.03

FALLING COLORS

ARCHAEO
architects

WINDOW SCHEDULE

WINDOW NO.	WINDOW				NOTES
	ELEV TYPE	ROOM NO. & NAME	WIDTH	HEIGHT	
1SL		104 - GREENHOUSE	3' - 4"	7' - 10"	SKYLIGHT - VENTED / FIXED
2SL		104 - GREENHOUSE	3' - 4"	7' - 10"	SKYLIGHT - VENTED / FIXED
4SL		200 - RESTROOM	3' - 0"	3' - 0"	SKYLIGHT - FIXED
5SL		201 - HALL	2' - 0"	9' - 0"	SKYLIGHT - FIXED
6SL		100 - ENTRY	1' - 0"	14' - 6"	SKYLIGHT - OPERABLE
A	A	109 - GARAGE	5' - 0"	2' - 0"	
AA	I	122 - OFFICE	2' - 4"	4' - 6"	
B	B	105 - PANTRY	3' - 1"	2' - 11"	
BB1	P	122 - OFFICE	1' - 8"	2' - 2"	
BB2	P	122 - OFFICE	1' - 8"	2' - 2"	
BB3	P	122 - OFFICE	1' - 8"	2' - 2"	
C	C	102 - HALL	8' - 7"	2' - 4"	
CC	I	127 - HALL	2' - 10"	4' - 6"	
DD1	M	135 - HALL	3' - 0"	4' - 1"	
DD2	M	135 - HALL	3' - 0"	4' - 1"	
DD3	M	135 - HALL	3' - 0"	4' - 1"	
DD4	M	135 - HALL	3' - 0"	4' - 1"	
DD5	M	135 - HALL	3' - 0"	4' - 1"	
DD6	M	135 - HALL	3' - 0"	4' - 1"	
DD7	M	135 - HALL	3' - 0"	4' - 1"	
DD8	M	135 - HALL	3' - 0"	4' - 1"	
DD9	M	135 - HALL	3' - 0"	4' - 1"	
DD10	M	135 - HALL	3' - 0"	4' - 1"	
E	D	101 - GALLERY	1' - 7"	2' - 2"	
EE	M	223 - HALL	3' - 3"	3' - 9"	
F	E	101 - GALLERY	5' - 0"	5' - 0"	
FF	M	223 - HALL	3' - 3"	3' - 9"	
G	F	100 - ENTRY	4' - 9"	2' - 6"	
GG1	I	226 - CONFERENCE	2' - 8"	4' - 6"	
GG2	I	226 - CONFERENCE	2' - 8"	4' - 6"	
GG3	I	226 - CONFERENCE	2' - 8"	4' - 6"	
H1	G	125 -KITCHEN	3' - 4"	2' - 2"	
H2	G	124 - OFFICE	3' - 4"	2' - 2"	
H3	G	126 - RESTROOM	3' - 4"	2' - 2"	
HH1	I	225 - OFFICE	2' - 8"	4' - 6"	
HH2	I	225 - OFFICE	2' - 8"	4' - 6"	
HH3	I	225 - OFFICE	2' - 8"	4' - 6"	
I	H	138 - OFFICE	6' - 0"	5' - 1"	
II	I	217 - OFFICE	2' - 4"	3' - 11"	
J	I	138 - OFFICE	3' - 0"	5' - 9"	
JJ1	I	217 - OFFICE	2' - 8"	4' - 6"	
JJ2	I	217 - OFFICE	2' - 8"	4' - 6"	
K	I	132 - CAFE	3' - 0"	5' - 9"	
KK1	I	211 - CONFERENCE	2' - 8"	4' - 6"	
KK2	I	211 - CONFERENCE	2' - 8"	4' - 6"	
KK3	I	211 - CONFERENCE	2' - 8"	4' - 6"	
L	I	132 - CAFE	2' - 8"	4' - 6"	
LL1	I	211 - CONFERENCE	2' - 8"	4' - 6"	
LL2	I	211 - CONFERENCE	2' - 8"	4' - 6"	
LL3	I	211 - CONFERENCE	2' - 8"	4' - 6"	
M	I	132 - CAFE	2' - 8"	4' - 6"	
MM1	I	202 - OFFICE	2' - 4"	3' - 11"	
MM2	I	202 - OFFICE	2' - 4"	3' - 11"	

WINDOW SCHEDULE

WINDOW NO.	WINDOW				NOTES
	ELEV TYPE	ROOM NO. & NAME	WIDTH	HEIGHT	
MM3	I	202 - OFFICE	2' - 4"	3' - 11"	
N	I	132 - CAFE	2' - 8"	4' - 6"	
NN1	I	202 - OFFICE	2' - 4"	3' - 11"	
NN2	I	202 - OFFICE	2' - 4"	3' - 11"	
NN3	I	202 - OFFICE	2' - 4"	3' - 11"	
O	I	132 - CAFE	2' - 8"	4' - 6"	
OO1	I	203 - OFFICE	2' - 4"	3' - 11"	
OO2	I	203 - OFFICE	2' - 4"	3' - 11"	
OO3	I	203 - OFFICE	2' - 4"	3' - 11"	
OO4	I	203 - OFFICE	2' - 4"	3' - 11"	
OO5	I	203 - OFFICE	2' - 4"	3' - 11"	
P	I	132 - CAFE	2' - 8"	3' - 11"	
PP	N	205 - OFFICE	3' - 0"	3' - 10"	
Q	J	130 - BREAKOUT	6' - 0"	1' - 8"	
QQ1	I	205 - OFFICE	2' - 4"	3' - 11"	
QQ2	I	205 - OFFICE	2' - 4"	3' - 11"	
R	I	130 - BREAKOUT	1' - 9"	3' - 2"	
RR	I	209 - RESTROOM	2' - 1"	3' - 5"	
S1	I	118 - CONFERENCE	2' - 4"	4' - 6"	
S2	I	118 - CONFERENCE	2' - 4"	4' - 6"	
S3	I	118 - CONFERENCE	2' - 4"	4' - 6"	
SS	D	212 - BREAKROOM	1' - 6"	2' - 0"	
T1	I	118 - CONFERENCE	2' - 4"	4' - 6"	
T2	I	118 - CONFERENCE	2' - 4"	4' - 6"	
T3	I	118 - CONFERENCE	2' - 4"	4' - 6"	
TT1	M	223 - HALL	3' - 0"	4' - 1"	
TT2	M	223 - HALL	3' - 0"	4' - 1"	
TT3	M	223 - HALL	3' - 0"	4' - 1"	
TT4	M	223 - HALL	3' - 0"	4' - 1"	
TT5	M	223 - HALL	3' - 0"	4' - 1"	
TT6	M	223 - HALL	3' - 0"	4' - 1"	
TT7	M	223 - HALL	3' - 0"	4' - 1"	
TT8	M	223 - HALL	3' - 0"	4' - 1"	
TT9	M	223 - HALL	3' - 0"	4' - 1"	
TT10	M	223 - HALL	3' - 0"	4' - 1"	
TT11	M	223 - HALL	3' - 0"	4' - 1"	
U	I	116 - RESTROOM	2' - 4"	3' - 11"	
UU	I	138 - OFFICE	5' - 0"	3' - 6"	
V1	I	115 - OFFICE	2' - 4"	3' - 11"	
V2	I	115 - OFFICE	2' - 4"	3' - 11"	
VV	O	138 - OFFICE	5' - 0"	2' - 0"	
W1	I	115 - OFFICE	2' - 4"	3' - 11"	
W2	I	115 - OFFICE	2' - 4"	3' - 11"	
WW	G	138 - OFFICE	2' - 6"	2' - 0"	
X1	A	109 - GARAGE	5' - 0"	2' - 0"	
X2	A	109 - GARAGE	5' - 0"	2' - 0"	
Y	I	124 - OFFICE	3' - 0"	3' - 10"	
YY	Q	138 - OFFICE			
Z	I	119 - OFFICE	3' - 0"	3' - 10"	
ZZ1	B	104 - GREENHOUSE	2' - 7"	4' - 0"	
ZZ2	B	104 - GREENHOUSE	2' - 7"	4' - 0"	
ZZ3	B	104 - GREENHOUSE	2' - 7"	4' - 0"	
ZZ4	B	104 - GREENHOUSE	2' - 7"	4' - 0"	

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 6312
LICENSED ARCHITECT

10/4/2023

FALLING COLORS

FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

Scale :

Date : 04/28/2025

Drawing Title :

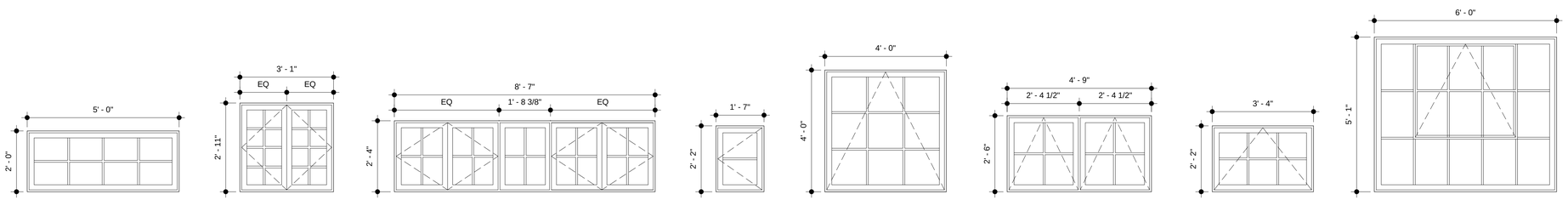
WINDOW SCHEDULE

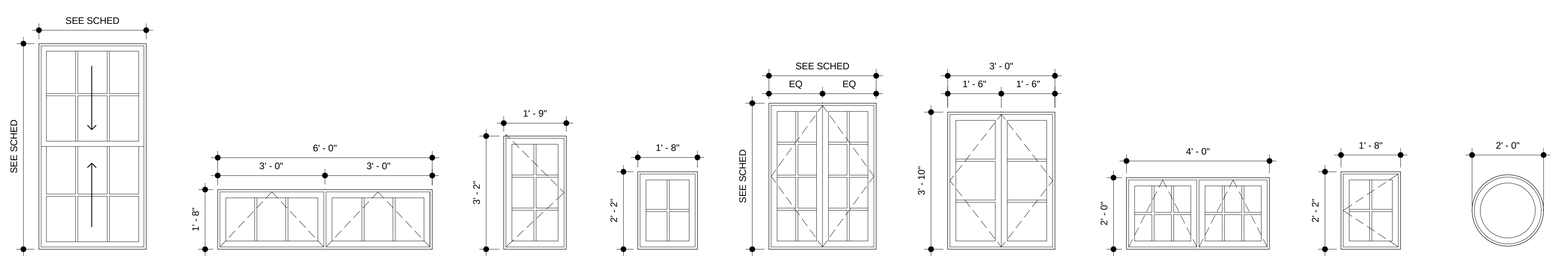
Sheet Number :

A-11.01

FALLING COLORS

ARCHAEO
architects





STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 6312
LICENSED ARCHITECT

FALLING COLORS

FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

Scale : 1/2" = 1'-0"

Date : 04/28/2025

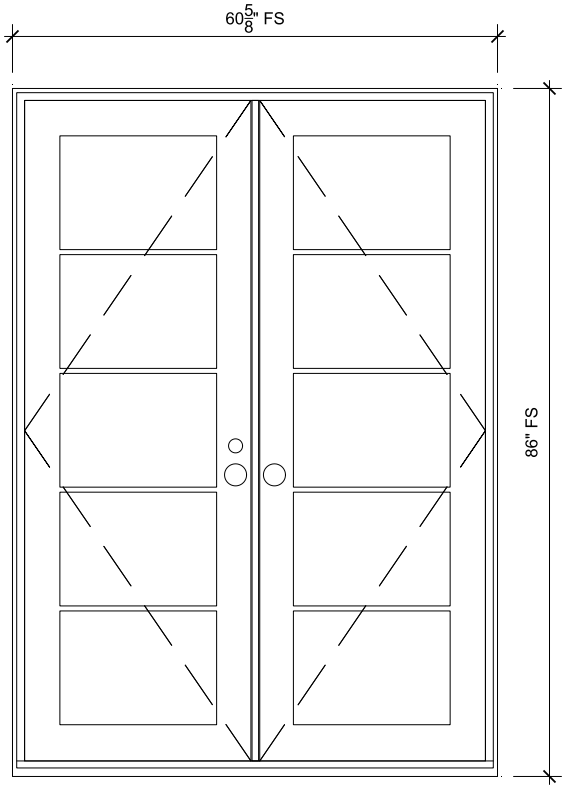
Drawing Title :

WINDOW TYPES

Sheet Number :

A-11.02

206 McKenzie Street
Parking / West Elevation

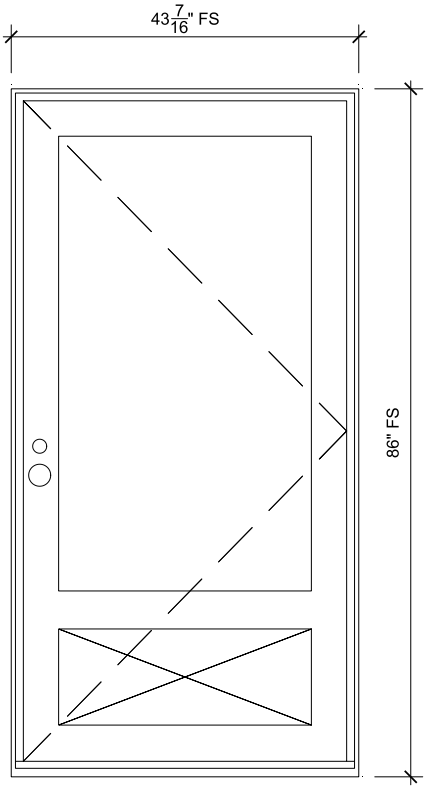


104A - (E) GREENHOUSE

SCALE: 1/2" = 1'-0"

SPECIFICATIONS

Line #: 1
Qty: 1
Mark Unit: 104A - (E) GREENHOUSE
Product Line: Ultimate
Unit Description: Inswing French Door G2
Frame Size: 60 5/8" X 86"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Inswing French Door G2, XX, Left Hand
Call Number: CN5070
Glass Information: Tempered Low E2, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Multi-Point Lock, Adjustable Hinges
Screen Type: No Screen
Hardware Color: Rocky Mountain Silicon Bronze Dark, Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

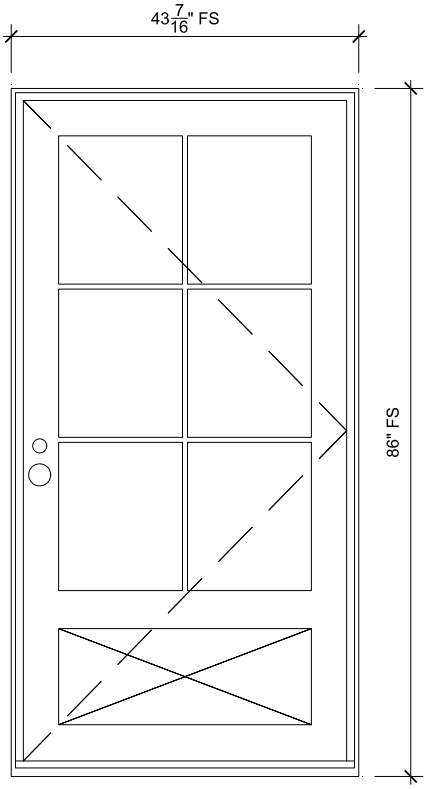


104B - (F) KITCHEN

SCALE: 1/2" = 1'-0"

SPECIFICATIONS

Line #: 2
Qty: 1
Mark Unit: 104B - (F) KITCHEN
Product Line: Ultimate
Unit Description: Inswing French Door G2
Frame Size: 43 7/16" X 86"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Inswing French Door G2, X, Right Hand
Call Number: CN3670
Glass Information: Tempered Low E2, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Multi-Point Lock, Adjustable Hinges
Screen Type: No Screen
Hardware Color: Rocky Mountain Silicon Bronze Dark, Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinInswingFrenchG2 (A1) - MAKE BOTTOM FLAT PANEL PER DRAWING IN NOTES & ATTACHMENTS
DividedLite (A1) - NEED THIS DOOR AS OUTSWING?
Hardware (A1) - NOT YET PRICED FOR HARDWARE PREP, RMH. HARDWARE BY OTHERS

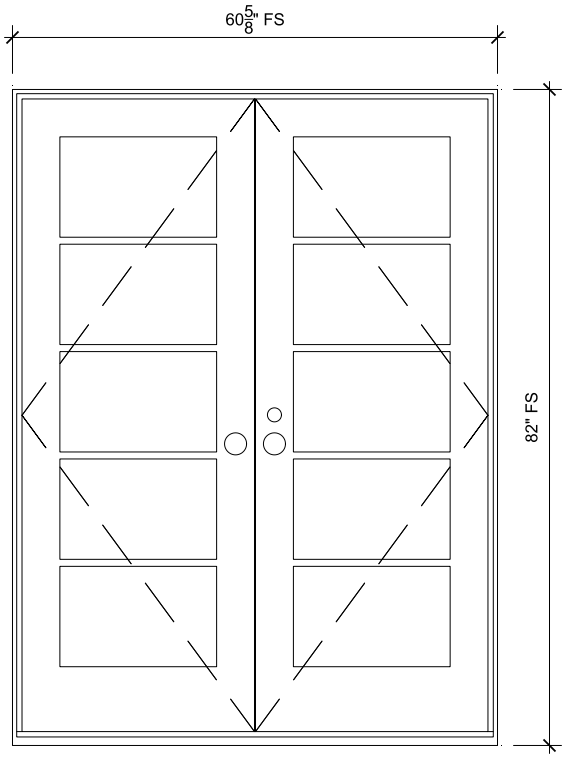


106A - (F) KITCHEN

SCALE: 1/2" = 1'-0"

SPECIFICATIONS

Line #: 3
Qty: 1
Mark Unit: 106A - (F) KITCHEN
Product Line: Ultimate
Unit Description: Inswing French Door G2
Frame Size: 43 7/16" X 86"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Inswing French Door G2, X, Right Hand
Call Number: CN3670
Glass Information: Tempered Low E2, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Multi-Point Lock, Adjustable Hinges
Screen Type: No Screen
Hardware Color: Rocky Mountain Silicon Bronze Dark, Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinInswingFrenchG2 (A1) - MAKE BOTTOM FLAT PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - NOT YET PRICED FOR HARDWARE PREP, RMH. HARDWARE BY OTHERS

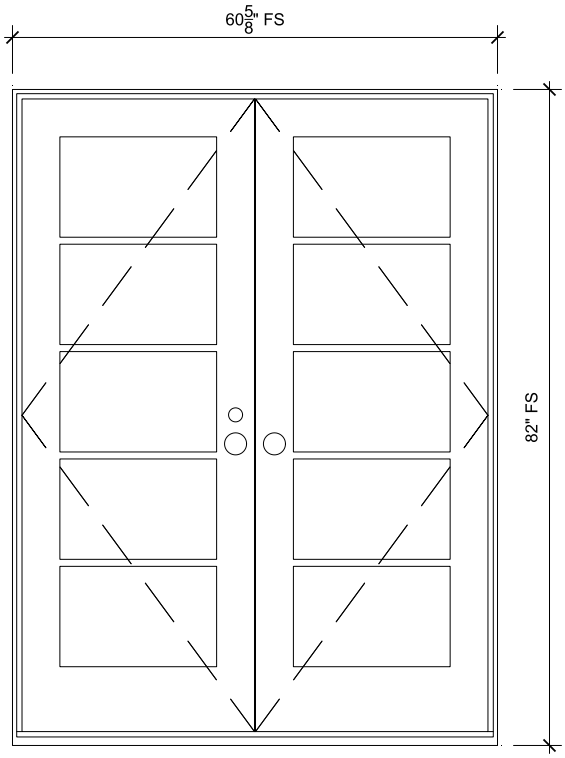


108B - (F) FOYER

SCALE: 1/2" = 1'-0"

SPECIFICATIONS

Line #: 4
Qty: 1
Mark Unit: 108B - (F) FOYER
Product Line: Ultimate
Unit Description: Outswing French Door G2
Frame Size: 60 5/8" X 82"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Outswing French Door G2, XX, Left Hand
Call Number: CN5068
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Multi-Point Lock, Adjustable Hinges
Screen Type: None
Hardware Color: Rocky Mountain Silicon Bronze Dark, Matte Black
Screen Surround Color: None
Jamb Depth: 4 9/16"

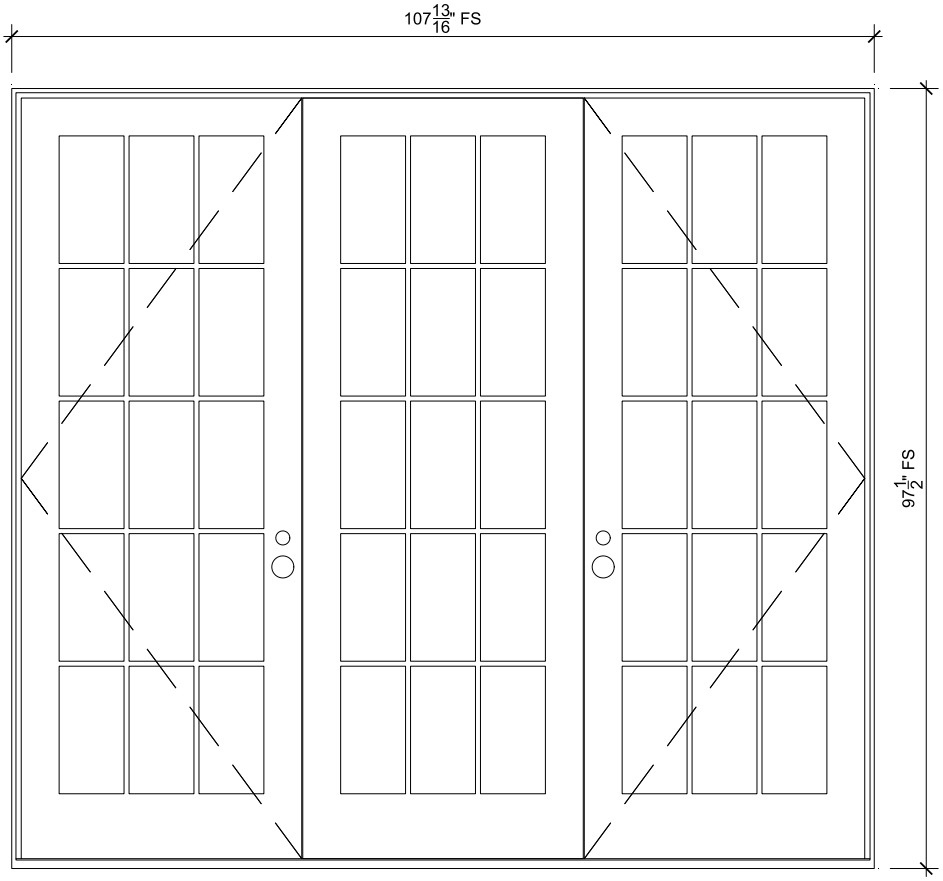


108C - FOYER

SCALE: 1/2" = 1'-0"

SPECIFICATIONS

Line #: 5
Qty: 1
Mark Unit: 108C - FOYER
Product Line: Ultimate
Unit Description: Outswing French Door G2
Frame Size: 60 5/8" X 82"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Outswing French Door G2, XX, Right Hand
Call Number: CN5068
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Multi-Point Lock, Adjustable Hinges
Screen Type: None
Hardware Color: Rocky Mountain Silicon Bronze Dark, Matte Black
Screen Surround Color: None
Jamb Depth: 4 9/16"

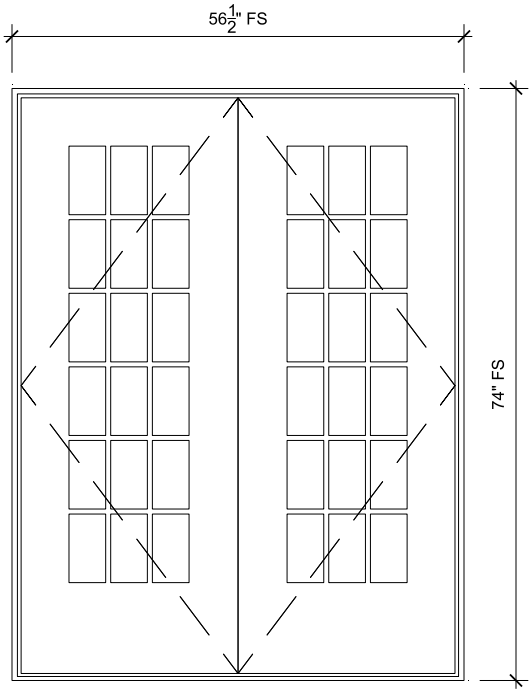


110B - CONFERENCE

SCALE: 1/2" = 1'-0"

SPECIFICATIONS

Line #: 6
Qty: 1
Mark Unit: 110B - CONFERENCE
Product Line: Ultimate
Unit Description: Outswing French Door G2
Frame Size: 107 13/16" X 97 1/2"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Outswing French Door G2, XOX, Right Hand/Left Hand
Call Number: CN9080
Glass Information: Tempered Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Multi-Point Lock, Adjustable Hinges
Screen Type: None
Hardware Color: Rocky Mountain Silicon Bronze Dark, Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

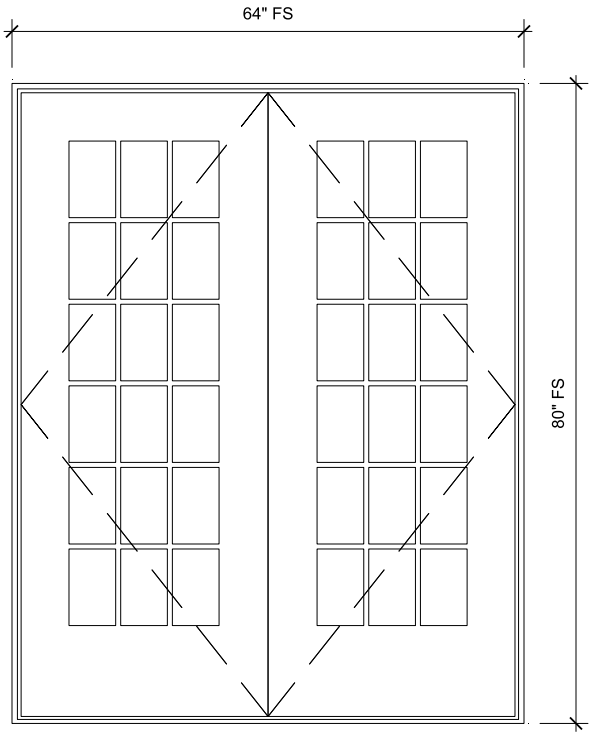


119 - OFFICE

SCALE: 1/2" = 1'-0"

SPECIFICATIONS

Line #: 7
Qty: 1
Mark Unit: 119 - OFFICE
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 56 1/2" X 74"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, XX, Right Hand Reverse Active
Call Number: None
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.

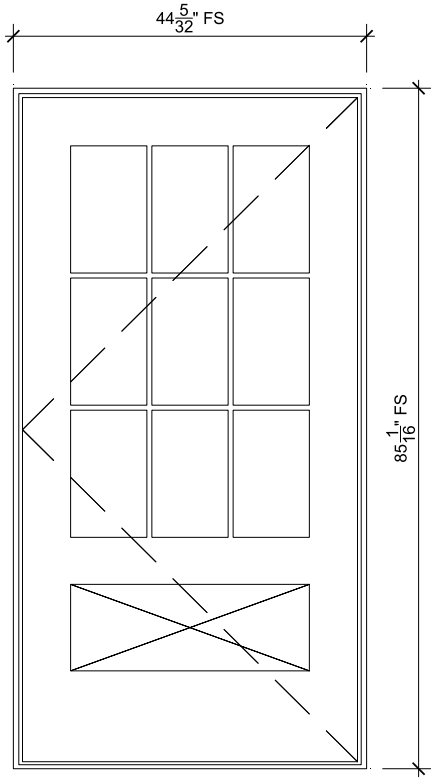


123 - HALL (ACCESS CONTROL)

SCALE: 1/2" = 1'-0"

SPECIFICATIONS

Line #: 8
Qty: 1
Mark Unit: 123 - HALL (Access Control)
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 64" X 80"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, XX, Right Hand Reverse Active
Call Number: None
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.

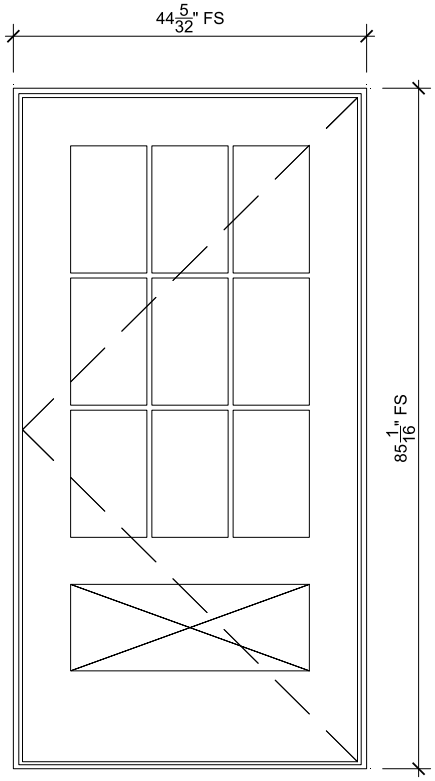


124-OFFICE (SIZE ADJ!!!)

SCALE: 1/2" = 1'-0"

SPECIFICATIONS

Line #: 9
Qty: 1
Mark Unit: 124-OFFICE (Size adj!!!)
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 44 5/32" X 85 1/16"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, X, Left Hand Reverse
Call Number: CN3670
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.

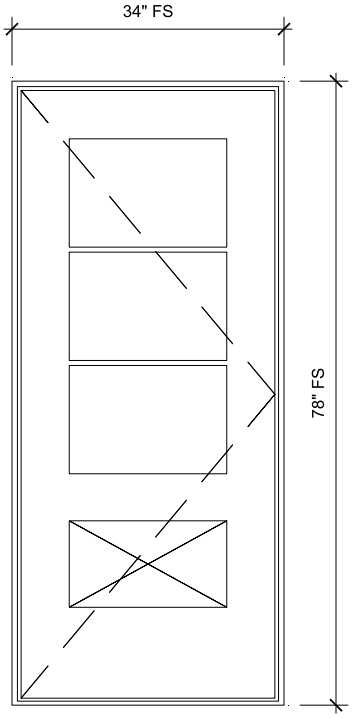


130B-BREAKOUT(ACCESS CNTRL)

SCALE: 1/2" = 1'-0"

SPECIFICATIONS

Line #: 10
Qty: 1
Mark Unit: 130B-BREAKOUT(Access Cntrl)
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 44 5/32" X 85 1/16"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, X, Left Hand Reverse
Call Number: CN3670
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.



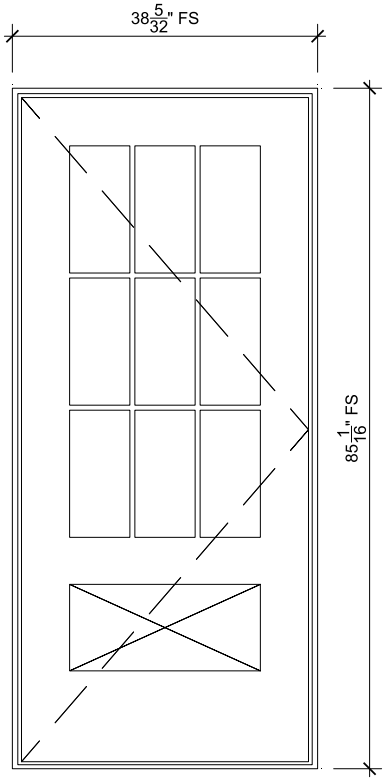
* 131 - ENTRY (ACCESS CONTROL)

SCALE: 1/2" = 1'-0"

SPECIFICATIONS

Line #: 11
Qty: 1
Mark Unit: 131 - ENTRY (Access Control)
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 34" X 78"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, X, Right Hand Reverse
Call Number: None
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.

* The quote for this unit has an error on it. Please verify availability prior to order.

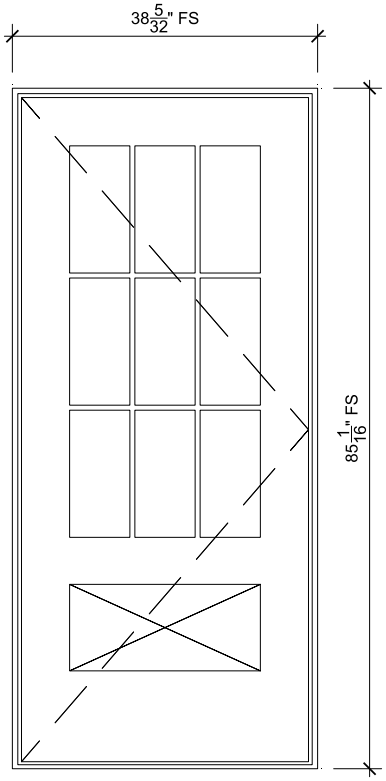


132A - CAFE (SIZE ADJ!!!)

SCALE: 1/2" = 1'-0"

SPECIFICATIONS

Line #: 12
Qty: 1
Mark Unit: 132A - CAFE (Size Adj!!!)
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 38 5/32" X 85 1/16"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, X, Right Hand Reverse
Call Number: CN3070
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.

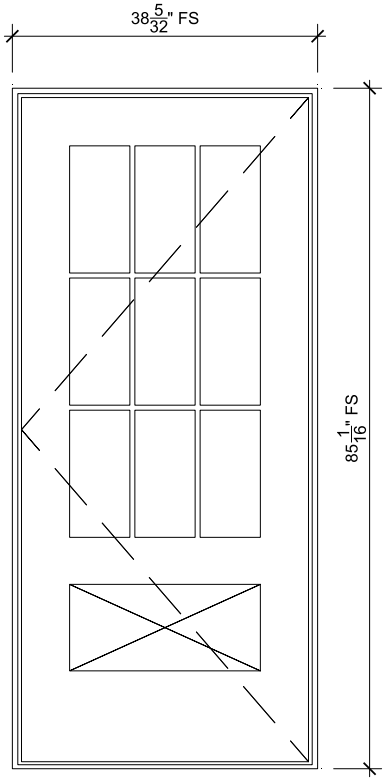


132B - CAFE (SIZE ADJ!!!)

SCALE: 1/2" = 1'-0"

SPECIFICATIONS

Line #: 13
Qty: 1
Mark Unit: 132B - CAFE (Size Adj!!!)
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 38 5/32" X 85 1/16"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, X, Right Hand Reverse
Call Number: CN3070
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.

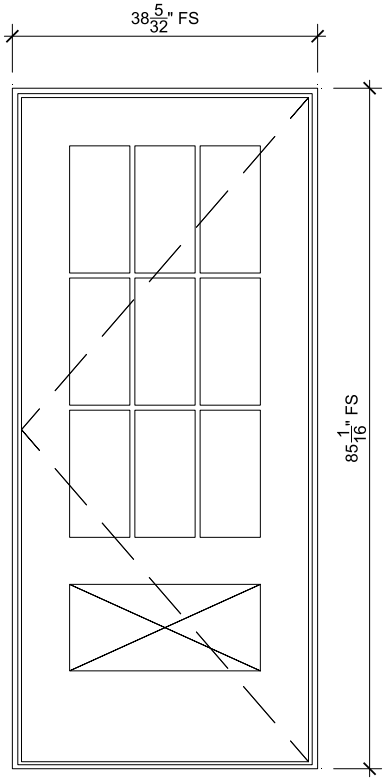


135A - HALL (ACCESS CONTROL)

SCALE: 1/2" = 1'-0"

SPECIFICATIONS

Line #: 14
Qty: 1
Mark Unit: 135A - HALL (Access Control)
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 38 5/32" X 85 1/16"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, X, Left Hand Reverse
Call Number: CN3070
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.

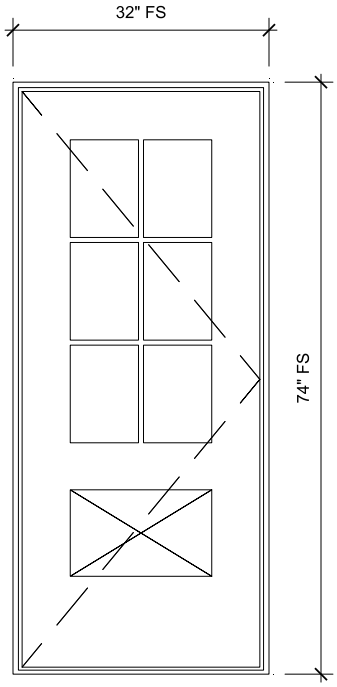


135B - HALL (ACCESS CONTROL)

SCALE: 1/2" = 1'-0"

SPECIFICATIONS

Line #: 15
Qty: 1
Mark Unit: 135B - HALL (Access Control)
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 38 5/32" X 85 1/16"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, X, Left Hand Reverse
Call Number: CN3070
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.



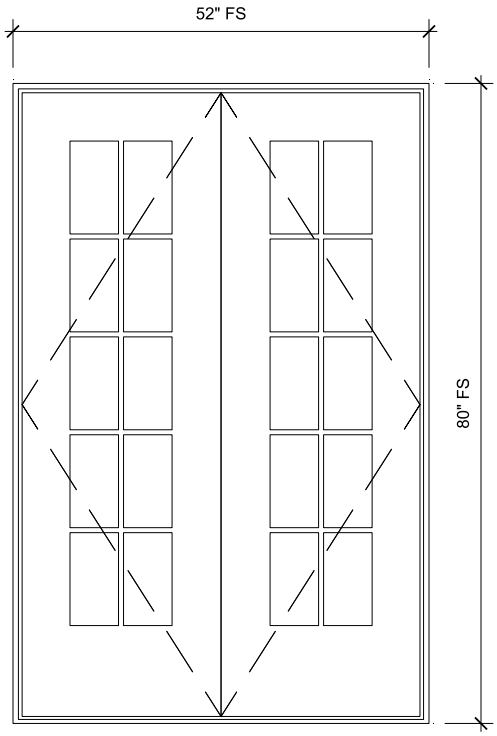
* 211 - CONF (ACCESS CONTROL?)

SCALE: 1/2" = 1'-0"

SPECIFICATIONS

Line #: 16
Qty: 1
Mark Unit: 211 - CONF (Access Control?)
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 32" X 74"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, X, Right Hand Reverse
Call Number: None
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.

* The quote for this unit has an error on it. Please verify availability prior to order.

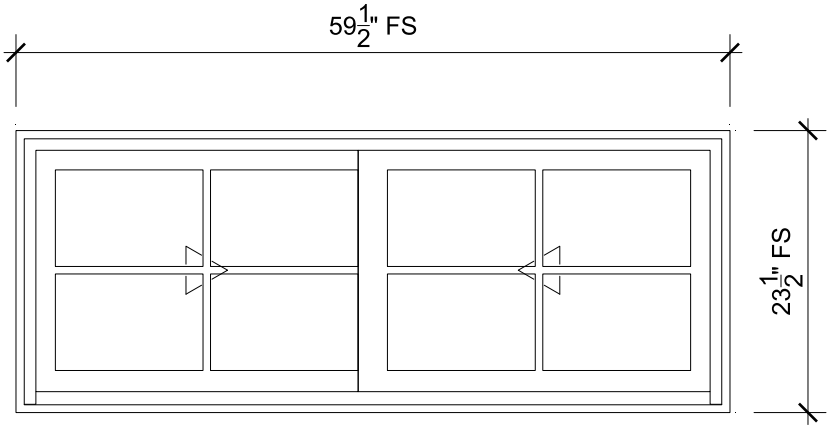


226C - OFFICE (SIZE ADJ!!!)

SCALE: 1/2" = 1'-0"

SPECIFICATIONS

Line #: 17
Qty: 1
Mark Unit: 226C - OFFICE (Size Adj!!!)
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 52" X 80"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, XX, Right Hand Reverse Active
Call Number: None
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.

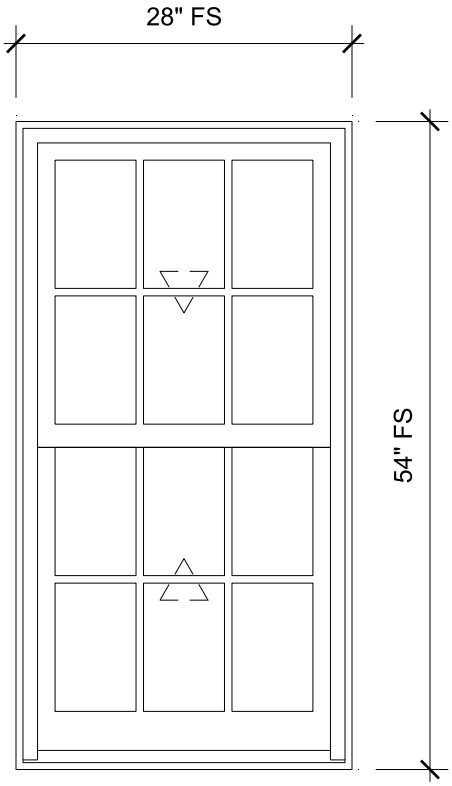


A - 109-GARAGE (TYPE A)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 18
Qty: 1
Mark Unit: A - 109-GARAGE (TYPE A)
Product Line: Ultimate
Unit Description: Glider
Frame Size: 59 1/2" X 23 1/2"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Glider, Left Hand
Call Number: CN5020
Glass Information: IG, IG - 3/4", Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Aluminum Dual Full Screen
Hardware Color: White
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

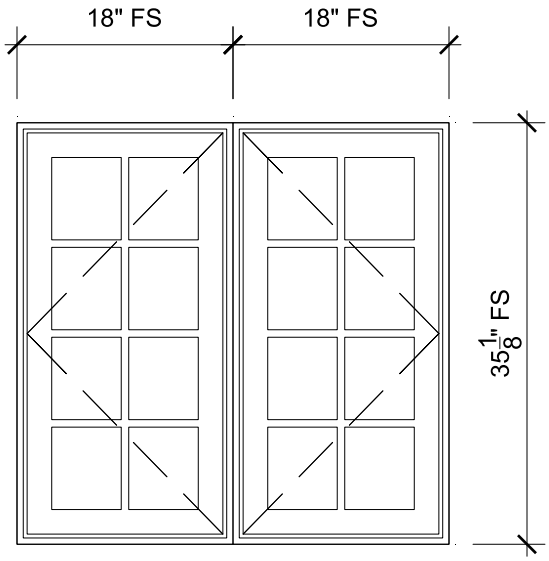


AA - 122-OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 19
Qty: 1
Mark Unit: AA - 122-OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

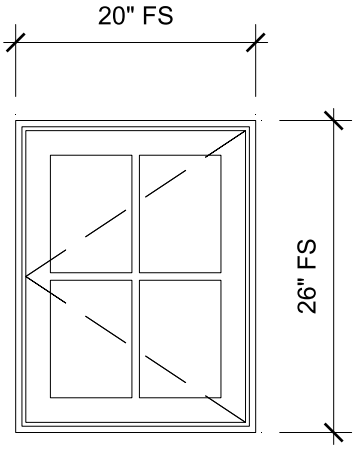


B - 105-PANTRY (TYPE B)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 20
Qty: 1
Mark Unit: B - 105-PANTRY (TYPE B)
Product Line: Ultimate
Unit Description: Marvin Assembly
Frame Size: 36" X 35 1/8"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: [A1] Casement, Left Hand,
[A2] Casement, Right Hand
Call Number: CN1836
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

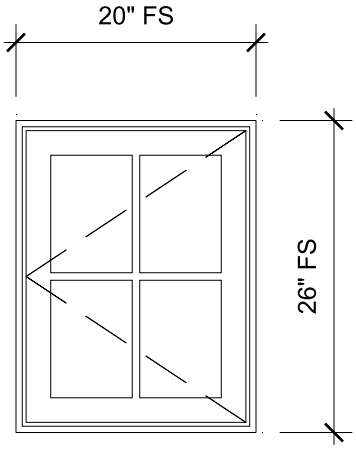


BB1/2/3 - 122 OFFICE(TYPE P)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 21
Qty: 3
Mark Unit: BB1/2/3 - 122 OFFICE(TYPE P)
Product Line: Ultimate
Unit Description: Casement
Frame Size: 20" X 26"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Casement, Left Hand
Call Number: CN20 width
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

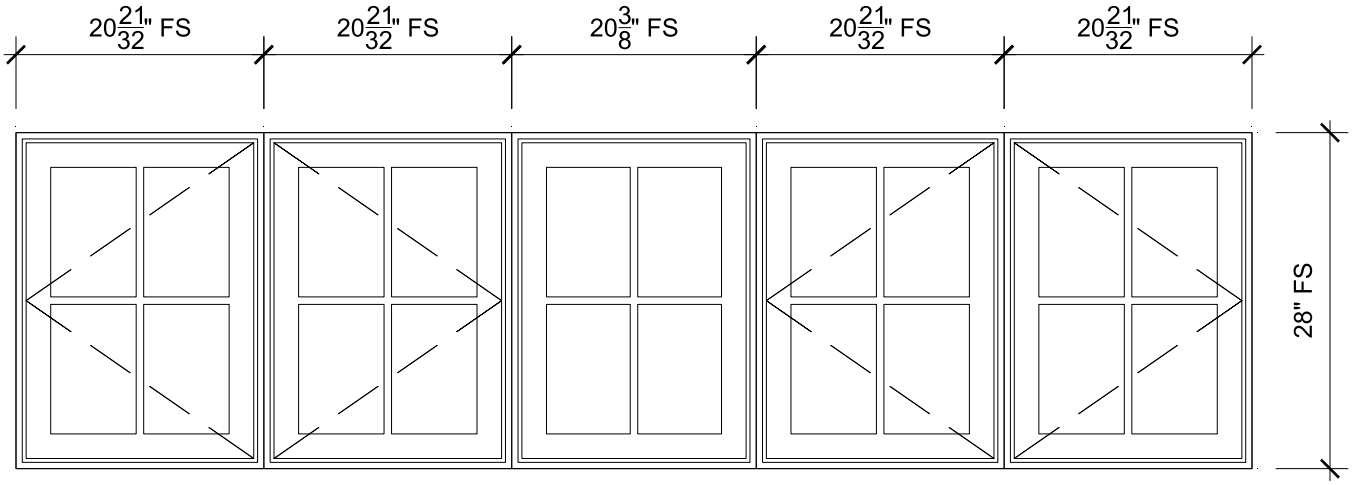


C - 102 HALL (TYPE I?)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 22
Qty: 1
Mark Unit: C - 102 HALL (TYPE I?)
Product Line: Ultimate
Unit Description: Casement
Frame Size: 20" X 26"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Casement, Left Hand
Call Number: CN20 width
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

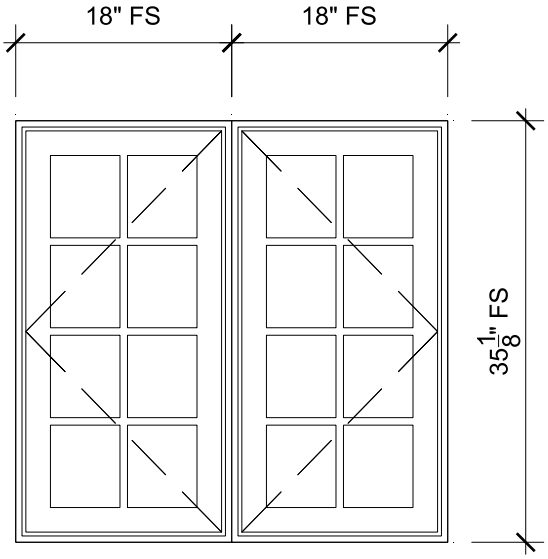


CC - 127 HALL (TYPE C?)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 23
Qty: 1
Mark Unit: CC - 127 HALL (TYPE C?)
Product Line: Ultimate
Unit Description: Marvin Assembly
Frame Size: 103" X 28"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: [A1/A4] Casement, Left Hand,
[A2/A5] Casement, Right Hand,
[A3] Casement, Stationary
Call Number: None
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: [A1/A2/A4/A5] Folding Handle, No Sash Travel Limiter,
[A3] None
Screen Type: [A1/A2/A4/A5] Interior Wood Screen, [A3] None
Hardware Color: [A1/A2/A4/A5] Oil Rubbed Bronze,
[A3] None
Screen Surround Color: None
Jamb Depth: 4 9/16"

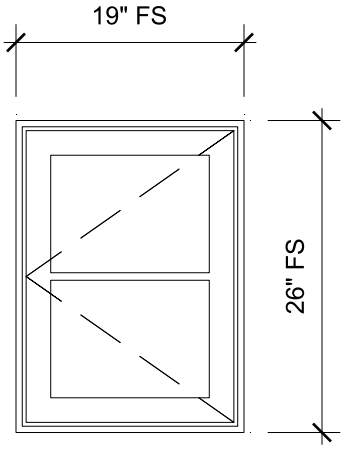


DD1-10 - 135 HALL (TYPE M)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 24
Qty: 10
Mark Unit: DD1-10 - 135 HALL (TYPE M)
Product Line: Ultimate
Unit Description: Marvin Assembly
Frame Size: 36" X 35 1/8"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: [A1] Casement, Left Hand,
[A2] Casement, Right Hand
Call Number: CN1836
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

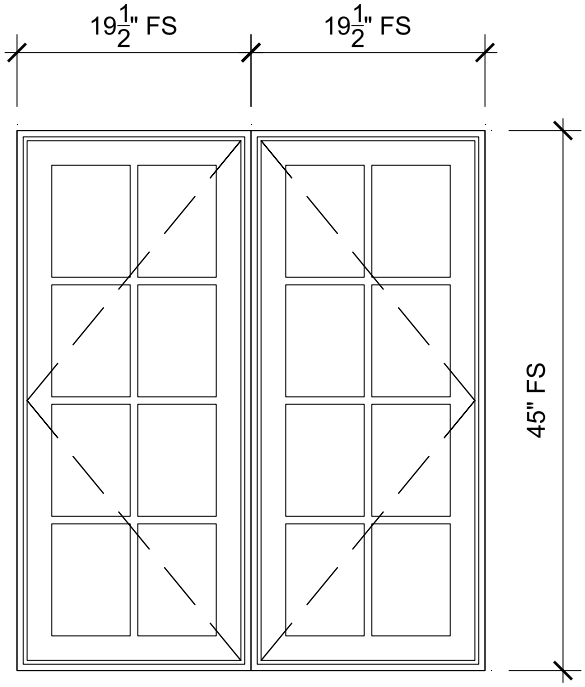


E - 101-GALLERY (TYPE D)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 25
Qty: 1
Mark Unit: E - 101-GALLERY (TYPE D)
Product Line: Ultimate
Unit Description: Casement
Frame Size: 19" X 26"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Casement, Left Hand
Call Number: None
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

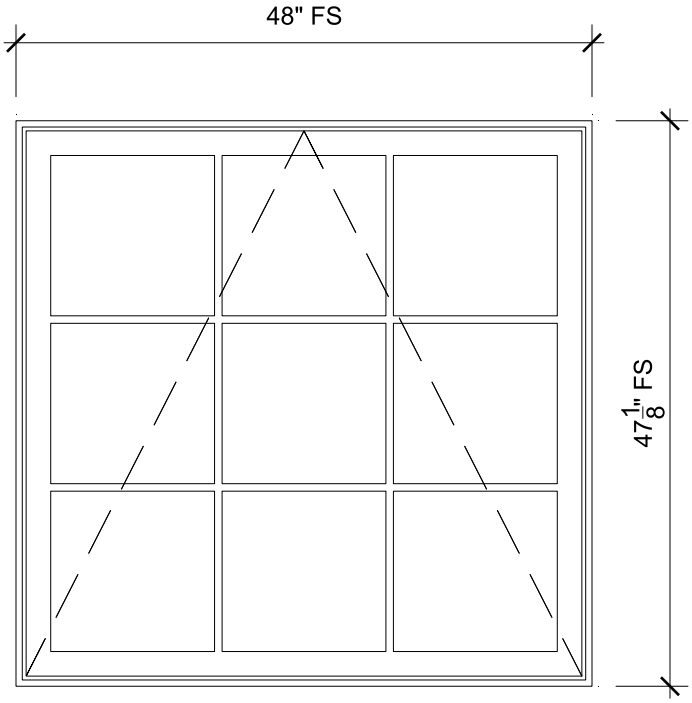


EE - 223 HALL (TYPE M)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 26
Qty: 1
Mark Unit: EE - 223 HALL (TYPE M)
Product Line: Ultimate
Unit Description: Marvin Assembly
Frame Size: 39" X 45"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: [A1] Casement, Left Hand,
[A2] Casement, Right Hand
Call Number: None
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

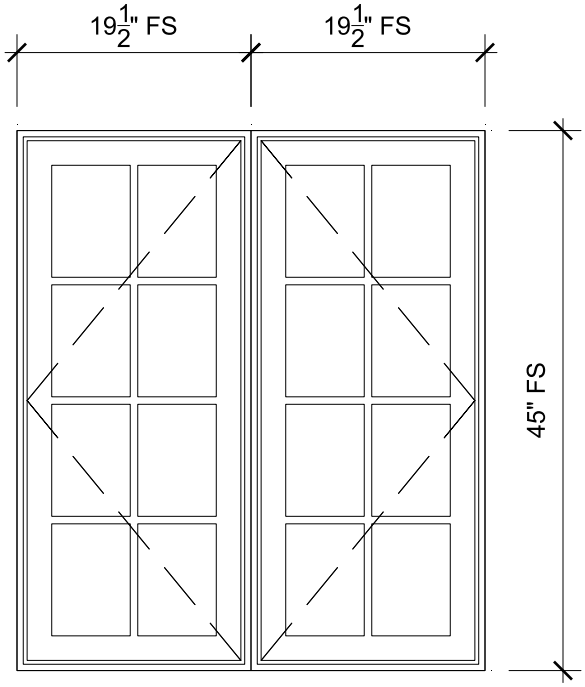


F - 101-GALLERY (TYPE E)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 27
Qty: 1
Mark Unit: F - 101-GALLERY (TYPE E)
Product Line: Ultimate
Unit Description: Awning
Frame Size: 48" X 47 1/8"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Awning, Roto Operating
Call Number: CN4848
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

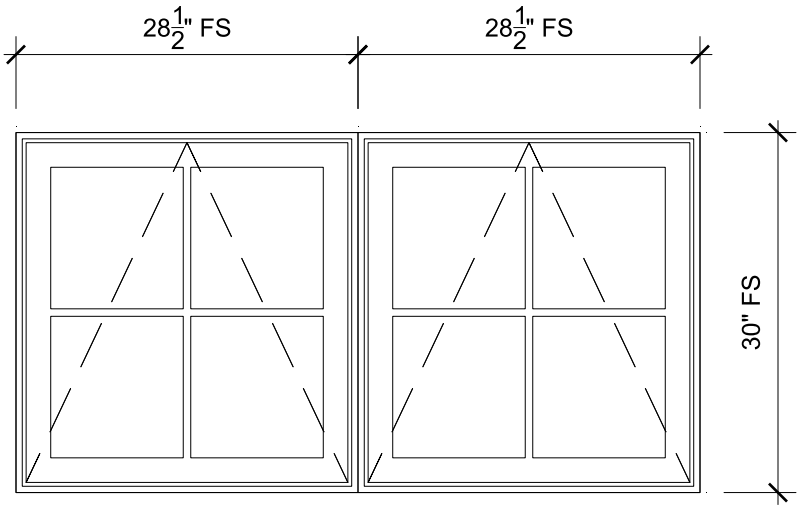


FF - 223 HALL (TYPE M)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 28
Qty: 1
Mark Unit: FF - 223 HALL (TYPE M)
Product Line: Ultimate
Unit Description: Marvin Assembly
Frame Size: 39" X 45"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: [A1] Casement, Left Hand,
[A2] Casement, Right Hand
Call Number: None
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

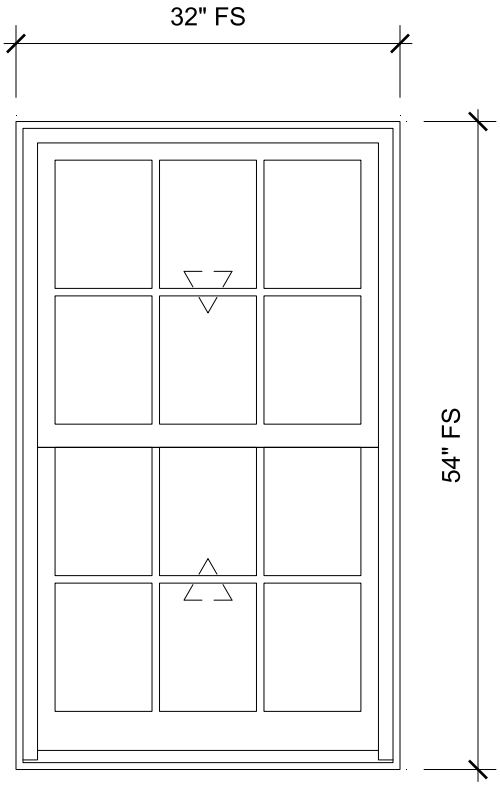


G - 100 ENTRY (TYPE F)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 29
Qty: 1
Mark Unit: G - 100 ENTRY (TYPE F)
Product Line: Ultimate
Unit Description: Marvin Assembly
Frame Size: 57" X 30"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Awning, Roto Operating
Call Number: None
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

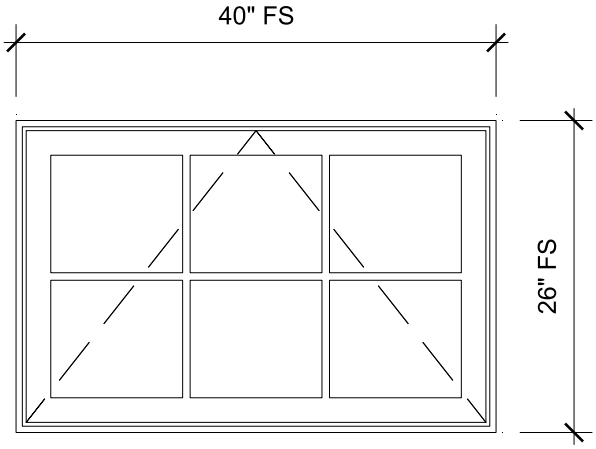


GG1-3 - 226 CONF (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 30
Qty: 3
Mark Unit: GG1-3 - 226 CONF (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 32" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

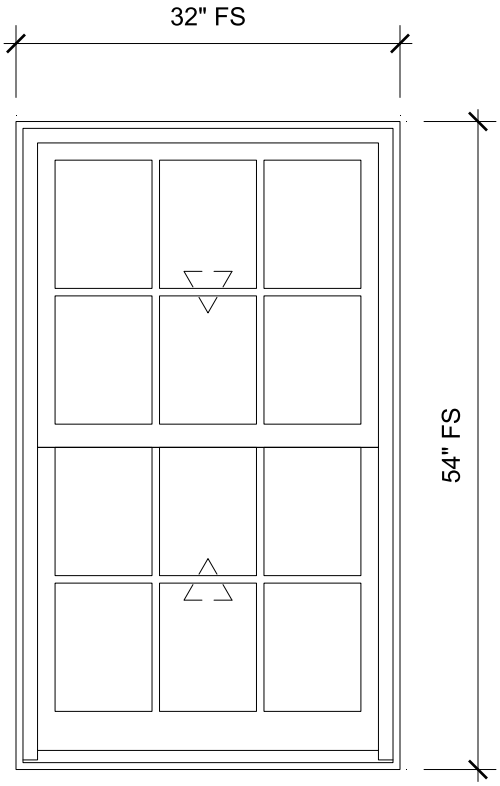


H1-3 - 126 RESTRM (TYPE G)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 31
Qty: 3
Mark Unit: H1-3 - 126 RESTRM (TYPE G)
Product Line: Ultimate
Unit Description: Awning
Frame Size: 40" X 26"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Awning, Roto Operating
Call Number: CN40 width
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

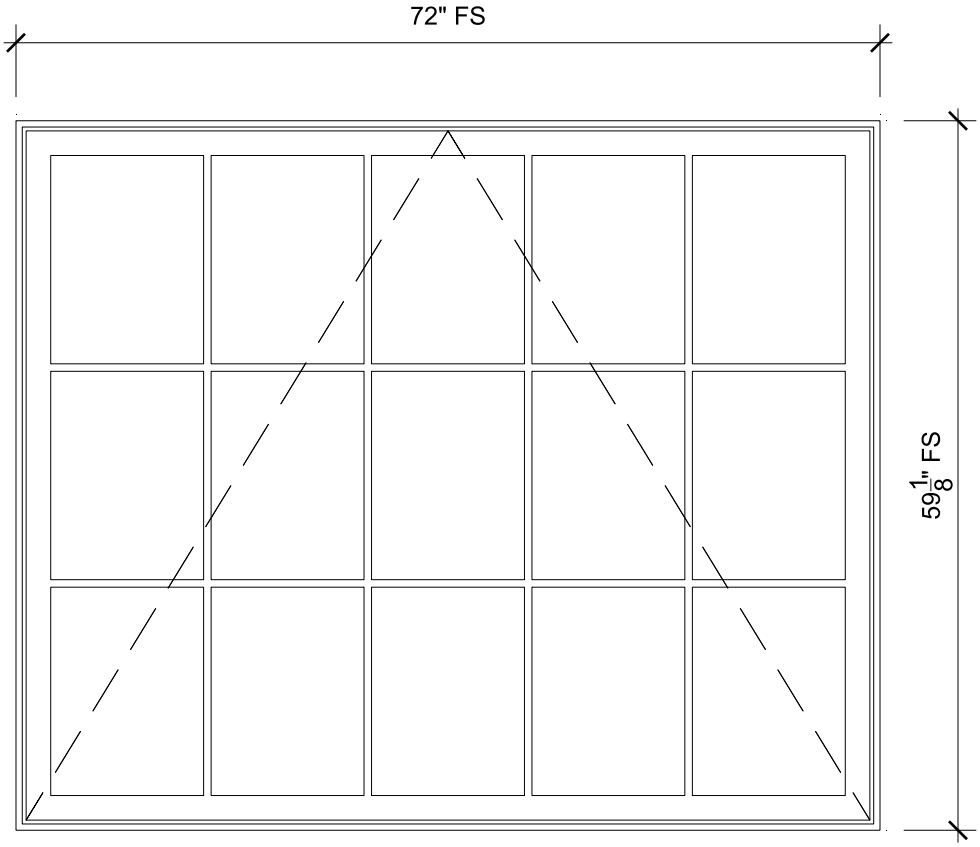


HH1-3 - 225 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 32
Qty: 3
Mark Unit: HH1-3 - 225 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 32" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

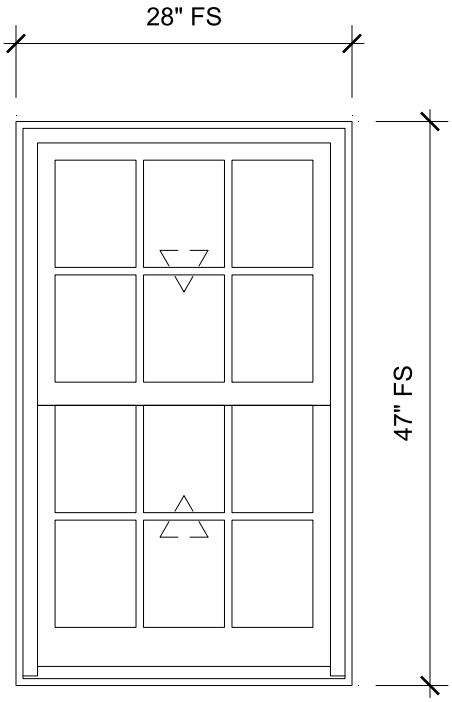


I - 138 OFFICE (TYPE H)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 33
Qty: 1
Mark Unit: I - 138 OFFICE (TYPE H)
Product Line: Ultimate
Unit Description: Awning
Frame Size: 72" X 59 1/8"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Awning, Roto Operating
Call Number: CN7260
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

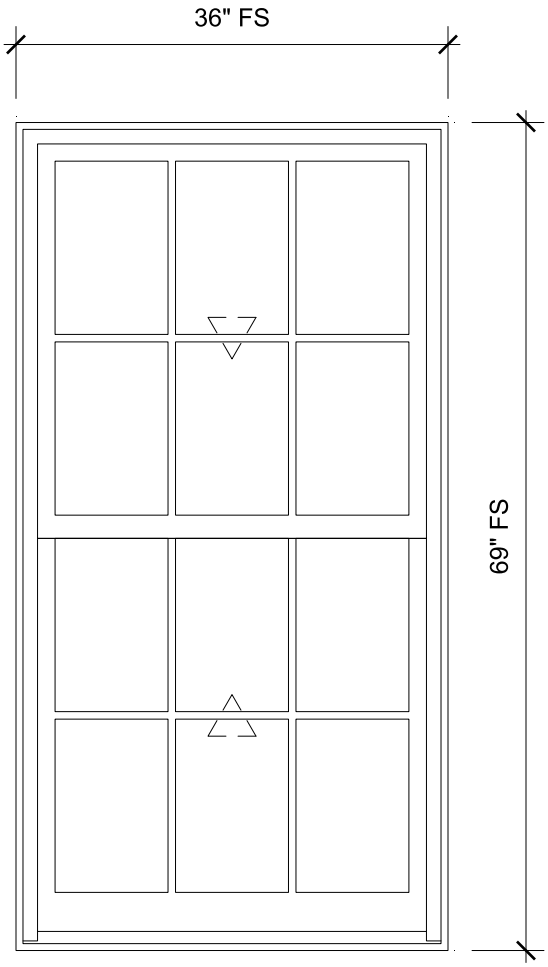


II - 217 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 34
Qty: 1
Mark Unit: II - 217 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 47"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

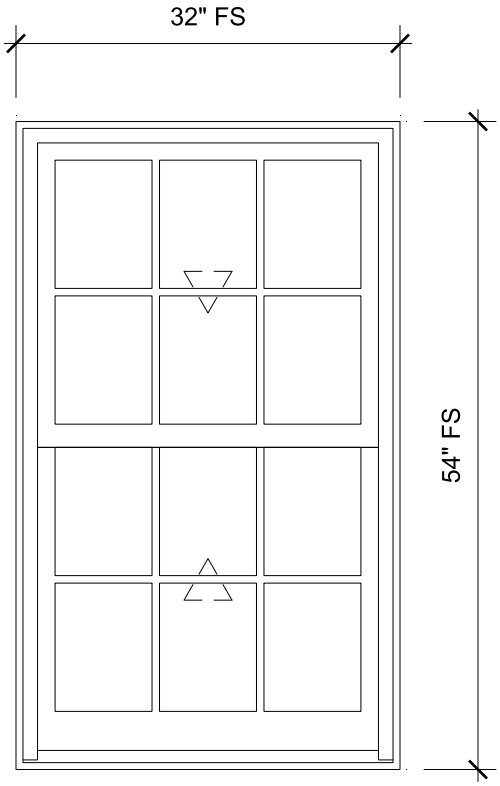


J - 138 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 35
Qty: 1
Mark Unit: J - 138 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 36" X 69"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Extruded Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

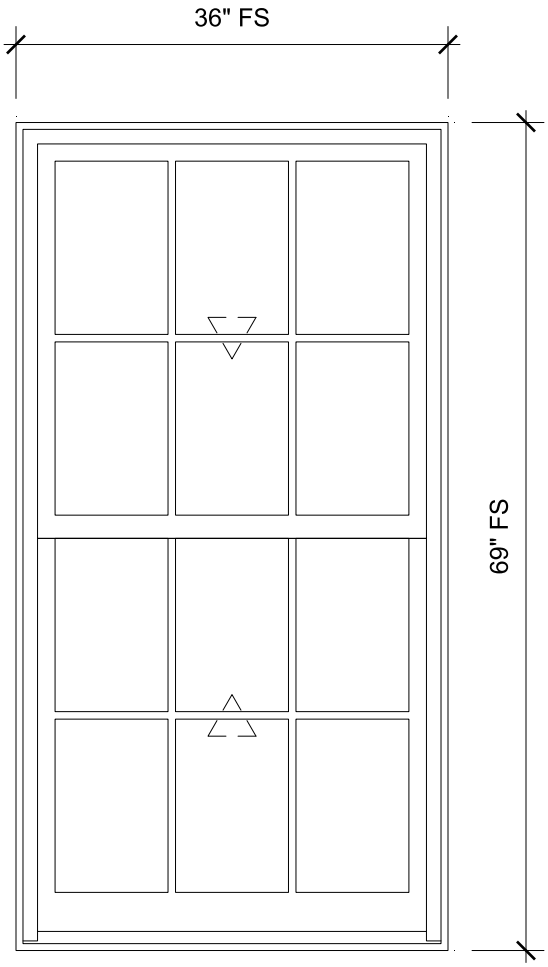


JJ1-2 - 217 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 36
Qty: 2
Mark Unit: JJ1-2 - 217 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 32" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

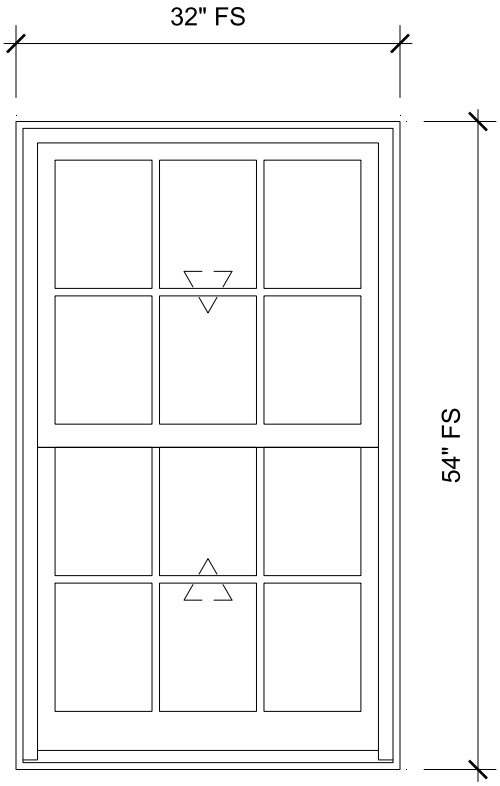


K - 132 CAFE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 37
Qty: 1
Mark Unit: K - 132 CAFE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 36" X 69"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Extruded Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

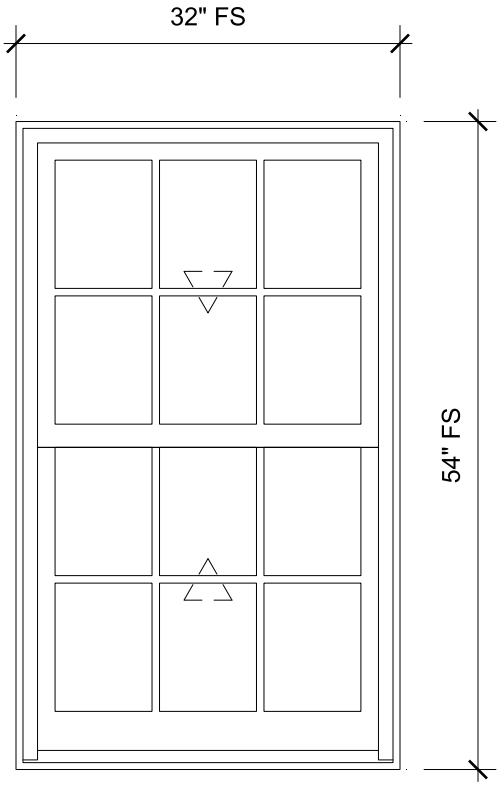


KK1-3 - 211 CONF (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 38
Qty: 3
Mark Unit: KK1-3 - 211 CONF (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 32" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

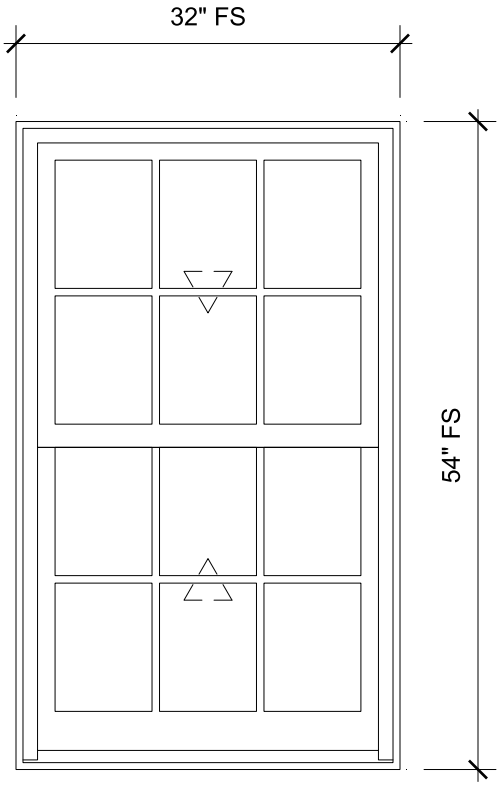


L - 132 CAFE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 39
Qty: 1
Mark Unit: L - 132 CAFE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 32" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

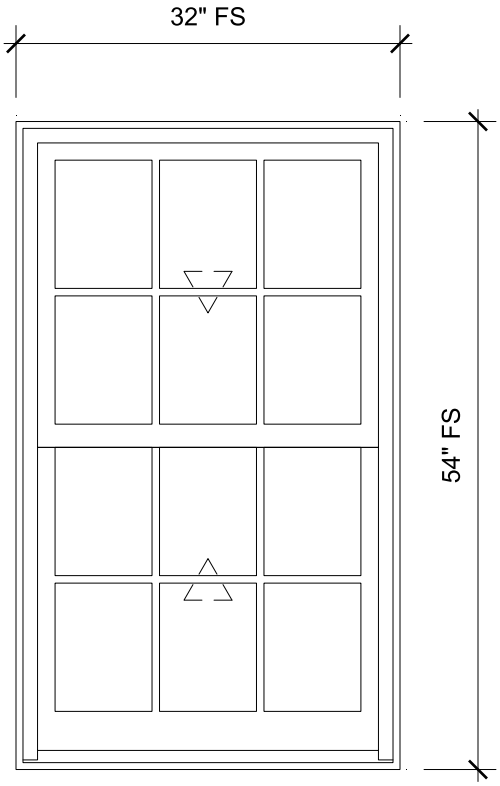


LL1-3 - 211 CONF (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 40
Qty: 3
Mark Unit: LL1-3 - 211 CONF (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 32" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

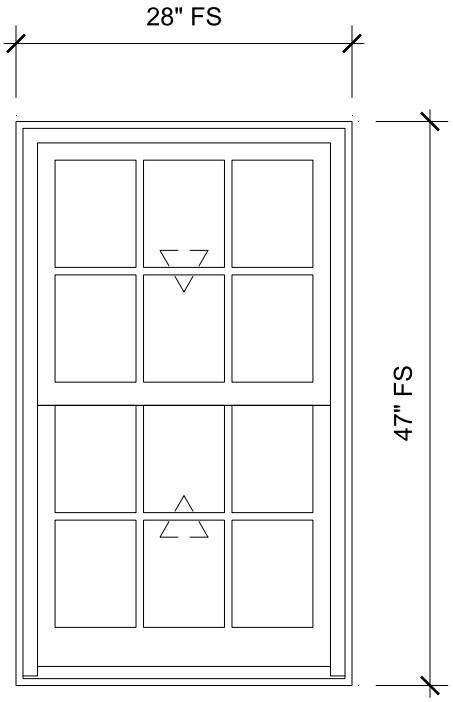


M - 132 CAFE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 41
Qty: 1
Mark Unit: M - 132 CAFE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 32" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

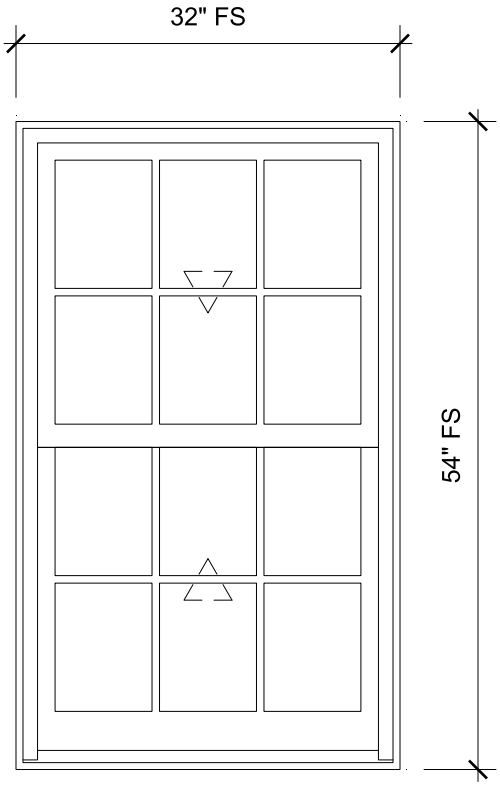


MM1-3 - 202 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 42
Qty: 3
Mark Unit: MM1-3 - 202 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 47"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

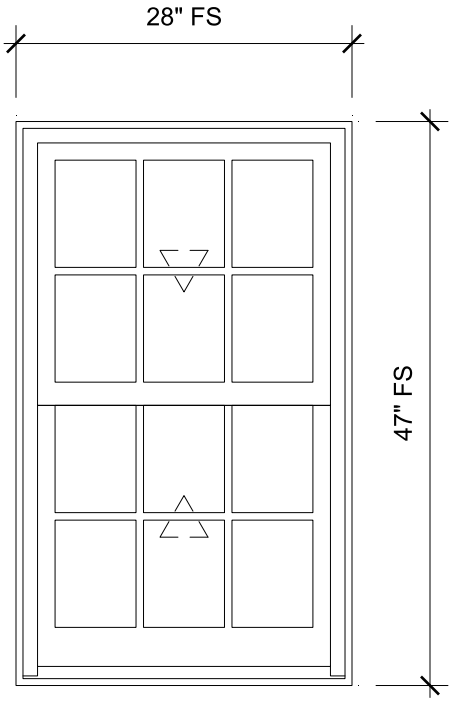


N - 132 CAFE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 43
Qty: 1
Mark Unit: N - 132 CAFE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 32" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

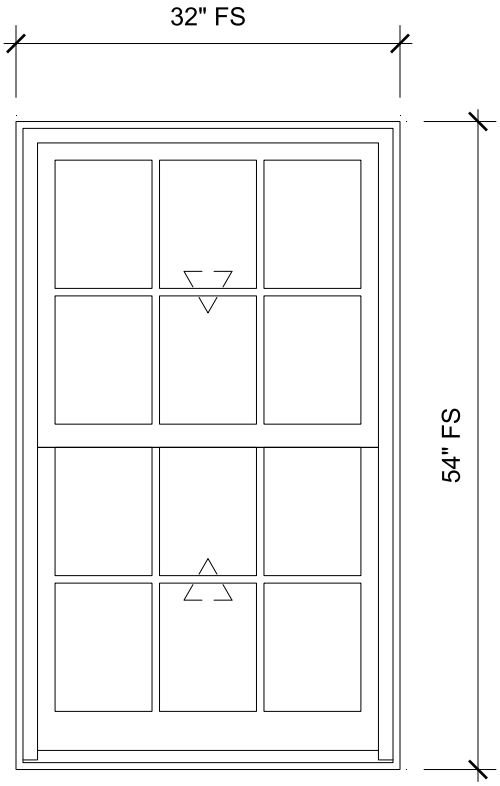


NN1-3 - 202 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 44
Qty: 3
Mark Unit: NN1-3 - 202 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 47"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

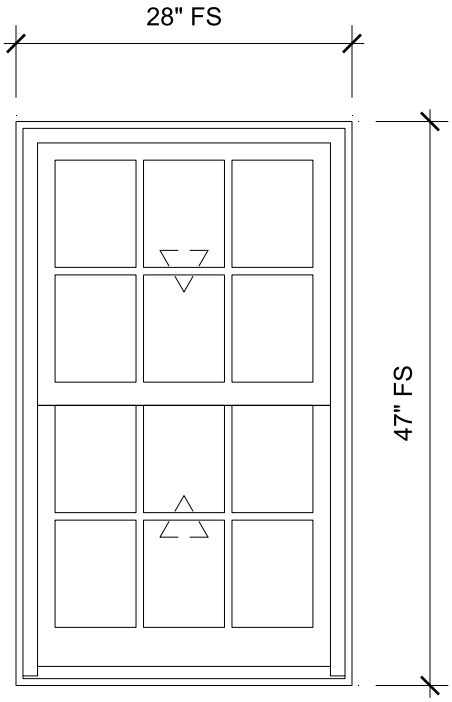


O - 132 CAFE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 45
Qty: 1
Mark Unit: O - 132 CAFE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 32" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

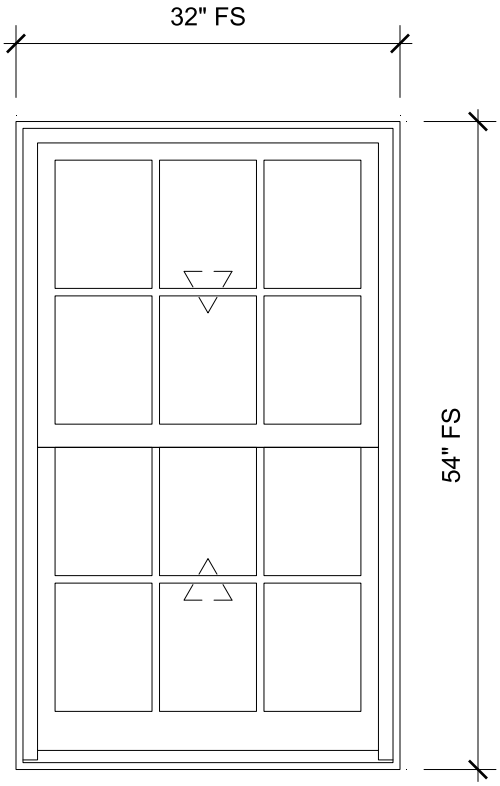


OO1-5 - 203 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 46
Qty: 5
Mark Unit: OO1-5 - 203 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 47"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

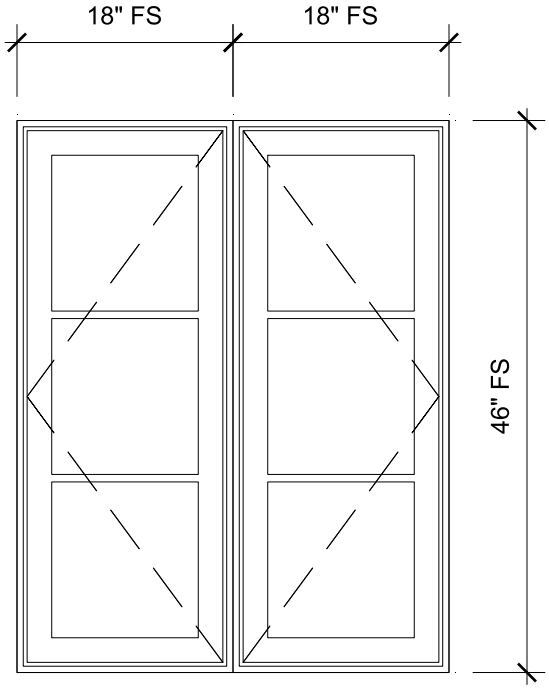


P - 132 CAFE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 47
Qty: 1
Mark Unit: P - 132 CAFE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 32" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

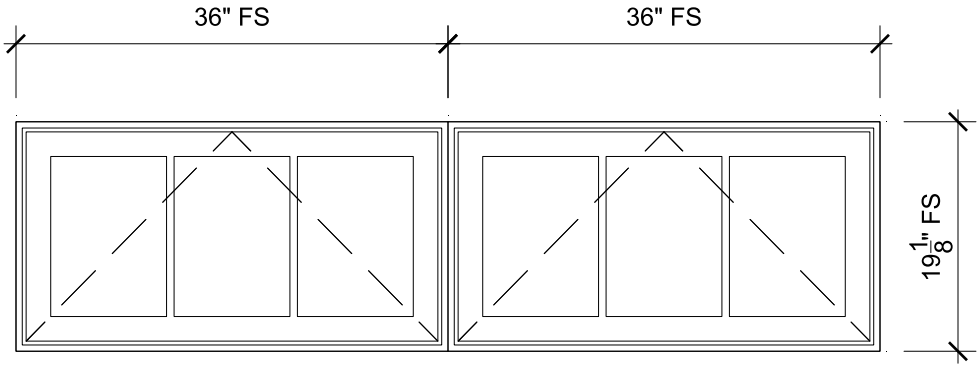


PP - 205 OFFICE (TYPE N)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 48
Qty: 1
Mark Unit: PP - 205 OFFICE (TYPE N)
Product Line: Ultimate
Unit Description: Marvin Assembly
Frame Size: 36" X 46"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: [A1] Casement, Left Hand,
[A2] Casement, Right Hand
Call Number: CN18 width
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

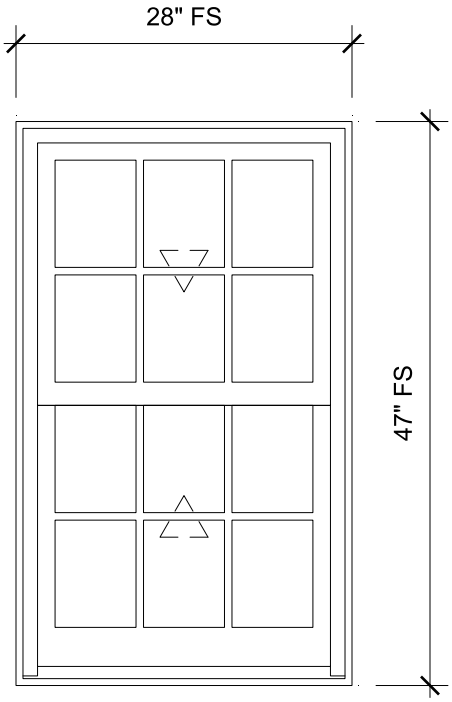


Q - 130 BREAKOUT (TYPE J)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 49
Qty: 1
Mark Unit: Q - 130 BREAKOUT (TYPE J)
Product Line: Ultimate
Unit Description: Marvin Assembly
Frame Size: 72" X 19 1/8"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Awning, Roto Operating
Call Number: CN3620
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

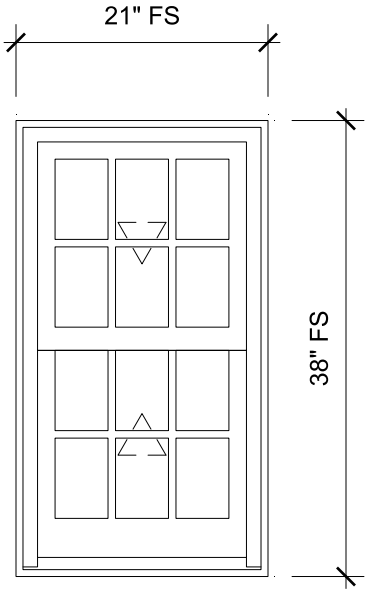


QQ1-2 - 205 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 50
Qty: 2
Mark Unit: QQ1-2 - 205 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 47"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

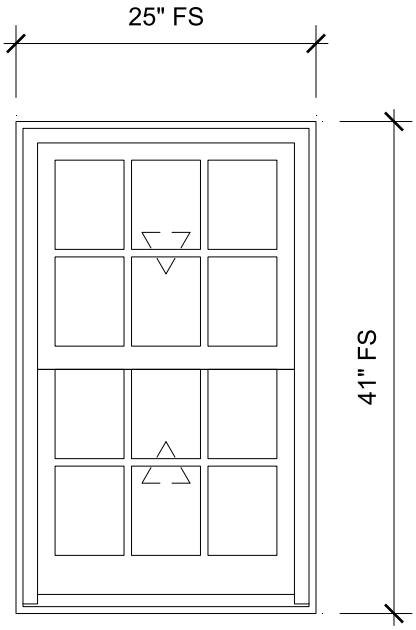


R - 130 BREAKOUT (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 51
Qty: 1
Mark Unit: R - 130 BREAKOUT (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 21" X 38"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

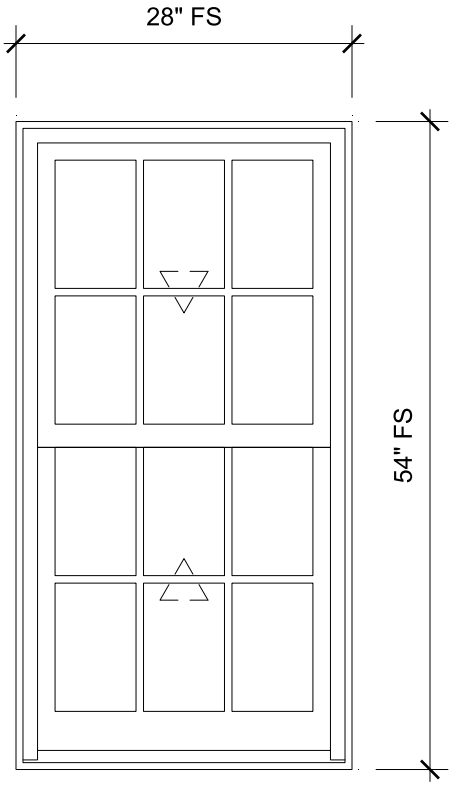


RR - 209 RESTRM (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 52
Qty: 1
Mark Unit: RR - 209 RESTRM (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 25" X 41"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

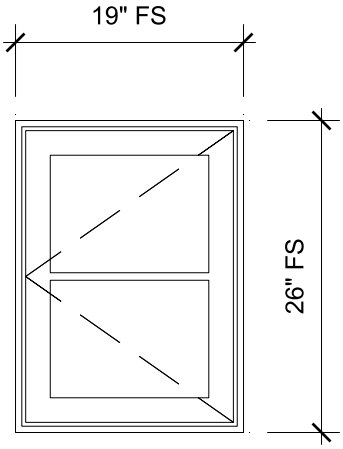


S1-3 - 118 CONF (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 53
Qty: 3
Mark Unit: S1-3 - 118 CONF (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

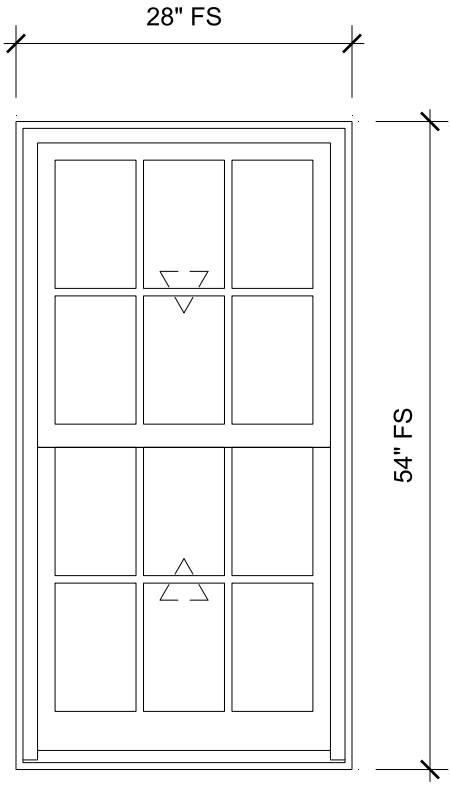


SS - 212 BREAKROOM (TYPE D)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 54
Qty: 1
Mark Unit: SS - 212 BREAKROOM (TYPE D)
Product Line: Ultimate
Unit Description: Casement
Frame Size: 19" X 26"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Casement, Left Hand
Call Number: None
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

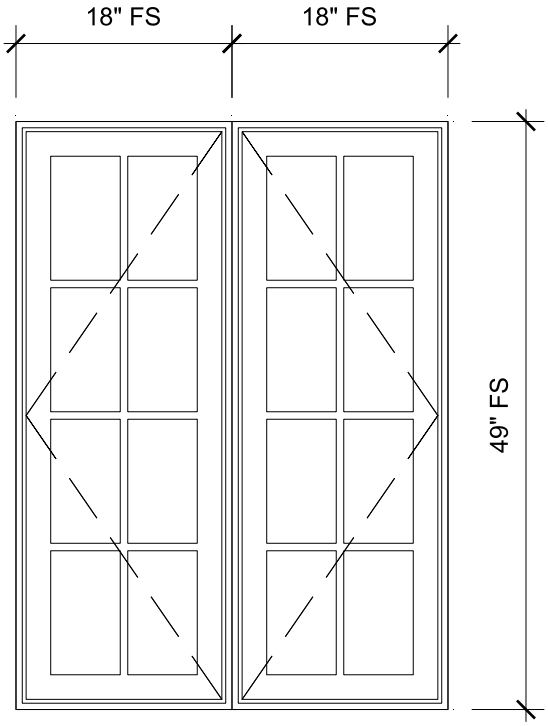


T1-3 - 118 CONF (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 55
Qty: 3
Mark Unit: T1-3 - 118 CONF (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

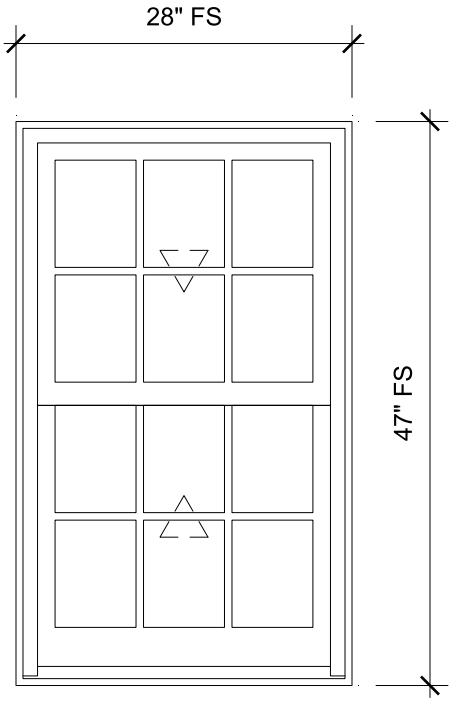


TT1-11 - 223 HALL (TYPE M)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 56
Qty: 11
Mark Unit: TT1-11 - 223 HALL (TYPE M)
Product Line: Ultimate
Unit Description: Marvin Assembly
Frame Size: 36" X 49"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: [A1] Casement, Left Hand,
[A2] Casement, Right Hand
Call Number: None
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

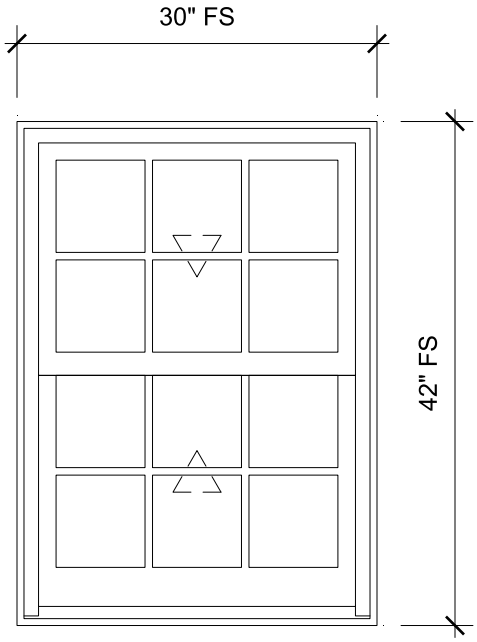


U - 116 RESTROOM (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 57
Qty: 1
Mark Unit: U - 116 RESTROOM (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 47"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

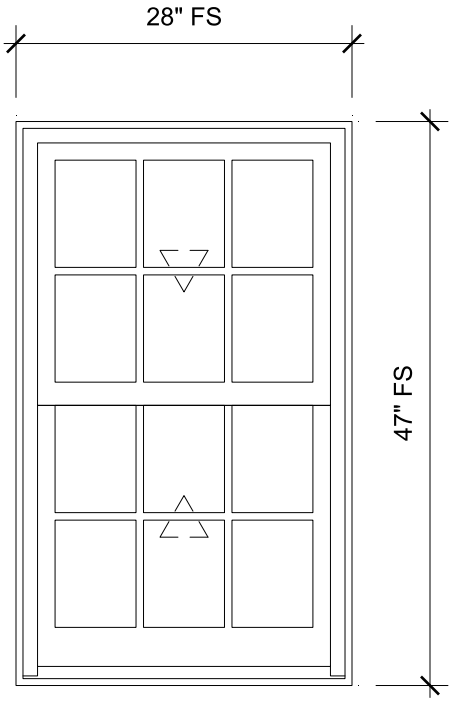


UU - 138 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 58
Qty: 2
Mark Unit: UU - 138 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 30" X 42"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

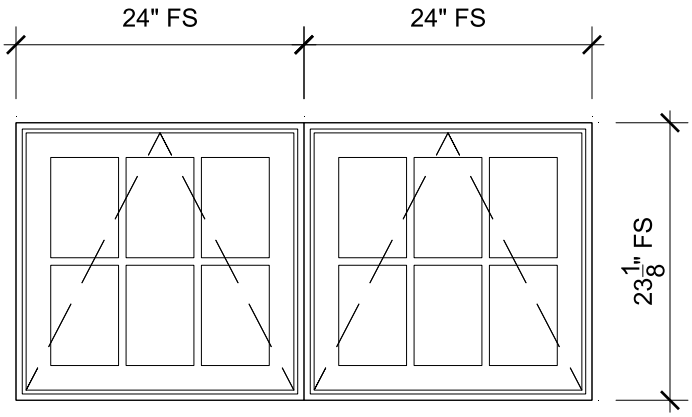


V1-2 - 115 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 59
Qty: 2
Mark Unit: V1-2 - 115 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 47"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

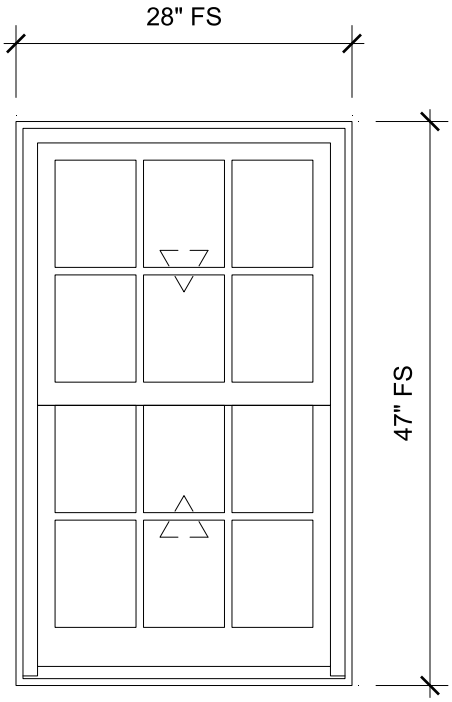


VV - 138 OFFICE (TYPE O)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 60
Qty: 1
Mark Unit: VV - 138 OFFICE (TYPE O)
Product Line: Ultimate
Unit Description: Marvin Assembly
Frame Size: 48" X 23 1/8"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Awning, Roto Operating
Call Number: CN2424
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

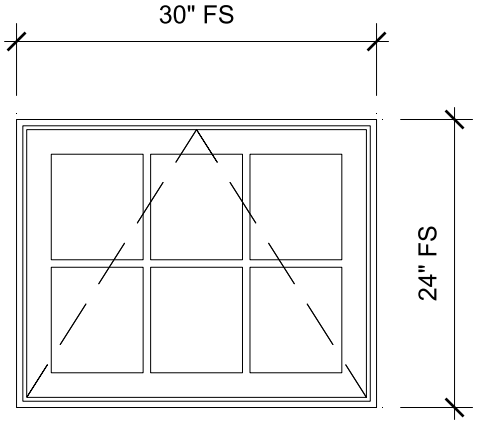


W1-2 - 115 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 61
Qty: 1
Mark Unit: W1-2 - 115 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 47"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

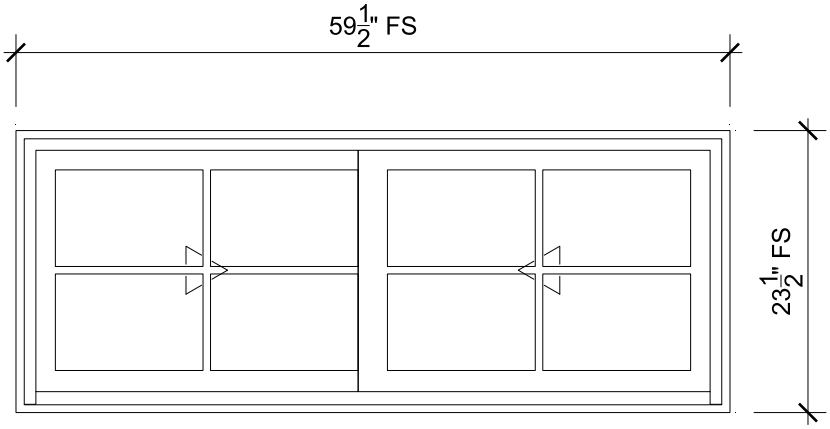


WW - 138 OFFICE (TYPE G)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 62
Qty: 1
Mark Unit: WW - 138 OFFICE (TYPE G)
Product Line: Ultimate
Unit Description: Awning
Frame Size: 30" X 24"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Awning, Roto Operating
Call Number: None
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

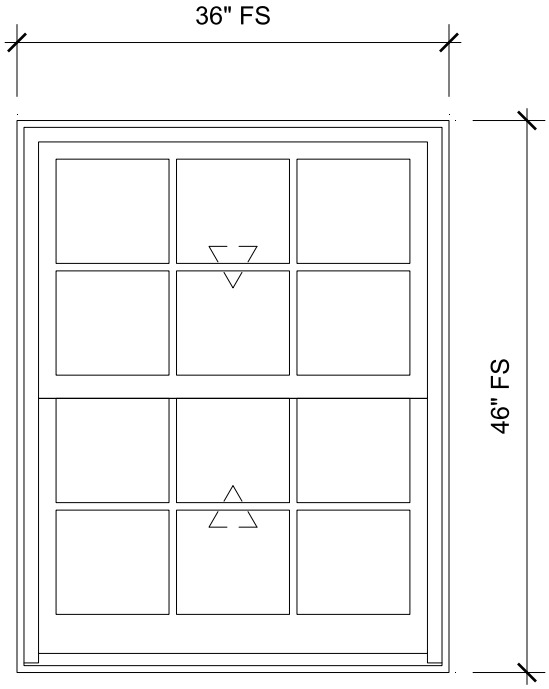


X1-2 - 109-GARAGE (TYPE A)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 63
Qty: 2
Mark Unit: X1-2 - 109-GARAGE (TYPE A)
Product Line: Ultimate
Unit Description: Glider
Frame Size: 59 1/2" X 23 1/2"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Glider, Left Hand
Call Number: CN5020
Glass Information: IG, IG - 3/4", Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Aluminum Dual Full Screen
Hardware Color: White
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

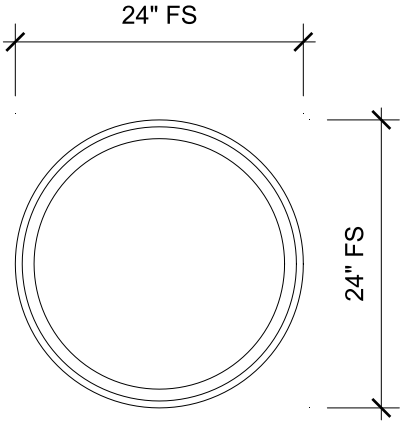


Y - 124 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 80
Qty: 1
Mark Unit: Y - 124 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 36" X 46"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

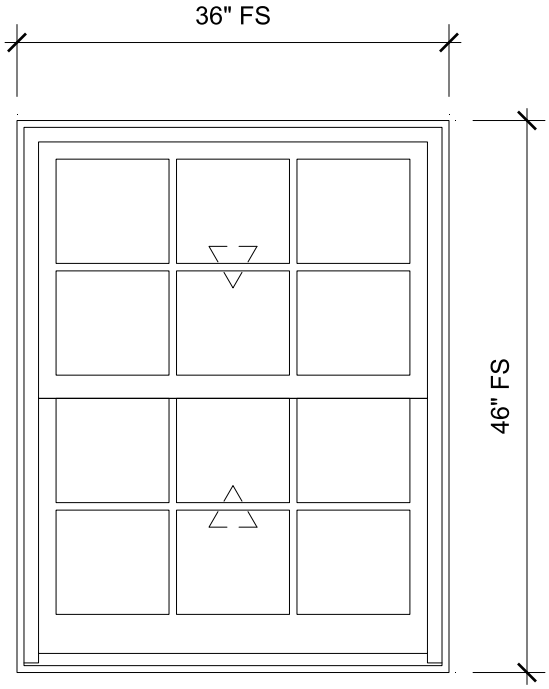


YY - 138 OFFICE(TYPE Q)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 81
Qty: 1
Mark Unit: YY - 138 OFFICE(TYPE Q)
Product Line: Ultimate
Unit Description: Direct Glaze Round Top
Frame Size: 24" X 24"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Direct Glaze Round Top
Call Number: None
Glass Information: Low E2, Capillary Tube, Black
Divider Type: None
Hardware Type: None
Screen Type: None
Hardware Color: None
Screen Surround Color: None
Jamb Depth: 4 9/16"

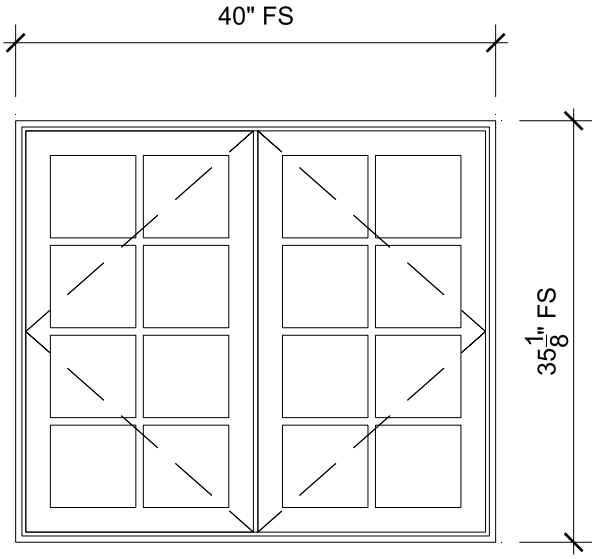


Z - 119 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 82
Qty: 1
Mark Unit: Z - 119 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 36" X 46"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"



ZZ1-4 - 104 GRNHSE (TYPE B)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 83
Qty: 4
Mark Unit: ZZ1-4 - 104 GRNHSE (TYPE B)
Product Line: Ultimate
Unit Description: French Casement
Frame Size: 40" X 35 1/8"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: French Casement, Left Hand/Right Hand
Call Number: CN4036
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

City of Santa Fe, New Mexico

memo

DATE: **June 24, 2025**

TO: **Historic Districts Review Board**

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

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

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

_x_ **Historic Inventory Form**

_x_ **Zoning Review Sheet**

_x_ **Other**: Previous Case Documents

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

_x_ **Site Plan/Floor Plan**

_x_ **Elevations**

_x_ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:
Staff recommends approval of the proposed project and finds that the application complies with 14-5.2(D) Historic Districts Design Standards.

Sample motions:

a. Approve or deny Case #2025-010496 to allow these alterations to 492 Arroyo Tenorio.
b. Approve or deny Case #2025-010496 to allow these alterations to 492 Arroyo Tenorio subject to conditions.

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

BACKGROUND & SUMMARY:

The single-family residence at 492 Arroyo Tenorio is listed as non-contributing to the Downtown and Eastside Historic District. The Santa Fe County Tax Parcel map identifies the structure as being built in 1900 on a 0.11-acre lot and comprised of 2,274 sq. ft. of roofed area. Mr. Will McDonald completed a detailed history of the property and records the original structure was built pre-1960 but the exact date is unknown. The original structure was built in the Spanish-Pueblo Revival design style seen by the adobe block and wooden viga construction material and flat roof with rounded parapets. The 1985 plat map of the property shows a patio addition to the north and a breezeway addition connecting to another room to the east. The 1985 Floor Plan shows the additions of a new kitchen, study room, guest bedroom, and portal. The extensive remodel changed the original footprint of the structure which is no longer visible. The new addition request will not impact the current state of the structure and will harmonize with what is currently visible.

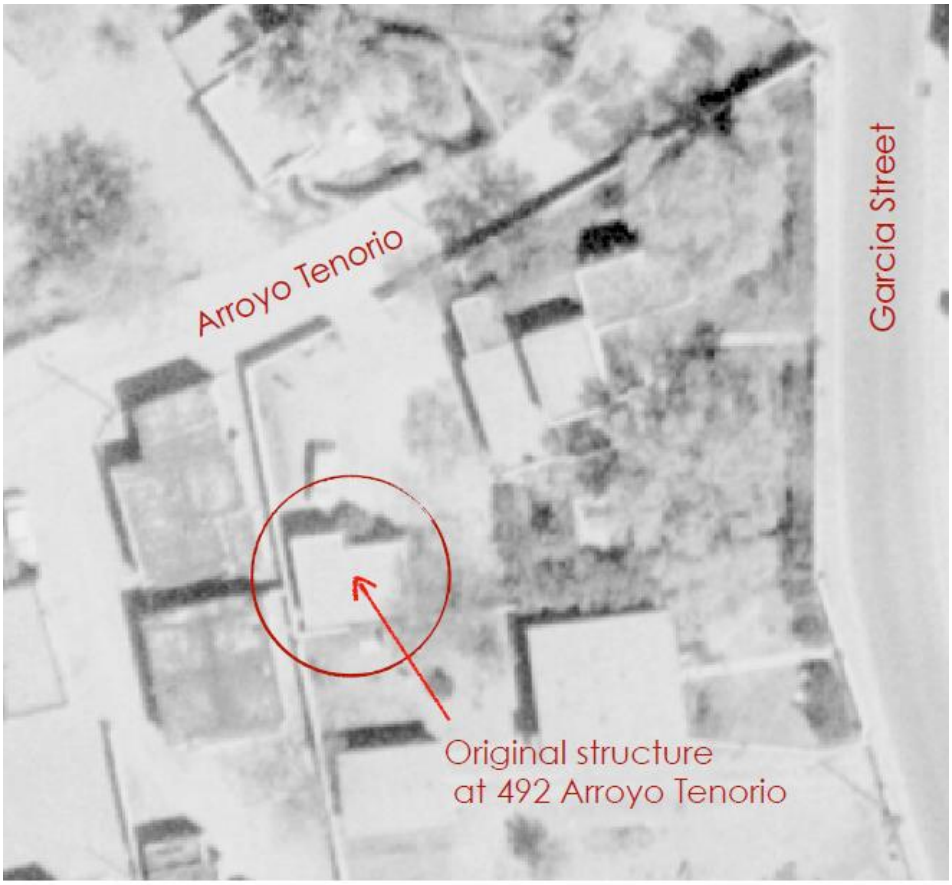


FIGURE 2 DETAIL FROM
NM DEPT OF TRANSPORTATION AERIAL PHOTO
5/2/66

Figure 1. NM DOT Map from 1966.

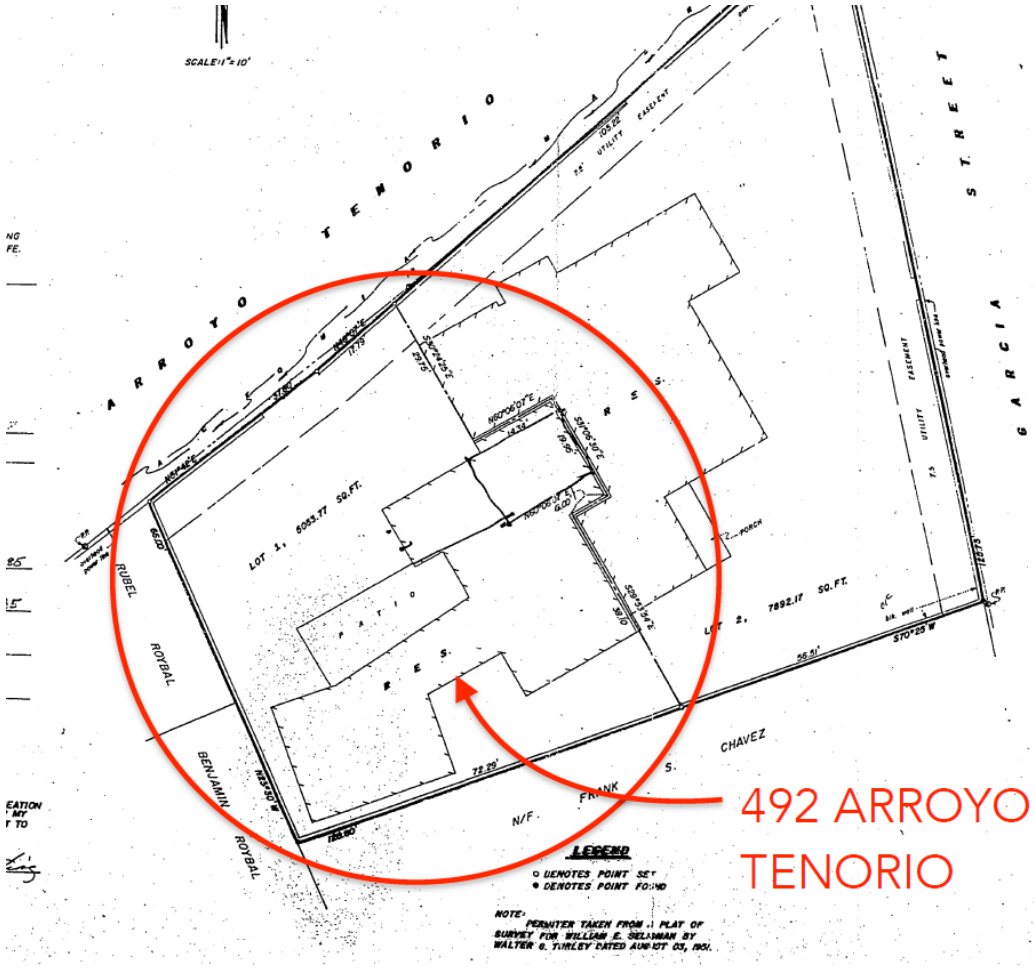


Figure 2. 1985 Plat Map.

Previous cases at 492 Arroyo Tenorio include:

On November 8, 2022, in Case No. 2022-005981-HDRB, the Board approved the addition of a 213 sq. ft. carport to a height of 9'-11", as submitted.

On August 10, 1999, in Case No. H-99-136, the Board approved the yard wall and gate alterations on the north and south elevations to varied heights at 5'-6" to 6'8", as submitted.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Construct a 112 sq. ft. addition to a height of 11' where the maximum allowable is 12'-3" on the south elevation.

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.

(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).

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 4/9/25

Property Owner of Record: Robert Johnson

Applicant/Agent Name: Will McDonald

Contact Person Phone Number: (505) 930-1149

Site Address: 492 Arroyo Tenorio

Proposed Construction Description: 110 sq ft Addition

TOTAL ROOF AREA: 2602

Zoning District: RC8

Overlay:
- ☐ Escarpment
- ☐ Flood Zone*
- ☑ Other: Historic

Submittals Reviewed with PZR:
☑ Legal Lot of Record ☐ Development Plan ☑ Building Plans ☑ Existing Site Plan ☐ Proposed Site Plan ☑ Elevations

Supplemental Zoning Submittals Required for Building Permit:
☑ Zero Lot Line Affidavit

Access and Visibility: ☐ Arterial or Collector**
☐ Visibility Triangle Required

Use of Structure: ☑ Residential
☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes _____

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

Lot Coverage: 51.6 %
☒ Open Space Required: _____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: 5 Minimum: 5
Proposed Sides: L ___ R ___ Minimum: ___

Height: Proposed 11'-0"
Maximum Height: _____ or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed _____ Accessible _____
Minimum: 2

Bicycle Parking:**
Proposed: _____ Minimum: _____
** Commercial Requirement

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

Will McDonald [☐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.

Will C. McDonald — 4/9/25
SIGNATURE **DATE**

To Be Completed By City Staff: PAR 2025-010336

Additional Agency Review if Applicable:
☐ Escarpment Approval by _____ Date: __/__/__
☐ Flood Plain Approval by _____ Date: __/__/__
☐ Traffic Engineering Approval by _____ Date: __/__/__
Notes: _____

Zoning Approval:
☐ **Preliminary Approval** ☑ **with conditions** ☐ **Rejected**
Comments/Conditions: Building Setback affidavit is required at building permit

REVIEWER: Rebekah Clouser **DATE:** 4/22/25

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

Revised 20 November 2020

June 17, 2025

HISTORY OF LOT AND STRUCTURES AT 492 ARROYO TENORIO

walking fish DESIGN
505 930-1149
will.wfd@gmail.com
488c Arroyo Tenorio
Santa Fe New Mexico
87505

Figure 1 is a Site Plan/Floor Plan of 492 Arroyo Tenorio showing what we believe to be the evolution of the structures based on the the documents in Figures 2-5.

This lot appears to have been created in a lot split in 1985 (see Figure 3) splitting 492 Arroyo Tenorio from 502 Garcia Street. The 1966 New Mexico Department of Transportation aerial photo (Figure 2) shows a small structure that was likely a garage and storage. The 1985 plat (Figure 3) shows a more extensive structure. In 2003 Turner/Lechner floor plan (Figure 4) indicates that the foyer and kitchen were added at that time. The 2007 Turner/Lechner floor plan (Figure 5) indicates that the north portal was enclosed as an office then. The carport was approved by the HDRB in 2022 and built in 2023.

FIGURE 1

492 ARROYO TENORIO-
EVOLUTION OF CONSTRUCTION-1966 TO PRESENT

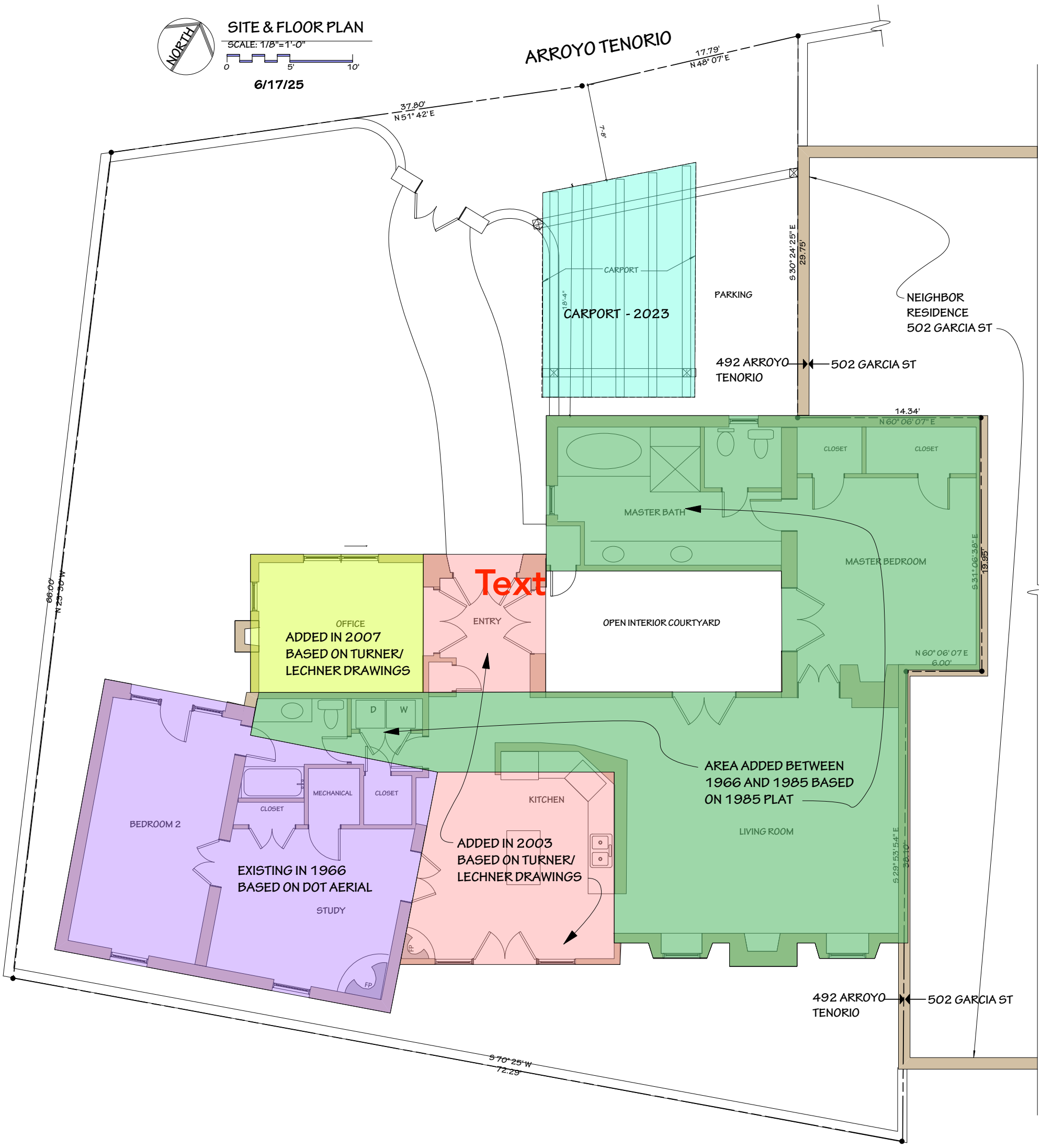
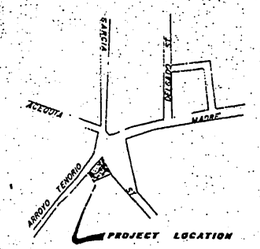


FIGURE 2 DETAIL FROM
NM DEPT OF TRANSPORTATION AERIAL PHOTO
5/2/66

FIGURE 3
1985 PLAT

156047

VICINITY MAP
NO SCALE



AFFIDAVIT

STATE OF NEW MEXICO) SS
COUNTY OF SANTA FE)

THIS PROPOSED SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____ 1985.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

UTILITY COMPANY'S

PUBLIC SERVICE COMPANY (ELEC DEPT) — DATE 8-6-85

PUBLIC SERVICE COMPANY (WATER DEPT) — DATE 8-1-85

MOUNTAIN STATE TELEPHONE COMPANY — DATE

GAS COMPANY OF NEW MEXICO — DATE 7-7-75

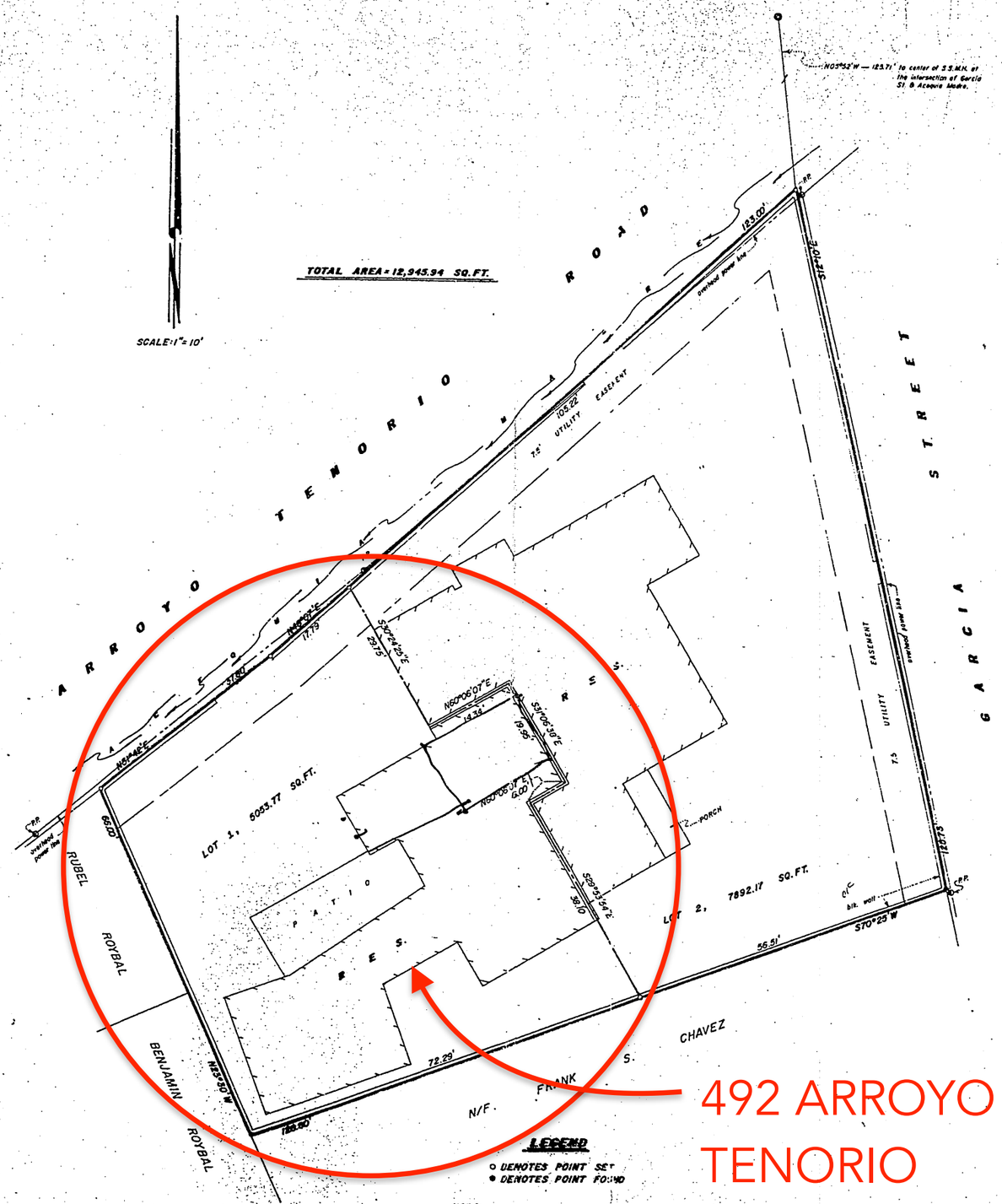
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF NOTES OF FIELD SURVEYS COMPLETED BY ME OR UNDER MY DIRECTION ON AUGUST 05, 1985 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELEIF.

CIPRIANO MARTINEZ
N.M.L.S. NO. 3995

SCALE: 1" = 10'

TOTAL AREA = 12,945.94 SQ.FT.



LEGEND

○ DENOTES POINT SET
● DENOTES POINT FOUND

NOTE:
PERMITER TAKEN FROM A PLAT OF SURVEY FOR WILLIAM E. SELLMAN BY WALTER G. TURLEY DATED AUGUST 03, 1951.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE LAND AS SHOWN HEREON, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND THAT THE ABOVE AND FOREGOING SUBDIVISION WAS MADE WITH THE FREE CONSENT OF THE UNDERSIGNED OWNERS THEREOF TOGETHER WITH EASEMENTS THEREON. EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES

STATE OF NEW MEXICO)
COUNTY OF SANTA FE)

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____ 1985.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CITY OF SANTA FE

APPROVED BY CITY ENGINEER _____ DATE 9/6/85

APPROVED BY CITY PLANNER _____ DATE 9/12/85

APPROVED BY THE SUMMARY COMMITTE OF THE PLANNING COMMISSION AT ITS MEETING OF 9-4-85.

CHAIRMAN _____ SECRETARY _____

PLAT OF SURVEY FOR
PATRICIA MALOREY
502 GARCIA STREET
SANTA FE, NEW MEXICO

85-117

M-120

Kircher copy 10.15.03

FIGURE 4

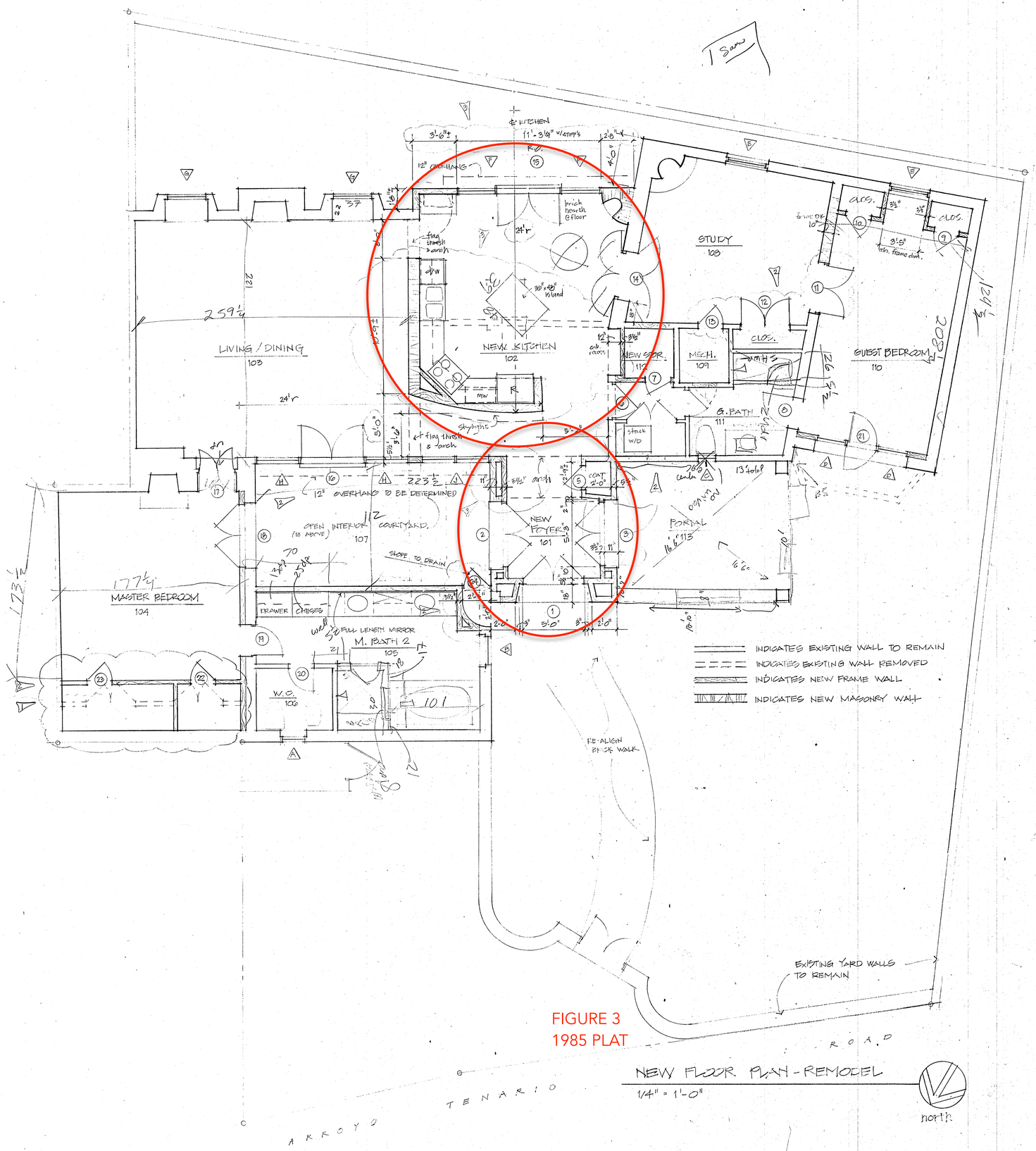


FIGURE 3
1985 PLAT

SCOPE OF WORK, DEMOLITION AND NEW CONSTRUCTION

EXTERIOR SPACE

Front of house
1. Move water spigot from under portal
2. Address drainage on tiles under portal
3. Seal portal tiles
4. Repair crack in new wall
5. Install doorbell at front gate
6. Remove electrical meter from adjacent home(Jim West) to our property

Back of house
1. Add water spigot
2. Lighting on ivy and adobe wall
3. Build step up to back patio under lindon tree
4. Use existing brick in back courtyard

New courtyard
1. Add spigot
2. Electrical outlet and wire for water feature
3. Flagstone walkway and pea gravel. Drain to front yard

INTERIOR SPACE

1.Remove all existing windows and replace w/ new windows per window schedule. Insulate,caulk, and patch stucco base and interior plaster to match.
2. Re-stucco entire house.
4. Re-paint all rooms, hand trowelled plaster in living,kitchen and foyer only.
5. Clean and reseal all existing tile floors.

Master Bedroom (new)
1.White wash vigas after sanding and flat plaster between vigas.
2.Remove bay and seat and replace with windows and door.
3.New track lighting at existing locations.
4.More hydronic baseboard heat.

Kiva Study
1.White wash vigas after sanding and flat plaster between vigas.
2. Finish off closet with new shelving,paint.
3.New track lighting at existing locations.

New Master Bath/ Laundry
1. Replace sink and faucets, owner select.
2. Replace tub/shower tiles and vanity tiles.
3. Stack washer and dryer.
4. New linen cabinet full height by Kitchen Dimensions.
5. Add exhaust fan and replace light fixtures.

New Office (old master br)
1. New French door to courtyard.
2. New baseboard heat to replace existing. Look at a forced air hydronic unit in the floor because of accessibility.
3. Delete switched outlet by bed wall at room entry.

Office Bath (old master bath)
1.Remove Mexican tile and replace with new tile, owner select.
2. Replace sink and faucets, owner select.
3.Repair spongy wood floor.
4. Remove closets and replace with two built-in dressers by Kitchen Dimensions.

Living Room
1.Remove existing latilla eyebrows over windows.
2. Cover wood inside skylights with smooth plaster.
3. New track lighting.
4.Add baseboard heat.
5. Clean viga and latilla ceilings.
6. Transition from tile living floors with stone thresholds to new brick at Kitchen.

Entry Foyer
1.Radiant heat in new slab.
2. Brick Floors.

New Kitchen
1.Radiant heat in new slab.
2. Brick floors.
3. New kiva fireplace with stone hearth at floor level
4. Stone threshold transition to Kiva Study.

STATE OF NEW MEXICO
THOMAS E. LECHNER
NO. 659

433 SOUTH GUADALUPE, STUDIO 3
SANTA FE, NEW MEXICO 87501
505 982-9469

TURNER LECHNER & ROMERO

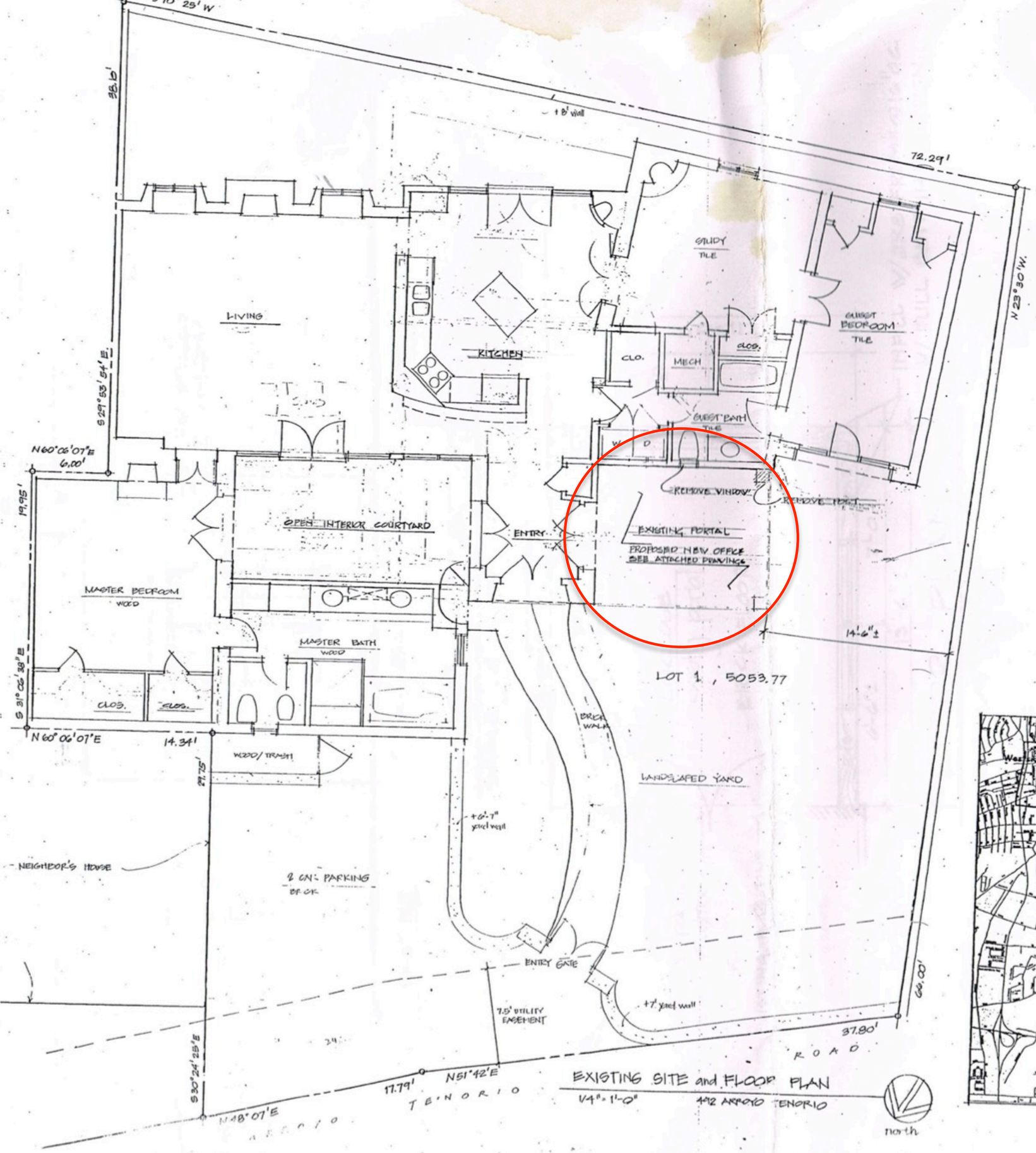
JOB #:

JOB NAME: KIRCHER REMODEL
492 ARROYO TENORIO
SANTA FE, NEW MEXICO

DATE: 7.9.03
DRAWN BY: TT
BY:
DATE: 7/30/03 8/19/03 10/15/03
REVISED:

A3

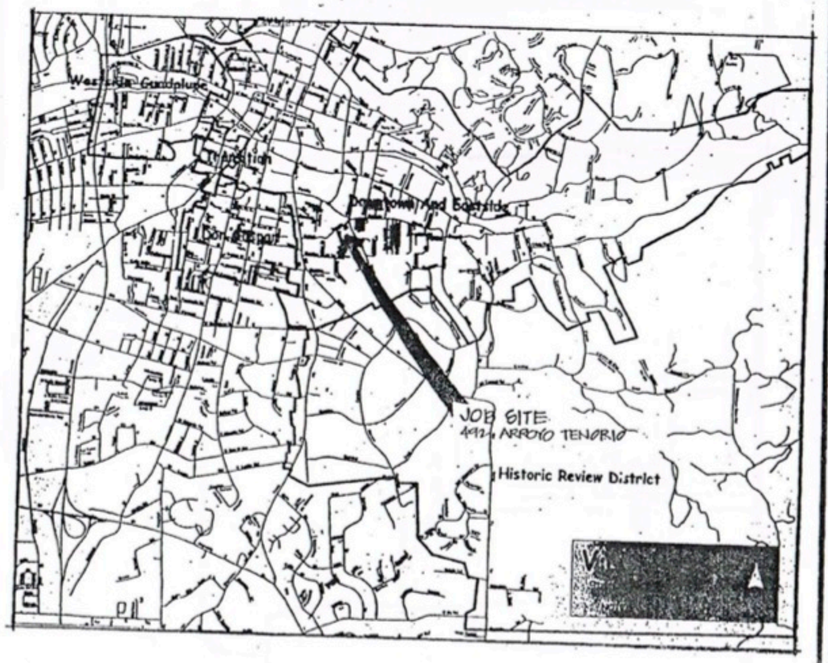
FIGURE 5



EXISTING SITE and FLOOR PLAN
1/4" = 1'-0"
492 ARROYO TENORIO

BUILDING & ZONING STATISTICS

HISTORIC ZONE: DOWNTOWN & EASTSIDE
HISTORIC STATUS: NON-CONTRIBUTING - ADMINISTRATIVELY APPROVED BY JAMES HEWAT.
BUILDING TYPE: JN ZONING: R-3
LOT COVERAGE ALLOWABLE: 40%
EXISTING LOT COVERAGE: 42% (2108 ± ÷ 5054)
NEW LOT COVERAGE: 40% (DECREASE TO 2010 ± ÷ 5054)



TURNER LECHER & ROMERO

KIRCHER REMODEL
492 ARROYO TENORIO
SANTA FE, NEW MEXICO

DRAWN BY: TT
CHECKED BY: TEL
DATE: 7-9-03
3-8-07

A1

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005981--HDRB

Project Description: Add single car carport (connects to east yard wall

Project Location(s): 492 ARROYO TENORIO
Santa Fe, NM 87505

Contacts:

Applicant: WILL MCDONALD will.wfd@gmail.com
488 ARROYO TENORIO ST C
SANTA FE , NM 87505

Property Owner: Rob Johnson rmjventures@gmail.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: False Non-Contributing: TRUE Contributing: False Significant/Landmark: False

Primary Elevations: N/A

Publicly Visible Facade-East: No

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: Yes

Historic District Inventory

Number: Year of Construction:

Project Type: Remodel **Historic**

Building Name:

City of Santa Fe, New Mexico

memo

DATE: November 8, 2022

TO: Historic Districts Review Board Members

FROM: Angela Schackel Bordegaray, Senior Planner, Historic Preservation Division

---

Case # 2022-005981-HDRB

Address: 492 Arroyo Tenorio Street
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

____ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Stain color sample

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.

BACKGROUND & SUMMARY:

492 Arroyo Tenorio is a 2,285 square foot Spanish-Pueblo Revival building designated as non-contributing to the Downtown and Eastside Historic District. It has a flat roof and parapet. The original was built in the early 1900s and underwent extensive alterations including in 2003 and 2007. Its north street-facing façade is a series of additions and modifications that also included window replacement. It is near the Acequia Madre where it intersects with Garcia Street and Arroyo Tenorio. The house is enclosed by a tall front stucco yard wall and pedestrian gate with a slight arch.

Now, the applicant proposes the following exterior alterations:

1. Add a 213 square foot single-bay carport at the street of its north elevation to a height of 9' - 11," where the maximum allowable building height in this streetscape is 11'- 7." Proposed height is below the existing 11' parapet.
    a. The carport's west posts will attach to the house's east courtyard wall (6' – 9") and extend east over one of the two existing parking spaces.
    b. The carport will have wooden posts, a beam and vigas and be stained Cabot's semi-solid stain in chestnut brown.
    c. The other parking space will remain open.

No other changes are proposed at this time.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 9/29/22

Property Owner of Record: Rob Johnson

Applicant/Agent Name: Will McDonald

Contact Person Phone Number: (505-930-1149

Site Address: 492 Arroyo Tenorio

Proposed Construction Description: Carport addition

TOTAL ROOF AREA: 2498 sf

Zoning District: RC-8

Overlay: ☐ Escarpment ____
☐ Flood Zone*
☒ Other: Historic

Submittals Reviewed with PZR:
☒ Legal Lot of Record ☐ Development Plan ☒ Building Plans
☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Supplemental Zoning Submittals Required for Building Permit:
☒ Zero Lot Line Affidavit

Access and Visibility: ☐ Arterial or Collector**
☐ Visibility Triangle Required

Use of Structure: ☒ Residential
☐ Commercial Type of Use: ____

Terrain: ☐ 30% slopes ____

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

Lot Coverage: 49 %
☒ Open Space Required: 1143 sf

Setbacks:
Proposed Front: 7.5' Minimum: ____
2nd Front? ____
Proposed Rear: ____ Minimum: ____
Proposed Sides: L 0 R ___ Minimum: ____

Height: Proposed 9'-11"
Maximum Height: ____ or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible ____
Minimum: 2

Bicycle Parking:**
Proposed: ____ Minimum: ____
** Commercial Requirement

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

Will McDonald [☐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 9/29/22 DATE

To Be Completed By City Staff: 2022-005948-PAR

Additional Agency Review if Applicable:
☐ 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: Lani J McCulley **DATE:** 10/03/2022

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

walking fish DESIGN

505 930-1149
will.wfd@gmail.com
488c Arroyo Tenorio
Santa Fe New Mexico
87505

October 5, 2022

Angela Bordegaray
Historic Review
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504

RE:492 Arroyo Tenorio
Carport addition

Angela,

We request that the attached documents be reviewed by the Historic Districts Review Board at the meeting on Tuesday, November 8, 2022.

This residence at 492 Arroyo Tenorio is designated as a non-contributing structure in the Downtown and Eastside Historic District. The original residence was probably constructed in the 1950's. The building footprint shown on the 1985 plat, signed by city officials and recorded at the county, is significantly smaller than the present structure. The entire north street facing façade is a series of additions since that time. There is documentation of additions and modifications in 2003 and 2007. The building is in a pueblo style with a flat roof and parapets.

With this application we seek approval for the construction of a single car carport only. The carport will have a roofed area of 213 square feet and will be constructed over one of the two existing parking spaces on the east side of the property which fronts Arroyo Tenorio. The height of the carport will be 9'-11" measured from the existing brick parking surface whose height will not be changed. The structure will be wood with a modified bitumen roof and metal drip edge. There will be a girder with a bearing height of 8'-0" with vigas above that will be visible, extending beyond the girder.

Our intention is to create a structure that is simple in detail with a traditional style found in Santa Fe for portals and other shade structures. We believe that while this structure will function as a carport it will add some visual interest to this walled property in a dense neighborhood consistent with traditional building styles.

Please feel free to call or email me with any questions or comments about this application. I will be representing the project at the HDRB on behalf of the owner.

Sincerely,

Will McDonald

GROSS AREA CALCULATIONS

	AREA IN SQUARE FEET		
	EXISTING	NEW	TOTAL
HEATED AREA(=GROSS FLOOR AREA)	2285	0	2285
CARPORT	0	213	213
PORTAL	0	0	0
TOTAL ROOFED	2285	213	2498
PRIVATE OPEN SPACE			1280
TOTAL ROOFED AREA WITH PROPOSED CARPORT			2498
LOT AREA			5054
LOT COVERAGE, roofed area percentage			49.4

EXISTING SITE & FLOOR PLAN

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

SITE PLAN
EXISTING FLOOR PLAN

(505)983-1149
will.vrdi@gmail.com
489 Cordova Road
Santa Fe New Mexico 87505

walking fish DESIGN

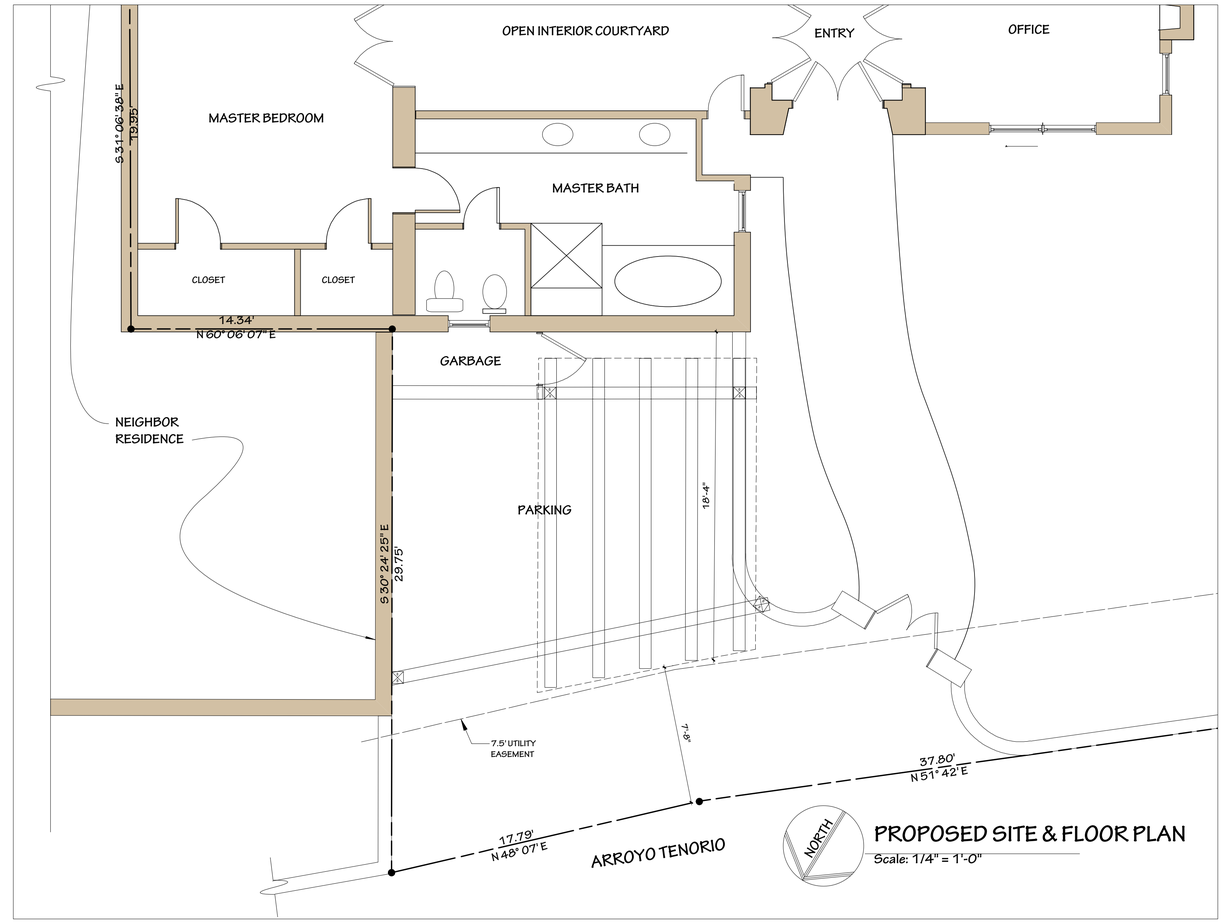
JOHNSON RESIDENCE

CARPORT ADDITION
492 ARROYO TENORIO
SANTA FE NEW MEXICO

DATE: 9/29/22

SHEET:

1

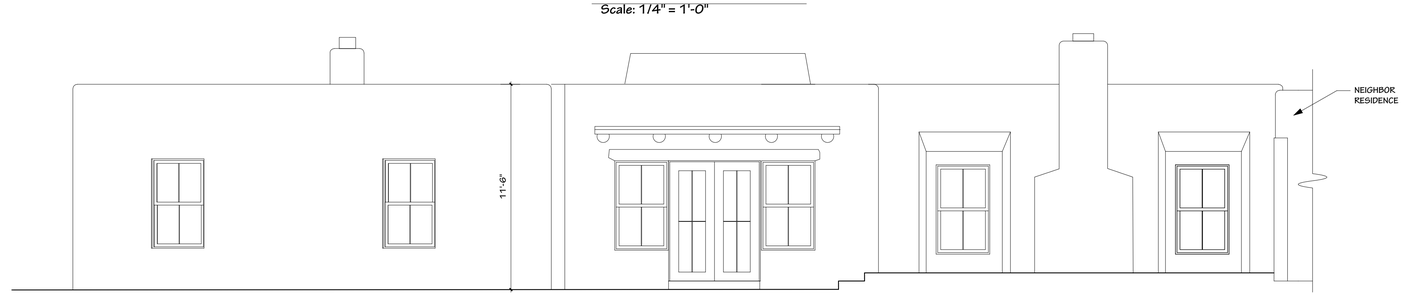


PROPOSED SITE & FLOOR PLAN

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

NORTH ELEVATION EXCLUDING YARD WALLS

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



SOUTH ELEVATION NO MODIFICATIONS PROPOSED ON THIS ELEVATION

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

PROPOSED FLOOR PLAN
NORTH & SOUTH ELEVATIONS

[505]930.1149
will.ellis@gmail.com
492 Arroyo Tenorio
Santa Fe New Mexico 87505

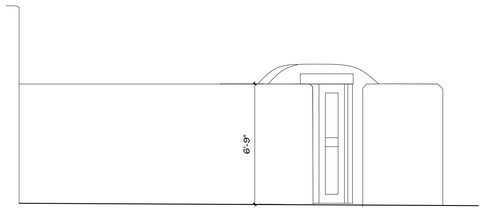
walking fish DESIGN

JOHNSON RESIDENCE
CARPORT ADDITION
492 ARROYO TENORIO
SANTA FE NEW MEXICO

DATE: 9/29/22

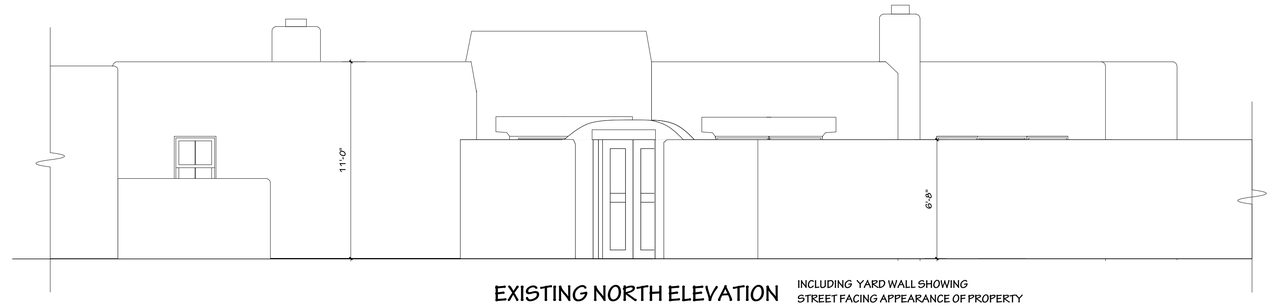
SHEET:

2



EXISTING EAST ELEVATION (PARTIAL)

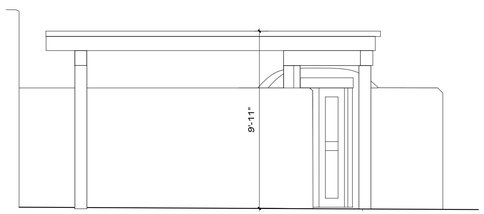
Scale: 1/4" = 1'-0"



EXISTING NORTH ELEVATION

INCLUDING YARD WALL SHOWING
STREET FACING APPEARANCE OF PROPERTY

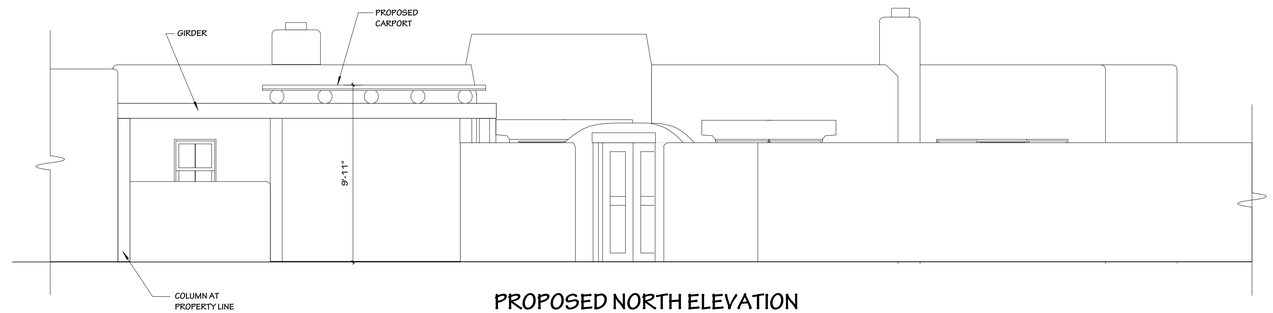
Scale: 1/4" = 1'-0"



PROPOSED EAST ELEVATION (PARTIAL)

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

NOTE: THIS BUILDING HAS NO EAST ELEVATION DUE TO
SHARED WALLS WITH RESIDENCE TO EAST



PROPOSED NORTH ELEVATION

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

EXISTING WEST ELEVATION

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

PROPOSED WEST ELEVATION

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

NORTH, WEST & EAST ELEVATIONS

(505)930-1149
will.vrdi@gmail.com
489 Cerrillos Rd.
Santa Fe New Mexico 87505

wallkingfish DESIGN

JOHNSON RESIDENCE

CARPORT ADDITION
492 ARROYO TENORIO
SANTA FE NEW MEXICO

DATE: 9/29/22

SHEET:

3

492 ARROYO TENORIO

STREETSCAPE FACING EAST

492 ARROYO TENORIO

STREETSCAPE FACING WEST

492 ARROYO TENORIO NORTH FAÇADE-PARKING &GATE

492 ARROYO TENORIO

NORTH FAÇADE-PARKING &GATE

NOTE:THE EAST SIDE OF THE YARD WALL IS THE ONLY EAST FAÇADE DUE TO SHARED EAST WALL WITH NEIGHBOR RESIDENCE

492 ARROYO TENORIO

NORTH FAÇADE

492 ARROYO TENORIO NORTH FAÇADE-WEST PORTION

492 ARROYO TENORIO

WEST FAÇADE-NORTH PORTION

WEST FAÇADE
MIDDLE PORTION

492 ARROYO TENORIO

WEST FAÇADE
SOUTH PORTION

492 ARROYO TENORIO

SOUTH FAÇADE
WEST PORTION

492 ARROYO TENORIO

492 ARROYO TENORIO SOUTH FAÇADE-EAST PORTION

EXTERIOR FINISHES
492 ARROYO TENORIO

STUCCO-NONE

DOOR AND WINDOW CLADDING -NONE

EXPOSED WOOD
CABOT
SEMI-SOLID STAIN
COLOR: CHESTNUT BROWN

City of Santa Fe

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

PROJECT DESC: 2022-005981-HDRB. 492 Arroyo Tenorio. Downtown and Eastside Historic District. Non-contributing. Will McDonald, agent for Rob Johnson, owner, proposes to add a 213 sq.ft. carport to a height of 9'–11" (maximum allowable height of 14'-4").

CASE NUMBER: 2022-005981--HDRB

PROJECT TYPE: Remodel

LOCATION: 492 ARROYO TENORIO
Santa Fe, NM 87505

CONTACTS:

Applicant	WILL MCDONALD	488 ARROYO TENORIO ST C SANTA FE , NM 87505
Property Owner	Rob Johnson	

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Nov 08, 2022. The decision of the Board was to to approve the proposal as submitted.

For further information please call 505-955-6605.

Sincerely,

Angela Bordegaray

Angela Bordegaray

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

Ver. 12 1/14/2020

City of Santa Fe

Agenda

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, August 10, 1999 – 12:00 NOON

PLANNING DIVISION 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, August 10, 1999 – 6:00 P.M.

CITY COUNCIL CHAMBERS

CITY CLERK'S OFFICE
DATE 8/2/99 TIME 10:15
SERVED BY Denise V. Garcia
RECEIVED BY

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. July 27, 1999

E. COMMUNICATIONS - procedures for meeting also handout on due process - wall/fence guidelines - put on 8/24 HDRB

F. OLD BUSINESS TO REMAIN POSTPONED

1. Case #H-99-90. 431 Camino del Monte Sol. Downtown and Eastside Historic District. Michael A. Schmitt, agent for Kathleen and Gerald Peters, proposes new single-story residence (Renewal of Case #H-95-73). (Postponed at the 6/8/99 HDRB).

2. Case #H-99-115. 712 Gildersleeve. Don Gaspar Historic District. Contributing. Bernabe Romero, agent for Franciscan Friars, proposes to remove garage doors and infill same area with doors and windows on the west elevation (rear lower level). (Postponed at the 7/13/99 HDRB).

3. Case #H-99-128B. 533 East Palace Ave. Downtown and Eastside Historic District. Contributing. Elisabeth Wagner, agent for Mr. & Mrs. Jim Baker, proposes to remove overhangs and construct brick-coped parapet, reconstruct portal on south elevation, replace windows, and associated renovation treatments. (Postponed at the 7/27/99 HDRB).

G. OLD BUSINESS

postponed ~~tabled~~ to 9/14/99 applicant not present.

1. Case #H-99-133. 713 Garcia St. Historic Review District. Ion & Nancy Gilorteanu, propose revised yard wall in response to the HDRB's conditional approval granted on 7/27/99.

City of Santa Fe

Agenda

H. NEW BUSINESS

app

1. Case #H-99-136. 492 Arroyo Tenorio. Downtown and Eastside Historic District. Non-contributing. Dan Warner, agent for Lorence Tobias Kircher III and Patricia Summer Kircher, proposes yard wall and gate alterations on north and south elevations. (Proposed height varies = 5'6"- 6'8"; allowable height = 6'8").

app - correct drawing, 5-v-crimp, treat roof w/ vinegar to dull sheen

2. Case #H-99-137. 421 Sosaya Lane. Downtown and Eastside Historic District. Contributing. Burke Denman, agent for Linda and Charles Winston proposes to replace roof structure, re-roof and patch stucco.

app - drawings presented

3. Case #H-99-138. 433 Delgado Lane. Downtown and Eastside Historic District. Contributing. Charles Ash, agent for Fulton and Betty Murray, proposes additions to east and south elevations, replace east portal, window and door alterations, and associated renovation treatments.

app - applicant requested to present landscape plan w/in next 6 mo (for info), flesh out details incl. how to conceal sky light.

4. Case #H-99-140. 135 Grant Ave. (Bergere House). Downtown and Eastside Historic District. Significant. Gluckman Mayner Architect, agents for The Georgia O'Keeffe Museum, propose revisions to previously approved addition on east elevation (#H-99-7).

PP to 9/14/99

5. Case #H-99-141. 708 Canyon Rd. No.3 (Gypsy Alley). Downtown and Eastside Historic District. Non-contributing. Praxis Ltd. Co., agents for William Siegal, propose revisions to previously approved portal by increasing it to two stories on north and west elevations (#H-99-10).

postponed 8/24/99

6. Case #H-99-142. 522 Douglas St. Downtown and Eastside Historic District. Contributing. Richard Martinez, agent for Dale Weiss, proposes to replace garage door with pedestrian doors, add portal on east elevation of garage, add connecting ramada between structures, and fence replacement. (Proposed height = 5'2", allowable Height = 5'2")

postpone to 8/24/99

7. Case #H-99-143. 330 Garfield St. Transition Historic District. Contributing. Mark Hogan, agent for BGK Properties Inc., proposes portal feature on north elevation.

denied 14-70.73A1 14-70.12F

8. Case #H-99-144. 440 Acequia Madre. (Plaza Chamisal). Downtown and Eastside Historic District. Significant. Mark Hogan, agent for Fred Jahning and Harvey Delano, proposes to remove yard wall at street and construct new wall in a location further into property.

app

9. Case #H-99-145. 102 Montoya Circle. Downtown and Eastside Historic District. Randy Scrafford, agent for Stanley Gairey, proposes single story residence (Proposed height = 13'), and 6' coyote fence.

City of Santa Fe

Agenda

HISTORIC DESIGN REVIEW BOARD **August 10, 1999** **Page 3**

I. **MATTERS FROM THE BOARD**

J. **BUSINESS FROM THE FLOOR**

K. **ADJOURNMENT**

For more information regarding cases on this agenda please call the Planning Division at 984-6808.
Interpreter for the hearing impaired is available through the city clerks office upon five (5) days notice.

Lamel doesn't agree w/ asking for masterplans, big pictures
she wants everyone to know she's uncomfortable
she may step down. but wants attorney opinion.

→ study session - attorneys office present
masterplans allowed
big picture requests.

~~for 9/28 meeting~~
noon meeting.
prior to 8/24
meeting.

City of Santa Fe

Agenda

http://sfweb.ci.santa-fe.nm.us

HISTORIC DESIGN REVIEW BOARD FIELD TRIP
TUESDAY, AUGUST 10, 1999 – 12:00 NOON
PLANNING DIVISION 2nd FLOOR CITY HALL
HISTORIC DESIGN REVIEW BOARD MEETING
TUESDAY, AUGUST 10, 1999 – 6:00 P.M.
CITY COUNCIL CHAMBERS

A. CALL TO ORDER
B. ROLL CALL
C. APPROVAL OF AGENDA
D. APPROVAL OF MINUTES
1. July 27, 1999

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I. MATTERS FROM THE BOARD
J. BUSINESS FROM THE FLOOR
K. ADJOURNMENT

For more information regarding cases on this agenda please call the Planning Division at 984-6808.
Interpreter for the hearing impaired is available through the city clerks office upon five (5) days notice.

walking fish DESIGN

505 930-1149
will.wfd@gmail.com
488c Arroyo Tenorio
Santa Fe New Mexico
87505

April 13, 2025

RE: 492 Arroyo Tenorio
Office Addition

Paul Duran
Historic Review
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504

Paul,

We request that the attached documents be reviewed by the Historic Districts Review Board at the meeting on Tuesday, May 13, 2025.

You met me for the initial site visit August 16, 2024. The owner paused the project after that and now would like to move ahead.

This residence at 492 Arroyo Tenorio is designated as a non-contributing structure in the Downtown and Eastside Historic District. The original residence was probably constructed in the 1950's. The building footprint shown on the 1985 plat, signed by city officials and recorded at the county, is significantly smaller than the present structure. The entire north street facing façade is a series of additions since that time. There is documentation of additions and modifications in 2003 and 2007. In 2023 a carport was constructed. The building is in a pueblo style with a flat roof and parapets.

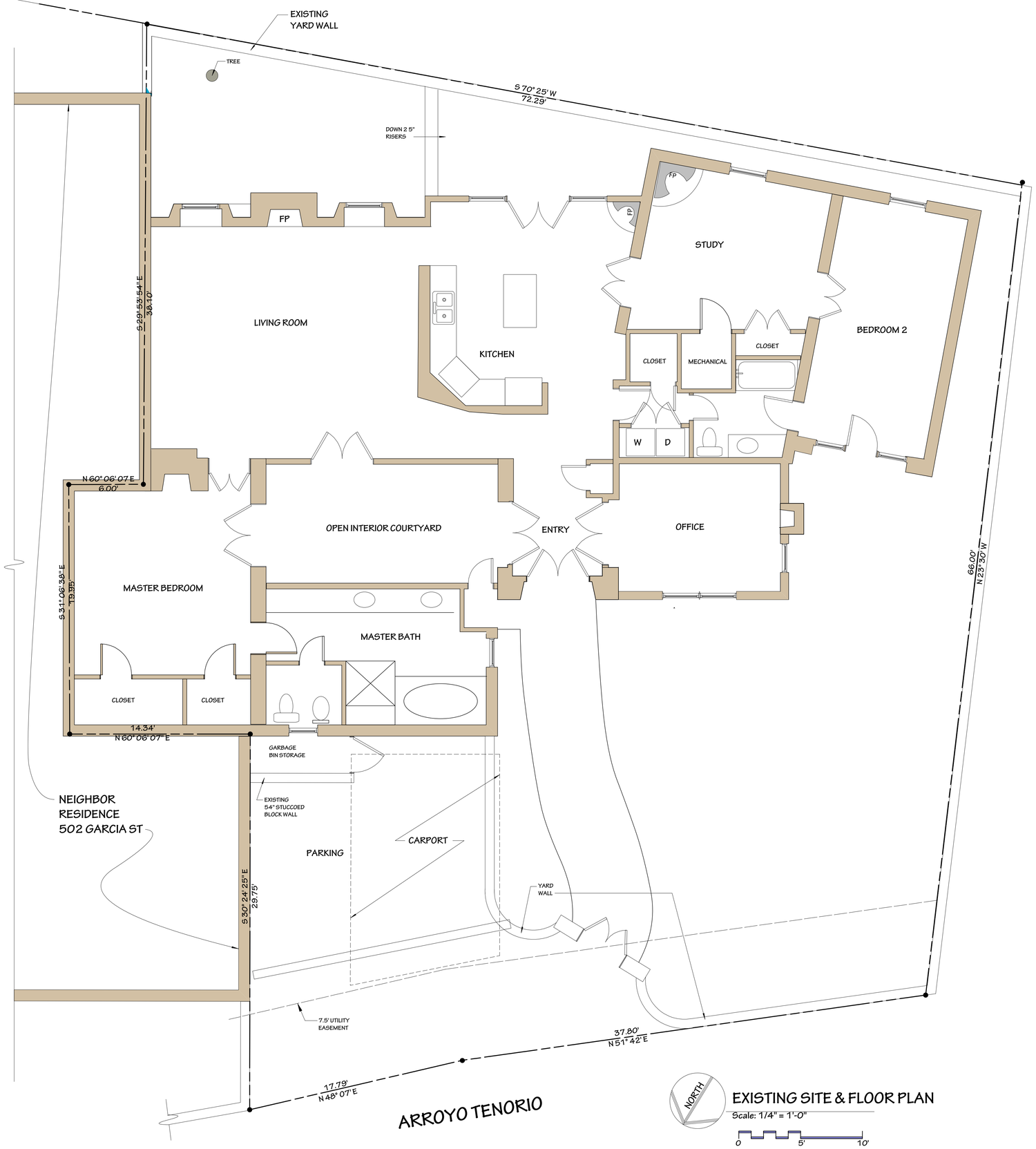
With this application we seek approval for the construction of a 110 square foot office addition on the south (rear) of the house. It will be entirely invisible to the public. Still, it will be detailed to be harmonious and integral with the existing building.

As we discussed in e-mail, I submitted an application for a PZR on Wednesday, 4/9/25 but it is yet to be approved. I appreciate your willingness to accept this application with a pending PZR and understand if the PZR is not approved this application will need to be postponed.

Please feel free to call or email me with any questions or comments about this application. I will be representing the project at the HDRB on behalf of the owner.

Sincerely,

Will McDonald



EXISTING SITE & FLOOR PLAN

(505)930.1149
will.vfd@gmail.com
488 C Arroyo Tenorio
Santa Fe New Mexico 87505

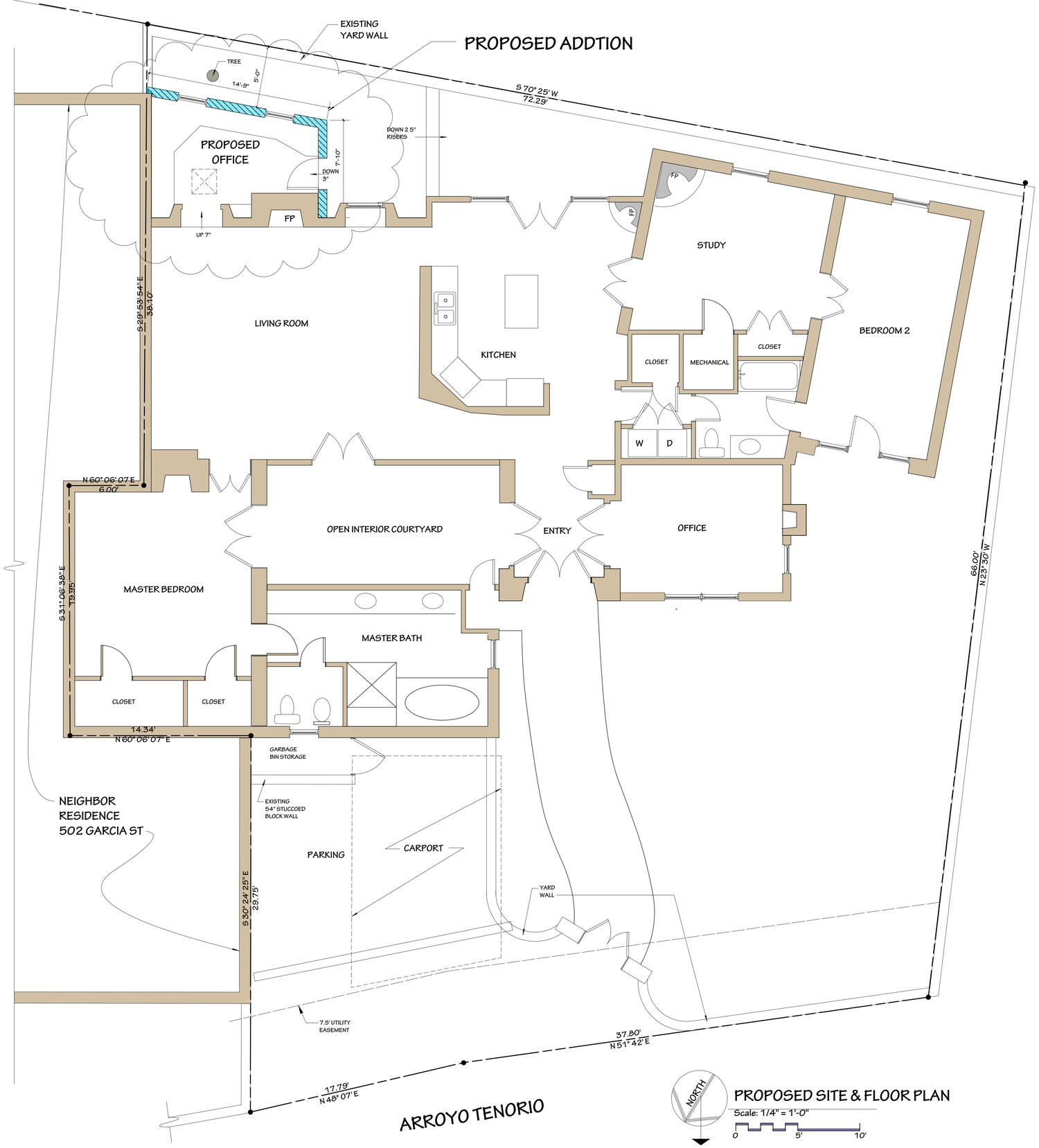
walking fish DESIGN

JOHNSON RESIDENCE
OFFICE ADDITION
492 ARROYO TENORIO
SANTA FE NEW MEXICO

DATE: **4/9/25**

SHEET:

1



PROPOSED SITE & FLOOR PLAN

(505)930.1149
will.vf@gmail.com
488 C Arroyo Tenorio
Santa Fe New Mexico 87505

walking fish DESIGN

JOHNSON RESIDENCE
OFFICE ADDITION
492 ARROYO TENORIO
SANTA FE NEW MEXICO

DATE: **4/9/25**

SHEET:

2

WEST & SOUTH ELEVATIONS

EXISTING SOUTH ELEVATION

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

PROPOSED SOUTH ELEVATION

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

0 5' 10'

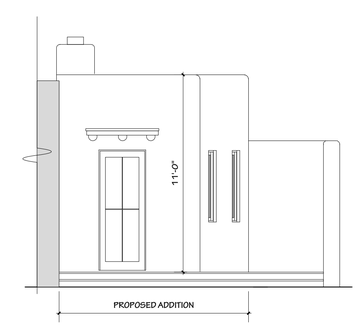
EXISTING WEST ELEVATION

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

PROPOSED WEST ELEVATION

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

0 5' 10'



PROPOSED WEST ELEVATION

PARTIAL SHOWING ADDITION

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

(505)930.1149
will@wfdesignstudio.com
488 C Arroyo Tenorio
Santa Fe New Mexico 87505

walking fish DESIGN

JOHNSON RESIDENCE

OFFICE ADDITION

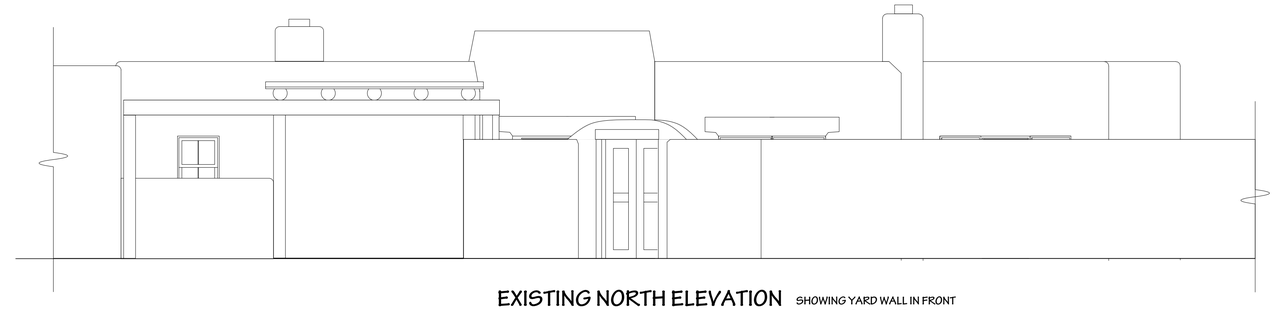
492 ARROYO TENORIO

SANTA FE NEW MEXICO

DATE: 4/9/25

SHEET:

3



EXISTING NORTH ELEVATION

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

SHOWING YARD WALL IN FRONT
NO CHANGE PROPOSED

0 5' 10'

EXISTING NORTH ELEVATION

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

INSIDE YARD WALL
NO CHANGE PROPOSED

0 5' 10'

NOTE: THERE IS NO EAST ELEVATION DUE TO SHARED EAST WALLS

NORTH ELEVATION

walking fish DESIGN
(505)930.1149
will.vf@gmail.com
488 C Arroyo Tenorio
Santa Fe New Mexico 87505

JOHNSON RESIDENCE
OFFICE ADDITION
492 ARROYO TENORIO
SANTA FE NEW MEXICO

DATE: 4/9/25

SHEET:

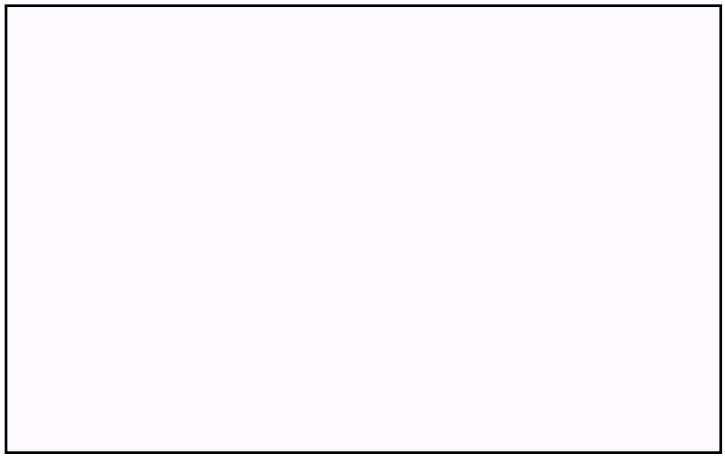
4

z

EXTERIOR FINISHES
492 ARROYO TENORIO

STUCCO
EL REY "FAWN"
(TO MATCH EXISTING)

DOOR AND WINDOW CLADDING
WHITE (TO MATCH EXISTING)



EXPOSED WOOD
CABOT
SEMI-SOLID STAIN
COLOR: CHESTNUT BROWN

City of Santa Fe, New Mexico

memo

DATE: **June 24, 2025**

TO: **Historic Districts Review Board**

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

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

2025-010497-HDRB, 964 Acequia Madre, Downtown and 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 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.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

_x_ **Historic Inventory Form**

___ **Zoning Review Sheet**

_x_ **Other**: Façade Diagram

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

_x_ **Site Plan/Floor Plan**

_x_ **Elevations**

_x_ **Photographs**

___ **Other:**

STAFF RECOMMENDATION:
Staff finds that all the exception criteria have been met and recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Sample motions:

a) Approve or deny Case #2025-010497 to allow these alterations to 964 Acequia Madre.
b) Approve or deny Case #2025-010497 to allow these alterations to 964 Acequia Madre subject to conditions.
c) Approve or deny the exception to 14-5.2(D)(1)(a) removal of historic material.
d) Approve or deny the exception to 14-5.2(D)(5)(b) to replace roof materials not in-kind.
e) Approve or deny Case #2025-010497 to allow those alterations to 964 Acequia Madre that do not require an exception.

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

BACKGROUND & SUMMARY:

The single-family residence at 964 Acequia Madre is listed as contributing to the Downtown and Eastside Historic District with the north and east facades designated as primary excluding non-historic materials. The main structure is noted on the Santa Fe County Parcel map as being constructed pre-1900s on a 0.13-acre lot in the Spanish-Pueblo Revival design style and comprises of 5,848 sq. ft. of roofed area. The construction of the structure includes a low transverse gable roof comprised of several different types of roofing material, wooden double-hung windows, and white territorial wooden trim. The current roof condition is in disrepair with several major leaks seeping into the main residence. The applicant proposes a roofing material that imitates the historic type and color while providing the necessary upgrade.

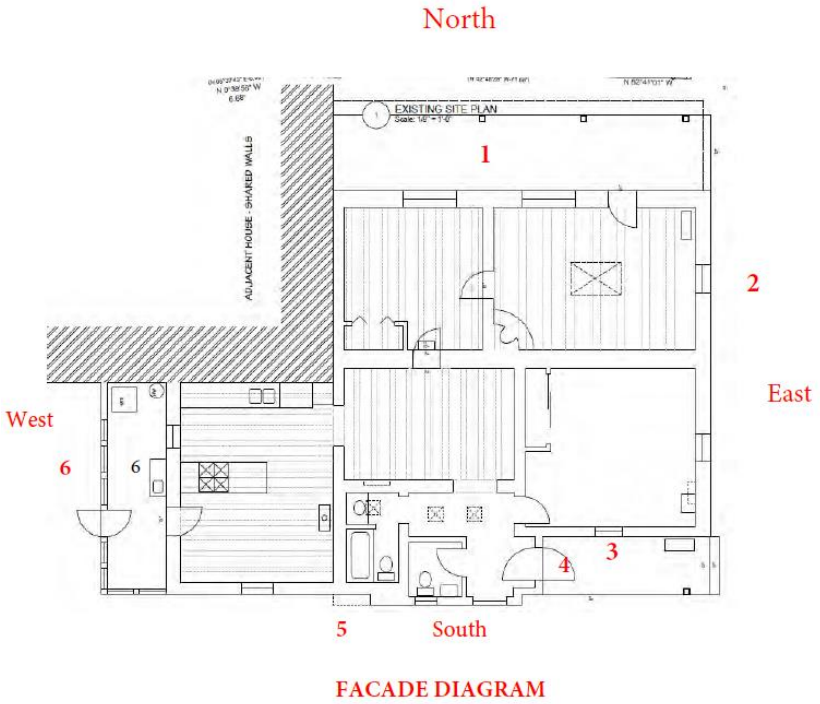


Figure 1. 964 Acequia Madre Facade Diagram.

Figure 2. Current roof condition.

Previous cases at 964 Acequia Madre include:

On January 25, 2022, in Case No. 2021-004608-HDRB, Member Biedscheid moved to designate the east façade, number 2, as primary, excluding the side portion of the portal that appears on that façade, and the north façade, number 1, excluding the portal and all non-historic windows, doors, or openings as to be determined by further assessment. Vice Chair Katz seconded the motion. The motion passes by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenue, Katz and Larson voting in favor and none voting against.

Below is the 2021 architectural history and previous case assessment at 964 Acequia Madre completed by Mr. John Murphey. A review of the Historic Districts Review Board (HDRB) case database revealed that the house was the subject of five separate cases between 1992 and 2005. While the City has not retained the actual case files, an examination of public notices, agendas, and minutes gives some sense of the proposed project and the HDRB's decisions (Murphey 2021:3).

The first case, H-92-153, intended an "upgrade" of the building, including raising its roof. Scheduled to be heard at the October 26, 1992, hearing, the project was apparently withdrawn. Similar proposals, including a change of windows and an alteration of roof form, were presented to the Board over the twelve ensuing years. An application in 1993 (H-93-124), withdrawn before the hearing, proposed changing the roof form from pitched to flat (Murphey 2021:3).

In Case No.H-94-152, presented on September 12, 1994, the application proposed a new north "portal" and yard wall. Communication with the project's architect confirmed that it received approval with the porch constructed soon after. This addition is evident when comparing the 1984 survey photo to the current north facade. The final case on record dates from 2005 (H-04-62) and proposed a driveway vehicular gate (Murphey 2021:3).

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Replace approximately 2,171 sq. ft. of the existing roofing material to a 26-gauge sloped metal roof color natural galvanized steel or a color directed by the HDRB. The current roof is sloped but with varying types of materials. The roof will stay the same height and not change.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(1)(a) removal of historic material: Staff requests an exception to 14-5.2(D)(1)(a) removal of historic material. The new roofing material will change what is currently existing on the roof.

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

Applicant Response: The new roofing material will not damage the character of the district because the new roofing material was used historically in the district and will protect the adobe, wooden vigas, plaster and sheetrock construction materials.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The current roof is in complete disrepair and needs to be sufficiently removed and replaced with a roofing system that will provide the structural protection needed for this contributing structure.

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

Applicant Response: The new roofing material will prevent any more damage to the house and protect from animals living in the roof and ceiling.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. A new structurally sound roof would provide the necessary protection needed for preserving the contributing status of the structure and minimizing animals from living inside the current roof.

(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 new roofing material is the best material to prevent from any further damages to the house while providing long term protection for the house in the future.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The applicant is proposing a roofing system that is as closely related to the historic material as possible. The current historic roofing material is no longer made and is unavailable for purchase.

Exception to 5.2(D)(5)(b) architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced: Staff requests an exception to 5.2(D)(5)(b) architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. The new roofing material will change the overall look of the current roof.

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

Applicant Response: The new roofing material will not damage the character of the district because the new roofing material was used historically in the district and will protect the adobe, wooden vigas, plaster and sheetrock construction materials.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The current roof is in complete disrepair and needs to be sufficiently removed and replaced with a roofing system that will provide the structural protection needed for this contributing structure.

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

Applicant Response: The new roofing material will prevent any more damage to the house and protect from animals living in the roof and ceiling.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. A new structurally sound roof would provide the necessary protection needed for preserving the contributing status of the structure and minimizing animals from living inside the current roof.

(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 new roofing material is the best material to prevent from any further damages to the house while providing long term protection for the house in the future.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The applicant is proposing a roofing system that is as closely related to the historic material as possible. The current historic roofing material is no longer made and is unavailable for purchase.

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.

(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* stepbacks 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 Stepbacks

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 stepback 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.

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-004608--HDRB

Project Description: Primary Facade Designation

Project Location(s): 964 ACEQUIA MADRE
Santa Fe, NM 87505

Contacts:

Applicant: CHRISTOPHER PURVIS ARCHITECT@ACP-AIA.CON
222 E MARCY ST 19
SANTA FE , NM 87501
Property Owner: Wilson and Elizabeth Britton

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: False Non-Contributing: False Contributing: True Significant/Landmark: False

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction:

Project Type: Primary Elevation Designation

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: January 25, 2022

TO: Historic Districts Review Board Members

FROM: Angela Bordegaray, Senior Planner, Historic Preservation Division

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Case # 2022-004608-HDRB

Address: 964 Acequia Madre
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__X__ **Historic Inventory Form**

__X__ **Façade diagram**

APPLICANT SUBMITTALS

__X__ **Proposal Letter**

__X__ **Site Plan/Floor Plan**

__X__ **Elevations**

__X__ **Photographs**

__X__ **Other: Building Footprint Study**

RECOMMENDATION:

Staff recommends designating the east façade number 2 primary per 14-12 for Contributing Structures and Primary Façades.

BACKGROUND & SUMMARY:

864 Acequia Madre is a single-story 5,848 sf building contributing to the Downtown and Eastside Historic District. The house is “simplified” Spanish-Pueblo Revival style with a low transverse gable roof and white territorial wooden trim. Windows are wood double-hung surrounded by white wood trim. While its date of construction is unknown, a portion of the house is likely at least 100 years old.

The applicant provided a building footprint study by architectural historian John Murphey that determined the house’s footprint grown over the years. A photograph shows the northeast corner of the house in a 1984 historic survey without a front (north) portal and a recent image showing a wood territorial styled portal with simple brackets and posts painted white. Visual evidence also suggests changes to the front façade fenestration. Resulting from a 1994 HDRB case, a new north portal and yard wall were added. The footprint study states that the front door shifted west between 1984 and the present.

The applicant requests designation of primary façade(s) as applicable. Staff recommends façade 2 as primary because it maintains its original massing and historic windows a. Façade 1 (front) has been significantly altered by the addition of a formal portal, changing its “simplified” Spanish-Pueblo revival style to more of a Territorial Revival style, which presents as a later addition. The house entry door is not in its original opening.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ ☐ NRHP ☐ SRCP Criteria: ☐ A ☐ B ☐ C ☐ D

1 Name of Property *(Historic and/or current name for property)*

2 Location *(Address or description of location)*

964 ACEQUIA MADRE

3 Local Reference Number

4 County

SANTA FE

5 Property Type

☒ Building ☐ Structure
☐ Site ☐ Object

6 Date of Survey

6 / 27 / 03

7 Previous Survey Date(s)

___ / ___ / 84

☐ No previous survey

8 Name of Project

9 UTM

Zone 1
Easting
Northing

10 Photo Information

Roll #: 5

Frame #: 7

Negative Location: CITY OF SANTA FE View of: NORTH

11 Brief Description of the Property *(What is it?)*

SMALL HOUSE WITH CONTRASTING WHITE PORCH AND WINDOW TRIM, LOW WALL W/ STONE FOUNDATION/EDGE OF ACEQUIA CHANNEL; TIMBER BRIDGE OVER ACEQUIA. ADDITIONAL SMALL STRUCTURE ON SITE.

12 Who Uses the Property? *(Current and historic users and uses made of property. Indicate cultural affiliation of users.)*

13 Construction Date

Date: PRE-1940 ☒ Known ☐ Estimated Source: CITY DIRECTORIES

14 Setting

☐ Suburban ☐ Rural ☐ Village ☒ Urban If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public

15 Relationship to Surroundings ☒ Similar ☐ Dissimilar

Comments:

Continued on other side

16 Additional Perspective *(Photo, drawing, footprint, etc.; Indicate north arrow when possible.)*

17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

GIOVANA BUCKLEY
505 465-0029

18 Owner (if known) and Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

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

R 5 #8 NORTH

19 Is Property Endangered? ☐ Unknown ☒ No ☐ Yes How?

20 Significance to Current Community ☒ Unknown ☐ None ☐ Low ☐ Moderate ☐ High

Describe:

21 Other Significance or Information of Interest *(Such as historical, legendary, structural, former ownership, etc.)*

22 National or State Register *(See instructions for eligibility criteria.)*

Is this property individually listed on a historic register? ☐ Unknown ☒ No ☐ Yes

If yes: ☐ State ☐ National

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

Why?

23 National or State Historic District

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes

If yes: ☒ Contributing ☐ Non-Contributing ☐ Unknown

If 'yes,' what is name of district? SANTA FE ☐ State ☒ National

24 Supplemental Forms ☐ None ☒ HCPI Detail Form (FORM 2) ☐ Continuation Sheets, # pages: _____

ROLL 5 #9 NORTH

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

Historic Preservation Division, New Mexico Office of Cultural Affairs ***>>>>>Please complete HCPI FORM 1 before completing Form 2 <<<<<<***

For HPD Office use only: HCPI _____ No. _____ District 3 Local Reference Number

1 Name of Property *(Historic and/or current name for property)*

2 Location *(Address or description of location)*

964 ACEQUIA MADRE

4 County: SANTA FE

5 Date of Survey: 6-24-03

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Visible Construction Material

- ☐ Adobe
- ☐ Brick
- ☐ Composition
- ☐ Concrete: Block
- ☐ Concrete: Cast Stone
- ☐ Concrete: Poured
- ☐ Earth Plaster
- ☐ Masonry: Simulated
- ☐ Metal: Corrugated
- ☐ Metal: Structural Siding
- ☐ Metal: V-Crimp
- ☐ Stone: Random Ashlar
- ☐ Stone: Random Coursed
- ☐ Stone: River Rock
- ☐ Stone: Rusticated
- ☐ Stone: Tabular
- ☒ Stucco
- ☐ Tile: Structural Clay
- ☐ Vinyl Siding
- ☐ Wood: Board & Batton
- ☐ Wood: Horizontal Siding
- ☐ Wood: Jacal
- ☐ Wood: Log
- ☐ Wood: Shingle
- ☐ Wood: Tongue & Groove
- ☐ Other: _____

Notes:

7 Number of Stories ☐ Not Applicable

Number: ☒ 1 ☐ 1 1/2 ☐ 2 ☐ 2 1/2 Other: _____

8 Foundation ☐ Not Applicable

☒ Not Visible ☐ None ☐ At Grade ☐ Above Grade ☐ Raised

Materials: ☐ Concrete ☐ Stone Other: _____

Notes:

9 Roof ☐ Not Applicable

Shape: ☐ Flat ☒ Gabled ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other: _____

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Features: ☐ Eave ☐ Parapet

Materials: ☐ Asphalt ☐ Composition: Shingle ☐ Composition: Roll ☐ Earth ☐ Metal: Corrugated ☐ Metal: Pressed ☐ Metal: Standing Seam ☒ Metal: V-Crimp ☐ Tile: Terra Cotta ☐ Wood: Shingle ☐ Other: _____

10 Windows *(Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.)*

☐ Not Applicable

Operation	Material	Glazing	Number
DBL.HUNG	WOOD	1/1	3
FIXED	WOOD	PAIR 3LTS/1	3
	WOOD	SINGLE LIGHT	2

Notes:

11 Doors *(Describe type, style, and material of those doors on main or street facing elevation and other notable doors.)*

☐ Not Applicable

Type	Style	Material	Number
1 LEAF	PANEL	WOOD.	1

Notes:

12 Chimneys *(Describe whether interior or exterior and material)*

13 Porches ☐ Not Applicable

Type: ☒ Entry ☐ Partial-Width ☒ Full-Width ☐ Wrap

14 Other Significant Features

SIMPLE BRACKETS AT PORCH POSTS
VERY SHALLOW PITCH OF ROOF CONTINUOUS AT PORCH

15 Modifications *(For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)*

☐ No known modifications

1. _____ Date: _____ ☐ Known ☐ Estimated Source: _____
2. _____ Date: _____ ☐ Known ☐ Estimated Source: _____

Continued on other side

HCPI Detail Form (FORM 2) *(Continued from the other side)*

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Primary Architectural Style

- [ ] Not Applicable
- [ ] Art Deco/Streamline Moderne
- [ ] Bungalow/Craftsman
- [ ] Colonial Revival
- [ ] Folk Victorian
- [ ] Gothic Revival
- [ ] International
- [ ] Italianate
- [ ] Mediterranean
- [ ] Mission Revival
- [ ] Neo-Classical
- [x] Northern New Mexico
- [ ] Prairie
- [ ] Pueblo
- [ ] Queen Anne
- [ ] Ranch
- [ ] Spanish-Colonial
- [ ] Other: _____
- [x] SIMPLIFIED Spanish-Pueblo Revival
- [ ] Territorial
- [ ] Territorial Revival
- [ ] Tudor Revival

Notes:

17 Documents Available and Their Locations

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

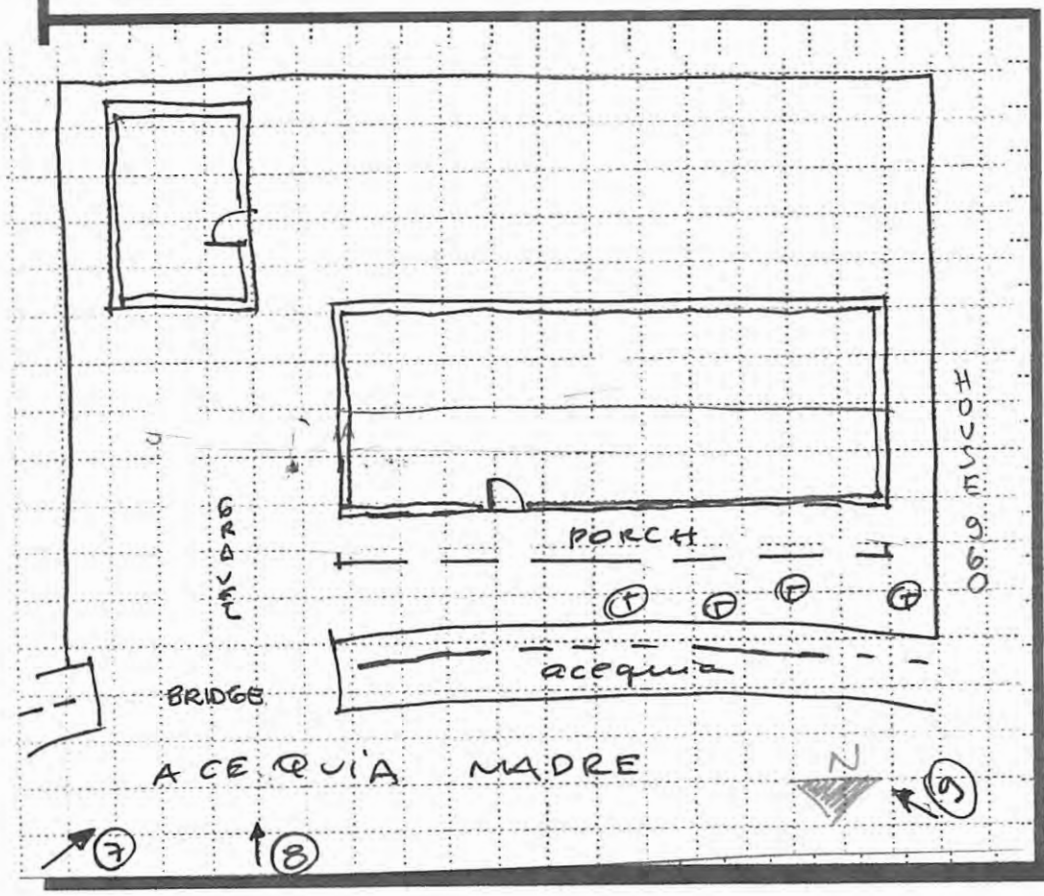
SITE

18 Attached or Associated Properties

(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)

Are associated properties eligible for listing? NO

19 Site Plan



Please Include:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads
- Driveways

Notes:

LEGEND

(T)	TREE
G	GATE
———	YARD WALL
═══	BUILDNG WALL
	DOOR
(3)	PHOTO LOCATION
▲	NORTH ARROW

H108

building threatened yes	surveyed date 15-XI-84 by nb	county Santa Fe	inv. no. 051611506
inventory number SFHD-6-1500		U.T. reference easting zone 12 13	northing

inventory description: 964 Acequia Madre

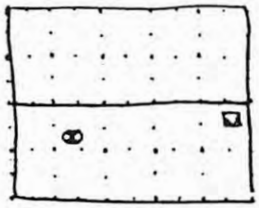
city/town: Santa Fe

land grant/conservation:

parcel:

legal description: town N S range E W sec

UTM no. 18 | negative nos. 23 | no. of no. [illegible]



date of construction: 1929-34 estimate c.1932

source: BD City Directory

use
present: residential
other:
historic: residential
other:

condition: excellent ___ good X fair ___ deteriorated

degree of remodeling: X minor ___ moderate ___ major

describe:

style: NM Vernacular

foundation material: NV

wall material/surface: Adobe Stucco

architectural features: Roof - transverse gable. Tpmeplate. Fascia. Cutter w/o downspout. 1 masonry flue 1 metal flue
Windows - 3/1 dbl. Bullnosed
Door - 1 lite wd panel w screen door

surroundings: Res

relationship to surrounding: similar ___ not similar

district potential: yes ___ no

significance: ___ eligible X of interest ___ no

if eligible, why? contrib.

associated buildings? X yes
what type? Shed

if inventoried, list ID no.

see back? ___ yes

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501 Friday, November 5, 2021

RE: 964 Acequia Madre
Enclosed (1) 24”x36”
and (1) 11”x17” copies
A-1 Site & Floor Plans Existing 11/4/21
Photographs of elevations
Letter from John Murphy

Dear Angela Bordegaray and
Members of the Historic Districts Review Board

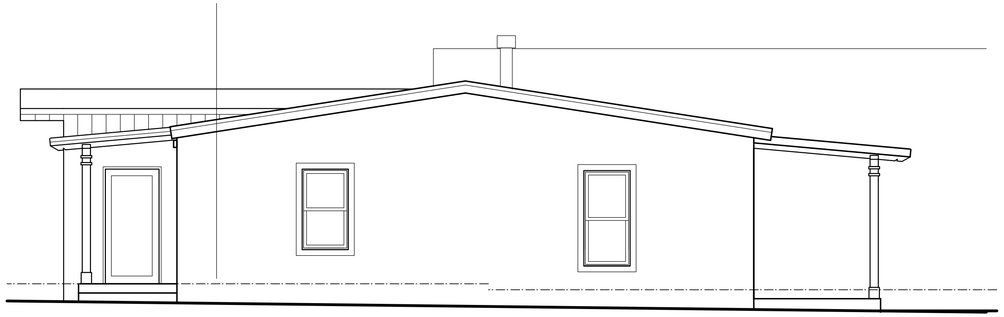
This contributing house built at least 100 years ago . See attached HCPI form and letter from John Murphey.

The buildings are contributing so we ask that you designate the designate primary elevations

Please call if you have any questions on the project 982-5461
Sincerely,

Christopher Purvis.

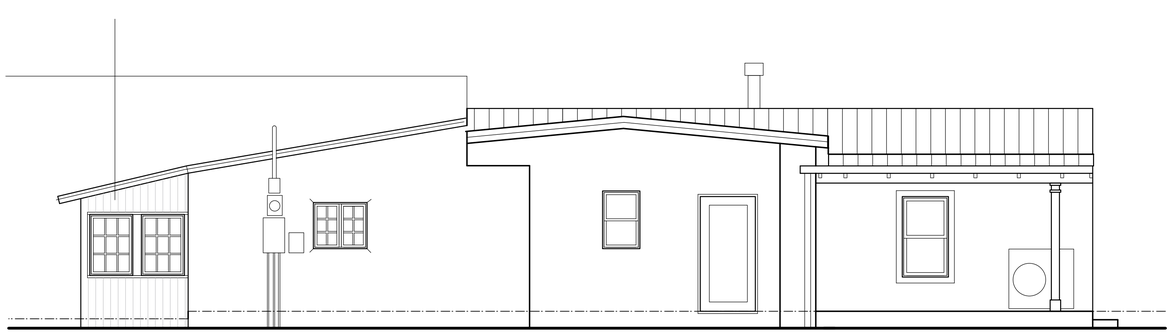
518 Old Santa fe Trail St1 PMB 373 Santa Fe N M
87505 Tel 505-982-5461 E Mail Architect@ACP-ART.com



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

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

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



2 SOUTH ELEVATION EXISTING
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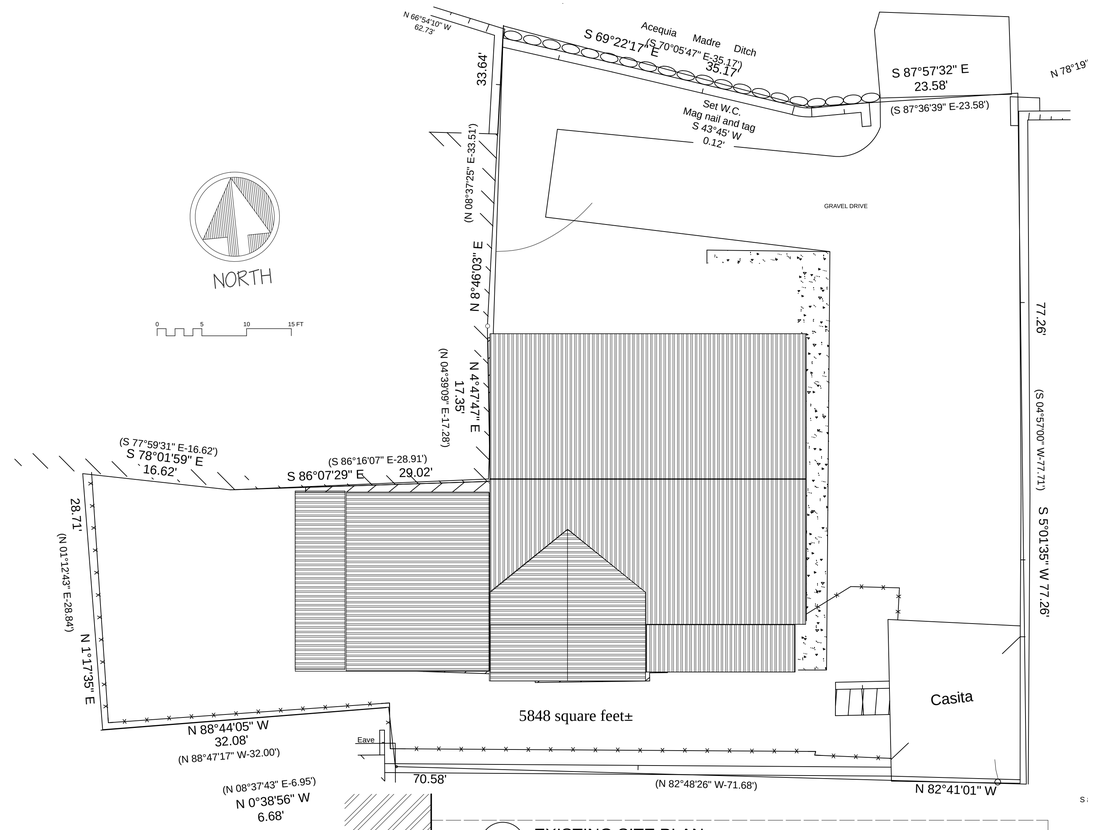
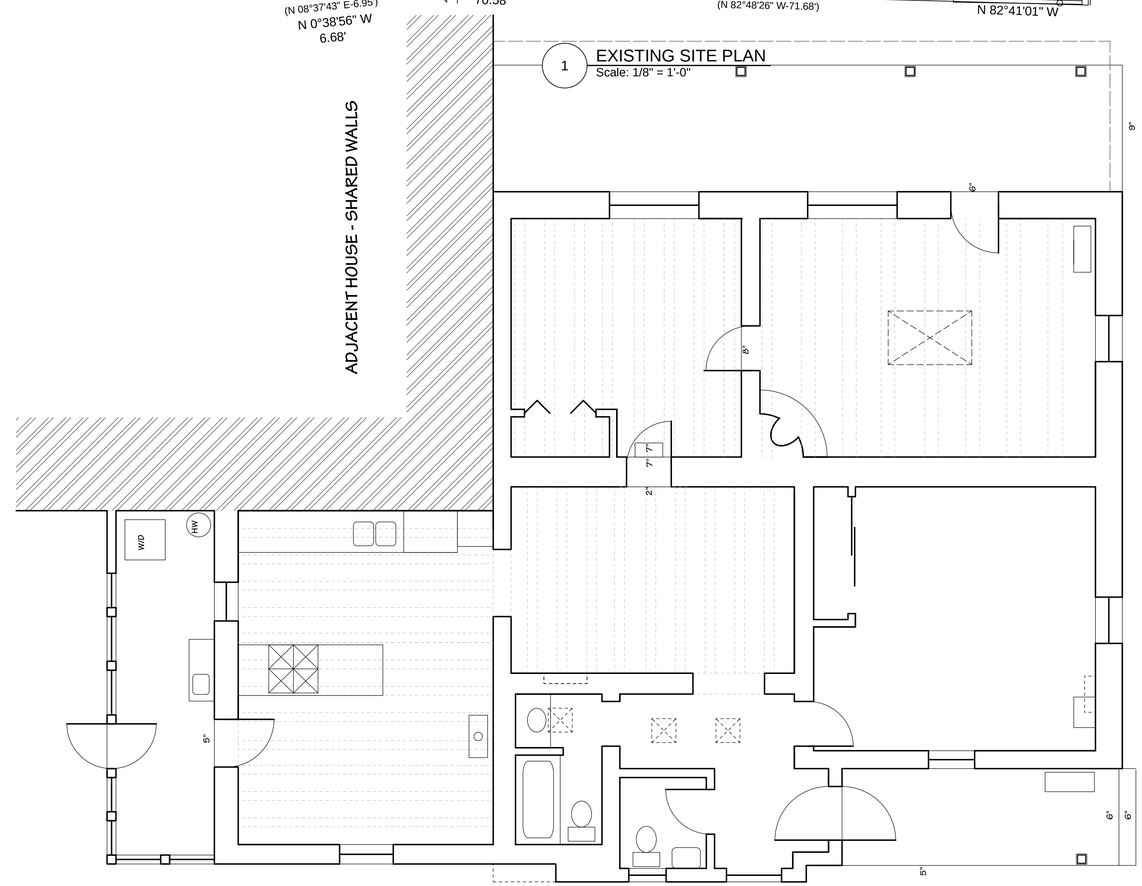


1 EXISTING SITE PLAN
Scale: 1/8" = 1'-0"



A. CHRISTOPHER PURVIS ARCHITECTS
518 Old Santa fe Trail Stl PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

WILSON REMODEL

964 ACEQUIA MADRE
SANTA FE, NEW MEXICO

6/22/2021

A-5

JOB NO. 4142

ARCHITECTURAL
History Services

John W. Murphey
Architectural Historian
SANTA FE+SAN FRANCISCO
John@archhistoryservices.com

November 8, 2021

Wilson and Elizabeth Britton
964 Acequia Madre
Santa Fe, NM 87505

RE: 964 Acequia Madre - Footprint Study: Residence (PN#10175616)

Dear Wilson and Elizabeth:

As requested, I analyzed the development of your residence at 964 Acequia Madre in regard to its footprint. This analysis was conducted, as I understand it, to inform preliminary planning for a future renovation project. Through research, which included aerial photographs, city directories, newspaper accounts, and property records, I determined the house's footprint has experienced growth over the years and recently has had a new front (north) porch added. Visual evidence also suggests changes to the front façade fenestration.

Administrative Background

The house is a Contributing Structure to the City of Santa Fe Downtown and Eastside Historic District. It is also a contributor to the National Register-listed Santa Fe Historic District (SRCP# 260). It has been surveyed twice: first in 1984, in a reconnaissance manner using a Historic Building Inventory, and in 2003, more thoroughly with a Historic Cultural Properties Inventory. The 1984 survey photograph is critical to understanding the evolution of the north façade (Figure 1). The house has been subject to at least five Historic District Review Board cases, dating between 1992 and 2005.

Brief Historical Background

While its date of construction is unknown, a portion of the house is likely at least 100 years old. Historically it ties to the Barbero family. From roughly the 1920s to the 1960s, it was occupied by Miguel G. Barbero (1895-1965), a former sheepherder and later plasterer, his wife Isabel E. Barbero (1897-1990), and five children.[1] The house remained in family ownership until the 1970s. Identified initially with Manhattan Street, it took on the address 964 Acequia Madre in the early 1930s.

Aerial Photographs

There is no map coverage (e.g., Kings, Sanborn) for the area, but from a review of aerial photographs, there is clearly growth in footprint and massing and a change with the introduction of the non-historic front porch.

A flyover image from 1948, though of poor quality, shows what appears to be the original core of the house. As captured in the photograph it's a free-standing, side-gabled dwelling with no attachments or additions (Figure 2).

Ten years later, a 1958 aerial gives the first clear sense of the house. By this time, it is a multi-roofed dwelling, connected to the house to the west. These two houses, as indicated on a 1957 parcel map, were once part of the same property (Figure 3). The west building is now on a separate parcel addressed 960 Acequia Madre.

The 1958 view shows a medium pitch roof, longer on its north exposure, suggesting the presence of possibly an enclosed porch (Figure 4). An enclosed porch was typical of a side-gabled dwelling of this era.

[1] Information on the Barberos is based on a review of public records, census enumerations, and newspaper accounts.

An aerial from 1966 captures almost the same view, and because of its angle, gives a better indication of the front façade. (Figure 5). This roof configuration continues through the early 1970s. A view from 1978 reveals much the same footprint. (Figure 6).

Based on the aerials, at no point did the house have a separate open porch, as it does today.

Project Case Records

A review of the HDRB Access database revealed that the house was the subject of five separate cases between 1992 and 2005. While the City has not retained the actual case files, an examination of public notices, agendas, and minutes gives some sense of the proposed project and the HDBR's decisions.[2]

The first case, H#-92-153, intended an "upgrade" of the building, including raising its roof. Scheduled to be heard at the October 26, 1982, hearing, the project was apparently withdrawn. Similar proposals, including a change of windows and an alteration of roof form, were presented to the Board over the twelve ensuing years. An application in 1993 (H#-93-124), withdrawn before the hearing, proposed changing the roof from pitched to flat.

Most pertinent to your research is a case from 1994 (H#94-152). Presented on September 12, 1994, the application proposed a new north "portal" and yard wall. Communication with the project's architect confirmed that it received approval with the porch constructed soon after.[3] This addition is evident when comparing the 1984 survey photo to the current facade (Figure 1).

The final case on record dates from 2005 (H#-04-62) and proposed a driveway vehicular gate.

[2] This information is based on a review of the HDRB Access database, 1992-2012, newspaper publication of meeting agendas, and information provided by the City of Santa Fe Historic Preservation Division.
[3] Dale F. Zinn, email communication to John Murphey, October 10, 2021.

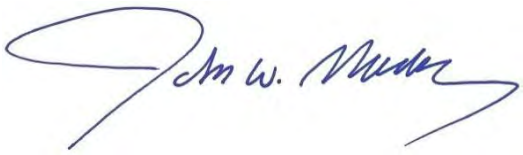
Conclusion

Comparing the two images in Figure 1, it is evident that the front door shifted to the west between 1984 and the present. Additionally, it seems the roof's north pitch may have changed in angle and height. This may reflect work that came following HDRB review. However, without complete records, it is not possible to determine the origin of these alterations.

It is unquestionable, however, that the house has grown and evolved over the years. Most recently this evolution included the non-historic porch added to the front elevation. The porch has introduced a new design in terms of form, size, and style, that is not entirely in harmony with the building's age and historical context.

Please contact me if you have any questions or comments.

Sincerely,



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

Illustrations

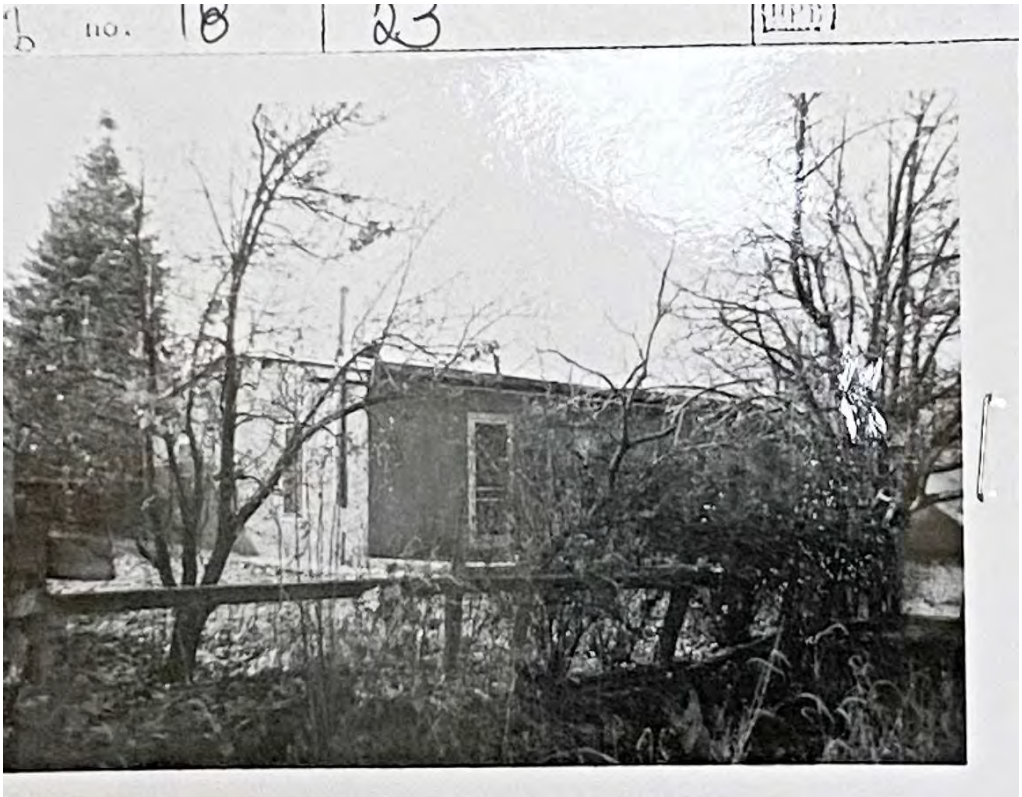


Figure 1: 1984 HBI survey photograph (above) compared with recent image of Front (north) elevation.

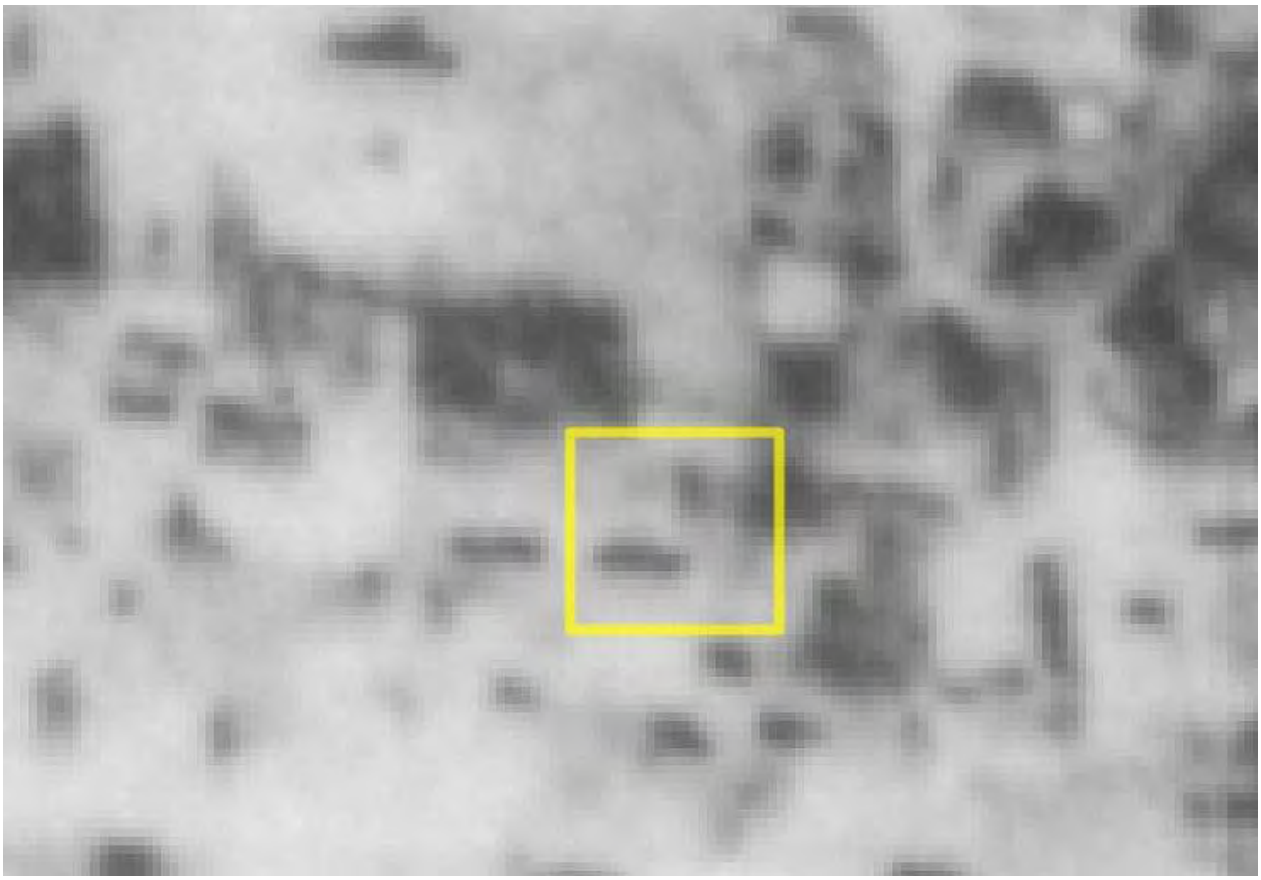


Figure 2: 1948 aerial photograph
Probable early iteration of house's footprint and form.
Courtesy University of New Mexico/EDAC.

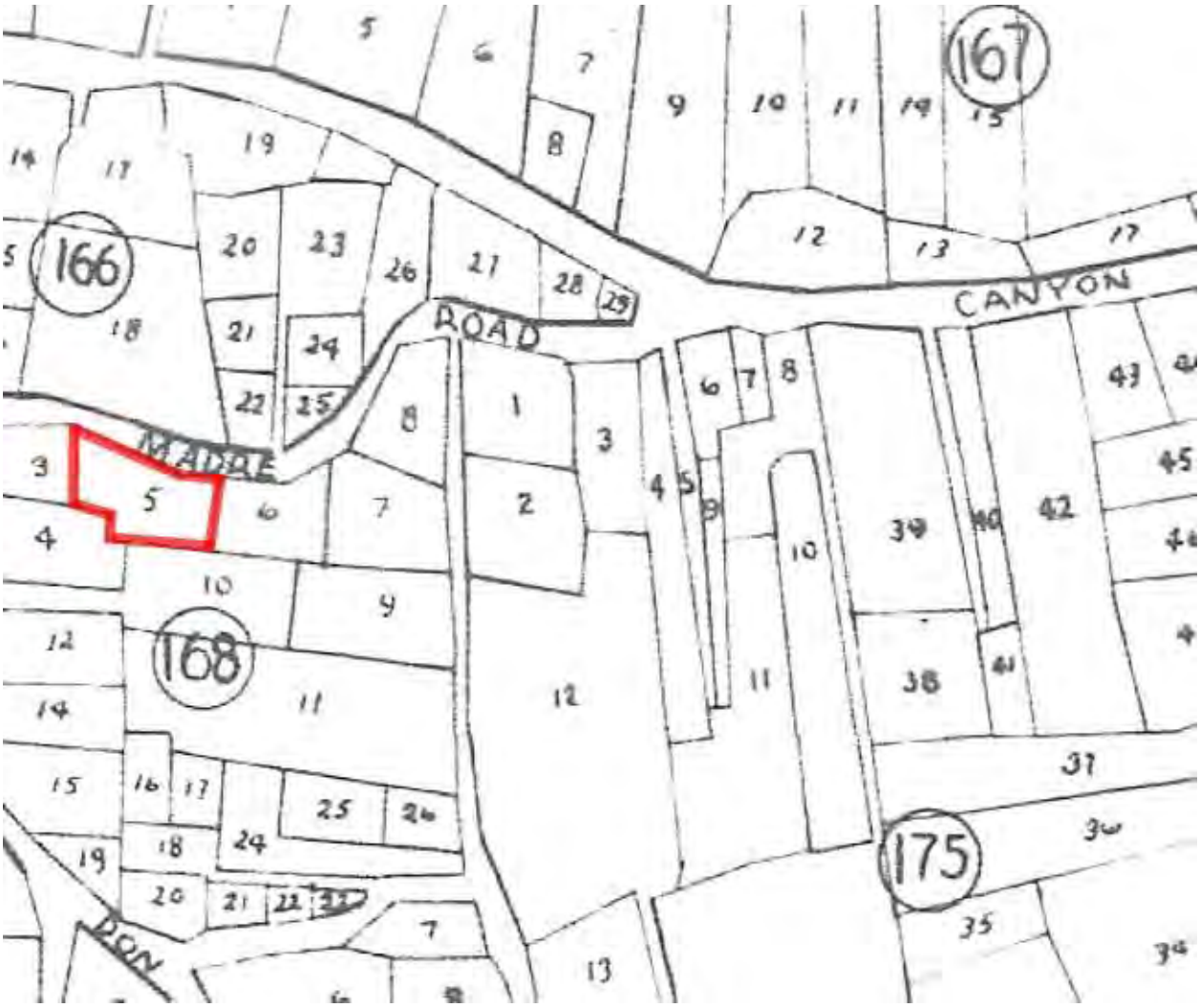


Figure 3: Portion of Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe,"1957. Parcel 5 at the time included subject house and adjacent house to west. Courtesy City of Santa Fe GIS.

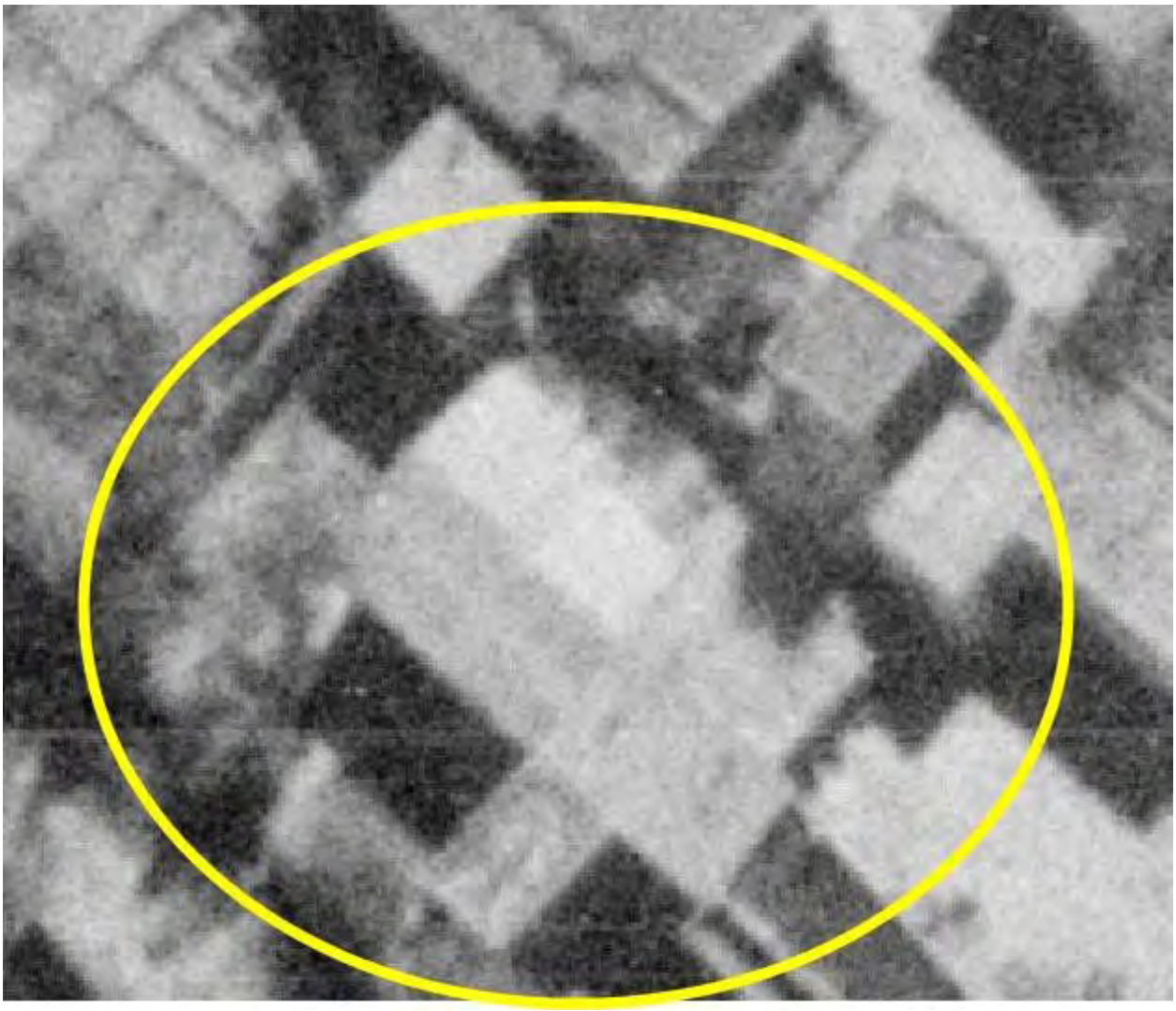
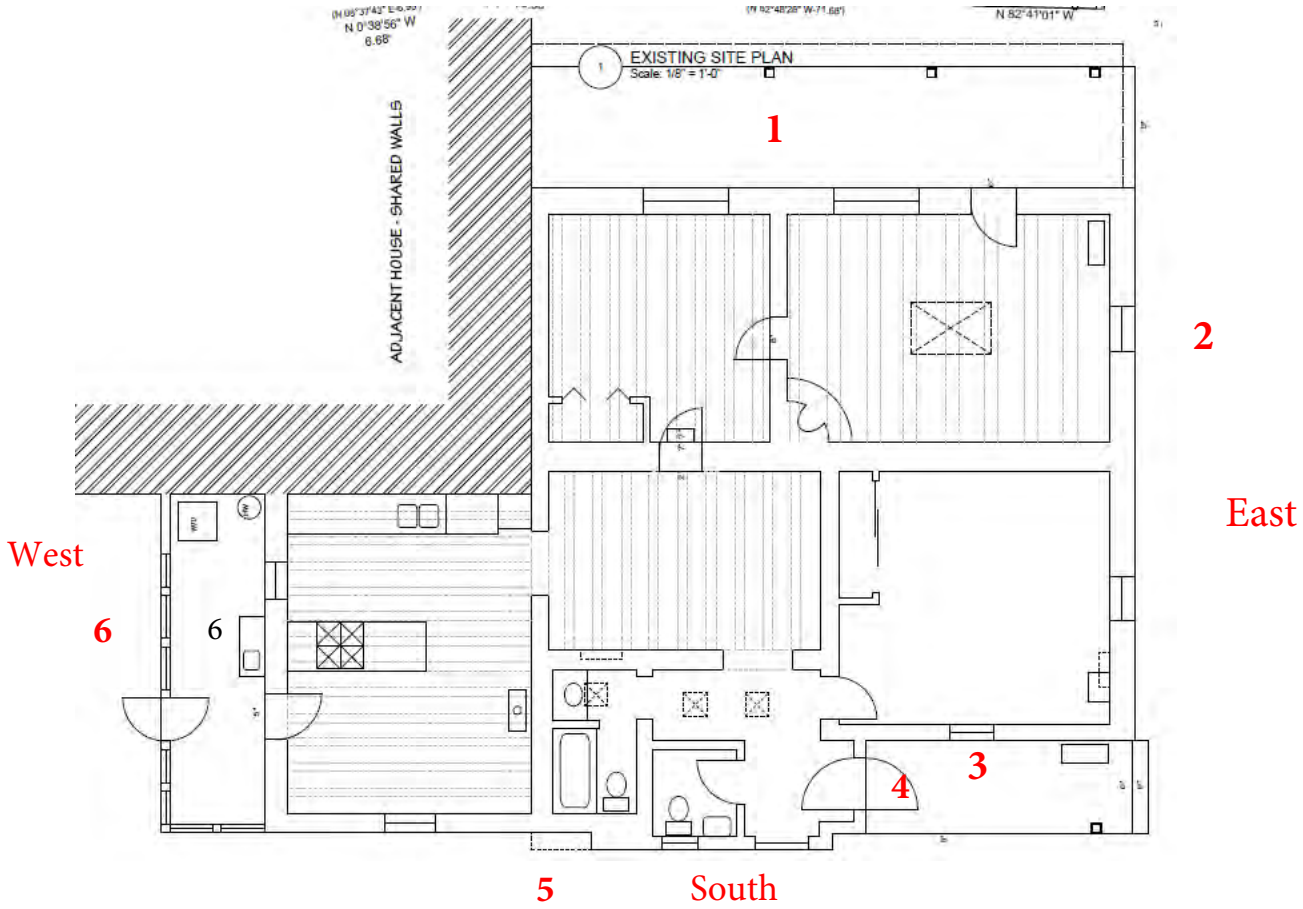


Figure 4: 1958 aerial photograph.
House with pitched form and unknown extension.
Courtesy New Mexico Department of Transportation.

Figure 5: 1966 aerial photograph.
Courtesy New Mexico Department of Transportation.

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

North



FACADE DIAGRAM

SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION

NORTH ELEVATION

1. **2021-004608-HDRB. 964 Acequia Madre.** Downtown and Eastside Historic District. Christopher Purvis, agent for Britton Wilson, requests primary facade designation on a contributing building. (Angela Schackel Bordegaray)

STAFF REPORT

964 Acequia Madre is a single-story 5,848 sf building contributing to the Downtown and Eastside Historic District. The house is "simplified" Spanish-Pueblo Revival style with a low transverse gable roof and white territorial wooden trim. Windows are wood double-hung surrounded by white wood trim. While its date of construction is unknown, a portion of the house is likely at least 100 years old.

The applicant provided a building footprint study by architectural historian John Murphey that determined the house's footprint has grown over the years. A photograph shows the northeast corner of the house in a 1984 historic survey without a front (north) portal and a recent image showing a wood territorial styled portal with simple brackets and posts painted white. Visual evidence also suggests changes to the front façade fenestration. Resulting from a 1994 HDRB case, a new north portal and yard wall were added. The footprint study states that the front door shifted west between 1984 and the present.

The applicant requests designation of primary façade(s) as applicable. Staff recommends façade 2 as primary because it maintains its original massing and historic windows a. Façade 1 (front) has been significantly altered by the addition of a formal portal, changing its "simplified" Spanish-Pueblo revival style to more of a Territorial Revival style, which presents as a later addition. The house entry door is not in its original opening.

STAFF RECOMMENDATION

Staff recommended designating the east façade number 2 primary per 14-12 for Contributing Structures and Primary Façades.

QUESTIONS FOR STAFF

Vice Chair Katz asked about the effect of the façade on the historic windows.

Ms. Bordegaray indicated the photos were in the packet. The north façade now has a porch.

Vice Chair Katz said it would be nice to see what it looked like before so they could see how it changed.

Chair Rios said the photo in the packet from John Murphy shows the house prior to porch construction. John Murphy indicated the door was moved to the west but after studying the photographs, she disagreed. She thought the photographs were taken from different angles and the door has not been moved. She could see a reflection of the light from the windows in the old photograph and why would someone move the door a few inches.

Member Biedscheid noted the photograph is page 16 of the packet.

Chair Rios referred to the bottom picture where the house appeared longer. She thought the photos were taken from different angles.

Vice Chair Katz said it was hard because you cannot see the western portion of the façade.

APPLICANT'S PRESENTATION

Christopher Purvis, 518 Old Santa Fe Trail was sworn. He said he and John had discussed this door at length. He said he used a graphic trick and turned the top photograph on its side. The door appeared to go past the end of the building. When doing the same thing on the lower photograph, it doesn't and looks like it has been moved 3 feet. There isn't any way to know unless the structure is tested. He noted on the back side is a heater.

Member Biedscheid asked if the age of the "sunroom" on the west and if historic.

Mr. Purvis didn't know. Research shows that is an addition, but we don't know when. He thought prior to the addition it had been a portal.

Member Biedscheid said she asked because she looks for examples of historic sunrooms.

Vice Chair Katz asked if the windows on the north are original or historic.

Mr. Purvis said they are not historic and the 1993 survey does not address the nature of the windows enough to know if they were changed. The windows on the east façade seem to be single pane as well. The portal addition is quite different.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601, was sworn. She encouraged the east façade be designated primary and consider the same for the north façade. It is difficult to say that

the door has been moved. The window openings might be historic, and possibly 50 years old. As long as the openings are historic, the north façade should be considered primary, with the exception of the portal.

BOARD DISCUSSION

MOTION: In Case 2021-004608-HDRB, 964 Acequia Madre, Member Biedscheid moved to designate the east façade, number 2, as primary, excluding the side portion of the portal that appears on that facade, and the north façade number 1, excluding the portal and all non-historic windows, doors, or openings as to be determined by further assessment. Vice Chair Katz seconded the motion.

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

2. **2021-004611-HDRB. 107 Victoria St.** Downtown and Eastside Historic District. Will McDonald, agent for Tamar Hurwitz, owner, proposes to replace windows, raise parapets, and construct a fence and a 449 sq. ft. portal on a non-contributing property. (Daniel Schwab)

STAFF REPORT

107 Victoria Street is a non-contributing property consisting of two structures. Their status was confirmed by the Board in case 2021-004254—HDRB on October 12, 2021. The structures are a main house and an accessory structure (garage). The original house was constructed in around 1953 and was added onto in the early 1960s. The garage was constructed also around this time.

The main house is constructed in a simplified Spanish Pueblo Revival style. It originally had a patio on the southwest corner that was enclosed in the mid-1980s. The evolution of the structure can be clearly read on the west façade. The windows on the west, east, and north facades are historic.

The garage, possibly originally a horse stable, is constructed in a similar style. In the mid-2000s, remodeling began: the garage door was changed to a pedestrian door, the ceiling was raised and a fireplace was installed. More recently, the window on the west façade appears to have been altered.

In case 2021-004255-HDRB, heard on October 21, 2021, the Board approved an application to replace existing door on west (street facing) elevation, install new aluminum

To Whom It May Concern,

This letter serves to describe the scope of work for a roof replacement project at 964 Acequia Madre, Santa Fe, NM, located within the Historic Review District. The work is a like-for-like replacement in nearly all aspects, with a few changes as detailed below to unify roofing materials and improve drainage continuity.

Scope of Work:

- The residence currently has multiple sloped roof sections consisting of 26-gauge Pro-Panel metal roofing, which will be replaced in-kind.

- One section, located at the south-central portion of the home, currently features a torch-down flat roof measuring approximately 19 feet by 24 feet. As part of this project, this area will be converted to a matching 26-gauge sloped metal roof, consistent in material and color with the rest of the home to ensure uniformity across all roof sections.

- On the north side of the property, there is a portal measuring 7'2" in width by 36' in length. This structure currently has its own lower-elevation metal roof, approximately 8 inches below the adjacent main roof.

- The proposal includes raising the attachment point of the portal roof (at the house wall) so that the new roofing over the main house and the portal forms one continuous slope, rather than two separate roof lines.

- This revised section will be triangular in profile when viewed from the side, with elevations remaining as follows:

  - The roof peak (center of the house) will remain at 13'4".

  - The outer portal edge will remain at 9'5".

- No structural changes to walls or support columns are proposed — only roofline alignment.

All materials will match existing 26-gauge metal roofing in color and profile (color to be finalized in coordination with Historic Preservation requirements: _____). The skylight will remain in place with no modification. No solar or mechanical systems will be installed on the roof. No changes to the building's slope, walls, or layout are included beyond what is described above.

The total roof area is approximately 2,171 sq. ft.

General Contractor:

Manuel Mendoza, AYS Builders

Phone: 505-795-9062

Email: manmen38@gmail.com

Property Owner:

Anjani Thomas (808) 726-7392, email: anjanithomas@me.com

Legal Description: T17N R10E S30, LOT 2, 0.1343 AC

Plat Book/Page: 865/49 184/36

Please let us know if additional information or clarification is required. Supporting images will be provided for reference.

Sincerely,

_____

25'
13'4"
9'5"

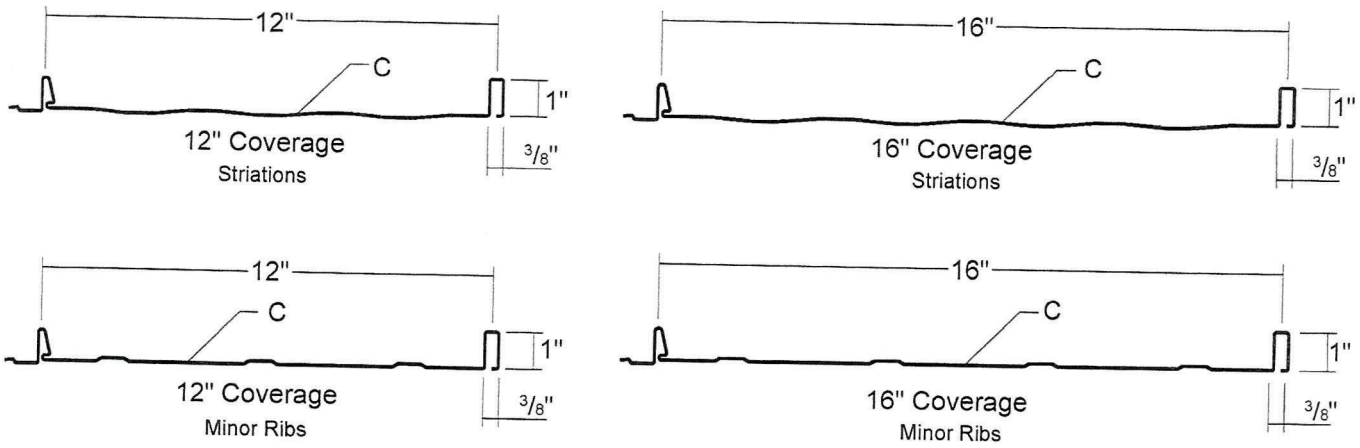
9’2”

11'4"
7'6"

ACEQUIA MADRE
960 ACEQUIA MADRE
36'3
964 ACEQUIA MADRE
409 CAMINO DON MIGUEL F
409 CAMINO DON MIGUEL C
20ft
92 35.67893 Degrees
EagleView Pictometry - Santa Fe C

IMAGE II

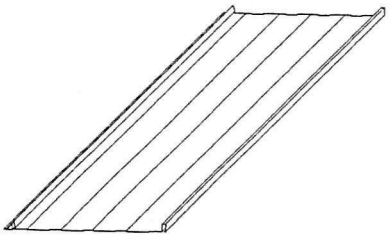
Condensed Technical Reference



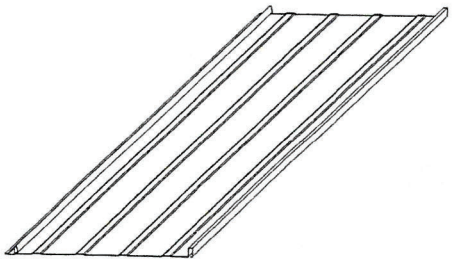
ARCHITECTURAL RESIDENTIAL PANEL | **CONCEALED FASTENED** | **12" OR 16" COVERAGE** | **MINIMUM SLOPE 3:12** | **SOLID WOOD SUBSTRATE**

PANEL OVERVIEW

- Finishes: MS Colorfast45® and Acrylic-Coated Galvalume®
- Corrosion Protection: AZ55 per ASTM A 792 for unpainted Galvalume®
  AZ50 per ASTM A 792 for painted Galvalume®
  G90 per ASTM A 653 for Galvanized
- Gauges: 26 ga standard; 24 ga optional
- 12" or 16" panel coverage, 1" rib height
- Panel Length: Minimum: 5'; Maximum: 30' recommended
- Architectural, concealed direct fastened, integral standing rib roof system
- Minimum roof slope: 3:12
- Applies over plywood with minimum 30# felt underlayment



With Striations



With Minor Ribs

TESTING AND APPROVALS

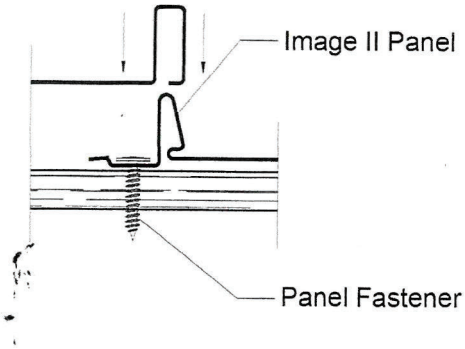
- UL 2218 Impact Resistance - Class 4
- UL 790 Fire Resistance Rating - Class A, per building code
- UL 263 Fire Resistance Rating - per assembly
- UL 580 Uplift Resistance - Class 90 Construction: #529
- Texas Windstorm - Evaluation RC-162 and RC-399
- 2020 FBC Approvals - FL11560.4, FL11560.5, FL14645.11, FL40264.5, FL40264.6 and FL42034.4
- Miami-Dade County, Florida NOA 23-0711.05 expires 8/8/2028
- ICC Evaluation Report - ESR-2385

MS Metal Sales™

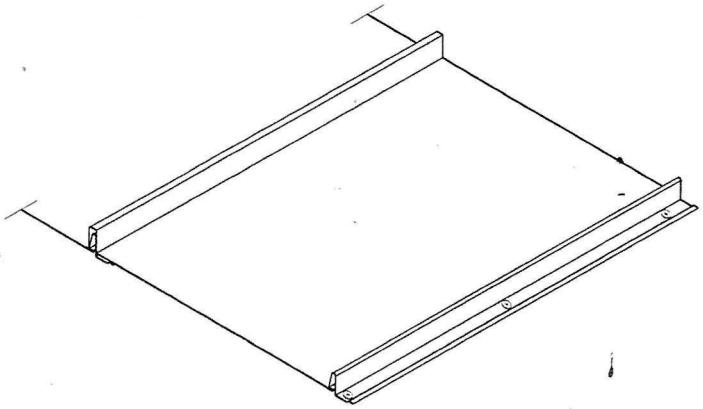
IMAGE II

Condensed Technical Reference

ATTACHMENT DETAIL



FASTENING PATTERN



FASTENER INFORMATION

Overdriven fasteners will cause panel distortions.

Fasteners should extend 1/2" or more past the inside face of the support material.

Thick supports (ex. 1/2" steel) may require predrilling of holes for screws.

Applications with large internal suction pressure, such as partially enclosed structures and those with forced air ventilation, should add sidelap sealant to improve weather resistance.

The minimum roof slope permitted by IBC for metal panels with no sidelap sealant is 3:12. For metal panels with sidelap sealant, IBC permits a minimum slope as low as 1/2:12.

Panel Fastener:
#10-12 Pancake Head Wood Screw
or #8-15 Truss Head Wood Screw

Concealed End Fastener:
#10-12 Pancake Head Wood Screw
or #8-15 Truss Head Wood Screw

Exposed End Fastener:
#10-14 XL Wood Screw

Trim Fastener:
1/4"-14 x 7/8" XL Stitch Screw
or 1/8" x 3/16" Pop Rivet

SECTION PROPERTIES								ALLOWABLE UNIFORM LOADS, psf For various fastener spacings			
Ga	Width in	Yield ksi	Weight psf	Top In Compression		Bottom In Compression		Outward Load			
				Ixx in^4/ft	Sxx in^3/ft	Ixx in^4/ft	Sxx in^3/ft	0.5'	1'	1.5'	2'
26	12	50	0.99	0.0209	0.0231	0.0211	0.0232	103	96	90	84
24	12	50	1.28	0.0268	0.0295	0.0268	0.0295	103	96	90	84
26	16	50	0.92	0.0165	0.0174	0.0165	0.0177	103	96	90	84
24	16	50	1.19	0.0210	0.0226	0.0210	0.0226	103	96	90	84

1. Theoretical section properties have been calculated per AISI 2016 'North American Specification for the Design of Cold-Formed Steel Structural Members'. Ixx and Sxx are effective section properties for deflection and bending.
2. Allowable load is calculated in accordance with AISI 2016 specifications considering bending, shear, combined bending & shear and deflection. Allowable load does not address web crippling, fasteners, support material or load testing. Allowable load considers the three or more equal spans condition. Panel weight is not considered.
3. Deflection consideration is limited by a maximum deflection ratio of L/180 of span.
4. Allowable loads do not include a 1/3 stress increase for wind.

©MSMC/9-2023

MS Metal Sales™ metalsales.us.com

Anchorage, AK 866.640.7663
Bay City, MI 888.777.7640
Deer Lake, PA 800.544.2577
Denver, CO 800.289.7663
Detroit Lakes, MN 888.594.1394
Fontana, CA 800.782.7953
Fort Smith, AR 877.452.3915
Independence, MO 800.747.0012
Jacksonville, FL 800.394.4419
Jefferson, OH 800.321.5833
Mocksville, NC 800.228.6119
Nashville, TN 800.251.8508
Rock Island, IL 800.747.1206
Rogers, MN 800.328.9316
Seattle, WA 800.431.3470
Sellersburg, IN 800.999.7777
Sioux Falls, SD 888.299.0024
Spokane, WA 800.572.6565
Temple, TX 800.543.4415
Woodland, CA 800.759.6019

ms-HT Underlayment
Metal Sales Manufacturing Corporation

DESCRIPTION
ms-HT, Metal Sales Hi-Temp Underlayment, is a SBS modified bitumen self-adhesive membrane intended to be used as a roofing underlayment. It has a slip resistant surface composed of a polyethylene woven complex. This surface allows the use of ms-HT on various slopes. ms-HT will seal around penetrating fasteners.

Because of its specific bituminous formulation, ms-HT is designed to withstand surface temperatures up to 240° F. It can therefore be used under metal roofing and under asphalt shingles. ms-HT should be installed in temperatures above 50° F. The roof covering should be installed as soon as possible following the installation of ms-HT. Maximum exposure time of ms-HT before panel installation is 90 days. ms-HT is not intended to be the primary weather barrier. ms-HT can also be used as a vapor barrier behind walls. ms-HT requires continuous support, such as rigid insulation or plywood. The lap along the side should be 3" minimum. The lap at the end should be 6" minimum.

SURFACE PREPARATION
The use of a primer enhances the adhesion strength of self-adhesive membranes.

TESTING AND APPROVALS
FBC 2023: FL14392.1
Miami-Dade NOA: 20-0331.01, Expires 9/29/2025
UL Evaluation Report: UL ER21824-01

PERFORMANCE CHARACTERISTICS *(All values are nominal)*

Properties	Standards	ms-HT
Thickness	–	40 mil
Dimensions	–	67' x 3'
Gross / Net Coverage per Roll	–	200 ft² / 183 ft²
Roll Weight	–	45 lbs
Top Face	–	Textured Film
Underface	–	Silicone Release Sheet
Breaking Strength, MD / XD	ASTM D 1970	64 lbf/in / 88 lbf/in
Ultimate Elongation, MD / XD	ASTM D 1970	52% / 24%
Static Puncture	ASTM D 5602	90 lbs
Lap Adhesion	ASTM D 1876	11.4 lbf/in
Peel Strength	ASTM D 903	17.5 lbf/in
Tear Resistance, MD / XD	ASTM D 5601	84 lbf / 90 lbf
Max Service Temperature	ASTM D 1970	240° F
Cold Bending	ASTM D 1970	-20° F
Water Vapor Permeance	ASTM E 96	0.03 perm
Air Permeability	ASTM E 283	<0.007 L/sec m²

ms-HT is an ISO 9001 Certified product.

Metal Sales may modify the composition and/or utilization of its product without prior notice. Consequently orders will be filled according to the latest specifications. General information is provided on this Product Data Sheet. Physical property average values are based on accepted test standards conducted under controlled laboratory conditions. These values are not minimum standards since they can vary due to normal manufacturing processes. Metal Sales is not obligated to manufacture Product(s) to particular project specification requirements unless agreed to in advance by Metal Sales. It is the roofing contractor's (Purchaser) responsibility to order and purchase materials that meet a particular project specification.

1105 1888 / 4-24

800.406.7387
metalsales.us.com

Metal Sales™

Metal Roof and Wall Colors

MS COLORFAST45® PAINT SYSTEM — 29 & 26 GAUGE

- White (30) ☆
- Polar White (80) ☆
- Light Stone (63) ☆
- Mocha Tan (22) ☆
- Carlsbad Canyon (10) ☆
- Ash Grey (25) ☆
- Charcoal (17) ☆
- Burnished Slate (49) ☆
- Burgundy (15) ☆
- Ocean Blue (35) ☆
- Forest Green (26) ☆
- Fern Green (07) Low Gloss ☆
- Patina Green (58) ☆
- Covert Green (R8) ☆ Upcharge will apply
- Red (24) ☆
- Patriot Red (73) ☆ Upcharge will apply
- Brown (12) ☆
- Mocha Brown (13) ☆
- Black (06) ☆
- Native Copper (190) † ☆ Upcharge will apply
- Rustic Steel (W45) PVDF — *26 Ga. Only* Upcharge will apply; *30 year finish warranty only*
- Galvalume (41) ☆ — Non-Painted Finish 25 Year Warranty
- Galvanized (00) — Non-Painted Finish No Warranty

ENERGY STAR PARTNER

☆ All Colors Meet or Exceed Steep Slope ENERGY STAR® Requirements

† Native Copper color may vary visually based on reflection and/or installation angles

45 Year Paint Warranty

MS(1G)/03-20

Bar C Metal Roofing Suppliers, Inc.
1745 Woodson Drive
Santa Fe, NM 87506
(505) 455-3274

See back page for other paint system options.
Colors carry a 45 year limited paint warranty unless noted.
Color selections are close representations but are limited by processing and viewing conditions. Actual samples are available by request.

PRODUCT SOLUTION CHART

PANEL	PROFILE	COVERAGE	MS COLORFAST45® 29 GA	MS COLORFAST45® 26 GA	ACRYLIC COATED GALVALUME® 29 GA	ACRYLIC COATED GALVALUME® 26 GA
VERTICAL SEAM	Striated / Flat	12"/16"/18"		◆		●
MINI-BATTEN		12"/16"/18"		◆		●
SOFFIT PANEL		12"		●		●
IMAGE II™	GALVALUME Striated / Minor Ribs	12"/16"		●		●
PRO-PANEL II®		36"	●	●	●	●
CLASSIC RIB®	GALVALUME	36"	●	●	●	●
PBR-PANEL		36"		●		●
IC72-PANEL		36"		●		●
7/8" CORRUGATED		Roof 32" Wall 34 2/3"		●		●
2.5" CORRUGATED		24"		■	●	●
1.25" CORRUGATED*		24"		■		●
5V-CRIMP*		24"	■	■	●	●
PBU-PANEL*		36"		■		●
SPAN-LINE 36A*		36"		■		●

Notes:

- ▶ For other colors, finishes, gauges, and materials, please inquire
- ▶ For Image II panel, refer to Image II panel brochure for color selections
- ▶ For panels with asterisk (*) longer lead times will apply

Legend:

- ● Standard colors are available in any quantity
- ◆ For standard colors, minimum quantity may be required
- ■ Available in limited standard colors

ColorFit40™ (40 Year Finish Warranty)
29 ga. Pro-Panel® II & Classic Rib® only

Ash Grey (25)
Brown (12)
Burnished Slate (49)
Charcoal (17)
Forest Green (26)
Light Stone (63)
Mocha Tan (22)
Red (24)
White (30)

VersaRib (20 Year Finish Warranty)
29 ga. Pro-Panel II® & Classic Rib® only

Brown (12)
Charcoal (17)
Forest Green (26)
Light Stone (63)
Red (24)
White (30)

Select 10 (10 Year Finish Warranty)
29 ga. Pro-Panel II® & Classic Rib® only
Liner Panel

Bright White (39) - not shown

Storage Instructions

If metal roofing or siding is not going to be used immediately, it should be stored in a dry area. It should be unbundled and stood on end against an interior wall. If materials must be stored outside, protect with canvas or waterproof paper. Allow for air circulation, do not cover air-tight.

Application precautions

Avoid installing directly over green or damp lumber, porous insulation or other damaging materials. The use of a moisture barrier is recommended in such situations. Strong chemicals, such as fertilizer, manure and lime may cause damage. Storage or application near such materials should be avoided.

City of Santa Fe, New Mexico

memo

DATE: **June 10, 2025**

TO: **Historic Districts Review Board**

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

FROM: **Lani McCulley, Senior Planner, Historic Preservation Division**

2025-010489-HDRB, 539 Garcia St., Downtown & Eastside Historic District, contributing, Matthew Rembe, agent for Penny Rembe, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure and an accessory structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

_x_ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

_x_ **Site Plan/Floor Plan**

_x_ **Elevations**

_x_ **Photographs**

_x_ **Other:** [2025 HCPI]

STAFF RECOMMENDATION:

Staff recommends that the historic status of the residential structure be maintained as contributing with the south façade, which holds the greatest historic integrity, as the primary facade, and that the accessory structure be designated as contributing with the east facade as primary, per section 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

a. In case 2025-010489-HDRB, for 539 Garcia Street, retain the residential structure as

contributing with the south façade as primary, and designate the accessory structure as contributing with the east façade as primary per staff's recommendation.

b. In case 2025-010489-HDRB, for 539 Garcia Street, retain the residential structure as contributing with the south façade as primary, and designate the accessory structure as non-contributing.

c. In case 2025-010489-HDRB, for 539 Garcia Street, downgrade the residential structure to non-contributing and designate the accessory structure as contributing with the east façade as primary.

d. In case 2025-010489-HDRB, for 539 Garcia Street, downgrade the residential structure to non-contributing, and designate the accessory structure as non-contributing.

BACKGROUND & SUMMARY:

The single-family residence at 539 Garcia Street is listed as contributing to the Downtown and Eastside Historic District. No primary facades have been designated on the residential structure. The accessory structure has not been assigned a historic status.

Figure 1: Property setting

The Spanish Pueblo Revival-style home was constructed in the 1940s using adobe as part of the Garcia family compound. A rear addition was constructed sometime between 1958 and 1966 (see aerials provided in 2025 HCPI) in a ranch style at a lower height than the original structure. After 1978, a bay window addition was constructed on the west elevation along with two window opening changes. According to the 2025 Historic Cultural Properties Inventory (HCPI), the south elevation porch appears to have been reconstructed at an unknown date due to the types of materials used in the construction, including milled plates and precut corbels. The windows are a combination of wood, aluminum, and vinyl. The residence is one of the original homes located in the Jose Dolores Garcia Estate Subdivision (lot 2), which was developed to accommodate Garcia family members from land deeded from the Garcia family ranch.

Figure 2: South Elevation of Residential Structure

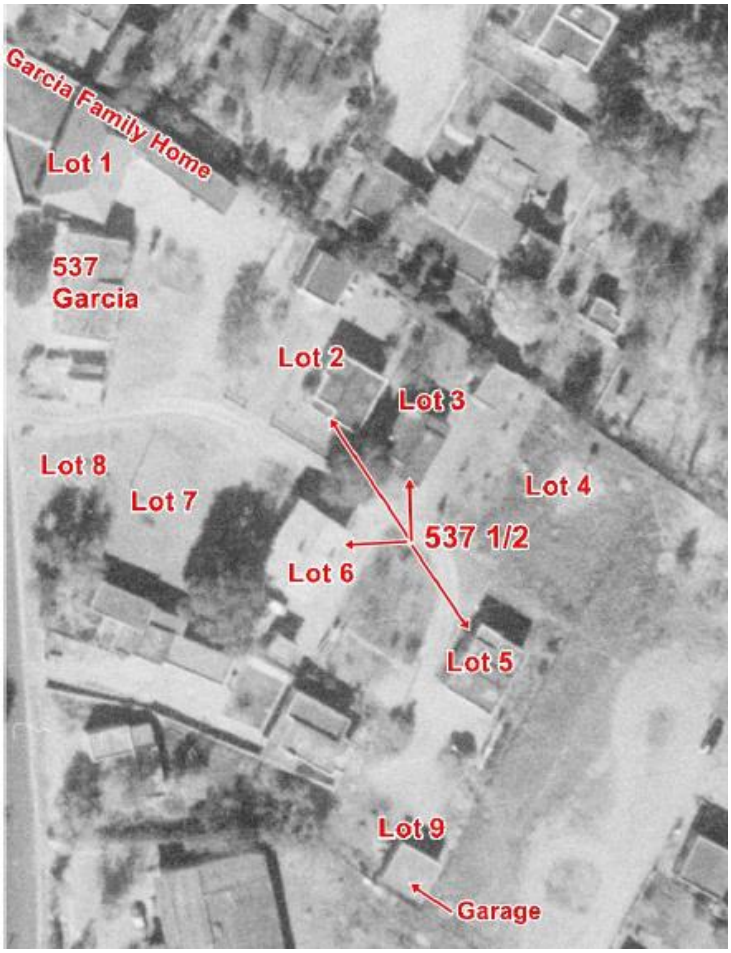


Figure 3: November 10, 1958, aerial photograph. Lot 2 is the subject property.

In the northwest corner of the lot sits an adobe one-car garage in Pueblo-Revival style consistent with the house style, also dating to the 1940s. The windows are wood sash windows, with one being a three-over-one window and the other a one-over-one window.

Figure 4: South Elevation of Accessory Structure

APPLICANT'S REQUEST:
The applicant requests the following:

1) Status review with primary façade designation, if applicable, for a residential structure, and
2) Status review with primary façade designation, if applicable, for an accessory structure.

The residence and accessory structure combination were constructed at the same time in matching styles. The lot is one of the first to be developed in the Jose Dolores Garcia Estate Subdivision, which is indicative of family compound development in Santa Fe, where the homes are built for the family and divided from the original family tract after the residences are constructed. The residential structure retains its original footprint and shows its development over time. Except for the bay window and rear addition, the entire structure has not been altered from its original historic condition. The residence contributes to the historic associations and architectural design qualities that are significant for the Downtown and Eastside Historic District and specifically to the Jose Dolores Garcia Estate Subdivision. The south façade holds the most historic integrity, even with the possibility of changes and/or reconstruction of the portal. The garage's east elevation retains the most historic integrity with the three-over-one wood window, which is most likely original to the structure. Therefore, staff find that the residence and the associated garage are contributing to the district.

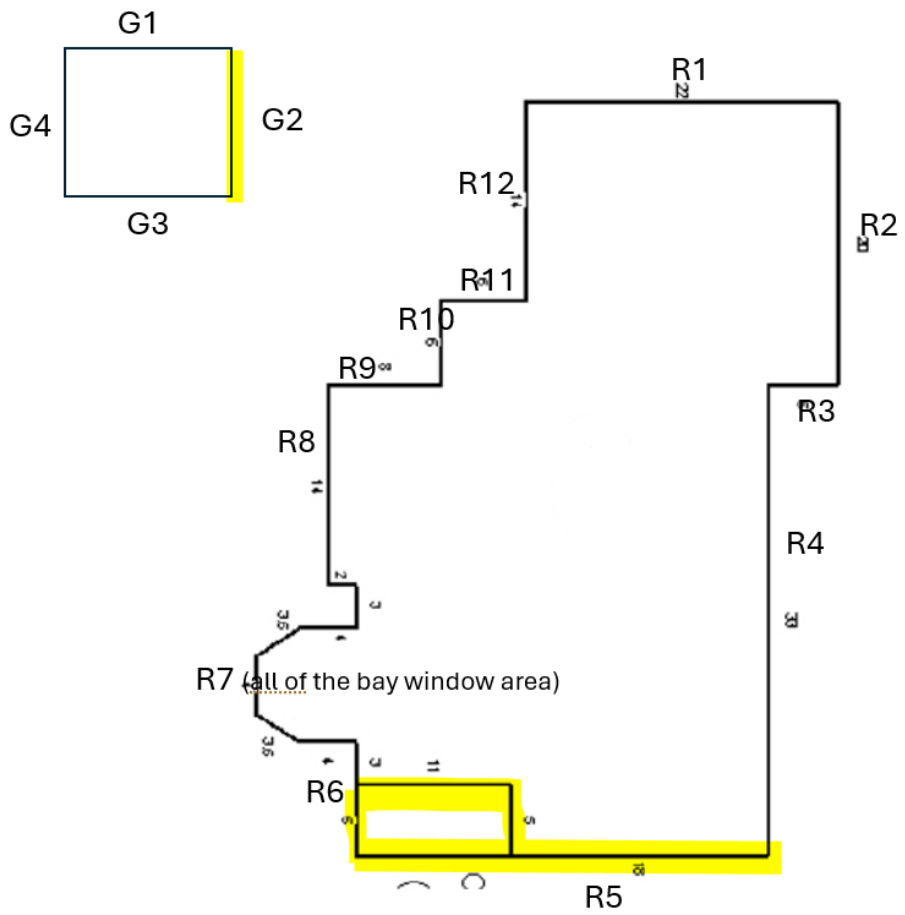


Figure 5: Façade Diagram

<u>RELEVANT CODE CITATIONS:</u>

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* is 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.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

14-12 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national, or global level; or
(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

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 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

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.

(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 a 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 complementary 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 of overhang.

H2112

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

IDENTIFICATION

ADDRESS: 537½ GARCIA ST.

ID NUMBER: 051600275

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N RANGE 9 E SEC 25 NE 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:

1940 ESTIMATE _____ ACTUAL

SOURCE(S) Neighbor + Relative

BUILDING DATA

ARCHITECTURAL STYLE:

PUEBLO REVIVAL

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS:

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? GARAGE detatched

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR

EXPLAIN: GREENHOUSE WINDOW - W Side - Room in N.

OVERALL CONDITION:

X EXCELLENT ____ GOOD

____ FAIR ____ DETERIORATED

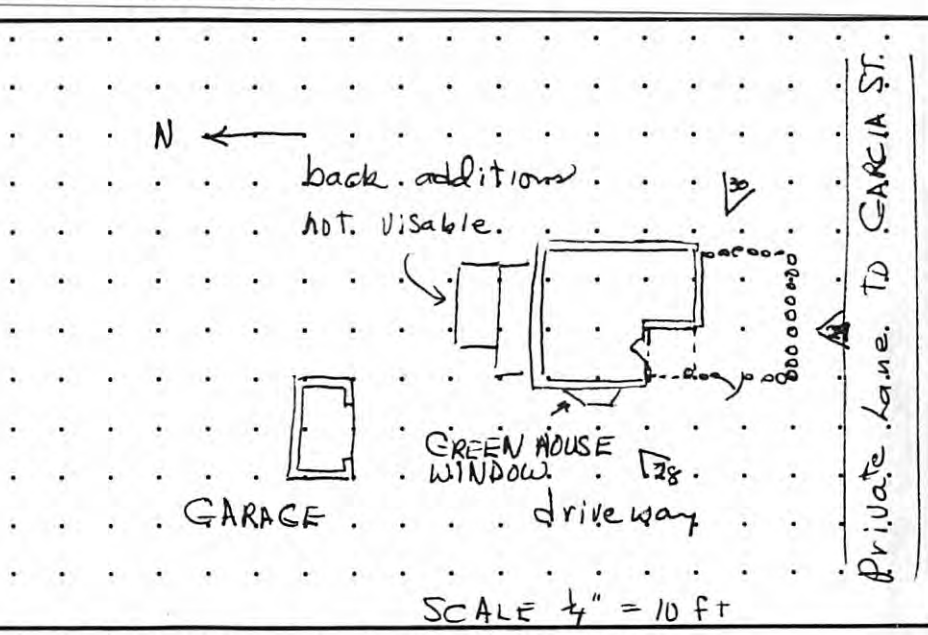
BUILDING THREATENED?

____ YES X NO

PHOTO

#28 WEST SIDE

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES X NO ____ ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES X NO ____ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES ____ NO

SURVEYED 7-2-91 BY AC

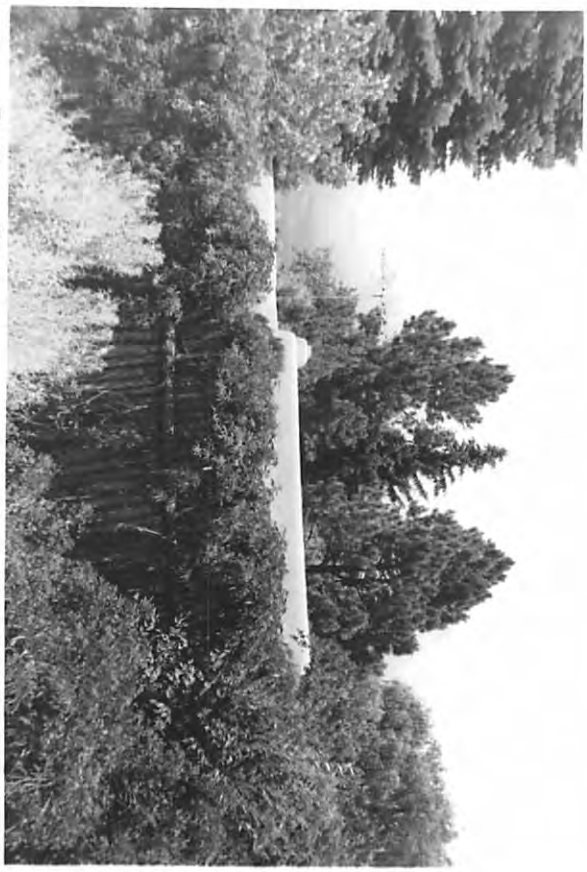
NEGATIVES WITH NMHPD ROLL # 1 NEG # 28 TO 30

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	STUCCO	Good
FOUNDATIONS	NOT VISABLE	
DOORS	NOT VISABLE	
WINDOWS	WOOD FRAME DBL HUNG 3, GREEN HOUSE WINDOW on WEST	
PORTALES	INSET SW CORNER	
CANALES	3 ON EAST SIDE	
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS	COYOTE AROUND FRONT	
ARCH. DETAILS		
OTHER	DENSE GROWTH AROUND HOUSE	

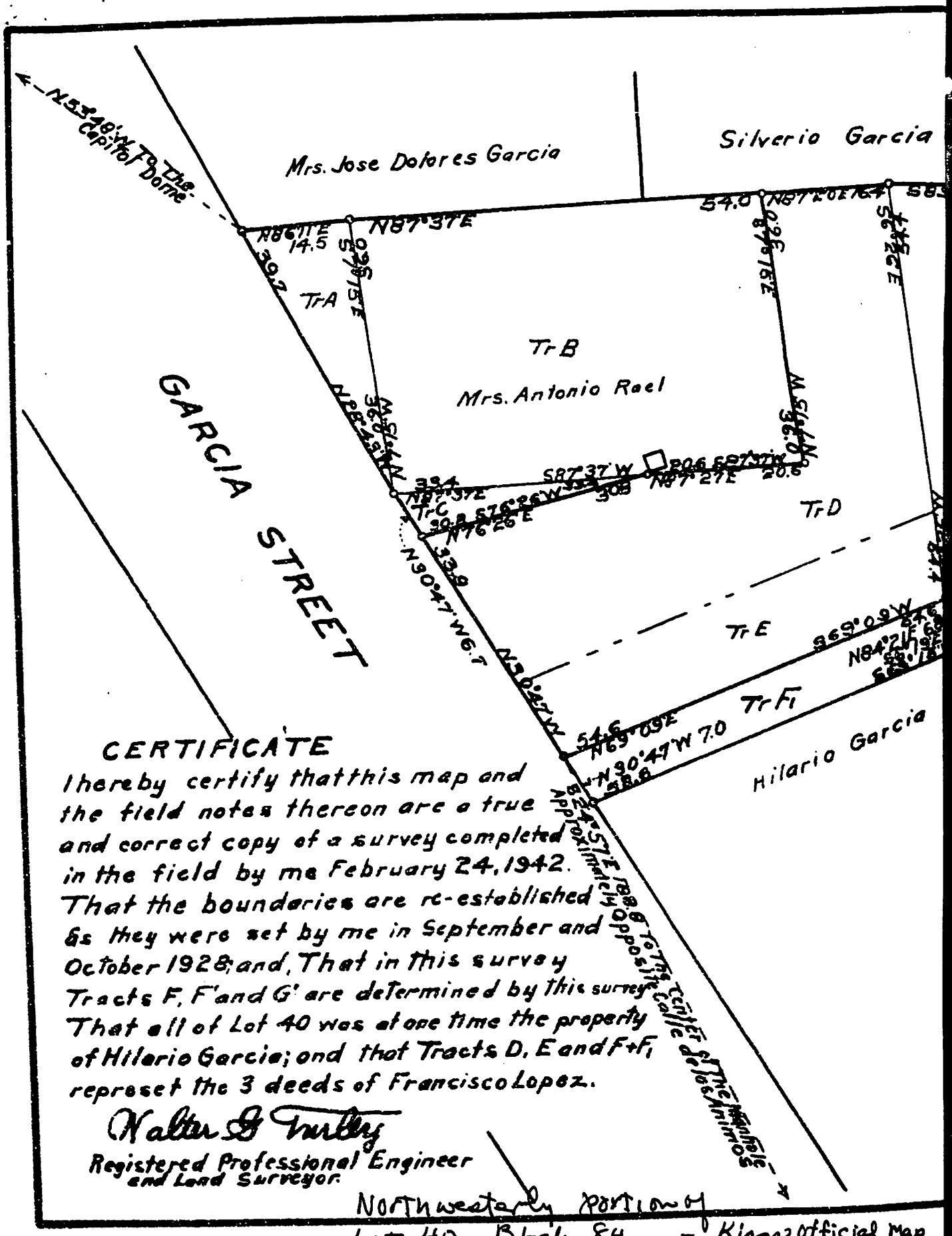
COMMENTS ONE OF 4 HOUSE BUILT BY JOSE DOLORE GARCIA FOR HIS HEIRS - SAME PLAN AS #276 + 277

ADDITIONAL PHOTOGRAPHS



#29 SOUTH SIDE

#30 EAST SIDE



CERTIFICATE

I hereby certify that this map and the field notes thereon are a true and correct copy of a survey completed in the field by me February 24, 1942. That the boundaries are re-established as they were set by me in September and October 1928; and, That in this survey Tracts F, F' and G' are determined by this survey. That all of Lot 40 was at one time the property of Hilario Garcia; and that Tracts D, E and F+F1 represent the 3 deeds of Francisco Lopez.

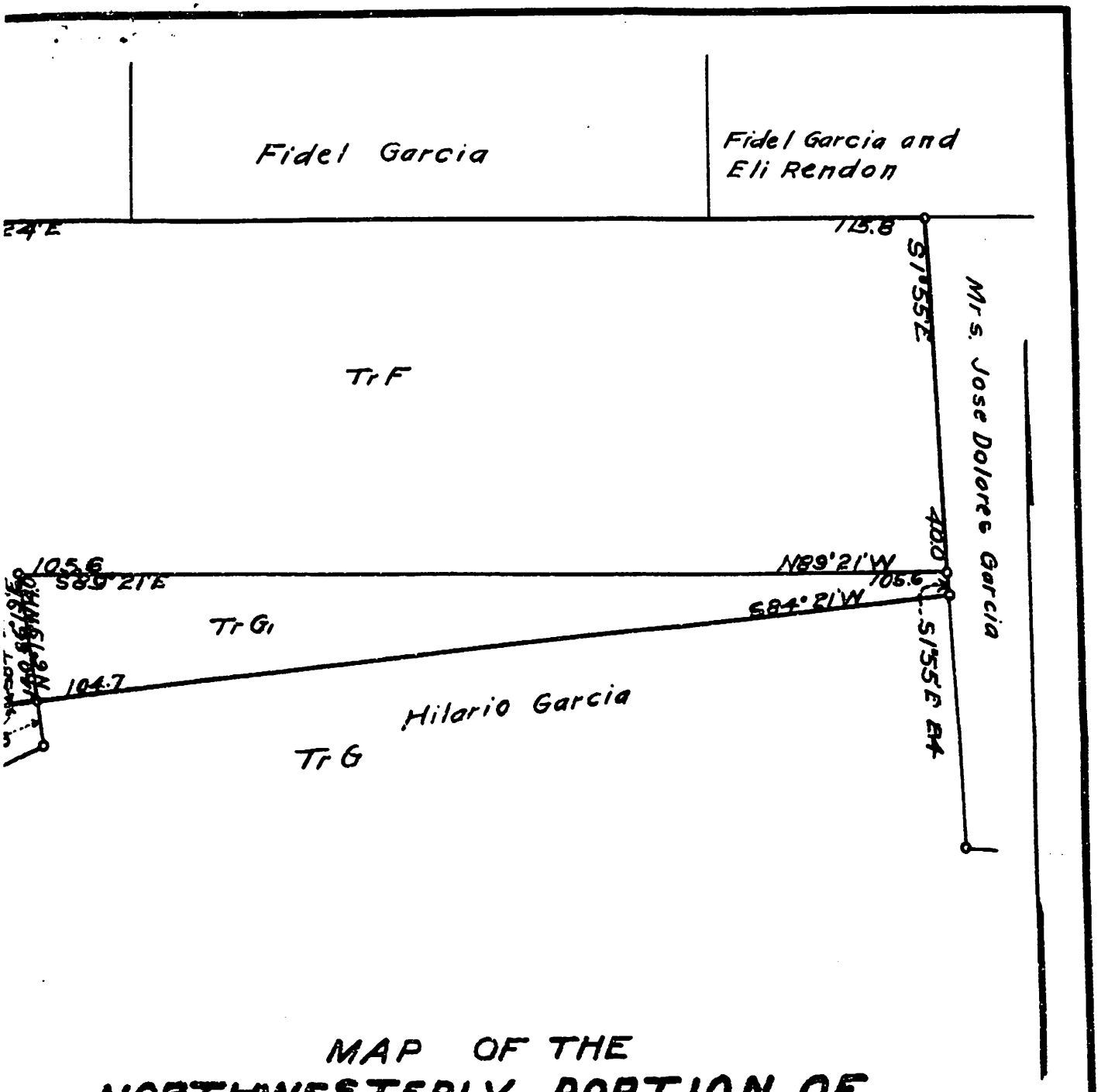
Walter G. Turley

Registered Professional Engineer and Land Surveyor.

Northwesterly portion of

Lot 40 Block 84 - Kings Official Map

1942 Lot 40 Block 84 A - 1924 Official Map



MAP OF THE
NORTHWESTERLY PORTION OF
LOT 40 BLOCK 84 KINGS OFFICIAL MAP
LOT 40 BLOCK 84A 1924 OFFICIAL MAP
WARD NUMBER ONE
SANTA FE NEW MEXICO
SCALE 1IN=20FT

42E4

5/6 31
1942

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 21-6-83 by mb	county Santa Fe	ID no. 051600275
field map Santa Fe, N.M.	number 1	UTM reference zone 12 13 easting	northing

location description: 537½ Garcia

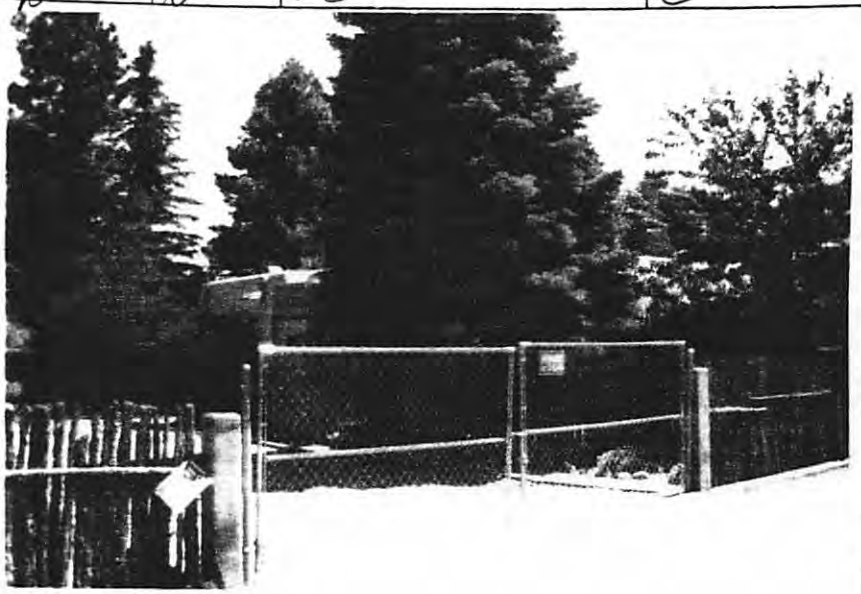
city/town: Santa Fe

land grant/reservation: ~~land grant/reservation~~

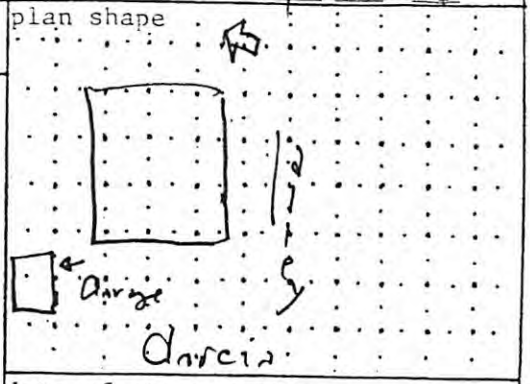
building name:

legal description: tnsp 17 N range 9 E sec 29 NE ¼ NE ¼

film roll by mb no. 16 | negative nos. 25 | loc. of neg. HPB



plan shape



date of construction: Pre 1945 estimate ____ actual ____

source:

use: present ~~residential~~ other ____ historic residential other ____

condition: ___ excellent X good ___ fair ___ deteriorating

degree of remodeling: ___ minor X moderate ___ major

describe: Bay window – lintel covering

surroundings: Res

relationship to surroundings: X similar ___ not similar

district potential: ___ yes X no

significance: ___ eligible ___ of interest X none

if eligible, why?

associated buildings? X yes

what type? Garage

if inventoried, list ID nos.

see back? ___ yes

style: Pueblo Revival

foundation material: Not vis

wall material/surface: Stucco

architectural features: Much of house not visibly

Windows 3/1 wood dbl hung – some lintels exposed

Masonry Chimney

adzed lintel over overhead garage door

comments

Wall

hedge

wire fence

wood fence — coyote

landscape

street trees

stone curb

0 setback

acequia

Streetscape

To the Santa Fe Historical Board,

We would like to request a status review for the property at 539 Garcia St. Santa Fe, NM 87505. Please see the documents prepared by John Murphy.

Please contact Aviva Baumann of Wildflower Construction LLC with any questions.

Thank you very much,

Aviva Baumann
Wildflower Construction LLC
323-449-9443

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: May 11, 2025

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Juan and Simona/ Stella and José Salazar/ Christina Ertner House	539 Garcia Street Downtown and Eastside Historic District – Santa Fe	Santa Fe ID: N/A 4. County: Santa Fe Parcel # 12382336

5. Property Type:
_x Buildings: house and garage
__ Structures:
__ Site __ Object

6. Date of Survey:
May 7, 2025

7. Previous Survey Date(s):
__Yes:
_x_No: per communication with SFe HPD and NMCRIS

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6787977,-105.9345982

10. Photo Information: Giulia Caporuscio, photographer, May 7, 2025. Photo 1: View of west elevation. Camera facing east.

11. Brief Description of the Property:

Constructed in the late 1940s following the subdivision of Don José Dolores Garcia's estate, the house features an original Pueblo Revival front volume, typical of the postwar regional style. A rear ranch-style addition was built between 1958 and 1966, reflecting the evolving residential development patterns of midcentury Santa Fe. The west elevation was modified after 1978 with the addition of a projecting bay window and a raised window surround — both characteristic of 1980s remodeling trends and visually distinct from the earlier construction. The property also includes a one-car garage and workshop in a simplified Pueblo Revival mode, consistent with the architectural vocabulary of the main house. Both buildings are designated Non-contributing to the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: Before 1958
__Known _x_ Estimated Source: aerial photographs and city directories

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __ Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

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

Source: Office of the Santa Fe County Assessor
Blue parcel lines are not accurate

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com
w/ Giulia Caporuscio

For: Mathew Rembe

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

Current owner: Penelope Ellen Rembe

19. Is Property Endangered? _x_ Unknown __ No __ Yes How?

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: house _x_ No Status: garage
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Downtown and Eastside Historic District

24. Supplemental Forms:

__ None _x_ 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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: N/A
Juan and Simona/ Stella and José Salazar/ Christina Ertner House	539 Garcia Street Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: May 7, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: House and Garage

_x_Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade __Raised
Materials: _x_ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: __Flat __Gabled
__ Hipped __ Pyramidal
__x Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types: House and Garage

Operation	Material	Glazing	Number
Hung Sash	Wood	1/1	4
Hung Sash	Wood	3/1	4
Casement	Aluminum	1	3
Casement	Vinyl (?)	2-6	1
Sliding	Aluminum	1-1	2
Fixed	Aluminum	1	1
Fixed	Aluminum	9	1

11. Door Types: House and Garage

Type	Style	Material	Number
Single-Leaf	Decorative	Wood	1
Single-Leaf	½-light,	Wood	1
Single-Leaf	T&G w/ 3 vision lights	Wood	1
Overhead	Paneled	Mfg.	1

12. Chimneys __ N/A
Stuccoed exterior with short brick chimney stack, north elevation

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: 1958-1966; rear addition; aerial photographs
#2 Date: Post-1978; addition bay window and replacement and alteration of openings of two windows; aerial photographs and visual and material evidence
#3 Date: Unclear; probable reconstruction of front porch; visual and material evidence

 (Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	_x_ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: _x_ Other: 1980s

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

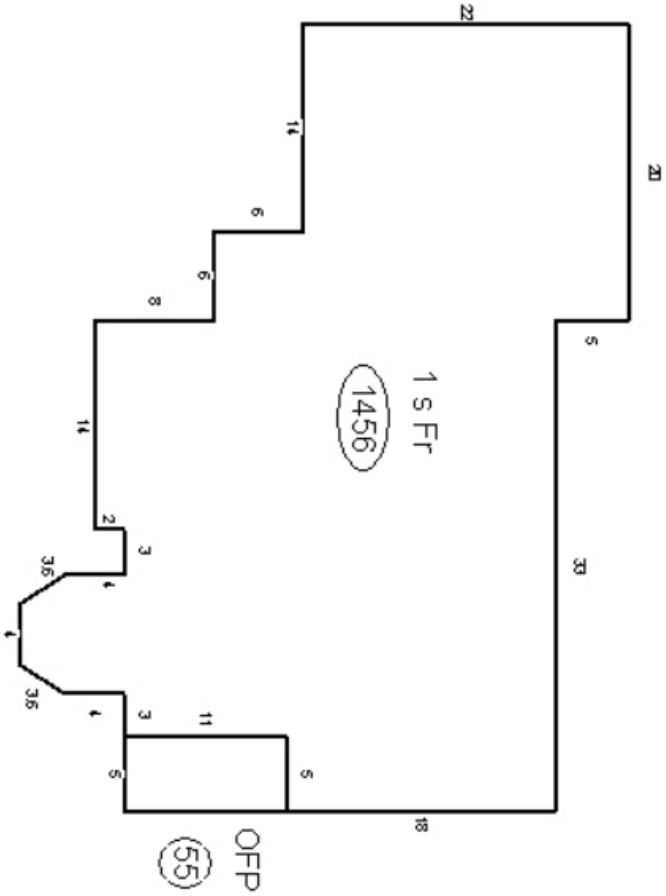
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Current plat not available. Santa Fe County footprint sketch of house.



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Architectural Description Continued

Setting

The house sits along the north side of a gravel driveway behind several older homes on Garcia Street. The driveway starts at the street as an entry private compound marked by ten identical black mailboxes and a sign warning “Dead End” (Photo 2). The house sits in the center of its lot, behind a low coyote fence with chamisas (Photo 3). The landscape is gravel and railroad ties with overgrown shrubs and trees. The garage occupies an area at the end of the driveway near the northwest property line.

South (Front)

The south façade represents one of the original elevations of the presumed 1940s structure (Photo 4). It has a simple arrangement of a plain stucco façade, penetrated by an entry door and an opening holding two windows.

A shallow *portal* protects the entry, which is fitted with a decorative wood door (Photos 5 & 6). While the structure appears in a 1958 aerial photograph, its components, including milled plates and precut corbels, suggest a reconstruction. Its floor is scored concrete made to look like flagstone.

To the east of the entrance, there is an opening fitted with paired wood sash windows, which have a 3/1 configuration and may date back to the original construction (Photos 7 & 8). The windows are covered by a brown-painted screen, and the sill is protected by galvanized metal flashing.

West

Looking over the driveway, the west elevation also shows alteration, but more dramatically (Photo 9). The change begins at the south end (the original building), with a post-1978 projecting bay window (Photo 10). The three-sided structure pushes out 4’ from the wall and holds three vertical aluminum windows. The structure and its windows are not characteristic of the Pueblo Revival mode of the older portion of the house.

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The original portion continues north of the bay window across a projection that historically served to articulate the building's massing. Centered on this wall is a window opening fitted with non-original casement windows (Photo 11). Its raised surround indicates alteration of an earlier opening. The absence of a sill reinforces the evidence of change.

The addition, which houses the primary bedroom, is set back from the original volume through a series of offsets that differentiate it from the earlier construction (Photo 12). Built between 1958 and 1966, it is lower in height and characterized by a low-pitched roof with a plywood overhang and applied fascia — features indicative of midcentury ranch-style design. It sits over a crawl space.

While it shares the stucco finish of the original structure, it makes no attempt to replicate the Pueblo Revival style, instead presenting a distinctly ranch house aesthetic with its aluminum sliding units and window wall. Entry is through a nine-light wood door accessed via two concrete steps (Photo 13).

North

The north side has no fenestration (Photo 14). A boxy stuccoed chimney, breaks through the overhang, rising above the roof with a short, brick chimney stack.

East

The east side of the building faces what was historically the original owner's brother's home. It begins at the south end with the earlier volume, penetrated with two openings with older 1/1 wood sash windows (Photo 15). The older window package has a slanted apron that rests on a precast concrete sill (Photos 16 & 17). The headers have been replaced with concrete blocks, and the wood members are in poor condition. The last window of the original volume has been replaced with a vertical aluminum casement (Photo 19). The 1960s addition takes up the rest of the elevation (Photos 18 & 20.

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Interior

The interior comprises three bedrooms, including the primary suite located in the rear addition. Overall, the interior reflects 1980s-era updates, including textured plaster ceilings and the absence of traditional features such as exposed vigas.

Garage

Made of adobe and sharing similar windows, the garage may date to the construction of the original portion of the house.

The front façade includes a pedestrian door that provides access to a small workshop area, while the vehicle bay is fitted with a modern retractable overhead door (Photo 21).

Windows are present on both side elevations. The east elevation contains a pair of 3/1 wood sash windows (Photo 22), framed by a board header shaped to resemble a lintel and set above a cast-in-place concrete sill. A similar arrangement of 1/1 sash windows is found on the west elevation (Photo 23).

The north elevation is unfenestrated and has an overhanging eave fitted with a gutter (Photo 24).

The interior includes a concrete floor, hard-plastered walls, and exposed ceiling beams.

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Historical Overview

Dangling from a porch corbel, a chain holds three welded letters: “J.B.G.” It’s more than decoration; it’s a subtle but critical clue in a tangled story of missing wills, unrecorded land deals, and four houses that all shared the same address.

A Road Named Garcia

The house, along with the subdivision it belongs to, emerged only after a lengthy probate process following the death of José Dolores Garcia, a prosperous sheep rancher. The Garcia family — colonial-era settlers for whom the street is named — once owned this property and much of the surrounding land. Their strong presence in the area earned it the nickname “El barrio de los Garcias.” A 19th-century map suggests that José Dolores acquired the land later disputed in his estate through his marriage to Josefita Sena.

José Dolores Garcia’s Land

According to the 1912 King’s map (Fig. 1), Lot 39, which includes the subject house, belonged to José Dolores Garcia. His home, a territorial-era adobe with a hipped roof, was located at the northwest corner of the property, now addressed as 533 East Garcia Street. His younger brother, Hilario, owned Lot 40, a larger parcel to the south. Hilario’s house, designed in an L-shaped plan with a flat roof, later became the Garcia Street Club School. Both homes faced Garcia Street, while the remainder of the property was used for agriculture.

José Dolores Garcia was born on January 1, 1861, at the brink of the Civil War when several Southern states began their secession from the Union (Fig. 2). He died in Santa Fe on May 8, 1928. His estate, including the house and property on Garcia Street, was divided between his widow and twelve children. The estate went into probate court in June of 1928 as Case No. 941, and took nearly two years to process.[1] An aerial photograph from 1935 shows the land behind the family home undeveloped in the 1930s (Fig. 3).

[1] “Case No. 941, Hearing on Final Account of Report of Administratrix [legal notice],” *Santa Fe New Mexican*, April 16, 1930, 5.

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Fifteen years after probate was concluded, the remaining land north, east, and south of the family home was divided through a quitclaim deed executed on May 15, 1945.[2] By then, one of the heirs had died, and several of the children had sold their shares to siblings without accompanying deeds.[3] The quitclaim followed a survey conducted a month earlier, which laid out a subdivision where several of José and Josefita's children would go on to build homes.

The houses first appeared in the Santa Fe city directory in the late 1940s, all curiously listed under the same address: 537 ½ Garcia Street. This shared designation complicates research into the specific house in question. The directory recorded three distinct households at this "½" address.[4] Two of them belonged to Juan and Fidel Garcia, sons of José and Josefita.[5] Josefita remained at the original family home at 533 Garcia Street, which also became part of the subdivision.

What is believed to be Juan's house — the subject property — appears to correspond to a structure visible in a 1948 aerial photograph (Fig. 5). However, anomalies in the blurry image do not correspond with the current house.

Juan and Simona Garcia

Born on October 29, 1909, Juan was the third youngest of José and Josefita's twelve children. He attended local schools and, like his older brothers, probably worked alongside his father on the family farm.

On November 24, 1937, he married Simona Baros in a high nuptial Mass at Our Lady of Guadalupe Church.[6] Simona had been born in Moriarty on September 9, 1909, where

[2] Quitclaim Deed, Guadalupita Garcia et al. to Jose Onecimo Garcia, recorded August 8, 1945, Book 28/Page 348, Instrument # 77352, Santa Fe County, New Mexico
[3] This is noted in above deed and verified by the recorded deeds before 1945.
[4] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1947* (El Paso: Hudspeth Directory Company, 1947), 339. The address first appears in the 1947 directory. It did not appear in the 1945 directory; the 1946 directory is not available.
[5] Later real estate records suggest that the Garcia children each held title to multiple lots in the subdivision.
[6] "Baros-Garcia Nuptials Today," *Santa Fe New Mexican*, November 24, 1937, 2.

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her father, Eugenio, worked as a shoemaker.[7] The Baros family relocated to Santa Fe in the 1920s, and Simona found employment at the Santa Fe Electric Laundry. This was the city's main commercial laundry, and it employed dozens of young workers to operate its washers, dryers, and presses.

The couple initially lived in the family home at 533 Garcia Street, where Juan worked for one of the well-known White Sisters, Amelia, at their *El Delirio* estate down the street.[8] But Juan and Simona's early life together was soon disrupted by the war overseas. On November 11, 1942, Juan enlisted in the Army and completed basic training at Fort Bliss, where he attended the Dehydrated Foods School.[9] He was assigned to the advanced flying school at Eagle Pass Army Air Field in Eagle Pass, Texas. There, he worked as a cook and wrote a column for the base newspaper (Fig.4). He was later transferred to Stewart Army Air Field in Newburgh, New York.

Although Juan did not serve overseas, he played a vital support role as an Army cook. As a Corporal, he likely oversaw kitchen operations and managed food preparation for hundreds of service members. He was honorably discharged on September 30, 1945. Reflecting on his experience, Juan told the *New Mexican*, "Army life has done wonders for me."[10]

After returning to civilian life, Juan took a job as a delivery driver for the Broome Furniture Company on West Palace Avenue — a position also held by his older brother, Fidel.[11] Court records from a later lawsuit indicate that the company's owners held several lots in the subdivision.

Following the establishment of the subdivision, Juan and Fidel, along with their families, moved out of the original home on Garcia Street and constructed new residences

[7] U.S. Census Bureau, Year: 1910; Census Place: Moriarty, Torrance, New Mexico; Roll: T624_919; Page: 2a; Enumeration District: 0275; FHL microfilm: 1374932.
[8] National Archives at St. Louis; St. Louis, Missouri; *WWII Draft Registration Cards For New Mexico, 10/16/1940-03/31/1947*; Record Group: *Records of the Selective Service System, 147*; Box: *43.*
[9] New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Subsubseries: *Military Discharges*; Box Number: *16585*; Box Title: *Military Discharges Garcia-Gaskin.*
[10] "Back to Camp," *Santa Fe New Mexican*, April 5, 1943, 6.
[11] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1949* (El Paso: Hudspeth Directory Company, 1949), 112.

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behind the family house. Determining who lived in which dwelling is difficult, as the households shared the same address. City directories indicate that by the early 1950s, four separate residences were listed as 537 ½ Garcia Street.

Stella and José Salazar

In 1946, Fidel and his wife Flora's eldest child, Estella, married José Soilo Salazar, a carpenter from Nambé.[12] Estella — commonly known as Stella — would eventually come to possess the subject house, though the means by which she acquired it remain unclear, as no deed has been located.

The 1950 census shows the two families (Fidel and Flora Garcia, and Stella and José Salazar) living side by side in houses sharing the 537 ½ address. This arrangement of households persisted through the 1950s, with an additional fifth house listed under the 537 ½ address.[13]

An aerial photograph from that year shows these homes occupying Lots 2, 3, 5, and 6 of the subdivision. (Fig. 6). This aerial is the first to provide a detailed view of the subject house. It stood on the ground as a roughly 29' x 33' square (Fig. 6). A lower roof structure, representing the portal, capped its southwest corner. The west façade had a slight offset at its northwest corner. The property included a garage. An aerial photograph from 1966 reveals that the rear addition to the house was constructed by that time (Fig. 7).

The Christina Ertner Home

In 1969, the family had the subdivision re-platted (Fig. 8). Before then, the lots had been distributed informally, sometimes without deeds. The re-platting gave an official structure to the subdivision.[14] The new plat shows the area populated with the same homes captured in the 1958 aerial. Lots 4, 7, and 8 had not been developed. Two years later, following the official recording of the re-plat, the lot owners — now including

[12] "Stella J. Garcia Betrothed to Joe S. Salazar," *Santa Fe New Mexican*, May 6, 1946, 3.
[13] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1958* (El Paso: Hudspeth Directory Company, 1958), 549. Juan B. Garcia is indicated to be a tenant and not an owner.
[14] Plat, "Replat of the Subdivision of Land, Formerly the estate of Jose Garcia," recorded May 9, 1971, Book 22/Page 32, Instrument # 332930, Santa Fe County, New Mexico.

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members of the Broome family — sued to quiet the title of the subdivision.[15] Following the lawsuit, deeds show the family and other owners exchanging and selling lots within the subdivision.

In 1975, Stella Salazar, now a widow, sold Lot 2 with the subject house to Robert and Christina Ertner. The Ertners were teachers.[16] Christina was Stella's daughter and taught art at Alameda Junior High. Originally from Illinois, Robert arrived in Santa Fe in the 1960s, where he graduated from the College of Santa Fe in 1967 and instructed at Santa Fe High.

An aerial image taken in 1978, during their early ownership of the property, reveals that the house had maintained the footprint captured in 1966 flyover (Fig. 9).

Christina and Robert divorced in 1984, at which point the property was transferred to Christina through a quitclaim deed.[17] During her ownership, it underwent several alterations, including the addition of a bay window structure on the west side which changed its original character. There were also various modifications made to the west façade. In 2025, the property was transferred to a new owner.

[15] Notice of Lis Pendens [County of Santa Fe Case # 43383], George R. Broome, et al. vs. City of Santa Fe, recorded July 6, 1971, Book 282/Page 384, Instrument # 334244, Santa Fe County, New Mexico.
[16] Warranty Deed, Stella G. Salazar to Robert L. Chistina S. Ertmer, recorded November 25, 1975, Book 328/Page 562, Instrument # 382031, Santa Fe County, New Mexico.
[17] Quitclaim Deed, Robert L. Ertner to Christina S. Ertner, recorded June 15, 1984, Book 492/Page 845, Instrument # 543964, Santa Fe County, New Mexico.

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Evaluation of Historical Status

Although the house's composite footprint predates 1966, post-1978 alterations to the west façade — its most prominent elevation — have significantly diminished the building's historical integrity and altered the defining characteristics of its original Pueblo Revival design. The bay window introduces a sharp geometric projection that disrupts the compositional rhythm of the façade, while its angular form and inset aluminum framing conflict with the traditional softness and subtle shadowing typical of the style. In contrast, the 1960s ranch-style rear addition is less visually and architecturally disruptive. Given these considerations, the recommendation is to retain its designation as Non-contributing.

While the garage is of age and retains more integrity than the house, it seems inconsistent to consider it for historic status when the primary structure no longer reflects its original character.

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Illustrations

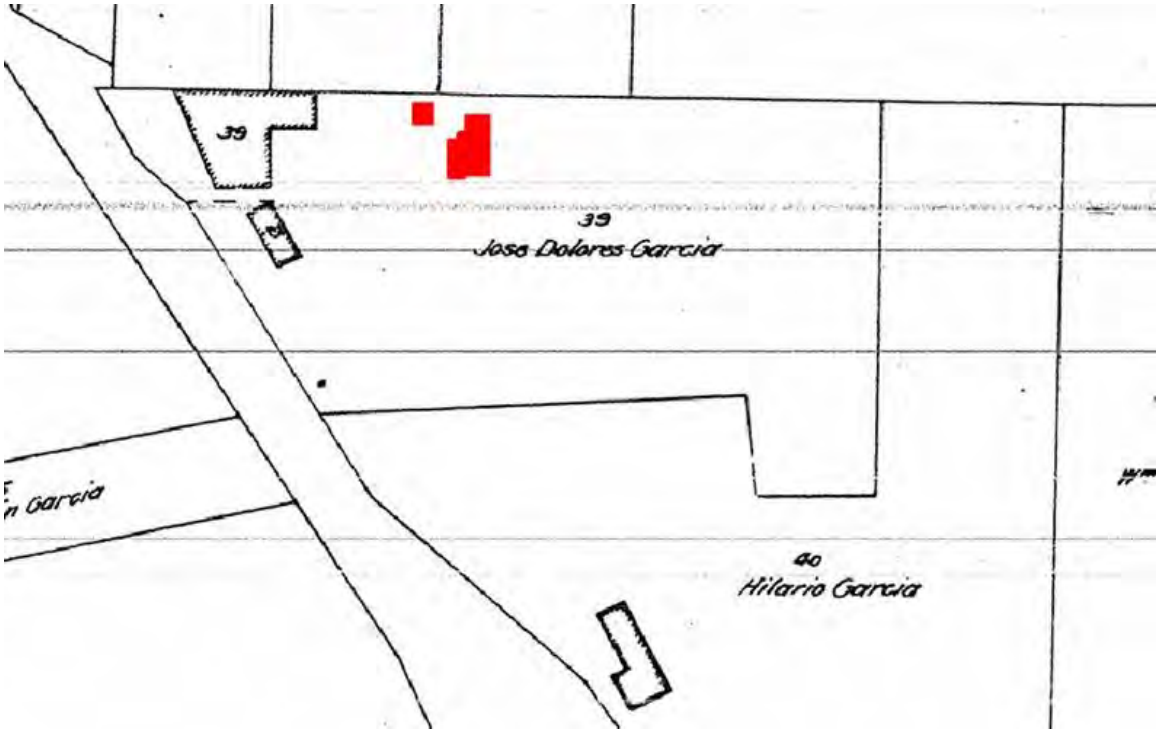

Figure 1: N. L. King, "Map of the City of Santa Fe," 1912.
Red building footprints present approximate location of current structures. They did not exist at the time of the map.

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Figure 2: Undated portrait of José Dolores Garcia.
Courtesy of the Rembe family.

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Figure 3: 1935 Soil Conservation Service aerial photograph, Image # 1009. Arrow indicates no buildings were located on the lot.

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Figure 4: Juan B. Garcia, 1943.
Courtesy of the Santa Fe New Mexican.

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Figure 5: October 25, 1948, aerial photograph overlaid with 2025 satellite image. The overlay appears to establish the core of the house was in existence signified by the red footprint.

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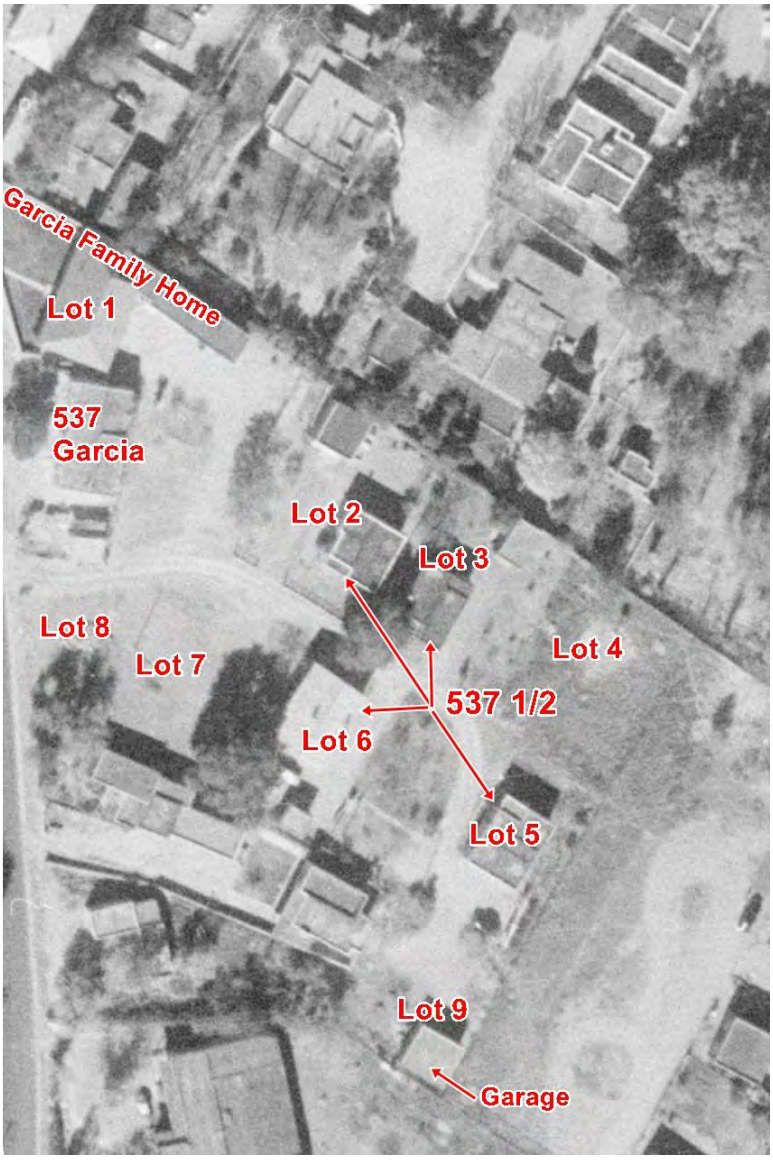

Figure 6: November 10, 1958, aerial photograph. Designation of lots, as per the José Dolores Garcia Estate Subdivision. Lot 2 contains the subject and garage. The house had yet to receive its back addition.

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Figure 7: June 6, 1966, aerial photograph.
Arrow indicates presence of rear addition.

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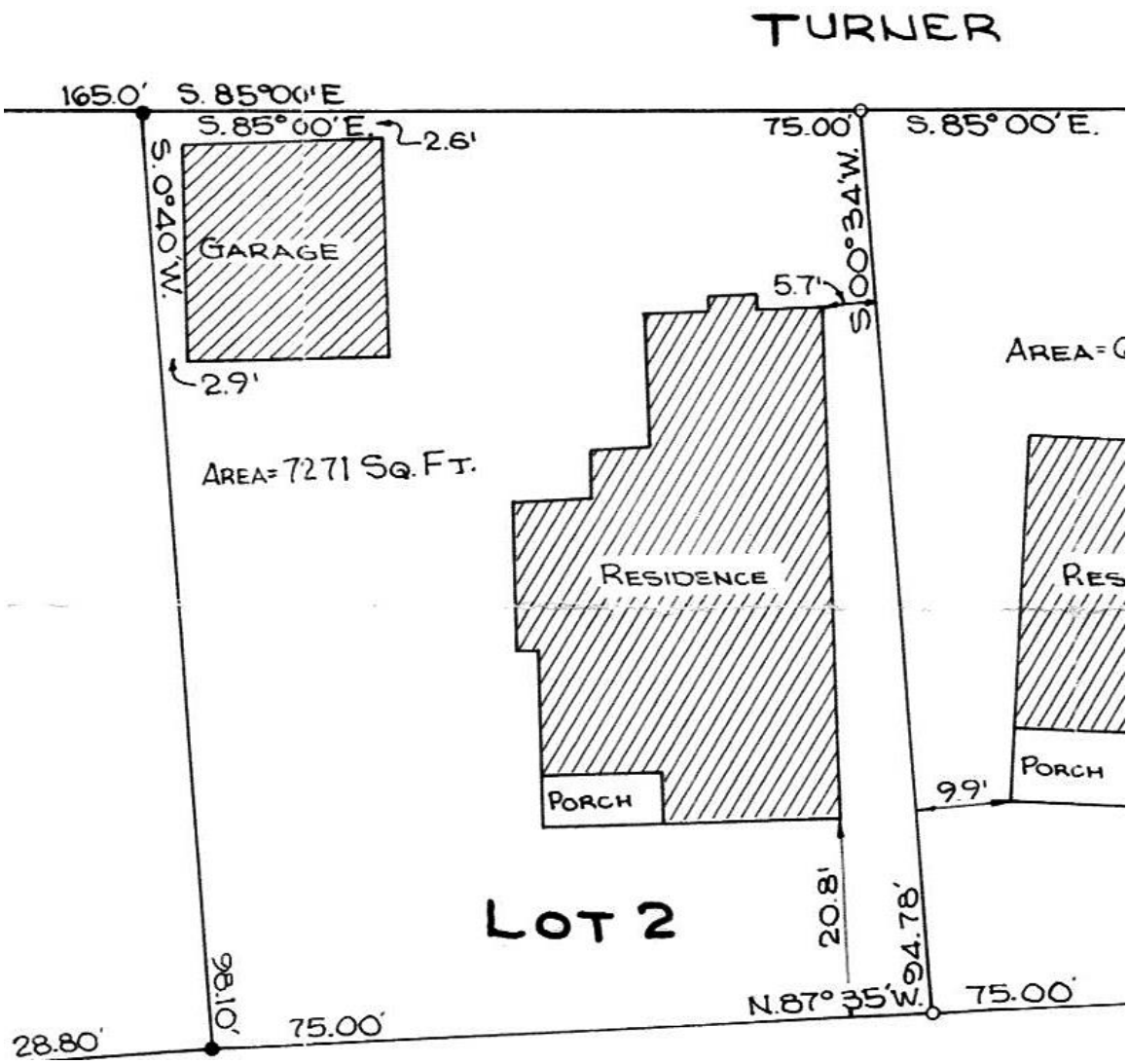

Figure 8: Portion of 1969 replat of the José Dolores Garcia Estate Subdivision showing the subject property. Courtesy of J. Robert Martinez, surveyor.

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Figure 9: September 11, 1978, aerial photograph.
Arrow indicates absence of bay window structure.

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Survey Photographs

(All images taken by Giulia Caporuscio, May 7, 2025, unless otherwise noted)

Photo 2: Entry drive off Garcia Street. Camera facing east. Aviva Baumann, April 23, 2025.

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Photo 3: Setting of property. Camera facing north. Aviva Baumann, April 23, 2025.

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Photo 4: South (front) elevation. Camera facing north. Aviva Baumann, April 23, 2025.

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Photo 5: South elevation. Portal. Camera facing north. Aviva Baumann, April 23, 2025.

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Photo 6: South elevation. Entry door. Camera facing north.

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Photo 7: South elevation. Window at bedroom. Camera facing north.

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Photo 8: South elevation. Window at bedroom detail. Camera facing north.

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Photo 9: West elevation oblique. Camera facing northeast.

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Photo 10: Bay projection. Camera facing east.

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Photo 11: West elevation. Altered window at kitchen. Camera facing east.

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Photo 12: West elevation. Addition. Camera facing southeast.

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Photo 13: West elevation. Addition. Detail of entry door. Camera facing east.

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Photo 14: North elevation. Camera facing south.

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Photo 15: East elevation oblique from south end. Camera facing northwest.

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Photo 16: East elevation. Window at bedroom. Camera facing up.

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Photo 17: East elevation. Window at bathroom. Camera facing west.

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Photo 18: East elevation oblique from midpoint. Camera facing northwest.

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Photo 19: East elevation. Altered window at bedroom. Camera facing southwest.

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Photo 20: East elevation oblique from north end. Addition in foreground. Camera facing southwest.

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Photo 21: Garage. South elevation. Camera facing north.

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Photo 22: Garage. East elevation. Camera facing west.

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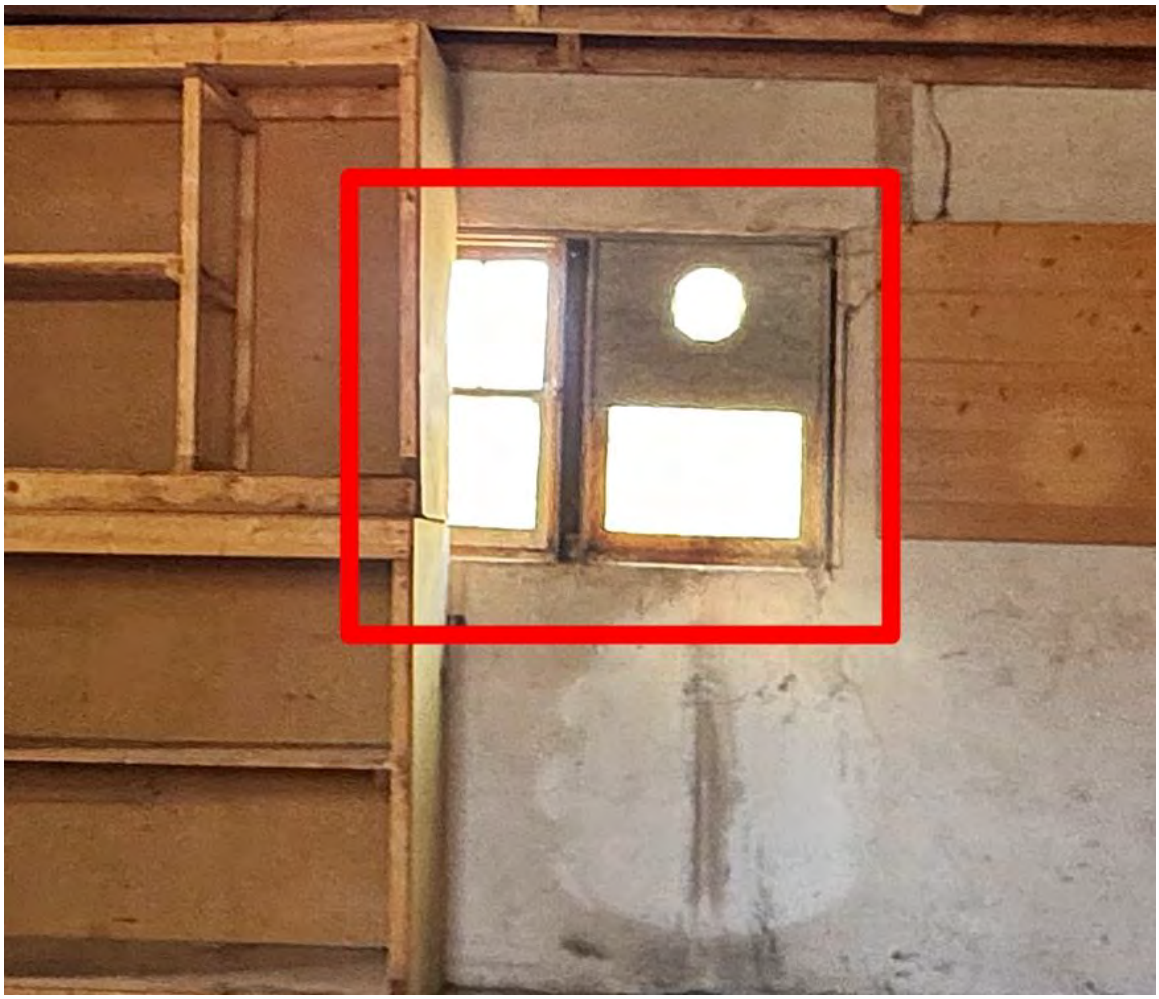

Photo 23: Garage. West elevation. Windows from the interior. Aviva Baumann, April 23, 2025.

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Photo 24: Garage. North elevation. Camera facing west.