Agenda

Amended Agenda of the Regular Meeting of the Historic Districts Review Board
July 22, 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/88515984485

By Phone: 301 715 8592

Webinar ID: 885 1598 4485

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. June 24, 2025
5. Approval of Findings/Conclusions
   a. 2025-009719-HDRB, 878 E. Palace Ave (February 11, 2025)
   b. 2025-009690-HDRB, 1525 Canyon Rd. (February 11, 2025)
   c. 2025-009698-HDRB, 1 Camino Pequino unit A (February 11, 2025)
   d. 2025-009773-HDRB, 127 Duran St. (February 11, 2025)
   e. 2024-009202-HDRB, 925 Acequia Madre (February 11, 2025)
6. Matters from the Public
7. Staff Communications
   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)

8. Old Business

a. 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, paduran@santafenm.gov)

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

9. New Business

a. 2025-010664-HDRB, 619 W Alameda St., Westside-Guadalupe Historic District, noncontributing, Dura Build Construction, agent for Max Scott, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure. (Lani McCulley, ljmcculley@santafenm.gov)

b. 2025-010763-HDRB, 515 Paseo de Peralta, Downtown & Eastside Historic District, significant, Rebecca Wood, agent for Georges & Tina Feghali, owners, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure, yardwalls, and outbuildings. (Amanda Romero, alromero@santafenm.gov) (POSTPONED to August 12, 2025)

c. 2025-010764-HDRB, 438 Apodaca Hill, Downtown & Eastside Historic District, non-contributing. Jeffrey Seres, agent for Chuck Williams and Lee Lewin, owners, requests to construct a 260 sq. ft. free standing carport to a height of 11'-6" where the maximum allowable is 13'-9". (Amanda Romero) (POSTPONED to August 12, 2025)

d. 2025-010493-HDRB,626 Canyon Rd, Downtown & Eastside Historic District, contributing, Richard Martinez, agent for Santa Elena Properties LLC, owner, requests to construct a 290 sq. ft. addition to a height of 12'-0" where the maximum allowable is 14'-9" reconfigure the existing pergola to 175.5 sq. ft. to height of 9'-9". (Amanda Romero) (POSTPONED to August 12, 2025)

e. 2025-010698-HDRB, 222 Polaco St., Westside-Guadalupe Historic District, Gayla Bechtol, agent for Lee Kirch, owner, requests to install a coyote fence to a height of 6'-0 where the maximum allowable is 4'-7". Exception is requested to 14-5.2(D)(9)(a)(ii)(B) (Amanda L. Romero)

10. Discussion Items
11. Matters from the Board
12. Next Meeting:
    a. August 12, 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
June 24, 2025, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Meeting Minutes
https://www.youtube.com/watch?v=T3ayHp9933M

Call to Order
Acting Chair Bienvenu called the regular meeting of the Historic Districts Review Board to order at approximately 5:30 pm in the City Council Chambers, City Hall, Santa Fe, New Mexico.

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

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

Members Absent
Ms. Cecilia Rios, Chair (Excused)
Ms. Madelein Aguilar Medrano (Excused)

Others Present
Ms. Heather Lamboy, Planning and Land Use Director
Ms. Maggie Moore, Planning and Land Use Assistant Director
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Amanda Romero, Senior Planner
Mr. Paul Duran, 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.

3. **Approval of Agenda**

Mr. Moquino stated that the new business item C, he will be doing the presentation in Lani McCulley's absence, and discussion item 10 is withdrawn until further notice.

Member Degnan moved to approve the agenda as amended. Member Biedscheid seconded. The motion passed unanimously by roll call vote (4-0).

4. **Approval of Minutes**

No changes were made to the minutes of May 27, 2025.

Member Biedscheid moved to approve the minutes. Member Mather seconded. The motion passed unanimously by voice vote (4-0).

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

No Findings of Fact and Conclusions of Law were presented with this agenda.

6. **Matters from the Public**

There were no matters from the public at this time.

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 on the design for banners honoring the original pre-1937 path of the Route 66 highway.

Director Lamboy presented the communication regarding the banners for the Route 66 highway celebration. I'm here on behalf of the tourism department to present to you a celebration for the 100th anniversary of the pre-1937 route of Route 66. The city has obtained funding from the tourism department of the state, as well as through our tourism lodging tax revenues, to provide for the posting of banners for the celebration. The route would be generally up Old Pecos Trail, down Old Santa Fe Trail, around the plaza, back out Galisteo, due west on San Francisco out Galisteo, which becomes Cerillos Road to Interstate 25. That was the historic route of Route 66, and to be consistent with the code requirement that all banners be reviewed and approved by this board in the historic districts, this would be going to the governing body for final approval, but it is incumbent upon this board to act on all things in the historic districts. There were was a lot of discussion with the city attorney's office since there is a component of the code that requires a font as recognized by the city and what was interpreted, since the code isn't very clean in that particular case, what was interpreted is that it would have the City of Santa Fe logo as the font that would be used as accepted by the land use director, which

was never really clarified when that section of the code was written. In collaboration with the city attorney's office, you'll see two versions, one version is with the city of Santa Fe full seal on the lower right, and the other one has just the central portion of the seal. As well you'll see measurements on that first drawing that has the entire seal to give you an idea of how big these banners will be and the duration on which they'll be up is for several months for the 100th anniversary of the route 66 highway which was an important part of our heritage and something that the city wants to recognize. I am open to comments from the board about any concerns, comments, and what kind of recommendations you might have.

Acting Chair Bienvenu asked for clarity on what the Board is being asked to do, the background of this design, who designed it, and who's already more or less pre-approved of it?

Director Lamboy stated it is not pre-approved. The way the banner's language goes in the ordinance is that they're permitted throughout the city with Governing Body approval. The board may recall, there used to be a provision in the code before 2014 that no banners were permitted in the historic districts. Gary and his predecessor Phil Santos used to spend a lot of time citing people for banners. Then it was determined that the city, in its projects, could utilize banners to advertise events that the city is part of. This is a state and local event, but the city is involved. The Governing Body likes to hear about whether these banners would be acceptable in the historic district. Therefore, the Board will be providing a recommendation to the Governing Body.

Acting Chair Bienvenu asked who has gotten it to the place that it is in right now, so that it is being presented to the board.

Director Lamboy stated it was designed in collaboration with a graphic designer and the tourism division of the city of Santa Fe.

Acting Chair Bienvenu pointed out that there seemed to be different documents.

Director Lamboy explained that there are two types, and she was sharing both possibilities. One is with the seal, and one is with the shorter part of the seal. She explained she received this most recent draft today, but she wanted to bring it to the board as soon as possible to get their feedback.

Acting Chair Bienvenu asked if the tourism division designed it, did they go through multiple possibilities, and settle on this as being their best version of what they think would be the very best banner? The Board doesn't want to do graphic design, they want to decide if it fits the historic traditional styles, according to what the ordinance lays out.

Director Lamboy stated that the sign code does state that there can be no more than two font styles and no more than three colors, with one of the colors being similar to the background of a building, if it's on a building like with the La Fonda celebration that happened several years back. But these will be on streetlights similar to the veterans' banners that are throughout town. There was also a request at the board several years ago requesting input on the design for those veterans' banners located in the historic districts.

Acting Chair Bienvenu stated that the board did not particularly care for the design, but because it was the last minute the board did not want to stand in the way of them being put up, so the decision was to allow them but not for future purposes. The board wanted to see a better design if they were going to come back to the downtown area.

Director Lamboy assured the board that this was not the last minute, so they had time to have input on these banners.

Acting Chair Bienvenu asked about the spacing between the banners.

Director Lamboy shared the map of the locations and explained that the spacing was dependent on the road and the distance between the light poles. Like on Old Pecos Trail the light standards are further apart but the plaza everything is much closer, the spacing in the historic district will be approximately every 200 feet whereas on Old Pecos Trail the distance would be larger than that and same with Cerrillos Road. The spacing varies depending on the road.

Acting Chair Bienvenu stated they do seem pretty close together, at least in the downtown area, there are eight around the plaza, and then another seven or so down San Francisco Street before it turns to Galisteo.

Director Lamboy stated she made the same comment about the number in the historic districts, so the division is working on that, but they wanted to present this version for comments from the board.

Acting Chair Bienvenu asked how long the banners would be displayed.

Director Lamboy stated that four to five months, throughout the summer and early fall.

Acting Chair Bienvenu stated to the board members for clarification that what is being asked is a recommendation from the board tonight by a vote.

Director Lamboy stated that if that is the pleasure of the board tonight, but if it is the pleasure of the board to postpone to a subsequent meeting to think about it, there is time to do that.

Member Biedscheid asked if the design meets the three-color rule, as there are two yellows in the background of the Route 66, and then the yellow border seems to be a different color, equaling four different colors.

Director Lamboy stated that it is a very good point, but the design team looked at it as just hues of yellow, as counting as one color.

Member Biedscheid stated she was fine with it but wanted to make sure it complied.

Member Degnan was glad this was being done since this is wonderful, but there seems to be a lot of them, so I'm going to trust the wisdom of the staff to determine, with future approvals, the number. It seems to be a lot.

Director Lamboy stated she would communicate that and bring a revised number or comments back to the board.

Member Mather commented that she preferred the full logo design better because it feels more cognizant as far as where the logo of the city is, and running along the same color font and not being outside of the box.

Member Cherry asked what the banners would be made of.

Director Lamboy stated she did not have that information handy, but she believed it to be a typical banner material, like vinyl, nothing extraordinary.

Member Mather asked if both designs would be the same size; it's just a graphic issue.

Director Lamboy confirmed that the size is the same; the only question was the design preference.

Member Cherry stated his curiosity in the materials was that he was not fond of the idea of printing a bunch of plastic banners that eventually make their way to the ocean.

Acting Chair Bienvenu asked what type of supports would be used and how they would be set up.

Director Lamboy stated they would be like the veterans' banners in that they'll have attachments that come out from the pole, and then brackets will be at the top and bottom of the banner to enclose and hold it.

Acting Chair Bienvenu clarified that every mark on the map corresponded to an actual light pole.

Director Lamboy confirmed he was correct.

Acting Chair Bienvenu asked if the approved banners for La Fonda's Centennial Celebration were vinyl.

Director Lamboy said they were.

Acting Chair Bienvenu stated that the banners would not be up very long, so he didn't think it would have a long-term impact on the historic district. He did not think it was an incredibly wonderful design; it doesn't speak to anything. It doesn't speak to the historical associations. It doesn't speak to the current. It neither speaks to 100 years ago nor to today. It's an odd set of fonts and geometric devices, and it's a little bit hard to understand what it's acknowledging. Such as the way Route 66 is vertical, and Centennial is across. It is difficult to put those together, as this is the centennial of Route 66. He was not sure that they're getting the point across, but maybe it will be different when they're just one after another, all in a line following a certain route.

Director Lamboy said she would pass along the comments.

Acting Chair Bienvenu said he just didn't love it. He could not see how it was going to add anything to the downtown or to the city or to this celebration, but he also didn't think it was particularly worth fighting over.

Member Mather asked if the graphic spoke to anything from the original signage from Route 66, or was it sort of tomorrow's version of yesterday.

Director Lamboy stated she felt it was the latter; it was a version of yesterday. She was considering brown Route 66 highway signs that are a big part of that heritage, sort of like the neon culture that is associated with the Grand Old Highway, but it doesn't have a historic district color reference, so that was one of the factors that was considered, but it was sort of cool that there was a neon reference.

Acting Chair Bienvenu stated that there are some really obvious iconic references for Route 66, typically, and there is none of them are being referenced in this design. He asked if anyone wanted to have a recommendation made to the governing body.

Assistant Director Moore gave a point of clarification that the sign code section 14-8.10 says that the section does not apply to banners; therefore, the three-color rule that is generally applied to signs doesn't apply to this one.

Director Lamboy stated that her directions to the tourism group are that it is important to be consistent with other signage, and the three colors were a good metric.

Acting Chair Bienvenu stated that if the banners were to be along Cerrillos Road the design would be different, the issue is that this is going through the historic downtown which is not normally associated with Route 66 and has its design standards so the quandary is that what would normally be done for a Route 66 celebration and what would be appropriate in the historic district.

Director Lamboy stated the other option would be for her to speak with the tourism group with the board's feedback and bring any changes later if the board would like.

Acting Chair Bienvenu stated it would be better to give the tourism group the board's feedback and have them present a final best design for approval.

Director Lamboy agreed that she would do that and offered to have Randy Randall or one of the other group members come to the hearing to answer questions that she could not address tonight.

Acting Chair Bienvenu said that it is appreciated to go through a preliminary process like this rather than a last-minute submittal.

Director Lamboy offered to have a report for the board at the next hearing.

Public Comment

Elizabeth West stated it was unclear what the banner is for, and she found it confusing. She felt the board made some good comments and appreciated Director Lamboy being willing to bring this in early for feedback. She did not like the idea of vinyl or plastic signs, and she felt the "wings" on either side were confusing and unnecessary. She would like to see other options.

Stephanie Benonato appreciated the discussion, though she could not see the packet, so she was unclear what the design options were. She shared her understanding of the old route and stated that putting this signage up is at least in keeping with the history; however, she finds this kind of signage to be distracting, and sometimes, like with La Fonda kept up longer than the allotted time. She also compared it to the sign on

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

6. **Matters from the Public**

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

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

8. **Old Business**

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Duran confirmed that it would be correct.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Duran confirmed.

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

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

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

Mr. Duran stated that they were approved in 2022.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Public Comment regarding Item 3:
(inaudible) Oster, 1102 Piedras Rojas, was sworn in. Ms. Oster clarified that they were happy to make accommodations for whatever the board recommends. If the steel structure is acceptable and the board saw on the site visit how it was shored up, it's not

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The applicant consented to the postponement.

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

Clarification of the motion was made.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Duran stated that the staff agrees.

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

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

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

Member Cherry disagreed, explaining there is a large majority of windows in the historic buildings in Santa Fe that don't have bucks, and many of those windows have been functional for over 100 years and are repairable. So, if that argument were true, then it would be a great argument to just take the whole bunch of windows in Santa Fe out. From his observation, the board is charged with preserving.
What can be preserved, what is intact, what's not 30% degraded? There's a certain number of those windows that don't meet that criteria, which are not degraded to 30%

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

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

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

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

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

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

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

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

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

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

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

Public Comment regarding Item 1:

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

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

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

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

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

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

Member Biedscheid stated it could be the applicants’ choice.

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

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

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

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

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

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

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

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

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

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

Board Action:
Member Cherry moved in case 2025-0104954-HDRB at 206 Mackenzie Street in respect to window replacement of window a door dr1, door 108, door 107, window B, ZZ or ZZ3, ZZ2, ZZ1. Door 104A, window C, window E, window F, window X2, window X1, all the DDs (DD1 through DD10, window Y, window U, door 138, door 130B, all the TT windows, EE, FF, window R, and the restoration or repair of door 11O8, W2, W1, T3, T2, T1, S3, S2, S1, P, O, N, M, L, K, door 135D, I, all of the OOs, OO1, OO2, OO3, OO4, OO5, all the NNs (1, 2, and 3), all MMs, M1, M2, M3, all LLs, LL1, LL2, LL3, all KKs (1 through 3), JJ1, JJ2, I1, HH3, HH2, HH1, GG3, GG2, GG1, QQ1, QQ2, and RR and for window J install an in-kind to match window K and regarding the gates 141B and 135D should be lowered and retained.

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

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

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

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

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

The motion was withdrawn.

Member Cherry asked for a façade map of the property.

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

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

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

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

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

Member Cherry confirmed that it was intentional.

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

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

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

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

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

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

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

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

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

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

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

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

9. **New Business** 3:02

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

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

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

Public Comment:
There was no public comment.

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

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

Mr. Paul Duran presented the case and staff recommendation. Staff found that all the exception criteria had been met and recommended 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.

Member Cherry asked to see the photo of the front north façade.

Manuel Mendoza, 964 Acequia Madre, was sworn in. Mr. Mendoza stated that the homeowner was concerned about the roof and protecting the house, and is asking to replace the whole roof.

Public Comment:
Ms. Stefanie Beninato, previously sworn in, did not necessarily have objections to redoing the roof in a single material but did want to make sure that there weren't any solar panels up there because it was hard to see on the section of the roof beyond the portal. If there were going to be publicly visible solar panels. She further confirmed that raccoons can be a real problem from experience, so she appreciated the owner's issue.

Member Biedscheid asked the applicant if the roof was proposed to be red or natural galvanized steel and if the portal would remain red or be replaced as well.

Mr. Mendoza stated that natural galvanized steel with a new roof on the portal as well.

Member Cherry questioned the date of the photo.

Mr. Duran said the clearest photo he found was this one which was 2014. The most recent photo of the north elevation is from 2022.

Member Cherry stated that he believed the façade has changed since the photo because the door and window are not in the same location as what was there at the site visit today. Today, where that window on the right-hand side is a door, and where the door is now, there was a window.

Mr. Duran stated there was a scratch coat around the windows at the site visit today as well. He asked Mr. Mendoza if he could speak about the work on the exterior of the building.

Mr. Mendoza stated that his client bought the house a few months ago and she contacted him about the roof, but not anything about these other items.

Member Cherry clarified that the date and approvals of the changes were unknown.

Mr. Duran confirmed that it was unknown, but it was most likely in the past two months since he was working with Mr. Mendoza on the roof and the changes took place after the initial staff site visit on the property. He stated that staff would work with the homeowner on finding out what all has been done.

Acting Chair Bienvenu asked when the case was heard for a status review and a primary facade designation.

Mr. Duran stated it was in 2022.

Acting Chair Bienvenu asked that there has been an alteration of the primary façade since then without approval.

Mr. Duran confirmed.

Acting Chair Bienvenu explained that the board has the authority to require any change to be undone and to have the property returned to its original condition.

Mr. Duran confirmed.

Acting Chair Bienvenu stated that the work would need to be brought to the board for review.

Mr. Duran stated he would work with the homeowner.

Member Biedscheid asked if it was appropriate to approve a change at this point, considering the packet is different than the actual conditions.

Acting Chair Bienvenu felt it was the prerogative of the board to postpone the case hearing all of the issues at the same time, especially since the alterations are to the primary façade and exceptions are being requested.

Assistant Director Moore stated it was the discretion of the board, but acting on the case for the roof should not impact a future case coming forward for an exception, should that be warranted. That potential change does not pertain to this request to replace the roof and those exceptions that are required. Mr. Duran has confirmed that staff can send somebody out tomorrow and go through the appropriate procedures. If there has been work done to the primary facade that needs to come forward in a separate case, which would be the appropriate path as well, and to link these two may delay the necessary

repairs that are needed on the roof, and you know, versus any kind of restorative work that needs to happen to the primary façade.

Member Cherry asked in that scenario, if there is a determination on the roof, how is the applicant required to come back to that other work?

Assistant Director Moore stated the process would be through the red tag, notice of violation, and citation process. She said they can also stop the issuance of permits. Given the evidence heard tonight, there does seem to be a real need to repair the roof.

Mr. Moquino stated the process will be to issue a red tag since the project has not been completed. The inspector will go out tomorrow and issue a red tag. The homeowner will have two weeks to respond. If there is no response they will be issued a notice of violation. They will have two weeks to respond. If there is no response a citation will be issued which usually forces them to come to the board for approval.

Acting Chair Bienvenu noted that it was a lengthy process.

Member Cherry stated the concern was that possession is nine-tenths of the law. Violations take time, and the changes are rampant with no permitting. It seems that there is no leverage to have them come back to the board.

He asked if the case was postponed, and how long it would be before they could come back.

Ms. Romero stated it would depend on the type of case needed, such as additional exceptions, noticing requirements, and what approvals have been issued versus the work that has been done; otherwise, a date certain could be an option, and that would be July 22, 2025.

Mr. Duran stated that a new case would be advantageous, and the applicant today would be the representative for the case for those other changes. A date certain may not be an option because the homeowner would not meet the posting requirements. The homeowner is not here to represent herself or the home.

Member Degnan asked staff if the board has approved a request while being aware of the fact that there are violations. She asked if it is practice giving permission to do something while unapproved actions are being addressed.

Mr. Duran stated that the approval tonight would not stop the citing of the property tomorrow, but it is up to the board to approve, deny, or postpone the case for the roof.

Acting Chair Bienvenu stated the concern is that by making a decision, the board is sacrificing its control so that this potentially never comes before them again, since many red tags never turn into a case. The board would prefer to address it now, and they do have the authority from a code provision for restoration os status if a property owner makes changes in a structure without proper city approval, which results in the lowering of the status of a structure, or the board may require the property owner to restore the structure. Therefore, the board could, based on a record that is before it, rule that there are unauthorized changes made resulting in an alteration of the status and order it to be restored, separate from the city's process.

Attorney Ruybalid stated that the concern is that it is not on the agenda tonight, so that decision could not be made tonight.

Acting Chair Bienvenu stated that this was why the discussion was about postponing the case.

Attorney Ruybalid reiterated that code enforcement needs to investigate this, and he discouraged the board from deciding on that issue without the investigation and without it being on the agenda.

Board Action:
Member Biedscheid moved that because the application appears to be incomplete in that the drawings do not represent all changes made to the structure to date and because this is a contributing structure the changes requested tonight affect the primary façade which seems to be altered that this case be postponed to a date certain and request that the applicant come back with a full application for the changes that have been made and any further action required to address the gap in the materials reviewed tonight and the on-site conditions observed today. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

Staff asked for clarification if this would be two separate cases, one being the postponed case because the agenda has been posted and the case cannot be altered, and the other for the other items requested as another case number so that this can be posted correctly, and that the date certain was to be July 22, 2025.

It was determined that it all needed to be heard together so staff could determine when the case should come forward with all of the required information.

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.

Mr. Gary Moquino presented the case and staff recommendation. Staff recommended 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.

Penny Rembe, 533 Garcia Street, Santa Fe, was sworn in. Ms. Rembe stated this was their second process in Santa Fe, the first was at 533 Garcia, the old Pete Don Jose Garcia's house. They also have resided in a historic house in Albuquerque. They were friends with Tina, who lived at 539 Garcia and when Tina moved out, they purchased the home to have a place for their four children and families when they come for the holidays. She stated that they love the house, the Garcias and that street.

Aviva Bowman, 47 Old Road, Lamey, was sworn in. Ms. Bowman agreed with the façade recommended for the residence; however, she disagreed that the garage should be contributing, but more so that the east façade should not be primary because it is very deteriorated.

Member Biedscheid asked for clarification that the property was already designated contributing and that the primary facades were the request for tonight.

Mr. Moquino stated that the main residence is already contributing, it only needs primary façade designation. The garage has no status, so it needs a status review.

Member Biedscheid stated in regards to the garage that if it is to be contributing that the south façade that faces the street consistent with the main house would be the more appropriate primary facade and the reason to designate that would be to preserve the position of a garage as a garage and have it read as a garage that sort of deep set driveway is unique to the streetscape the south would be the better designation rather than the east on the garage.

Public Comment:
Ms. Beninato appreciated Member Cherry catching the changes in the prior case and the board taking the appropriate action to find out what happened. Regarding this case, she stated that the main residence should remain contributing and that the façade that faces the street with the portal should be primary. She agreed with Member Biedsheid's suggestion that the garage, the one façade facing the street, should be primary.

Member Cherry asked Member Biedscheid the reason why both of the recommended facades, east and south, would not be considered as primaries.

Member Biedscheid explained that the south facade is sufficient to recognize that as a garage, and her philosophy is to designate the minimal number of facades, especially on a very small building, that preserve the characteristics that are important about that structure. In this case, the south façade has both the pedestrian and vehicle doors with headers, though the garage door material should be excluded.

Board Action:
Member Biedscheid moved to retain the residence as contributing and designate the south facade as primary, and to designate the garage as contributing with the south facade as primary, excluding the non-historic materials and the garage door material. Member Mather seconded. The motion passed with the Board voting unanimously (4-0).

10. **Discussion Items**
There were no discussion items.

11. **Matters from the Board**
There were no matters from the Board.

12. **Next Meeting**
July 8, 2025

13. **Adjournment**

Acting Chair Bienvenu asked if there were any objections to adjournment. There were none. The meeting was adjourned at 9:37 p.m.

Lani J McCulley

Lani McCulley, Transcription

_____ _____

Cecilia Rios, Historic District Review Board Chair Date

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

Case # 2025-9719-HDRB
Address – 878 E. Palace Ave.
Agent's Name – Micheal Herrera
Owner/Applicant's Name – Marilyn Halla

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 11, 2025.

BACKGROUND

The single-family residence at 878 E. Palace Ave. is listed as contributing to the Downtown and Eastside Historic District. A reconnaissance survey conducted in 1985 designated the structure as contributing. The 900-square-foot main residential structure was built on a .088-acre lot in the early 1930s, and the 64-square-foot shed structure was built in the mid-1990s. The main structure was built in the Spanish Pueblo Revival architectural style as seen by flat roof, rounded parapets and cut-through canales.

In a 2024 Historic Cultural Properties Inventory (HCPI) form, architectural historian John Murphey identifies additions to the west and south facades as identified in the façade diagram as numbers 3 and 4, with the enclosure of the south elevation porch and the north elevation portal completed by the 1970s. Mr. Murphey wrote that the windows and doors are non-historic, however, their exact date is unknown. The east yard wall was constructed prior to 1966 and was raised in height between 1973 and 1978. The south yard wall was constructed between 1973 and 1978 as identified in the HCPI form. Although the structure has undergone several alterations over the years, it retains the design qualities that are significant to the district, is well over 50 years old and if protected should continue to contribute to the character of the district.

As illustrated on a State Engineer's Office 1914 map, the property on which the house is located belonged to Miguel Rodriguez, who used the land for agricultural purposes. The house was constructed by 1930 near the old Fischer Brewery on a part of East Palace Avenue that still was part of a working-class neighborhood. The house has been used predominantly as a rental or a second home over the years.

At this hearing the Applicant asked the Board to review the structure's historic status and designate primary facades, if applicable.

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. Historic Preservation Division City staff reviewed the application and related materials

and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.

2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be maintained as contributing, and the east and south yard walls to be designated as non-contributing. Staff recommend that the east and north façades of the structure be designated as primary, as identified in the façade diagram as numbers 1 and 2 (excluding non-historic material) per SFCC Section 14-5.2(C) Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
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. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately 50 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."
8. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a "non-contributing structure" is a "structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District."
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the residential structure meets the definition of a "contributing structure," as recommended by the Staff.
11. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the yard walls on the east and south of the lot meet the definition of "non-contributing structures," as recommended by the Staff.
12. The Board finds that the north and east façades are the primary elevations of the residential structure with the features that define the character of the architecture of the structure, which was built in the Spanish Pueblo Revival architectural style, as seen by flat roof, rounded parapets and cut-through canales.
13. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review 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 grants the Applicant's request to review historic status.
3. The Board maintains the structure's contributing status.
4. The Board designates the following elevations as the primary façades: east and north.
5. The Board designates the yard walls on the lot as non-contributing.

IT IS SO ORDERED ON THIS 22nd DAY of JULY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2025-9690-HDRB
Address – 1525 Canyon Rd.
Agent's Name – Rachel Heydemann
Owner/Applicant's Name – Rachel Heydemann

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 11, 2025.

BACKGROUND

The single-family residence at 1525 Canyon Rd. and accessory shed structure are designated as contributing to the Downtown and Eastside Historic District. Known as the Tobias and Gumecinda Lujan house, the primary structure was constructed in the 1930s and is approximately 980 square feet. The unaltered core of the house dates to at least 1948, as discernable in aerial photography. The only significant change is the enclosure and elevation of the northwest porch roof in 1978.

The southeast elevation has a three-over-four-lite door and a six-over-six, double-hung wood sash window, covered with a storm unit. The long northeast elevation has two six-over-six windows bookending a small single pane window. The windows have crude concrete sills. The northwest elevation held a porch which was enclosed after 1969. The northwest side has a newer wood panel door giving entry to the enclosed porch. The roof in this area is slightly lower and the walls are fenestrated with recycled windows. On the southwest elevation the enclosed porch portion holds four re-purposed, eight-lite sash windows arranged in a wood frame covered with storm units. The corner windows hang on barrel hinges and may have once been operable. The remainder of the elevation is penetrated with two six-over-six double-hung wood sash windows. The surviving windows and doors of the other (south, east and west) elevations are historic.

The HDRB designated the status and primary façades for the residence in Case # 2024-8233-HDRB on June 11, 2024. The Board retained both the residence and the accessory shed structure as contributing to the Downtown and Eastside Historic District and to designate both the northeast and southeast elevations (façades 2 and 3) of the main residence as primary.

The Applicant proposes the following exterior alterations on the main residence (with no proposed work on the accessory structure):

1) Replace seven of the eight windows on the main residence, including the historic windows, on each of the two primary façades. An exception is requested to SFCC Section 14-5.2(D)(5)(a) to replace historic materials on primary façades.
2) Restucco the residence in cementitious stucco in "buckskin" color.

Window A, located on the southeast (primary) elevation, and window B, located on the

northeast (primary) elevation, are both historic windows which a professional window assessment finds are in fair condition. The window assessment by Ra N. Patterson reads, "[T]he sills are buried in the wall with a flush concrete sill added to exterior. Since sills are flush it is allowing water to run back into the adobe wall causing damage."

Mr. Patterson declares that to resolve this issue, the window would need to be removed, and the sills replaced and protrude slightly to exterior like they were originally. The problem is the windows' perimeter jamb is also the buck for the opening, meaning the window would be destroyed during removal. Mr. Patterson also found that window D on the northeast elevation is in fair condition with historic jambs, but the sashes are not original. While window C on the northeast elevation is not historic, it is in fair condition and the assessor recommends replacing all four windows and one door on the south and east elevations with in-kind to that era, either wood or clad exterior/wood interior and divided-lite windows.

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 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 a finding that all the exception criteria have been met and recommended approval to replace the historic windows in-kind on the primary façades, and recommended approval of window replacement on non-primary facades, as they comply 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 SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(5)(a), historic windows on primary façades of contributing structures, shall be repaired or restored wherever possible.
9. The Applicant proposes to replace windows on all façades of this contributing structure, including two historic windows on the primary façades.

10. Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a) would be required for approval of the application, and the Applicant requested an exception.
11. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
12. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's recommended finding that the Applicant has conclusively demonstrated all exception criteria have been met.
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the window replacement will better preserve the historic structure and will retain the existing appearance to the residence;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the sills of the historic windows were improperly installed, channel drainage into the wall causing damage to the building, and replacement is the best option to preserve the structure; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts because the in-kind replacement will maintain the residence's appearance while protecting the structure from further damage.
13. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
14. The Board finds that door # 1 on the primary southeast façade and window C on the primary northeast façade are non-historic.
15. No exception is required to replace the windows on the non-primary northwest and southwest façades.
16. 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 drawings or documentation, satisfactory to the Board, have been submitted.
17. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
18. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

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 # 1-2 as set forth in the application, as recommended by Staff, with the following additional conditions:

a. The windows on the primary facades (southeast and northeast elevations) be constructed of wood.

3. The Board grants the exception requested in the application.

IT IS SO ORDERED ON THIS 22nd DAY of JULY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2025-9689-HDRB
Address – 1 Camino Pequeno, Unit A
Agent's Name – Courtenay Mathey, Mathey and Associates, Architects
Owner/Applicant's Name – Ann and Kevin Cooney

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 11, 2025.

BACKGROUND

The structure at 1-A Camino Pequeno is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. Constructed in 1973 as an accessory dwelling unit to 1 Camino Pequeno, the structure is a stucco-on-frame construction. 1-A Camino Pequeno was split off from 1 Camino Pequeno in 2015 and is now on its own lot. The dwelling is roughly square in footprint and encloses 1,178 square feet. The recent Santa Fe style home shows a mix of Pueblo and Territorial revival themes with a modern style cantilevered entrance portal to the south and north. Most windows are original to construction date and feature territorial style pedimented treatment. The property came before the Board on November 14, 2023, under Case # 2023-7399-HDRB where the Board confirmed the status of the structure as non-contributing.

The Applicant proposes the following exterior alterations:

Main Residence:

1) Construct a 308-square-foot addition on the west elevation of the residence to a height of 14'4" where the maximum allowable height is 15'2". The addition is designed in a Pueblo Revival style, with bullnosed corners to match the existing structure.
2) Construct a 28-square-foot addition in the alcove on the south elevation to replace the existing cantilevered portal.
3) Construct a 23-square-foot portal addition on the north elevation with wood corbels and beams with a low-slope, overhanging roof.
4) Construct a 41-square-foot portal addition on the west elevation with wood corbels and beams with a low-slope, overhanging roof.
5) Construct a 64-square-foot portal addition on the south elevation with wood corbels and beams with a low-slope, overhanging roof.
6) Replace windows and doors. Exterior doors and windows will be metal-clad with divided lites in Sierra Pacific "linen" and "sandstone".
7) Install roof-mounted photovoltaic panels on the house – screened by 17½" minimum parapets. The panels will not be publicly visible.
8) Raise parapets on the existing residence from 11'5" to 12'5" to conceal photovoltaic solar units on the roof.
9) Install exterior insulation.

10) Re-roof using modified bitumen membrane in tan or gray finish.
11) Stucco using either Sto elastomeric in either "suede" or "pueblo".
12) Install a ground mounted condenser on the north elevation.
13) Install exterior lighting on the wall of the east elevation of the residence, at the north elevation door, and on the wall by the window and at the door on the west elevation. Light fixture design included in the applicant's packet.

Accessory Structure Construction:

14) Construct a 613-square-foot freestanding accessory structure which will include a one-car garage to a height of 11'8" where the maximum allowable height is 15'2". The structure is designed in a Pueblo revival style with bullnosed corners. The garage door is labeled as either metal or wood. Staff recommends that the door be made of wood.
15) Construct a 43-square-foot portal addition on the south elevation of the garage with wood corbels and beams with a low-slope, overhanging roof.
16) Install ground mounted condenser on the west elevation.
17) Install exterior lighting at the doors on the west and south elevations

Other:

18) Construct 68" to 72"-high stucco yard walls and coyote fencing. The yard walls and fences at the street frontage will be at 68" where the maximum allowable height is 68". Side and rear property line yard walls and fences will be at 72" where the maximum allowable height is 72".
19) Install a 68"-high wrought-iron pedestrian gate on west side of the driveway leading into the front yard.
20) Install a 72"-high wrought-iron vehicle gate at the driveway on the southeast of the property.
21) Install exterior lighting at the east elevation gates on the yard wall.

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 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 the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.

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. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), 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.
7. 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 drawings or documentation, satisfactory to the Board, have been submitted.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

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 # 1-21 as set forth in the application, as recommended by Staff, with the following additional conditions:
    a. With respect to Item # 18, the street frontage barrier shall be a coyote fence and not a stucco yard wall;
    b. The framework of the fence shall be to the interior of the property;
    c. The latillas shall be staggered to avoid a horizontal line at the top; and
    d. The garage door shall be constructed of wood.

IT IS SO ORDERED ON THIS 22nd DAY of JULY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar, City Clerk Date

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid, Assistant City Attorney Date

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

Case # 2025-9773-HDRB
Address – 127 Duran St.
Agent's Name – Gayla Bechtol, AIA
Owner/Applicant's Name – Jennifer Allen and Karen Kalat

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 11, 2025.

BACKGROUND

The single-family residence at 127 Duran St. is listed as non-contributing to the Westside-Guadalupe Historic District. The property holds an accessory structure which is also listed as non-contributing. According to a 2024 Historic Cultural Properties Inventory, the 1,189-square-foot residential structure was constructed originally in the late 1930s. The structure started out as a square building, as is evidenced by the 1966 aerial photograph in the HCPI. The structure almost doubled its size with the 406-square-foot 1985 addition. The HCPI indicates that a 90-square-foot porch was also installed in the 1980s but has since been removed. While the original structure was constructed of 12" thick adobe, the 1985 addition was constructed of concrete block. Based on evidence provided in the HCPI, the lot was once used for farming, and has a remnant acequia, thought to be part of the Acequia Publica, across the east edge of the property.

The windows in the adobe portion of the structure are inset into the wall, while the newer construction windows are not. The windows are a combination of metal, aluminum and vinyl. According to the HCPI, none of the windows appear to be original. The HCPI also indicates that the wood doors, one six panel and the other faux plank appear to not be original to the structure. The HCPI dates the accessory structure on the northeast corner of the property to post-1978, and states that it is constructed of concrete block. The roof is supported by posts set on the dirt floor. An adjacent frame lean-to storage room is covered with gray coat stucco. Upon a recent site inspection, the entire accessory structure appears unstable.

The homes in this area were constructed as simple adobe structures topped with tin roofs. All the primary residences were owner-occupied, and the street was entirely populated by families with Spanish surnames. The 1938 city directory indicates the presence of "rear" houses – smaller homes built at the back of properties that were rented out to generate additional income. The primary residential structure at 127 Duran St. appears to be one of those smaller, four-room homes built at the back of the property to generate income. After being used as a rental property, the home was split off from the front house, creating the "flag lot" configuration.

The Applicant requests the following:
1. A status review with primary façade designation, if applicable, of a residential structure.
2. A status review with primary façade designation, if applicable, of an accessory structure.

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. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the residential structure be maintained as non-contributing and the status of the accessory structure be maintained as non-contributing, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately 50 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."
8. Under SFCC Section 14-12.1, the definition of a "non-contributing structure" is a "structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District."
9. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the main residential structure meets the definition of a "non-contributing structure," as recommended by Staff.
11. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the accessory structure meets the definition of a "non-contributing structure," as recommended by Staff.
12. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the acequia and its walls are historic, are worthy of preservation, and they meet the definition of a "contributing structure."

13. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review 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 grants the Applicant's request to review the historic status of this property.
3. The Board designates the main residential structure as a non-contributing structure.
4. The Board designates the accessory structure as a non-contributing structure.
5. The Board designates the acequia wall as a contributing structure.

IT IS SO ORDERED ON THIS 22nd DAY of JULY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-9202-HDRB
Address – 925 Acequia Madre
Agent's Name – Gregory Waits
Owner/Applicant's Name – Jason Flanagan

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 11, 2025.

BACKGROUND

The single-family residence at 925 Acequia Madre is listed as contributing to the Downtown and Eastside Historic District. At this hearing, the Applicant asks the Board to review the structure's historic status and to designate primary facades, if applicable. The single-family residence at 925 Acequia Madre is listed as contributing to the Downtown and Eastside Historic District. The 904-square-foot main residence was built in the late 1930s on a 0.15-acre lot. The architectural design style of the main residence is Santa Fe Pueblo Revival as embodied by the adobe block and wooden viga construction materials, flat roof, rounded parapets and recessed doors and windows with divided lites.

There are no records of the main residence coming before the Board for status and primary façade designation and most likely the structure was given this status in 1984 when the Historic Building Inventory (HBI) form was completed. This practice was a common theme during this period where "drive by" review of buildings and assignment of historic status occurred in the Historic Districts. The Historic Cultural Property Inventory (HCPI) by John Murphey in 2024 reads that the original adobe structure of the building consists of a south-facing rectangle that contains two bedrooms and a living room. The bathroom of this block appears to have been an open porch that was enclosed at some point. A frame extension added to the north side of the home contains a kitchen and an additional bathroom. Aerial photographs suggest that this work was completed by 1958. Mr. Murphey identified the yard walls as non-historic with recent alterations. The guest house or casita is identified as "not surveyed" given that it was constructed in 2002-2003 and is not eligible for a contributing status at this time.

Previous HDRB cases include Case # H-02-140, heard November 26, 2002, for approval of a 514-square-foot guest house addition. The current request (in Case # 2024-9202) is for status review and primary façade designation, if applicable.

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. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City

Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the application.

2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be maintained as contributing with the south façade, excluding non-historic materials, designated as primary, identified as number one in the façade diagram. Staff recommended that the yard wall with metal elements and gate on the south property line facing the street be designated as non-contributing, and the guest house as non-contributing, per SFCC Sections 14-12.1, Definitions, and 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
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. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately 50 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."
8. Under SFCC Section 14-12.1, the definition of a "non-contributing structure" is a "structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District."
9. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the main structure meets the definition of a "contributing structure," as recommended by Staff.
11. The Board finds that the south façade is the primary elevation of the structure with the features that define the character of the structure's architecture. The architectural design style of the main residence is Santa Fe Pueblo Revival as seen by the adobe block and wooden viga construction materials, flat roof and rounded parapets, and recessed doors and windows with divided lites.
12. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the guest house or casita, and the yard wall with metal elements and gate, are not historic and therefore meet the definition of "non-contributing structures," as recommended by Staff.
13. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review 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 grants the Applicant's request to review historic status.
3. The Board maintains the contributing status of the main house.
4. The Board designates the following elevation of the main house as the primary façade: south façade.
5. The Board designates the status of the guest house, and the yard wall, metal elements of the yard wall and gate on the south property line as non-contributing

IT IS SO ORDERED ON THIS 22nd DAY of JULY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe, New Mexico

memo

DATE: **July 22, 2025**

TO: **Historic Districts Review Board**

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

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 and Previous Case Documents

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.

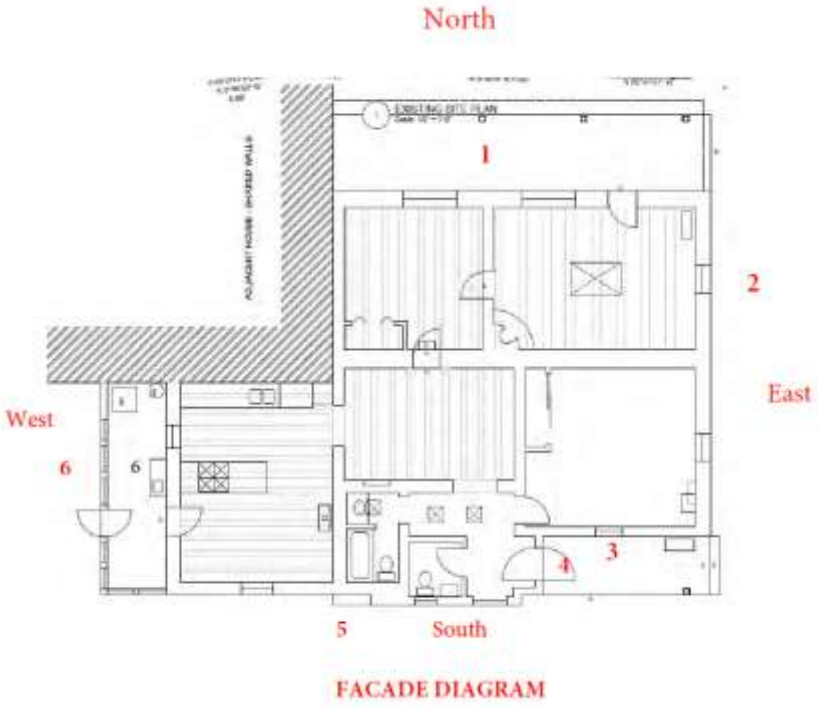

Figure 1. 964 Acequia Madre Facade Diagram.

Figure 2. Current roof condition.

Previous cases at 964 Acequia Madre include:

On June 24, 2025, in Case No. 2025-010497-HDRB, the Board postponed the case to a date certain and requested that the applicant come back with a full explanation of the changes that have been made and any further Board action required to address the gap in the materials they reviewed tonight and on site conditions that they had observed today.

On May 10, 2022, in Case No. 2022-005033-HDRB, the Board approved the alterations on the North and South elevations which included:

1) Redesign the front portal posts and corbels on the north front (primary façade) by removing the 1980s brackets and replace with viga posts and corbels that will be stained dark brown.
2) Remove the single-wide front door and relocate it to the west end of the façade, in effect exchanging it with the existing historic double-hung 3-over- 1 lite windows on the west end. The new entry doors will be double French doors. The new doors will not widen the existing opening but lengthen the opening.
3) Remove historic double-hung 3-over-1 lite windows on the west end, proposed to be replaced by the new double French doors. The applicant requests an exception to 14-5.2(D)(1)(a) which prohibits removal of historic material.
4) Install a new true divided lite double hung window to match in-kind the removed west end window. New window will replace the removed door. The opening will

not be widened but will be shortened. The new doors and windows will match existing in pattern and material and will be true-divided lite and painted to match the house's existing "Sage Green."

5) Add a 48" high masonry yard wall stuccoed to match house. The yard wall will have a wood paneled 36" wide double entry gate and be set 4" off the primary east façade.
6) The proposed yard wall is set back more than 20' south into the property.
7) Convert a 77 square foot portion of the existing portal into heated space. The additional roofed space will be set less than 10 feet from the primary east façade. The applicant requests an exception for its proposed placement per Section 14-5.2(D)(2)9d).
8) Infill two windows on the south west corner of the building
9) Add two small kiva fireplaces.
10) Add one window on the western end of the south elevation and one window on the southern end of the west elevation.
11) Infill a window on the south elevation and relocate a new true divided lite wood window painted Sage Green.

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

PROJECT DESC: 2022-005033-HDRB. Addition, portal replacement, window and door alterations. Exceptions were requested for window and door alteration on primary facade and for adding on less than 10' from a primary facade.

CASE NUMBER: 2022-005033--HDRB

PROJECT TYPE: Remodel

LOCATION: 964 ACEQUIA MADRE
Santa Fe, NM 87505

CONTACTS:	Property Owner	Britton Wilson	510 LEXINGTON RD RD CONCORD, MA 01742-3715
	Applicant	CHRISTOPHER PURVIS	222 E MARCY ST 19 SANTA FE , NM 87501

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on May 10, 2022. The decision of the Board was to approved the project as submitted finding that the applicant's responses to all of the exception criteria satisfies the Board's concerns.

For further information please call 505-955-6605.

Sincerely,

Angela S. 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.**

said he believes the issue has been addressed. There is no need for additional investigation.

Vice Chair Katz said it is not clear and they should still look at it. He thought if an exception was requested the packet did not reflect it.

F. STAFF COMMUNICATIONS

Ms. Piccarello said the Senior Planner position for the HPD is posted through the 13th and most likely will be extended. She asked the Board if they knew of anyone who would be interested in the position to have them apply.

1. The 2022 Heritage Preservation Awards. The awards ceremony will be held on May 19th, 2022 at the San Miguel Chapel on 401 Old Santa Fe Trail. Reception will follow at El Zaguan at 545 Canyon Rd.

Chair Rios asked if she would tell them who the award recipients were.

Ms. Piccarello said that will be kept as a surprise.

G. OLD BUSINESS

1. **2022-005033-HDRB. 964 Acequia Madre.** Downtown and Eastside Historic District. Christopher Purvis, agent for Britton Wilson, proposes a 77 sq. ft. to height of 9'-6" addition (existing height 14'-6"), portal and window and door alterations on a contributing building. Applicant requests exceptions to Section 14-5.2(D)(5)(a) for altering historic window openings on a primary facade and Section 14-5.2(D)(c) adding less than 10' from a primary facade. (Angela Schackel Bordegaray)

STAFF REPORT

964 Acequia Madre is a 1,672 square foot building designated 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. There is a casita on the southeast corner of the lot. A 1984 historic survey shows the front north elevation without a portal; a 1994 HDRB case led to the addition of a wood territorial-styled portal with simple brackets and posts painted white. Other non-historical alterations include a stucco yard wall atop the historic low rock acequia wall. There is a timber bridge over the Acequia Madre.

While the 2021 footprint study indicated that changes were made to the front (north) façade fenestration that include a north elevation front door shift to west between 1984 and the present, the board did not agree and designated the north elevation as primary excluding the portal. The board also designated the east elevation a primary façade.

The applicant proposes the following exterior alterations:

North Elevation Alterations

1. Redesign the front portal posts and corbels on the north front (primary façade) by removing the 1980s brackets and replace with viga posts and corbels that will be stained dark brown.
2. Remove the single-wide front door and relocate it to the west end of the façade, in effect exchanging it with the existing historic double-hung 3-over-1 lite windows on the west end. The new entry doors will be double French doors. The new doors will not widen the existing opening but lengthen the opening.
3. Remove historic double-hung 3-over-1 lite windows on the west end, proposed to be replaced by the new double French doors. The applicant requests an exception to 14-5.2(D)(1)(a) which prohibits removal of historic material.
4. Install a new true divided lite double hung window to match in-kind the removed west end window. New window will replace the removed door. The opening will not be widened but will be shortened. The new doors and windows will match existing in pattern and material and will be true-divided lite and painted to match the house's existing "Sage Green."
5. Add a 48" high masonry yard wall stuccoed to match house. The yard wall will have a wood paneled 36" wide double entry gate and be set 4" off the primary east façade.
6. The proposed yard wall is set back more than 20' south into the property.

South Elevation

1. Convert a 77 square foot portion of the existing portal into heated space. The additional roofed space will be set less than 10 feet from the primary east façade. The applicant requests an exception for its proposed placement per Section 14-5.2(D)(2)9d).
2. Infill two windows on the south west corner of the building
3. Add two small kiva fireplaces.
4. Add one window on the western end of the south elevation and one window on the southern end of the west elevation.
5. Infill a window on the south elevation and relocate a new true divided lite wood window painted Sage Green.

6. Add two skylights on the rear of the roof not visible from a public way.

STAFF RECOMMENDATION

Staff did not find that all the exception criteria had been met but the Board may find that they have upon further testimony. Otherwise, staff recommended approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Downtown & Eastside Historic District.

Chair Rios asked if Ms. Bordegaray felt that neither of the two sets of exceptions were met.

Ms. Bordegaray said the applicant met a few from each set, but not all criteria.

Member Bienvenu asked if the age of the historic window was known.

Ms. Bordegaray said it is estimated to be part of the original material and at least 50 years old.

Member Bienvenu said that goes back to the original age of the house, at least 100 years ago.

Ms. Bordegaray said a survey by John Murphy was done for the last case. The windows were determined as historic, but the portal is not conclusively historic.

Member Bienvenu asked how she would describe the windows underneath the storm windows.

Ms. Bordegaray said they are double hung, three over one, light pattern in good condition and have screens.

Member Bienvenu confirmed the glass in the divided light panes could be very old. He asked on the other exception, the addition in the southeast corner, if correct 3 feet of the portal will remain, and the addition will be set in 3 feet from the exterior wall.

Ms. Bordegaray said it is not an entire portal infill, but that is correct.

Member Bienvenu said that is a minimally intrusive alteration to a primary façade. He said he would have no problem approving the exception for that.

Vice Chair Katz said he likes the look of what has been planned but has problems with the exception criteria. They probably won't see much, if any, of the extension in the back. He said if changing the entry and putting closets in the bedroom is considered a

hardship, he couldn't imagine what would not pass that test. He asked how the Board not allowing a bigger bedroom is a reason someone is not able to live in the historic district.

APPLICANT PRESENTATION

Christopher Purvis, 518 Old Santa Fe Trail, Santa Fe, NM, was sworn. He said he would start at the front, and clearly the brackets are not part of the original building. Changing the columns and adding corbels was an attempt to make the building blend in more. The applicant wants to keep the same size window openings and acknowledge they are at least 50 years old. Regarding the rear portal, it cannot be seen from the street. In the back of the house there is a bathroom portion that was not well done, and this is to make the rooms more traditional. They added a closet, and the bathroom wall is pushed out. He agreed hardship is hard to claim, which is true of almost every exception. He explained that the one in the back has no negative effects on the streetscape or the building and don't materially affect the look.

Member Guida said he agrees regarding the exception process, the hardship rule is often the most difficult to apply. He believes the exception process is for cases like these. He advocates for an approach on design and people rather than legal or visibility to determine if a person can live in the district. Swapping a window and repurposing of rooms is part of the architecture. This is sensitive to the form and layout of the façade. A single window is replaced with the door in the same width; historic material will be moved to the opening and a double door will be replaced with a double window in the same width. He said the historic material matters less to him than the design, appearance and character. None of that has been harmed by this proposal. He said secondly, the addition on the back is equally sensitive. It doesn't propose a new mass or form and incorporates itself sensitively to an existing feature. The distance from a primary façade is reasonable. He agreed with the applicant's response on all fronts.

Member Biedscheid asked Mr. Purvis to elaborate on his clients need to eliminate the steps in the house. She said that could be considered a hardship.

Mr. Purvis explained when you go into the front door you have to step up. And when you leave that room you have to step down. Moving the door will keep things flat. The same thing is being done by making the floors even and making the probability of tripping less.

Chair Rios confirmed with Mr. Purvis that other than adding the 77 foot enclosure in the back, the footprint remains. The changes are to the interior which are not the purview of the Board.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601, Santa Fe, NM, was sworn. She thought the applicant had not met the criteria for hardship. She said you don't have to change the outside façade of the house to eliminate a step up or down. She said "highly sensitive" is not the criteria to grant an exception. She thought saying Code should be people and building oriented is a huge mistake and establish a bad precedent. There are other ways of making the changes.

Britton Wilson, 964 Acequia Madre, was sworn. He is the owner and appreciated the Board's time. He said this is about aging in place, not a bigger bedroom. In the rear they were trying to access the bathroom from the bedroom. He said you cannot tell from the floor plan that the level changes between the entrance to the bedroom and the bedroom itself. Regarding the comments on the steps, going anywhere in this house you have to go through the middle section. That requires a step and a half down. He said he and his wife were in their 60s and will be retiring. They are concerned about aging in place. He thought this a good way to solve the issues and remain in their home for many more years. He said this design is for accessibility.

BOARD DISCUSSION

Vice Chair Katz apologized for not realizing there is a step up in the living room and not a step up in the other room. He said he is also at an age where that makes a difference and can understand the applicant's concern. He said from the explanation of the changes from the bathroom to the bedroom, he could also understand the changes are necessary.

MOTION: In Case 2022-005033-HDRB, 964 Acequia Madre, Member Guida moved to approve the project as submitted finding that the applicant's responses to all of the exception criteria satisfies the Board's concerns. Member Biedscheid seconded the motion.

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

Member Bienvenu said hardship is an important concern in all of the cases. This is an independent exception criterion, and the Board should not be cavalier in its application. These three exception criteria work together. What a hardship is, is not an independent determination, it depends on the individual cases presented. It is not a completely standalone requirement. Also, hardship does not have to mean severe hardship. It also means difficult.

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.COM
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.)

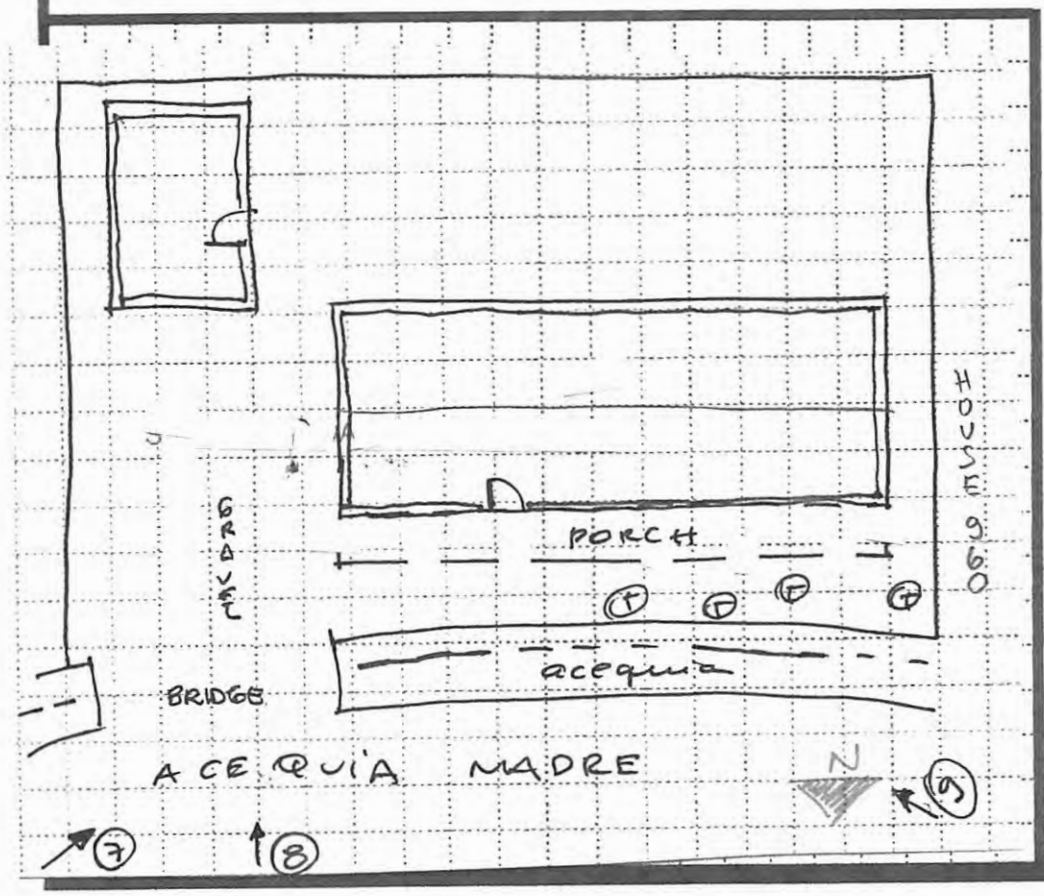
SITE

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	id no. 051611506
inventory number SFHD-6-1500		U.T. reference zone 12 13 easting northing	

inventory description: 964 Acequia Madre

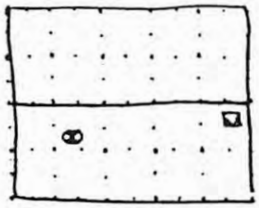
city/town: Santa Fe

land grant/conservation:

parcel:

legal description: town N S range E W sec

UTM no. 18 | negative nos. 23 | no. of no.



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 wo downspout. 1 masry flue 1 mtl 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

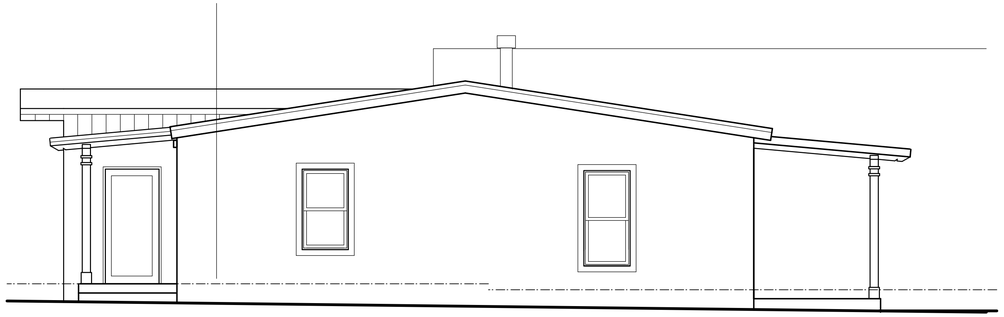
This contributing house built at least 100 years ago . See attached HCPI form and letter from John Murphey.

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.

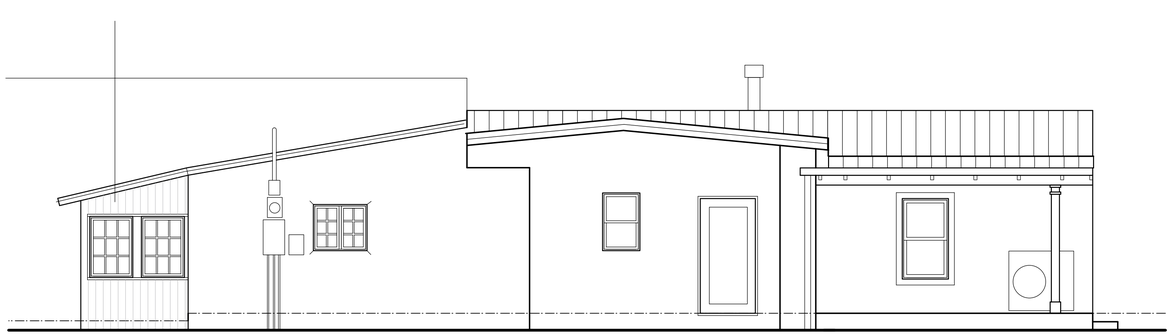
518 Old Santa fe Trail St1 PMB 373 Santa Fe N M
87505 Tel 505-982-5461 E Mail Architect@ACP-ART.com



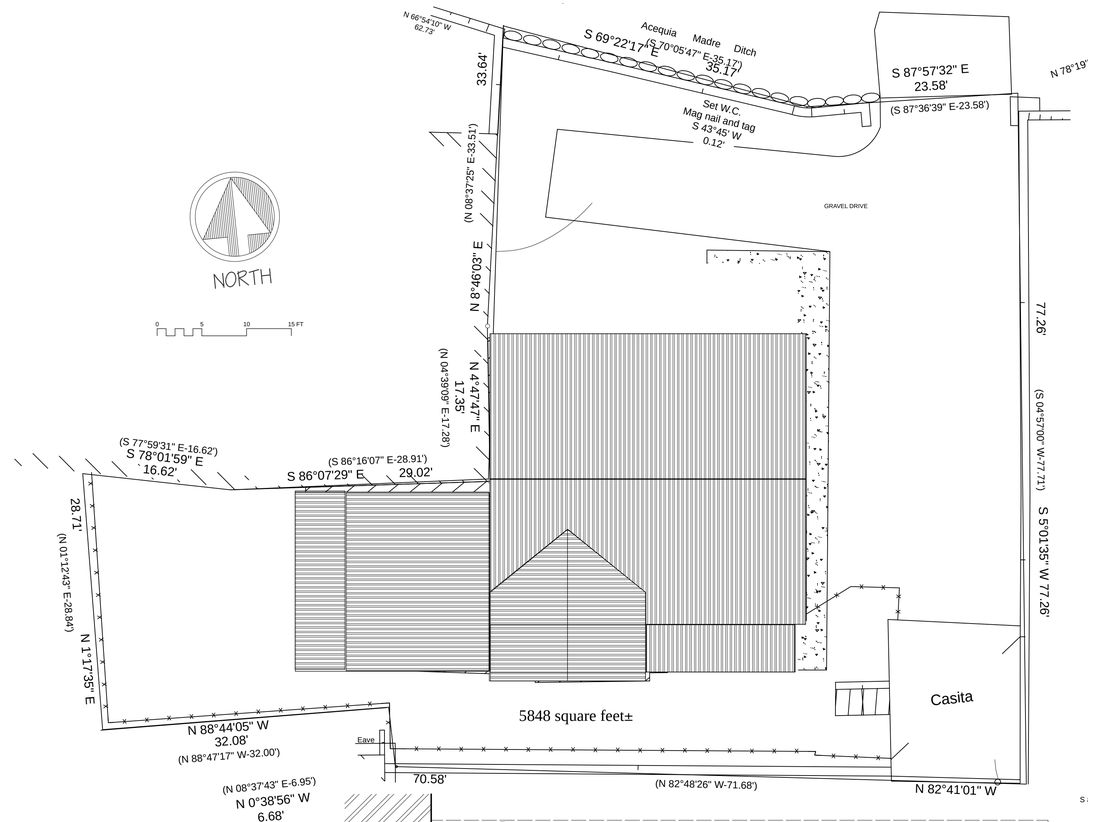
2 NORTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"

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

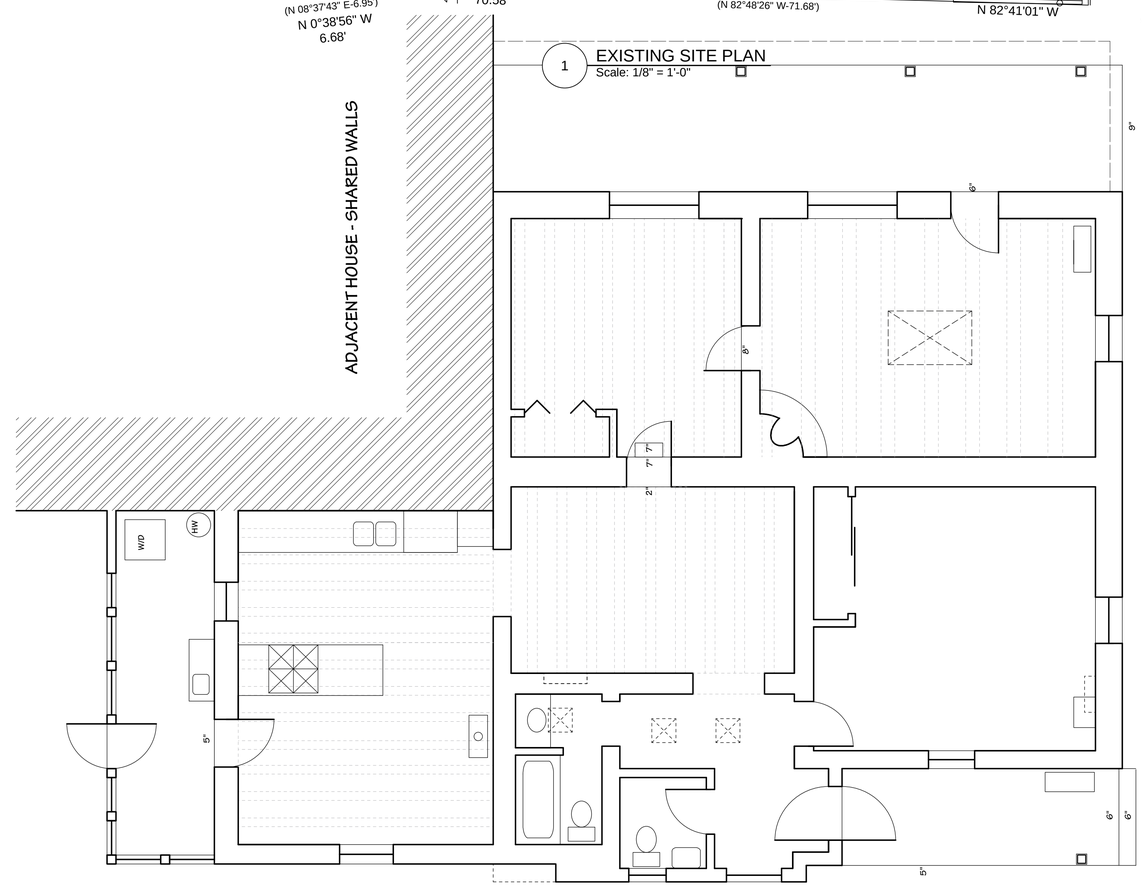
2 NORTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



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



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.

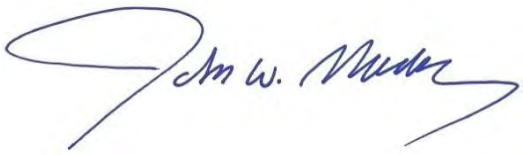
Conclusion

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

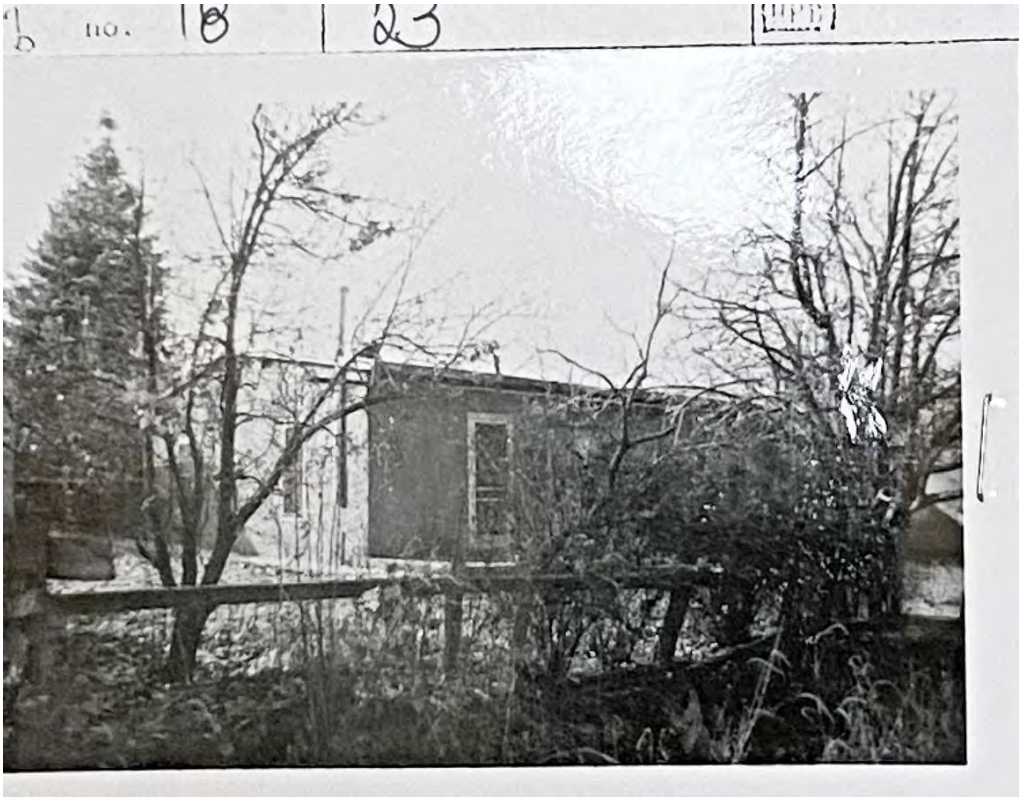


Figure 1: 1984 HBI survey photograph (above) compared with recent image of Front (north) elevation.

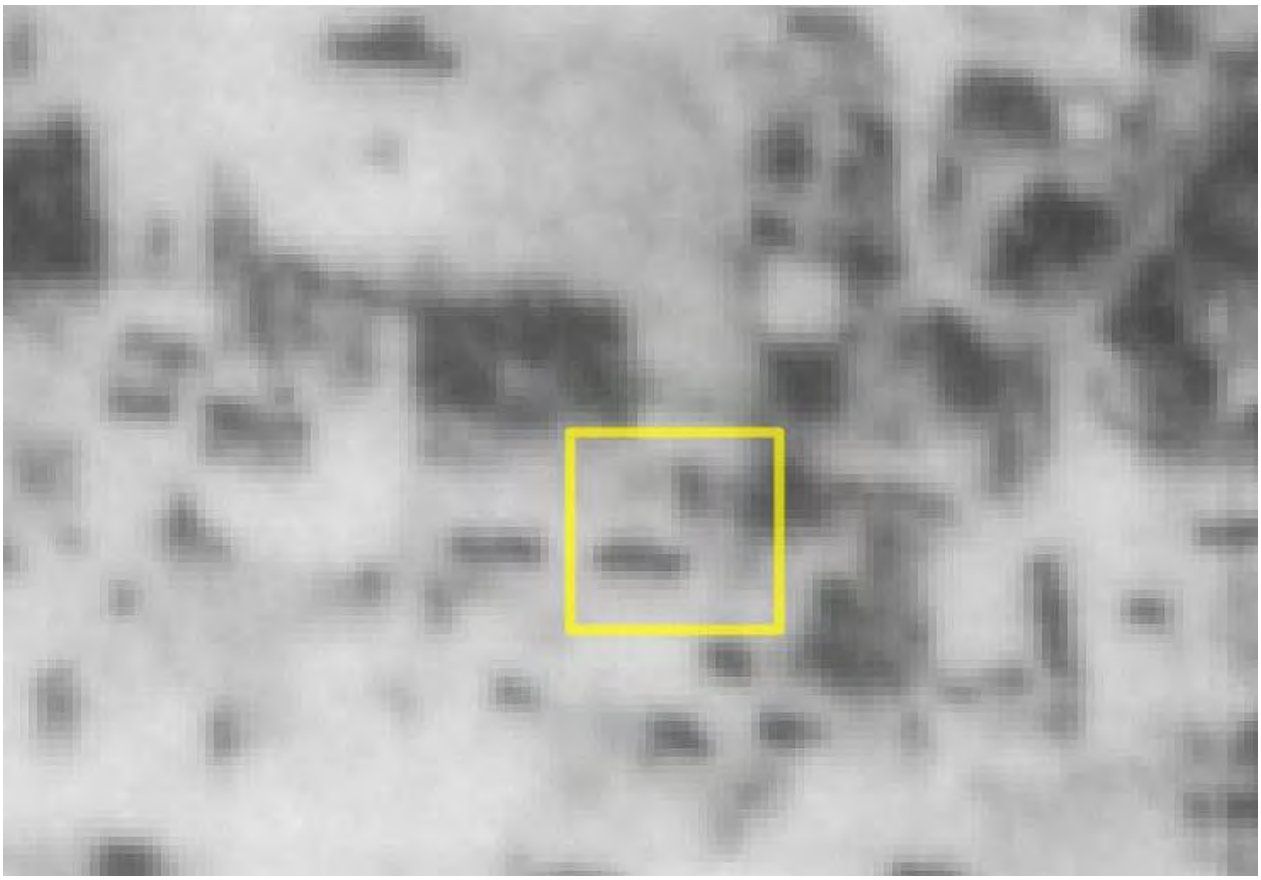


Figure 2: 1948 aerial photograph
Probable early iteration of house's footprint and form.
Courtesy University of New Mexico/EDAC.

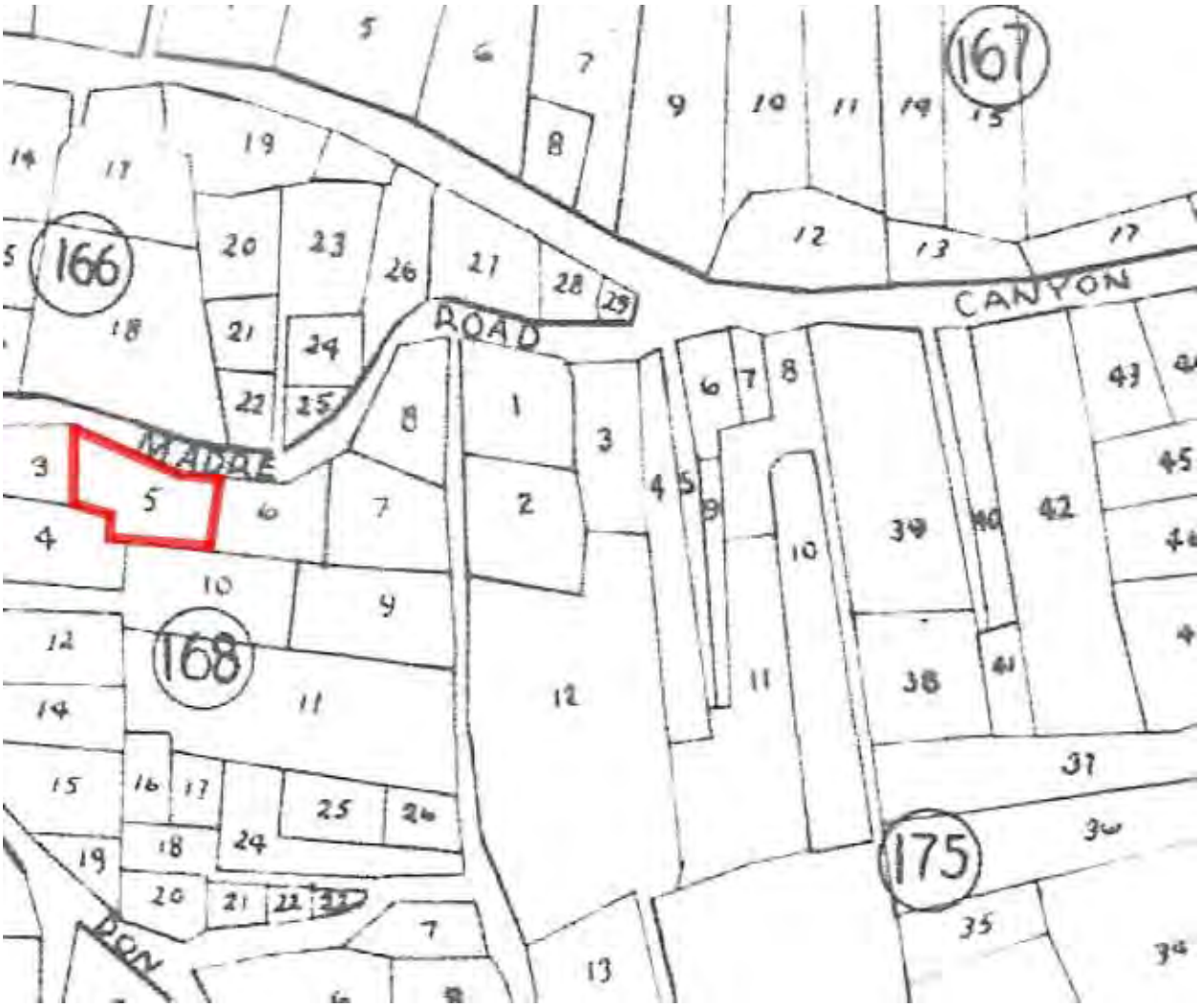


Figure 3: Portion of Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe,"1957. Parcel 5 at the time included subject house and adjacent house to west. Courtesy City of Santa Fe GIS.

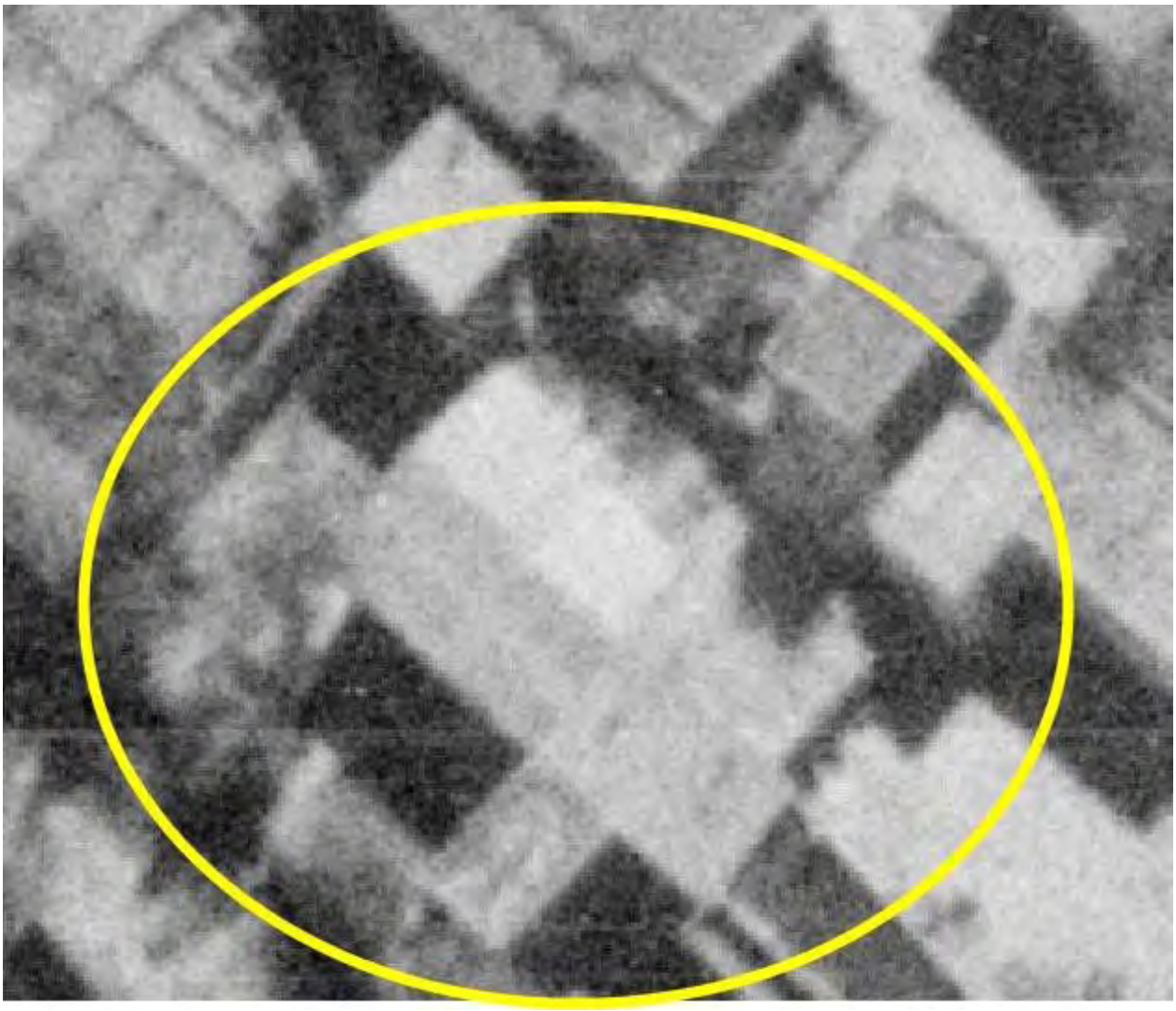
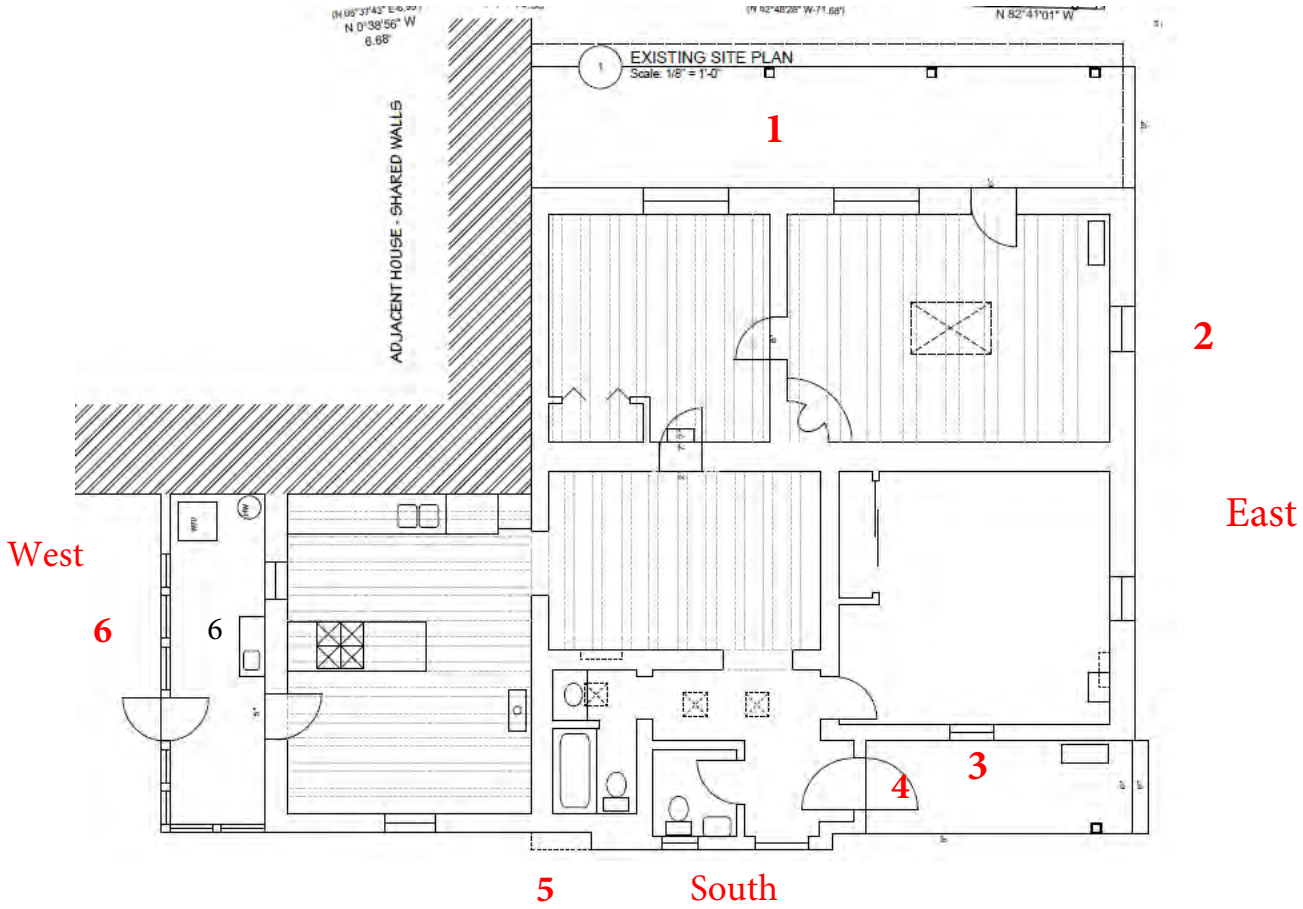


Figure 4: 1958 aerial photograph.
House with pitched form and unknown extension.
Courtesy New Mexico Department of Transportation.

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
AYLG63

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"

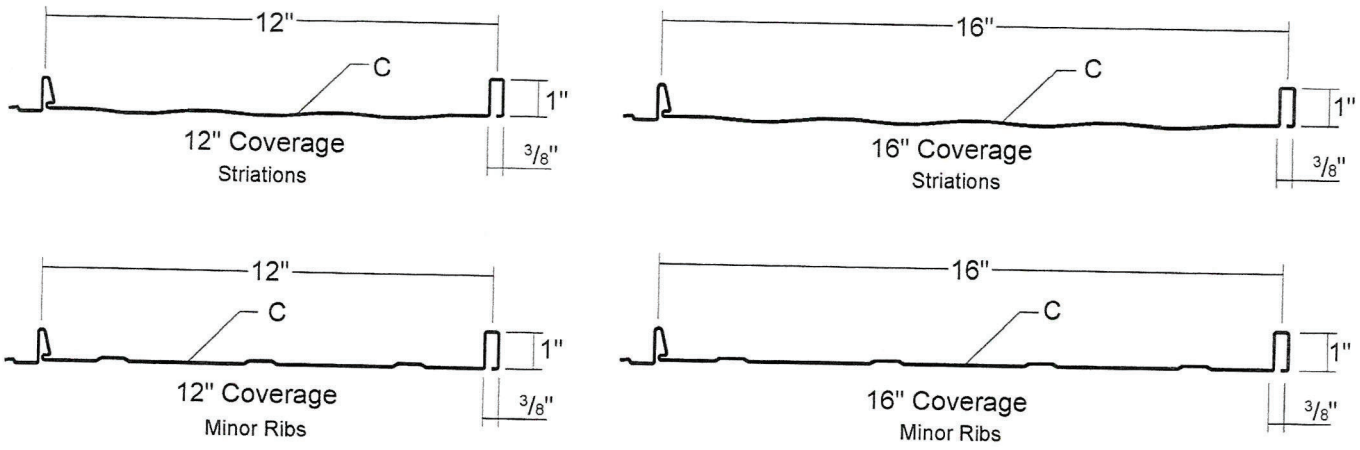
9’2”

7'6"
11'4"

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

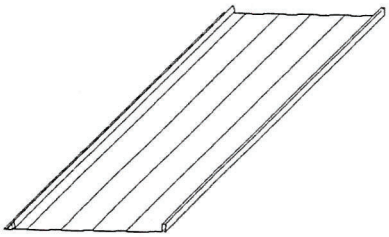
Condensed Technical Reference



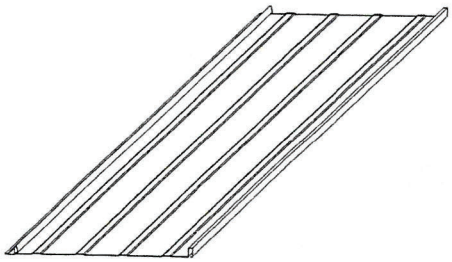
ARCHITECTURAL RESIDENTIAL PANEL | **CONCEALED FASTENED** | **12" OR 16" COVERAGE** | **MINIMUM SLOPE 3:12** | **SOLID WOOD SUBSTRATE**

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

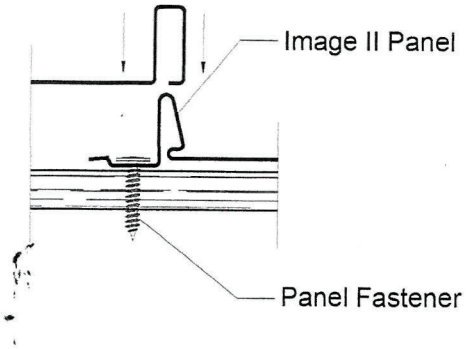
- UL 2218 Impact Resistance - Class 4
- UL 790 Fire Resistance Rating - Class A, per building code
- UL 263 Fire Resistance Rating - per assembly
- UL 580 Uplift Resistance - Class 90 Construction: #529
- Texas Windstorm - Evaluation RC-162 and RC-399
- 2020 FBC Approvals - FL11560.4, FL11560.5, FL14645.11, 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™

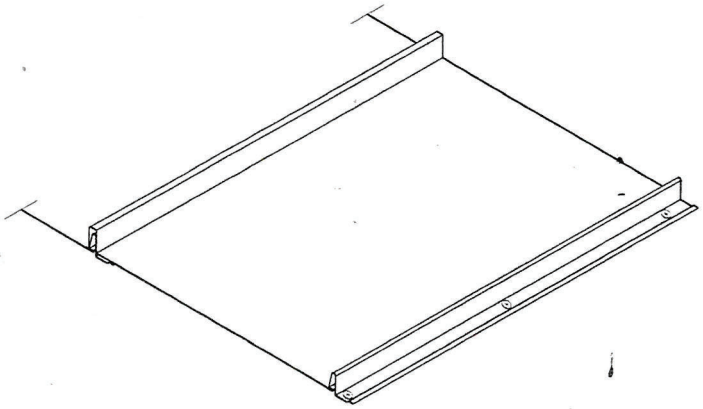
IMAGE II

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.

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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™

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.

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.

City of Santa Fe, New Mexico

memo

DATE: **July 22, 2025**

TO: **Historic Districts Review Board**

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

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 increase in height by 0'-8 ½" 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 façade.

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.

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)(2)(c) additions are not permitted unless set back 10' from the primary façade for raising the parapet on the north primary façade.

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 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.

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.

On June 24, 2025, in Case No. 2025-010494-HDRB, the Board approved items 1, 2, 4, 5, and 6 in the staff report. The Board postponed item number 3 in the staff report to change the overall height of the parapet on the north primary façade. The applicant has come back to the Board with a new design for approval of item number 3. Below are the previous case applicant's requests:

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. (Approved on June 24, 2025)
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. (Approved on June 24, 2025)
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.(Postponed on June 24, 2025. Postpone item number three in the staff report to change the overall height by 3'-3" from 14'-0 1/2" to 17'-3" high from a previously approved parapet on the McKenzie St façade, finding the exception criteria have not been met, move to postpone this item for a re-design and to request the applicant come back with some alternative design suggestions that minimize the roof line as much as possible while hiding the steel structure behind and/or an alternate

design that the applicant prefers for consideration noting that the exception criteria might be required for the exposed steel items.

4) Roof mounted HVAC units. (Approved on June 24, 2025)
5) Construct a new pedestrian gate on the McKenzie St. Façade. (Approved on June 24, 2025)
6) Re-stucco the exterior of the structure with a new one to match the existing. (Approved on June 24, 2025)

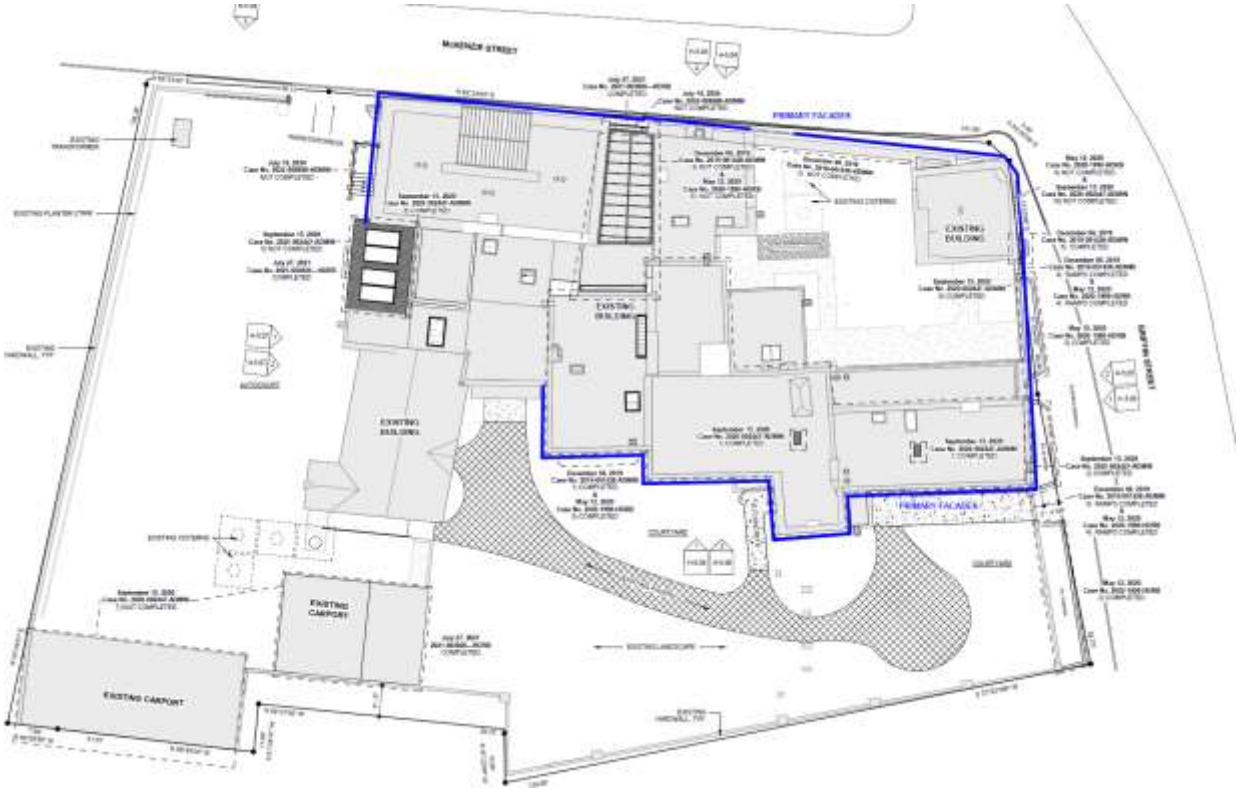


Figure 1. Primary Facade Diagram,

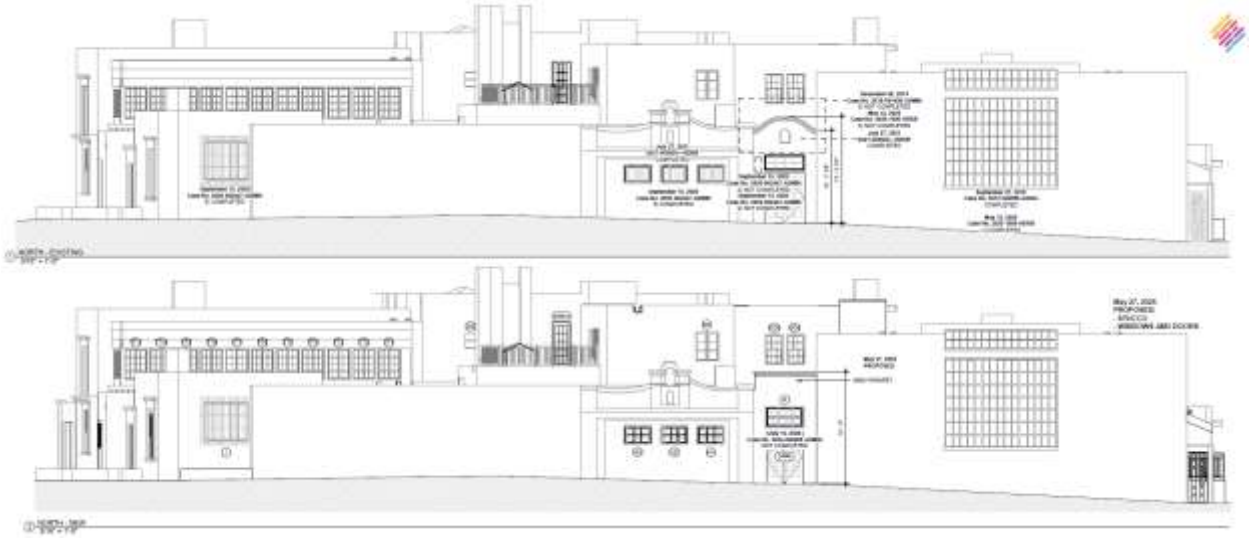


Figure 2. Existing and Proposed North Elevation.

206 McKenzie Street
McKenzie Street / North Elevation

Figure 3. North Primary Facade.

Figure 4. North Primary Facade.

APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

1) Change the overall height by 0'-8 ½" from 14'-0 ½" to 14'-9" high from a previously approved parapet on the McKenzie Street north primary facade for which an exception is requested to 14-5.2(D)(2)(c) addition to a primary façade.

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 0'-8 ½" higher than the original façade from 14'-0 ½" to 14'-9" 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 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

consistent with what is currently established along the McKenzie Street streetscape and accentuates the historic vocabulary of the development of the structure throughout time.

(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 been met. The current condition of the adjacent wall (to the west) is compromised by inclement weather. The proposed design does not adversely impact the primary façade as it reflects the overall design of the existing historic parapet.

(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 been met. The proposed design and raising of the parapet 8 ½" does not adversely impact the primary façade of the structure and maintains the distinctive historic character of the building and the preservation of the McKenzie Street streetscape.

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.

City of Santa Fe

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

PROJECT DESC: 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.

CASE NUMBER: 2025-010494--HDRB

PROJECT TYPE: Remodel

LOCATION: 206 MCKENZIE ST
Santa Fe, NM 87501

CONTACTS:

Property Owner	FC3 LTD CO	PO Box 2083 Santa Fe, NM 87504-2083
Applicant	Bradyn Furry	

BOARD ACTION

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

Ver. 12 1/14/2020

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Restore doors and windows numbered: NN, and OO

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

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

For further information please call 505-955-6605.

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

Sincerely,

Paul Duran

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

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

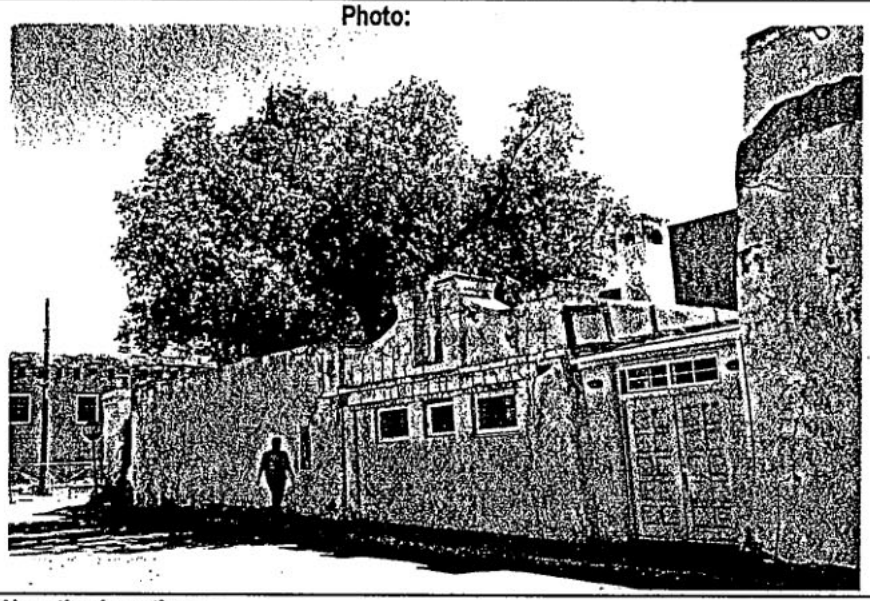
6. **Date of Survey:**
09-15-2005

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.

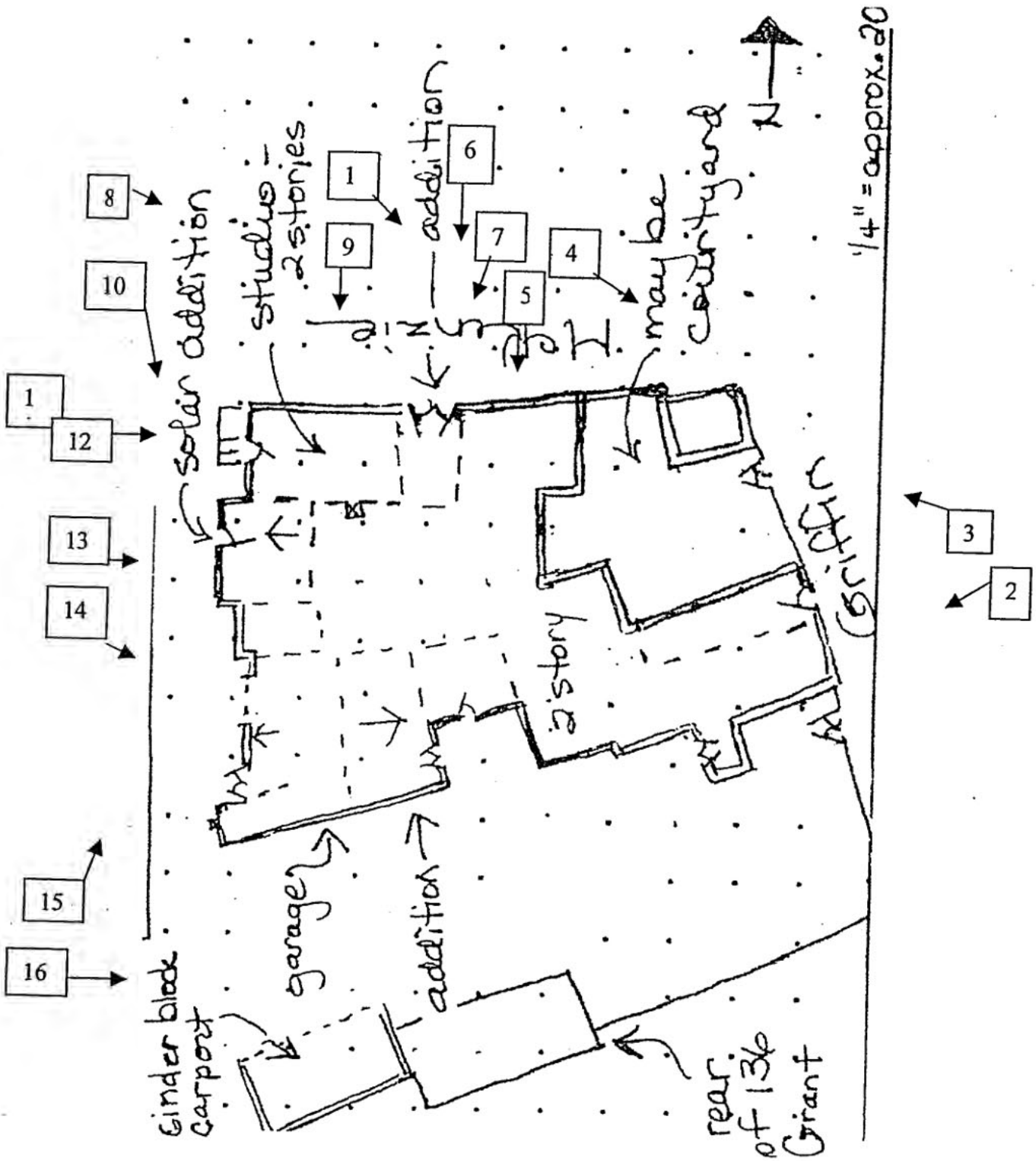
Velazquez, Miariano
1946 Spanish and English Languages. Wilcox & Follett Company. NY.

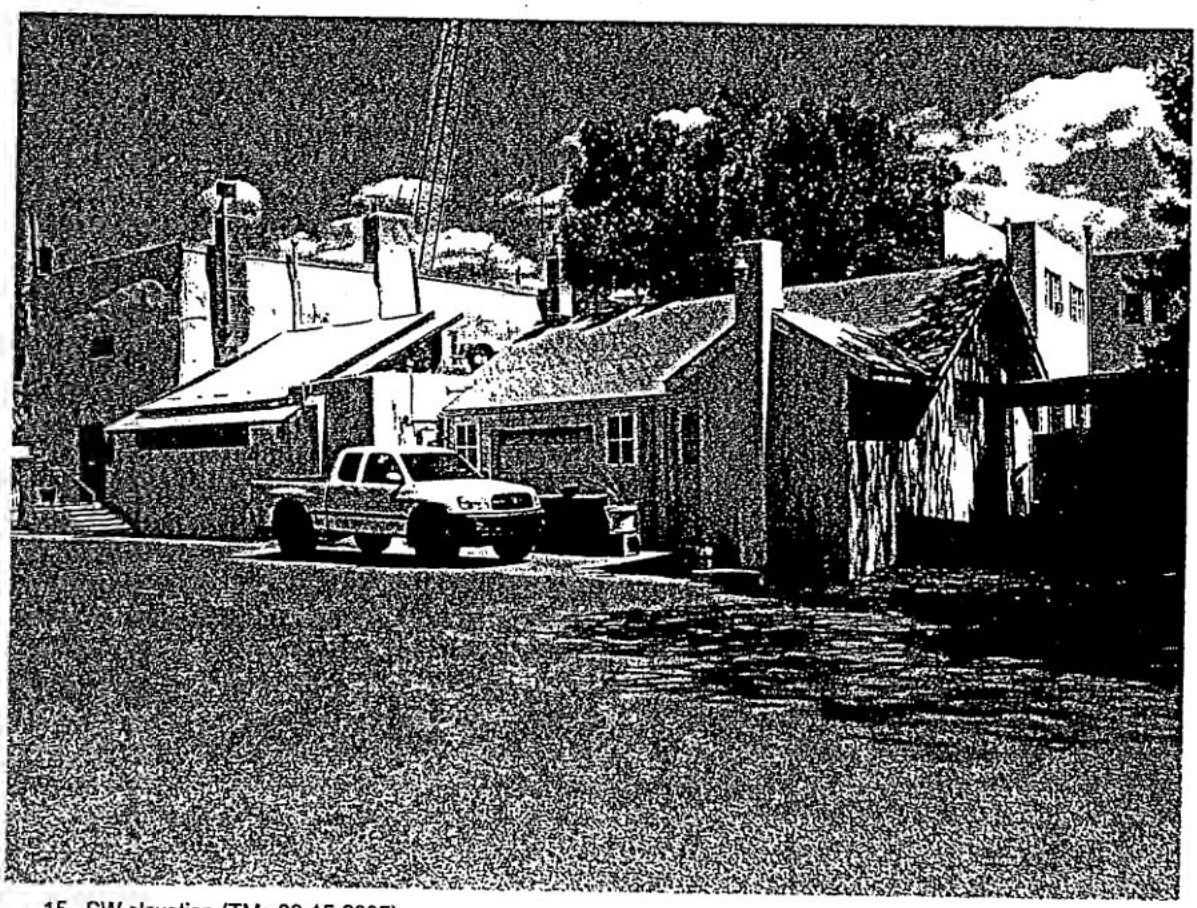
SITE:

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

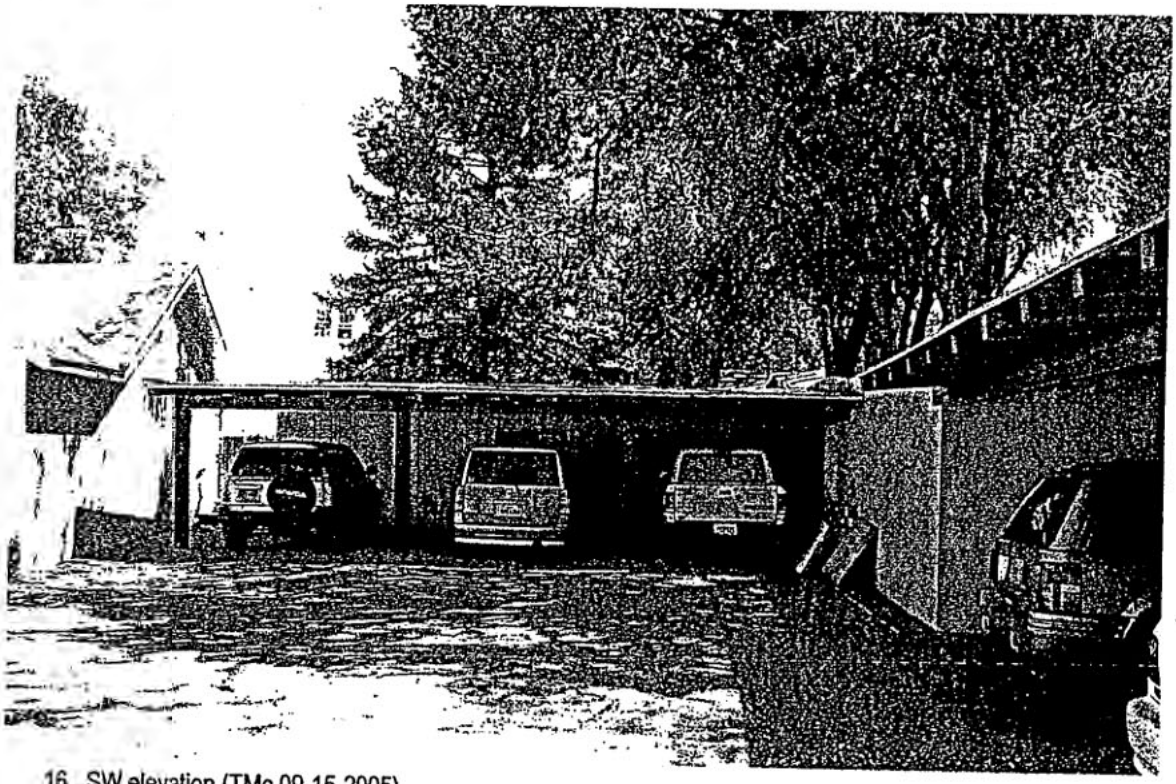
19.Site Plan. Site plan is unchanged from 1995 HBI survey (051610071/H2258).

Photographic Reconciliation (from 1995 HBI H2258 planview).

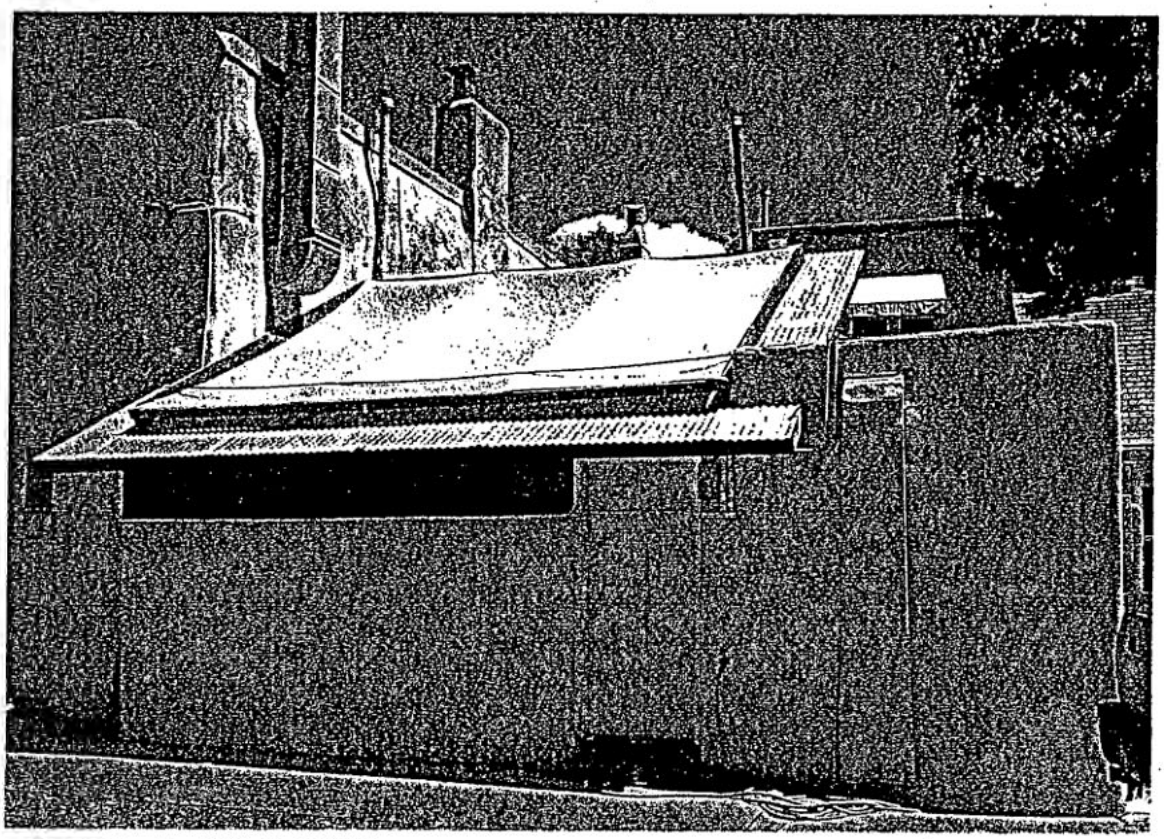




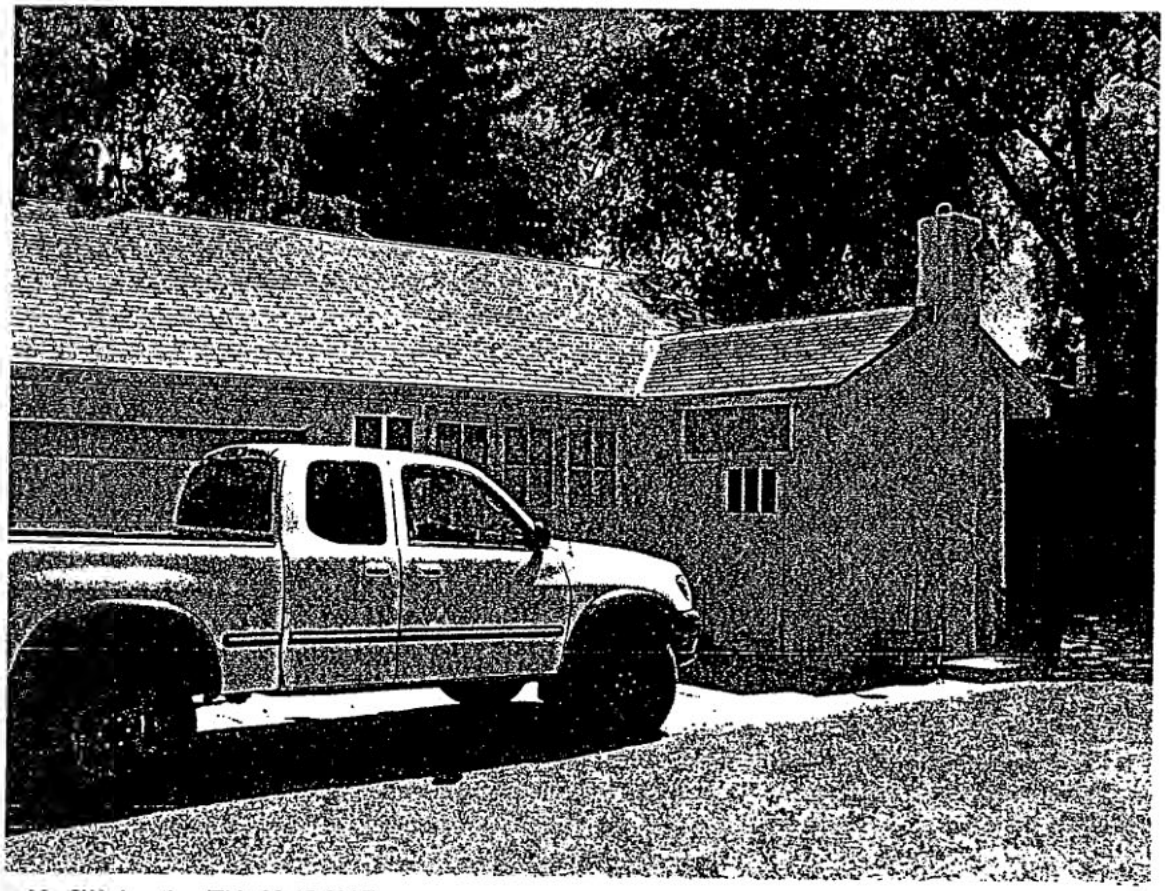
15. SW elevation (TMc 09-15-2005).

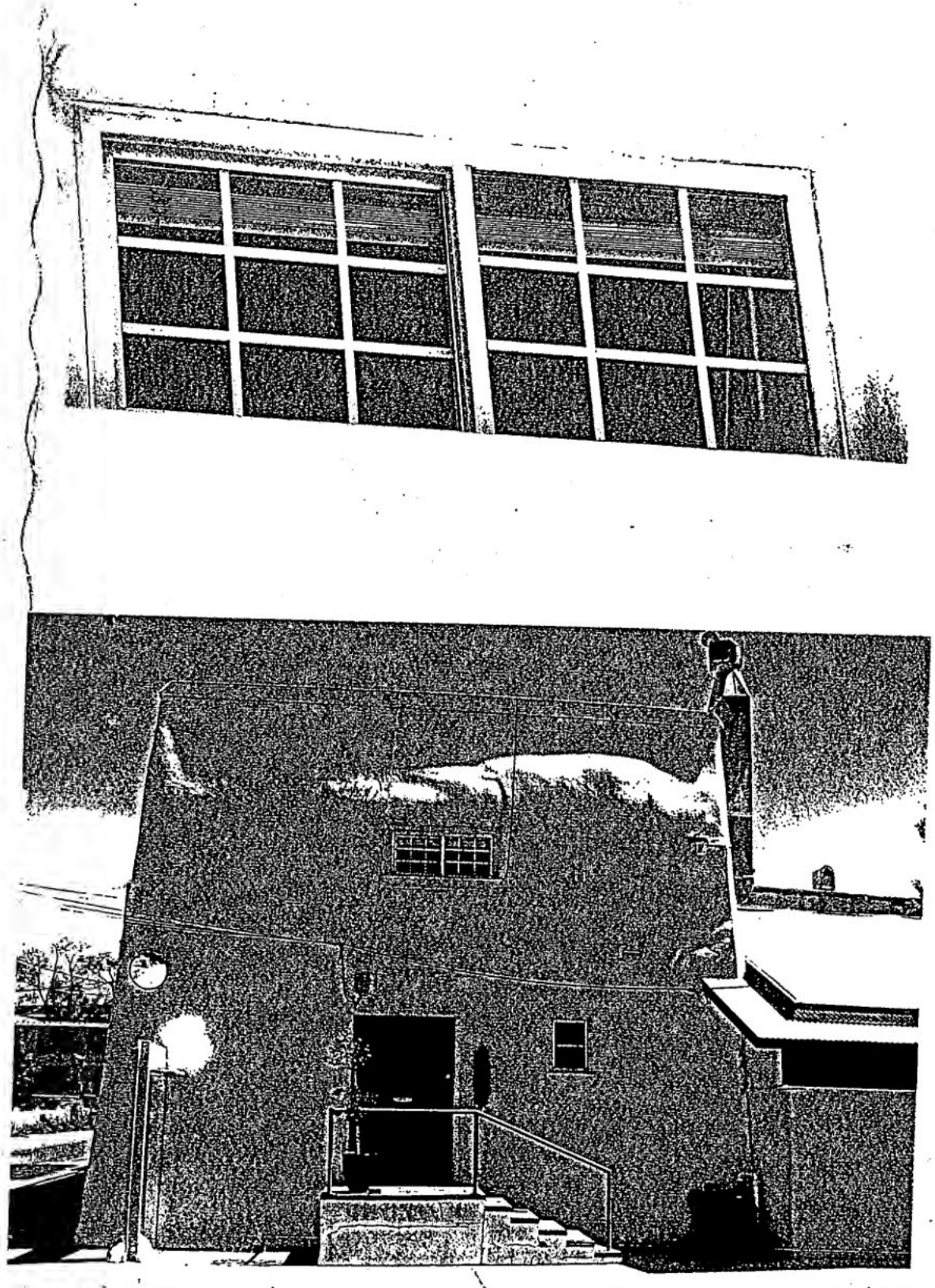


16. SW elevation (TMc 09-15-2005).



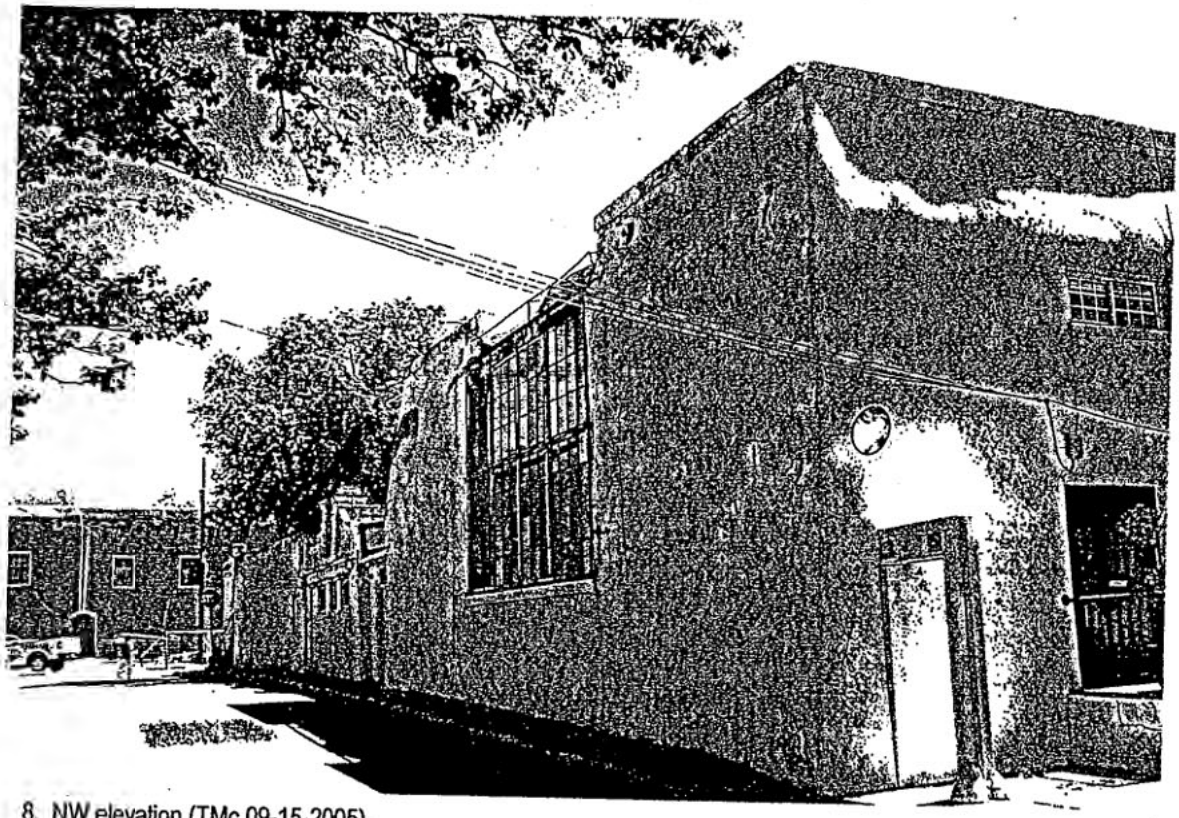
13. NW elevation (TMc 09-15-2005).



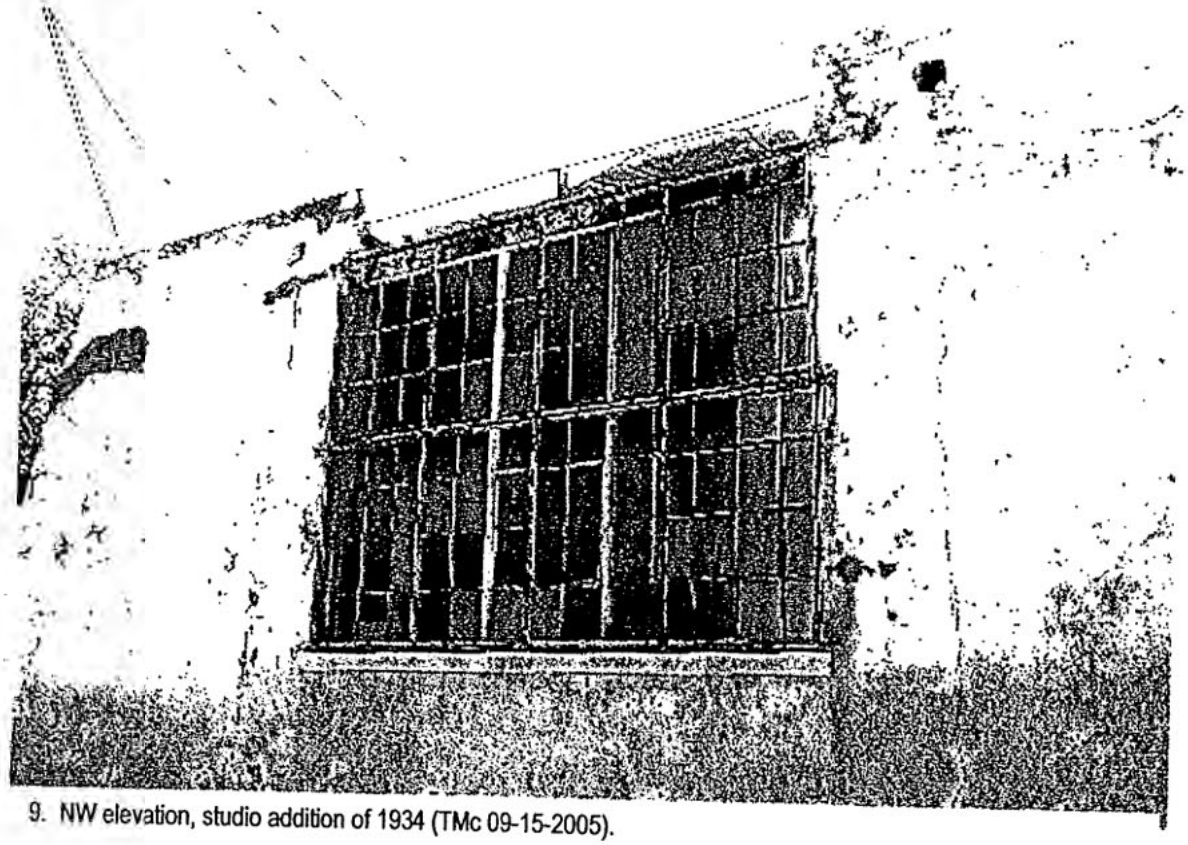


11, 12. SW elevation (TMc 09-15-2005).

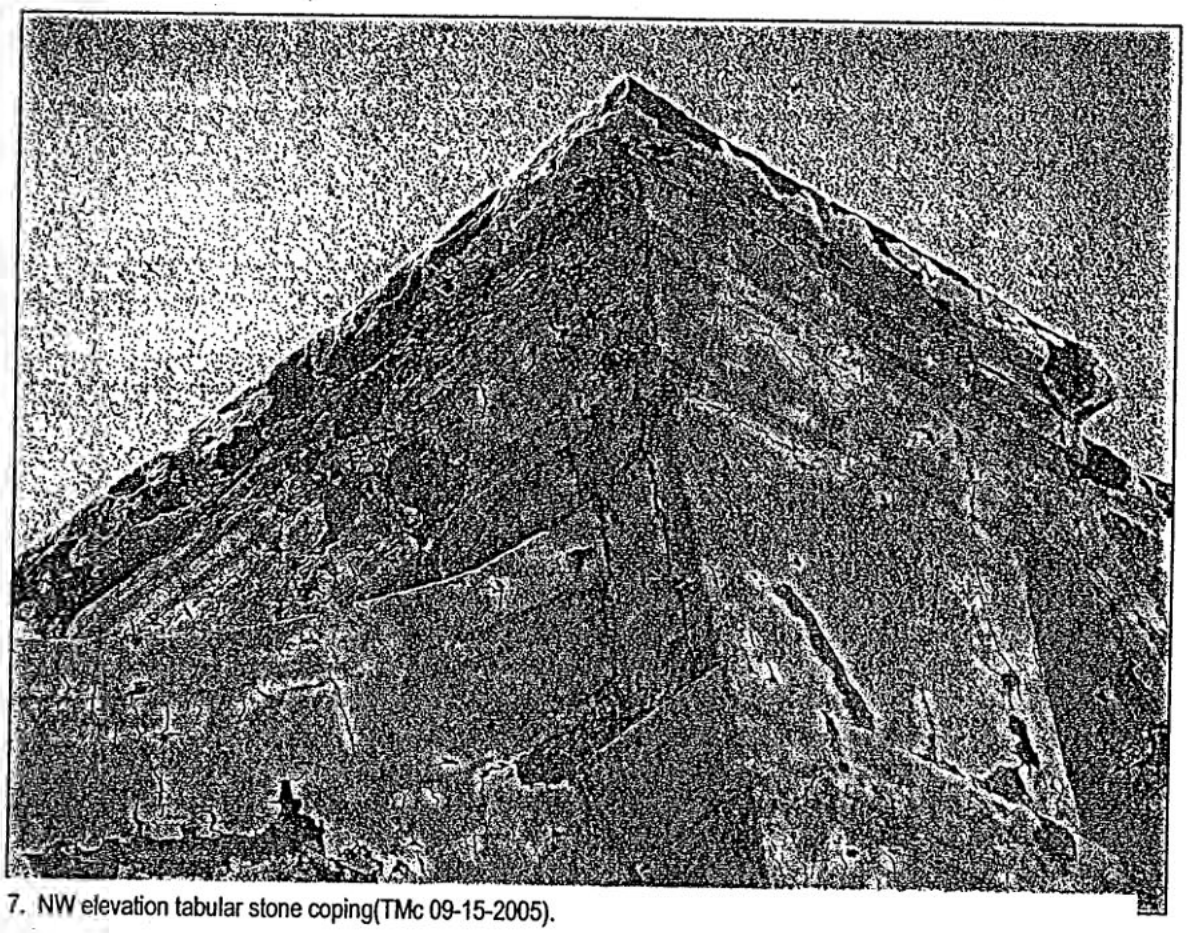
10. 206 McKenzie Street. NW corner and SW elevation of building indicates similar massing as seen in a 1995 photograph. View SE. (ArcCom September 2, 2005).



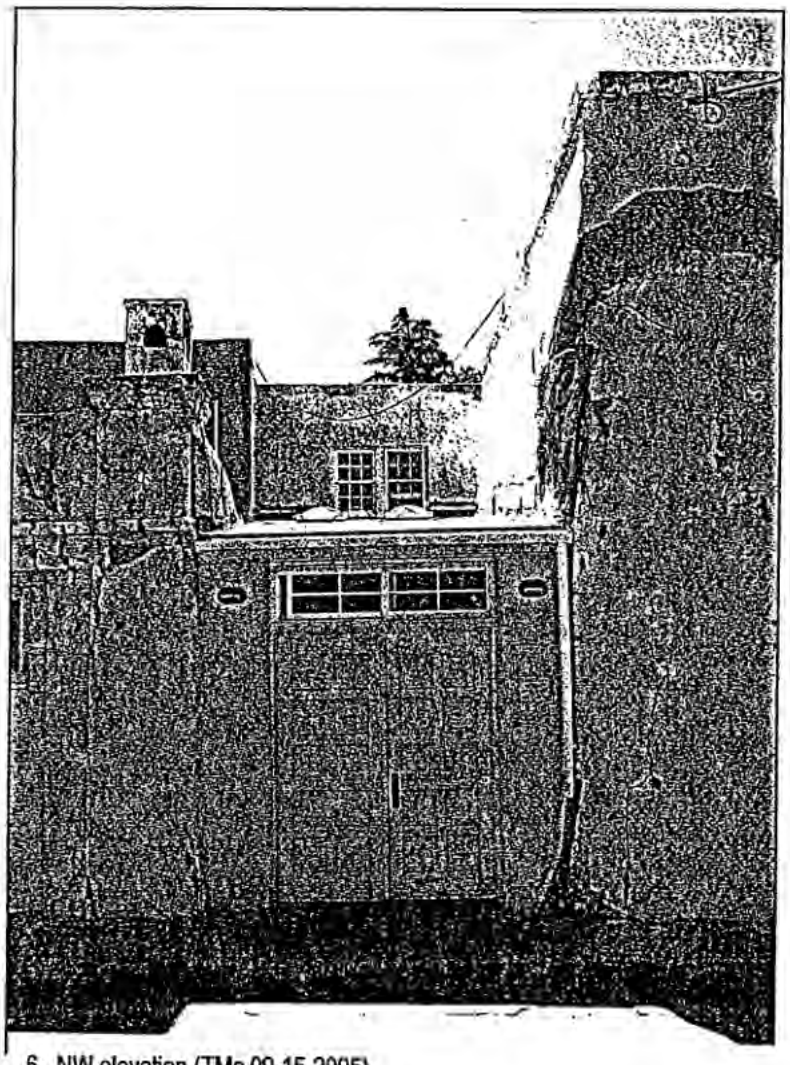
8. NW elevation (TMc 09-15-2005).



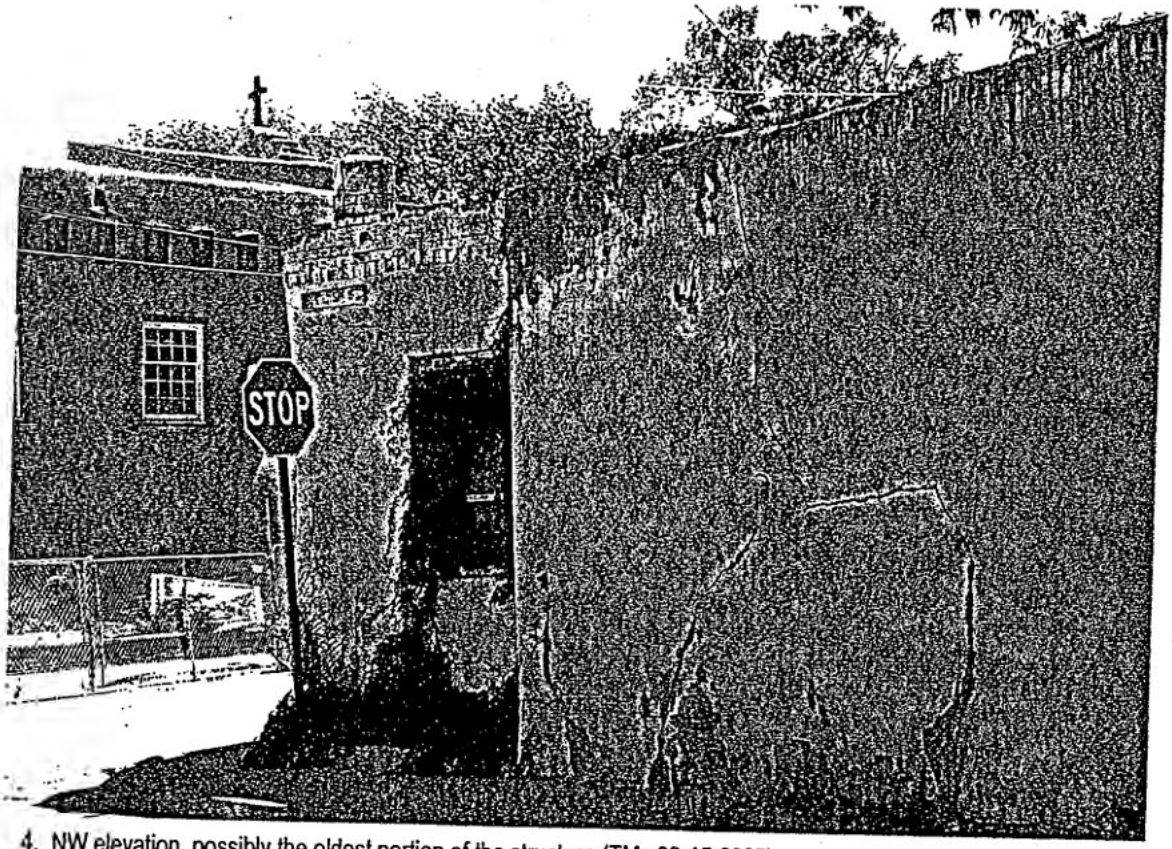
9. NW elevation, studio addition of 1934 (TMc 09-15-2005).



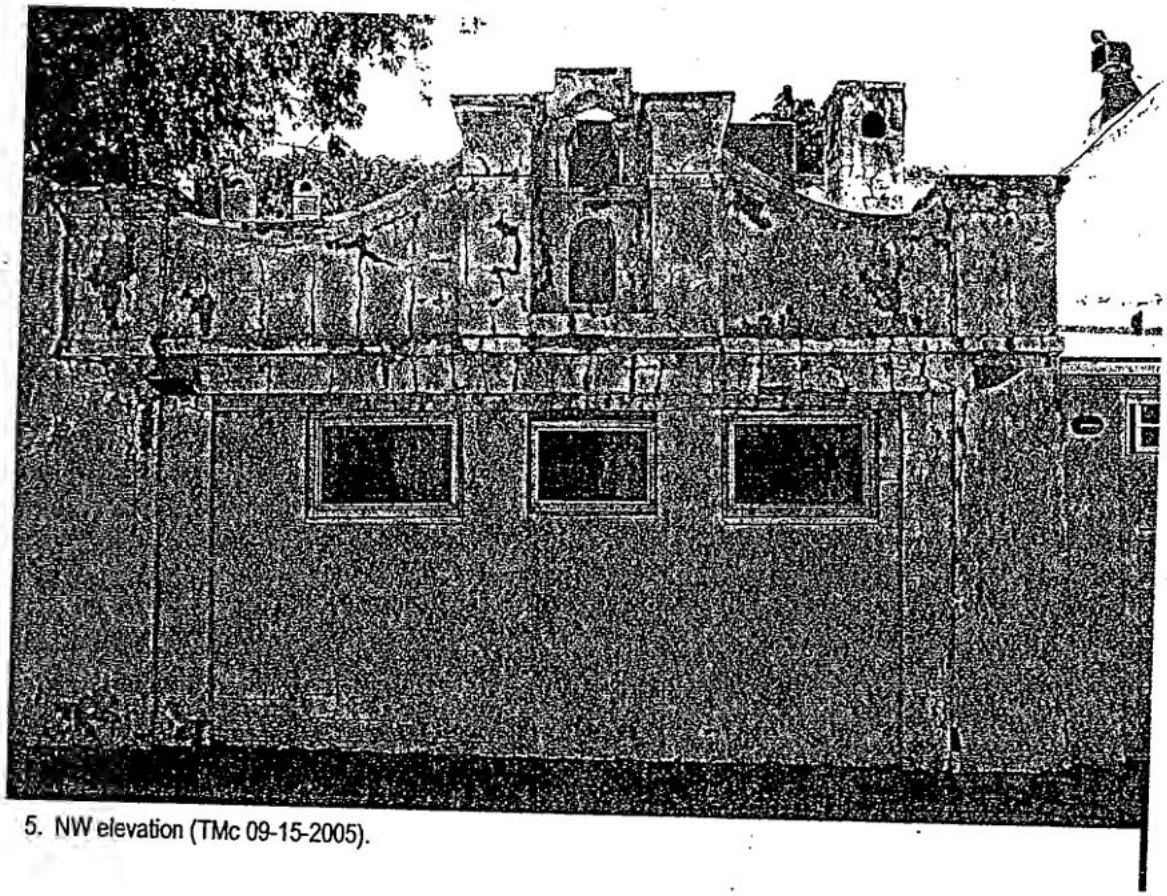
7. NW elevation tabular stone coping(TMc 09-15-2005).



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:

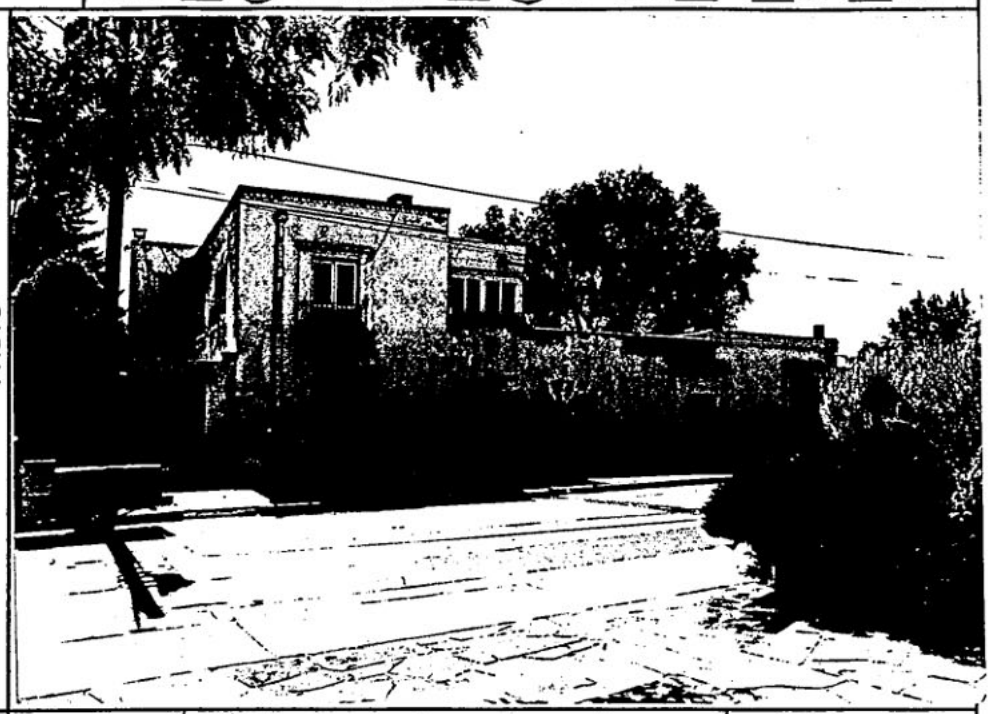
____ EXCELLENT ____ GOOD

X FAIR ____ DETERIORATED

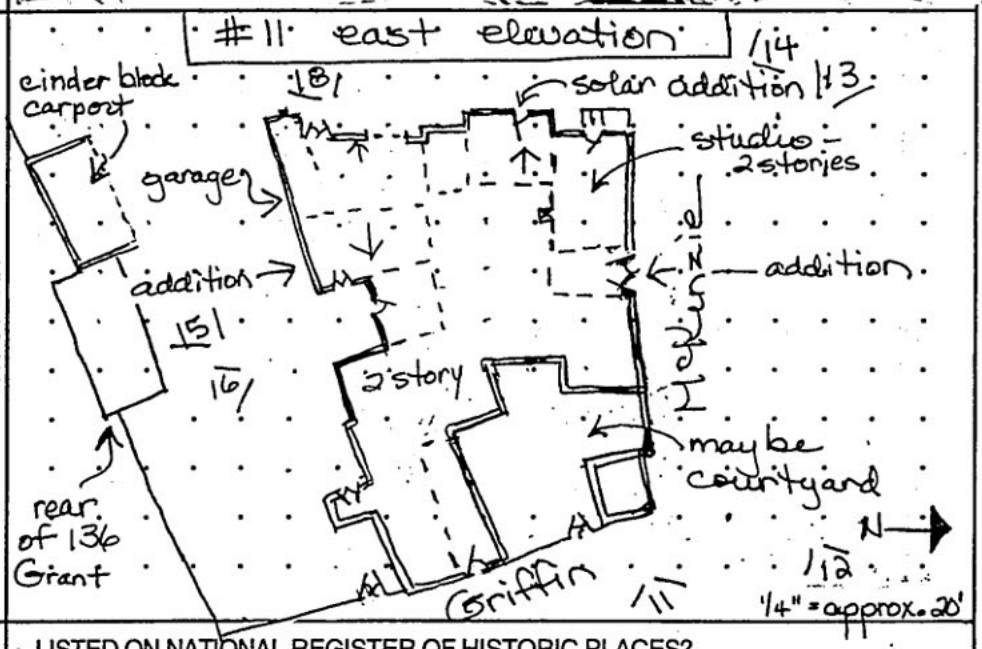
BUILDING THREATENED?

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

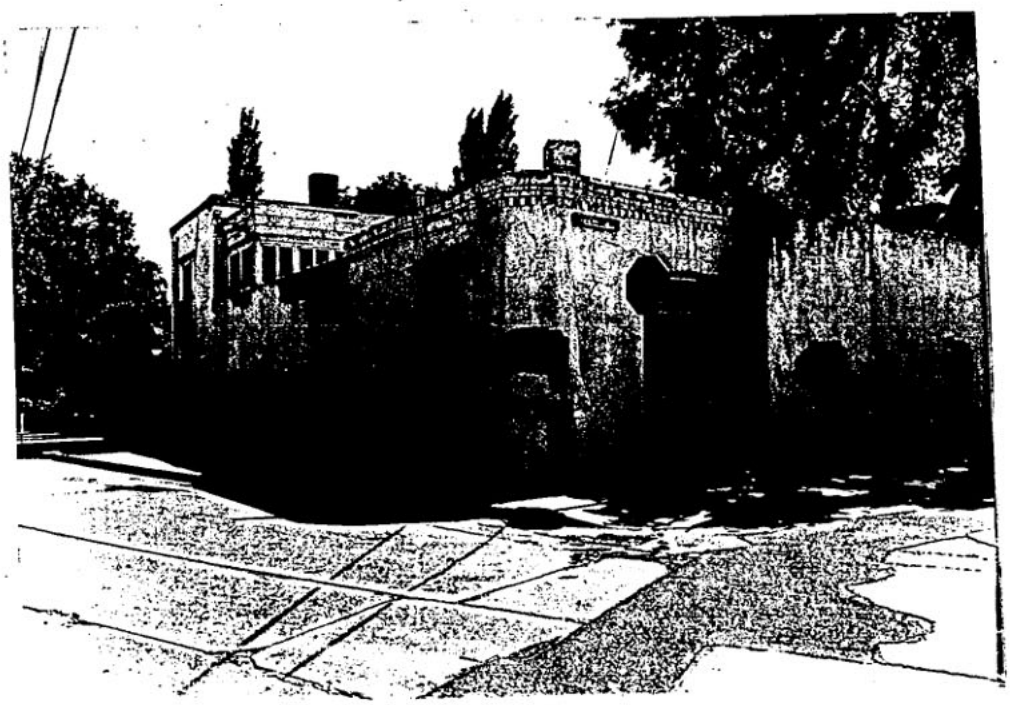
SURVEYED 7/95 BY DB

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

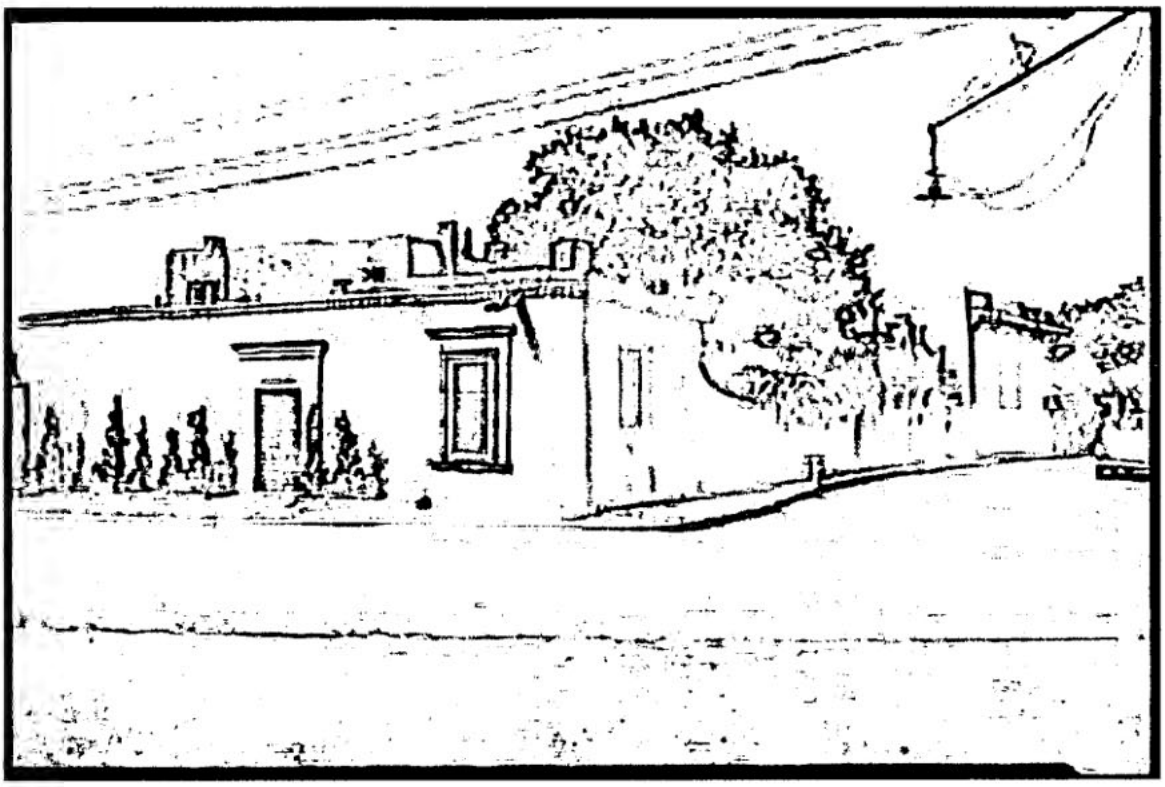
The building at 142 Griffin, now demolished, was the home of Cleofes Jaramillo, founder of the Sociedad Folklorico and an activist for preservation of local culture.

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.

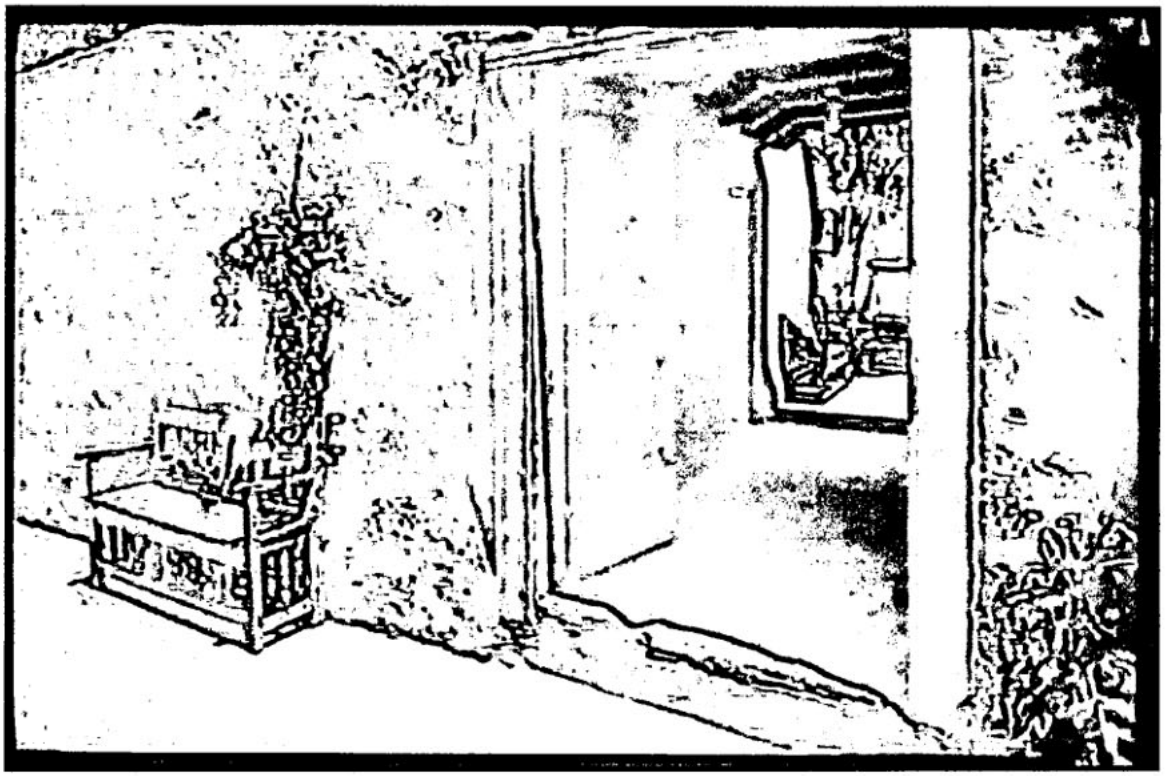
Sometime after 1937 the courtyard walls were raised to roof height, a major change to the building's appearance which makes it impossible to distinguish buildings from courtyards. The building at 142 Griffin was demolished in the early 1940s, when the property was owned by Edna Ballard, the founder of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



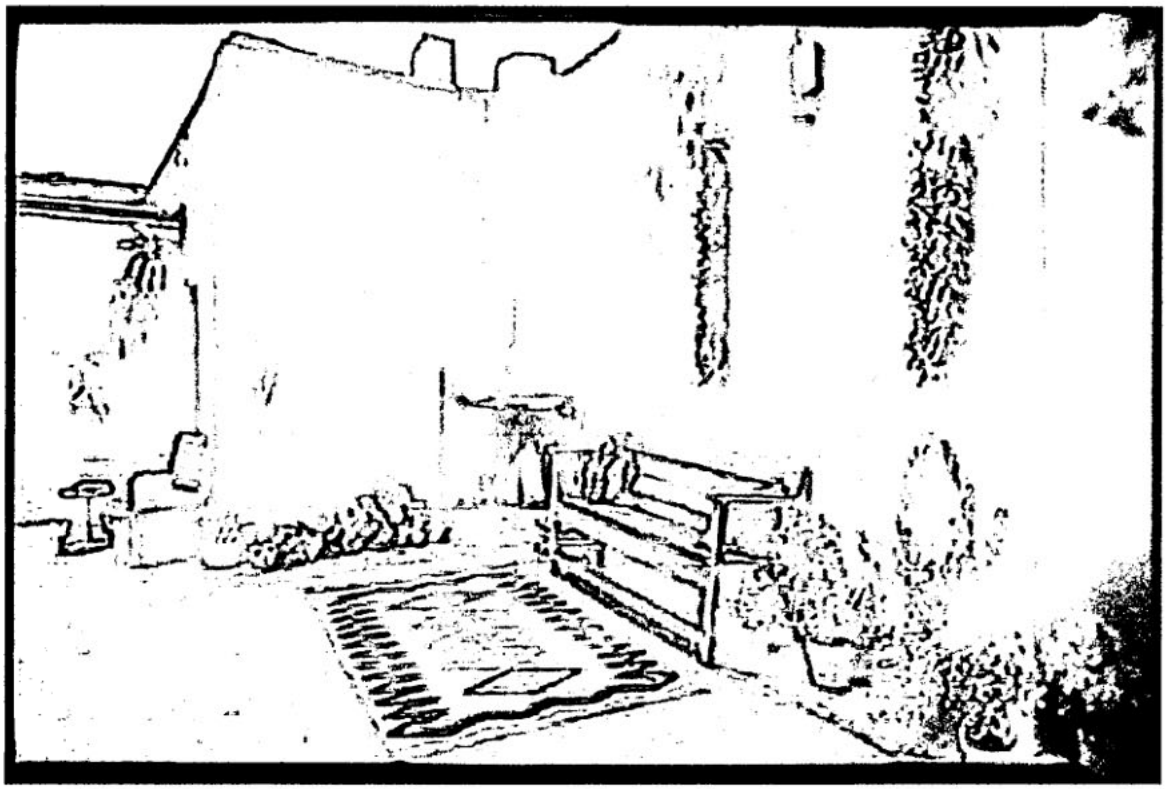
NORTH EAST CORNER
206 McKENZIE
CIRCA 1938
PARKHURST PHOTO



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.

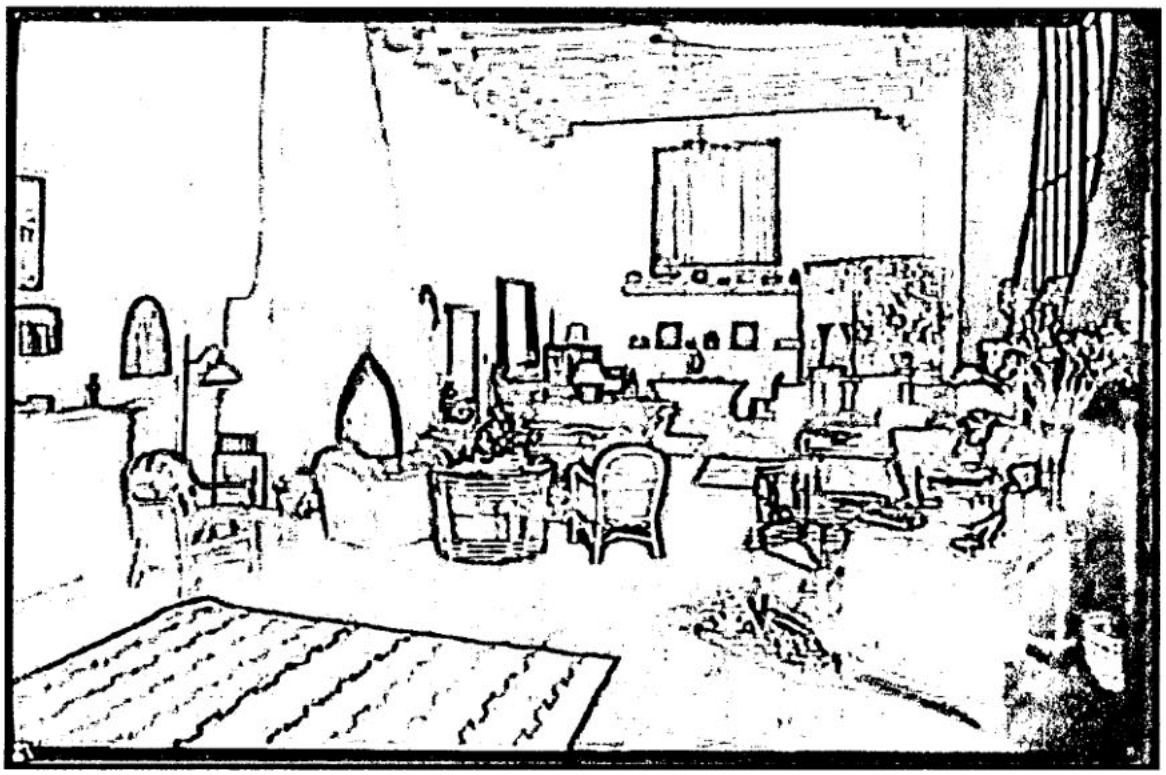
PARKHURST PHOTO

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

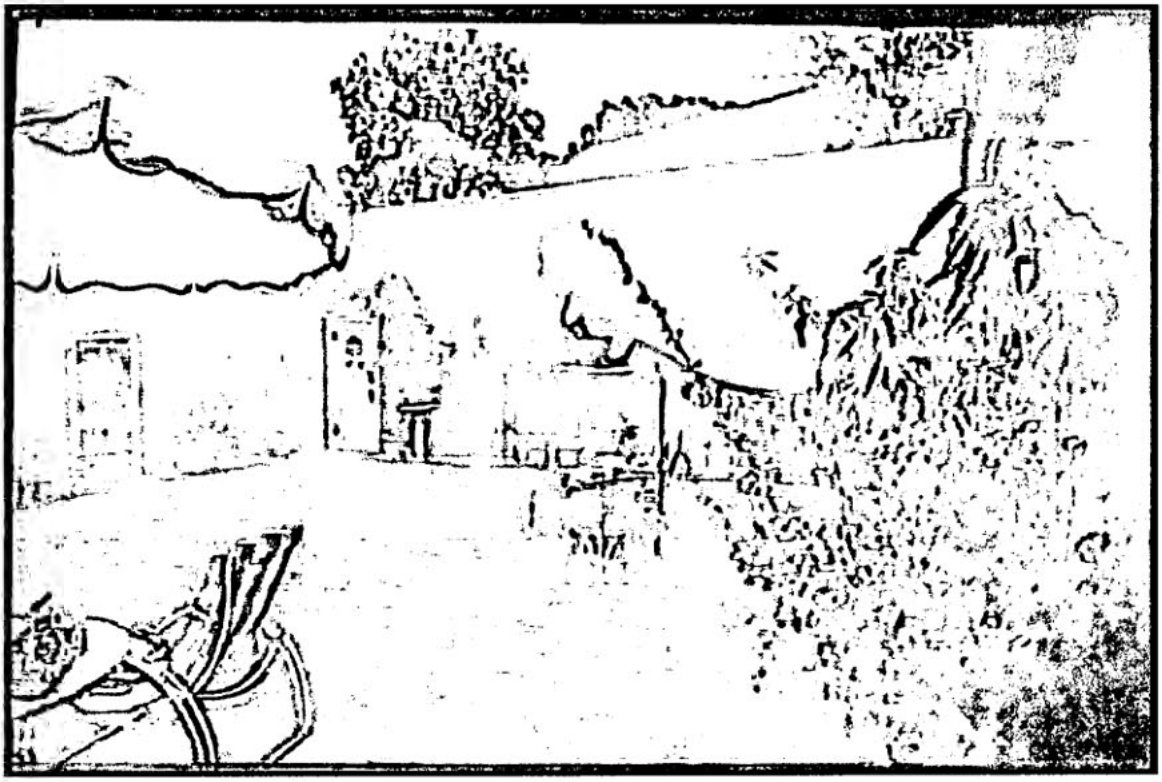
SOUTH PATIO
142 GRIFFEN STREET
"CIRCADO DINING ROOM."
OPERATED BY HAZEL HYDE
CIRCA 1938
PARKHURST PHOTO.



HAZEL HYDE STUDIO
ORIGINALLY BUILT FOR GEORGE BLODGETT
VIEW LOOKING WEST

NOTE: WEST DOOR MISSING

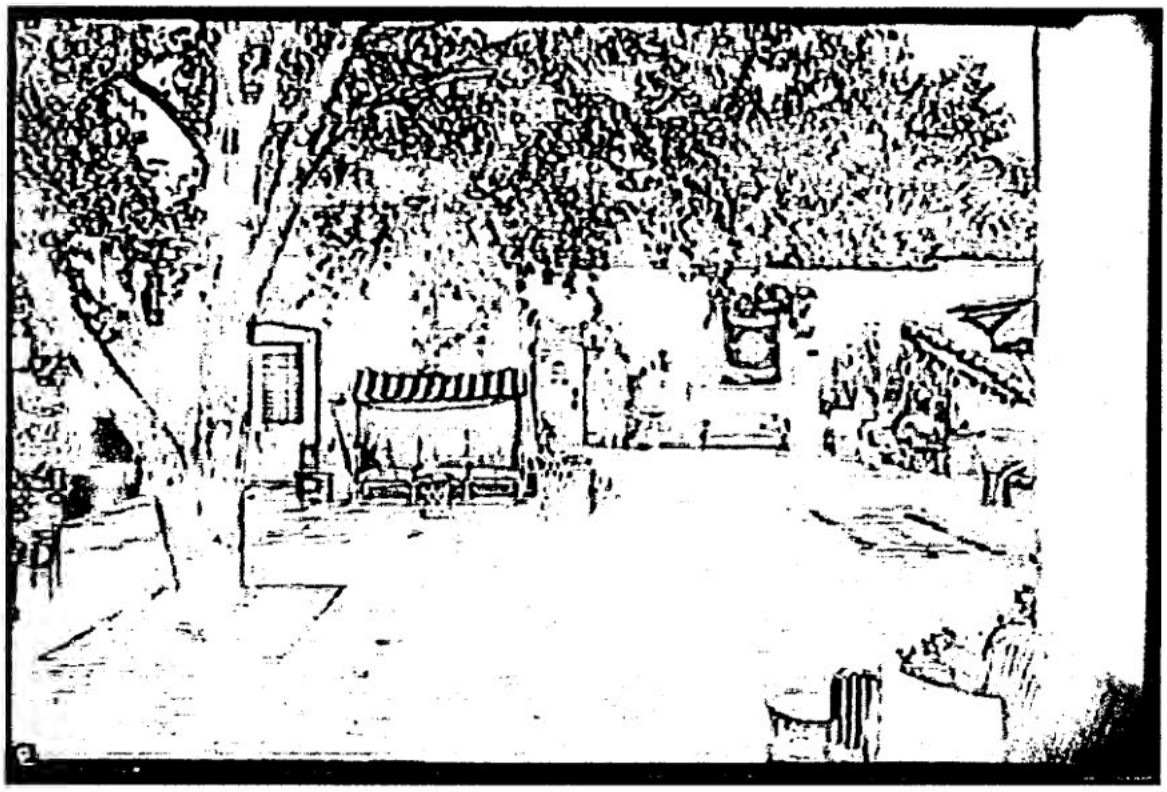
PARKHURST PHOTO.



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

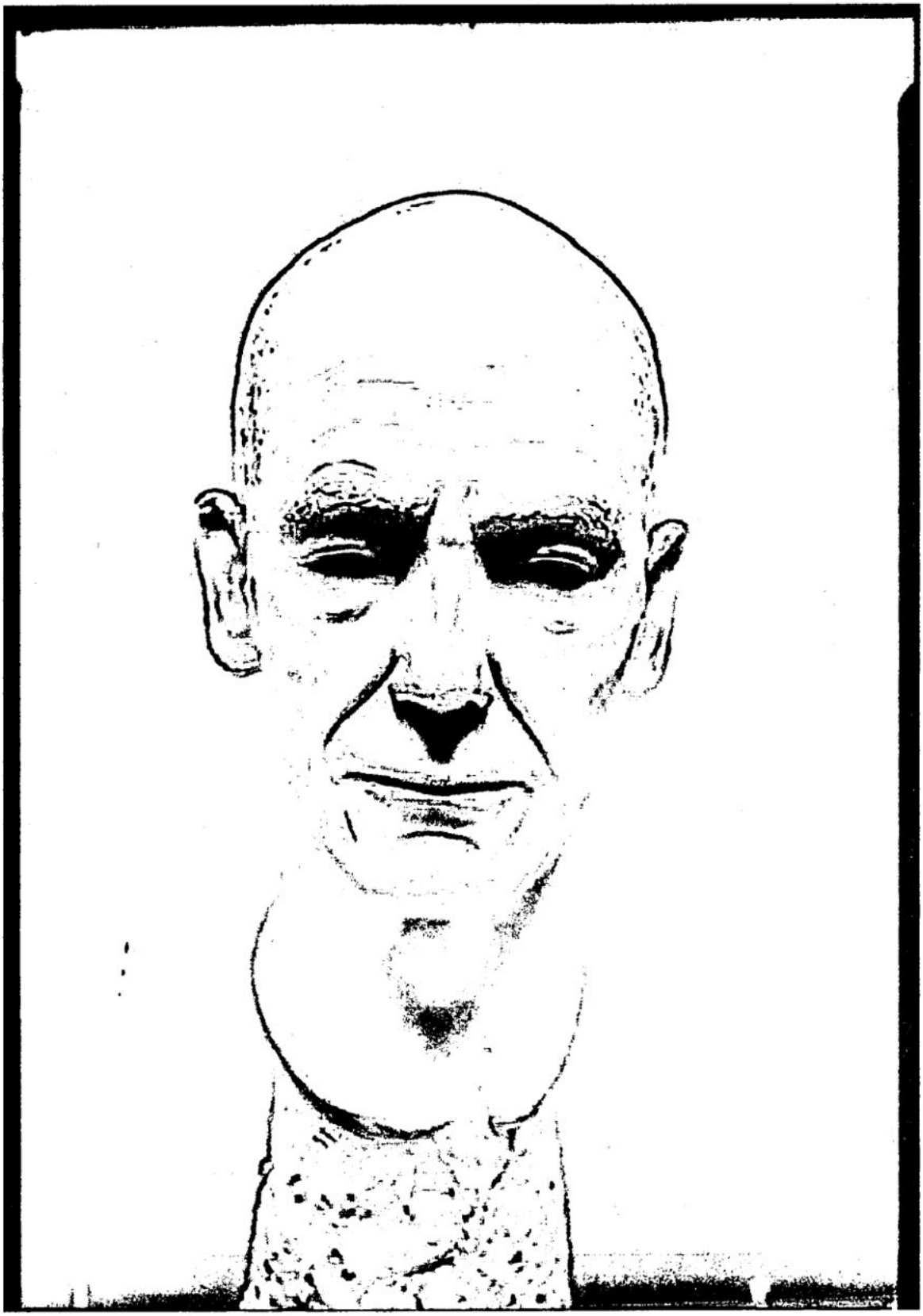
CIRCA 1938

PARKHURST PHOTO



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

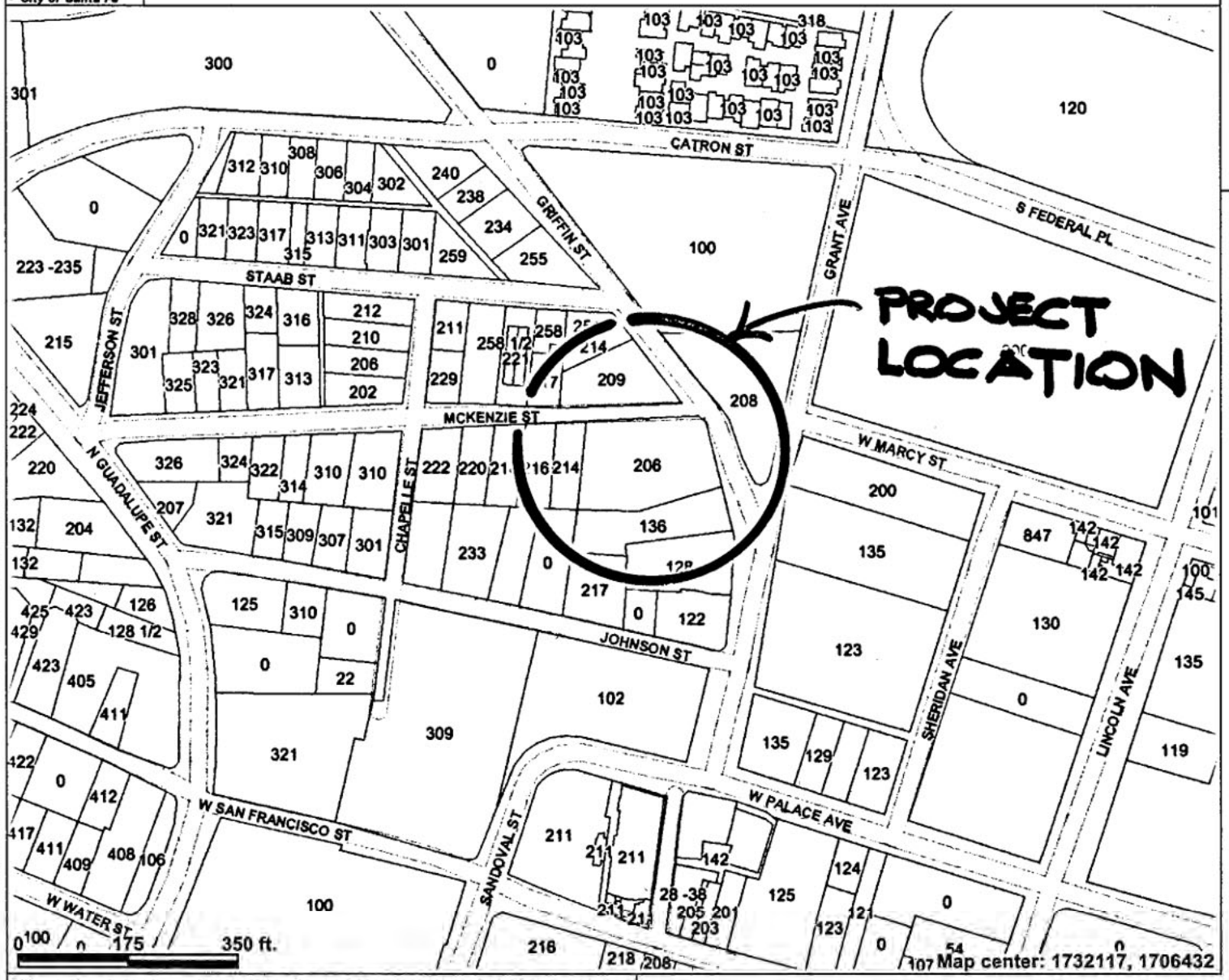
CLEOFUS JARAMILLO
1901 PHOTO
AGE 23

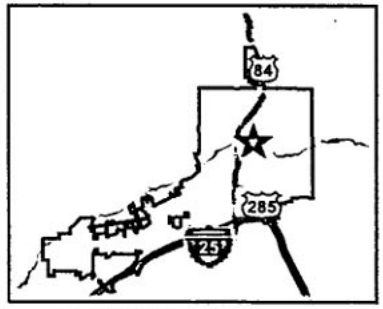


BUST OF KEN CHAPMAN
BY GEORGE BLODGETT
AGE UNKNOWN.

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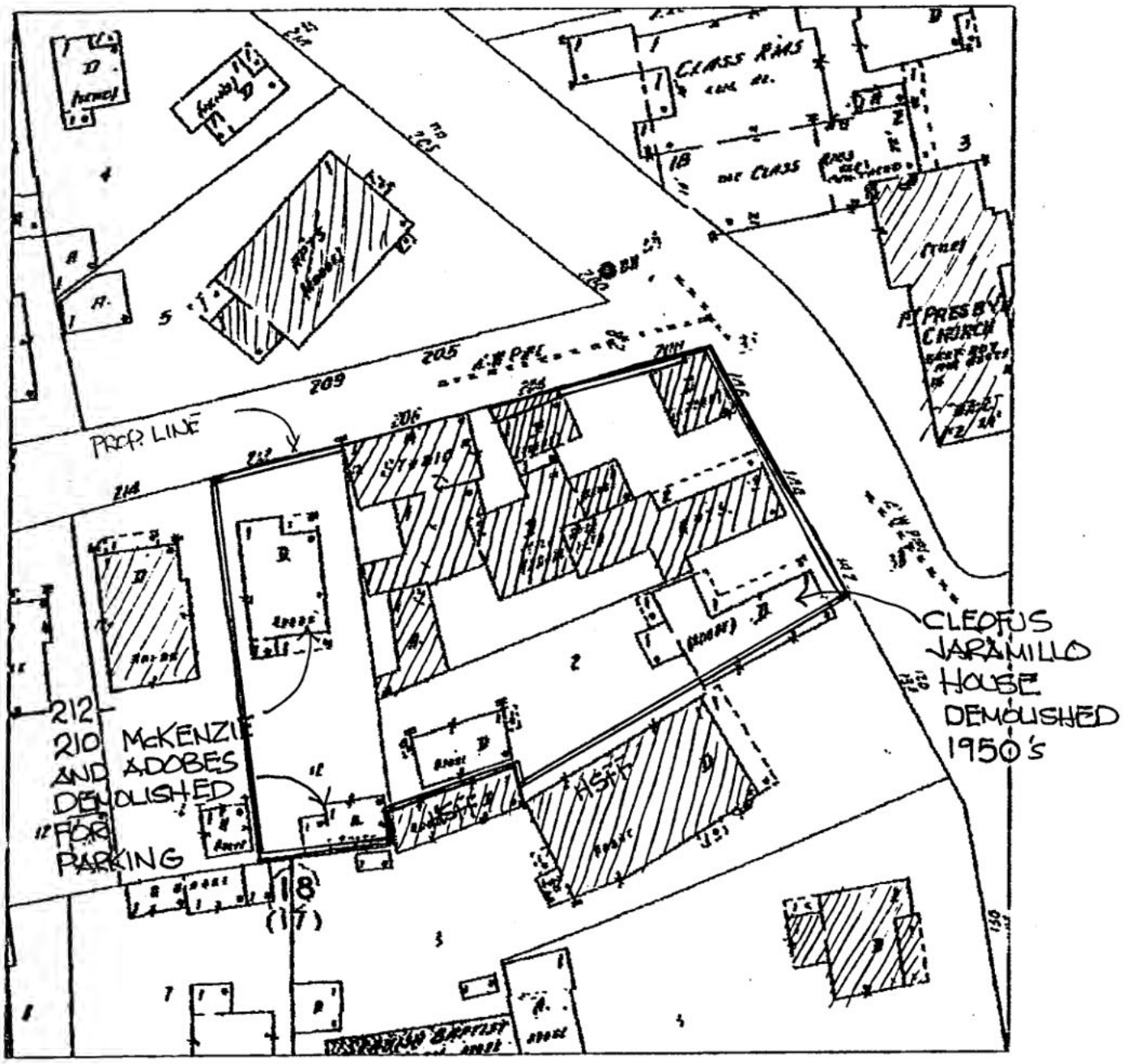
E-Mail: ceri@ceri-fsi.com Internet: www.ceri-fsi.com



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

Sanborn Fire Insurance Map
1948

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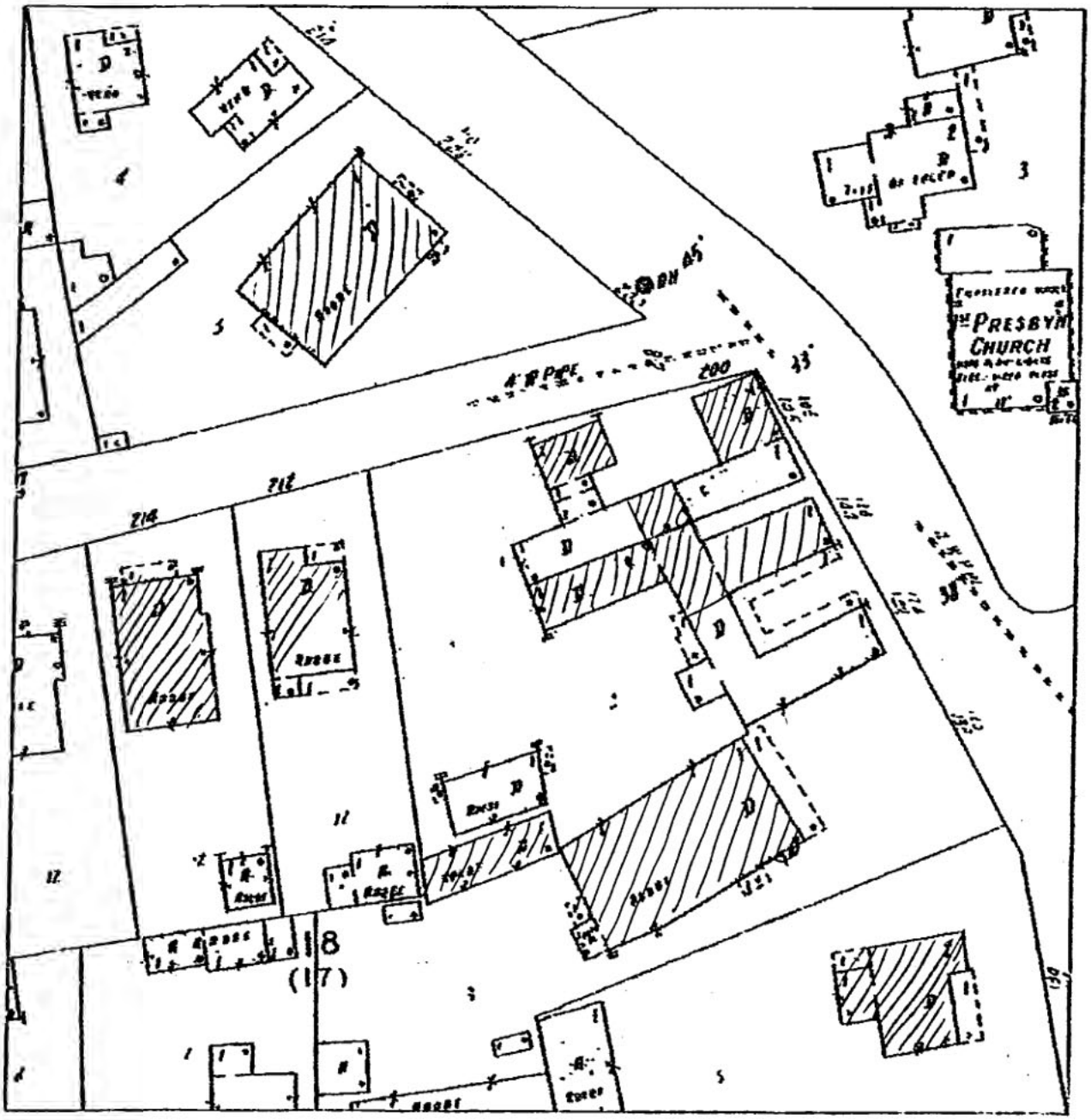

Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1930

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

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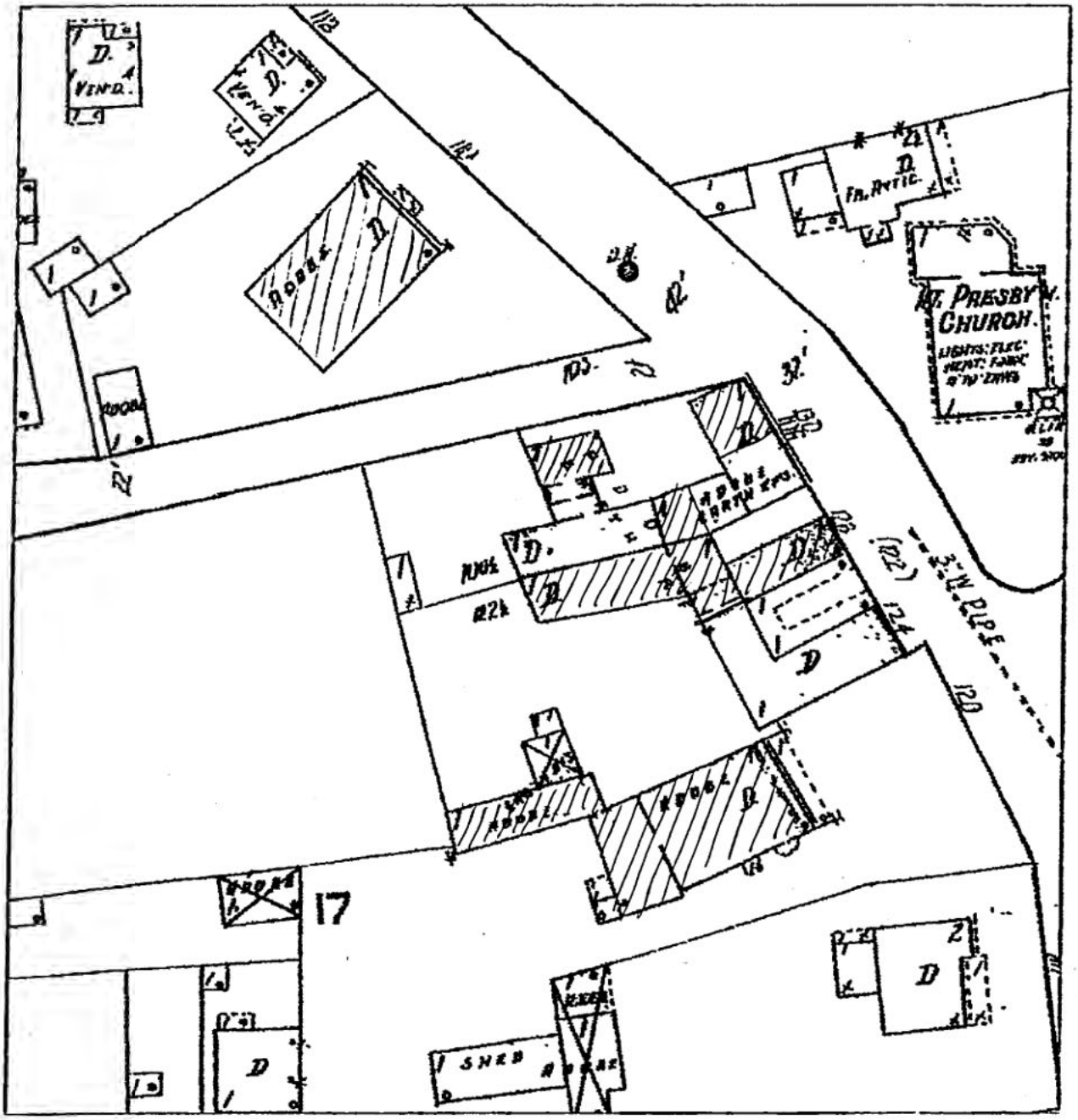

Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1921

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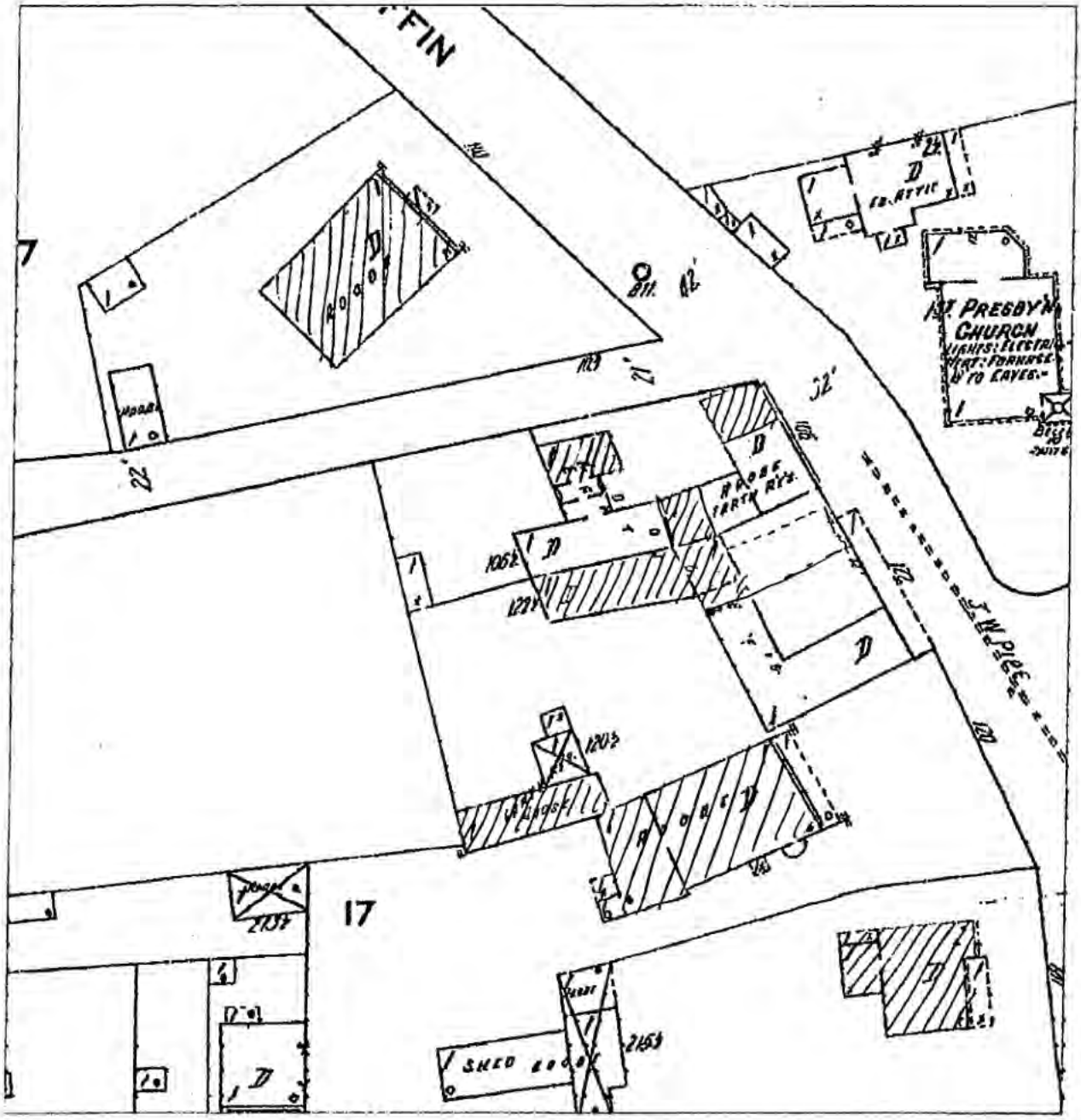
E-Mail: cerl@cerl-fsi.com Internet: www.cerl-fsi.com



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

Sanborn Fire Insurance Map
1913

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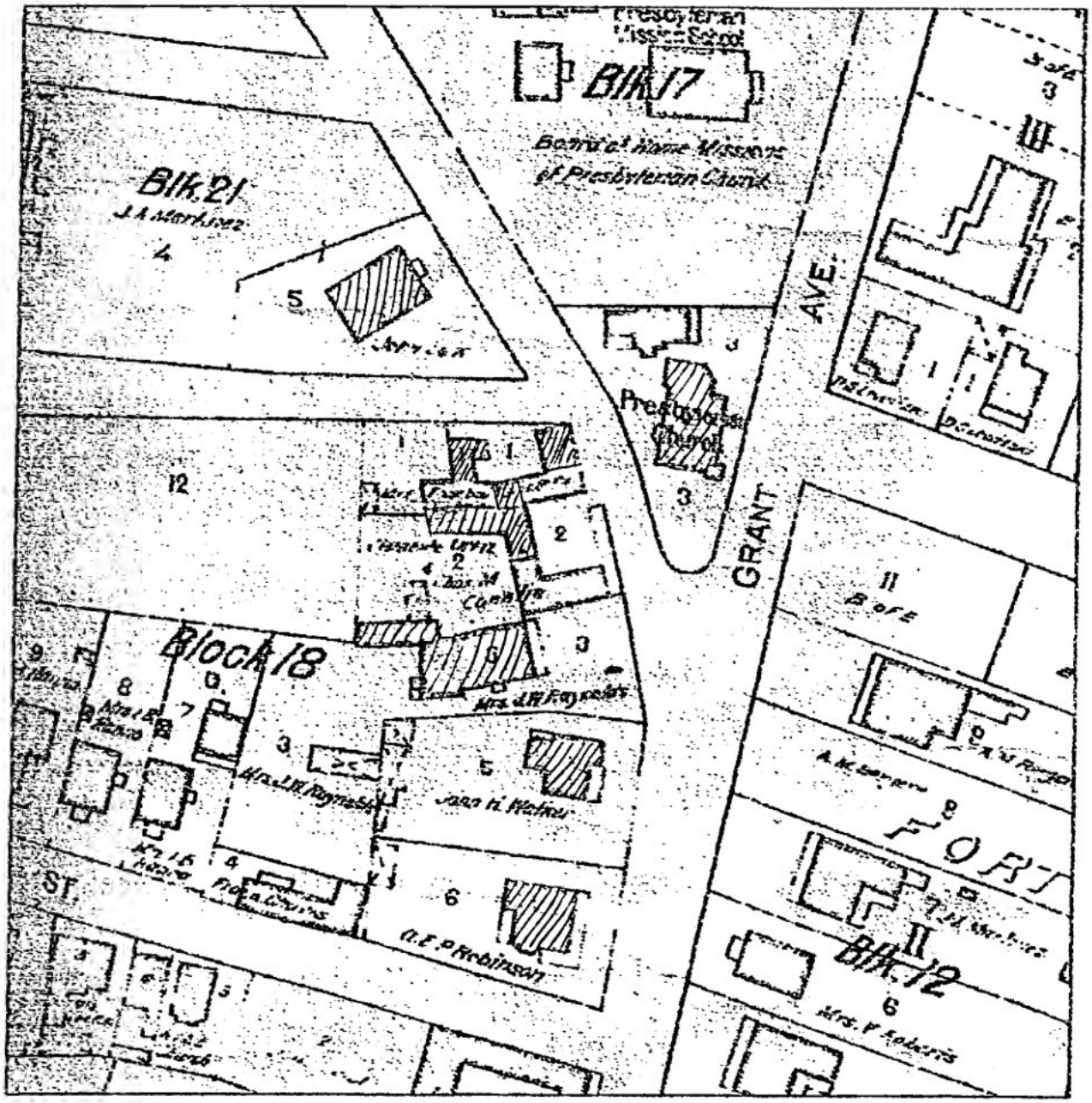

Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

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

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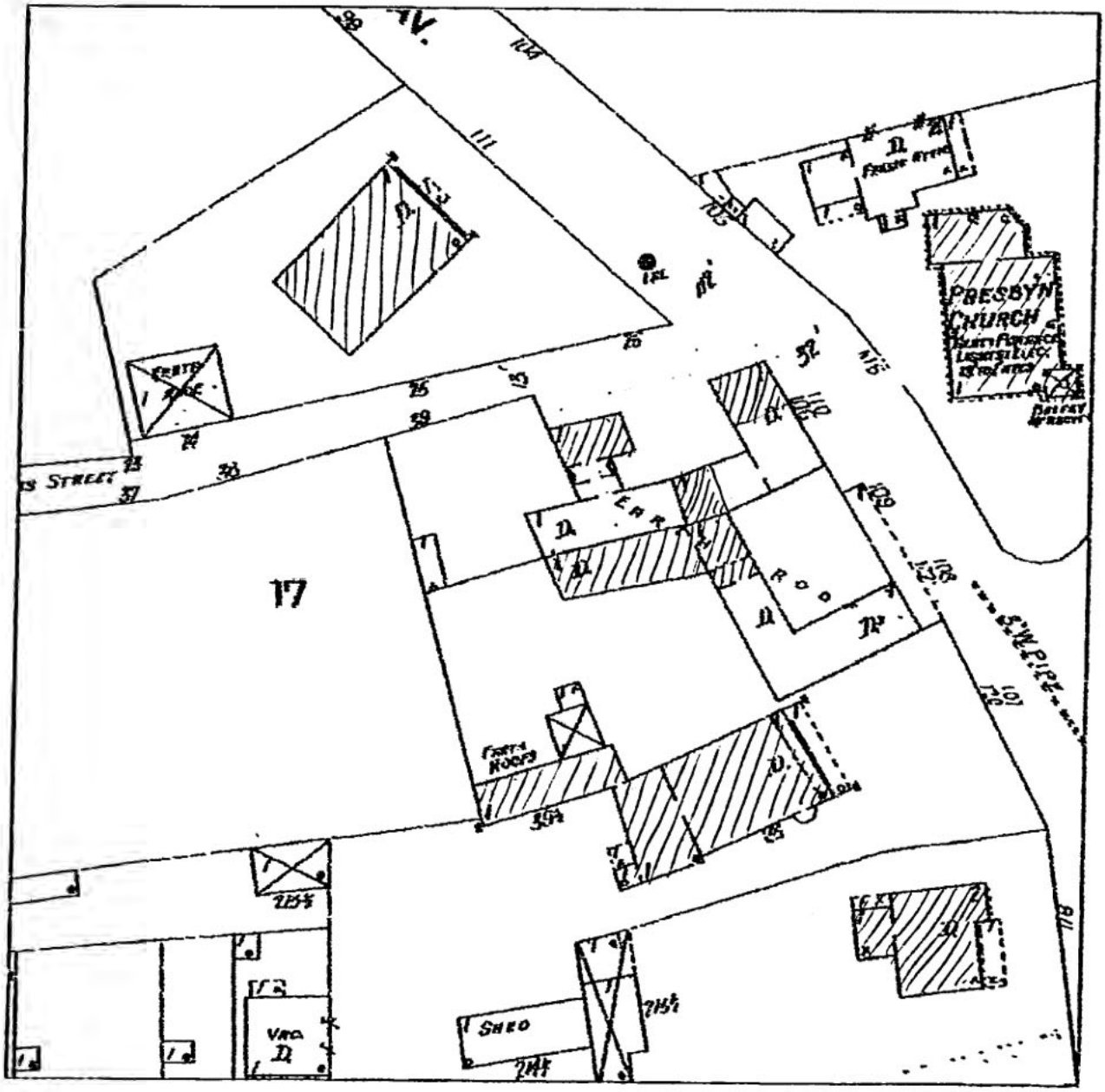

Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1908

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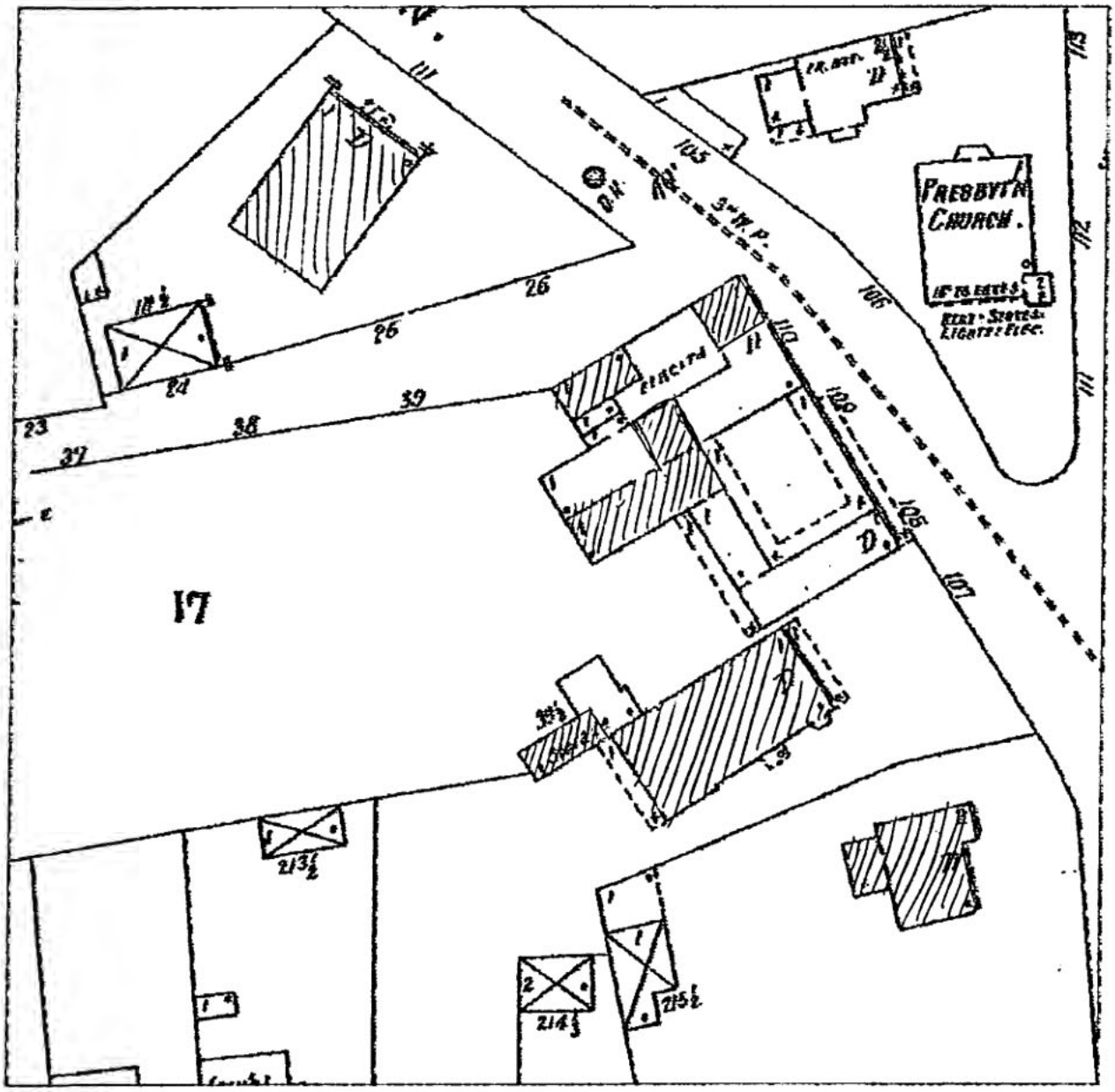
E-Mail: cerl@cerl-fsi.com Internet: www.cerl-fsi.com



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

Sanborn Fire Insurance Map
1902

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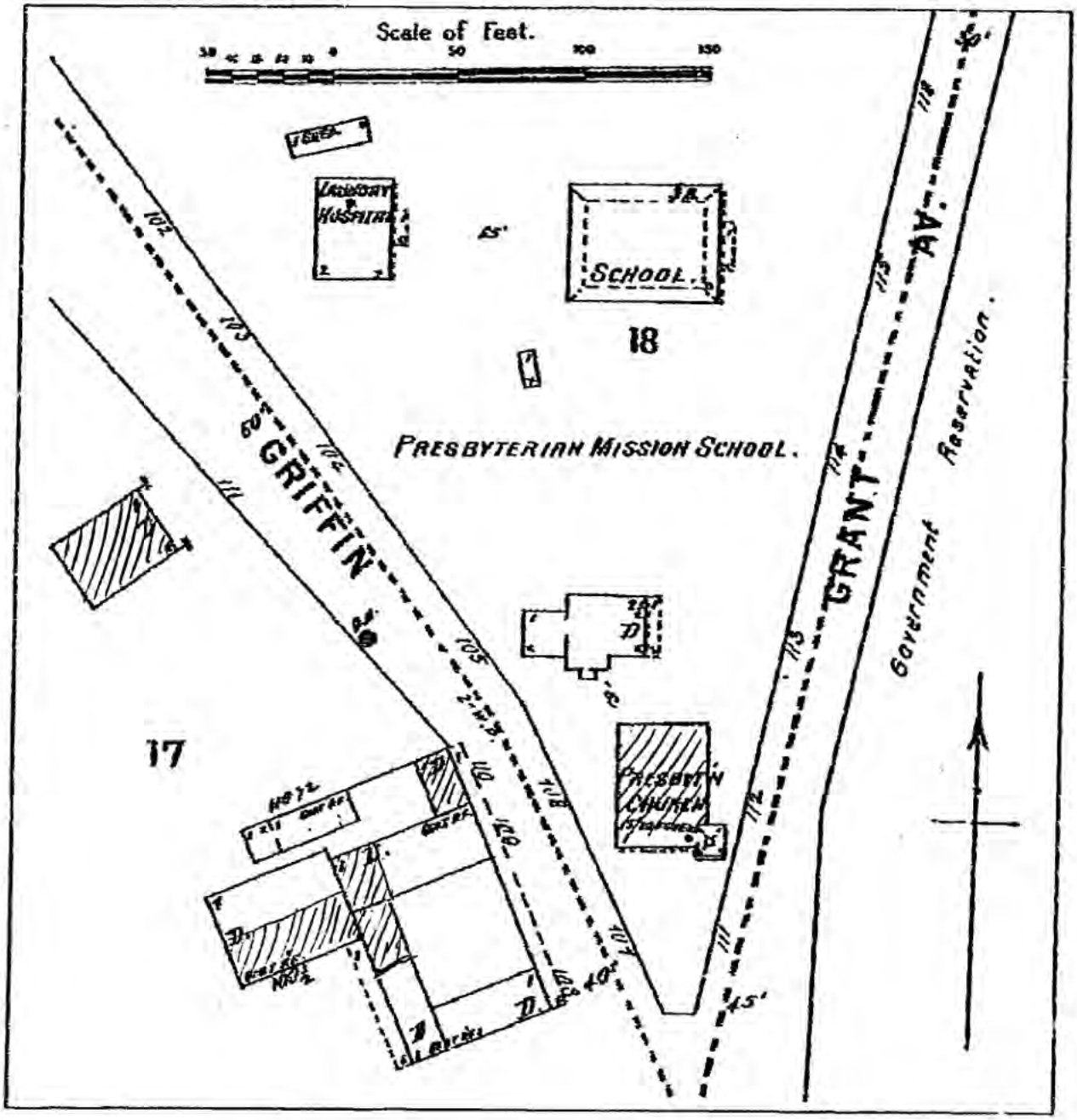
E-Mail: cerl@cerl-tsi.com Internet: www.cerl-tsi.com



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

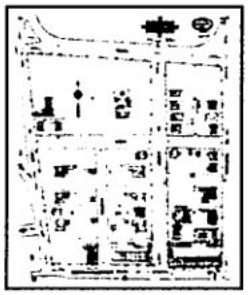
Volume 1, Sheet 2

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

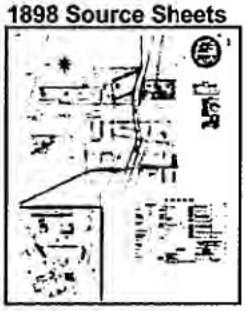
1902 Source Sheets

Volume 1, Sheet 4

Volume 1, Sheet 7

Volume 1, Sheet 8

1898 Source Sheets

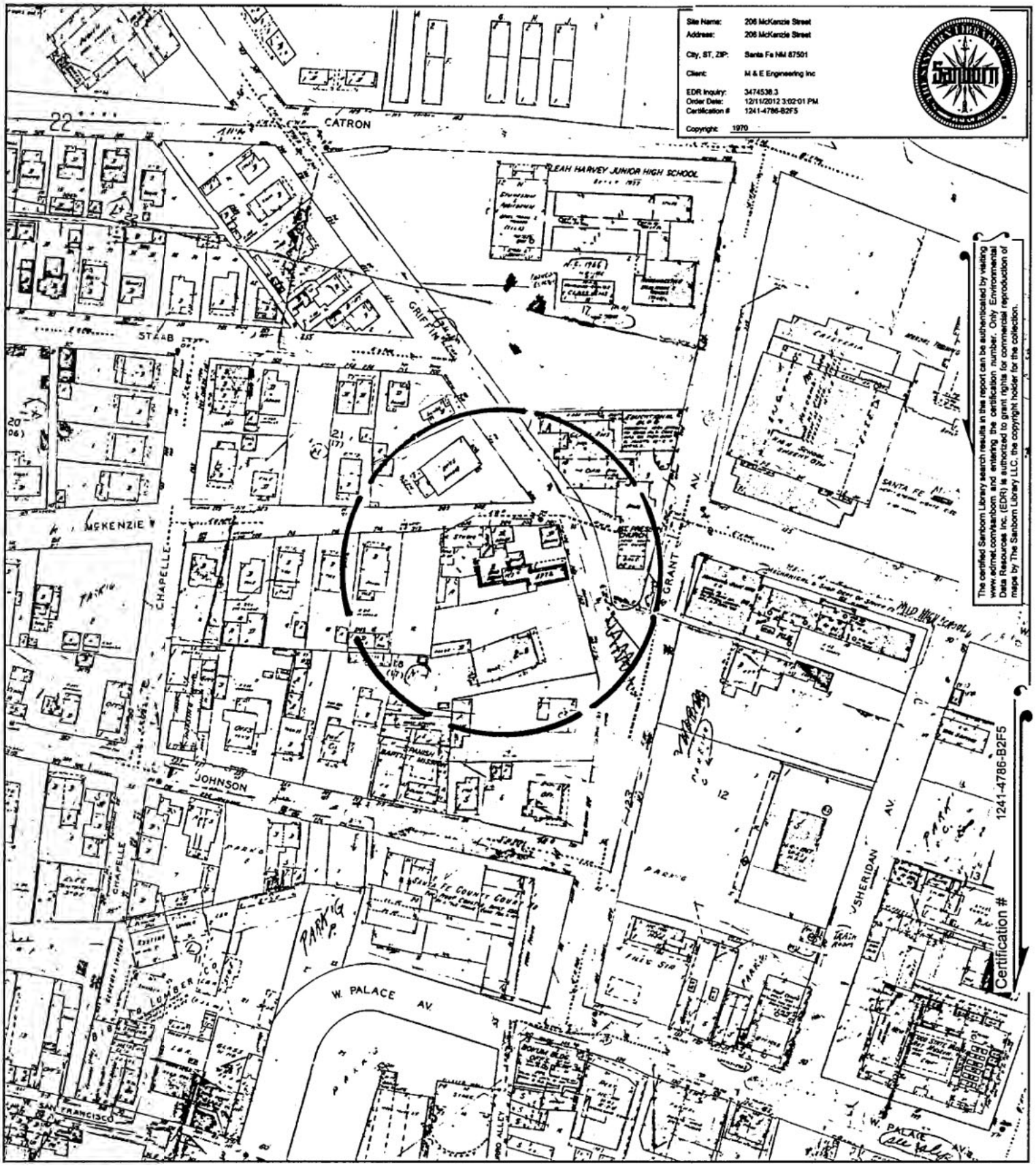


Volume 1, Sheet Keymap/Sheet1

Volume 1, Sheet 4

Volume 1, Sheet 5

1970 Certified Sanborn Map



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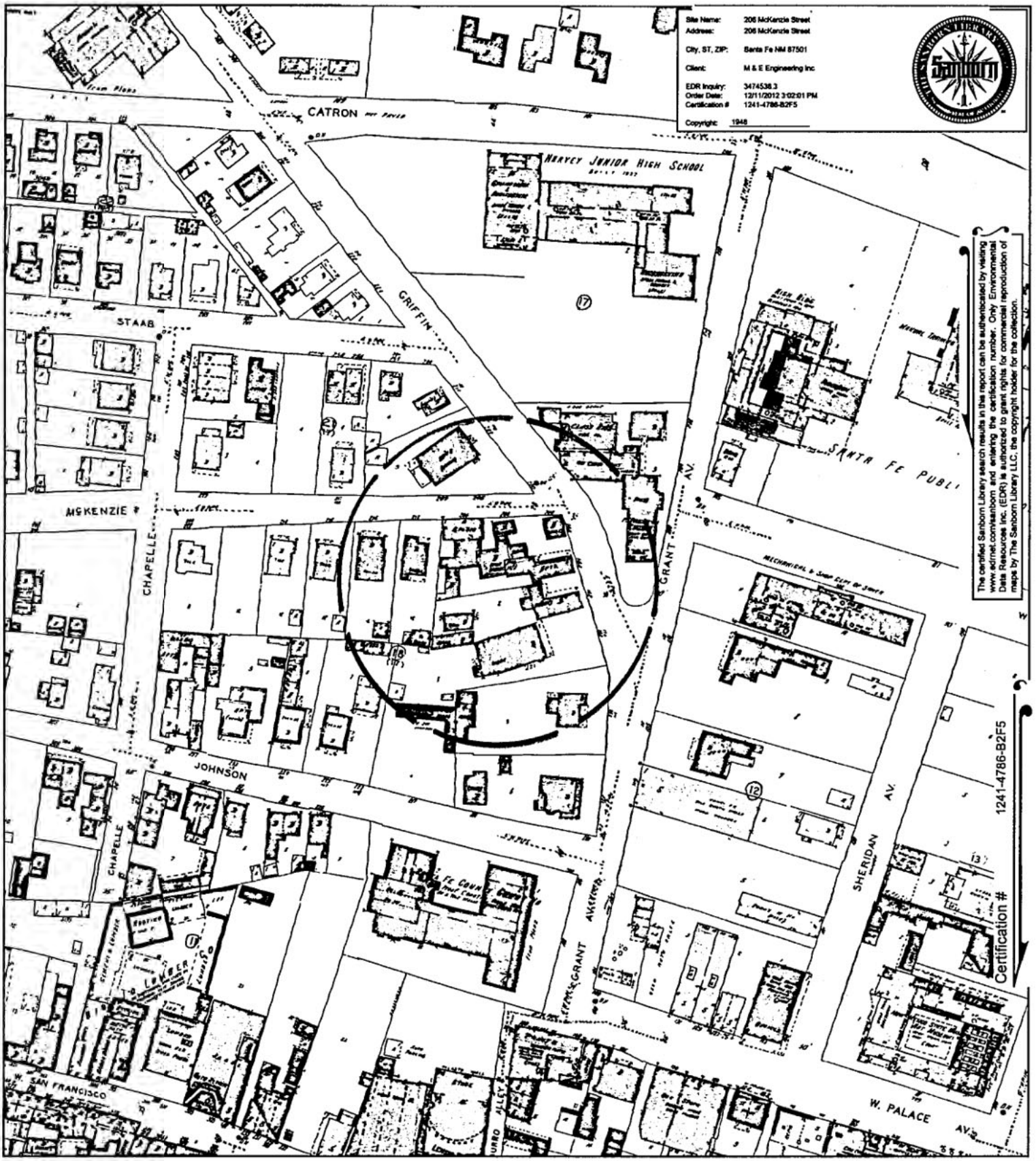
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600

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

N

1948 Certified Sanborn Map



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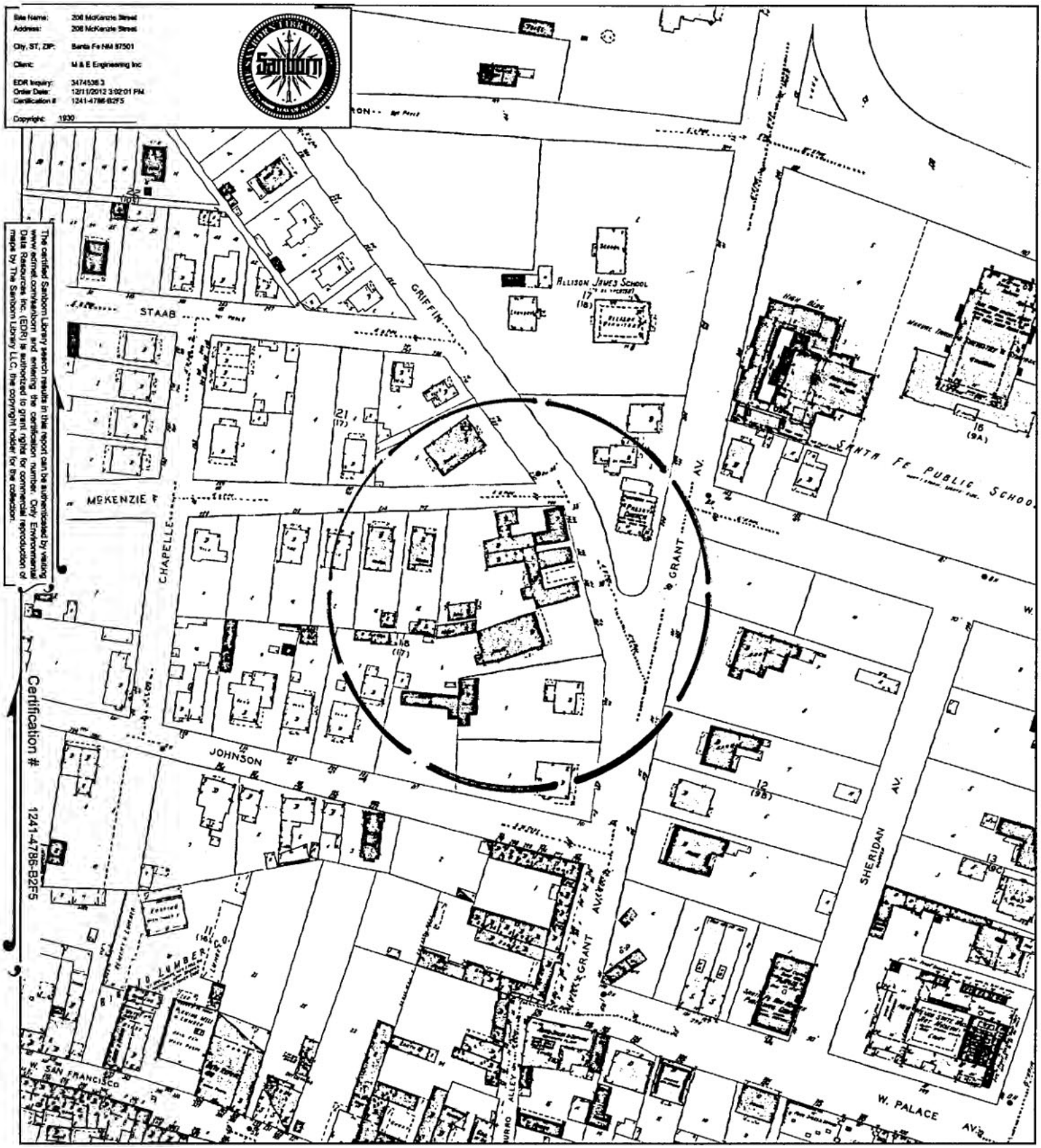
Volume 1, Sheet 2
Volume 1, Sheet 6
Volume 1, Sheet 7

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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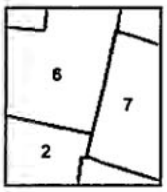

Volume 1, Sheet 2
Volume 1, Sheet 6
Volume 1, Sheet 7

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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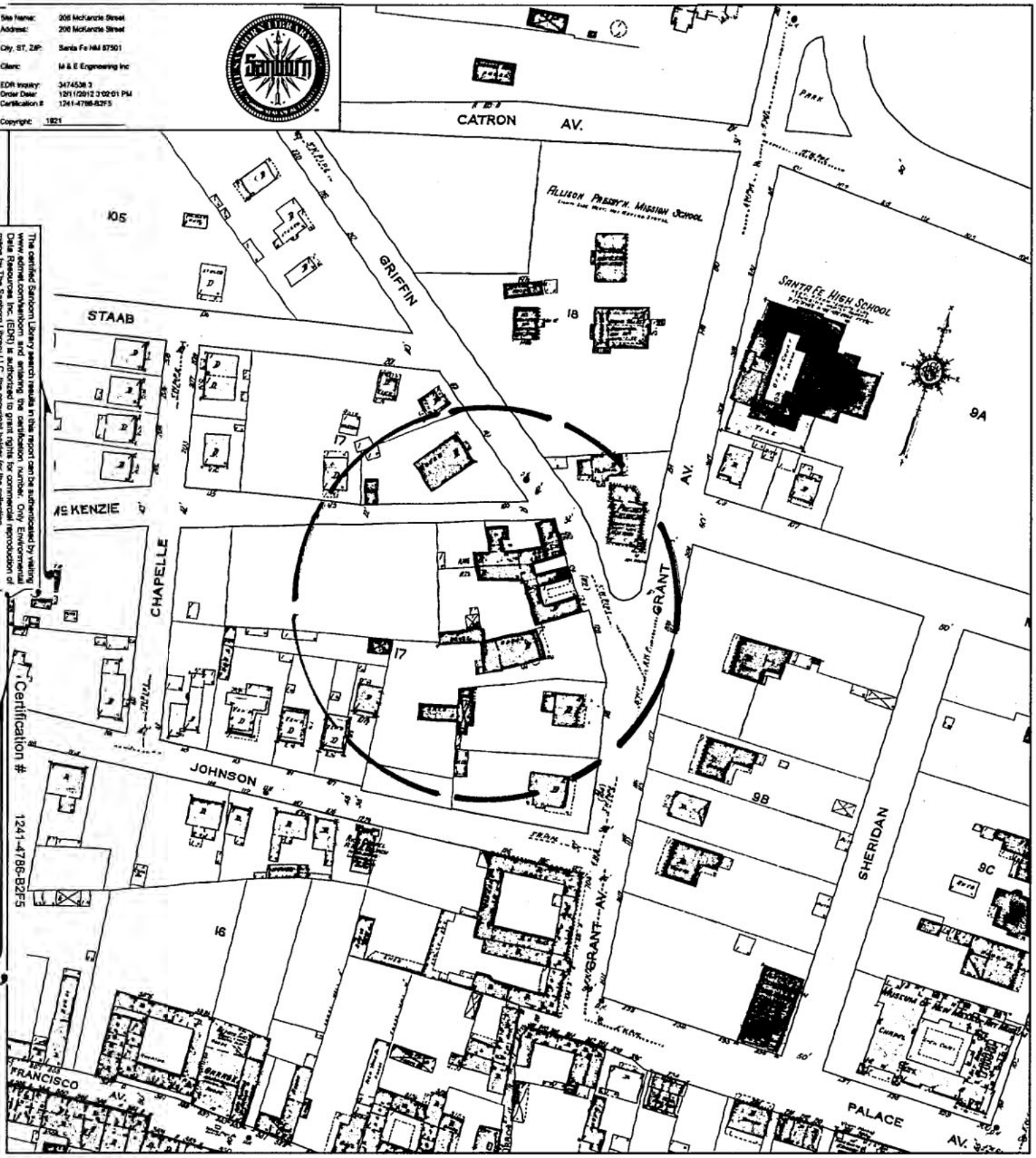

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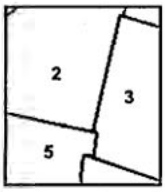

Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 5

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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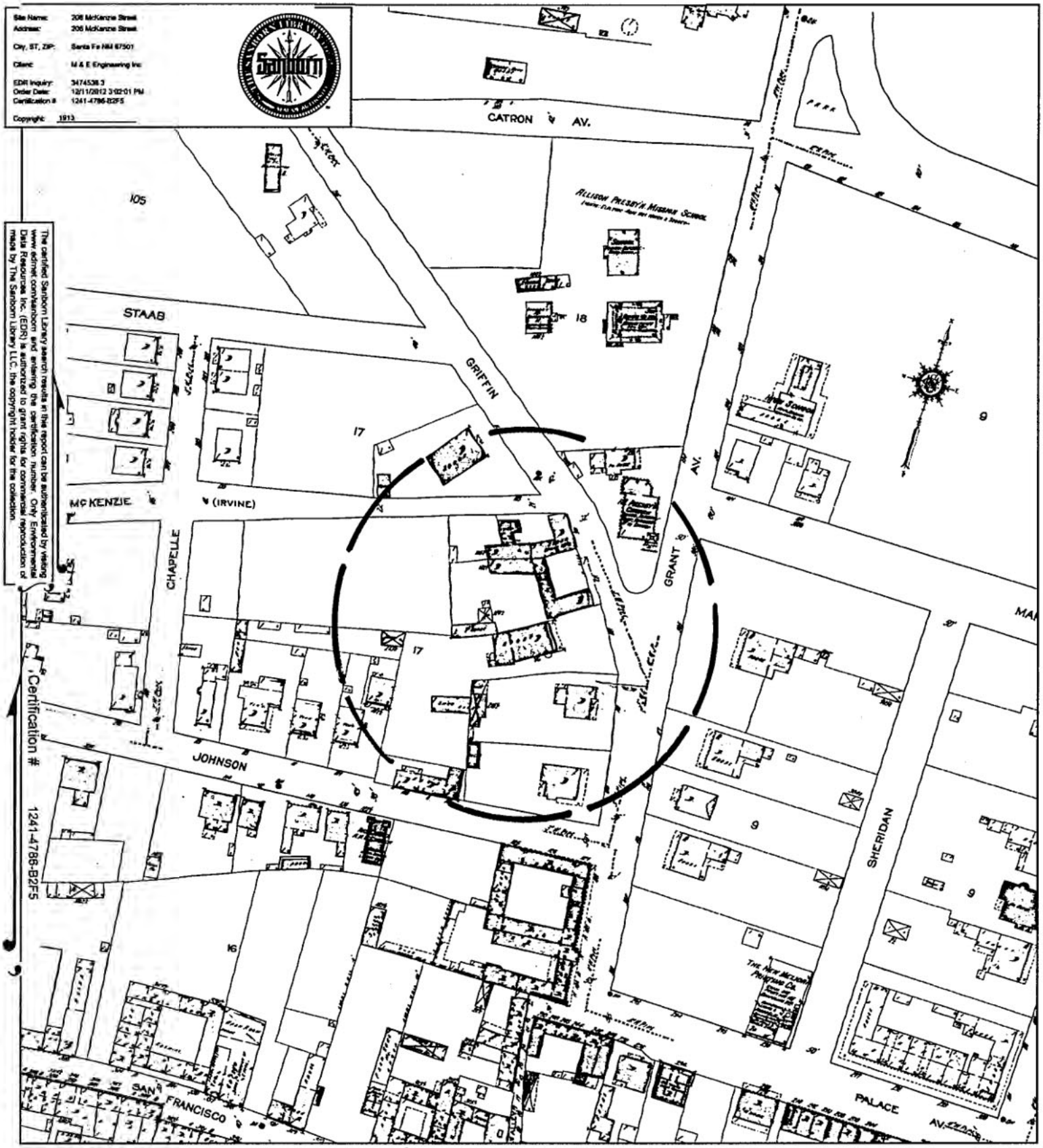

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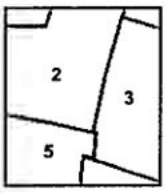

Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 5

N

08 Certified Sanborn Map

Site Name: 206 McKenzie Street
Address: 206 McKenzie Street
City, ST, ZIP: Santa Fe NM 87501
Client: M & E Engineering Inc
EDR Inquiry: 3474538.3
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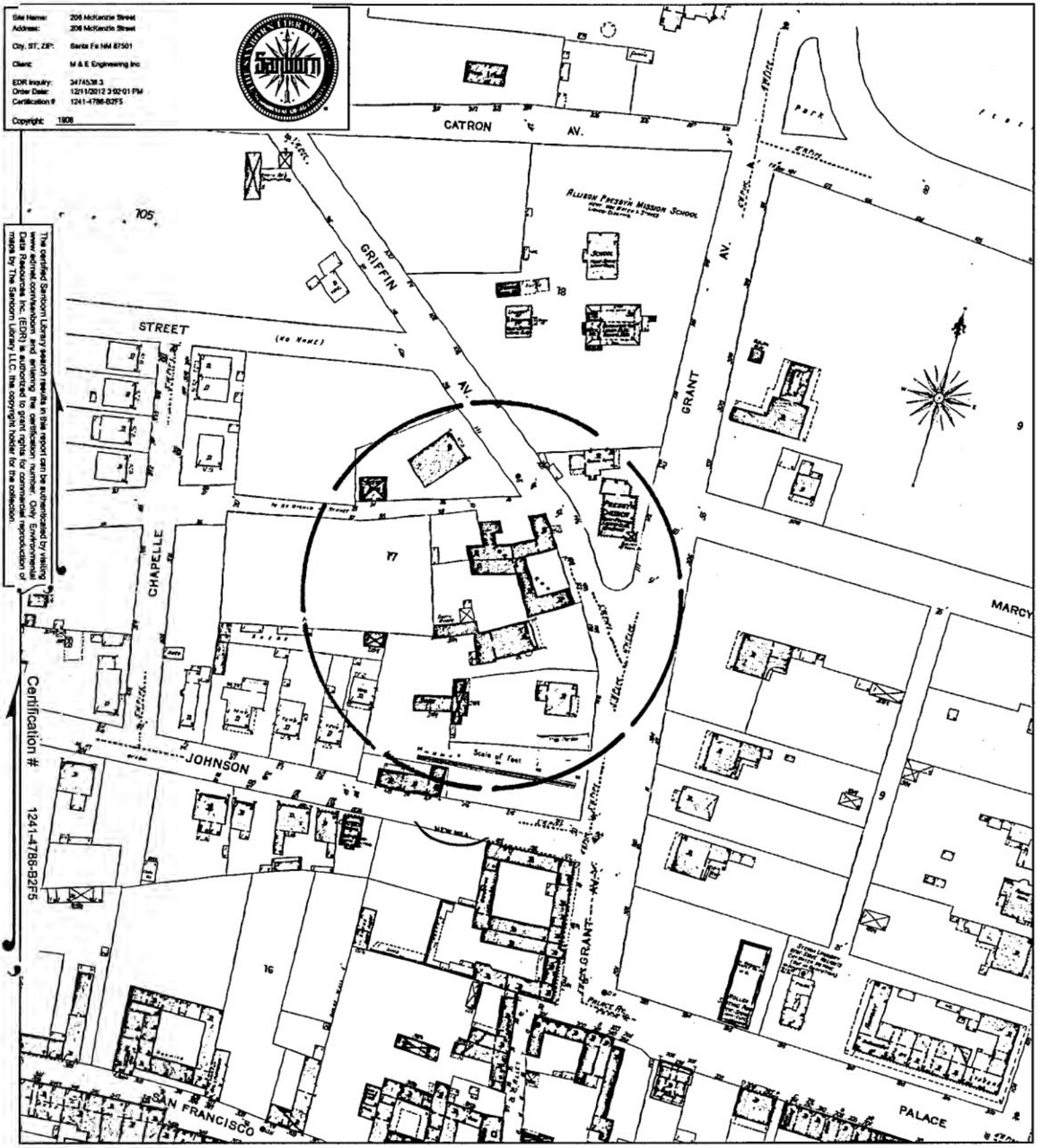
Copyright: 1908



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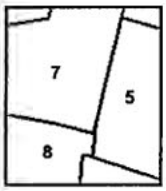

Volume 1, Sheet 5
Volume 1, Sheet 7
Volume 1, Sheet 8

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
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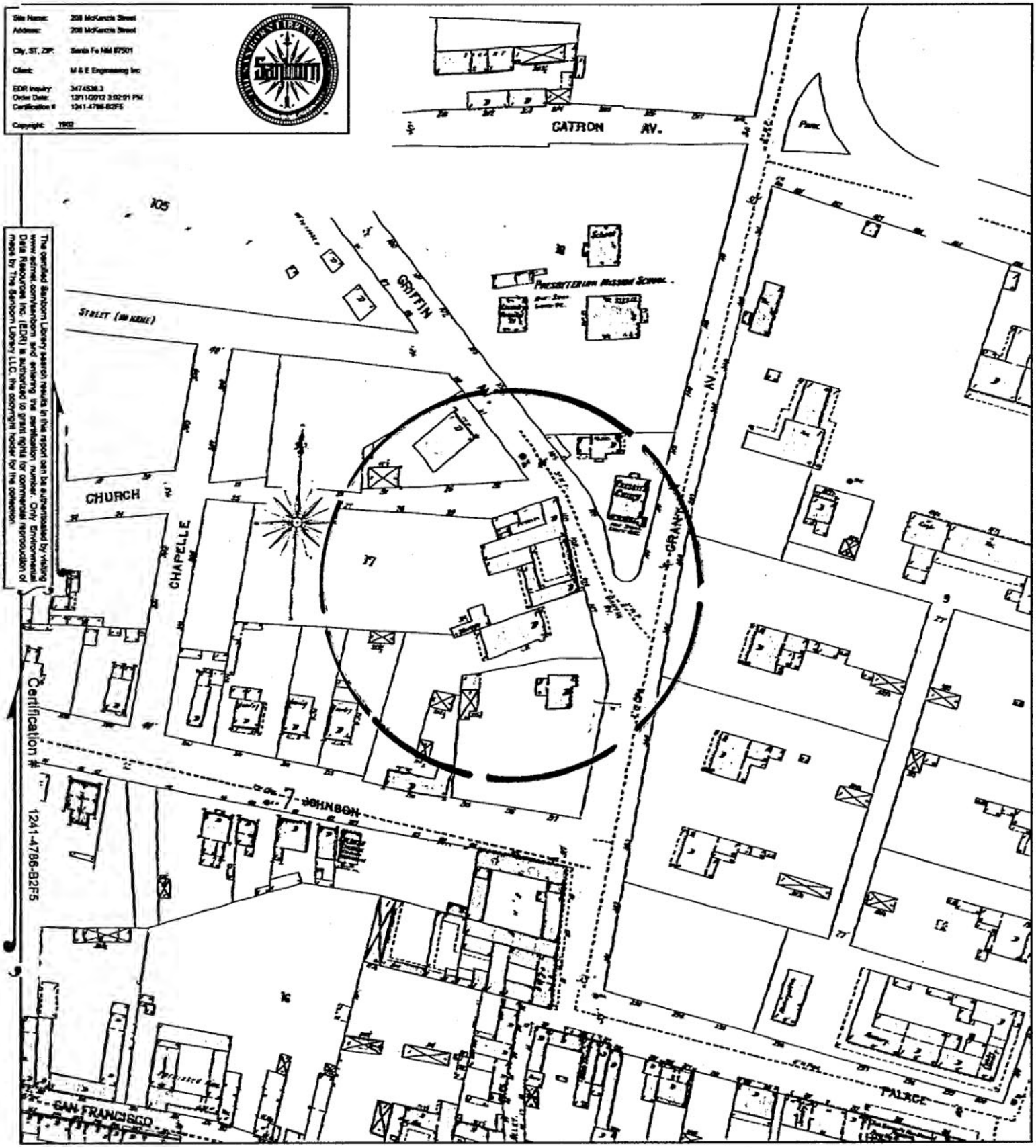
Copyright: 1902



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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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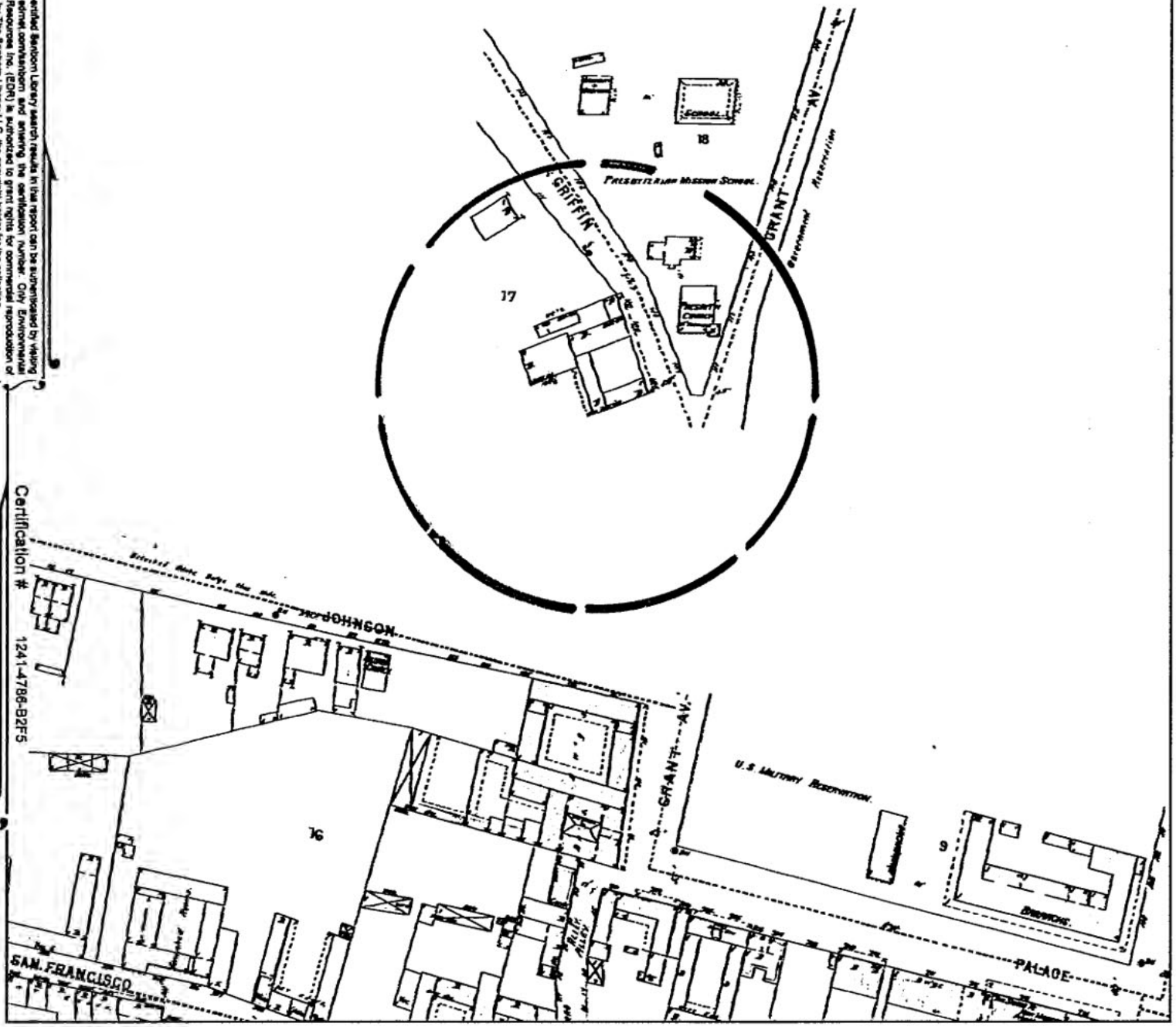
Certification # 1241-4788-B2F5

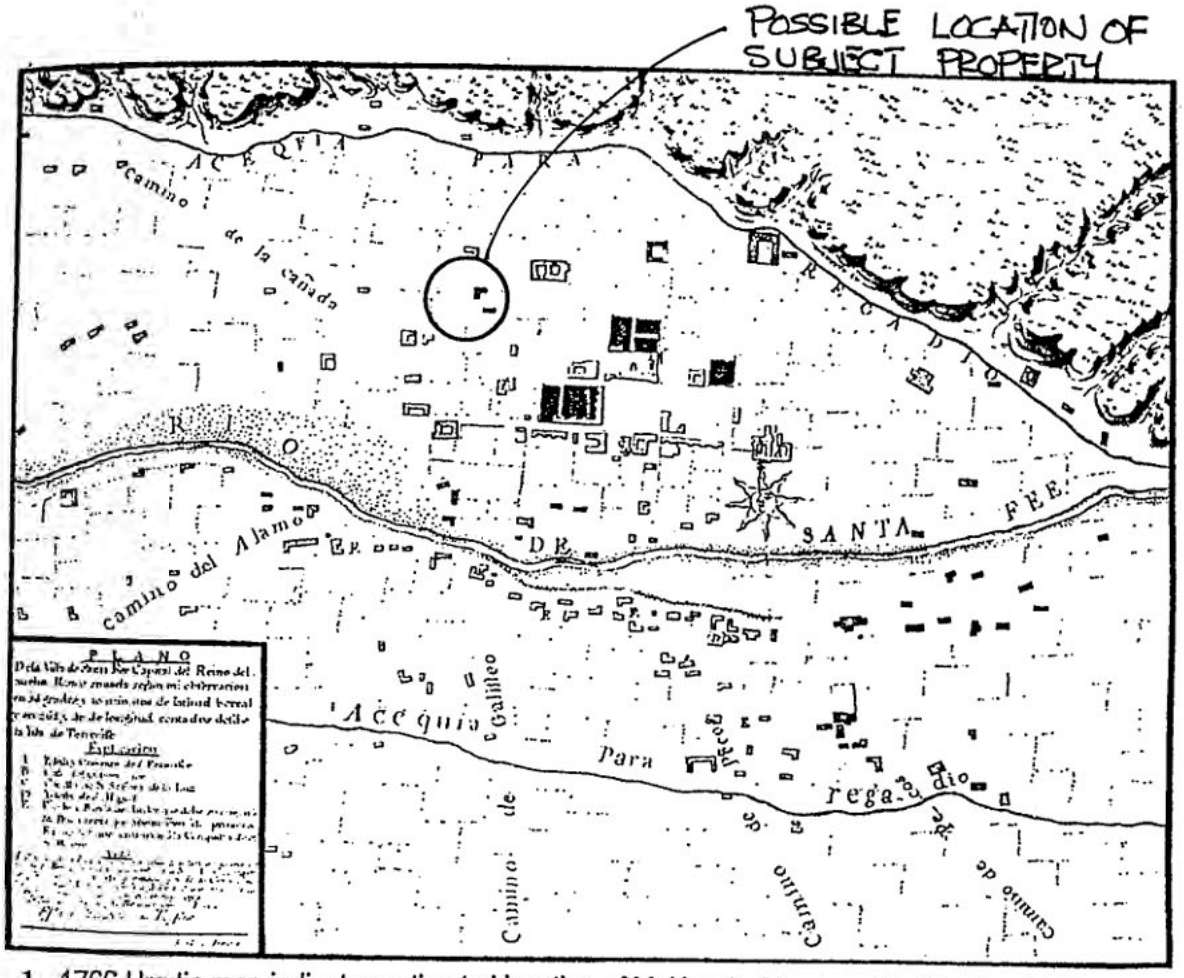


This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

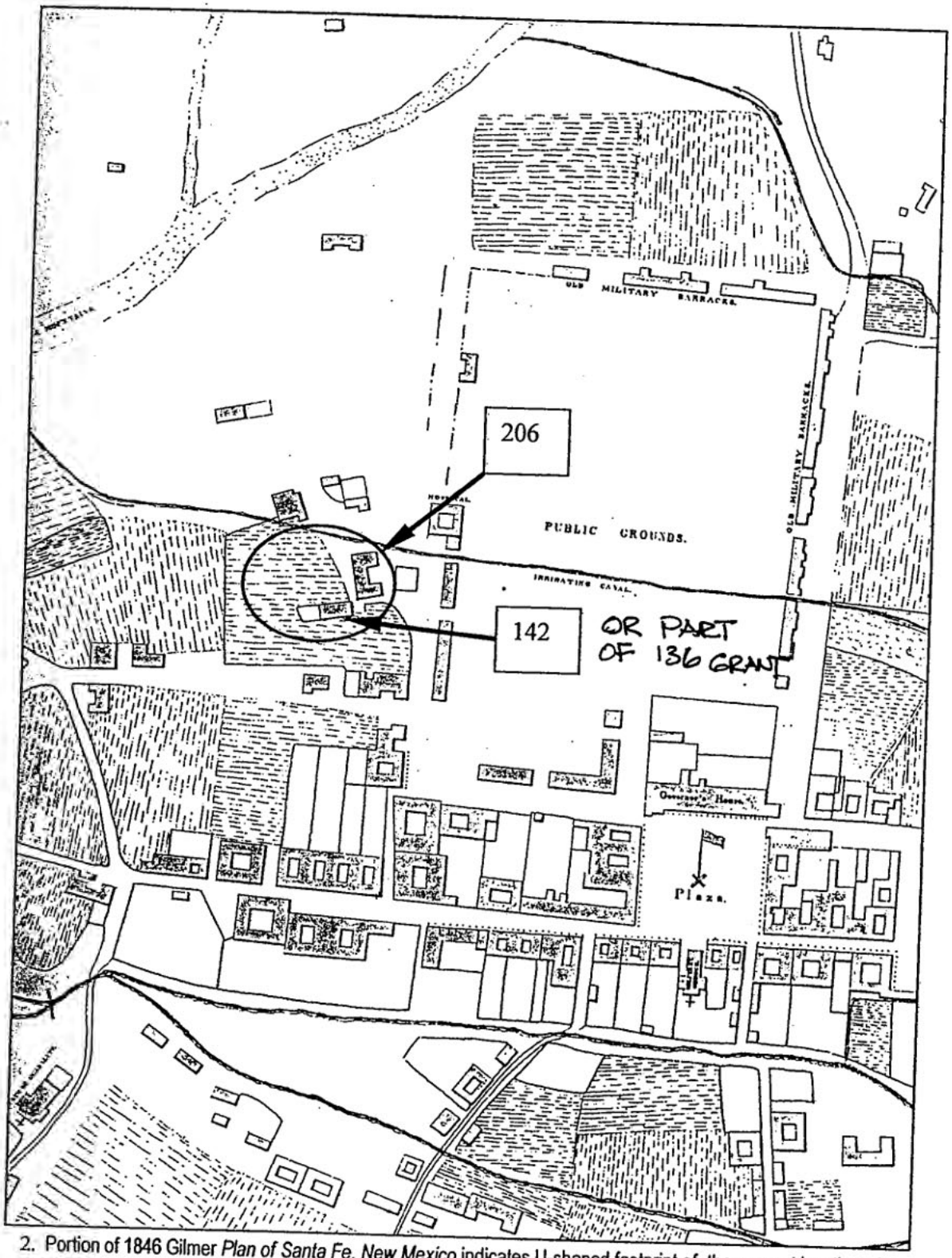
0 Feet 150 300 600

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

N

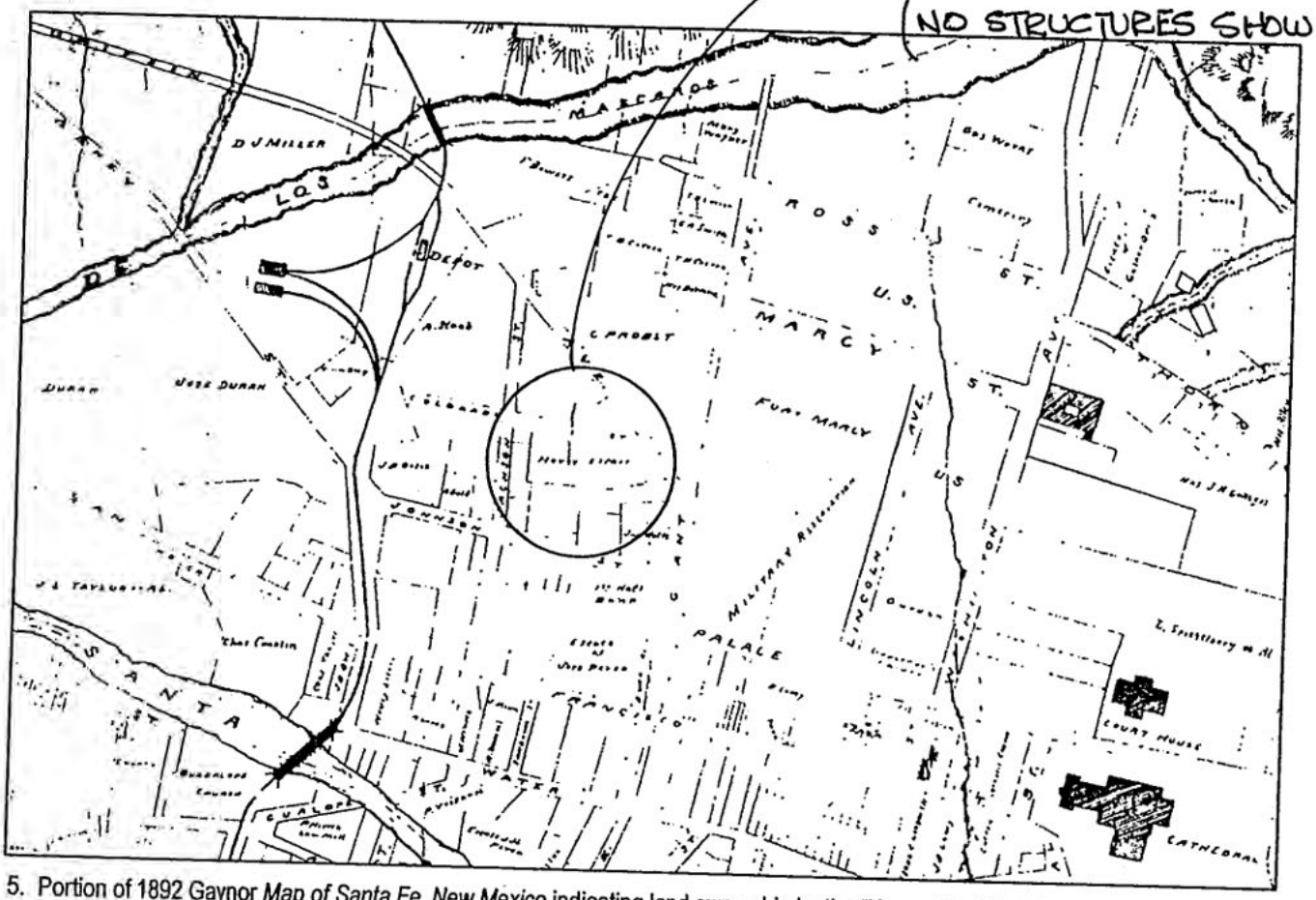


1. 1766 Urrutia map indicates estimated location of McKenzie Street and Griffin Street (City Planning HPD 2005).



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).

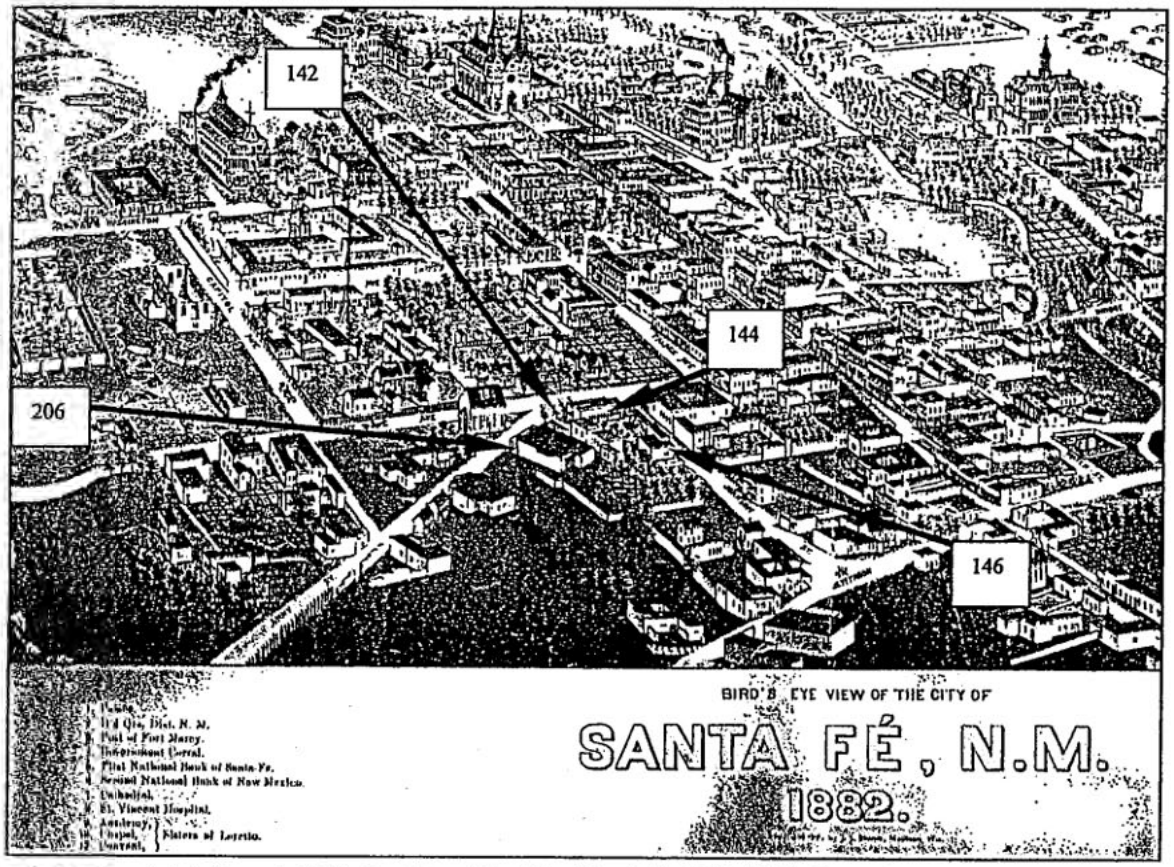
SUBJECT PROPERTY IDENTIFIED AS HOVEY ESTATE 1892 (NO STRUCTURES SHOWN)



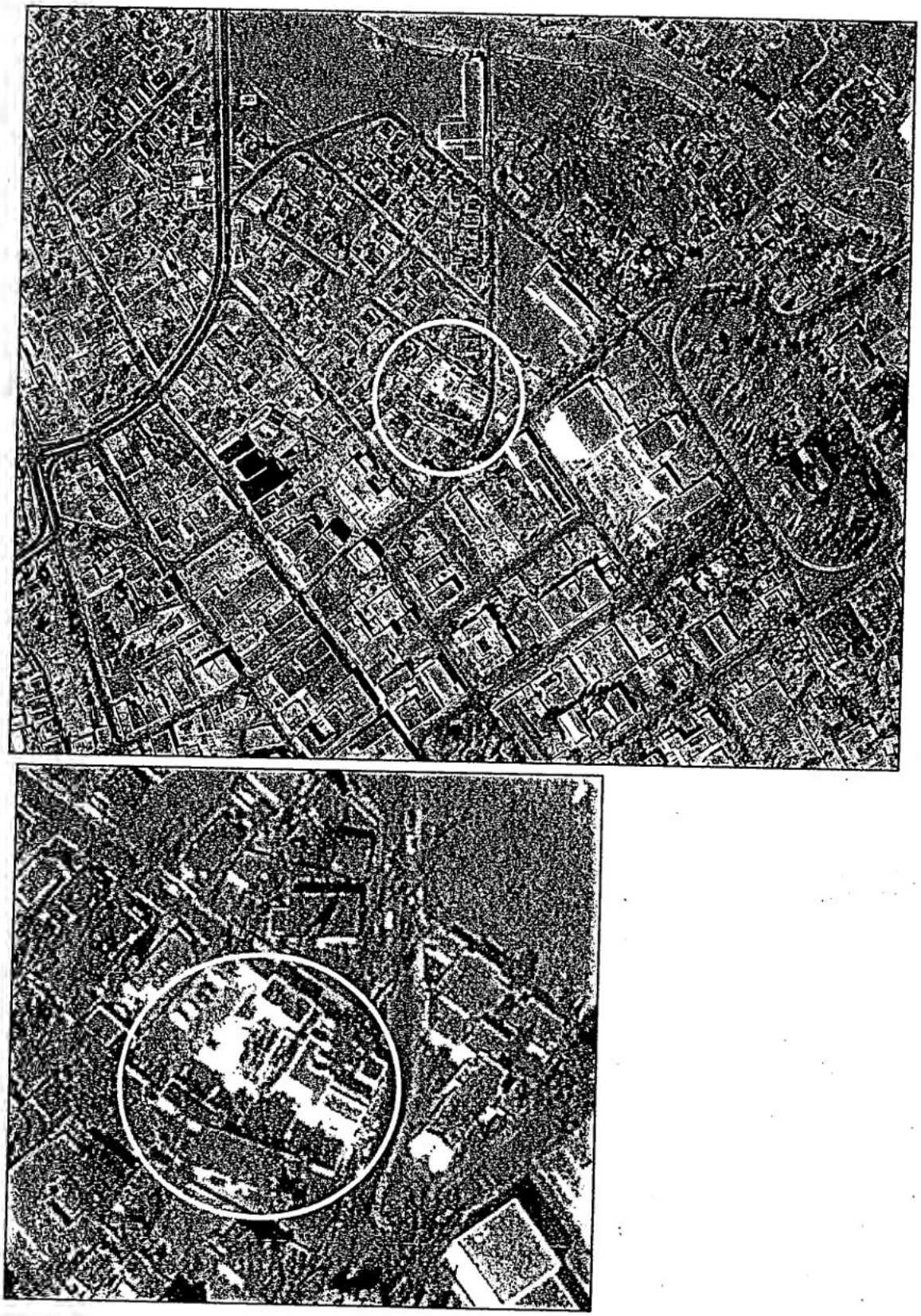
5. Portion of 1892 Gaynor *Map of Santa Fe, New Mexico* indicating land ownership by the "Hovey Estate" at the corner of Colorado Street (now McKenzie Street) and Griffin Avenue (now Griffin Street) City Planning HPD 2005).

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 **DATE** 03/05/2025

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.

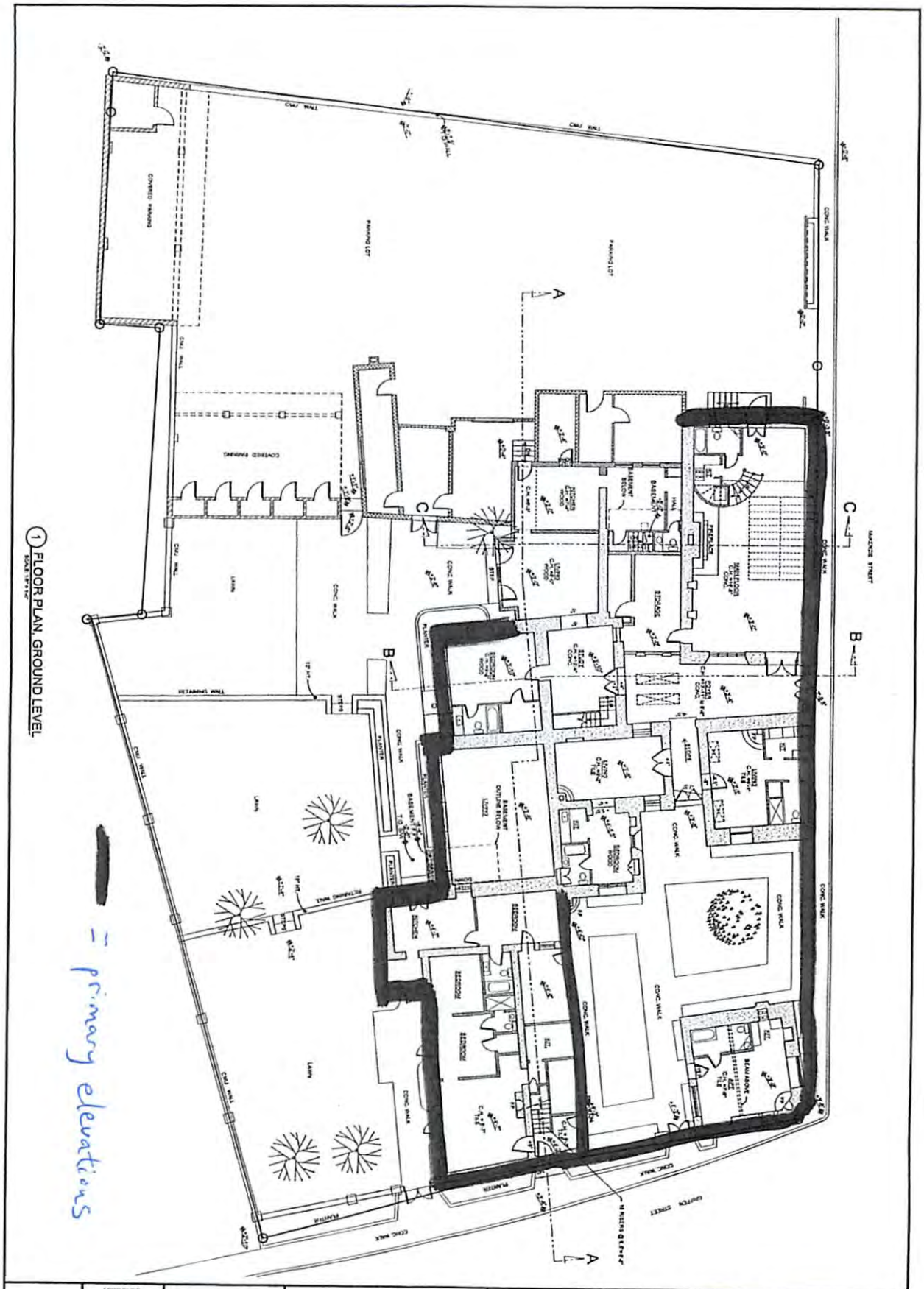
6) Repair a hole in the sidewalk at the corner of McKenzie and Griffin with a planter to match the existing planters on Griffin Street.

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

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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

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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

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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.

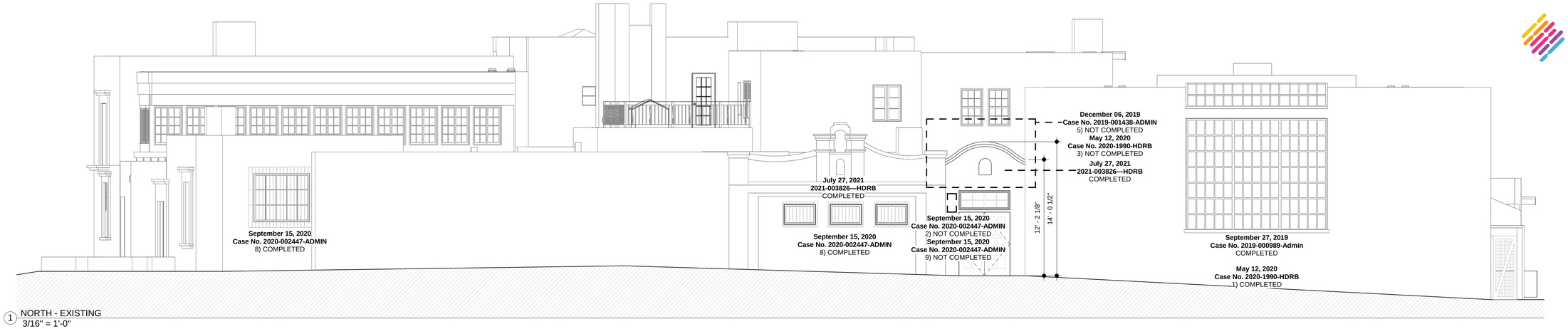
Conditions of Approval: *1) No other work is approved at this time.*

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

FINAL HISTORIC INSPECTION

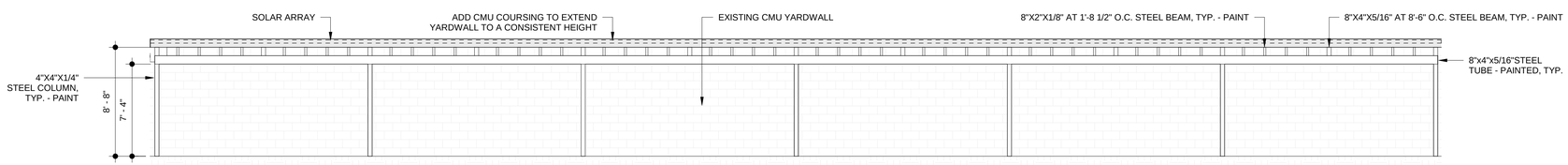
206 McKenzie

As requested by the Historic Review Board, we are proposing a revision to the design of the parapet extension which was presented at a previous meeting. The new design removes the arch located atop the wall and replaces it with a flat profile. Also removed from the new design is the small alcove similar to the existing one found on the adjacent façade. The new parapet design reduces the impact of the new wall on the north façade bringing it more in line with the aesthetic of the façade found to the west.

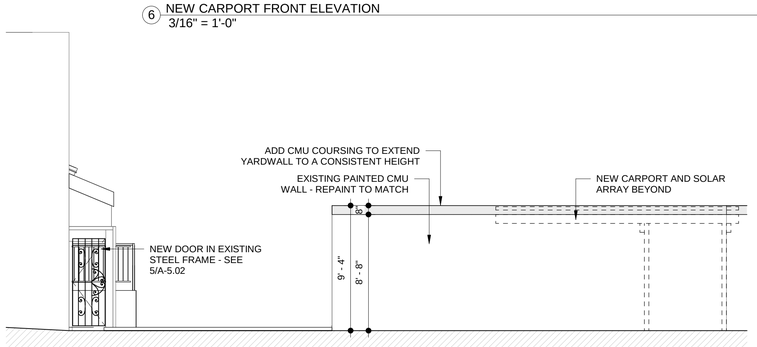


1 NORTH - EXISTING
3/16" = 1'-0"

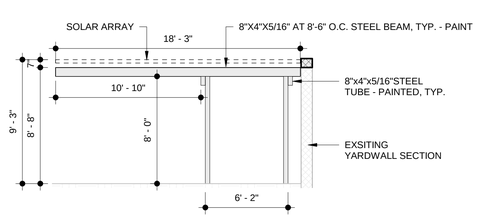
2 NORTH - NEW
3/16" = 1'-0"



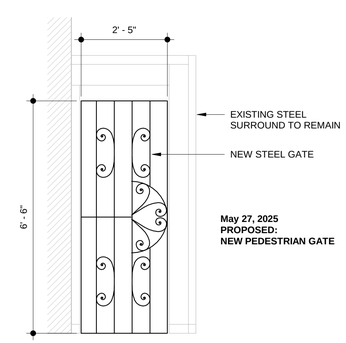
6 NEW CARPORT FRONT ELEVATION
3/16" = 1'-0"



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



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 :	07/03/2025

Drawing Title :

EXTERIOR ELEVATIONS

Sheet Number :

H-5.04

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.

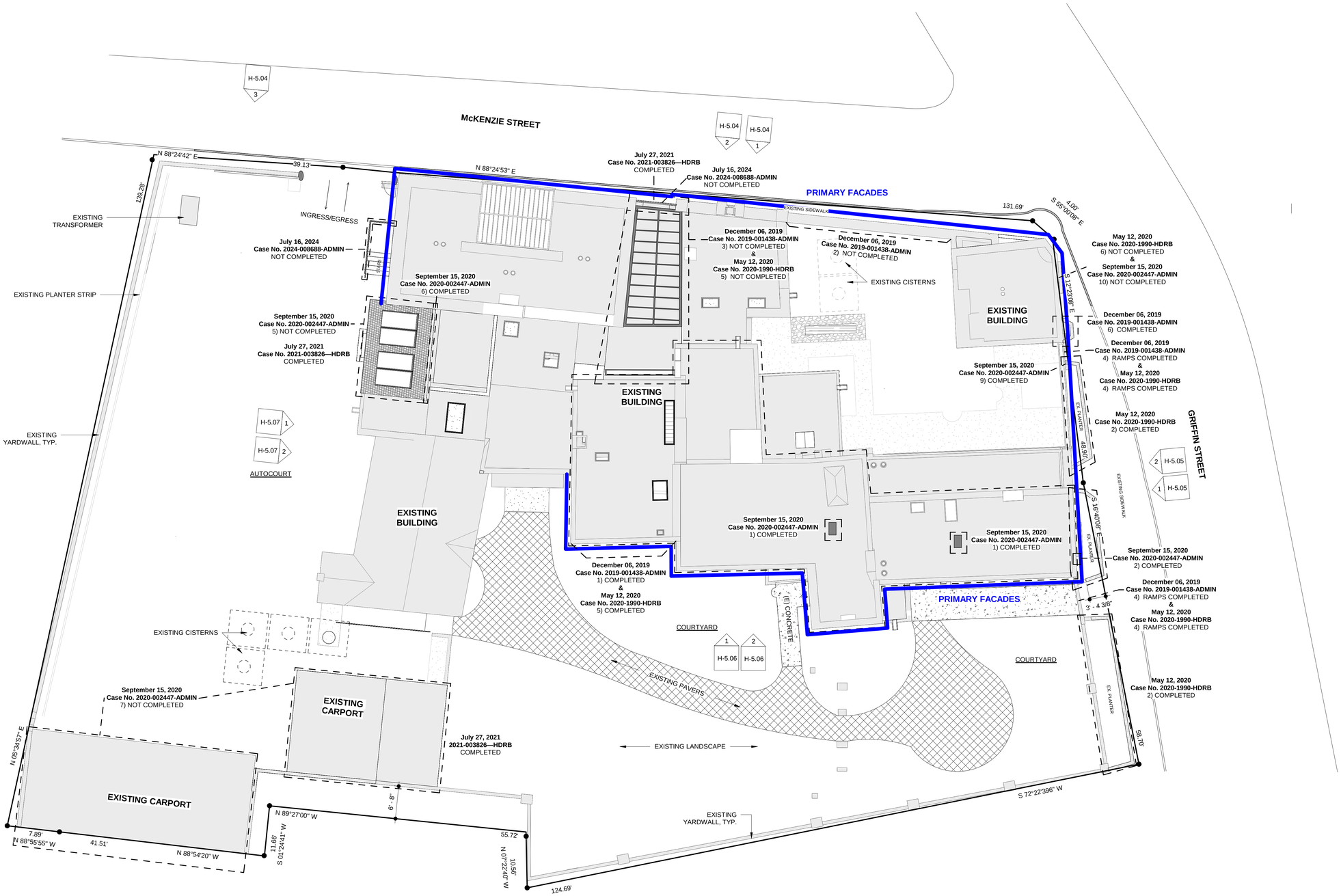
Response:
Because the proposed modification to the previously approved design further separates this portion of the façade from the adjacent building masses, it strengthens the perception that this infill is not trying masquerade as an original piece of the building. Rather, through its increased separation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

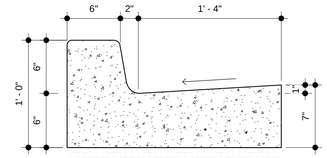
1. FOR CONCRETE CURB AND GUTTER CONSTRUCT TRANSVERSE JOINTS AS FOLLOWS:

-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

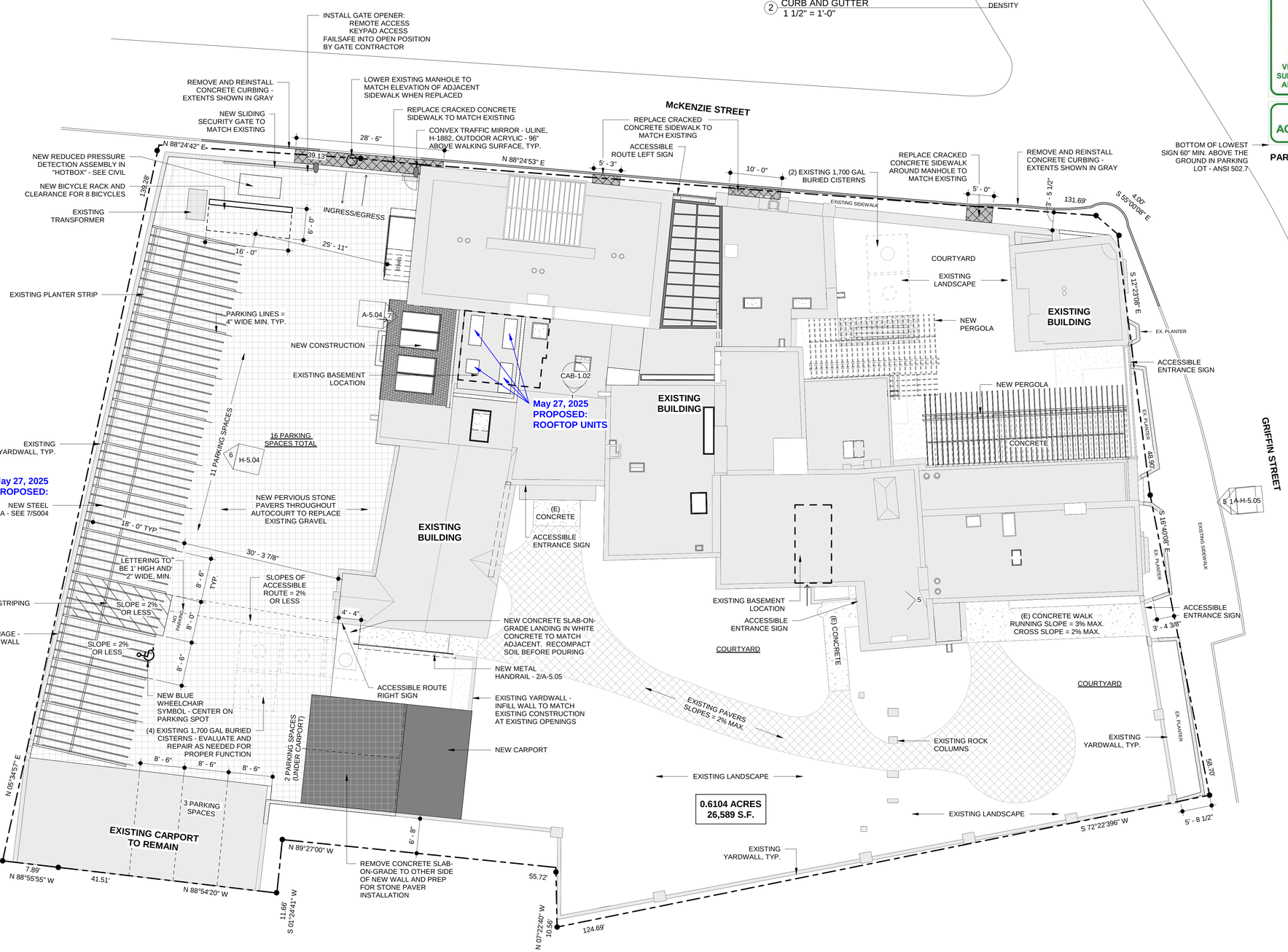
2. DIMENSIONS AT ROUNDED CORNERS MEASURED TO INSTERSECTION OF STRAIGHT LINES

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

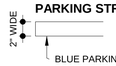
REQUIRED LANGUAGE PER NMSA 197866-7-352.4C

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

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 8312
LICENSED ARCHITECT

10/4/2023

FALLING COLORS

FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

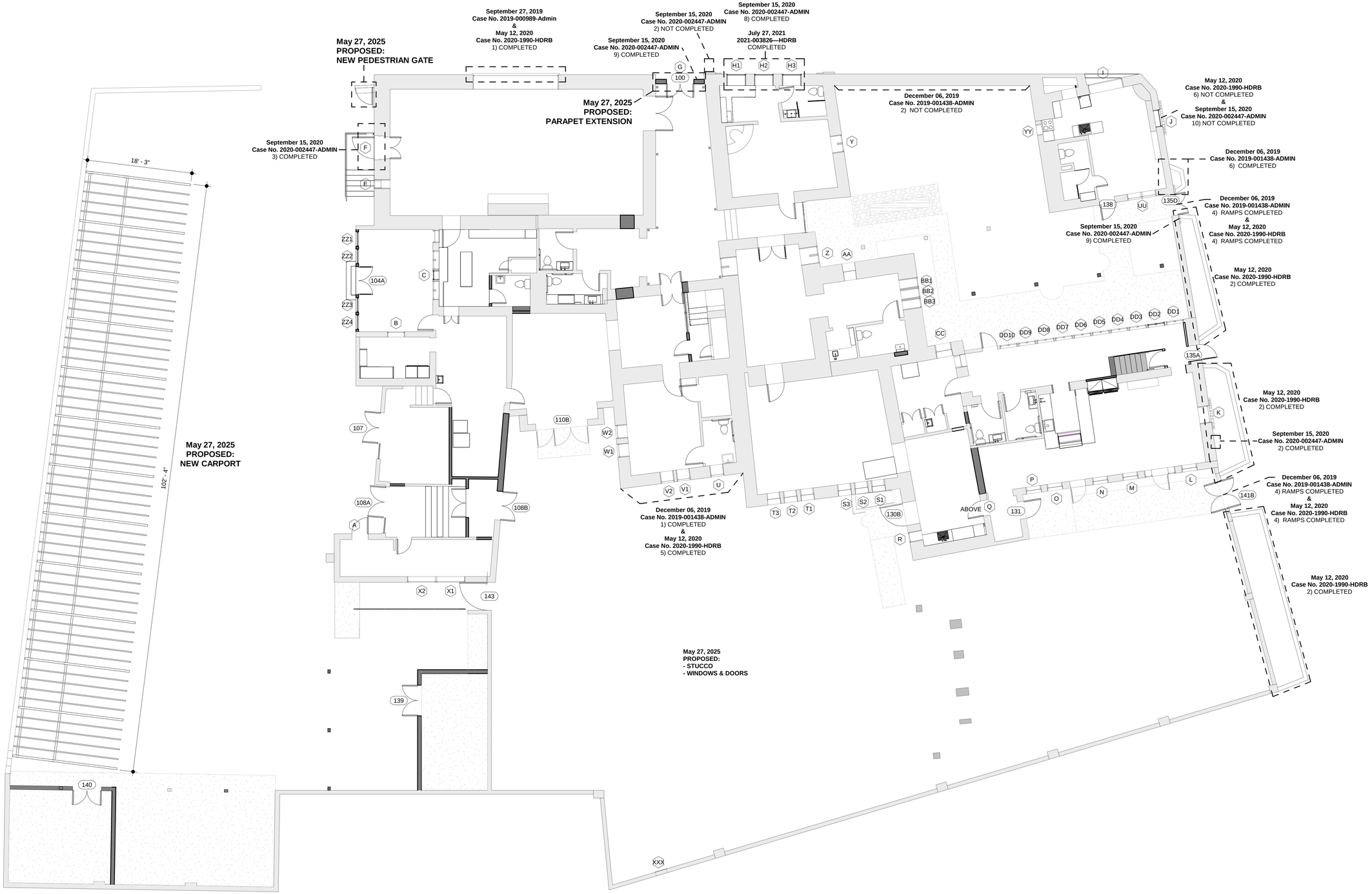
Project Number :	2109
Scale :	As indicated
Date :	04/28/2025

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 :

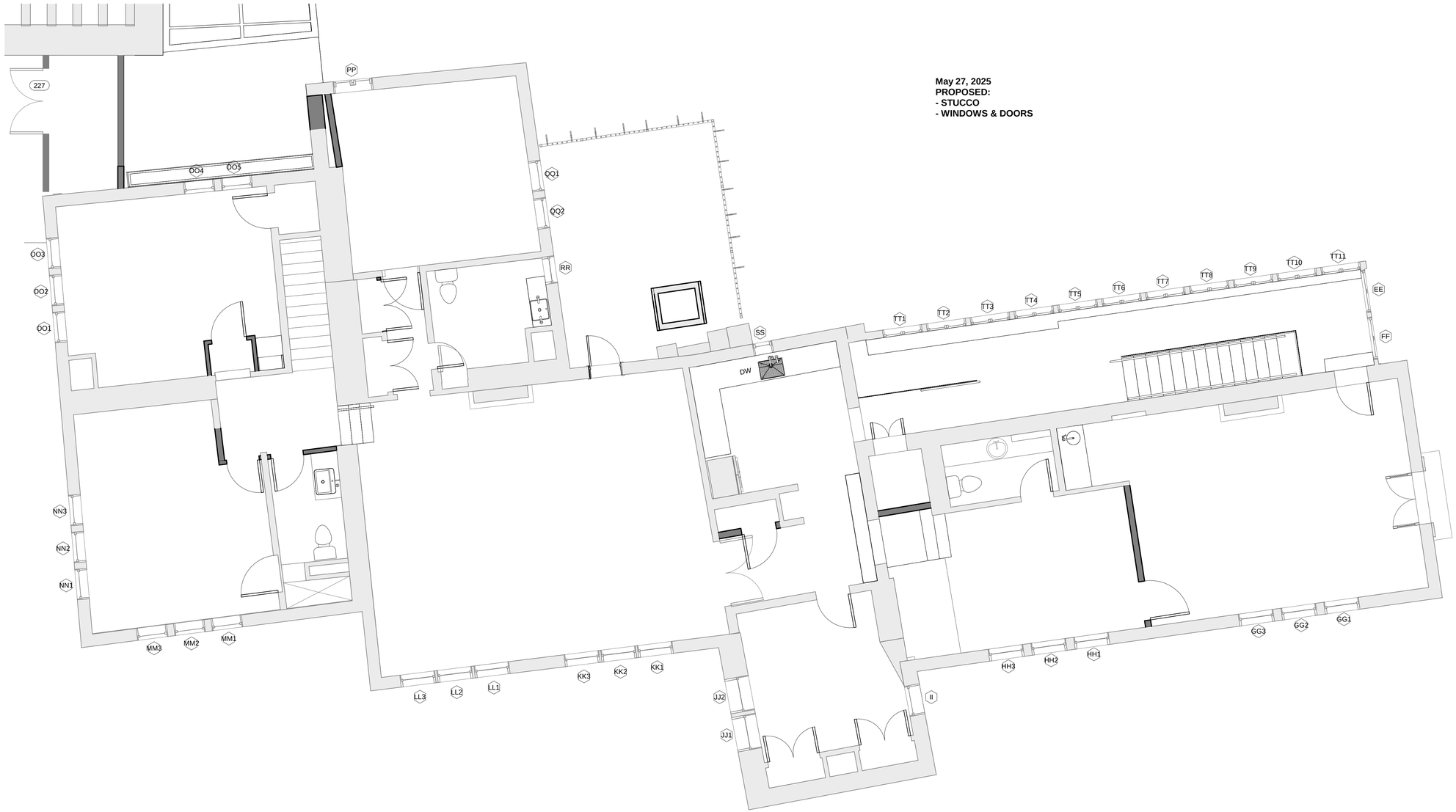
FIRST FLOOR PLAN

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"

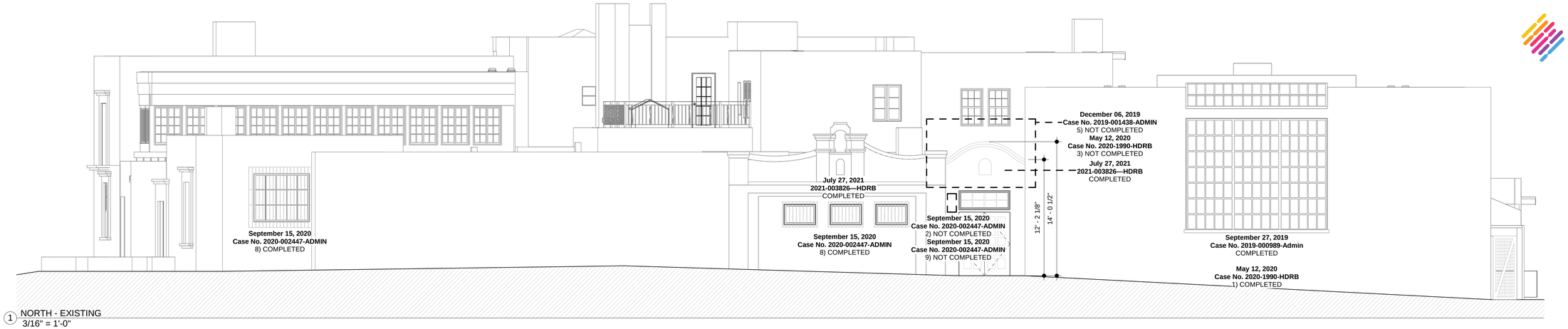
Date : 04/28/2025

Drawing Title :

SECOND FLOOR PLAN

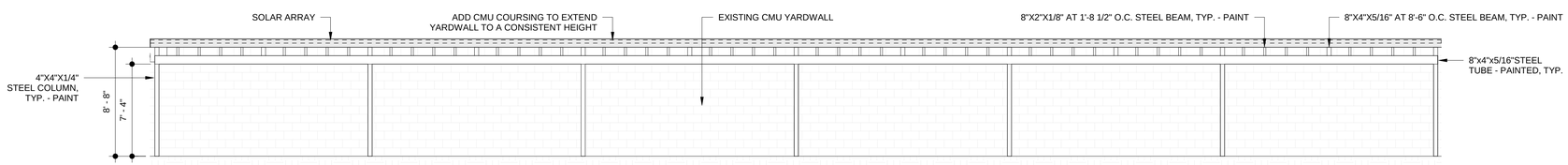
Sheet Number :

H-5.03



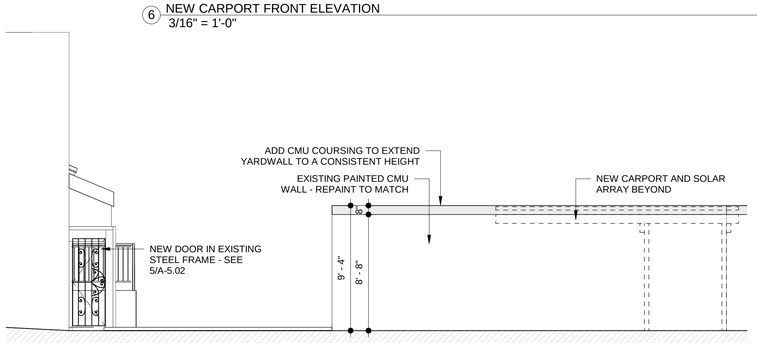
1 NORTH - EXISTING
3/16" = 1'-0"

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

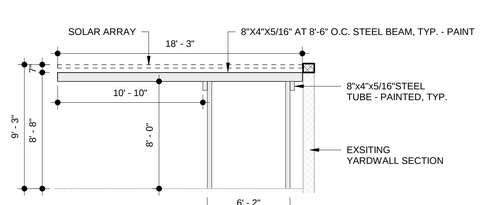


6 NEW CARPORT FRONT ELEVATION
3/16" = 1'-0"

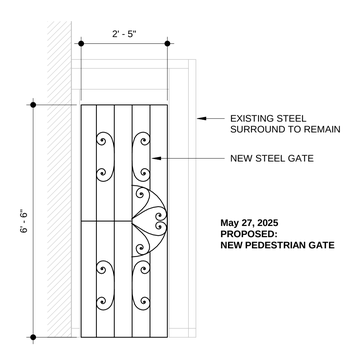
May 27, 2025
PROPOSED:
STEEL CARPORT



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

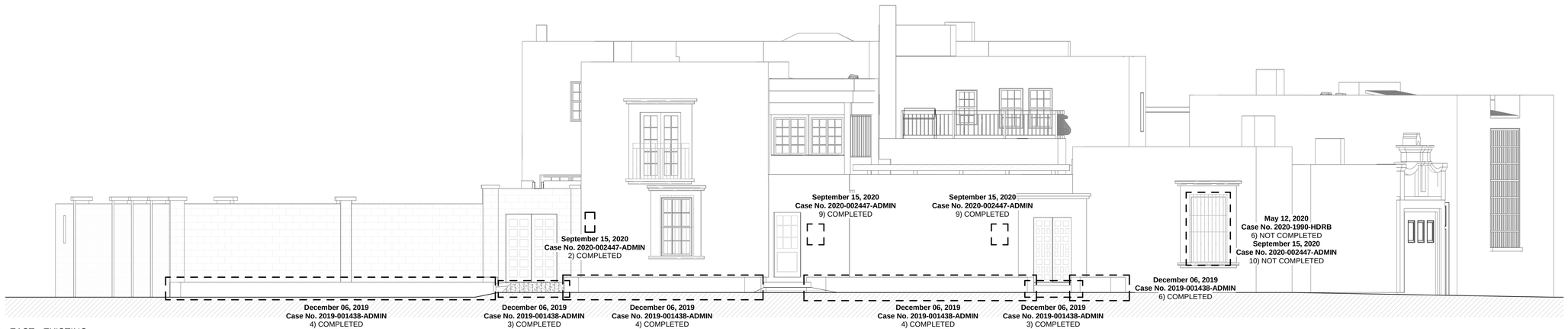
Project Number :	2109
Scale :	As indicated
Date :	04/28/2025

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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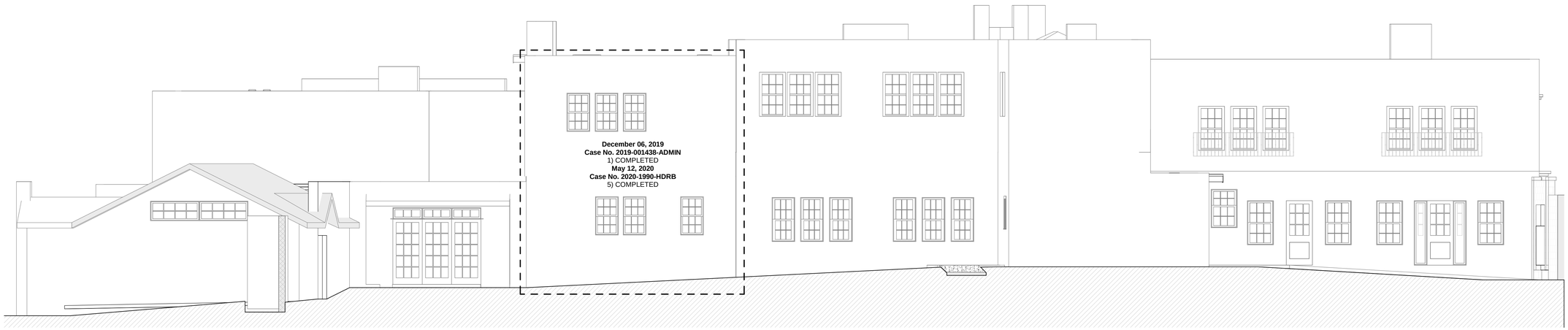
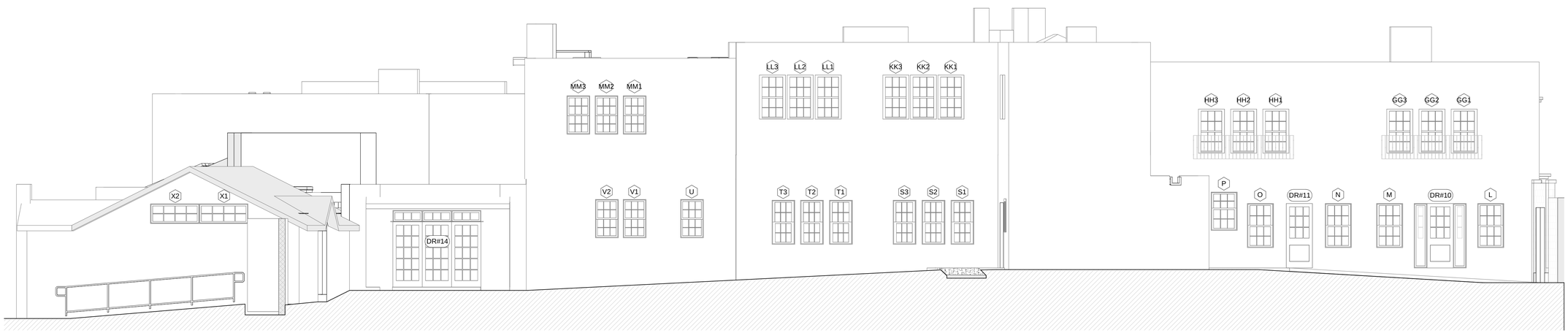


1 SOUTH - EXISTING
3/16" = 1'-0"



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

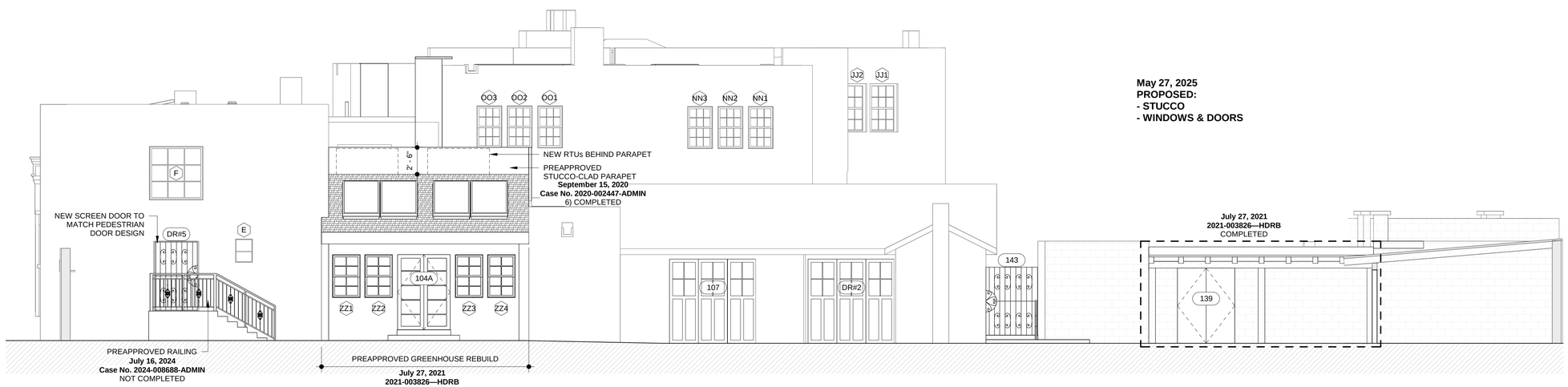
Sheet Number :

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*

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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:

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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

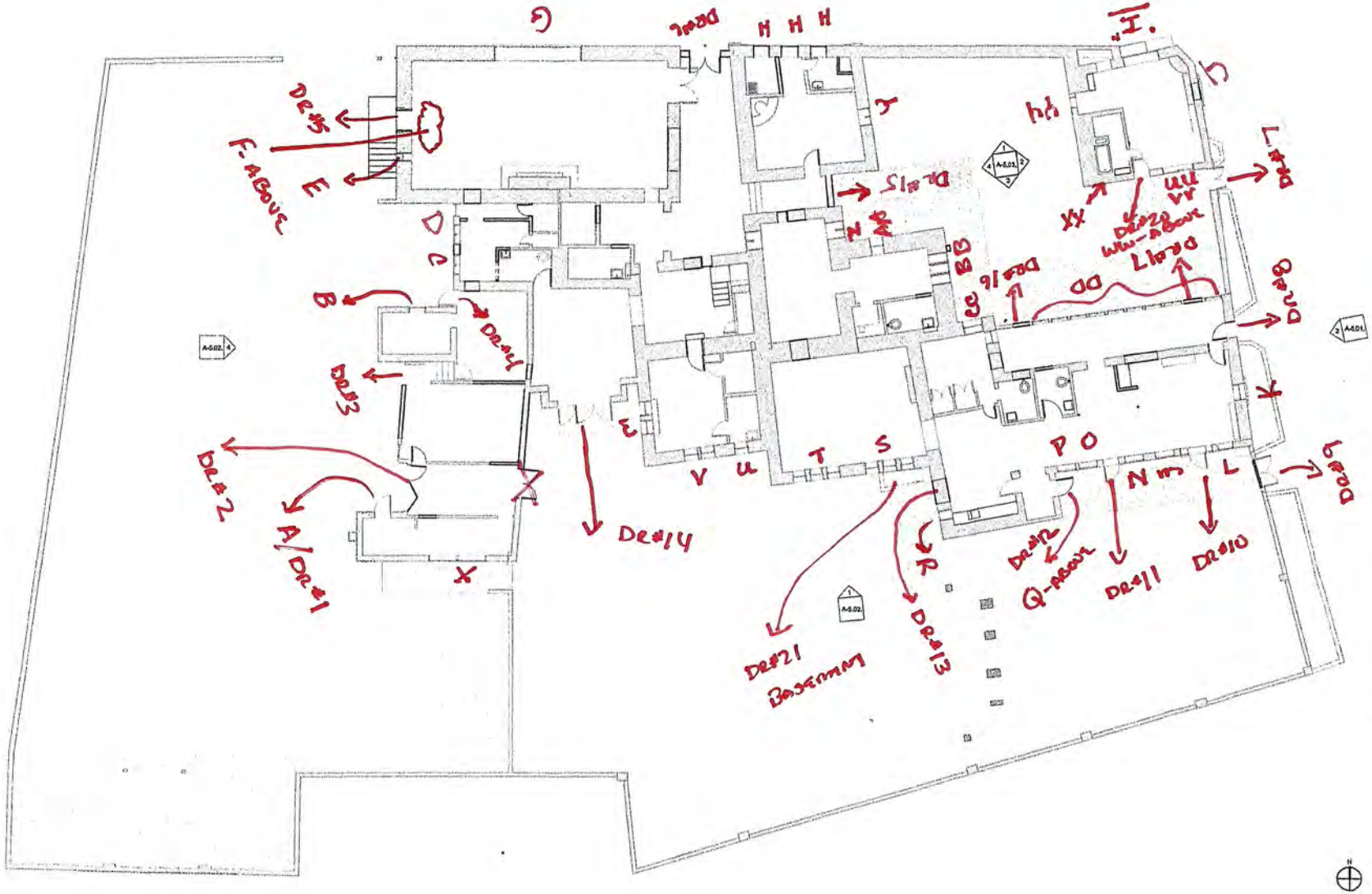
LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
** S	28” x 54” – 3 DH 3W2H/3W2H	F	HISTORIC – SILLS & STOPS 2018
** T	28” x 54” – 3 DH 3W2H/3W2H	F	HISTORIC – SILLS & STOPS 2018
** U	28” x 47” – 1 DH 3W2H/3W2H	F	HISTORIC – SILLS & STOPS 2018
** V	28” x 47” – 2 DH 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

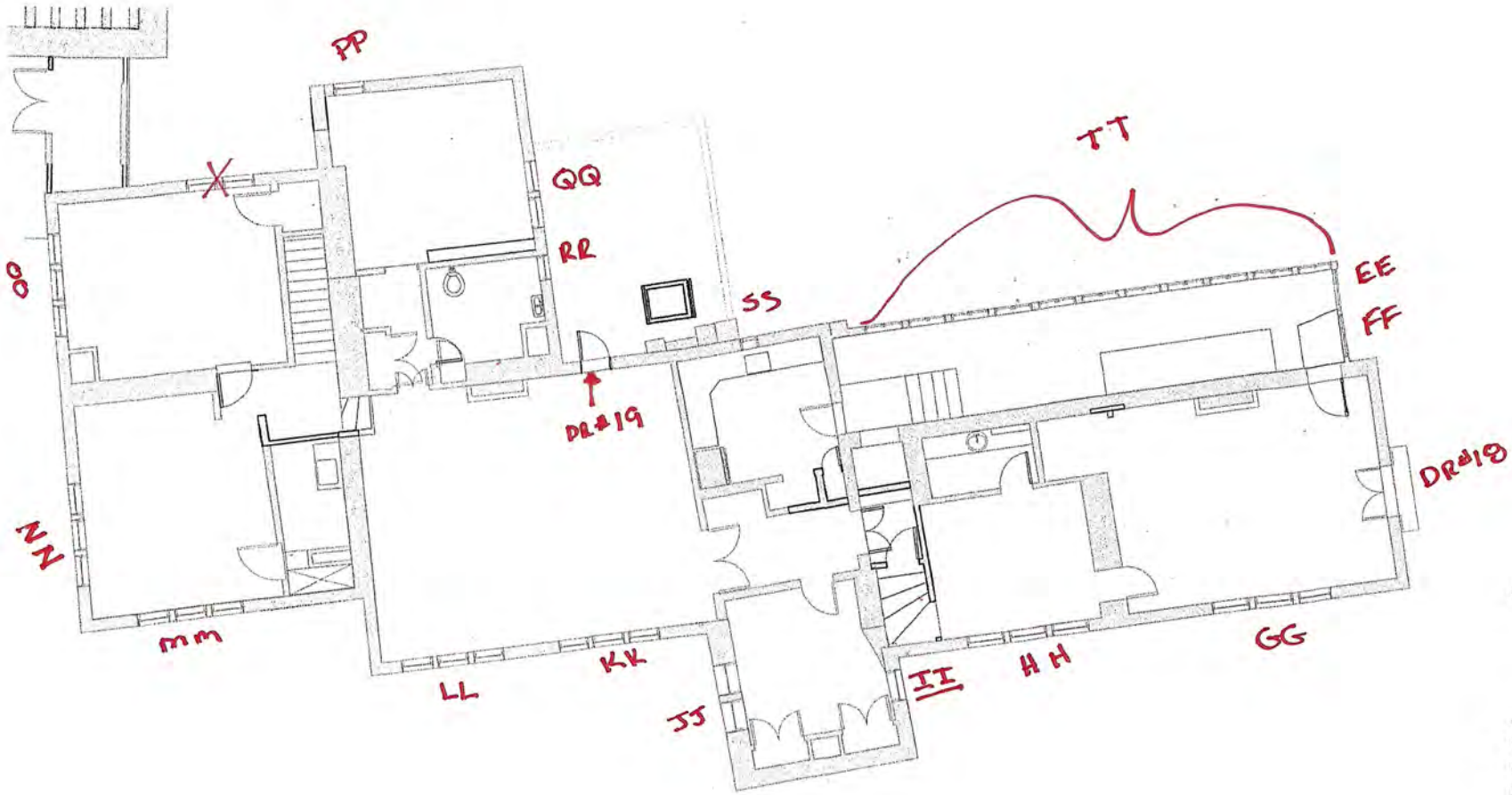
FALLING COLORS

ARCHAEO architects



FALLING COLORS

ARCHAEO
architects



FALLING COLORS

FOR CONSTRUCTION

34 McKenzie St. Santa Fe, NM 87501

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Sheet Name :

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FALLING COLORS

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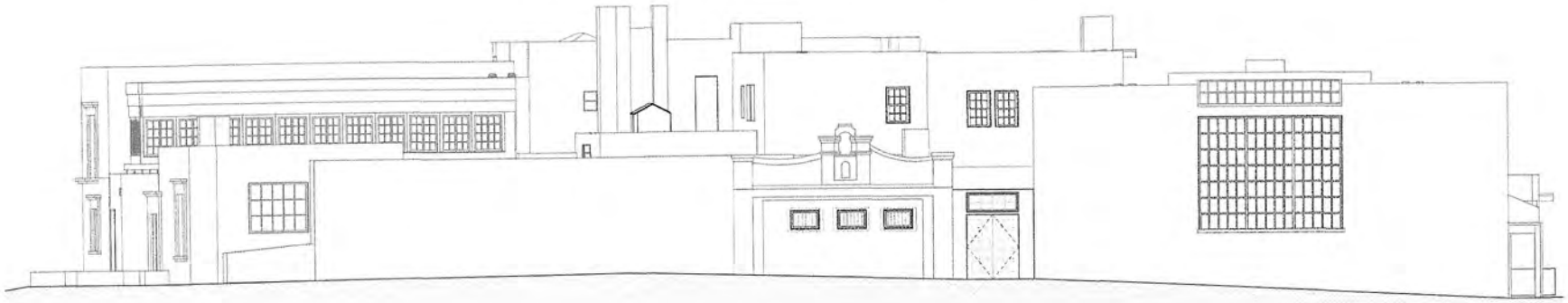
ARCHAEO
architects



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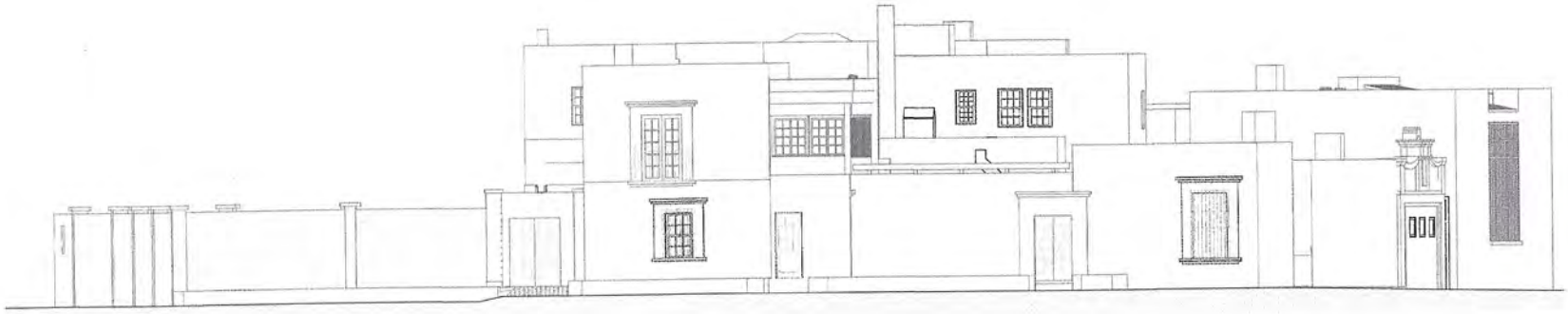

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FALLING COLORS

FOR CONSTRUCTION

256 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

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Date : 11/12/2024

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EXTERIOR
ELEVATIONS

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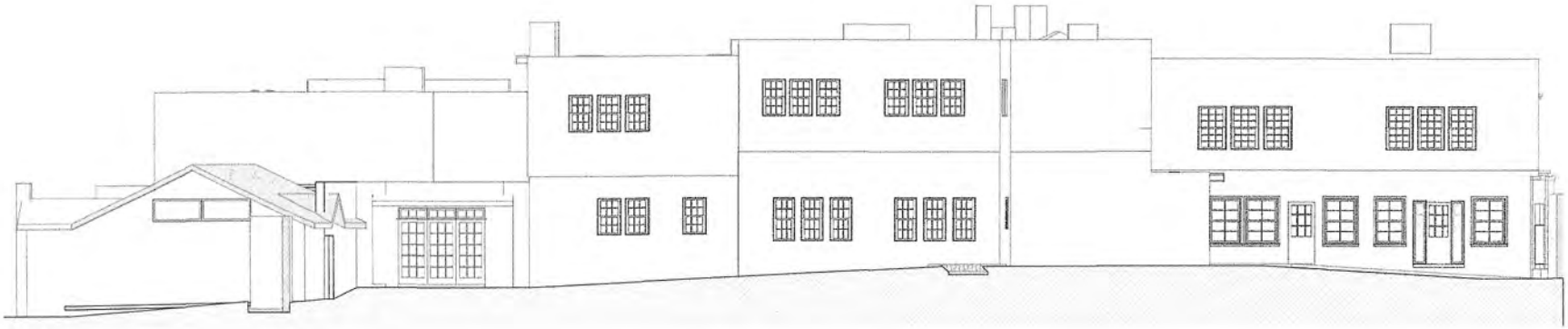
A-5.01.

FALLING COLORS

A

ARCHAEO
architects



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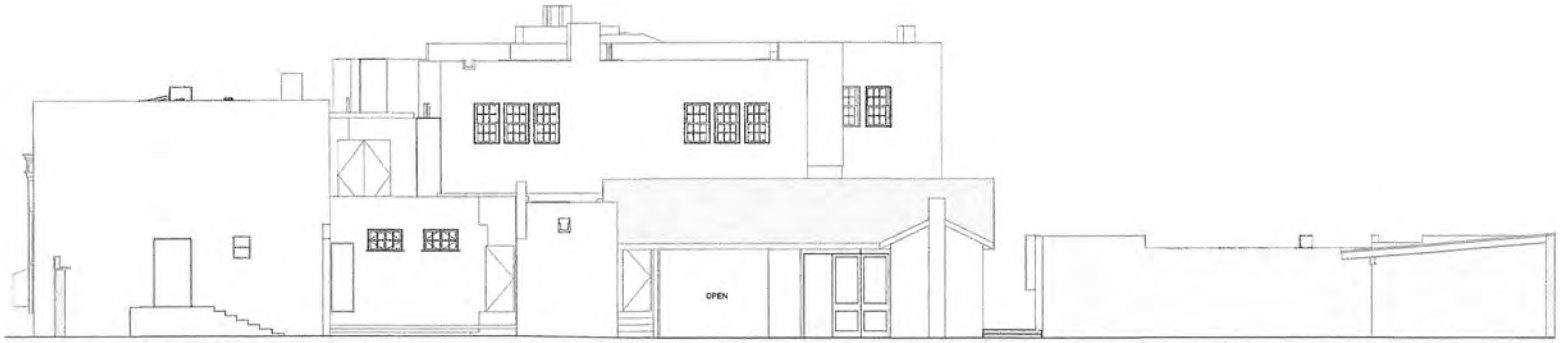

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FALLING COLORS

FOR CONSTRUCTION

201 McKenzie St. Santa Fe, NM 87501

Project Number: 2109

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

Date : 11/12/2024

Drawing Title :

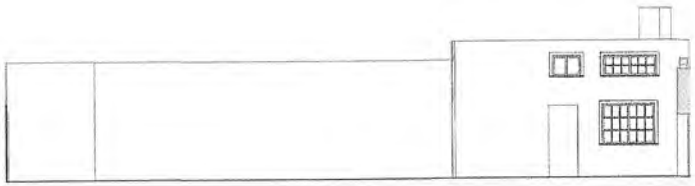
EXISTING
EXTERIOR
ELEVATIONS

Sheet Number:

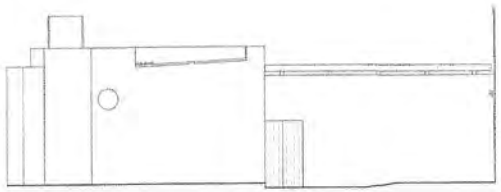
A-5.02.

FALLING COLORS

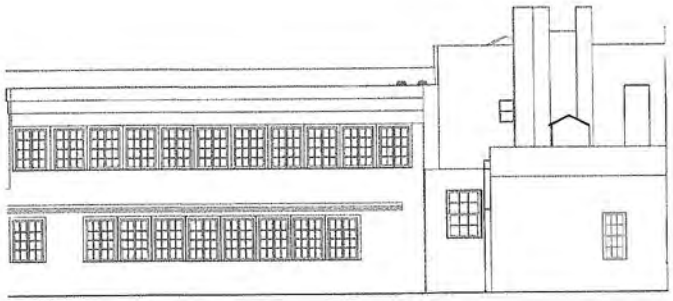
ARCHAEO
architects



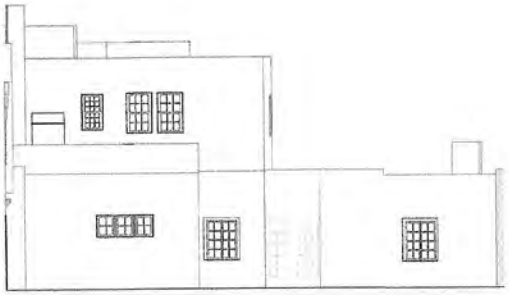
① COURTYARD NORTH.
3/16" = 1'-0"



② COURTYARD EAST.
3/16" = 1'-0"



③ COURTYARD SOUTH.
3/16" = 1'-0"



④ COURTYARD WEST.
3/16" = 1'-0"

FALLING COLORS

FOR CONSTRUCTION

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

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
architects

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 :

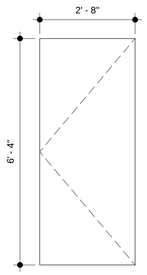
DOOR SCHEDULE

Sheet Number :

A-10.02

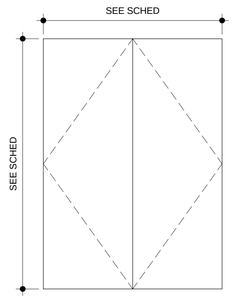
FALLING COLORS

ARCHAEO
architects



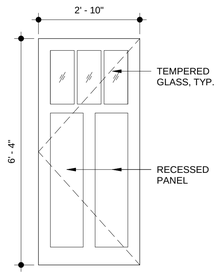
TYPE A
INSULATED METAL
FLUSH PANEL

DOOR: 10



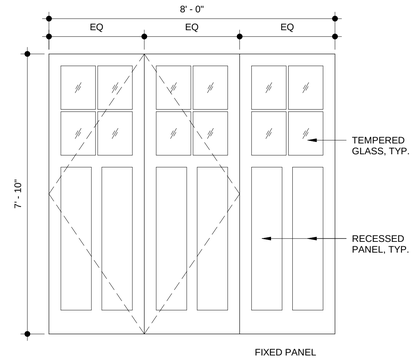
TYPE B
INSULATED METAL
DOUBLE FLUSH PANEL

DOORS: 139, 140, 227



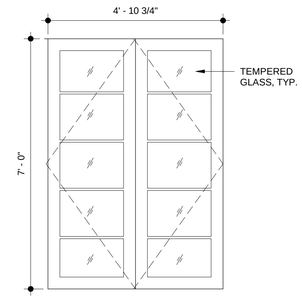
TYPE C
WOOD

DOOR: 109A



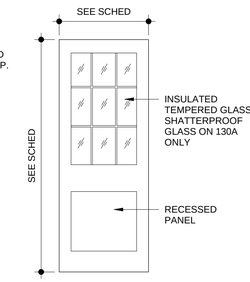
TYPE D
WOOD

DOORS: 107, 108A



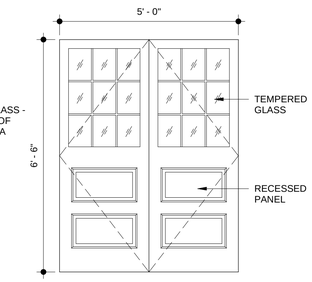
TYPE E
WOOD

DOOR: 104A



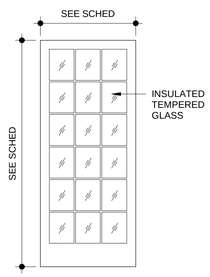
TYPE F
WOOD

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



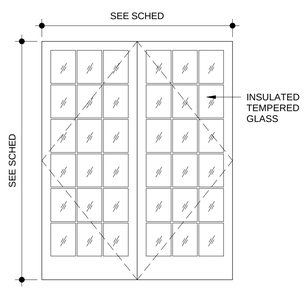
TYPE G
DOUBLE WOOD

DOORS: 108B



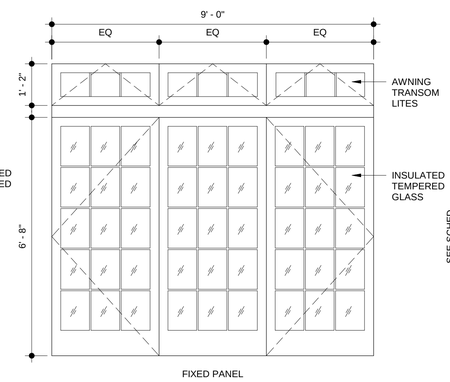
TYPE H
WOOD

DOORS: 124, 130B, 211



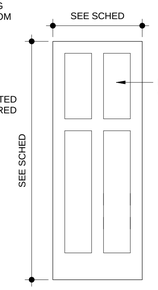
TYPE I
DOUBLE WOOD

DOORS: 123, 119



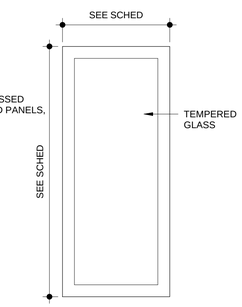
TYPE J
WOOD

DOORS: 110B



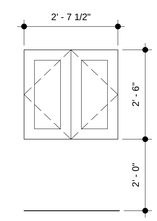
TYPE K
WOOD

DOORS: 109B, 213



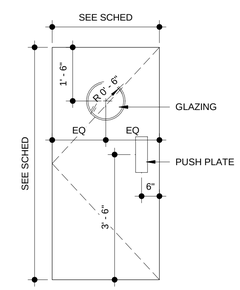
TYPE L
WOOD

DOORS: 114C, 135C



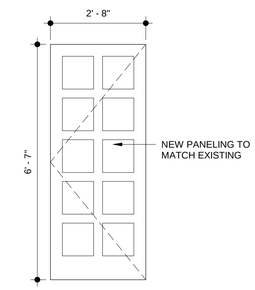
TYPE M
DOUBLE WOOD

DOORS: 102C



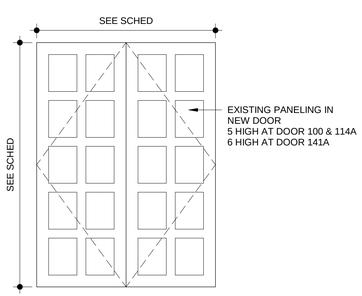
TYPE N
WOOD

DOORS: 102B, 127



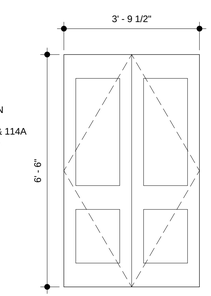
TYPE O
WOOD

DOOR: 138



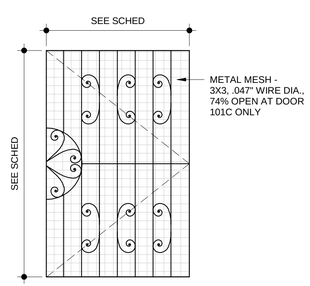
TYPE P
DOUBLE WOOD

DOOR: 100, 114A, 141A



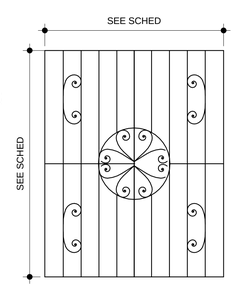
TYPE Q
DOUBLE WOOD

DOOR: 101B



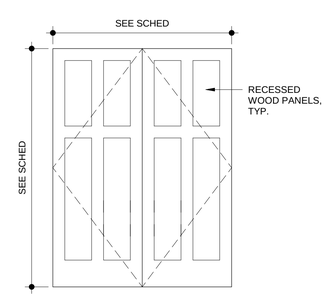
TYPE R
SINGLE METAL GATE

DOOR: 101C, 143



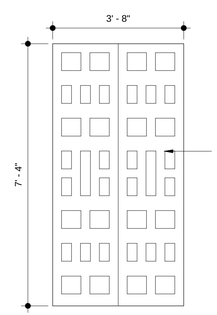
TYPE S
DOUBLE METAL GATE

DOOR: 108C, 114D, 141A



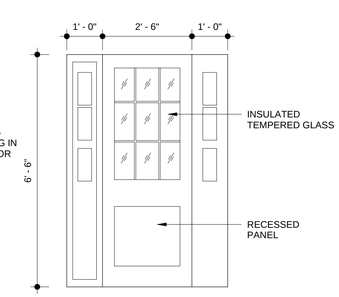
TYPE T
DOUBLE WOOD

DOOR: 206, 207



TYPE U

DOOR: 142



TYPE V
WOOD

DOOR: 132B

STATE OF NEW MEXICO
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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"	

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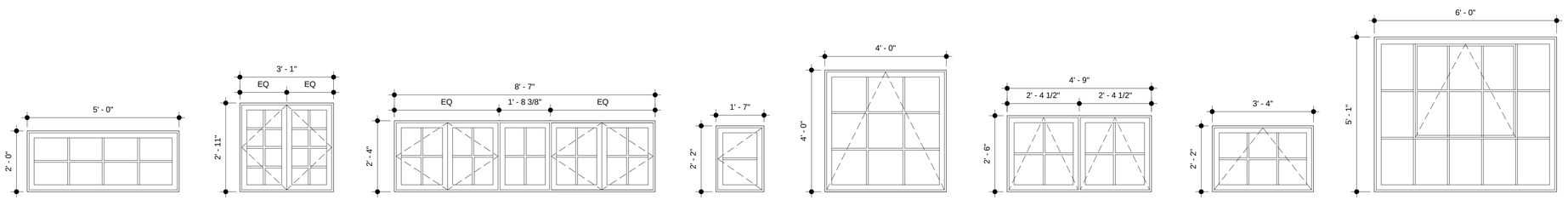
WINDOW SCHEDULE

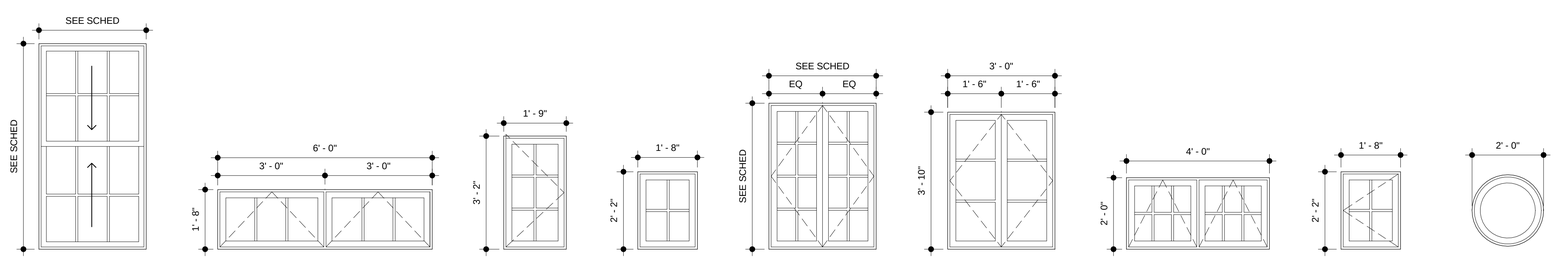
Sheet Number :

A-11.01

FALLING COLORS

ARCHAEO
architects





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206 McKenzie St. Santa Fe, NM 87501

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

Date : 04/28/2025

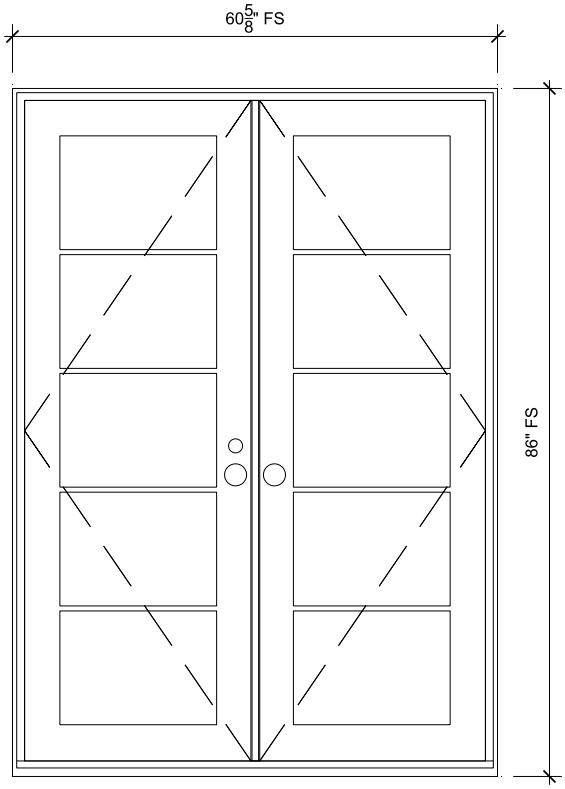
Drawing Title :

WINDOW TYPES

Sheet Number :

A-11.02

206 McKenzie Street
Parking / West Elevation

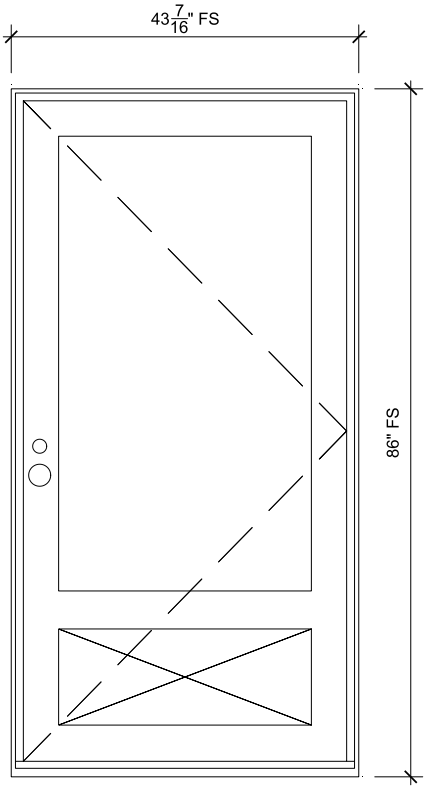


104A - (E) GREENHOUSE

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"

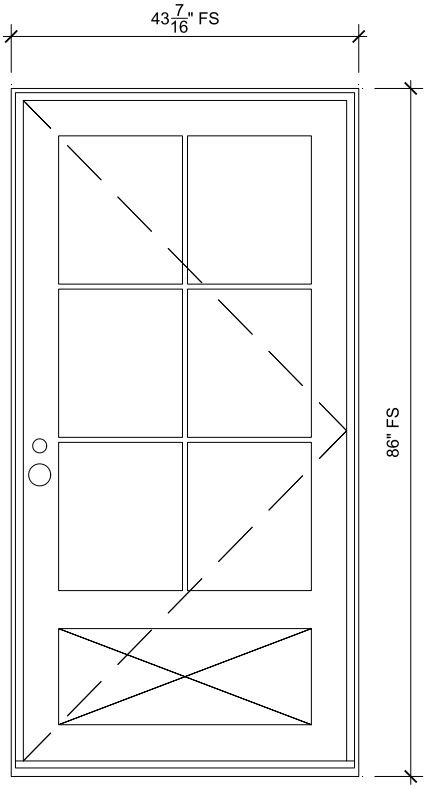


104B - (F) KITCHEN

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

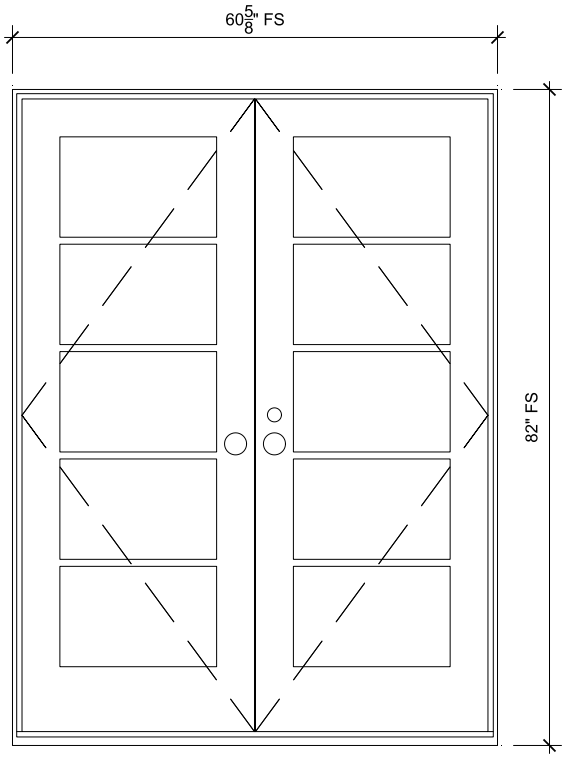


106A - (F) KITCHEN

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

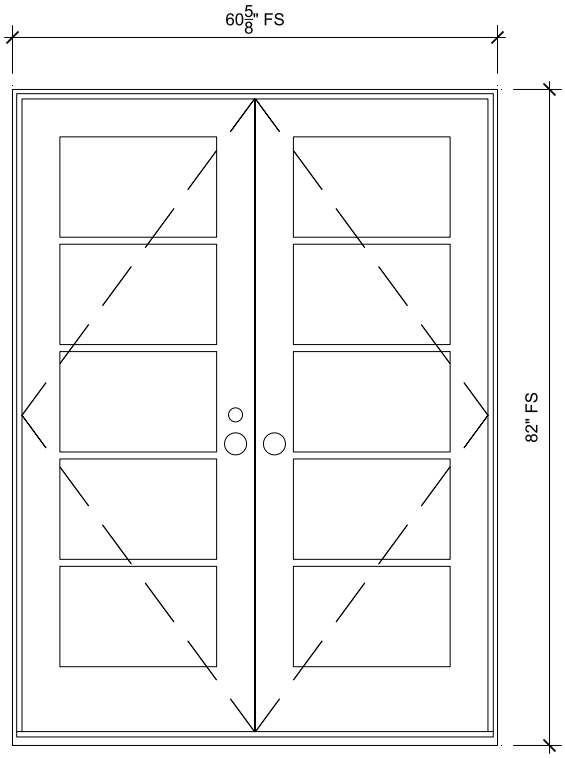


108B - (F) FOYER

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"

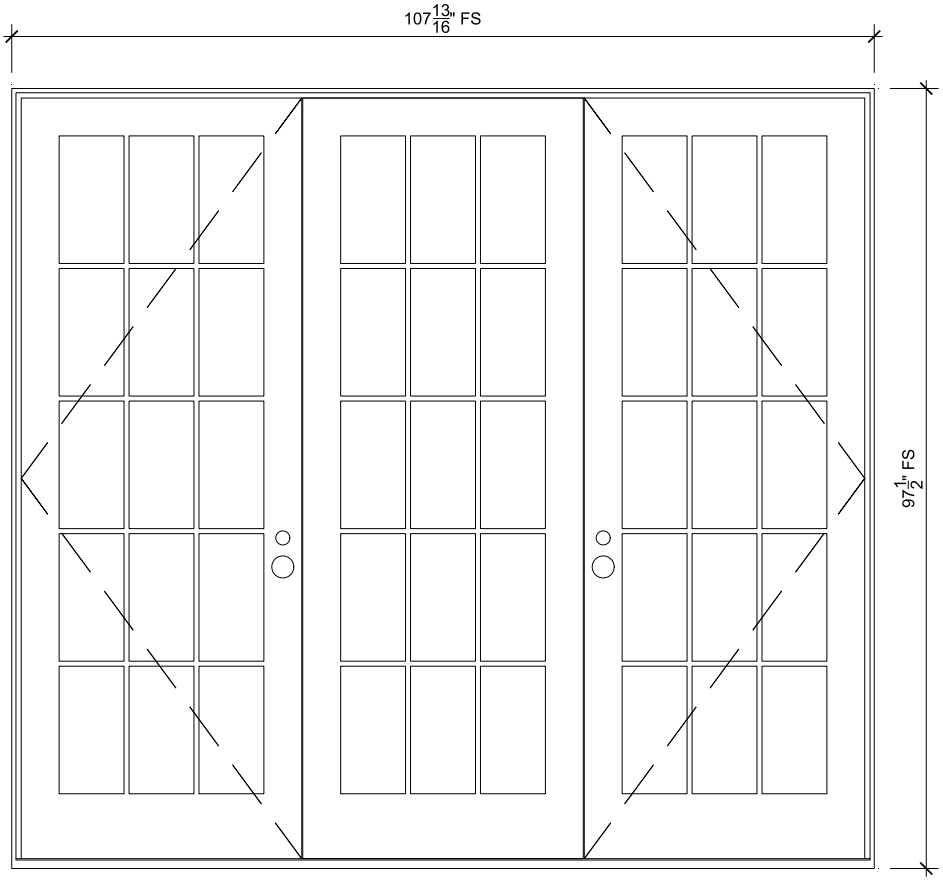


108C - FOYER

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"

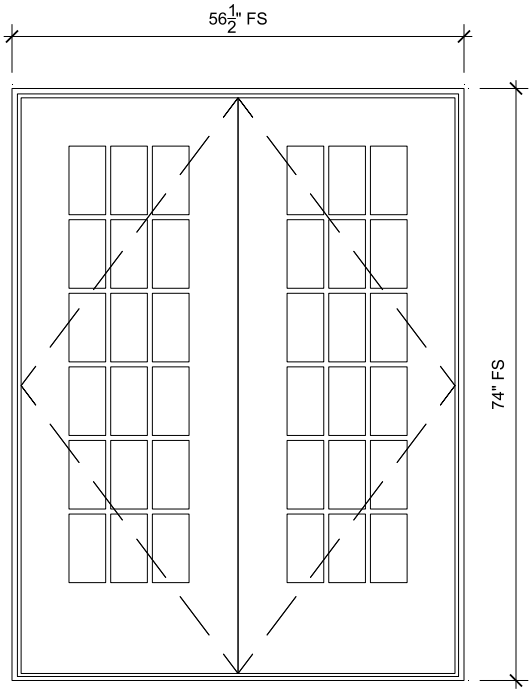


110B - CONFERENCE

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"

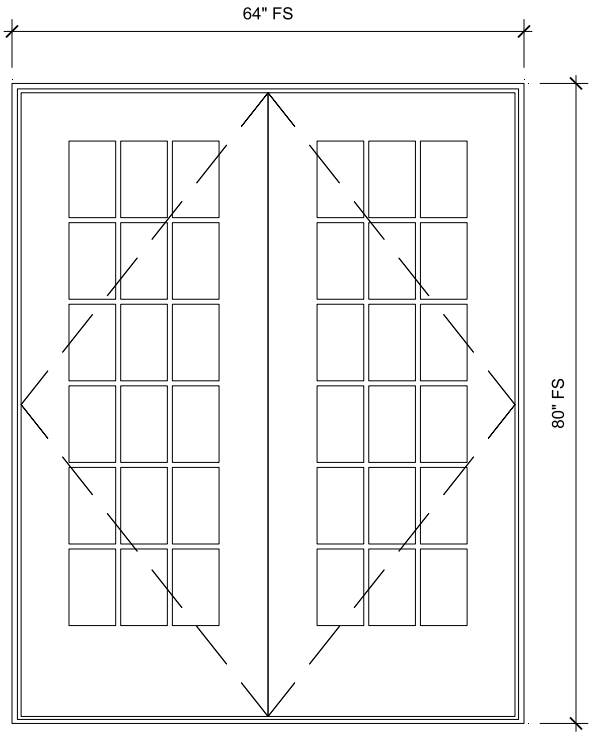


119 - OFFICE

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.

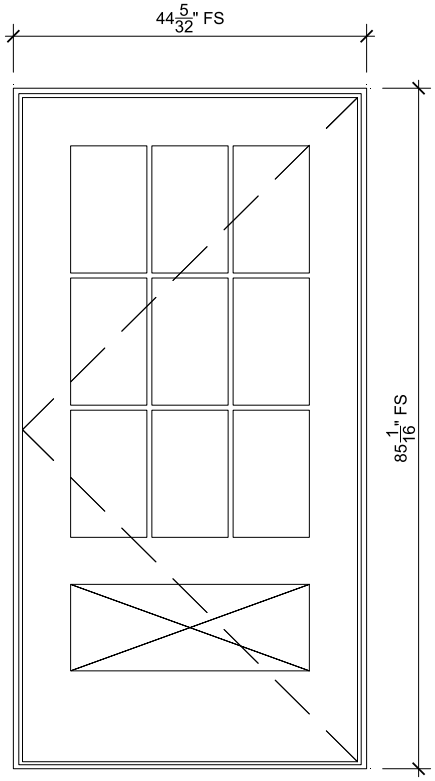


123 - HALL (ACCESS CONTROL)

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.

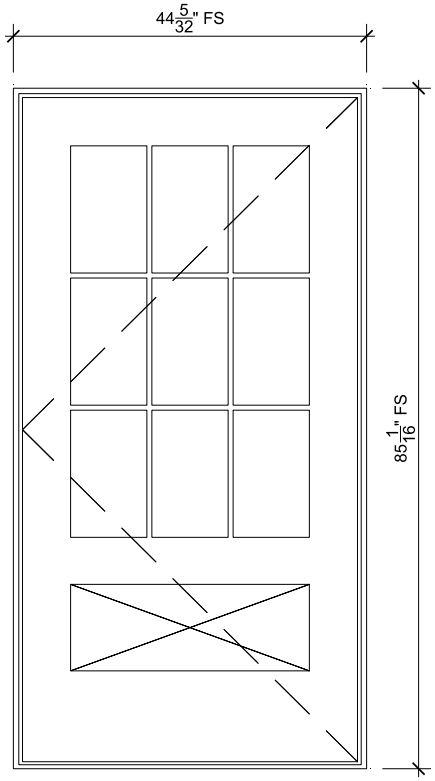


124-OFFICE (SIZE ADJ!!!)

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.

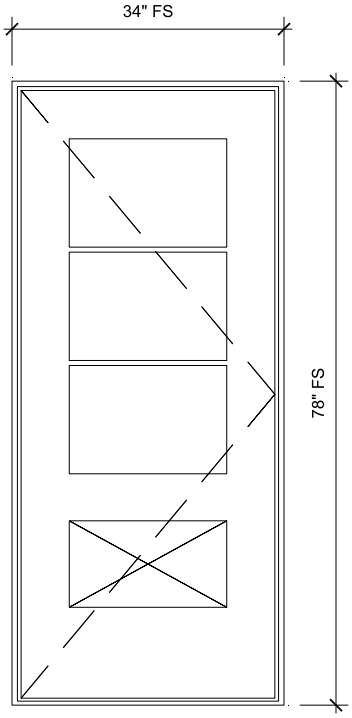


130B-BREAKOUT(ACCESS CNTRL)

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.



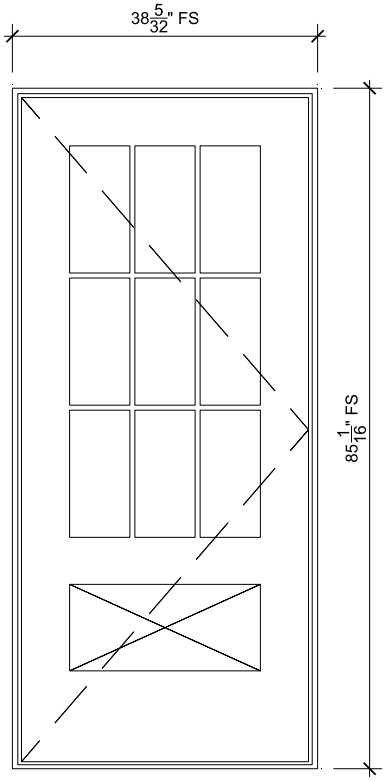
* 131 - ENTRY (ACCESS CONTROL)

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.

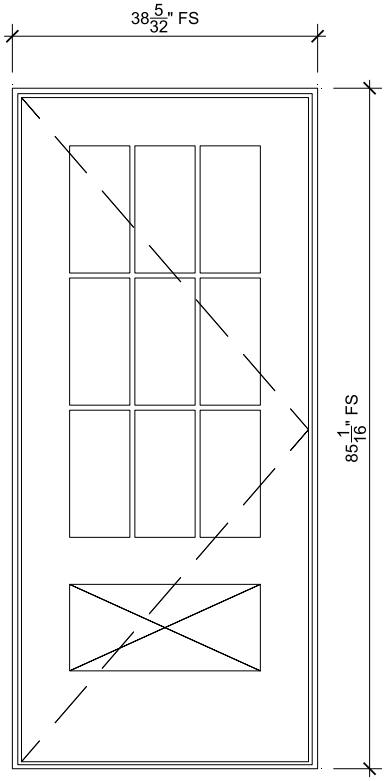


132A - CAFE (SIZE ADJ!!!)

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.

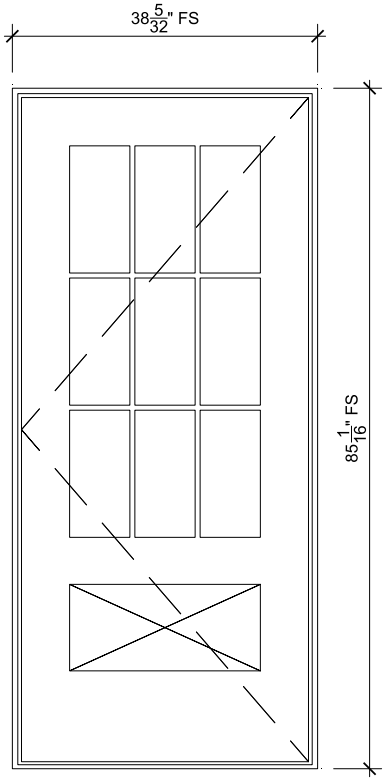


132B - CAFE (SIZE ADJ!!!)

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.

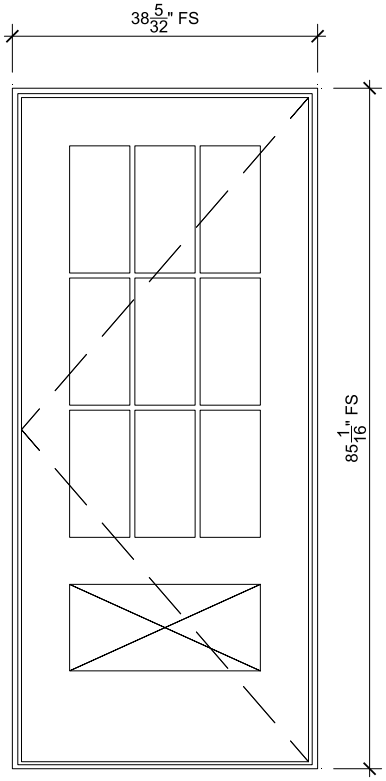


135A - HALL (ACCESS CONTROL)

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.

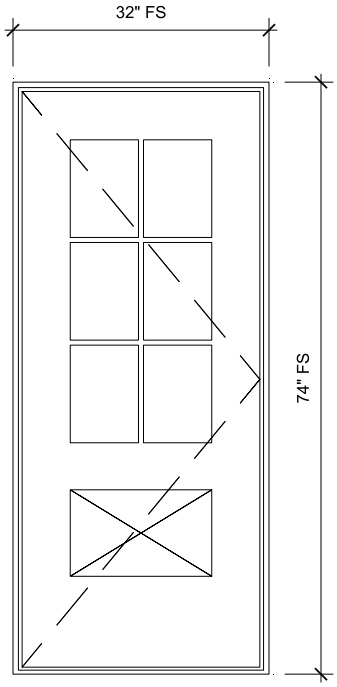


135B - HALL (ACCESS CONTROL)

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.



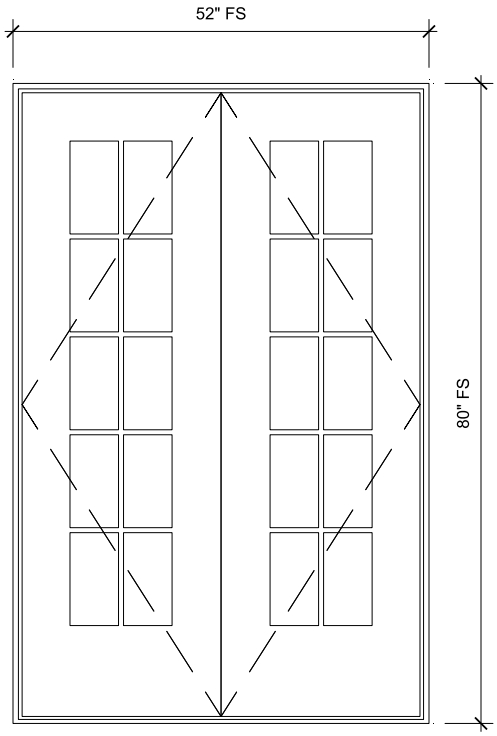
* 211 - CONF (ACCESS CONTROL?)

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.

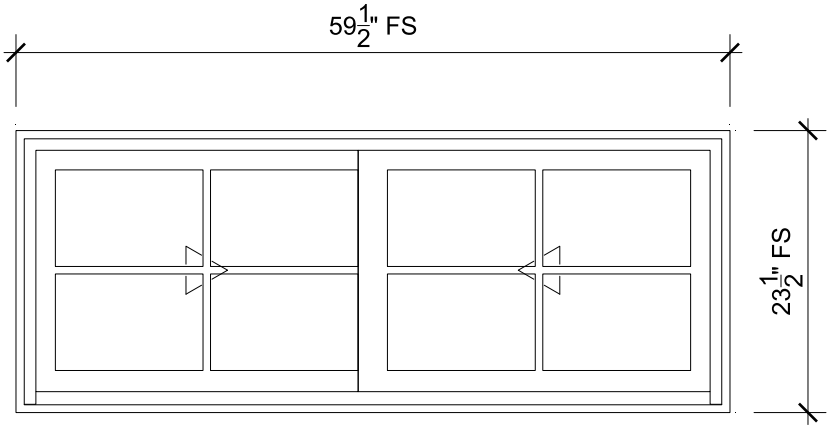


226C - OFFICE (SIZE ADJ!!!)

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.

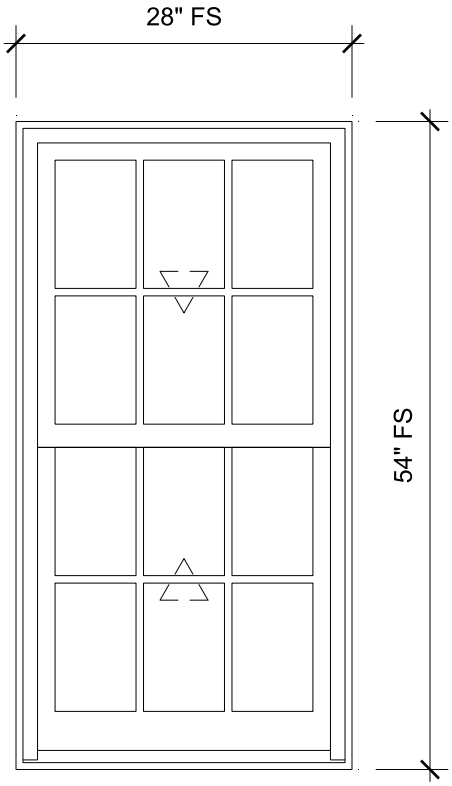


A - 109-GARAGE (TYPE A)

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"

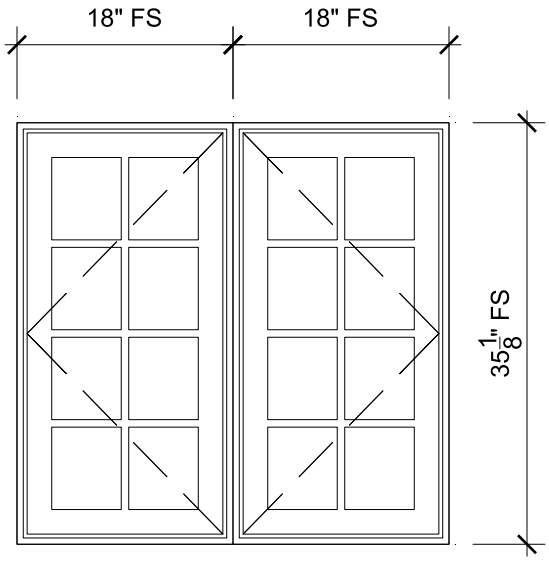


AA - 122-OFFICE (TYPE I)

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"

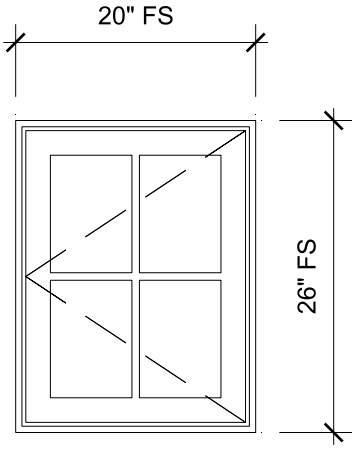


B - 105-PANTRY (TYPE B)

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"

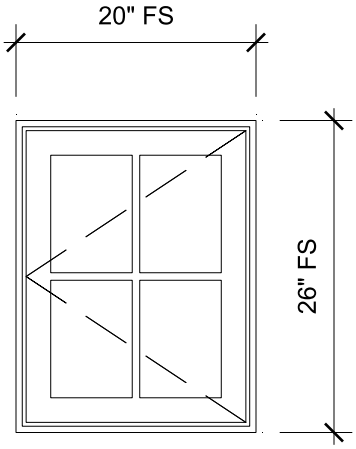


BB1/2/3 - 122 OFFICE(TYPE P)

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"

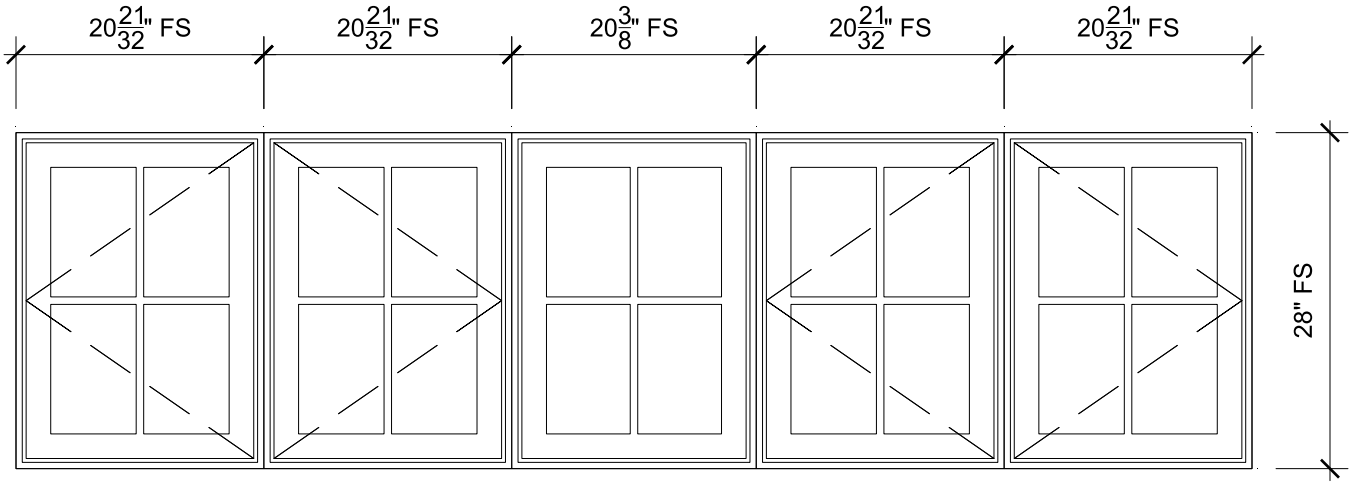


C - 102 HALL (TYPE I?)

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"

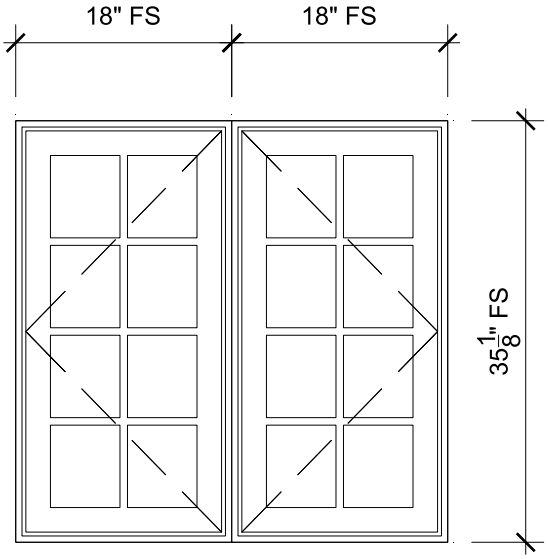


CC - 127 HALL (TYPE C?)

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"

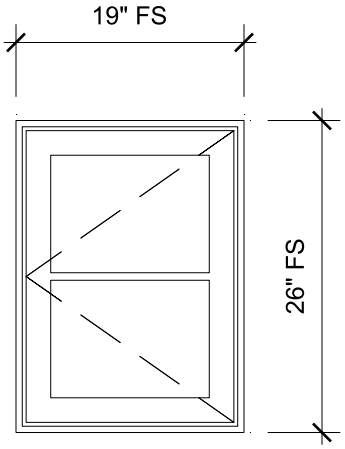


DD1-10 - 135 HALL (TYPE M)

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"

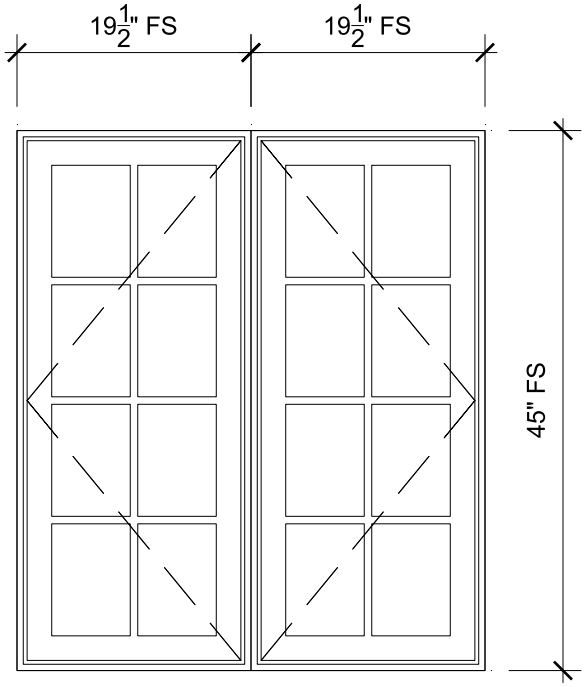


E - 101-GALLERY (TYPE D)

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"

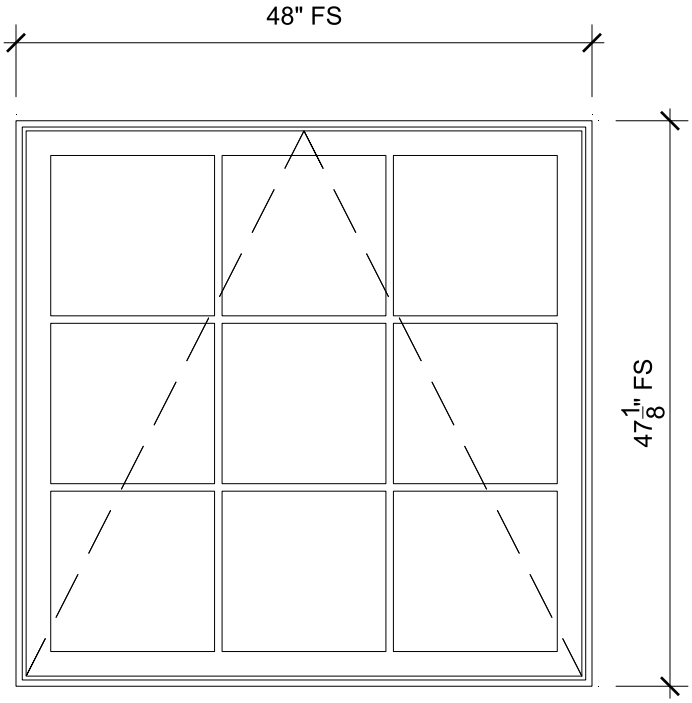


EE - 223 HALL (TYPE M)

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"

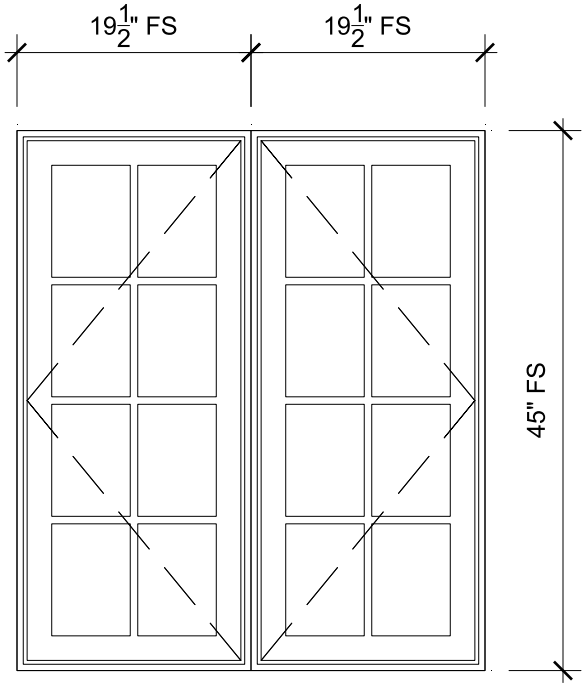


F - 101-GALLERY (TYPE E)

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"

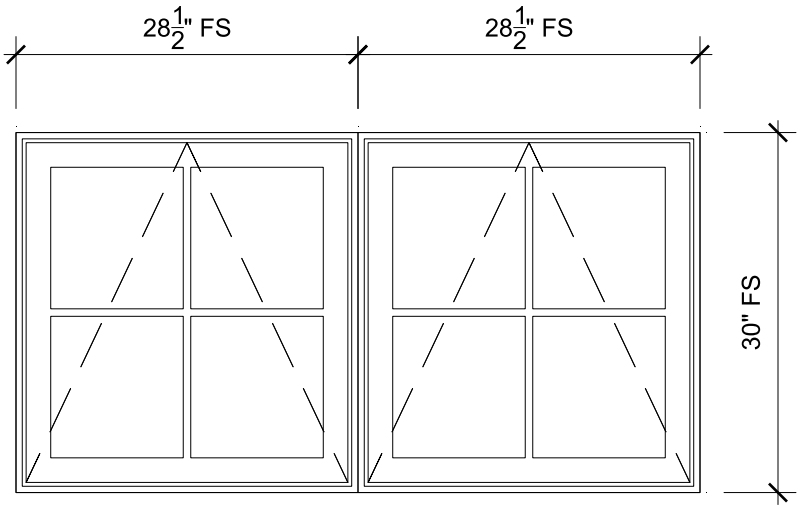


FF - 223 HALL (TYPE M)

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"

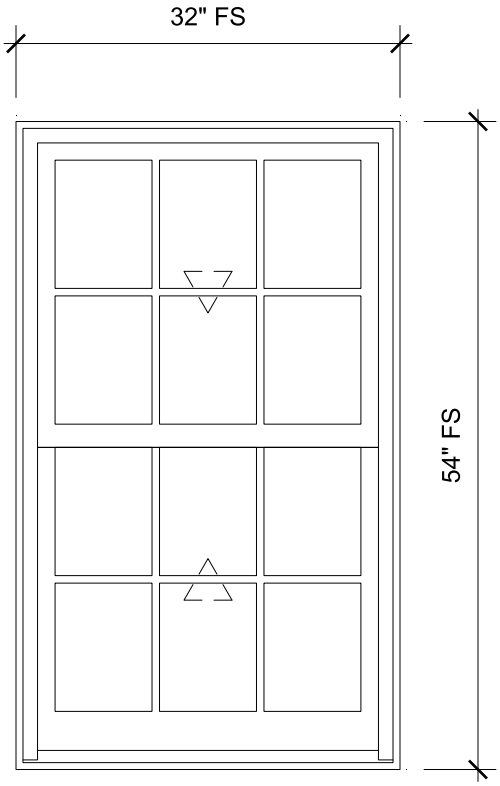


G - 100 ENTRY (TYPE F)

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"

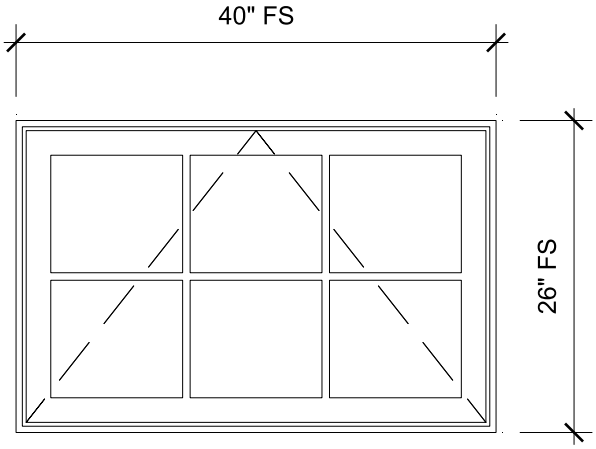


GG1-3 - 226 CONF (TYPE I)

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"

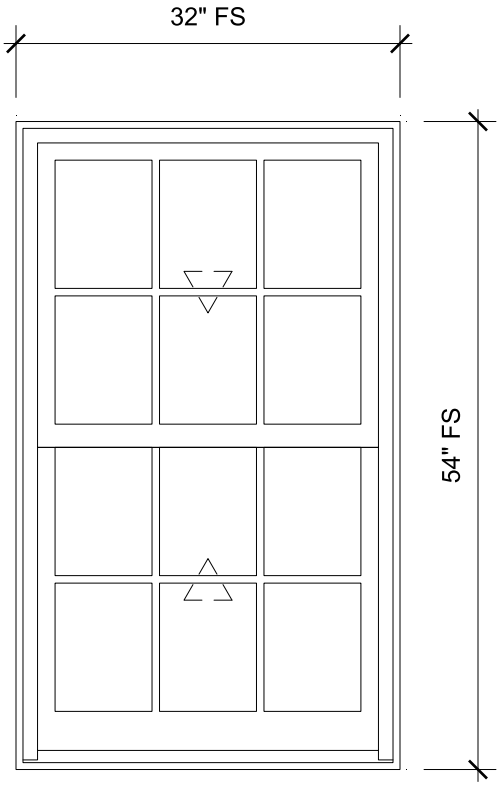


H1-3 - 126 RESTRM (TYPE G)

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"

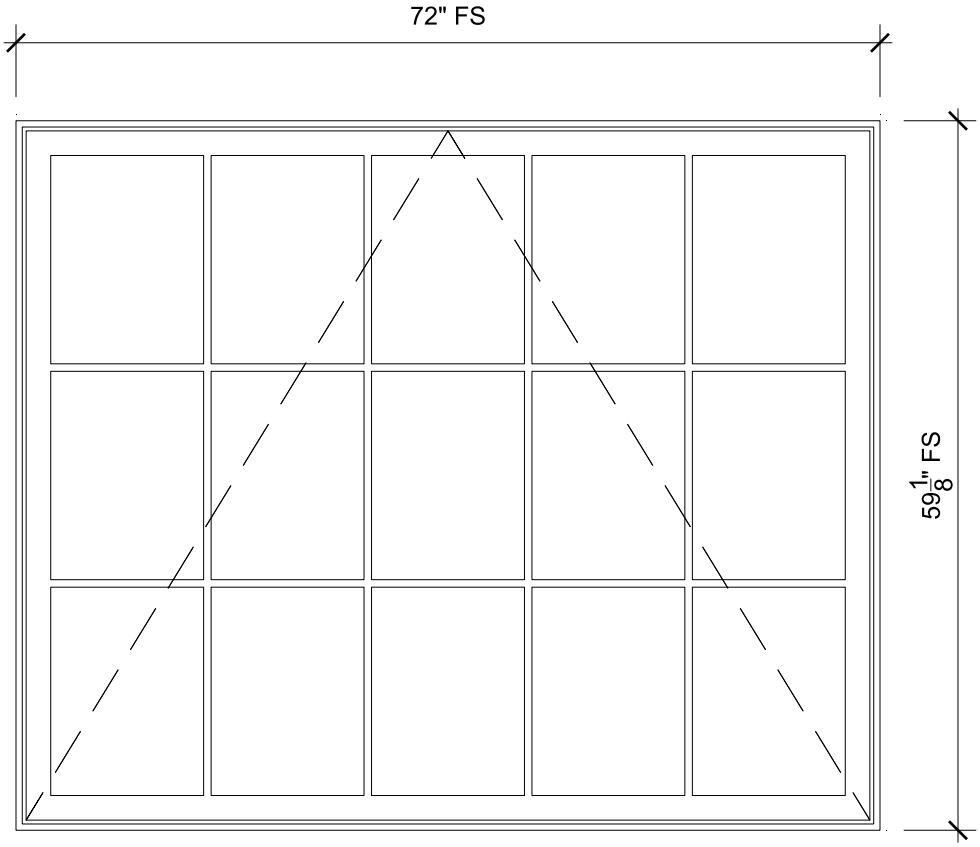


HH1-3 - 225 OFFICE (TYPE I)

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"

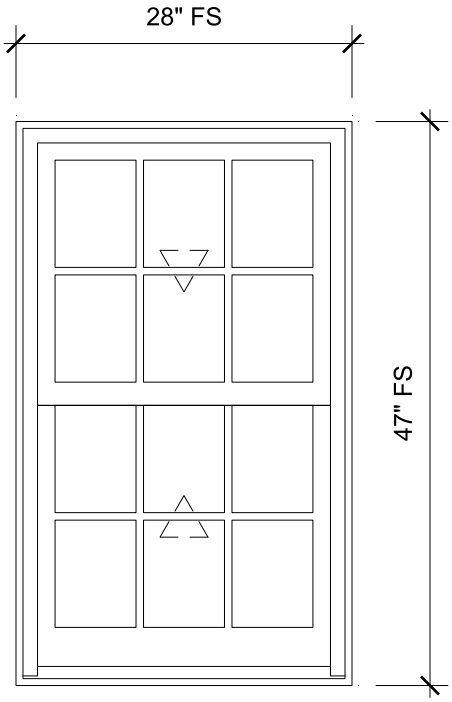


I - 138 OFFICE (TYPE H)

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"

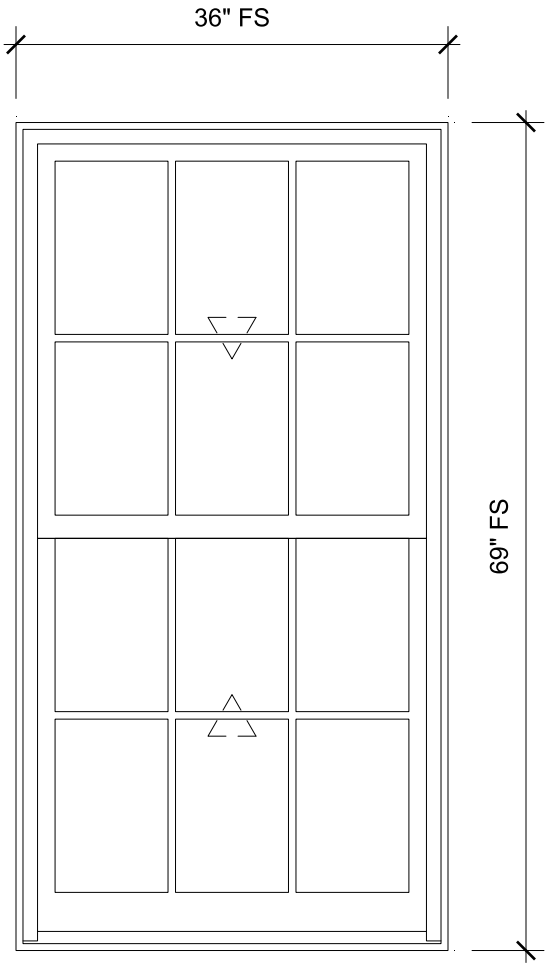


II - 217 OFFICE (TYPE I)

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"

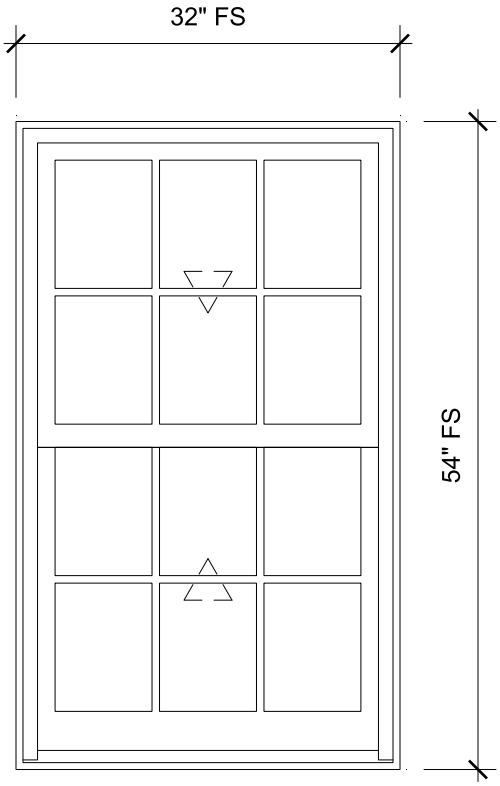


J - 138 OFFICE (TYPE I)

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"

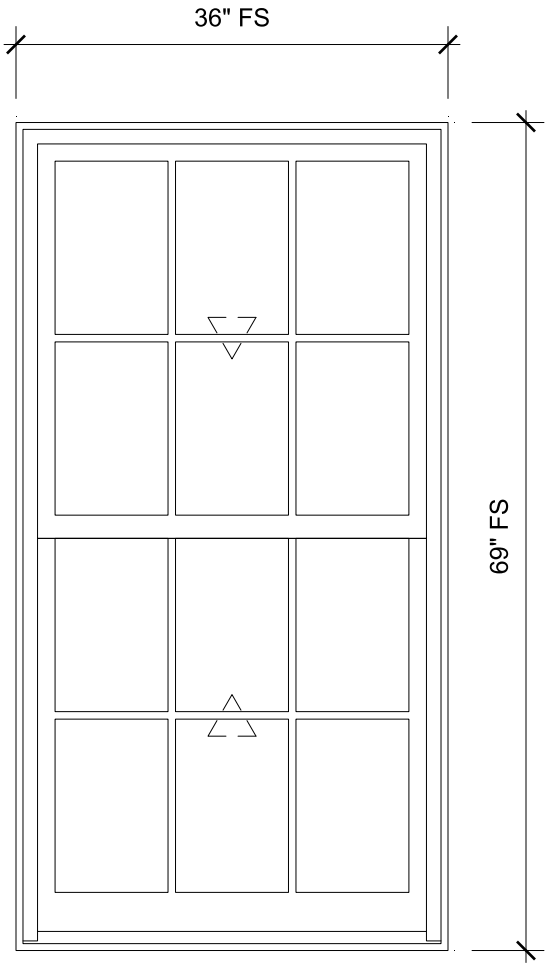


JJ1-2 - 217 OFFICE (TYPE I)

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"

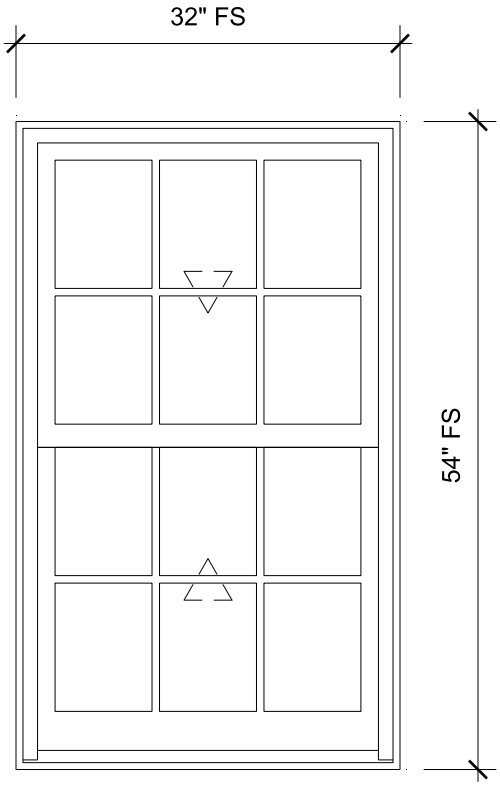


K - 132 CAFE (TYPE I)

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"

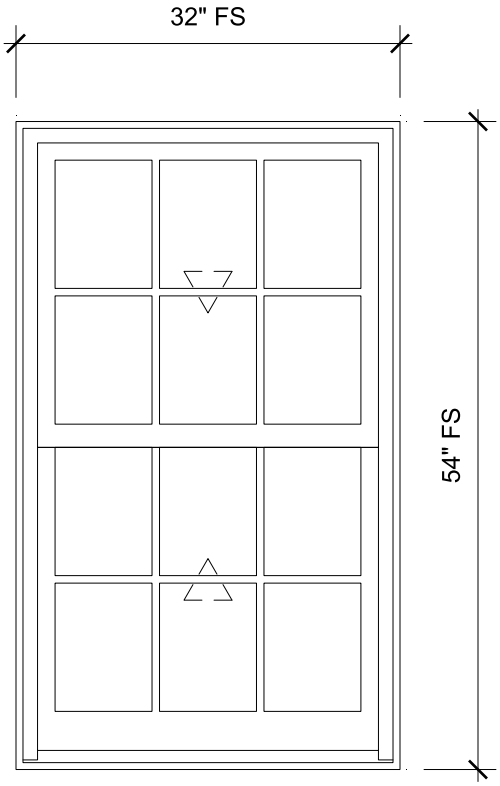


KK1-3 - 211 CONF (TYPE I)

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"

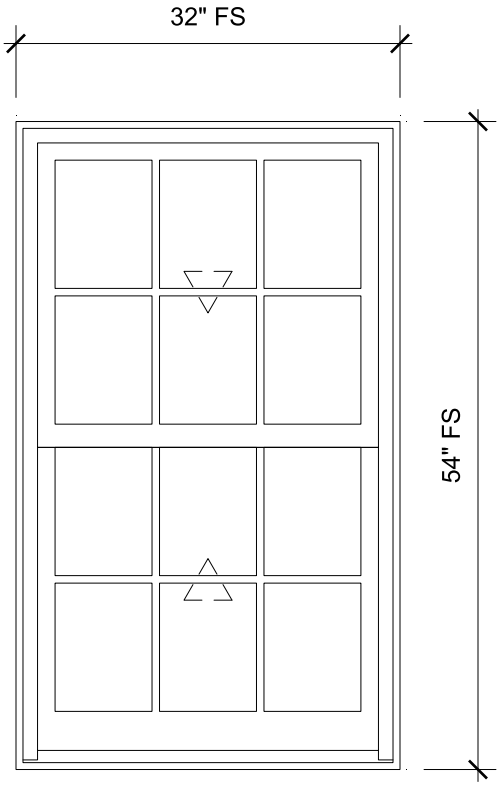


L - 132 CAFE (TYPE I)

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"

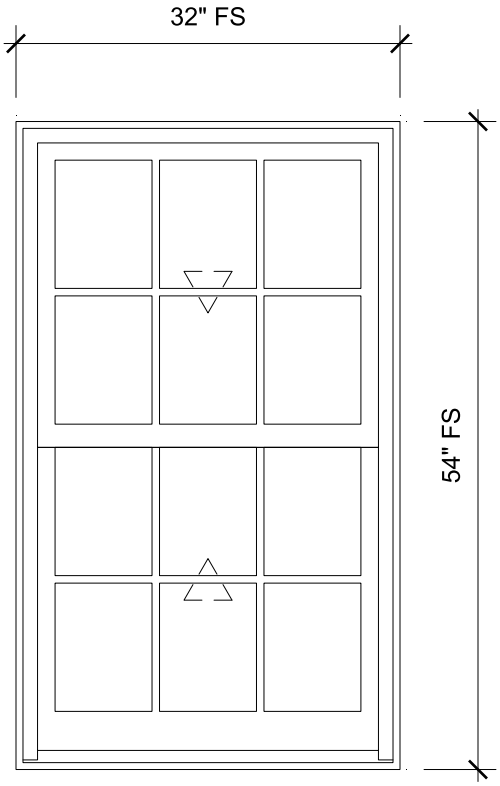


LL1-3 - 211 CONF (TYPE I)

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"

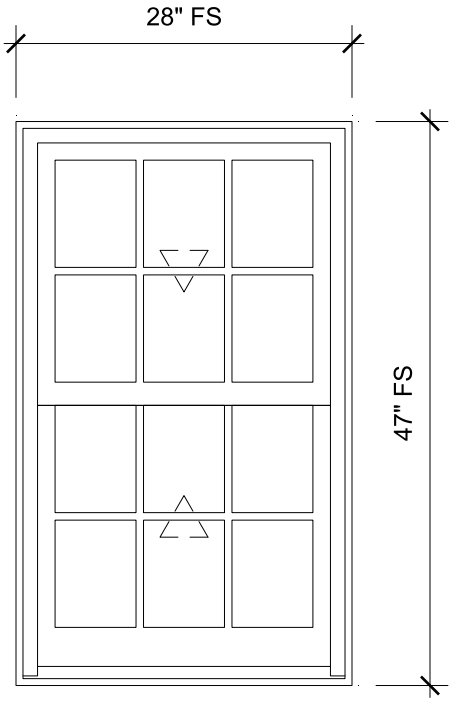


M - 132 CAFE (TYPE I)

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"

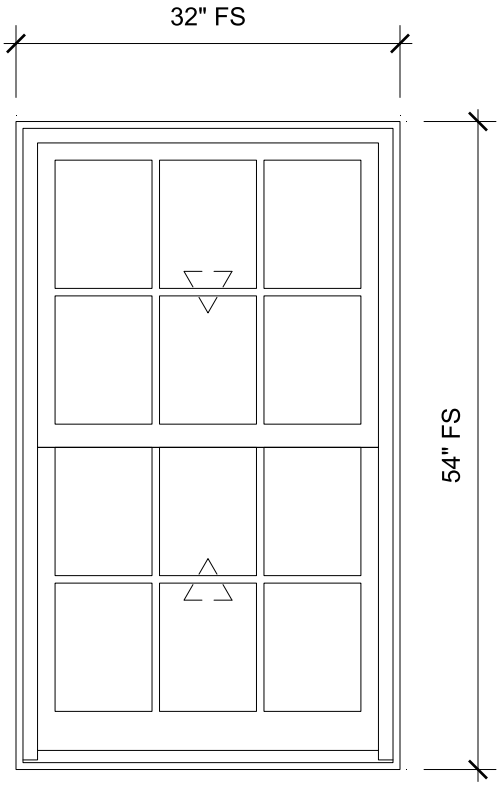


MM1-3 - 202 OFFICE (TYPE I)

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"

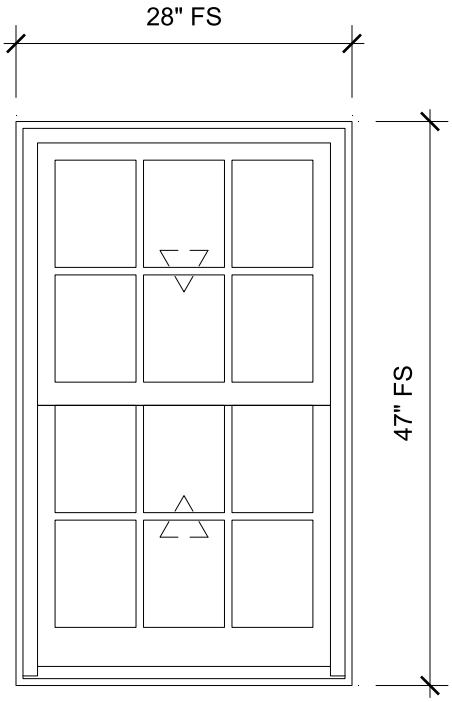


N - 132 CAFE (TYPE I)

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"

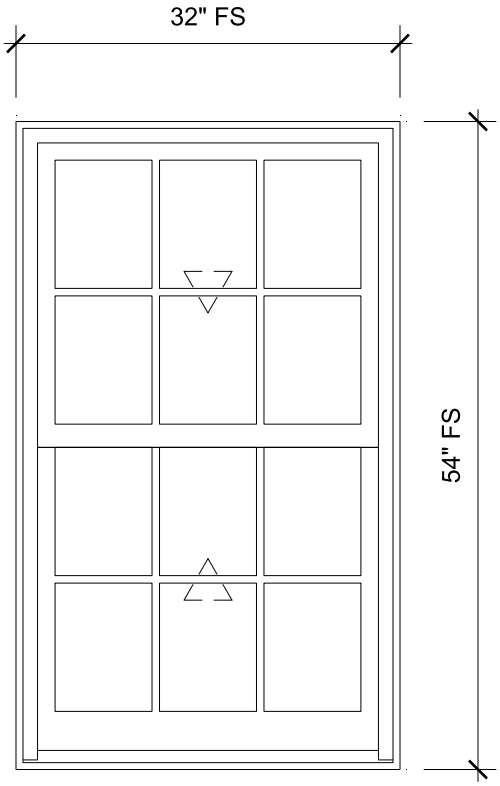


NN1-3 - 202 OFFICE (TYPE I)

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"

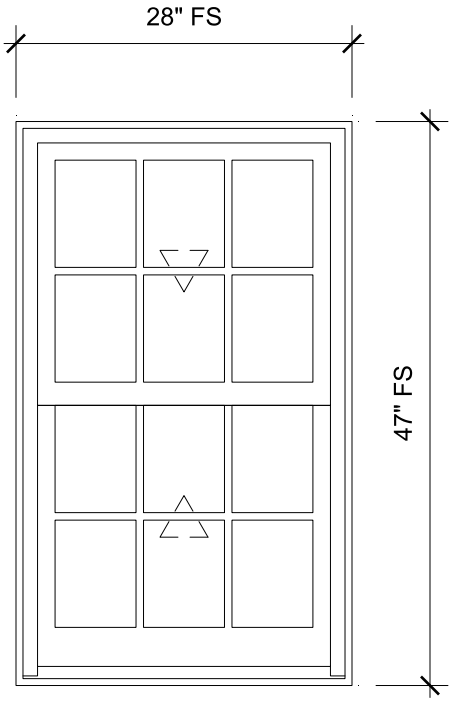


O - 132 CAFE (TYPE I)

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"

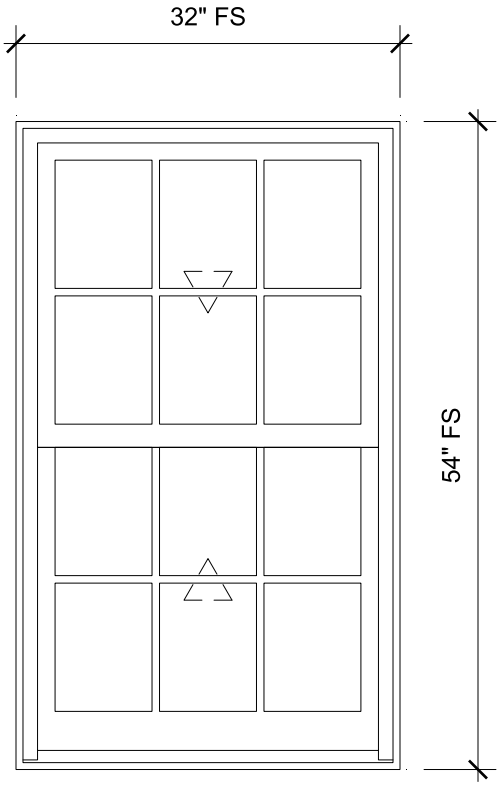


OO1-5 - 203 OFFICE (TYPE I)

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"

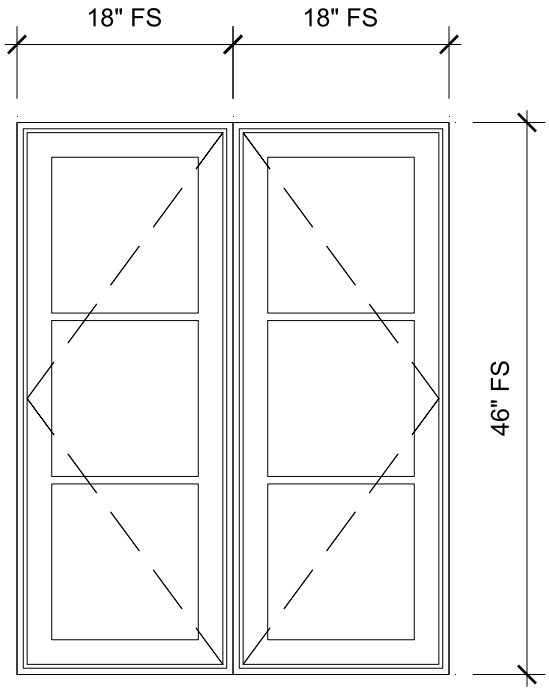


P - 132 CAFE (TYPE I)

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"

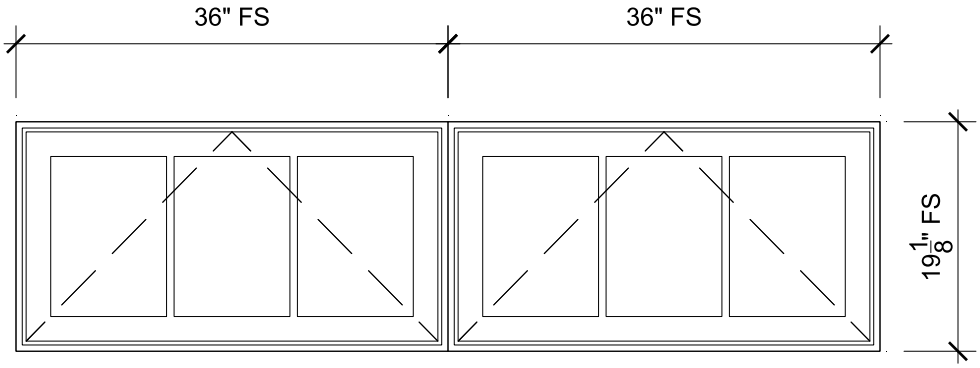


PP - 205 OFFICE (TYPE N)

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"

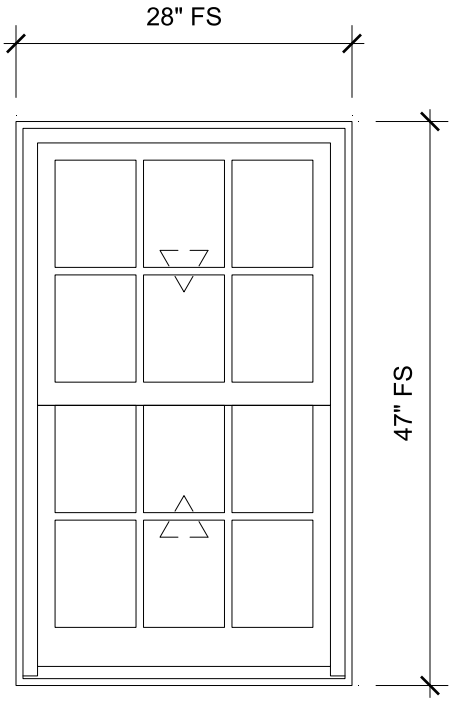


Q - 130 BREAKOUT (TYPE J)

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"

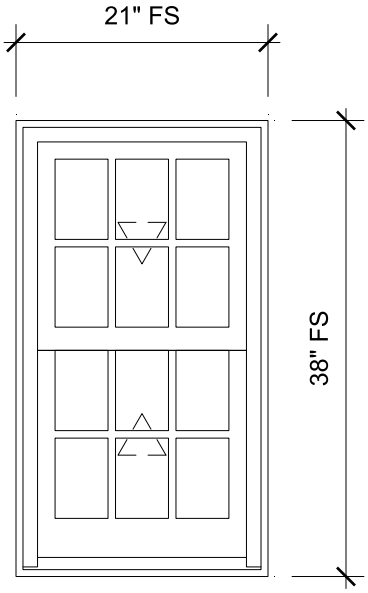


QQ1-2 - 205 OFFICE (TYPE I)

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"

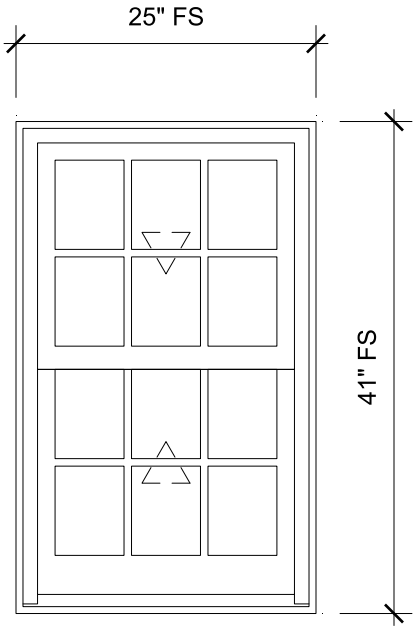


R - 130 BREAKOUT (TYPE I)

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"

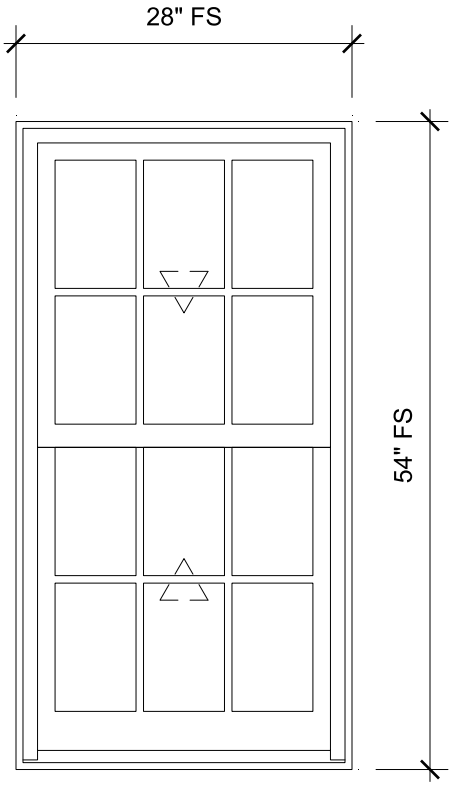


RR - 209 RESTRM (TYPE I)

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"

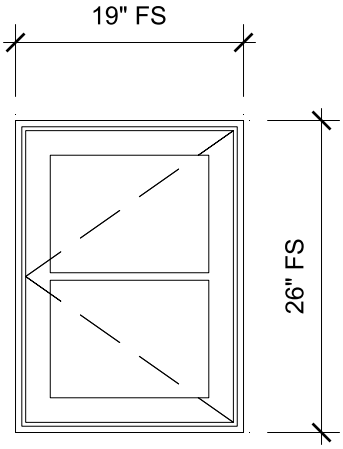


S1-3 - 118 CONF (TYPE I)

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"

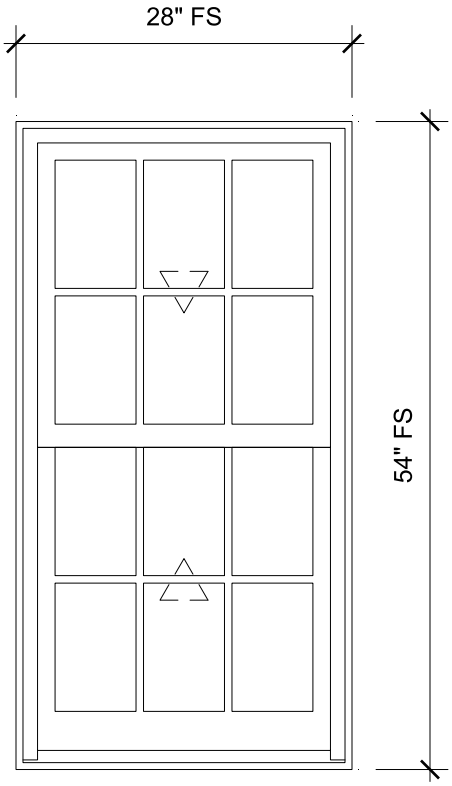


SS - 212 BREAKROOM (TYPE D)

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"

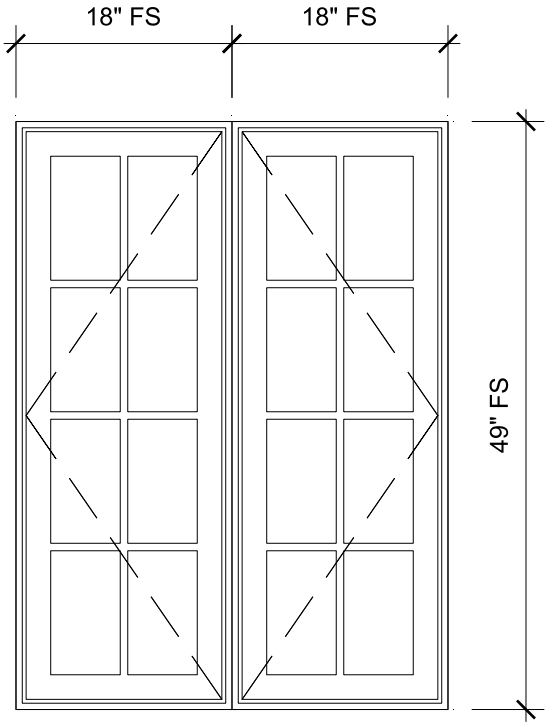


T1-3 - 118 CONF (TYPE I)

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"

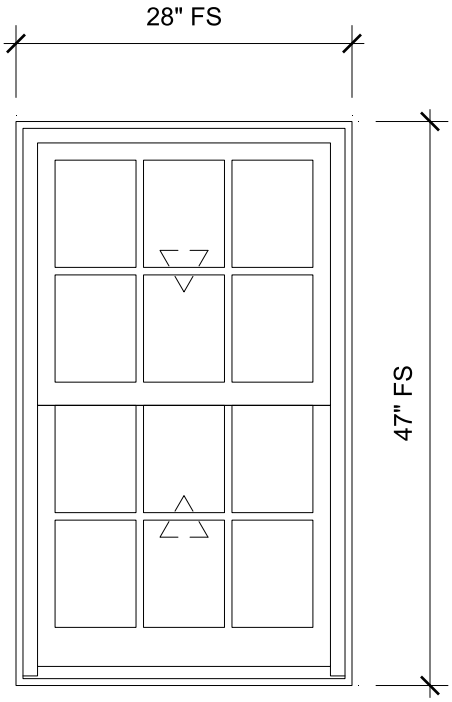


TT1-11 - 223 HALL (TYPE M)

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"

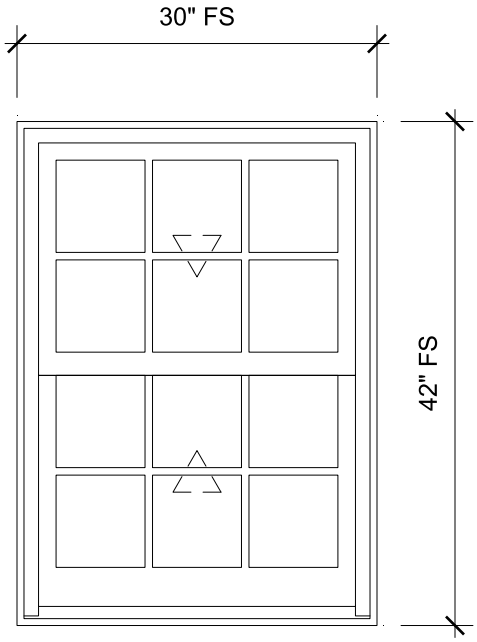


U - 116 RESTROOM (TYPE I)

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"

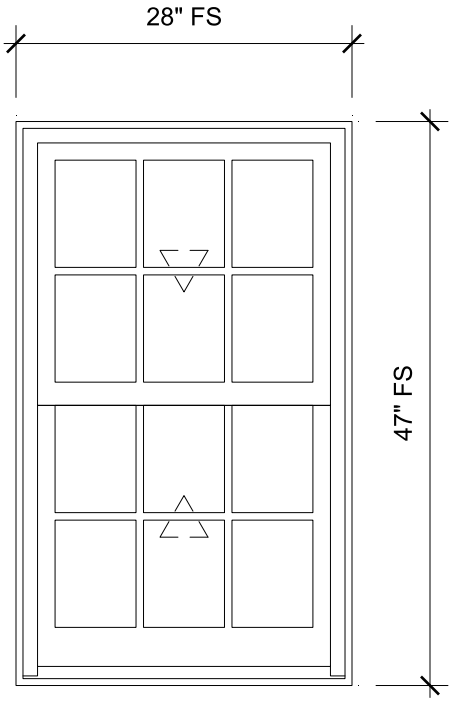


UU - 138 OFFICE (TYPE I)

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"

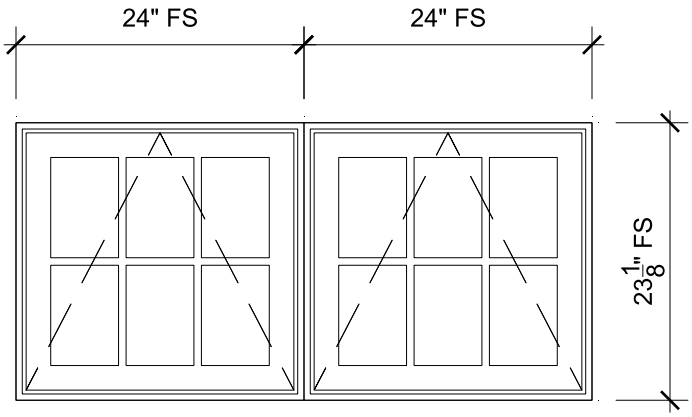


V1-2 - 115 OFFICE (TYPE I)

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"

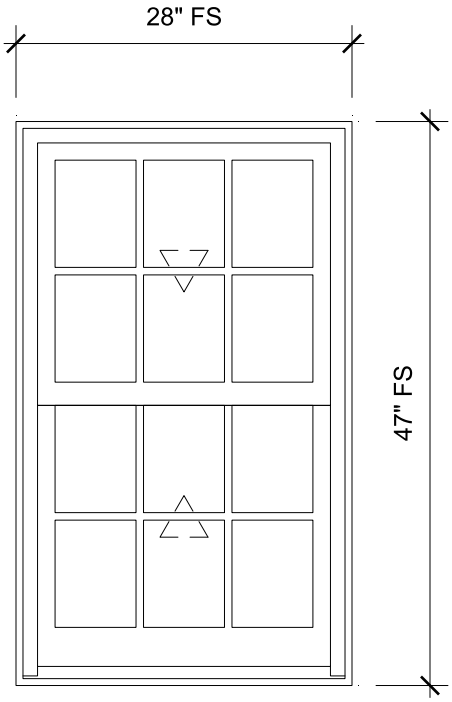


VV - 138 OFFICE (TYPE O)

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"

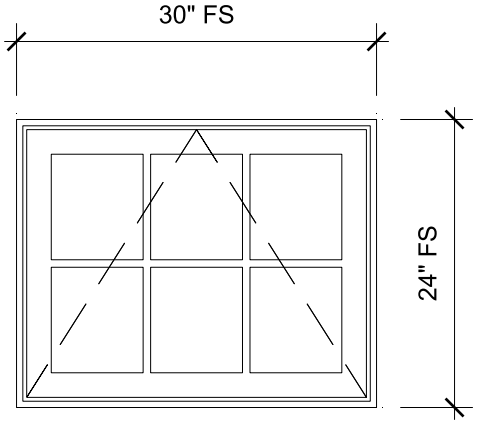


W1-2 - 115 OFFICE (TYPE I)

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"

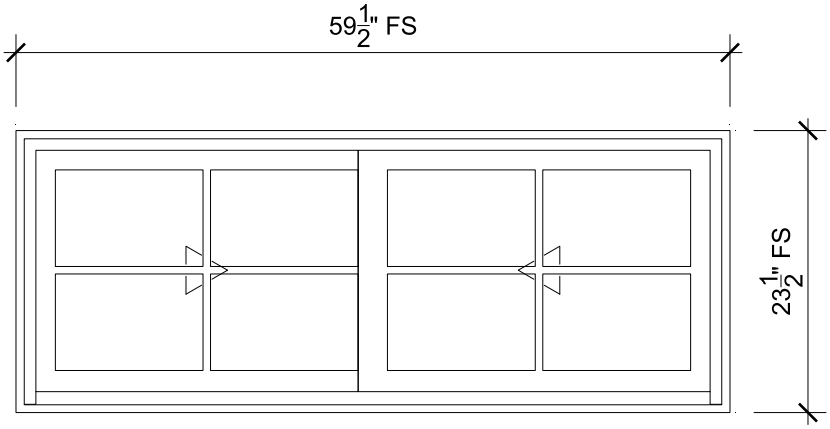


WW - 138 OFFICE (TYPE G)

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"

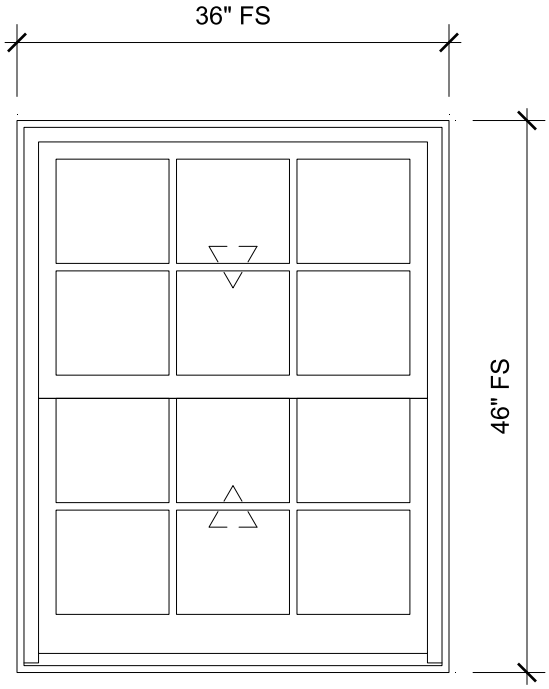


X1-2 - 109-GARAGE (TYPE A)

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"

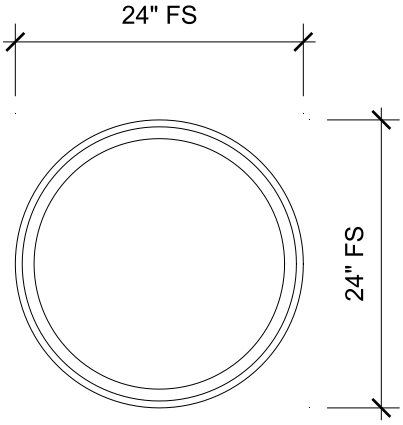


Y - 124 OFFICE (TYPE I)

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"

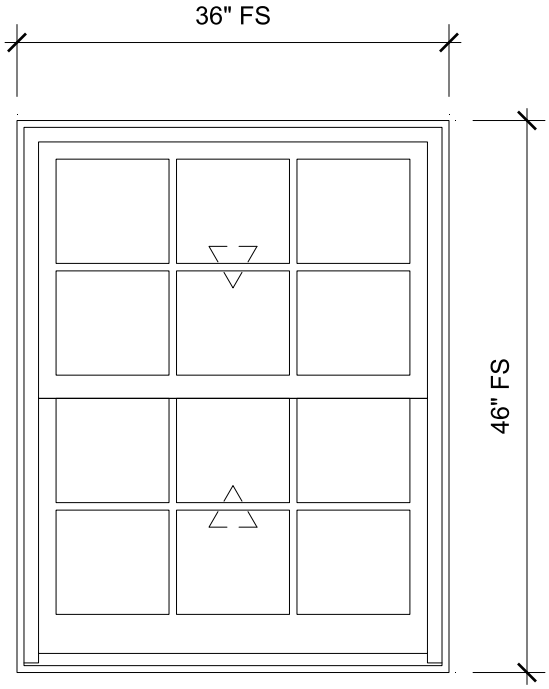


YY - 138 OFFICE(TYPE Q)

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"

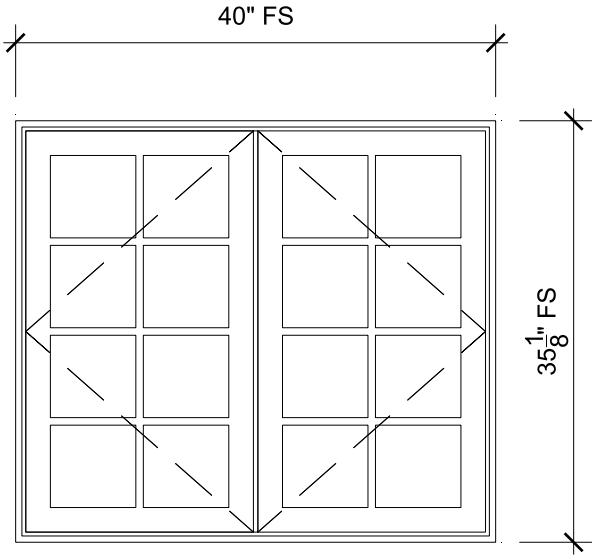


Z - 119 OFFICE (TYPE I)

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: **July 22, 2025**

TO: **Historic Districts Review Board Members**

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

FROM: **Lani McCulley, Senior Planner, Historic Preservation Division** LJM

2025-010664-HDRB, 619 W Alameda St., Westside-Guadalupe Historic District, non-contributing, Dura Build Construction, agent for Max Scott, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

_x_ **Historic Inventory Form**

_x_ **Zoning Review Sheet**

_x_ **Other**: [building and yard wall height calculations]

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

_x_ **Site Plan/Floor Plan**

_x_ **Elevations**

_x_ **Photographs**

____ **Other:** [2025 HCPI]

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be upgraded to contributing with the south façade and the west façades (façades 3 and 4) as primary per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts. Staff also recommends a contributing status for the pen tile well to protect it per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

a. In case 2025-010664-HDRB, for 619 West Alameda Street, upgrade the residential structure to contributing and designate the south façade (or other facades) as primary.
b. In case 2025-010664-HDRB, for 619 West Alameda Street, retain the residential structure as non-contributing.
c. In case 2025-010664-HDRB,for 619 West Alameda Street, status the pen tile well as contributing.
d. In case 2025-010664-HDRB, for 619 West Alameda Street, status the pen tile well as non-contributing

BACKGROUND & SUMMARY:

Streetscape and Context:

The property at 619 West Alameda is located across from the Santa Fe River Park, which is a passive recreational area with landscaping, picnic tables, and a walking path. The park is bounded on one side by the ten-foot drop to the riverbed and on the other side by Alameda Street. This parkway was developed for the visual enhancement of the nature of the site.

Across from the Santa Fe River is the residential sector of Alameda Street. The houses range in style, with the most prominent styles being Spanish Pueblo Revival and Vernacular in this area. Most of the residences are lower single-story buildings with an average height on the streetscape of 12'8". The street is lined with low yard walls with an average height of 46" (3'10"). The yard walls are stuccoed concrete masonry units that are colored to match the corresponding building.

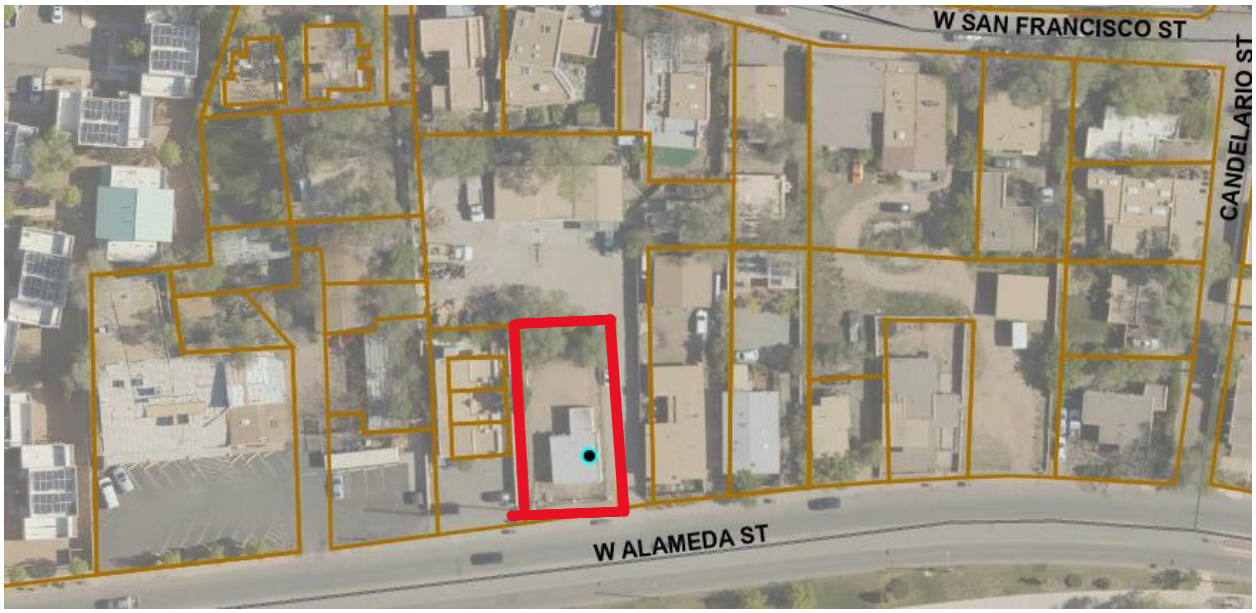


Figure 1: Location of Property.

Site Description:
The 702 sq. ft. single-family residence at 619 W Alameda Street is listed as non-contributing to the Westside-Guadalupe Historic District. The Spanish Pueblo Revival structure is constructed of adobe and pentile. A rectangular wood-framed addition previously located on the north side of the structure collapsed in 2024. Aside from its foundation, all parts of this addition have been removed from the property. Additionally, there was a shed on the property, which was also removed in 2024.

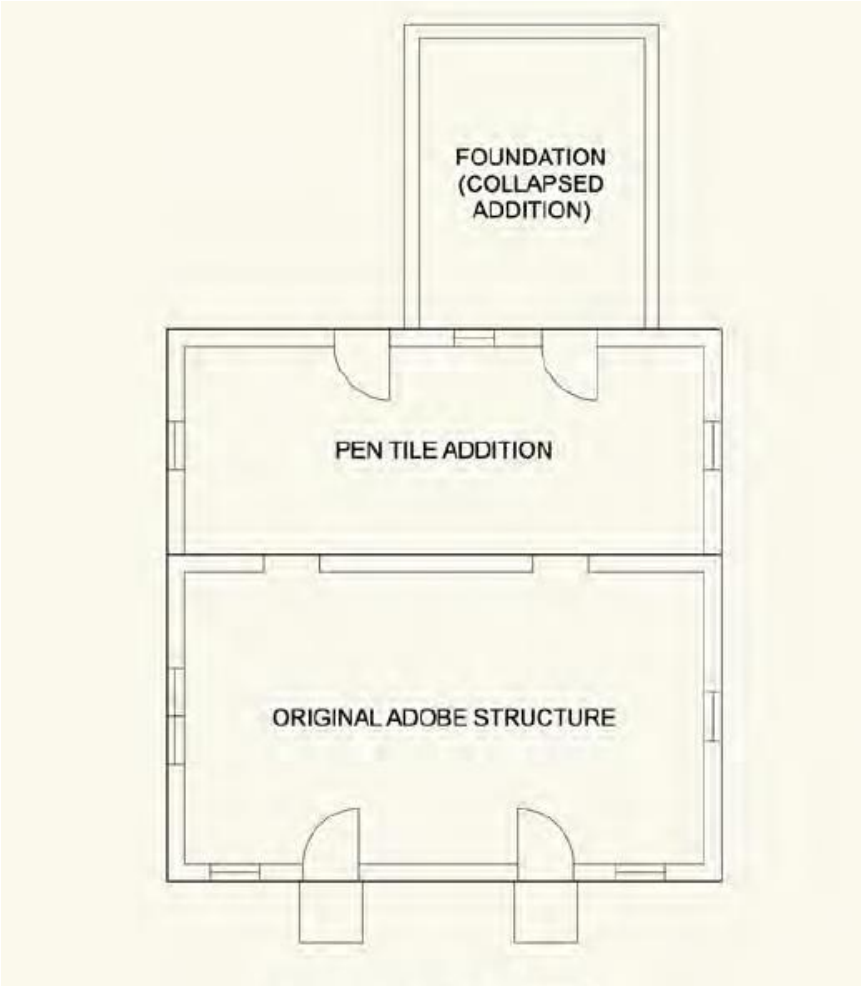


Figure 2: Residential Sections.

The adobe portion of the residence was constructed about 1943, with the pen tile addition being constructed by 1951. The wood-framed addition appears to have been constructed in 1975. There are viga ends at the exterior and interior of the adobe north and south walls, though the interior portion of the vigas appears to have been removed at some point. The north wall has projecting roof joists on the pen tile addition. All except one window are wood, double-hung hung single-glazed one-over-one windows. There are some wood screens, though not all windows have these screens. The two front doors on the south may be handmade wood, frame, and panel with a glazed flower petal design. The western rear door is a frame and panel, and the eastern rear door is a hollow-core wood door. All windows and doors are recessed, and the windows have projecting concrete windowsills. The two front doors have two small steps. Roof drainage is a single-sheet

metal canale on the north elevation. The exterior walls are cement stucco on chicken wire with paint on the stucco. The property holds a front wire fence with a wire gate, a side chain link fence, short cast concrete posts, a couple of wood posts, and possible remains of a stone boundary. The residence is typical of the streetscape.

Figure 3: South Façade of Residence.

There is also a pentile-lined well on the west side of the property. Its origin and details are not available, but given that it is of pen tile, it was most likely constructed at the time of the pen tile addition in 1951. The 1950s saw a significant increase in well drilling in part because the state allowed farmers to transition from dryland farming to more water-intensive crops like alfalfa, corn, and cotton, transforming the agricultural landscape. The state further allowed homeowners to drill and use a certain amount of water annually. This well may be a part of this step forward in water usage.

There are no cases on record for the property in the Historic Preservation Division files.

APPLICANT'S REQUEST:

The applicant requests:

1) Status review with primary façade designation, if applicable, of residential structure.

The southern portion of the window holds the greatest historic integrity of the building, with the adobe construction, viga ends, double front doors with corresponding windows, inset windows and doors, and concrete windowsills. The front doors are handmade front doors. The west façade shows the growth of the building from adobe to the pen tile addition and holds historic inset wood

windows with concrete sills. The pen tile well is most likely from the 1950s and is unique to the Alameda streetscape.

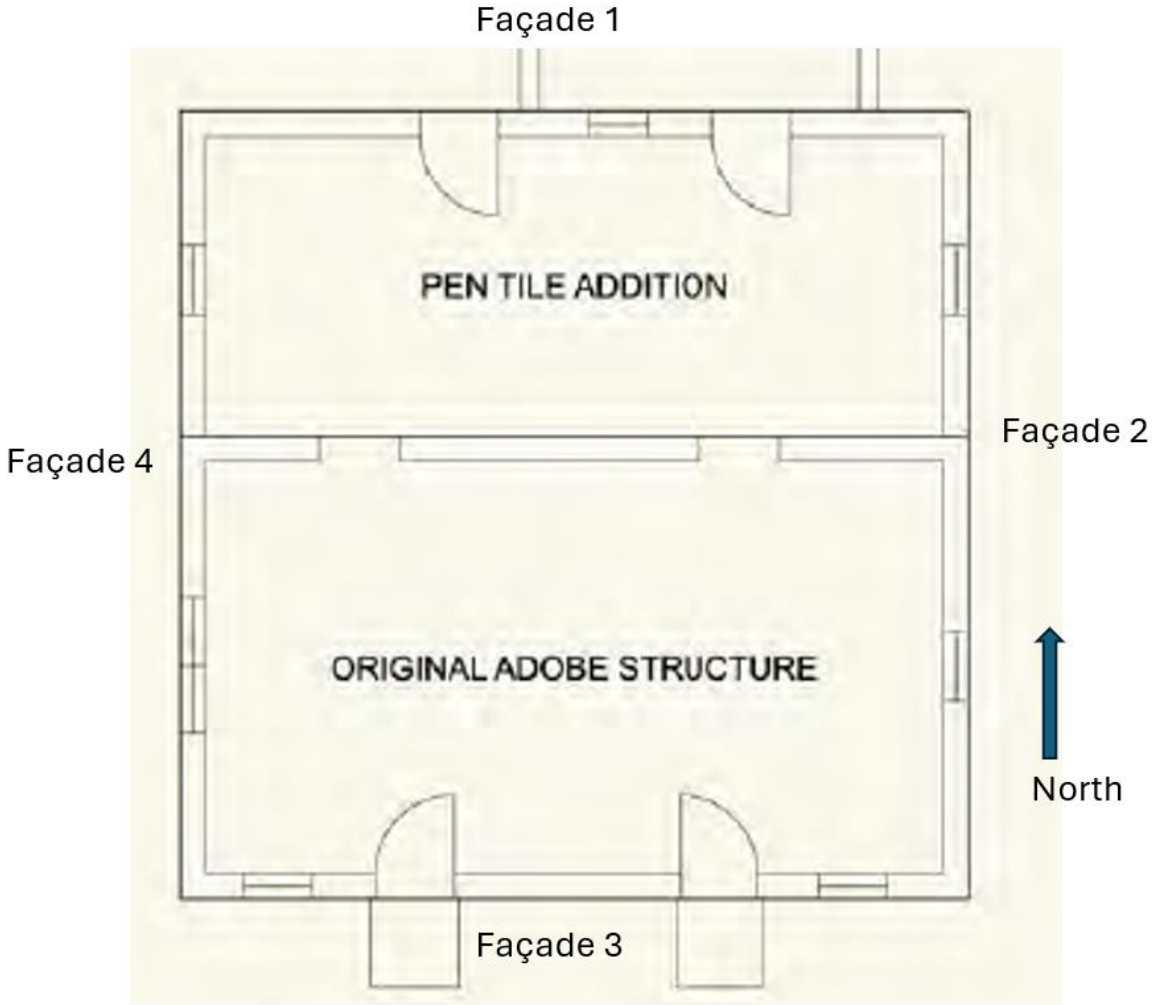


Figure 4: Façade Diagram

<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* 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."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

(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).

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.

14-12 Historic Compound
An identifiable grouping of historic resources, including buildings, structures and landscaping elements, as described in Section 14-5.2(K)(2)(a). Historic compounds may be comprised of more than one lot.

(I) **Westside-Guadalupe Historic District**

(1) District Standards

Compliance with the following structural standards shall occur whenever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

(a) Slump block, stucco, brick, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials;

(b) The color of stuccoed *buildings* shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and *portales* or *porches* may be emphasized by the use of white or other colors. Painting of *buildings* with a color that causes arresting or spectacular effects or with bold repetitive patterns or using *buildings* as signs is prohibited. Murals, however, are permitted and may be referred to the *city* arts board for an advisory recommendation;

(c) Roof form, *slope*, and shape. It is intended that *buildings* be designed to be "wall dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, or *hipped roofs* can be designed as "wall dominated" solutions and are allowed. The height of the roof above the *wall* shall be no greater than the height of the *wall*. Folded plate, hyperbolic or mansard roofs are not allowed;

(d) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing *walls* for trombe *walls* or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened as follows:

(i) raising the parapet;

(ii) setting back from the edge of the roof;

(iii) framing the collector with wood;

(iv) in the case of pitched roofs, by integrating the collector into the pitch;

(v) in the case of ground solar collectors by a *wall* or vegetation;

(vi) in the case of *wall* collectors, by enclosing by end or other *walls*;

(vii) other means that screen the collector or integrate it into the overall *structure*. Non-glare materials shall be used in solar collectors.

(e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems;

(f) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in the *street* frontage;

(g) *Greenhouses*

(h) Attached *greenhouses* that front on the *street* shall give the appearance of being integrated into the *structure* of the *building* or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding *greenhouses* that front on the *street* is prohibited. *Greenhouses* with slanting sides shall be bracketed at the ends and that *greenhouses* made from enclosed *porches* or *portales* maintain the shape of the *porch* or *portal*;

(i) *Porches* and *portales* are encouraged;

(j) When parking spaces are required for commercial or multi-family *residential buildings*, they shall be placed to the rear or side of the building.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or demolition of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval or referral shall be indicated by the division on the *application* for the building *permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

H323

6/24/85 HMW SF 05161326lo

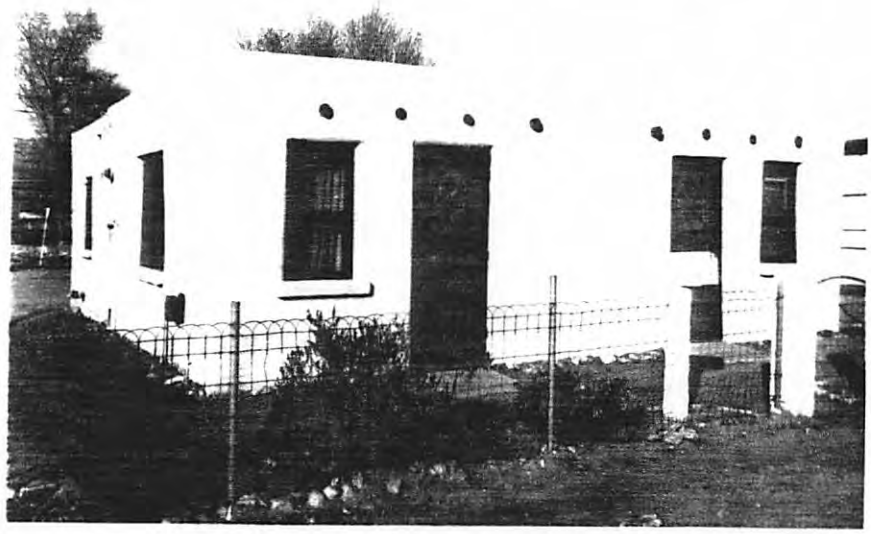
SFHD 7 26lo

619 W. ALAMEDA

SF

—

SL SFHD 7 22



P

SF DIR; NEIGHBOR

RES.

✓ not eligible

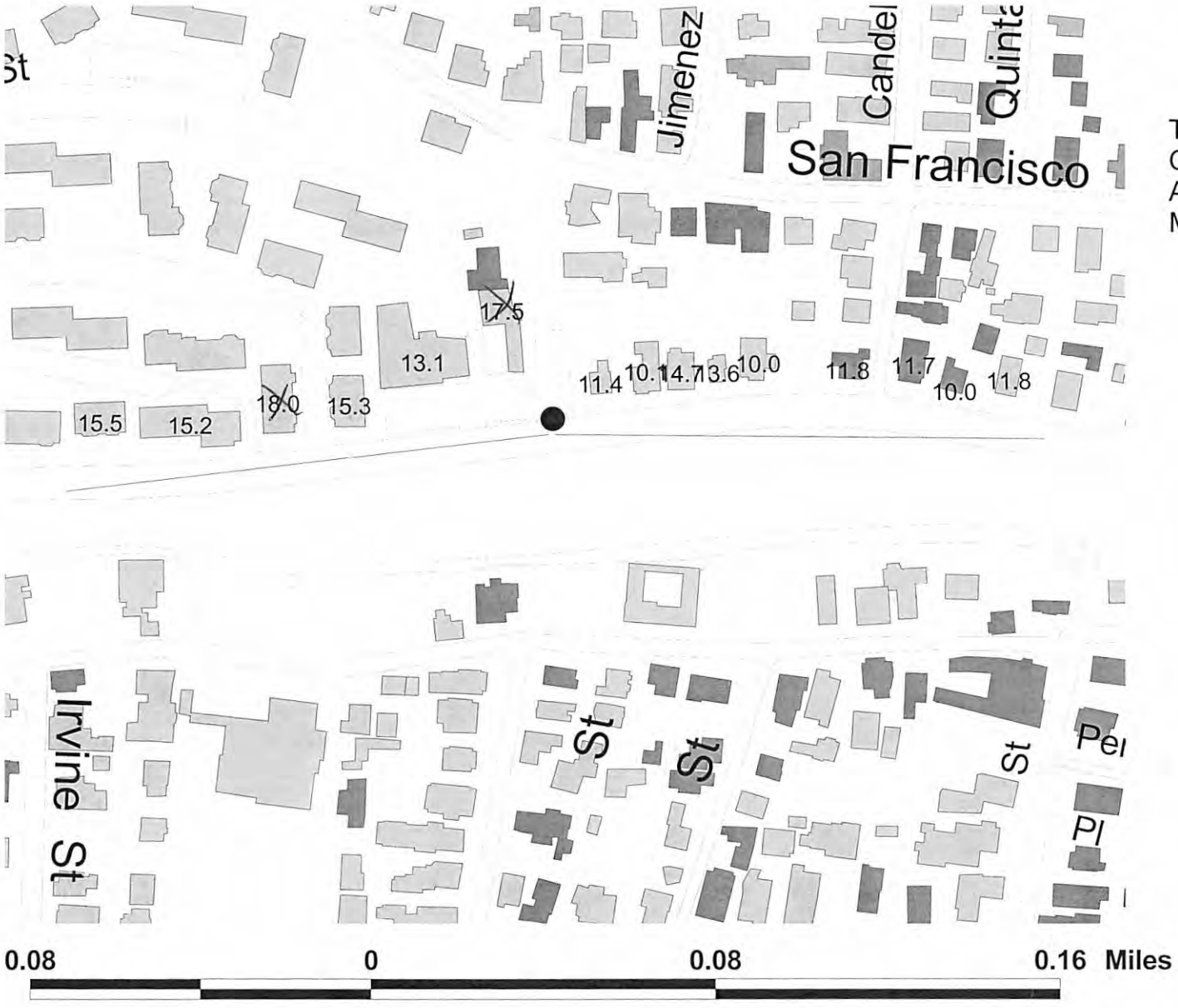
✓ of interest

architectural features

comments

Page 403 of 445

621 West Alameda Height Calculation



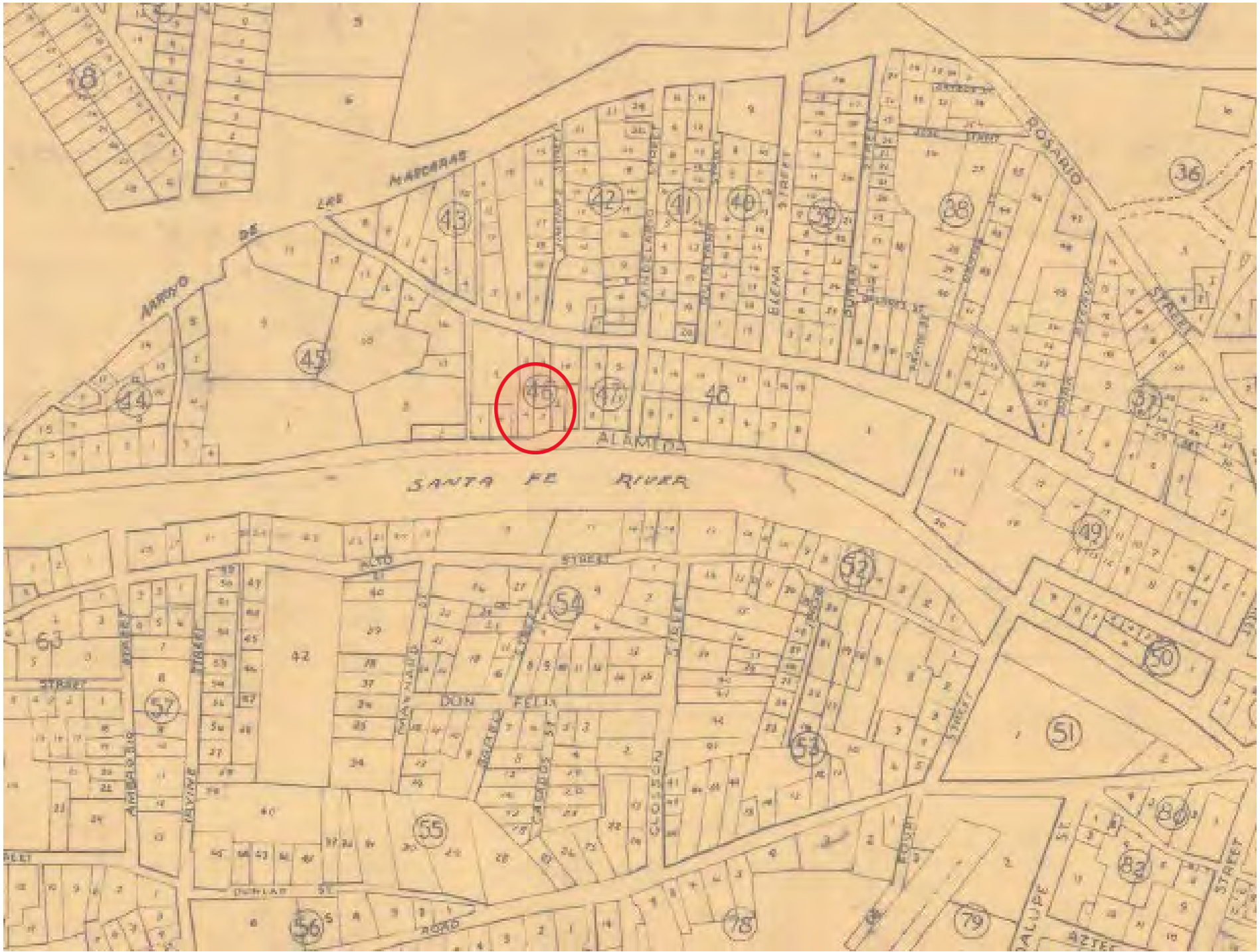
Total: 164.20
Count: 13
Average: 12.63
Maximum Allowable Height: 14' 8"

DAR
9.16.03

Text **Arcvw**
Building rooflines
- **C**
- **L**
- **N**
- **NA**
- **NON**
- **NR**
- **S**
- **Sfparcll.shp**
- **Hdist.shp**

Jime
San Franc
621 W. Alameda
3734 5054 4942 3528 4241 3529 4846 5848 4139
48 47 49 47 4748 71 73
26 ⟌ 1186 = 45.62 or 46"
9.17.03

1951
Aerial



1957
Scanlon

1975 Map

8.7.2018

10.5.2019

4.17.2020

6.20.2021

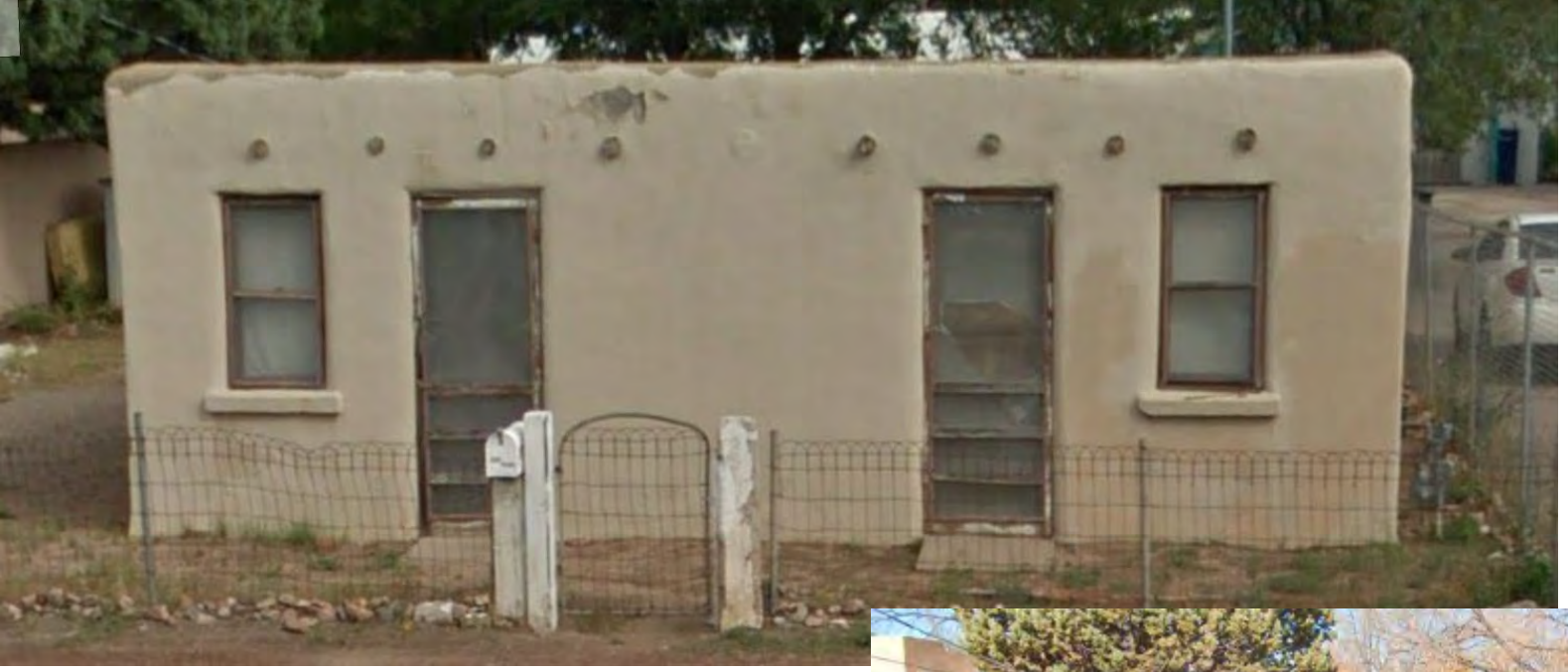
7.13.2022

6.21.2023

6.1.2024

2007

2014



2018

2021

2022

2023

2024

Date: May 29, 2025

To: Historic Design Review Board
Historic Preservation Division
Planning and Land Use Department
City of Santa Fe, NM

Attn: Lani McCulley, Planner Senior
Historic Preservation Division

From: Scott Irving, Designer/Builder
Scott Irving Designs, LLC
2504 Camino Alfredo
Santa Fe, NM 87505

Re: Request for Status Review of the existing adobe structure @ 619 West Alameda, Santa Fe, NM 87501.

The owner of the existing adobe residence at 619 West Alameda, Santa Fe, New Mexico, Max Scott, would like to request a status review of the property's improvements.

Mr. Scott has had Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1) and Detail Form (FORM 2) completed by City of Santa Fe approved Architectural Historian, Mark Mortier. These forms are included with this request for status review.

Thank you for the consideration of this matter.

Sincerely,

Scott Irving
Scott Irving Design, LLC

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: 619 West Alameda	2. Location: 619 West Alameda, Santa Fe, NM	3. Local Reference Number: Santa Fe ID #:
		4. County: Santa Fe Parcel #12129408

5. Property Type: Small single family residential structure on small city lot.

6. Date of Survey: May 6, 2025, May 12, 2025

7. Previous Survey Date(s): N/A

8. Name of Project: HDRB Status Review

9. Lat/Long: 35.689134, -105.950314

10. Photo Information: May 12, 2025 View: Looking northeast from sidewalk

11. Brief Description of the Property: This building is located in the City of Santa Fe, on a small city lot on West Alameda, in the Westside-Guadalupe Historic District. Early documentation on the property is scarce. Reportedly, the house was built in 1943, but no actual documentation of this exists. The building is a small, simple, low Pueblo Revival style structure, with a flat roof. It is approximately square, measuring about 26-1/2 feet in either direction. The exterior walls are constructed of adobe and pen tile. The setback, size, scale, style, and detailing of the building is somewhat typical of other buildings on the street. A small rectangular wood framed addition had been added to the north side of the building, but it collapsed in late 2024 or early 2025. All that remains of this addition is the foundation.

Note: A detailed description of the property, and more documentation is included in the continuation sheets at the end of this document, beginning on page 5.

12. Who uses the property? Unused

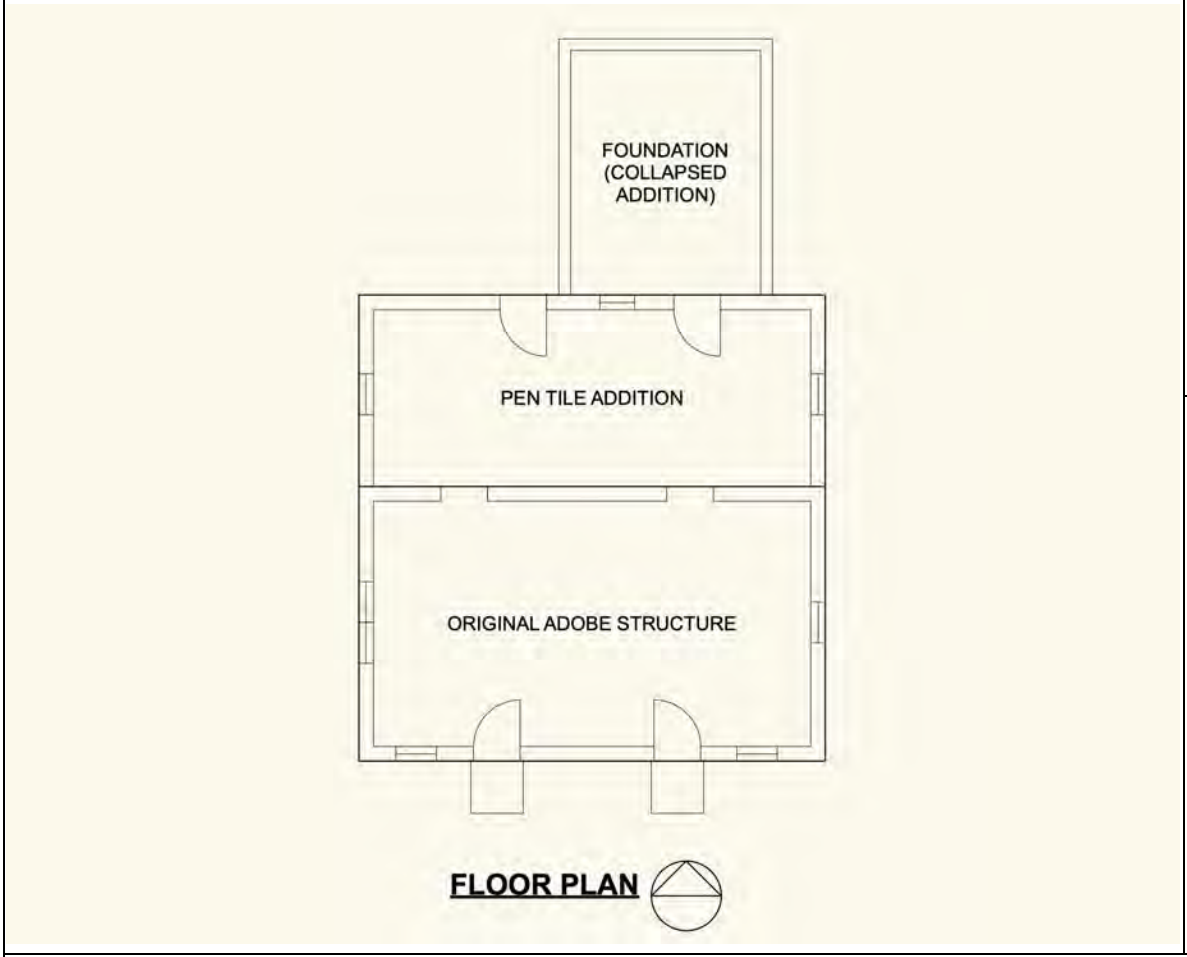
13. Construction Date: 1940's
__Known _X_ Estimated

Source: MLS Listing, Property Recs (propertyrecs.com), Santa Fe County Clerk/Register of Deeds, City of Santa Fe GIS website, UNM Earth Data Analysis Center

14. Setting:
__Suburban __Rural __Village _X_ 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)



17. Surveyor:

Mark L Mortier – Architect
1936 Cerros Colorados
Santa Fe, NM. 87501

505-231-5989
marklmortier@gmail.com

18. Owner: Maxfield Scott, Santa Fe, NM:

19. Is Property Endangered? __Unknown __No _X_ Yes How? Very weathered and deteriorated, vandalized, bottom of foundation is exposed, interior has been partially gutted, a portion of building has collapsed.

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.): The setback, size, scale, style, and detailing of the building is somewhat typical of other buildings on the street.

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? Unknown significance

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

If 'yes', what is the name of the district? __State __National _X_ City of Santa Fe, Westside-Guadalupe Historic District

24. Supplemental Forms:
__None _X_ HCPI Detail Form (FORM 2) _X_ Continuation Sheets, # pages: 13

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: 619 West Alameda	2. Location: 619 West Alameda, Santa Fe, NM	3. Local Reference Number: Santa Fe ID #
		4. County: Santa Fe Parcel #12129408
		5. Date of Survey: May 6, 2025, and May 12, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

Exterior - Poured concrete foundations, adobe walls, pen tile walls, cement stucco, asphalt or modified bitumen built-up roof. Wood doors and windows.

Interior - Wood joist floor structure, with wood flooring, Wood joist ceiling/roof structure, with wood decking, gypsum plastered walls.

Note: Viga ends visible at front facade, as well as cut off stubs inside of the front portion of the building. Projecting roof/ceiling joists at rear façade. One modern sheet metal canale at rear, can see where two other canales were closed off for wood framed addition.

7. Number of Stories: 1

8. Foundation: Shallow, board formed poured concrete foundation at portion of building still standing, top approximately level with grade, no footing; grout filled concrete block, on spread footing, at collapsed addition.

9. Roof: Nominally flat roof, covered with modern asphalt or modified bitumen built-up roof, with mineral surfaced cap sheet, running over top of parapet.

10. Windows: Wood double hung type, single glazed, 1 light over 1 light. Simple wood frames with parting bead and applied stop. No counterbalances or weights - may have had pins to hold them open. Paint finish. Some windows have crude wood screens. Cast concrete sills. Also one square window opening on rear of building, window has been removed.

11. Doors: Front doors, frame and panel type with glazed flower petal design near top. May be hand made. May not be original. Stained finish. Simple painted wood frames, have been modified for doors. West rear door manufactured wood frame and panel door, with three horizontal panels and 4 light glazed panel. Wood frame. All painted. East rear door, modern hollow core door in crude wood frame.

12. Chimneys: None.

13. Porches: None. Small poured concrete stoops at front doors.

14. Other Significant Features: None

15. Modifications: the building appears to have been built in three phases - first an original rectangular adobe walled portion located towards the front of property, then a rectangular "pen tile" addition on the back side of original portion, and finally a small addition on the back side of the pen tile addition. This last addition has collapsed, and only the foundation remains. Wood front doors appear to have been replaced.

 (Continued from other side)

16. Primary Architectural Style: Spanish Pueblo Revival

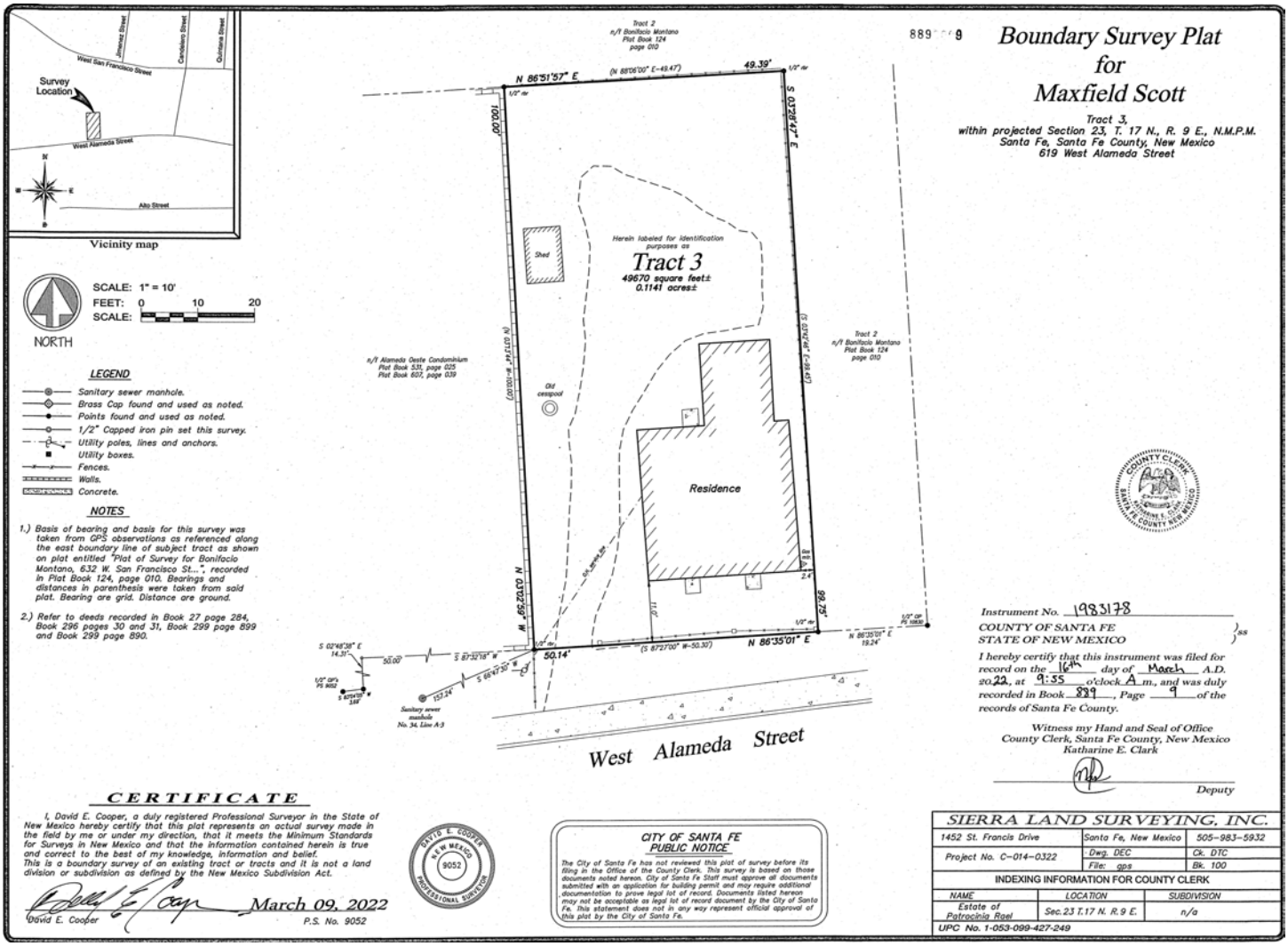
17. Documents Available and Their Locations: Property Report - Property Recs (propertyrecs.com), Deeds and Plats - Santa Fe County Clerk/Register of Deeds, Aerial Photos, Map of Contributing Structures - City of Santa Fe GIS website, Aerial Photos - UNM Earth Data Analysis Center, Aerial Photos – Google Maps, Copies of MLS Listing - Owner.

SITE:

18. Attached or Associated Properties: None

Are associated properties eligible for listing: Not applicable

19.Site Plan:



Historic Cultural Properties Inventory (HCPI) Continuation Sheet

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: 619 West Alameda	2. Location: 619 West Alameda, Santa Fe, NM	3. Local Reference Number: Santa Fe ID #
		4. County: Santa Fe Parcel #12129408
		5. Date of Survey: May 6, 2025, May 12, 2025

This building is located in the City of Santa Fe, on a small residential lot on West Alameda, in the Westside-Guadalupe Historic District. Early documentation on the property is scarce. Reportedly, the house was built in 1943, but no actual documentation of this exists. The earliest recorded deed for the property appears to be from 1945, conveying a 50-foot by 100-foot lot from a husband and wife living in Pilar, to a single owner in Santa Fe.

The building is a small, simple, low Pueblo Revival style structure, with a flat roof. It is approximately square, measuring about 26-1/2 feet in either direction. The setback, size, scale, style, and detailing of the building is somewhat typical of other older buildings on the street. A small rectangular wood framed addition had been added to the north side of the building, but it collapsed in late 2024 or early 2025. All that remains of this addition is the foundation.

The standing portion of the building appears to have been constructed in two phases – an original rectangular building on the front (south), and a full width rectangular addition on the back (north). A seam is visible on the side walls of the building, as well as a small step in the parapet height, where this addition joins the original building. The front half of the building, including the former north exterior wall, that now divides the two halves, was built with adobe blocks, on a shallow board formed poured concrete foundation, that was built without footings. The back half of the building was built with “pen tile,” also on a shallow board formed poured concrete foundation, built without footings. Both portions of the building have a flat roof/ceiling, framed with wood joists, and decked with wood boards. The roof appears continuous from above. Both halves have wood floor joists, over a shallow cavity, and were covered with wood flooring. The interior has been partially gutted.

Aerial photography, documenting the property, was obtained from the City of Santa Fe, the UNM Earth Data Analysis Center, and Google Maps. The earliest image, dated 1935, is too low resolution to be useful. A 1948 image is also low resolution, but appears to show a building on the property. However, its shape cannot be discerned. An image from 1951 clearly shows a building, which appears to be a square, suggesting the pen tile addition had been constructed by this time. The building footprint does not change in several photos from the 1960’s. The wood framed addition first shows up in a 1975 photo, and remains there in photos up to and including a dated May of 2023.

The exterior walls are covered with two layers of cement stucco, on chicken wire, which has been covered with a coat of thick paint or synthetic stucco. Each stucco layer has a visible cementitious color coat. An orange toned cementitious color coat, popular in the 1950’s and 1960’s, is seen just under the exterior coating, and a white cementitious finish coat is seen under that layer of stucco, on top of the base layer. The base layer of stucco has been applied directly to the substrate, without any building paper or other moisture barrier.

There are small, short projecting viga ends visible on the front façade of the building, which may be the remains of an original viga roof/ceiling structure for the front portion of the building. The stubs of the vigas can be seen on the interior of the front wall, and both sides of the rear wall of the original building, suggesting that the vigas have been cut off at the interior surface of the walls and removed. The rear façade has projecting roof/ceiling joists.

The roof appears to be covered with modern, mineral surfaced, asphalt or modified bitumen built up roofing, which has been run up and over the tops of the parapets. There is one modern sheet metal canale at the rear, you can see where two other canales were closed off for construction of the wood framed addition.

For HPD Office use only: HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 619 West Alameda	2. Location: 619 West Alameda, Santa Fe, NM	3. Local Reference Number: Santa Fe ID #
		4. County: Santa Fe Parcel #12129408
		5. Date of Survey: May 6, 2025, May 12, 2025

All but one of the windows are wood, double hung type, single glazed, 1 light over 1 light. They are simply constructed with wood frames, and sashes held in place by an applied parting bead and applied stops, which form the tracks. They are not counter balanced or weighted, and may have had pins that were used to hold them open. Some of the windows have crude wood screens. The windows have a paint finish, and they appear to be original. The windows have cast concrete sills, and are recessed several inches into the walls, with a curved stucco reveal.

There is also a small square opening in the north wall, recessed similar to the double hung windows, with a painted wood frame, which appears to have been a wood window. The window appears to have been removed, and the opening is covered with wood framed window screening on the exterior, and what appears to be gypsum board on the interior. (This may be the back side of the bath tub surround. It is not weather proof, but was enclosed in the wood framed addition, until the addition collapsed.)

The two front windows, as well as the two windows on the east facade of the building, measure approximately 24-inches by 47-inches. Two of these same windows are mulled together on the south portion of the west façade to create a double unit. Another window on the north portion of the west façade measures approximately 30-inches by 45-inches.

The two front doors are wood, frame and panel type, with a glazed flower petal design. They do not appear to be original, and may be hand made. They appear to have been stained and sealed. There have simply constructed wood frames, with applied stops, a screen mortise, and wood sills, which appear to be set directly on the foundation. The frames are recessed several inches into the walls, with a curved stucco reveal. The frames have been crudely modified to accept the doors, and have a paint finish. The doors have modern latches and deadbolts, modern metal thresholds, and there are screen door hinges on the frames.

The western rear door, is a manufactured frame and panel door, with a 3 horizontal panels, and a glazed, 4 light panel in the top. The wood frame and sill are similar to the front doors, with provisions for a screen door. The frame is recessed several inches into the walls, with a curved stucco reveal. The door and frame have a paint finish. This door may be original. It has modern hardware, and a metal sill.

Another door is visible at the rear – on the east side. This door was installed to provide access into the rear addition. This door is a modern hollow core wood door, in a crude wood frame, that is set in a rough opening that was cut into the pen tile.

The building has electrical service, phone service, city water and sewer, and natural gas service, although none of these services are connected or in use.

On site features at the front of the property include the remains of a chain link fence, a couple of short cast concrete posts – which may be from an old fence, a couple of wood posts, and possible remains of a stone landscape border. There is a chain link fence along the east and north boundary of the property. The west boundary is closed off by walls on the adjacent property. There are two small poured concrete stoops outside of the two front doors.

There is also what appears to be an old pen tile lined well, on the west side of the property. Note that the survey shows a shed along the rear of the west boundary of the property. This shed no longer exists.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: May 6, 2025, May 12, 2025

View from street – looking northeast - May 2025

South façade – looking north – May 2025

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Southwest corner – looking northeast – May 2025

West façade – looking east – May 2025

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Northwest corner – looking southeast – May 2025

North façade – looking south – May 2025

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Northwest corner – looking north – May 2025

East façade – looking west – May 2025

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Southeast corner– looking northwest – May 2025

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Wood framed addition – pre collapse - 2023

Wood framed addition – pre collapse - 2023

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Aerial view – 1948 – appears to show a building on the property

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Aerial view – 1951 – appears to show a square building

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

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Aerial view – 1967 – clearly shows a square building

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Aerial view – 1975 – clearly shows the third addition

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Aerial View - 2023

City of Santa Fe, New Mexico

memo

DATE: **July 22, 2025**

TO: **Historic Districts Review Board Members**

VIA: **Maggie Moore, Assistant Land Use Director**
Gary Moquino, Historic Preservation Division Manager

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

2025-010698-HDRB, 222 Polaco St., Westside-Guadalupe Historic District, Gayla Bechtol, agent for Lee Kirch, owner, requests to install to a coyote fence to a height of 6'-0 where the maximum allowable is 4'-7". Exception is requested to 14-5.2(D)(9)(a)(ii)(B) (Heather Lamboy)

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Height Calculation

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 not been met relative to the proposed height. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Design Standards.

Sample motions:

a. Approve or deny Case #2025-10698 to permit the proposed 6-foot fence at 222 Polaco

Street.

b. Approve <u>or</u> deny Case #2025-10698 to permit the proposed 6-foot fence at 222 Polaco Street subject to conditions.
c. Approve <u>or</u> deny the exception to 14-5.2(D)(9)(a)(ii)(B) to permit a 6-foot fence where 4'7" is permitted based on the streetscape.

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

BACKGROUND & SUMMARY:

The single-family residence at 222 Polaco Street is listed as contributing to the Westside-Guadalupe Historic District. The previous cedar fence is visible in the photographs on the Historic Cultural Property Inventory Form, completed in 1998, and the Building Inventory Form, completed in 1985.

This case is the result of a red tag issued by the Historic Districts Construction Inspector. The applicant had removed the cedar plank fence and was erecting a 6-foot coyote fence.

The overall character of the Polaco streetscape is very similar to what can be found throughout the Westside-Guadalupe Historic District. The streetscape includes a variety of lower yard walls as well as a historically low yard wall that was increased in height, yet still consistent with the permitted streetscape height of 55".

There have been no previous HDRB cases or administrative approvals for 222 Polaco St.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Construction of a 6-foot coyote fence and vehicular gate.

EXCEPTION CRITERIA AND RESPONSES:

<u>Exception to Section 14-5.2(D)(9)(a)(ii)(B) SFCC 1987</u> requested for the construction of a fence 1'5" higher than the permitted height of 4'7".

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

<u>Applicant Response</u>: The existing and the portion of the 6' cedar fence demolished without a permit was part of the existing streetscape which consists of walls and fences of varying height. Replacing the entire fence line with a coyote fence will contribute to the streetscape, and

improve the streetscape by removing the falling-down and rotten dog ear cedar fencing. The height of the new fence is the same height as the existing.

Staff Response:

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

Applicant Response: The existing cedar fence is in danger of falling down. The wood posts and rails are rotting. Replacing the existing rotting 6' fence with a new 6' fence doesn't prevent a hardship or injury.

Staff Response: Although the fence has been 6 feet tall and on the property since at least 1985, it is not considered a historic structure. According to the height standards in the Historic Districts ordinance, the maximum height is 4'7". When a structure is removed, the legal nonconformity goes away. Current code standards apply, and it could be injurious to the public welfare, as the current ordinance standards are based on an evaluation of the streetscape.

(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 existing 6' cedar fence is in danger of falling down the current resident is moving as soon as possible. If it can be replaced with the same streetscape it will allow the current resident to feel safe again. There have been multiple intrusions on the property because of the lack of security - no gate, and openings in the existing dilapidated fence - leaving the property unsecured and the resident feeling unsafe.

Staff Response: The Polaco streetscape, like many others in the Westside-Guadalupe Historic District, is characterized by lower yard walls and fences, which is reflected in the allowable height calculation. In order to achieve a higher height, the applicant could have considered landscaping in order to provide a buffer from the street activity.

(iv) *Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;*

Applicant Response: The existing 6' cedar fence is in danger of falling down and the owner would like to keep the current height with a new coyote fence more appropriate to the Westside Guadalupe Historic District standards. The "allowable" height is an after-the-fact requirement and should not penalize the present owner.

Staff Response: While the height ordinance is a more recent standard that was adopted after the construction of the existing fence, any nonconformity is lost with a replacement fence. There are no special circumstances peculiar to the streetscape.

(v) *Are due to special conditions and circumstances which are not a result of the actions of the applicant; and*

Applicant Response: The existing cedar fence is in danger of falling down is 6' tall. The coyote fence will be the same height. The "allowable" height is an after-the-fact requirement and should not penalize the present owner.

Staff Response: While the wear of the fence over time is not the result of the actions of the applicant, there are no special conditions or circumstances that warrant the height exception.

(vi) *Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).*

Applicant Response: The existing fence 6' tall will be replaced with the same height with the appropriate materials to withstand the elements including gravity.

Staff Response: A 6' coyote fence does not provide for the least negative impact; on the contrary, it is divergent from the overall character of the streetscape, which includes lower yard walls and fences.

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.

(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.

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

The board is the *city* administrative board reviewing and granting or denying requests for exceptions from regulations set forth in Subsection 14-5.2(D)(9). When requesting exceptions the *applicant* shall use the procedures for public notice and hearing set forth in Section 14-3.6(B)(3), unless the *applicant* also requests a variance to the underlying zoning. In such a case the *applicant* for the H ordinance exception shall not be required to publish a legal ad in the local newspaper. Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. The board may grant exceptions and impose conditions thereon to Subsection 14-5.2(D)(9) for height of *structures* within the historic districts as specified in Subsection 14-5.2(D)(9)(a). 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 *streetscape*;

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

(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;

(iv) Are due to special conditions and circumstances which are peculiar to the land or *structure* involved and which are not applicable to other lands or *structures* in the related *streetscape*;

(v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*; and

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

(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:

(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*.

(I) **Westside-Guadalupe Historic District**

(1) District Standards

Compliance with the following structural standards shall occur whenever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

(a) Slump block, stucco, brick, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials;

(b) The color of stuccoed *buildings* shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and *portales* or *porches* may be emphasized by the use of white or other colors. Painting of *buildings* with a color that causes arresting or spectacular effects or with bold repetitive patterns or using *buildings* as signs is prohibited. Murals, however, are permitted and may be referred to the *city* arts board for an advisory recommendation;

(c) Roof form, *slope*, and shape. It is intended that *buildings* be designed to be "wall dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, or *hipped roofs* can be designed as "wall dominated" solutions and are allowed. The height of the roof above the *wall* shall be no greater than the height of the *wall*. Folded plate, hyperbolic or mansard roofs are not allowed;

(d) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing *walls* for trombe *walls* or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened as follows:

(i) raising the parapet;

(ii) setting back from the edge of the roof;

(iii) framing the collector with wood;

(iv) in the case of pitched roofs, by integrating the collector into the pitch;

(v) in the case of ground solar collectors by a *wall* or vegetation;

(vi) in the case of *wall* collectors, by enclosing by end or other *walls*;

(vii) other means that screen the collector or integrate it into the overall *structure*. Non-glare materials shall be used in solar collectors.

(e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems;

(f) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in the *street* frontage;

(g) *Greenhouses*

(h) Attached *greenhouses* that front on the *street* shall give the appearance of being integrated into the *structure* of the *building* or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding *greenhouses* that front on the *street* is prohibited. *Greenhouses* with slanting sides shall be bracketed at the ends and

that *greenhouses* made from enclosed *porches* or *portales* maintain the shape of the *porch* or *portal*;

(i) *Porches* and *portales* are encouraged;

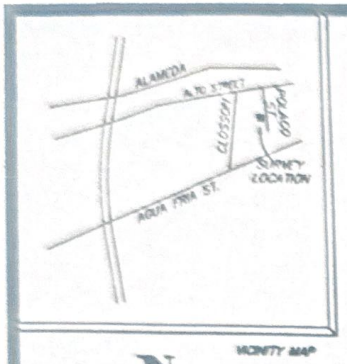
(j) When parking spaces are required for commercial or multi-family *residential buildings*, they shall be placed to the rear or side of the building.

(2) Walls; Fences; Solar Collectors; Administration

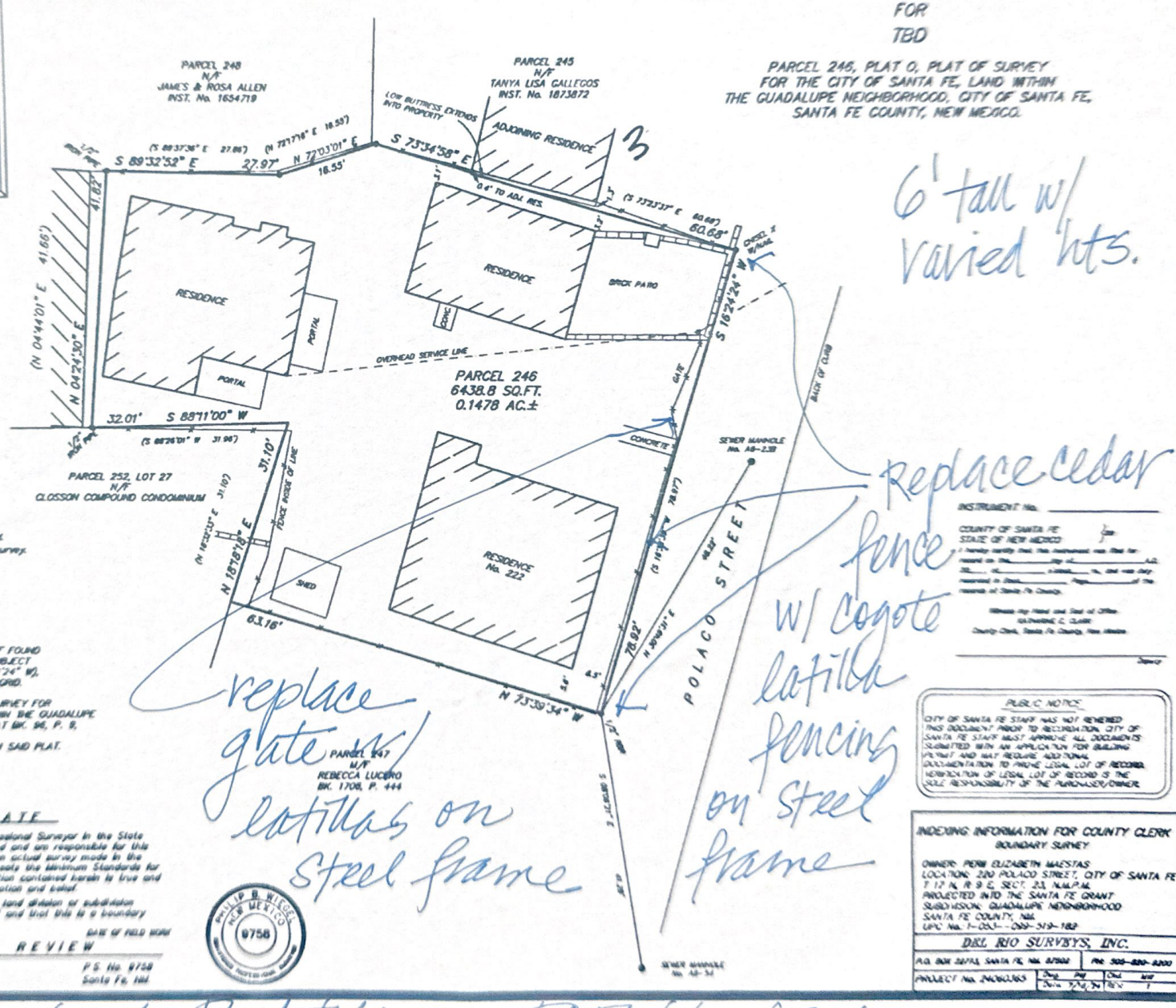
Applications for erection, alteration, or demolition of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval or referral shall be indicated by the division on the *application* for the building *permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

PLAT OF BOUNDARY SURVEY
FOR
TBD

PARCEL 246, PLAT O, PLAT OF SURVEY
FOR THE CITY OF SANTA FE, LAND WITHIN
THE GUADALUPE NEIGHBORHOOD, CITY OF SANTA FE,
SANTA FE COUNTY, NEW MEXICO.



VICINITY MAP



3

6' tall w/ varied hts.

Replace cedar fence w/ coyote latilla fencing on steel frame

replace gate w/ latillas on steel frame

LEGEND

- SEWER MANHOLE
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.
- Utility box.

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND MONUMENTS ON THE EAST BOUNDARY OF SUBJECT PROPERTY, ALONG POLACO STREET, (S 16°24'24" W), NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID.
2. THIS SURVEY IS BASED ON A PLAT OF SURVEY FOR THE CITY OF SANTA FE, SHOWING LAND WITHIN THE GUADALUPE NEIGHBORHOOD, PLAT "O", RECORDED IN PLAT BK. 96, P. 9, RECORDS OF SANTA FE COUNTY, NM. BEARINGS AND DISTANCES IN ( ) ARE FROM SAID PLAT.
3. REFERENCE DEED: INT. No. 1959110

CERTIFICATE

I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

DATE OF FIELD WORK

PRELIMINARY FOR REVIEW

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM

PHILIP B. WIEGEL NEW MEXICO 9758

INSTRUMENT No. _____

COUNTY OF SANTA FE
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the ___ day of ___, A.D. 20__, at ___ o'clock ___ M., and was duly recorded in Book ___, Page ___ of the records of Santa Fe County.

Witness my hand and Seal of Office
Valerie G. Espinoza
County Clerk, Santa Fe County, New Mexico

By _____
Deputy

PUBLIC NOTICE

CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

INDEXING INFORMATION FOR COUNTY CLERK
BOUNDARY SURVEY

OWNER: PERM ELIZABETH MAESTAS
LOCATION: 220 POLACO STREET, CITY OF SANTA FE
T 17 N, R 9 E, SECT. 23, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
SUBDIVISION: GUADALUPE NEIGHBORHOOD
SANTA FE COUNTY, NM.
UPC No. 1-053---059-519-182

DEL RIO SURVEYS, INC.

P.O. BOX 22773, SANTA FE, NM 87502 | PH: 505-820-8200

PROJECT No. 240BG1063 | Dwg. By: | Chk. By: | Date: 9/26/24 | Rev. 1

Gayle Bechtol AIA 505 660 6301

GAYLA BECHTOL
ARCHITECT

To: City of Santa Fe HDRB staff

June 18, 2025

Re: Proposed Work at 222 Polaco Street

We propose to replace the existing 6’ cedar fence with a 6’ coyote fence and rolling gate. The latillas will be of varying heights. The painted rust steel posts anchored into the ground by at least 18” deep by 12” diameter concrete will face inside the property. See photos below.

The gate will be inset 2’ into the property in order to avoid removing the Siberian Elm.

Thank you for your consideration.

Sincerely,

Gayla Bechtol, AIA

320 Aztec Street Suite C, Santa Fe, NM 87501 www.gbasantafe.com

GAYLA BECHTOL
ARCHITECT

To: Historic Districts Review Board and staff

Historic Districts and Historic Landmarks
Design Standards and Signage Exception Criteria

For 222 Polaco Street Fence replacement.

(i) Do not damage the character of the streetscape

Response: The existing and the portion of the 6' cedar fence demolished without a permit was part of the existing streetscape which consists of walls and fences of varying height. Replacing the entire fence line with a coyote fence will contribute to the streetscape, and improve the streetscape by removing the falling down and rotten dog ear cedar fencing. The height of the new fence is the same height as the existing.

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

Response: The existing cedar fence is in danger of falling down. The wood posts and rails are rotting. Replacing the existing rotting 6' fence with a new 6' fence doesn't prevent a hardship or injury.

(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 existing 6' cedar fence is in danger of falling down the current resident is moving as soon as possible. If it can be replaced with the same streetscape it will allow the current resident to feel safe again. There have been multiple intrusions on the property because of the lack of security - no gate, and openings in the existing dilapidated fence - leaving the property unsecured and the resident feeling unsafe.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape

Response: The existing 6' cedar fence is in danger of falling down and the owner would like to keep the current height with a new coyote fence more appropriate to the Downtown Eastside

GAYLA BECHTOL
ARCHITECT

Historic District standards. The “allowable” height is an after-the-fact requirement and should not penalize the present owner.

(v) Are due to special conditions and circumstances which are not at result of the actions of the applicant

Response: The existing cedar fence is in danger of falling down is 6’ tall. The coyote fence will be the same height. The “allowable” height is an after-the-fact requirement and should not penalize the present owner.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

Response: The existing fence 6’ tall will be replaced with the same height with the appropriate materials to withstand the elements including gravity.

Thank you very much for your consideration and review.

Sincerely,

Gayla Bechtol, AIA

320 Aztec Street, #C, Santa Fe, NM www.gbasantafe.com