Agenda

Amended Agenda, Regular Meeting of the Historic Districts Review Board
August 12, 2025 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Historic Districts Review Board Meeting

*This meeting will be held **in person only with no virtual options** due to technical difficulties in Council Chambers.*

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. July 8, 2025
5. Approval of Findings/Conclusions
6. Matters from the Public
7. Staff Communications
   a. 715 Camino Lejo, Historic Review District, Not Surveyed, Philip Weddle, agent for George Goldstein, Museum of New Mexico Board of Regents, owner, requests design comment for the proposed construction of a new restroom building and small gateway structure in conjunction with the planned Children's Discovery Garden at the Santa Fe Botanical Garden. This information item will begin the collaboration procedures set forth in 14-5.2(M)(2)(a) collaboration between the state and the Historic Districts Review Board. (Paul Duran, paduran@santafenm.gov)
8. Old Business
   a. 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, alromero@santafenm.gov)
9. New Business
   a. 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)

b. 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)

c. 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)

d. 2025-010693-HDRB, 516 & 516 1/2 Alto St., Westside-Guadalupe Historic District, contributing, Mark Naktin, agent for Steve Dayton owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure and garage. (Paul Duran)

e. 2025-010695-HDRB, 549 ½ Agua Fria St., Westside-Guadalupe Historic District, Non-contributing, Robert Kreger, agent for Cathrine Wynne owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure. (Paul Duran)

f. 2025-010839-HDRB, 433 Calle La Paz, Downtown & Eastside Historic District, contributing, Martinez Architecture Studio, agent for John C. Gregory and Pamela S Austin Revocable Trusts, owners, requests primary façade designation of the main residence, a historic status review with primary facade(s) designation, if applicable, for a casita and a garage structure. (Lani McCulley, ljmcculley@santafenm.gov)

g. 2025-010840-HDRB, 815 E. Alameda St. Unit 8, Downtown & Eastside Historic District, William Kleinschmidt, agent for Nancy Abruzzo Holdings LLC, owner, proposes to construct yard walls with pedestrian gates to the maximum allowable height of 4'-6". (Lani McCulley)

h. 2025-010871-HDRB, 439 Camino del Monte Sol, Downtown & Eastside Historic District, Contributing, Craig Hoopes, agent for Chris Greulich and Matthew Boland, owners, request status review with primary façade designation(s) if applicable. (Paul Duran)

i. 2025-010872-HDRB, 836 Don Cubero Ave., Don Gaspar Area Historic District, Contributing, Daniel Strongwater, agent for Anthony Cao, owner, requests status review with primary façade designation(s) if applicable. (Paul Duran)

j. 2025-010895-HDRB, 1379 Cerro Gordo Rd., Downtown & Eastside Historic District, Non-contributing, Steve McCormick, agent for Wendy Lau, owner, request to construct a 592 sq. ft. casita and 648 sq. ft. garage additions to the height 12'-1" where the maximum allowable height is 14'-7:" (Amanda Romero) (Withdrawn)

k. 2025-010873-HDRB, 219 & 219 A Washington Ave., Downtown & Eastside Historic District, Contributing, Robert Evans, agent for Dennis Price, owner, requests approval for a 1,357 sq. ft. addition including a two-story structure to a height of 22'-0" at 219 Washington Ave. and construct a new 1,661 sq. ft. two-story structure at 219 A

Washington Ave. to a height of 24’-6” where the max allowable is 23’-8”. Exceptions are requested to 14-5.2(D)(2)(d) an addition shall not exceed fifty percent of the square footage of the existing footprint and 14-5.2(D)(9) height. (Paul Duran)

l. 2025-010874-HDRB, 423 ½ A W. San Francisco St., Downtown & Eastside Historic District, Contributing, Walter Klump, agent for Ellen Yarrell, owner, requests approval for the proposed remodel, including replacement of all doors and windows, infilling one door, widening one window, and other exterior alterations. Exceptions are requested to 14-5.2(D)(5)(a)(i) historic windows shall be re-stored wherever possible and 14-5.2(D)(5)(a)(iii) no existing opening shall be closed. (Paul Duran)

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

    a. August 26, 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
July 8, 2025, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Meeting Minutes
View meeting on City YouTube: https://www.youtube.com/watch?v=_d9T6tLrQ0Q

Call to Order
Chair Rios 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.

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

Members Present
Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Madelein Aguilar Medrano
Ms. Mary Ellen Degnan
Mr. Scott Cherry

Members Absent
Ms. Amanda Mather (excused)

Others Present
Ms. Heather Lamboy, Planning and Land Use Director
Ms. Margaret Moore, Planning and Land Use Assistant Director
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Ms. Mariah Kavanaugh, Planner Technician

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

2. **Approval of Agenda**

Director Lamboy stated that there were no specific changes to the agenda, but she noted that in Section 9, New Business item “h” was withdrawn and items “d”, “g”, and “i” were postponed, with item “i” postponed to a date certain of July 22, 2025.

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

3. **Approval of Minutes**
No changes were made to the minutes of June 10, 2025.

Member Biedscheid moved to approve the minutes. Member Binvenu seconded. The motion passed unanimously by roll call vote (5-0).

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

5. **Matters from the Public**
No matters from the public were offered.

6. **Staff Communications**

Director Lamboy stated that the land development code and the general plan projects are marching along. The Land Use Department will have a table at the “Night at the Movies” event at Swan Park on Friday. In this city-sponsored project, the department is soliciting opinions and input regarding the general plan update. The department was also at the “Pride” event because the team is trying to reach out to the community to get their feedback on the general plan update.

7. **Old Business**
No items were listed under Old Business.

8. **New Business**

a. **2025-010666-HDRB, Shelby St. Foot Bridge**, Downtown & Eastside Historic District, no status, Wonderstone Consulting LLC, agent for City of Santa Fe, owner, requests a historic status review for the pedestrian bridge.

Ms. Lani McCulley presented the case and staff recommendation. Staff recommended that the historic status of the footbridge structure be designated as contributing per section 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Chair Rios asked that many of the bridges listed in the report be designated as significant.

Ms. McCulley confirmed.

Chair Rios questioned why staff were recommending contributing to this bridge since the board has designated many significant bridges, including some of the mentioned, such as the Delgado Street bridge and the Grant Bridge, which is probably one of the oldest bridges here in town, from about the 1920s, and so is the Delgado Street Bridge. The Delgado Street Bridge was one of the first bridges that accommodated traffic, and that was in the 20s, and then the Don Gaspar Bridge. This is a lovely bridge, so she wondered why it should not be significant.

Director Lamboy responded that with reference to the status, staff examined the historic background, the HCPI, and the history of the construction of the bridges along that corridor. There was a bridge constructed by the Civilian Conservation Corps in the 1930s, and this one replaced that bridge because the wood members were rotting in late 1968. There have not been a lot of changes architecturally to the bridge over the years. There's not much to change, and the stone finish likely replicated to a certain degree the Don Gaspar bridge, but staff felt that the status of contributing would be appropriate in this case.

Nicole Ramirez Thomas, P.O. Box 8337, South Lake Tahoe, California 96158, was sworn in. She stated she is assisting the parks and open space division with this bridge replacement project, which has become rather urgent. The reason that the applicant has requested the bridge to be non-contributing is that it creates a false sense of history with the National Register site that it sits within. The city has its ordinance and its ability to look at something that's 50 years or older and determine what its significance is to downtown Santa Fe and this River Park area, and how it developed over time. This information is detailed in the HCPI form. It was difficult to find information on the construction of any of the footbridges crossing the river. The larger vehicle bridges that have been designated significant, the placement of those bridges is the same, even if the materials that they've been constructed with have changed over time. When looking at the Sanborn insurance maps, there was, at one time, a wooden bridge, which was replaced by the stone bridge. Bridges have changed over time with the materials available, better engineering practices to handle greater loads of traffic. Those vehicle bridges are very different from this footbridge. The engineers' evaluation determines that the T beam that exists in the bridge could not be 56 or 57 years old. It must be younger than that. It's possible that there was another replacement at some time, possibly in the 1980s, though there is no documentation has been found on it. The construction materials are not particularly unique. The stone is sandstone, and the CCC constructed structures are all limestone.

Chair Rios asked for clarification that the bridge had changed at some time, and the location had changed.

Ms. Ramirez Thomas showed a 1968 aerial photograph from the HCPI form. She pointed out that there are two bridges next to each other in the aerial. She stated that bridge B,

the eastern bridge, is likely the CCC-constructed bridge built in 1934, and then bridge A, just to the west, is the location of the existing bridge.

Member Biedscheid asked if an Early Neighborhood Notification meeting related to the bridge had been provided.

Ms. Ramirez Thomas confirmed it had been held on June 24, 2025.

Member Biedscheid stated they agreed with the assessment of non-contributing, but in the interest of understanding how this element of a public city space is valued by the public, was there any discussion of its status at those meetings, or if there was any other indication about how the community views the design of the bridge?

Ms. Ramirez Thomas, there wasn't any discussion about the status; however, largely the sentiment was that people want to see a stone bridge replacing this bridge, and for that reason, in the design packet, there is a proposed stone bridge for consideration, and the applicant does have some questions regarding that design.

Member Cherry pointed out that in the HCPI, there's a photo of the picnic table, and asked if it was potentially built with the same stone as the bridge, and when the table might have been constructed.

Ms. Ramirez Thomas stated that the picnic tables were installed as part of the state park, which means the tables were put in about the same time as the bridge, even though there were delays in the area becoming a state park.

Public Comment:
Jerry Richardson, 703 Don Felix, Santa Fe, was sworn in. Mr. Richardson stated he appreciated that the Board was hearing comments. He said he has been a longtime historic preservationist and president of the Historic Guadalupe Neighborhood Association, and helped found it. He said he started walking over that bridge when he was a law clerk and used the Supreme Court Law Library, and he always loved the bridge and thought it added a lot of charm to the town. He supported the contributing status; he felt the significant status might make it too difficult to have the bridge replaced or repaired as needed. He commended the staff and John Murphy on their reports and stated that it was very important to make sure a functional bridge is in that area.

Beverly Spears, 1897 Conejo Drive, Santa Fe, was sworn in. Ms. Spears stated that the bridge could be considered non-contributing because it is over 50 years old and is made of local materials, especially local stone. It fits in beautifully with the environment of the stone-lined river. It contributes a great deal to the character of that section of the river and the whole downtown. She strongly supported the idea of it being a contributing.

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico, was sworn in. Ms. Beninato supported the idea that this bridge should be contributing. She echoed Beverly Spear's comments. She also pointed out that just because it was a state park and designated as such in 1940, it doesn't mean that this bridge itself doesn't have its own historic significance and contributes to the area in the river. Her concern was that if the bridge was designated non-contributing, a steel bridge could replace this bridge, which contributes to that section of the river. The existing bridge reflects the materials along the river, the walls that people built next to the river with the rocks, so the bridge should be designated as contributing.

Board Action:
Member Bienvenu moved to adopt the staffs' recommendations to designate the bridge as contributing and have findings entered that the bridge is greater than 50 years old and helps to establish and maintain the character of the Downtown and Eastside Historic District, adds to the historic associations and historic architectural design qualities that are significant for that district, and further note that the standards set forth for the National Register are different than the standards that govern the designation and are not applicable here. Member Cherry seconded. The motion passed with the Board voting unanimously by roll call vote (5-0).

b. **2025-010683-HDRB, Shelby St. Foot Bridge**, Downtown & Eastside Historic District, contributing, Wonderstone Consulting LLC, agent for City of Santa Fe, owner, requests to demolish the pedestrian bridge. An exception is requested to section 14-5.2(D)(1)(a) for demolition of a contributing structure.

Ms. Lani McCulley presented the case and staff recommendation. Staff found that the exception criteria for section 14-5.2(D)(1)(a) for demolition of a contributing structure had been met; therefore, staff recommended approval of the application with the condition that the reconstruction of the bridge matches the existing bridge in appearance and reuses the existing stones of the bridge, 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 and 14-3.14 Demolition of Historic or Landmark Structure.

Chair Rios clarified whether, by demolition, this meant that everything related to the bridge would be removed.

Ms. McCulley confirmed that was the intention.

Member Cherry stated that from what he saw, the stone walls that channelize the river are of limestone, and the proposed removal of the bridge would potentially remove part of the stone wall. He questioned what was included in the demolition of the bridge because the photos showed that underneath the bridge, each side of the bridge has two

buttresses that are made of sandstone material, but are not masonry, woven into the limestone channelizing walls. If the demolition of the bridge is approved, would the sandstone and buttresses be all that is removed, or would part of the limestone channelized wall be required to be demolished?

Ms. McCulley stated that she understood that the limestone channel is being retained.

Member Biedscheid asked for the staff-recommended condition that the reconstruction of the bridge match the existing bridge, if that referred to simply the stones of the concrete decking and metal railing as well.

Ms. McCulley stated that staff are asking that it emulate what is already there, which includes the materials.

Member Bienvenu, in your report and in your presentation, which was a great job summarizing all the information that goes into these three consecutive decisions, but it does seem that we would be deciding the third issue when we decide the second. There does not seem to be any way of getting around that because there are requirements in the code that would require a condition in this case, just as staff has requested, unless exceptions are granted. In essence, it is deciding both the second and third cases simultaneously here. He also pointed out that there are three code provisions that are being considered, which would seem to come up every time there's a demolition request of a contributing building in the historic districts. The one staff focused on was 14-5.2(D)(2)(d), which provides for the removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited, and that's concerning a contributing structure. There would also be 14-5.2(D)(5), which states that for all facades of contributing structures, architectural features and details other than doors and windows shall be repaired rather than replaced, and if replacement is necessary. The board deals with this frequently with windows and other things, though this case is not about windows. It provides that in the event replacement is necessary, the use of new material may be approved, but it must match the material being replaced in composition, design, color, texture, and other visual qualities. That seems to apply as well here to the extent that there are additional new materials being added to the old materials in order to make the bridge functional.

Ms. McCulley confirmed the second exception code does apply as part of the third case.

Director Lamboy stated that Member Bienvenu was correct, and staff tried to consider the demolition separate from the new construction This case is unique enough it might be prudent for Ms. McCulley to give her presentation on the proposed bridge so that we can combine the two in a single presentation and have conversation about the tow if that is the pleasure of the board.

Member Bienvenu stated that there is a third provision that needs to be considered concerning demolition, which is 14-3.14, which applies to demolition in the historic districts, and it has its own set of requirements.

Ms. McCulley confirmed and stated that the applicant had addressed those requirements as part of the case, and it is available in the staff report.

Member Bienvenu stated he was pointing all this out because he thought it was going to determine what comes out of the board's final decision, so much as it's necessary to address all three of those code provisions; however, the board ultimately decides this matter. Also, all three code sections are informative as to the intent of the ordinance in terms of preserving historic materials, design, and even details whenever those materials are lost. He said the case reminded him somewhat of the breezeway at the Drury because in that case the breezeway had been taken away, but the board asked for it to be reconstructed in essence which some people sometimes mistakenly assume is a bad preservation approach because it is reconstructive rather than original, but when there is a structure that is being preserved where there is no need to speculate what its original appearance was because it can be identified in detail then the appropriate preservation technique is to reconstruct in-kind. This is applicable in this case.

Chair Rios asked Member Bienvenu to go over 14-3.14 for the board.

Member Bienvenu explained the third provision 14-3.14 is in determining whether a request for demolition in an historic district should be approved the board shall consider a) whether the structure is of historical importance, b) whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether the street section or block front will be reestablished by the proposed structure and c) the state of repair and structural stability of the structure under consideration.

Ms. McCulley confirmed that the section was addressed in the staff report.

Ms. Ramirez Thomas stated the applicant also struggled with separating the demolition from the design because the demolition inherently asks what is replacing the structure.

Tyler Ashton, project engineer, 4401 Massad Street, Albuquerque, New Mexico 87109, was sworn in. Mr. Ashton stated that as far as the demolition goes, right now the footprint would just be the existing sandstone, but it would depend on what bridge type is going back in, if the space would need to be widened, or not. However, the intention is to keep as much, if not all, of the limestone that's currently there.

Ms. Ramirez Thomas stated that if a stone facade is chosen, it might require broadening how the abutments are placed, and in which case, it might require some of the CCC rock lining to be minimally bothered on either side of the existing abutment for this existing bridge. If there's a lighter-weight bridge chosen, then it may not need to be disturbed.

Member Cherry agreed that the decision on the demolition is predicated on the decision on the construction and the design requirement. He asked if there would be another case regarding the effects on the limestone channel, since that is a significant structure.

Ms. Ramirez Thomas stated that from her experience with demolitions, there could be something to the effect of the board allowing demolition to the minimal extent associated with whatever design is chosen in the next case. Then, in the design discussion, there can be more specific details about what that disturbance might look like.

Member Cherry stated that when reviewing the proposed designs for the next case, there is some widening of one of the proposed options, which would imply that some of that wall would potentially be removed.

Director Lamboy stated that when thinking about the lightest touch and the impact on the Stone Line Channel walls of the Santa Fe River, the question would be, does it threaten the status of that structure? Now granted that's not statused, but on the other hand, the removal of certain areas of stonework to accommodate a bridge that will be accessible with the Americans with Disabilities Act, there is a balancing act. The common denominator here is that the bridge must be widened to meet current code to a certain degree, and then the lightest touch is certainly an item in the next case. If it's the pleasure of the board to hear both cases at once, it can be done so that there can be more discussion.

Member Cherry stated he believed that there is a requirement to demolish historic material for the one structure, then it seems that it would also need to be required for the other structure that is affected by the first request.

Director Lamboy pointed out that the entire structure is not going to be demolished, but a portion of it may be impacted depending on the design. But at this point, a wholesale demolition is not being requested for the supporting walls. Therefore, staff do not feel another case is required.

Member Biedscheid stated that, with the way the conversation was going, to assess the demolition criteria that require the determination of whether the proposed structure will reestablish the streetscape, it would be appreciated if the other case details could be shared, and then the board could act on both cases.

Chair Rios asked the board members how they felt about that process.

Member Cherry agreed it would make the review easier.

All the board members agreed.

The Board requested that the next case be presented so the two cases could be discussed together.

c. **2025-010684-HDRB, Shelby St. Foot Bridge**, Downtown & Eastside Historic District, contributing, Wonderstone Consulting LLC, agent for City of Santa Fe, owner, requests to construct a pedestrian bridge. An exception is requested to section 14-5.2(D)(5)(b) for not matching the material being replaced in composition, design, color, texture, and other visual qualities.

Ms. Lani McCulley presented the case and staff recommendation. Staff found that the exception criteria had not been met and recommended denial of the exception to section 14-5.2(D)(5)(b) for not matching the material being replaced in composition, design, color, texture, and other visual qualities. However, staff recommended approval of the design option 2, which closely emulates the existing bridge and complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Chair Rios asked if this bridge was being demolished from the ground up, as in everything structurally, and a brand-new bridge out of a different material was being constructed.

Director Lamboy stated that there are stone channels along the Santa Fe River. Those will not be disturbed unless there's some disturbance in removing the bridge, and whatever design is being proposed is approved. There is a possibility of some disturbance. The full bridge structure is what's going to be removed.

Nicole Ramirez Thomas, previously sworn in, stated that in terms of the demolition, that very certain that the existing sandstone abutments associated with the bridge will be removed. She also answered Mr. Cherry's question if the river channel being the rock lining that the CCC did would be disturbed by putting in a new bridge and Miss Lamboy is saying that it would be de minimis in a way that wouldn't require there to be like a separate hearing in terms of the CCC structure versus the existing stone bridge, there would be very little disturbance and only as it applies to the bridge construction. She continued that from the discussion at the ENN and tonight, a stone bridge is preferred.
The applicants agree that there's some quaint element of that. There was anticipation that the stone element would be requested to be replaced, so the second design option was presented to allow the board to look at that design, but the applicant did have some design detail questions for the board. The initial design is a prefab bridge with stucco pilasters for the abutments. However, the division is not attached to having one design or the other and understands that people have expressed a desire to have a particular look. One option discussed was the use of a nice stone veneer on the bridge, which would keep the quaint, slender look that the bridge currently has. Whereas trying to put larger full stones or the stones that exist currently for the bridge might create a broader look and footprint for the bridge, which is also being widened for ADA access.
Chair Rios asked for clarification on the veneer.

Ms. Ramirez Thomas confirmed that veneers could be discussed as a consideration for the amount of weight the bridge could hold. Since it is a pedestrian structure, placing rocks on the bridge may not be feasible.

Mr. Ashton explained that this was the way the Camino Alire Bridge was done with a stone veneer. It looks like a stone, but it is not a stone. It's a lot lighter because the substructure of the lower bridge is a pre-manufactured bridge. The rock would then be added to the existing bridge. The existing bridge is a double T-beam slab that was put down with the rock façade placed on it. The existing rock does not have any structural integrity for the pedestrian bridge. The deck has failed, and the deck is sitting on top of the rock. So, the rock may be supporting the deck just a little bit now, and it's what's keeping the bridge up, but it was not designed that way. It was a double T beam adorned with stone. The question is whether we could use veneer or do we should reuse the stone that is there. Actual stone will increase the size of the bridge because it will need to be able to handle the weight of the rock, whereas a veneer is lighter and thinner but has the appearance of stone.

Member Biedscheid asked if the veneer was actual rock that is cut thin, or if it is a substance manufactured to appear as rock.

Mr. Ashton explained that there are multiple ways to create veneer. It can be cut rock to make it thinner, kind of like thin bricks on some homes, or it can be molded in molds from substances like concrete and paint, or colored material. It can be done so that it looks realistic.

Member Cherry stated that, from his understanding that the bridge would be structurally steel with a stone façade, where it is natural stone or natural stones cut to tile the facade, or a cultured stone facade, but that's the overall proposal of that second bridge. That is the consideration and the current bridge; the stone is a facade now, it’s not structural, as Mr. Ashton pointed out. It appears maybe they tried to make it structural and failed, and so it was retrofitted with the steel because there is a rebar that formed an Arch or ellipse with a flat section across the top or the bottom there. However, he wanted to understand the feasibility issue. He asked if it is unfeasible to make a true natural stone arched bridge because of cost, because there are stone arched structures all over the world that are many hundreds of years old, or what would make it unfeasible.

Melissa McDonald, Parks and Open Space Division Director, 1104 Don Gaspar Avenue, Santa Fe, was sworn in. Ms. McDonald explained that the Parks and Open Space Division is working on the project, and they want to keep the integrity of the design and the facade as it is now. Going to a total stone structure was talked about, but was not something considered because trying to emulate what is currently existing, and the existing bridge was designed to have a beam with the rock facade. Having a real stone veneer versus a manufactured product, if that's the desire of the committee, could be done. Cost is always

a factor. Right now, the stone option is coming in anywhere between $750,000 to a million dollars to build that bridge. The city has allocated funds and is committed to trying to rebuild the bridge because it has been unusable for two years, but it is still seeking additional funds. If the cost rises drastically, it would be difficult for us to find the budget to build. A stone bridge would increase the cost significantly, as well as increase the engineering and other factors that contribute to it.

Ms. Ramirez Thomas stated that, according to the HCPI form, the design of the bridge was intended to be a midcentury urban look; therefore, creating a true stone bridge isn't in keeping with what exists and what is now a contributing structure.

Member Cherry stated that the board is balancing mimicry versus replacement with a charming character that fits into the nature of the district. He agreed that an authentic stone bridge would necessarily fit, but neither would a cultured stone.

Ms. McDonald stated that the team would consider the comments if the bridge were to be approved. Cement does not have to be used. There can be a solution to the materials. Incorporating the existing stone is an option, but it could be difficult because, with demolition and the way the stone is put into the ridge with thick grouting cement, the stone can’t always be reused. As much as possible can be retained and integrated, but there is a certain amount that won’t be reusable.

Member Cherry asked if the deck would be in brick.

Ms. Ramirez Thomas stated that it was a design question for the board, along with several other questions the team had. They wanted to know if the board would prefer the approach to be brick or concrete. It is currently concrete, though the rendering was brick.

Ms. McDonald stated it could be either concrete or brick.

Ms. Ramirez Thomas stated that the concrete would be brown concrete to comply with the district standards, and the team anticipated the board not wanting to replace it with gray concrete.

Member Degnan asked, with all the wonderful foot bridges and bridges in Santa Fe, have we ever had to redo a complete replacement of a historic bridge?

Ms. Ramirez Thomas confirmed that almost all of the footbridges have been replaced to some extent, and the Brothers Lane Bridge, which is proximal to this bridge, has been replaced with a wood bridge. The packet demonstrated that there is no consistency with what bridge design looks like in crossing the river, and what the pedestrian bridges look like, both inside and outside of the historic districts.

Member Aguilar Medrano stated she preferred option two with the stone. The existing concrete is grey, and she likes the way it matches the mortar in between the stone; it looks very uniform. Contrary to the city ordinance, she would be in favor of grey concrete if concrete is used. The abutting materials on the other side are pavers, so there would not be an awkward intersection of pinkish and grey concrete. The existing bridge has vertical posts spaced widely, and it gives this airy feel. This design option 2 has replicated that while also bringing the bridge up to code by making the new horizontal dividers very minimal in comparison to the vertical posts. Her question was what color the rails would be; the depiction is beige. The preference for the stone would depend on what the stone is and what the final look would be. She did not like the formed concrete option. With that option being faux, she would prefer something authentic, like the modern interpretation of option one. Similarly, veneers tend to have a very uniform appearance, which wouldn't mimic the character of this stone, while completely opposed to it, she felt some photos of the product and how the bridge would look would be appreciated before approval. She stated she looked up the Camino Alire Bridge, and she would not want that duplicated in this area. She was still unclear if the full stones could be used as a façade as it is currently.

Ms. Ramirez Thomas asked to give her list of questions on the design to the board. She asked if the approach on either side was preferred in brick, like the downtown sidewalks, or concrete as exists, and then if concrete would be colored or grey. The railing color and style are now in question as well. So, did the board prefer a more rounded railing or a square railing in beige a black, or dark brown? Sandstone is the existing stone façade. Would the board prefer sandstone or limestone, which is what the river channel is lined with, and which she felt would have a lack of difference in the periods? Then, with the abutments, it sounds like rock is preferred, but stucco may be an option, and then, if an interpretive plaque is desired as well.

Member Bienvenu stated that he didn’t believe that the board preferred not to design a new bridge; they are more interested in protecting what's there, and if it didn't have to be demolished, that would be a simple decision to make here, which would be to repair the bridge. Once it's gone, then your options are unlimited, and that's what you're proposing to the board is all the things that could be modified here to make it different. That's an endless chase because now the board is designing a new aesthetic structure that is partially historic and partially contemporary, and the aesthetic preferences of the people that happen to be in the room tonight. That is not a comfortable design option. The easiest answer is to say to replace the bridge with something as close to the existing bridge as possible in terms of color, texture, design, aesthetic qualities, and detail. That would be the task before you. He believed it would throw out simulated stone, by definition, square railings to replace what's there, and some of the color changes; not because none of these things might be aesthetic improvements, but just because we'd be redesigning the structure at that stage. He asked, if we decided to just tell you, that the demolition is approved on the condition that it be replaced with a structure that emulates the existing structure as closely as possible and given all the constraints they are operating on, would

the applicant be able to come back to the next meeting with a redesign for approval and would that meet the scheduling needs?

Ms. Ramirez Thomas stated that the challenge is the timeline because the city may not receive money from the state legislature if this bridge project is not completed before December, and it takes 16 weeks to manufacture the bridge. Understanding the desire is to match the existing, we would request that staff be allowed to approve of that.

Member Bienvenu commented that the board often lets staff make those final decisions as to whether it conforms to what they understand to be the board's concerns.

Chair Rios agreed with Member Bienvenu's comments and reminded the board that the bridge was designated contributing and the ordinance states to replicate it as closely as what exists, making it ADA accessible, but trying to use the same materials as this. She also pointed out that the board must remember the big picture, which is that this is Santa Fe, New Mexico, a city that is over 400 years old, and the board is charged with trying to preserve all the things that have value, such as this bridge. She pointed out that by comparing the two photos, the picture on top is a very nice bridge, but it is a very refined bridge that has nothing to do with the bridge on the bottom. So, about the materials that the design has existed on that bridge for many years, and the focus should be on what that bridge looks like now, and replicate it as it exists.

Member Cherry agreed with Member Bienvenu and commented that your request is more of guidance on what can be approved, and you should follow the direction of what is there.

Ms. Ramirez Thomas stated that the board had answered her questions and realized that the design would match more closely what exists. She asked if there was any critique about the rendering of the stone bridge, since that would also be helpful.

Chair Rios asked if the indication was that this had to be completed by December and stated she felt this should come back to the board.

Public Comment:
(Inaudible) In Santa Fe, he was sworn in. He stated that by combining the cases, the board is getting ahead of itself because there is not really a discussion about demolition. He stated he went to the meeting at the land office a few weeks ago, and he left questioning why they had the meeting. The decision was made there. He could not believe that the bridge could not be repaired for a million dollars. He said he was a retired contractor, and he could get it fixed. He said the bridge is beautiful as it is, and everybody loves it. He questioned whether there was enough effort put into figuring out how to repair the bridge.

John Penn LaFarge, 647 Old Santa Fe Trail, Santa Fe, was sworn in. Mr. LaFarge echoed the previous comments because it seems a million dollars is extensive. He said it is

important that this bridge contributes to the charm and character of downtown and Santa Fe. He felt that so much of our charm has been lost to cold, repetitive buildings that look as though they could be designed by somebody with no imagination and really no understanding of Santa Fe style. He said This bridge, small though it may be, does have a great deal of character and charm. He thought option number two should be the option taken, adhering as closely as possible to replacing it without altering the bridge that is there currently.

Beverly Spears, previously sworn in, applauded and supported Member Bienvenu for stating that the bridge should be rebuilt to be as similar as possible to what's there in appearance. She questioned whether a six-foot width was necessary since a wheelchair does not need that width. She felt that if four feet is not enough, then surely five feet was plenty. She stated it wasn't explained why the new bridge has to be longer than the existing bridge, which has served the community very well for more than 50 years. She also questioned the increased height because the guard rails for commercial structures need to be 42 inches, but she understood this request to be more than the required 42 inches. She summarized that the proposal is for something longer, wider, and higher than what is there, and given the contributing status of the bridge, all of this needs to be justified so that the increase is as minimal as possible. She also confirmed that it's important to use as much of the existing material of the bridge as possible, including the stone.

Jerry Richardson, previously sworn in, stated he would support preserving the bridge as much as demolishing and rebuilding it to resemble what is there, and design number two comes close. He was shocked that all three cases had to be heard at one time because of the time limits. Since the bridge has been shut down for two years, it does not make sense to crunch it all at one time. He said he was concerned about approving a design without really knowing what it is, but if the staff understands that it should conform as much as possible to the existing bridge, then he would support it so that something that resembles the existing bridge is constructed.

Katherine Rivera, P.O. Box 363, Santa Fe, was sworn in. Ms. Rivera shared that she attended the early neighborhood notification meeting, though she did arrive late. She did not hear the issues about repairing the bridge. However, in conversation with others, she understood the consensus was that people were thrilled or relieved with design number two. She said the purpose of the meeting was more informational; it was not to wrestle down some of the key design elements, which is part of the board’s job or part of an architect's job. She said she felt she needed to share that there was a sense of relief from the community that the replacement bridge was going to look and feel like number two.

Elizabeth West, 318 Sena Street, Santa Fe, was sworn in. Ms. West found both renderings interesting, and while she did not attend the early neighborhood notification meeting, it seemed the general feeling of the board members and the public was that the upper black bridge is so appallingly wrong in juxtaposition with a much better image. She felt it would have been interesting if there had been a third image or another image that

was a different version of what Miss Spears was mentioning. She said the second version looks better, and the first is a good idea for what is very obviously could be done if it were done wrong.

Ms. Stefanie Beninato, previously sworn in, said she was disappointed that the engineers in the 21st century cannot figure out how to repair this bridge as opposed to demolishing the bridge, and she did not feel there was much effort put into that. She said the timeline is very arbitrary because her understanding of state money is that it is not going to be in place by December. She said the skeleton might be manufactured by December, but it would not be in place. She urged the board to have the design return to the board for consideration, even at the next meeting. She said doing this would give them four months to get the skeleton of the bridge done. She agreed with Ms. Spears that the railing seemed to be too high and that six feet was not necessary for a footbridge. She felt that everyone would be courteous by waiting to cross if it was necessary because this is how it always has been, even on the city's sidewalks. She pointed out that there are sidewalks that wheelchairs cannot use at all, but it is not something that the city widens, even when they are being repaired. She wondered how many people might have fallen off the bridge with its 18-inch railings as opposed to the 3 ½ foot high railing, which is visually distracting. She agreed with the board members that the bridge should look as much like the existing and the existing materials, including the stones, should be incorporated as much as possible in the reconstruction of the bridge rather than finding something new that looks similar, and it should be what is existing so that it contrasts with the stone walls that line the river. She stated that she again would urge the board to have the final design return to the board for review and that while she appreciated that they trusted staff to make the decision, the board owed it to the public to have it returned for review at a public meeting.

Cynthia Pacheco, 220 Est Marcy, Santa Fe, was sworn in. Ms. Pacheco thanked the board for allowing significant public input this evening. She said she works for the Supreme Court, which is her first interest in the bridge, because she would like to be able to use it. She also doesn't want to see the bridge collapse any further as a citizen of Santa Fe. She stated that at the neighborhood meeting, constituents were advised by the project engineer that the tension rods on the bridge had failed, and he went into great detail about why the bridge cannot be rehabilitated. She was satisfied with the explanation. She said the board should consider what might happen if it did not take action tonight. The city already has a significant portion of the funding from the state of New Mexico. If action is not taken tonight, the burden of the financing will shift entirely to the citizens of Santa Fe because it's too late now to go and ask for capital money for the upcoming session, which means the request cannot be made until the legislative session in 2027 and the money would not be issued until later that year, at which point this starts all over. Right now, the bridge can be built with the money that the city has, but prices do not go down, especially when it comes to construction and the looming threat of tariffs, etc. What's going to take us $1.7 million today could cost us $5 million three or four years from now. She said she would like the board to consider this, and she thought staff did an excellent job putting the packets together, and the engineer had gone above and

beyond to explain what needs to be done. She strongly encouraged the board to adopt design number two with the lightest touch possible for demolition.

Member Cherry asked for clarification on the height, width, and length of the new bridge.

Mr. Ashton explained that the height would be set to 42 inches or 3'6”, which is standard ADA, the width is required at a minimum of 48 inches clearance to satisfy ADA and PROWAG (Public Right-of-Way Accessibility Guidelines), while the width could be reduced to 48 inches, the entire 48 inches has to clear for walking area, so the request is for the full bridge to be at 6’0”, and the length is increased to 42 feet so that the new abutments are located back behind the limestone lining in order avoid impacting the channel stone. It will seem the same length because the work is under the bridge underground.

Member Cherry asked where the 42 inches of the railing were being measured.

Mr. Ashton explained that it is 42 inches from the walking surface to the top of the railing.

Member Cherry asked if he understood correctly that there is a rail a little bit lower than that because the rendering shows the stone that the railing interfaces with to be higher than the railing.

Mr. Ashton confirmed that the stone pilasters at the ends may be a bit higher than 42 inches, but the railing must be no lower than 42 inches, so the stones need to be higher to make the connection.

Ms. Ramirez Thomas wanted to address the question of why the schedule is so compressed. She said the funds for the design were not released until late January this year, and then it's taken this long for issuance of the HCPI form, meeting with staff, getting documentation, and all the other details that needed to be done to get to this point.

Mr. Ashton added that the reason for the request to demolish the bridge rather than repair it is that the existing double T beam slab is a post-tension member, and concrete is good under compression but not under tension, which is why the steel and rebar are in the bridge currently. This type of bridge is built with what are called tendons, steel tendons, in them. Once it's post-tensioned like this, a T-slab is, and once concrete gets to a specific strength, the tension on those gives a lot of strength to the bridge structure. The process is used in things like basketball courts and building roof structures. In this case, the concrete has passed its design life, and it is delaminating. The tendons have become exposed. The anchors that those tendons were embedded in the concrete have become exposed. The tendons have lost their tension, and again, concrete is great in compression, but it's not in tension. If the tension members are no longer there to take the tension, then the tension will be on the concrete, and the concrete's just going to crumble. He compared it to an old car that is still being driven, though the main frame is

completely rusted out. There might be some work that might help put underneath the bridge, but there are complications with going underneath the bridge. He reminded the board that it was stated earlier that the Army Corps was looking at removing this bridge because it couldn't pass the FEMA-recommended flood levels. So, if work is done below the low quarter of the bridge, it would limit the capacity to pass water even more, and anything underneath the bridge will still turn to rubble on top, so it would be rusting metal and rubble.

Board Action:
Member Bienvenu moved in case 2025-010683-HDRB, for the Shelby St. Foot Bridge request for demolition to that the staff's recommendations be adopted, that findings be entered, that the exception criteria under 14-5.2(D)(1)(a) have been met concerning alternative two presented by the applicant for the reconstruction as to be further modified and discussed in the next case, and that the board has considered the factors outlined in 14-3.14 and determined that those factors all indicate that demolition of the structure would be appropriate on condition that the bridge be reestablished in the same location with the same materials, and design to match as closely as possible the existing bridge as to be further determined in the subsequent case. Member Degnan seconded. The motion passed with the Board voting unanimously by roll call vote (5-0).

Board Action:
Member Bienvenu moved in case 2025-010684-HDRB, Shelby St. Foot Bridge requesting construction of the pedestrian bridge that findings be entered that consistent with staff's recommendation the exception criteria have not been met with respect to option number one as presented by the applicant but that the exception criteria are met with respect to option two as requested by the applicant, with the further conditions that final plans be developed that show that the replacement bridge will correspond as closely as possible to the existing bridge with respect to materials and design and will utilize the materials of the existing bridge that can be salvaged, specifically the rock, and that no artificial stone facades be utilized in any event, that the dimensions be as to the extent they're changing from the dimensions of the bridge as it exists in either length or width or height, be the minimum divergence as is possible from what exists that would be consistent with the ADA and any other applicable legal requirements and that the revised plans be submitted to staff for approval to be given only as is consistent with the board's concerns as expressed tonight, and if the staff has any question as to whether or not the plans are consistent with the board's desires that it will be rescheduled and come back to the board for a final determination. Member Biedscheid seconded.

Member Biedscheid offered a friendly amendment as a clarifying condition related to the length of the bridge that to pursue the lightest touch possible, which includes not disturbing the river channel rocks, that the length considers avoid touching the channels.

Member Bienvenu accepted the friendly amendment.

Member Cherry stated he was concerned about the dimensions allowing an increase in height but potentially minimizing an increase in width, which will change the scale of the bridge. The design, as it is proposed with a six-foot width and an addition to the required height, matches the scale proportionally of the existing bridge. If the width is limited to four feet and then the height goes to 42 inches proportionally, the bridge will look significantly different, even though making it six feet wide makes it a bigger bridge.

Chair Rios agreed with Member Cherry.

Member Cherry made a friendly amendment to allow the six-foot width.

Aguilar Medrano stated she did not feel she had enough information about what the finished stone would look like, as it makes such an impact that it is so important to get that right. She felt that the final design needed to come back to the board to know exactly what material was found that could be used. She needs to know what it will look like. Even with a real stone veneer, the thickness of that is consistent and gives this flat appearance, which the current bridge doesn't have. It currently has an organic, irregular pattern that makes it feel special, and that's what I should preserve. There is not enough information at this point to predict if that's going to happen. So, while she is in favor of everything in the motion, she would most likely vote no at this point just because she felt it was necessary to come back to the board.

Chair Rios said she believed Member Bienvenu indicated that it should come back to the board.

Member Bienvenu clarified that the motion was framed so that it was to go for staff approval, and only if staff found that they weren't certain whether it met the board's desires, then it would come back to the board for review. However, he was perfectly fine when it came back. He asked if it could be placed on the agenda for the next hearing on July 22, 2025.

Director Lamboy stated it could be put on that agenda. However, if the board did not have confidence regarding the material and concerns that have been discussed this evening, they could issue a conditional approval to have the stone itself return to the board. Thereby, the bridge itself would be approved, not the stone, and then that would be brought back, and other choices are obvious.

Member Bienvenu asked how long it would take them to have the plans redrawn and over to staff for approval, as compared to returning to the board in two weeks.

Mr. Ashton stated it would take three to four weeks because they would need to meet with the bridge manufacturer to figure out what needs to happen before the structure, which won't really be seen. After all, it's going to have the rock on top of it, and there would need to be coordination with the structural engineers and the manufacturers of the

bridge. He stated the bridge was the same type and they would be happy to bring it back, but then they can also reuse the existing stone.

Member Bienvenu asked if updated plans that address the issues described could be ready in two meetings from now if the applicant needed to go back to the manufacturer first.

Mr. Ashton asked what date they would need to submit since the submittal is due to staff a couple of weeks before the meeting.

Ms. McDonald pointed out that the timelines are very important here, whether they fit in the submittal deadlines. She encouraged the board to consider approving the conceptual plan and have them come back to the Board with the stone information because, with the deadlines, this was a simple accommodation, but she was concerned about the strict timing requirements for both the Board hearings and their construction scheduling.

Director Lamboy stated that the packet is due out to the Historic Districts Review Board on the 18th of July, which is the Friday before Tuesday the 22nd. So, to give a little time, it would be possible to get the information as late as the 17th.

Ms. McDonald stated that if the board could approve the concept and size, they could return with the stonework at another hearing.

Attorney Ruybalid stated that the conundrum is that there would be approval for something that could later be disapproved because this is a final decision that could be appealed, and the decision could end up being reversed.

Chair Rios stated that there was a motion on the table. She said it is the responsibility of the board to review projects, and if they're important enough to review and they need to come back, then that is what needs to be done. She said she was sorry for the time constraints that were needed to be followed but the board and staff are trying to work with them because they are also citizens in the community and working together is the goal, but it is not clear why it took so long to come to the Board for the project in the first place and it did not seem appropriate to place the pressure on the board to approve the project immediately because of the applicants time constraints. She continued that the board has to follow what the ordinance says, and this project is important enough that it should come back to the board.

Member Cherry stated that he would like to amend his friendly amendment for the motion on the table based on the current conversation. He said his amendment would be to increase the width to six feet and match the stone exactly, and the grout joints in width and size and depth of recess of the grout behind the stone to match what's there exactly.

Member Bienvenu asked for clarification if that was using the existing stone or something as close as possible to the existing.

Member Cherry said something as close as possible because when the bridge is demolished, much of the stone is going to get broken into smaller pieces, which are then not going to be in-kind anymore; they will be smaller, and the sandstone is readily available, so it needs to match exactly what is existing, including the size.

Member Bienvenu accepted the amendment.

Director Lamboy asked for the entire motion to be repeated prior to the vote.

Member Biedscheid stated that her concern would be that if there is not a vote on this with the urgency of the timeline, what may happen is that no bridge would be constructed at all. She felt it was relevant that the applicant had agreed to the lightest touch possible and reusing the existing stone as much as possible to replicate the existing bridge. There is good direction for the staff to review the amended plans, and it is more important to have something built than to have the project abandoned.

Member Bienvenu provided a summary of the motion: to adopt findings that the exception request as to design 1 is denied for the reasons given by staff but that the exception criteria under 5.2(D)(1)(a) are met for the design option number two on condition that final plans be prepared that show detail of those of that option that establish that the design imitates as closely as possible the existing bridge in terms of design, massing, materials and detail, that the alteration in dimensions necessary to accommodate the ADA and to maintain proportionality are granted and that to the extent the existing rock cannot be reused because it is not salvageable that the pattern that the replacement rock match as closely as possible the existing rock and that it be laid with the same pattern and points in between and texture as existing and that final plans showing all of these conditions are met will be submitted to staff for approval, and staff will determine whether or not the plans meet these criteria and if they have any doubt they will return the revised plans to this board for final determination and that the application be approved on that basis.

Member Cherry stated he thought the motion summary encapsulated his friendly amendment.

Chair Rios confirmed that Member Cherry wanted the bridge to be six feet wide or less.

Member Cherry stated the scale should be as proposed, 6-feet-wide with a 42-inch-high handrail.

Member Bienvenu confirmed that the idea was to maintain the same proportionality.

Member Cherry stated that because the code requires the handrail to go up to 42 inches, it dictates that the six-foot width is going to emulate that proportionality the best.

Member Biedscheid stated that the restated motion included both friendly amendments for the dimensions.

Vote:
The motion passed by roll call vote with Members Bienvenu, Biedscheid, Degnan, and Cherry voting for and Member Aguilar Medrano against.

d. **2025-010697-HDRB, 401 E. Palace Ave**., Downtown & Eastside Historic District, contributing, Andrew Lyons Design, agent for Abrams Development LLC, owner, requests status and primary façade designations of residence and garage, and yard walls.

Ms. Lani McCulley presented the case and staff recommendation for Amanda Romero in her absence. Staff recommended that the historic status of the residential structure be upgraded to significant, the accessory structure (garage) be upgraded to significant, and the yard walls be designated as contributing, per section 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Chair Rios asked if there was evidence that showed that the house and garage had always been white and if the pediments had been the same color as well.

Ms. McCulley stated the research indicates the color of the house and the garage has always been white, and there is no history of the color of the pediments.

Member Biedscheid said she thought there was a reference in the HCPI to different layers of plaster underneath the current white stucco of different colors.

Ms. McCulley stated that the underlying layers are also white.

Member Cherry stated he observed that it looked to be pentile with a parging coat of smooth plaster that was gray, that's about 3/4 of an inch thick, and then it has a very thin layer of white plaster over that, and then there's white paint on top. He explained parging was typically a technique that was done very similarly to plaster, but using cement mortar, and masons do it to parge layers, to build out surfaces. He said this is subjective and nuanced, but the reason he observed that as parging as opposed to plaster is really because plastering is with a foam float finish with very round features as opposed to that building which is very unique in the sense that somebody paid great attention to detail of how plane and flat the wall was made as opposed to using a very short soft applicator which would mold itself to the undulations of adobe. This was made to be very straight-lined.

Chair Rios asked staff if it was known if there were different colors underneath the white or if the white had existed for more than 50 years. She said she remembered it was always white, and she has been around for more than 50 years.

Ms. McCulley stated that, from her understanding, it has always been white.

Member Biedscheid stated that in photo 19 of the HCPI, the building looks like different colors of plastic with a base coat of brown. She asked regarding the recommendation for significant status, because a significant status requires that there be distinctive characteristics in terms of style or type and period of construction. In the HCPI, this is described as being built during a time of transition, when it stood out during a time when Pueblo revival was the common type or style of construction, and then it was a transitional period building. She said it is a really interesting building, and she could support the contributing status which it currently has, but was unsure about the upgrade based on the terms of the definition in the code about significance. She also observed that it has a painted stucco in white color which currently would not be approved on a contributing building, let alone a significant one and it reminded her of the addition with pen tile construction and the white building (206 McKenzie) which is contributing not significant, but is stuccoed white and constructed in part of pen tile. She also questioned the window placement, which violated the current code with less than three feet at the corners, especially visible on the west facade, and how those code requirements should be considered in terms of designating a status.

Director Lamboy stated that the design standards were drafted with the Adobe construction in mind, but in this particular case, it is not Adobe construction, and historically, if those windows were placed closer than three feet from the corner, then that moves it over to a preservation item rather than a design item. She said if they were originally constructed that way, then the desire would be to preserve the character of the building instead of moving windows three feet from the corner. She also stated that there was a discussion point in the HCPI about the white color, which states that the color has been there for a long time.

Chair Rios stated that, as a point of interest, it should be noted that there was another building on a separate property next door, which has very similar features to this property, such as the brick coping and the white color. She was curious if that used to be a part of the property or if someone liked the style.

Director Lamboy stated that after Mr. Martinez left, there were two phases of construction on this property. It was once a larger property and then became two separate properties, so it is possible that the other building dates to that one larger property.

Andrew Lyons, PO Box 8858, Santa Fe, was sworn in. Mr. Lyons stated that a contributing status would make more sense for this property because it does contribute to the streetscape and is very unique. However, as Member Biedscheid stated, it would not be

approved today as designed. It is unique to the streetscape and represents a party of one in some sense, so the applicant agrees with the contributing but not with the significant for both the residence and the garage. He felt the walls should be preserved, and he said he recalled the building being white in the early 1970s.

Tom Abrams, 10 Goldpoppy Circle, Santa Fe, and Christa Abrams (inaudible) were sworn in.

Mr. Abrams stated that he and his sister, Christa, grew up on the east side of Santa Fe and remember when their father bought this building in 1968. He said it has always been white, even though he felt it should blend in with the other territorial style houses on the street in a more buckskin color. He stated he has been a real estate broker in Santa Fe for 28 years and has developed and built ten homes around Santa Fe County, and Mr. Lyons has designed a lot of them. He said he is a big proponent of Pueblo Revival Style, Territorial Style, and features like brick coping. He said he wants this home to be fantastic, but a little latitude is needed with some of the windows and some of the
Facades, there is no intent to change the footprint of the structure, and no significant changes to the windows, but there are a few windows that…

Chair Rios interrupted and stated that he needed to focus only on the status of the building at this time.

Mr. Abrams stated that the concern with a significant status is that it's going to be really constraining with what they will be able to do to the house, and they would like to return it to a residence, making it nice. He felt it was a contributing structure, and the intent is to keep it in the family and make it an eye catcher on the street.

Ms. Abrams was speaking, but was not audible.

Mr. Abrams agreed that the rock walls were contributing.

Ms. Abrams stated she thought the rock walls were stunning and should be kept and preserved, but the house has so many doors that are unnecessary. So, if the board made it significant, their hands would be tied from doing anything with the floor plan.

Chair Rios stated that the applicants need to focus only on the status of the building, not the desired remodel.

Ms. Abrams said that she felt the rock walls are significant and the building is contributing since it is just a house.

Public Comment:
Margaret Beatty, 115 Martinez Lane, was sworn in. Ms. Beatty stated she has been walking by this building every day for many years, and she loves all the growth around it,

that it is white, the brick cornice (coping), the green trim, the yard walls, the fireplace that's built into the rock wall, she loves everything about it. However, she was astonished and dismayed to walk by last week and see that the huge old tree had been cut down in front of the house. While that may not be what is discussed, she continued, part of what makes Palace Avenue special is all the magnificent trees. She felt that if the board makes the status contributing, then there will be too many changes to the streetscape, and a very special part of Santa Fe will be taken away with it. In this neighborhood that she has been a part of for over 20 years, so many historic, beautiful trees have been cut down without any announcement to the neighborhood. She felt that historic building details can be rebuilt, maybe not to the original standard, but it is not possible to replant a 60-year-old tree. Once it is gone, it is not replaceable. As far as the house goes, she felt it should not be allowed to be changed at all.

Chair Rios stated that in reference to trees, there are ordinances that people must follow within the city, and while this board does not hear cases regarding trees, there are rules and regulations that must be followed.

Ms. Beatty stated that maybe this board should hear about the trees because the trees are as significant as the houses.

Chair Rios stated that the city requires that if a tree has certain measurements, someone verifies that the tree is in good condition or is ready to fall before determining if the tree should be preserved or removed.

Director Lamboy confirmed that the Terrain Management team with the Land Use Department ascertains the condition of trees before issuing approval for their removal.

Ms. Beatty stated that when building a house in the historic district she went through a lot with all the details that had to be given to the city and she felt that when someone tries to build, they should try to emulate what is around their location rather than indiscriminately chop down all the living things around this beautiful house which is special and should be preserved.

Ms. Abrams stated that the two trees that were being discussed were Siberian elms, which are an invasive species, and that the trees were old and large and in very poor condition. She stated that a professional arborist came to the property and did an assessment and advised them that the trees were on their way out. She said they went through the proper procedure with the city for the approval to remove those large trees, and they will be replaced as required through the permitting process.

Mr. Abrams added that the tree roots and all the vegetation around the building were causing significant structural problems with the building, it shown in the diagonal cracks along the pen tile and all around the parapets. He said they were advised by a structural

engineer that the damage was being caused by the vegetation. So, they have removed some of the vegetation to preserve the building from ongoing significant structural issues.

Mr. Lyons stated he thought the Abrams hit the nail on the head that the walls are what catch people's eyes walking or driving down the street. He thought the house sticks out more as a bit of an oddity, primarily its color, but could minor changes like removing a door, no additions or changes to say the white or the parapets, but things like fenestration changes be an option if the house is determined as significant rather than contributing.

Chair Rios said that she was not sure because it would have to come before the board and be reviewed. She said tonight is only about addressing the status of the home and That's what the staff presented, and that's what comments need to be confined to.

Member Cherry stated he was just reading this significant structure definition, and this is just for context: "*50 years old or older that embodies distinctive characteristics of a type, period, or method of construction."* He stated that this definition was relevant to the discussion, and there is relevance to how intact both buildings and the property appear.

Board Action:
Member Biedscheid moved to retain the contributing status for the residential building and designate the south and west facades as primary, to retain the contributing status for the accessory garage structure and designate the south and west facades as primary, and designate all of the property perimeter yard walls as contributing. Member Degnan seconded. The motion passed with Members Biedscheid, Aguilar Medrano, and Degnan voting for and Members Bienvenu and Cherry against.

d. **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.

The applicant was not present.

Board Action:
Member Bienvenu moved to postpone the case to a date certain of July 22, 2025. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

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

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

11. **Next Meeting**

July 22, 2025

12. **Adjournment**

Member Degnan moved to adjourn. Member Aguilar Medrano seconded. The vote passed unanimously (5-0), and the meeting was adjourned at 8:08 p.m.

Lani J McCulley

Lani McCulley, Transcription

_____ _____

Cecilia Rios, Historic District Review Board Chair Date

Regular Meeting of the Historic Districts Review Board
July 22, 2025, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Meeting Minutes
View meeting on City YouTube: https://www.youtube.com/watch?v=bmJilERq9rI

Call to Order
Chair Rios 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.

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

Members Present
Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Madelein Aguilar Medrano (late)
Ms. Amanda Mather
Ms. Mary Ellen Degnan
Mr. Scott Cherry

Members Absent
Ms. Jennifer Biedscheid (excused)

Others Present
Ms. Maggie Moore, Planning and Land Use Assistant Director
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Amanda Romero, Senior Planner
Ms. Lani McCulley, 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.

2. **Approval of Agenda**
Ms. Romero stated that Item 7A of staff communications will be postponed, and under new business, Items B 2025-010763-HDRB for 515 Paseo de Peralta, Item C 2025-

010764-HDRB, and Item D 2025-010493-HDRB will each be postponed to a date certain of August 12, 2025.

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

3. **Approval of Minutes**

No changes were made to the minutes of June 24, 2025.

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

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

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 Pequeno 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)

Member Degnan moved to approve the Findings of Fact and Conclusions of Law. Member Mather seconded. The motion passed unanimously by voice vote (4-0).

5. **Matters from the Public**

Stefanie Beninato made comments regarding the decision on the Shelby Street Bridge from the previous hearing. She disagreed with how the cases progressed and wondered how the staff cannot have a doubt and bring it back to this board when they're supposed to make sure that it's recreated exactly as it is now. She questioned whether somebody was going to photograph the existing bridge in detail or draw it while measuring each grout line. She could not see how staff could be without doubt that whatever is presented is exactly what is there currently. She stated the other thing she found appalling was that there was a series of professionals, including consultants and supervisors, who took seven months to get money by January 2025, but did not bring any of these requests to the HDRB until July, even though they knew they would need to. It took five months to design and specify a 250 sq. ft. pedestrian bridge. She felt that this was an incompetent response on the part of the staff involved and exemplified in a city process. She pointed out that the most acceptable design was a rushed design at the last minute, based on the feedback from the ENN. She shared that there was no alternative offered in case the bridge was not given a non-contributing status; it was arrogant and a waste of time. She said the entire process was incredibly disappointing, and she hoped that the staff would have doubts and would bring the new design back to the Board for review.

6. **Staff Communications**

No staff communications were shared.

Member Aguilar Medrano entered at 5:40 pm.

7. **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 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.

Mr. Duran shared some documents with the board members for the applicant.

Chair Rios asked what the different roofing materials were and which one had the greatest square footage.

Mr. Duran explained that the original system was a crimped roof of about 800 square feet, and there is some torch down on the north addition, which is about 600 square feet. There is also corrugated steel roofing, 26-gauge roofing, and about 400 square feet of pro-panel. The applicant's proposal is for a roof like the portal addition on the north elevation with a 26-gauge center rib roof to mimic the historic roofing system in the natural steel color, with options such as red as a backup.

Jenny Thomas, 964 Acequia Madre, Santa Fe, was sworn in. Ms. Thomas stated that she was open to the color. She pointed out that two doors down, there is a brown or rusted metal color. She would be okay with that color if that was the preference of the Board. She said she understood that she understood there was some question about a switched front door and window configuration, and that the remodel was before she bought the house, which is why she gave the handout showing the Zillow image of the house as she purchased it.

Member Cherry stated that the documentation is unclear, which profile of the metal roofing is being requested.

Manuel Mendoza, 4203 Wela Colorado, Santa Fe, was sworn in.

Mr. Mendoza stated there was a page in the packet that shows the material, but it looks like the north side portal, but in a metal color.

Member Cherry stated that there are four different options of that roof profile in the paperwork that was provided, including the twelve-inch wide and sixteen-inch wide, and the striated or minor rib.

Mr. Mendoza stated that the sixteen-inch striations were the proposed material.

Member Bienvenu stated that when allowing replacement, the Board usually approves in-kind replacement, meaning as close as possible to what exists. The problem here is that there is a mix of roof types. He asked if the applicant could share what the different roof types were.

Mr. Mendoza pointed out that one is corrugated, one is like the proposed, there are three kinds of metal, including crimped, corrugated, pro-panel, and gravel. He tried to point out the different roofs in the images of the presentation.

(inaudible) But it was established that the preferred color would be the silverish gray galvanized roofing material or the weathered red color.

Member Bienvenu clarified to the applicant that the reason for the postponement was not necessarily that the Board thought work was done without approval, but they needed to see the approval to make sure, because it could impact the decision on the roof application.

Ms. Thomas clarified that the entire roof was being replaced in a uniform manner with one material at one level.

Public Comment:
Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico, was sworn in. Ms. Beninato asked for clarification on whether the work on the door and window had been approved because she seemed to miss that part of the presentation. She said that 5,800 square feet is a lot to have just a single type of roof on it, but the historic part of this building has the dull corrugated metal, so she felt this was the proposal and that it was an appropriate request. She did not like red because it was not appropriate for that area. After all, the color does not look historic or fit into the character of the neighborhood. She was pleased that this applicant wanted to use the historic type of material for the entire roof. She did want to know if the roof was going to have a peak or be flat or a variety; she felt it was not clear, given the existing different configurations.

Mr. Duran stated that the case information regarding the work on the primary façade had been located, and the work was approved and permitted. He also corrected that the roof is not 5,800 square feet as previously indicated, but it is 1,700 square feet of roof.

Board Action:
Member Cherry moved in case 2025-010497-HDRB for 964 Acequia Madre to approve the application as submitted with the galvalume material number 41 as the color. Member Bienvenu seconded with a friendly amendment that there should be a notation that all exception criteria have been met for the removal of historic material for the reasons outlined in the staff report. The friendly amendment was accepted. The motion passed with the Board voting unanimously (5-0).

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 presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards, and the exception criteria had been met for all exception requests.

Bradyn Furry, PO Box 238, Santa Fe, was sworn in. Mr. Furry clarified that this hearing was strictly for the north façade, which was postponed for redesign at the previous hearing. He explained that during construction, the area needed to be raised to conceal items behind it. The original design that was denied was more of the Spanish Baroque rather than a rounded parapet. He explained the wall is now designed at the least possible height to conceal the structure behind it, and the new design is a flat parapet that matches the rest of the building.

Member Bienvenu stated this was an improvement, and he could tell the applicant took the Board's concerns into consideration. He asked for clarification on the treatment of the parapet.

Mr. Furry clarified that it is a cap that is in line with the Baroque element to the left of the wall, and it would be constructed of concrete colored in the same color as the wall.

Public Comment:
Ms. Stefanie Beninato, previously sworn in, stated she felt the new design was somewhat better because the windows behind the wall are now visible. However, the design is disconcerting because it doesn't match the sort of flow of the rest of the wall, and she felt that lowering it with a design like the 2022-approved curve would be more in keeping with the façade. She pointed out that though the windows were not being requested, the drawing makes the windows look to be changed in size and not in-kind. She said that while it is a very big building complex, the Board has spent an enormous amount of time on this building.

Board Action:
Member Aguilar Medrano moved in 2025-010494-HDRB at 206 McKenzie Street to approve the application as submitted for the parapet on the north facade, which is shown at the fourteen feet nine inches and noting that no other improvements or exceptions are being asked at this hearing and that the cap will be in concrete in the same color to match the existing building. Member Cherry seconded. Member Bienvenu offered a friendly amendment to incorporate the response of the applicants as well as the response of staff to the exception criteria, as formally adopted by the board as findings. It was clarified that there is still an exception for the increase in height. The amendment was accepted. The motion passed with the Board voting unanimously (5-0).

8. **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 presented the case and staff recommendation. Staff recommended 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 recommended 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.

Chair Rios asked about the date of the pentile addition and the terms of preserving it.

Ms. McCulley responded that it was constructed in 1951, and the west façade, as the primary façade, would be a way of preserving it by showing the transition from adobe to pen tile in the building.

Member Cherry asked why the east façade was not recommended as a primary façade.

Ms. McCulley responded that it was less visible than the west façade.

Scott Irving, 25504 Camino Alfredo, Santa Fe, was sworn in. Mr. Irving stated the applicant was okay with the staff's recommendation. They just need to know the status to proceed with the rehabilitation of the property because there have been many calls to the police over the past several years of ownership to help clear out homeless squatters, and they have even had to call in SWAT. However, the applicant would prefer that the well not be designated contributing because of the issues of its location and recent use for smoking fentanyl; the applicant would prefer not to preserve it. He also stated that he would be unclear on how to preserve the well.

Member Cherry suggested a barrier of some sort to protect the well.

Mr. Irving asked if the Board could approve some sort of steel cover over it because it alters it.

Member Cherry stated that the well is unique to that area, and it certainly warrants serious consideration for preservation, as it is a historic structure.

Mr. Cherry felt there could be a lot of different ways to protect it, to keep people out of it, and to keep people from falling into it, which are all concerns, and part of owning a historic property is preserving unique features like this.

Member Bienvenu called for a point of order that the preservation of the well is not part of the status case.

Chair Rios explained that this hearing was for the status, including the status of the well, and the applicant could bring up the preservation of the well at a subsequent hearing, where it could be discussed in detail with some more options. She clarified that there could certainly be ways of preserving the well was the point of the discussion.

Public Comment:
Ms. Stefanie Beninato, previously sworn in, supported staff's recommendation to make this a contributing building with the south and west as primary facades to protect the pentile and south side that faces the street contributes to the streetscape and is character-defining, and the fact that it transitions from adobe to pentile on the west is also important to preserve. Regarding the well, she felt it needed to be contributing. She explained she once owned the property at 604 Galisteo, which was from the 1890s, and in the 1930s, two rooms were added on the west side. When there was a leak from an iron pipe, she had to pull up the flooring, and under one of the bedrooms was a twenty-foot-deep rock and cedar-lined well that was not filled in. She stated that significant structures do get

covered over or lost in time, so it would be nice to keep visible or at least acknowledge the presence of the well and preserve and protect it.

Board Action:
Member Bienvenu moved in case 2025-010664-HDRB for 619 West Alameda to adopt staff's recommendations to upgrade the residence to contributing with the south façade and west façade, which are indicated as facades three and four in the diagram, as primary and designate the pen tile lined well as contributing. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

b. 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 Romero presented the case and staff recommendation. Staff found that all the exception criteria had not been met relative to the proposed height. Otherwise, staff recommended 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.

Chair Rios asked if the fence was only on one side of the property.

Ms. Romero explained that it was only along the street, starting where the neighboring four-foot yard wall ended and running along the front of the home to the driveway, where the vehicle gate would go, and then the fence would continue to the neighboring lot from there.

Chair Rios asked if the streetscape average was four feet seven inches; it meant that the walls would be mostly less than six feet in height.

Ms. Romero confirmed.

Member Aguilar Medrano asked about the vehicle gate, stating she did not see the elevations in the packet.

Ms. Romero stated there is a vehicle gate proposed, and it is also constructed of latillas on a steel frame to a height of six feet.

Gayla Bechtol, 320 Aztec Street, Santa Fe, was sworn in. Ms. Bechtol stated she did not agree with the staff's response to exception criterion two, noting there was no response to criterion one. She could not understand why it was less injurious not to replace a falling fence than to apply the current code. She felt it seemed that it would be less injurious to do both, but even to fix the fence would be a good thing. For exception criterion three, the applicant could have considered landscaping and other ways to separate the property

from the street, but the landscaping would not contribute to security. She provided photographs of the properties on Polaco Street with a six-foot tape over some of them. She found that some, the first three on the street, are over eight feet tall off Alto Street a dog-eared fence on top of a yard wall that is over six feet, a two-foot section of coyote fencing, and then four low walls under four feet and a five-foot wall directly across the street from the property. She stated that there is no particular style of fence that is not appropriate for the streetscape since there is almost every variety on the street and there is almost every height. So, while the historic height is four feet seven inches, there are many taller walls on this streetscape, so a six-foot coyote fence is in keeping with the streetscape.

Member Cherry brought up the conversation at the site visit regarding the height calculations and that previous exceptions were not included in the calculation, but that the Board is not privy to which walls were used in the calculations, or which may be from exceptions. He asked staff if it was possible to determine if they were constructed without a permit or approval, and if those walls or fences would be part of the calculation. He felt the Board would appreciate understanding what exactly is used in the calculation.

Attorney Ruybalid explained that the wall height is calculated according to a formula that is found in 14-5.2(D)(9)(b)(ii), which is specific to height, pitch, scale, massing, and floor step backs. He read the code into the record, "*When determining streetscape, the following structure types shall be excluded. Institutional buildings were originally constructed to house a hotel. Residential multiple-unit buildings with non-historic multiple stories. Non-historic pitched roof. Auxiliary buildings, such as sheds. Existing structures approved by way of a variance or exception, and yard walls and fences whose height is inconsistent with the predominant height of yard walls. Yard walls and fences on an applicable streetscape*." He stated there are a lot of exclusions, but the code doesn't specifically read that a structure that was built without a permit cannot be considered; if the height is inconsistent with the predominant height of yard walls and fences on the applicable streetscape, it should be excluded. There's nothing that indicates that an applicant can build a fence or a wall as high as the next highest wall or fence on the streetscape. He referred to section 14-5.2(C)(2)(c), which reads, "*Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape*." So, it has to do with how the average is calculated. The board can approve an exception for a higher wall but exceptions for height, pitch, scale, and setbacks there is a requirement for six exception criteria, not three.

Member Cherry asked if the exceptions within the previous citation apply to the second when it is used to make the calculation.

Attorney Ruybalid stated the average under 14-5.2(D)(9)(c) must exclude yard walls and fences that are built that are approved by way of a variance or exception. Those are not to be calculated in the average.

Member Cherry stated his understanding of the intent would be that the streetscape walls would not grow over time, and the roads in Santa Fe would create corridors that maintain the character of the area. He felt it was contextually difficult to understand with the presented photos, as to which walls were used to calculate, because it was not provided in the packet.

Attorney Ruybalid stated there should be a streetscape height calculation in the staff-provided documents of the packet.

Member Cherry stated he has seen previous case maps, but the map indicates which walls and fences are in the calculation, but does not indicate why those that are exempt are excluded, and typically, the maps seem to indicate that all the walls are included.

Attorney Ruybalid stated he understood the challenge of the calculation because there are height calculations that include all the walls where there is a known exception or variance that should be excluded.

Member Bienvenu stated that this discussion is the crux of the issue. He stated that unless the applicant is presenting an argument that the height calculation is in error, then he did not feel it was relevant to the decision of the height of this proposed fence. He asked the applicant if they felt the calculation was done in error.

Ms. Bechtol stated it was not the height calculation that was in error, but the staff's streetscape interpretation that was incorrect in response to the exception criteria.

Member Bienvenu stated that part of the streetscape interpretation from staff is referring to the height calculation because it is based on streetscape, and the ordinance also refers to streetscape for harmony and other issues, but staff is making the contention that this proposed fence is over the four-foot seven-inch calculation that is permitted in the streetscape.

Ms. Bechtol read from the staff report, "*A 6-foot coyote fence does not provide for the least negative impact. On the contrary, it is divergent from the overall character of the streetscape*."

Member Bienvenu stated this is in response to the exception criteria and responding to the applicant's response to each criterion.

Ms. Bechtol confirmed that this is what her issue refers to: staff's responses to the exception criteria.

Member Bienvenu stated he was trying to address the issues in a flowchart. He said that the first is if the ordinance specifically says that a nonconforming structure, including a

wall or a fence, can only be removed, not simply replaced. Since this is a nonconforming structure according to staff's calculations, that's why he asked if the applicant had independent knowledge that the calculation was incorrect, because it would be relevant.

Ms. Bechtol confirmed she did not.

Member Bienvenu stated that since the position is that the existing structure is non-conforming because it is higher than what is permitted in height, it can only be removed not repaired; therefore, what is actually before the Board is the request for a new fence, which is subject to the four-foot seven-inch height calculation. To have a fence higher than that calculation, the applicant would have the burden of demonstrating that all six criteria have been met. He said that while trying to be sympathetic to an applicant's perspective, it is not a hardship to want more privacy, as every applicant would want a higher fence for privacy. Understandably, an applicant had a six-foot fence, so they want to continue with that height, but there is nothing unique about the property outside of its previous six-foot fence. Lower walls are not protective of the property as they are for the public, but going to a six-foot fence for more privacy would then apply to every application that would ever be submitted, which would, in essence, rewrite the ordinance, which is the responsibility of the Governing Body.

Chair Rios asked Ms. Bechtol what the applicants thought of having a lower fence.

Ms. Bechtol stated that while they are willing to lower the fence, they would prefer a yard wall if they must construct at the four-foot seven-inch height. She included that the reason for the six-foot coyote fence was that there was a panic to get this done as soon as possible, and at the time seemed to be expedient to replace it at the existing height. However, the applicant is willing to construct a lower yard wall and repair the remaining six-foot-high fencing. She said, looking at the calculations, she did not see anything out of the ordinary, so she felt the calculation was most likely correct.

Ms. McCulley provided the height calculation sheet to the Board members.

Ms. Romero clarified that the handout was the calculation that staff used for the streetscape. She stated that if it were the preference of the Board staff would be willing to approve the wall or fence at a four-foot seven-inch height if given a directive of type and color by the Board.

Public Comment:
Ms. Stefanie Beninato, previously sworn in, appreciated the discussion and reminded the Board that section 14-5.2(A)(2), which has to do with non-conforming structures that include fences and walls, states that non-conforming structures cannot be repaired or replaced. They can only be removed. So, repairing part of a fence that's still six feet high and that's falling is not allowed. It has to be removed. Then you start as Member Bienvenu said from the beginning, which is that you are at a four-foot-seven-inch calculation. She

said privacy is not a hardship. She added that this appears as a very long, uninterrupted coyote fence, and at six feet, it is disruptive to the streetscape, even though other walls are higher because Polaco is a small street. She said the street is not used frequently, so a four-foot-seven-inch wall would give people privacy on such a street, with the amount of traffic on this street. The Board can grant exceptions, but privacy does not qualify for an exception.

Member Cherry stated that he heard Ms. Bechtol state that there were many unpermitted walls and fences throughout the city, and he wanted to let her know the conversation was intended to gain some clarity on what is included and what is excluded from the calculations. The interest in whether the fence was permitted or not wasn't the issue, but why it was being excluded from the calculation, and to understand which wall heights are being used in these calculations is important to be able to look at the full streetscape and make a well-reasoned and measured decision on things like this.

Ms. Bechtol added that it doesn't appear that the fence was used at the six-foot height on the calculation because it shows the height of the dog-eared cedar fence for this property.

Member Bienvenu stated that there were two possibilities here: one to continue this case to the next hearing and have the applicant present revised plans that consider the Board's comments, or a denial so that the applicant can proceed with an appeal. He asked the applicant what their preference would be.

Ms. Bechtol stated that the applicant would prefer a continuance over a denial.

Board Action:
Member Degnan moved in case 2025-010698-HDRB for 222 Polaco Street to postpone the case for disposition of the fence issue. Member Mather seconded. Member Cherry offered a friendly amendment that the postponement is so that the applicant can present an alternate wall or fence design, and the postponement is to a date certain of August 12, 2025. The applicant approved the postponement. The amendment was accepted. The motion passed with the Board voting unanimously (5-0).

9. **Discussion Items**

There were no discussion items.

10. **Matters from the Board**

Ms. Moore pointed out that a member of the public arrived late for matters from the public and asked the Board if they would consider allowing the constituent to speak.

The Board allowed the constituent to speak.

Ms. Elizabeth West apologized for her late arrival and thanked the Board for allowing her to speak. She stated her comments were in writing in a packet, which she proceeded to provide for the Board and staff. She asked that the Historic District's Review Board bring forward a historic status review of the Soldiers Monument in the center of the Santa Fe Plaza. She felt it was possible and the right thing to do. The handout provided included an HCPI provided by John Murphy, and it shows an interesting history.

Chair Rios suggested that there be a two-member subcommittee from the board in reference to the construction design of the foot bridge and suggested Member Cherry and herself as that subcommittee.

Member Cherry accepted being on the subcommittee.

Attorney Ruybalid stated that the appeal hearing on the matter of the coyote fence, which was denied at 614 Paseo de Peralta, has been postponed a couple of times, and should be heard during the agenda for the Governing Body meeting on July 30th

Chair Rios asked if anything else was pending appeals.

Attorney Ruybalid stated that the status review at 1030 ½ West Houghton Street appeal should be on the agenda for the first Governing Body meeting in August, which should be August 13, 2025.

11. **Next Meeting**
August 12, 2025

12. **Adjournment**

Member Cherry moved to adjourn. Member Mather seconded. The vote passed unanimously, and the meeting was adjourned at 7:13 p.m.

Lani J McCulley
Lani McCulley, Transcription

_____ _____
Cecilia Rios, Historic District Review Board Chair Date

City of Santa Fe, New Mexico

memo

DATE: August 12, 2025

TO: Historic Districts Review Board Members

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

FROM: Amanda Romero, Senior Planner, Historic Preservation Division

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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.

____ Historic Inventory Form

____ 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 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 motion:

a. Approve or deny Case #2025-010698 to permit the proposed 4'-7" adobe wall, a 5'-0" arched pedestrian gate with wood panels with arch on a steel frame and a 4'-7" vehicular gate with a steel frame with wood panels at 222 Polaco Street.

BACKGROUND & SUMMARY:

On July 22, 2025, the Historic District Review Board heard case #2025-010698, and postponed the case to date a certain, with the condition that the applicant return with new a design.

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) To construct an adobe wall to the height of 4'-7" where the maximum allowable height is 4'-7", 5'-0" arch pedestrian gate wood panels on a steel frame and a 4'-7" vehicular gate with steel frame and wood panels.

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.

(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)

WALL AND FENCE GUIDELINES

SANTA FE HISTORIC DISTRICTS

[ADOPTED 24 AUGUST 1999]

Purpose and intent: These guidelines are offered to promote continuity and harmony of design elements that comprise streetscape in the Santa Fe Historic Districts, including, but not limited to walls, fences, open space and landscaping and their connectivity to the primary structures(s) on the property and the physical character of the street or public fac;ade of the property. These guidelines are consistent with the purpose and intent, and standards in the Historic Districts Ordinance [Section 14-70 SFCC 1987].

SCALE:

Walls should not extend for more than 50 feet in a single, horizontal plane without a plane change of at least one foot.

Wall heights should modulate a minimum of 8 inches, or one block course, at least every 25'.

Walls should include openings such as gates, windows and nichos at appropriate intervals.

Walls and fences in excess of 4 feet in height and having street frontage or visibility shall be brought to the HDRB for review and approval prior to submission for building permit review. Where there is a conflict between this guideline and the allowable height as calculated under Section 14-70.20 SFCC 1987, the latter shall prevail. [This supersedes the HDRB's 8/13/96 policy requiring the same for walls or fences in excess of 3 feet in height. It encourages the construction of lower privacy walls that still allow the structure on the site to make a contribution to the streetscape, and provide for a view shed into the property. This is recommended in response to the proliferation of inappropriately high yard walls that have been and are being constructed throughout the city's historic districts, causing an impact on the historic and visual character of the historic districts.]

Wall heights should be carefully regulated by the HDRB standards as calculable for the particular streetscapes [Section 14-70.20 SFCC 1987]; and should be restricted so as not to increase the allowable height for the streetscape by more than 20%.

Solid fences should be stepped back and modulated the same as walls.

Fences with fenestration, such as coyote fences, may continue in an unrestricted horizontal distance at the same height and in the same horizontal plane.

SETBACK:

Unfenestrated walls and fences (e.g. cedar stake, ponderosa slat) should setback from the front property line an average of 1 foot for every 10 feet of horizontal length of the wall. This could be accomplished in a single plane or with step backs as outlined above.

Open fences (e.g. wire and post, picket) or fenestrated fences (e.g. coyote) may be constructed without setback at the front property line, unless otherwise regulated by the underlying zoning.

Walls with openings comprising 20% of the surface area of a single plane may be constructed at the property line, unless restricted by the underlying zoning.

Side or rear walls or fences may be constructed at the property line as per that allowed by the underlying zoning.

Walls or fences within existing compounds should be restricted to privacy barriers to enclose courtyards, parking and private areas; and should be connected to and not extend more than 25 feet from the main structure. However, walls or fences should not be connected to significant structures. Desired connections may be made to significant structures by way of other means [e.g. Landscaping]. These treatments will help maintain traditional compound common elements, such as open space and the ability to communicate with neighbors, and therefore assist in the preservation of the character of existing compounds.

MATERIAL, TEXTURE AND COLOR:

Walls should be predominantly of the same material, texture and color as the main structure(s) to be located on the property, or may be of material indigenous or traditional for the area such as river rock, limestone, flagstone or slate.

Fences should be of the material, texture and color of fences typical of the existing streetscape or design vernacular if applicable to a particular H-District or streetscape.

GATES:

Vehicular gates should be permitted only at entrances to private driveways or compounds and set back in accordance with the underlying zoning.

Vehicular gating of subdivisions or other large-scale developments is strongly discouraged, and may be prohibited [See City of Santa Fe 1999 General Plan].

Gates should be designed to complement the wall or fence treatment containing them with respect to scale, height, material, texture and color. Fenestrated gates should be encouraged as opposed to solid gates.

LANDSCAPING (Suggested Options)

Walls and fences in excess of 50' in length should install landscaping along the exterior fa□ade within the suggested setback or step back.

Landscaping on top of or over a wall is encouraged to provide for additional screening if desired from the interior of the property.

Terracing of walls is encouraged and should be landscaped.

The use of native, drought resistant plant material is encouraged in all wall, fence or terrace landscaping.

GAYLA BECHTOL
ARCHITECT

July 25, 2025

To: Historic Districts Review Board

Re: 222 Polaco Street Street Wall

The former Rivera Compound comprises three dwellings arranged on a roughly 0.15-acre lot on the west side of Polaco Street. The lot's irregular, seven-sided shape deviates from other parcels along the street and may suggest that the area containing Building #3 had a different origin, possibly predating the subdivision that created Polaco Street. Each house incorporates some form of adobe wall construction. The core of each building is visible on a 1958 aerial photograph. Aside from Building #2, the footprints of the buildings expanded over the years with various additions, most of which were completed by the late 1970s, as shown in a 1978 aerial photograph. All three are listed as Contributing structures to the Westside-Guadalupe Historic District.

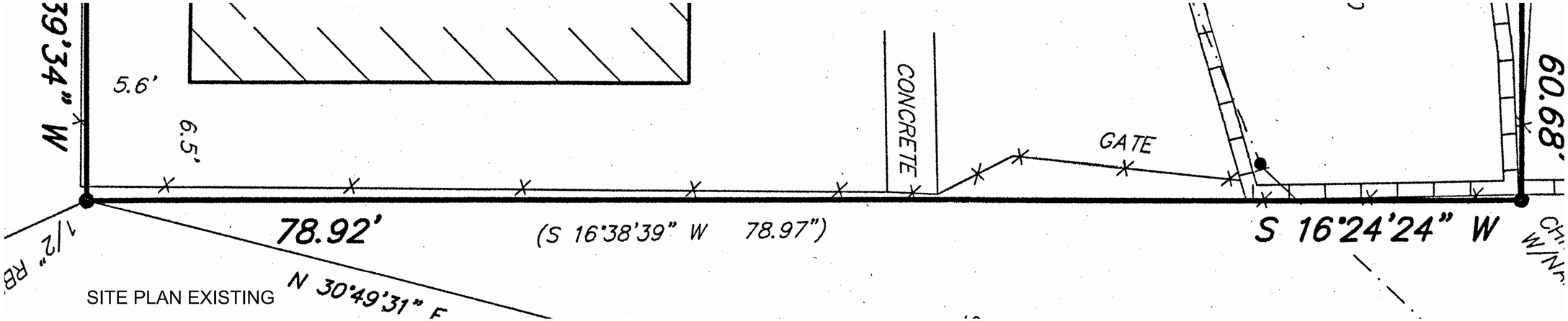
No changes to the residences are proposed at this time. We propose to take down the existing 6' cedar fence built sometime in the 70's and replace with a stucco adobe wall that is 4'-7" tall and 1'-2" thick with a rounded top. The wall will step back 3' and contain the vehicular gate, at 14' wide, and a pedestrian gate at 3'6" wide. The vehicular gate is a wood panel gate on a steel frame and will slide out of the way for access. The gate is 4'7" tall. The pedestrian gate is wood panel with steel frame, has an arch top and is 5'-0" tall. The wood will be stained a warm wood color similar to honey Minwax. the steel shall have a rusted finish. The stucco shall be Adobe color.

Thank you very much for your consideration and review.

Sincerely,

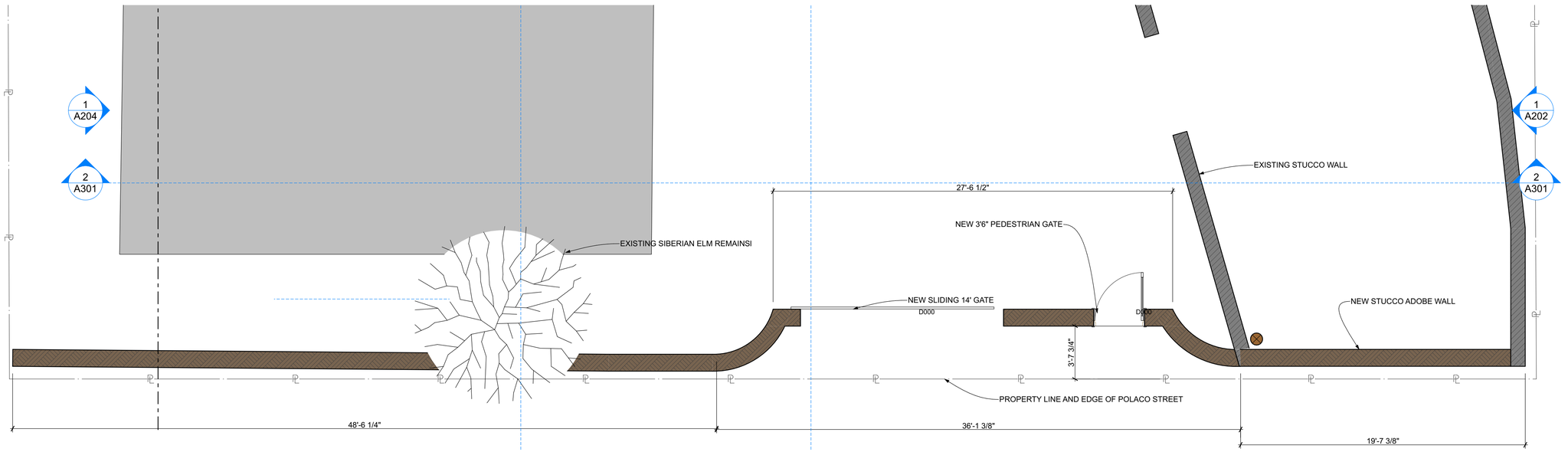
Gayla Bechtol, AIA

www.gbasantafe.com 320 Aztec Street Santa Fe, New Mexico 87501

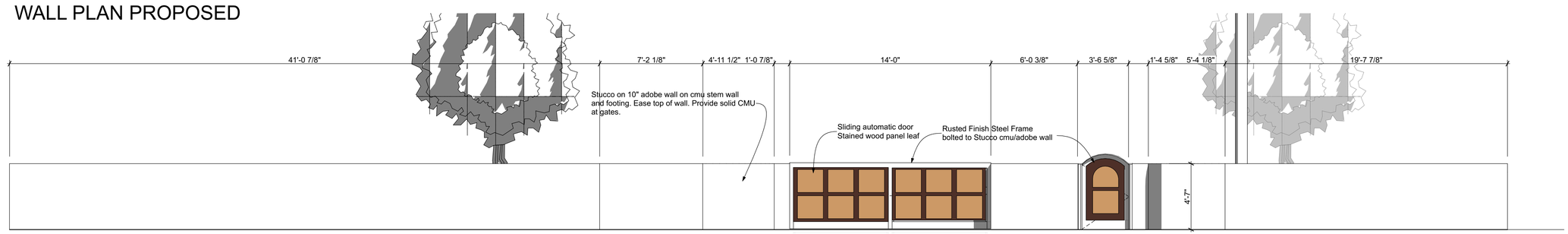


SITE PLAN EXISTING

A101 site plan 1/4" = 1'-0"



WALL PLAN PROPOSED



EAST ELEVATION PROPOSED

GBA
GAYLA BECHTOL ARCHITECT
320 Aztec Street Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

222 Polaco Coyote Fence

222 Polaco Street
Santa Fe , NM 87501

Project Number: Project Number

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2025 - Gayla Bechtol Architects

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:
HDRB Review

Wall Plan

A101

Printed: 7/25/25

City of Santa Fe, New Mexico

memo

DATE: August 12, 2025

TO: Historic Districts Review Board Members

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

FROM: Amanda Romero, Senior Planner, Historic Preservation Division

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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.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

___ Zoning Review Sheet

__x__ Other: Façade Diagram

APPLICANT SUBMITTALS

__x__ Proposal Letter

___ Site Plan/Floor Plan

____ Elevations

__x__ Photographs

__x__ Other: 2025 HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the residential structure be maintained as significant, the shed to be designated as significant, the garage to be designated as contributing with the south and east (G2 and G3) as primary and the north retaining wall, south retaining wall, and the upper southeast retaining wall to all be designated as contributing the per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

Four motions will be required in this case. One motion is required for the designation of the main residence and assignment of primary facade(s), one is required for the designation of the shed and assignment of primary facade(s), one is required for the designation of the garage and assignment of primary facade(s), and one is required for the yard walls.

a. In case 2025-010763-HDRB, for 515 Paseo de Peralta, retain the main residence as significant, designating all facades as primary.
b. In case 2025-010763-HDRB, for 515 Paseo de Peralta, downgrade the main residence to contributing, designating façade(s) (1 through 16) as primary.
c. In case 2025-010763-HDRB, for 515 Paseo de Peralta, designate the shed as significant, designating all facades as primary.
d. In case 2025-010763-HDRB, for 515 Paseo de Peralta, designate the shed as contributing, designating the (north (S1), east(S2), south(S3), west(S4)) as primary.
e. In case 2025-010763-HDRB, for 515 Paseo de Peralta, designate the garage as contributing and designate the (north G1, east G2, south G3, and/or west G4) façades as the primary façade(s).
f. In case 2025-010763-HDRB, for 515 Paseo de Peralta, designate the garage as non-contributing
g. In case 2025-010763-HDRB, for 515 Paseo de Peralta, designate the retaining walls contributing.

BACKGROUND & SUMMARY:

The property at 515 Paseo de Peralta prominently sits above the street on a sloping lot that is supported by rock retaining walls along the southern property line. There is a similar retaining wall along the north. Historically, the lot was densely vegetated, had been subdivided, and once had an acequia running along the north of the property.

The single-family residence at 515 Paseo de Peralta is significant to the Downtown and Eastside Historic District, built in 1889 with a Territorial design style highlighted by its brick coping feature. Originally, the residence had a brick exterior; however, stucco appeared in photographic evidence as early as 1910. The stucco has a unique textured finish. There is a rubble stone foundation that continues above grade. The south façade features a keyhole opening, where the primary entry door is located. At the western portion of the south elevation, concrete steps and a new entry were added in 1943.

Among the character-defining features are the tall sash windows. The current historic windows are replacements of the original windows, as evidenced by the infill at the frames. An addition on the building's northeast corner originally served as a garage and was renovated to become a bedroom. An additional detached garage was constructed at that time. There have been many changes to the building in association with the creation of apartments within the original single-family residence.

While the GIS website lists this structure as contributing, it is incorrect. The GIS map has not been updated since 1997; a project to update the status on the GIS platform is near completion, and this designation will be corrected.

The free-standing shed, shown in 1912 Kings Map, is a 195 sq. ft shed, which features a gabled roof with corrugated metal. The south elevation is finished with cementitious stucco. The north elevation is a combination of brick and rubblestone. The interior of the shed is accessed via a pair of wood plank doors on the south elevation. John Murphy references it as an important contextual structure reflecting the history of housing work animals on the same site as a residence.

The subject property is located on a sloping site; therefore, there are many retaining walls on the site. The south retaining wall fronts the street, is 160' long, constructed of stone with fragments of limestone. It includes a stairway to the main structure, which is composed of dark bricks. The north retaining wall, which is located behind the residence, is constructed of river cobbles that are set with a concrete mortar and provides an enclosure for a small courtyard at the rear of the house, which is flanked by two additions on the east and west sides of the residence.

The residence was most likely constructed for Samuel Beach Axtell, former New Mexico Territorial Governor, who held a large tract of land along what was once Hillside Avenue. He upgraded old Adobe dwellings and built a brick residence. Axtell was thought to be corrupt and was removed from office in 1878, but was never formally charged with any corruption.

The bricks that Axtell acquired for the residence in 1888 were likely from Donaghue and Monier, the local brickworks and building firm, who also may have overseen the construction of the house. Florence Donaghue immigrated to Santa Fe in the mid-1870s and was known for his expertise in brick construction, and is responsible for some of the most recognizable territorial-style coping and the remodel at the Palace of the Governors.

Donaghue partnered with Quintus Monier, who had come to Santa Fe to supervise construction of the St. Francis Cathedral. Together, the two completed some significant buildings like the original state capitol building, the county courthouse, and Sisters of Loretto Academy.

PREVIOUS CASE SUMMARIES:

H-95-091 - In 1995, Dorothea Gabel applied for window repairs, partial restucco, and stabilization of the front entry porch. Gabel received a historic preservation award for the restoration in 1997.

H-04-114 – In May 2007, the HDRB denied a request to demolish the historic stone wall along Paseo de Peralta. The case was appealed to the City Council, which upheld the HDRB's decision to preserve the historic wall.

APPLICANT'S REQUEST:

The applicant requests:

1) historic status review with primary facade(s) designations, if applicable, for a residential structure, garage, shed, and retaining yard walls.

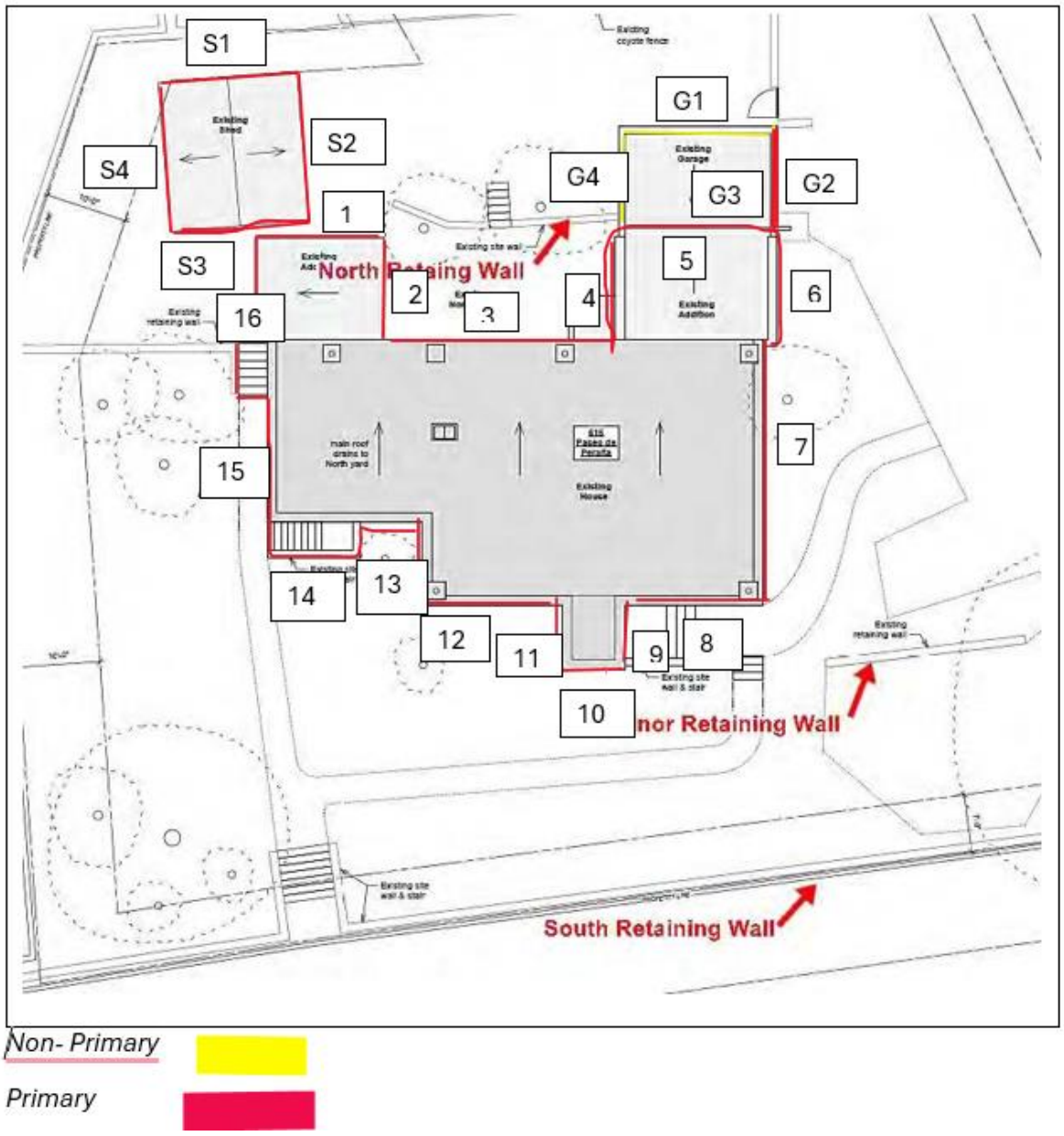


Figure 1: Façade Diagram

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.

(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.

(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 complementary colors. Windows, doors, and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles; except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic, and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

MEMORANDUM

RE: 515 Paseo de Peralta **Date:** June 30, 2025

TO: Amanda Romero
Historic Senior Planner
Land Use Department
City of Santa Fe

Subject: HDRB Status Review – 515 Paseo de Peralta

Attachments:
- 01 - HCPI Report
- 02 - Structural report – existing buildings & site walls
- 03 - Existing drawing packet – site plan, floor plans, building elevations & site sections
- 04 - Existing site photos

Dear Amanda:

This letter is submitted on behalf of George and Tina Feghali, owners of 515 Paseo de Peralta, in application to the Historic Districts Review Board for a historic status review of of the existing house and outbuildings at that property.

The +/- 0.344-acre site is zoned R-21 and is located two and a half blocks from the Plaza and within one block of Scottish Rite Masonic Temple, the U.S. Post Office and Federal Court House, Fort Marcy, and Cross of the Martyrs. The property consists of an original approx.1,800 sf brick house facing Paseo de Peralta to the South, along with two additions to the North façade and two stand-alone outbuildings totaling about 900 sf. The building is designated as “contributing” in the Downtown and Eastside Historic District.

The original brick portion of the house is of one-story double brick construction with territorial coping, a stone rubble foundation, corner chimneys, and distinctive arched doors and windows, erected circa 1889. The massing is stepped, with a tower-like porch toward the street and a shed roof behind a parapet. Designed originally as a single-family residence, over the years it has been subdivided into three apartments. Tan textured stucco was added by 1915 and entry stairs have evolved, but several photographs from around 1910 show that the house remains remarkably unchanged (see sheet H101).

Two additions have been made onto the North side of the original brick house. To the Northeast is an adobe-brick garage with shed roof that has been converted into a bedroom. To the Northwest is a CMU and stucco bedroom addition. Both additions have rooflines five to eight feet lower than the original house and have clearly different windows.

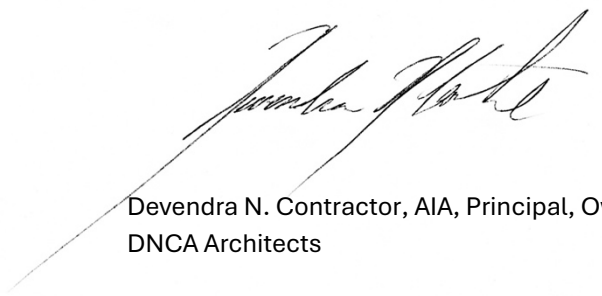
Two stand-alone outbuildings are also present North of the original brick house. To the Northeast is a brick and stone rubble garage with shed roof, unconditioned and currently unused. A stone site retaining wall extends from its Southwest corner. To the Northwest is an adobe brick storage shed with gabled metal roof, also unconditioned and currently unused. These structures’ exact ages are unknown. A structural inspection, attached, notes that these outbuildings and site wall are unreinforced, with no observable foundations or waterproofing, and currently retaining up to six feet of soil.

In preparation for the renovation and restoration of this historic property, we are requesting a historic status review of the house, additions, and outbuildings. The attached drawings and photos summarize the layout and condition of the site, and the HCPI Report elaborates on historically significant features and site history. The structural report details the current condition of existing structures and retaining walls, along with recommendations for life and safety.

Our goal for the status hearing is to understand the Board's priorities in preservation of the historic house and auxiliary structures. The HCPI report acknowledges the significance of the original brick structure based on its age and historical associations and discusses the varied historical importance of outbuildings and additions. The structural report adds another layer for discussion. As the structural engineer outlined in the attached report, the original brick house is in stable condition, though it requires repair to the rubble foundation, wood floor joists, and at least one exterior brick wall. Conversely, the existing adobe shed and rubble garage show significant damage from moisture intrusion and create present a potential danger to life and safety. Correcting these structural deficiencies to meet code would require replacement of all retaining and vertical load-bearing walls and the installation of a foundation system amounting to an entirely new structure, rather than a restoration.

The highest priority of the Feghalis and of DNCA is to restore and celebrate the unique historic character of this site. We look forward to the chance to discuss these nuances with the Historic Board.

Sincerely,



Devendra N. Contractor, AIA, Principal, Owner
DNCA Architects

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: June 30, 2025

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-30040
Samuel B. Axtell Property: Brick Tenement #1 — Dorathea K. Dunakin Property: Apartments 1, 2, & 3	515 Paseo de Peralta Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe Parcel # 10644352

5. Property Type:
_x Buildings: 3
_x Structures: retaining walls and stairs
__ Site __ Object

6. Date of Survey:
June 22, 2025

7. Previous Survey Date(s):
_x_Yes: May 1996, Deborah Butcher
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6902745,-105.9374474



10. Photo Information: John W. Murphey, photographer. Photo 1: View of south (front) elevation. Camera facing northeast.

11. Brief Description of the Property:

Erected circa 1889, the Axtell Tenement is a substantial brick residence positioned on a terraced lot overlooking Paseo de Peralta. Originally finished in exposed red brick, the exterior is now covered in a heavily textured stucco of muted yellow-ochre. Character-defining features include its rectilinear massing, tall wood hung-sash windows, and Territorial-style brick coping. At the rear, a former garage—now converted into a bedroom—and a second, later bedroom addition are attached to the main structure. The property also includes a freestanding gabled shed, a rubble-stone garage, stone retaining walls, and a set of brick stairs. All elements are presently in deteriorated condition. According to the City of Santa Fe's GIS website, the house and its extensions are designated as Contributing to the Downtown and Eastside Historic District; the shed, walls, and stairs are not listed.

Continued on Page 5.

12. Who uses the property? Dwelling – rental

13. Construction Date:
Date: 1889; first visual evidence, 1912
_x _Known _x_ Estimated Newspaper accounts; 1912 King's map

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

15. Relationship to Surroundings: __ Similar _x_ Dissimilar
Comments: Territorial, rectilinear brick construction

HCPI Base Form (FORM 1) *(Continued from other side)*

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



Source: Office of the Santa Fe County Assessor
Blue parcel lines are not accurate

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com
w/ Giulia Caporuscio

For: Current owner and dnca architects

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

Current owner: Georges and Tina Feghali

N/A

19. Is Property Endangered? _x_ Unknown __ No __ Yes How?

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing: house __ Non-contributing _x_ No Status: shed and retaining walls
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Downtown and Eastside Historic District

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-30040
Samuel B. Axtell Property: Brick Tenement #1 — Dorathea K. Dunakin Property: Apartments 1, 2, & 3	515 Paseo de Peralta Downtown and Eastside Historic District -Santa Fe	4. County: Santa Fe 5. Date of Survey: June 22, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: All Structures

_x_Adobe _x_ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: _x_Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove _x_ Other: Stone, rubble and cobble

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade _x_Raised:
Materials: __ Concrete: _x_Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat _x_Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
_x_Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll _x_Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other: Modified bitumen

10. Window Types

Operation	Material	Glazing	Number
Hung-Sash	Wood	1/1	2
Hung-Sash	Wood	2./2	9
Hung-Sash	Wood	6/6	4
Hopper	Wood	4	1
Hopper	Wood	1 *	1
Sliding	Aluminum	1-1	1

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	Plank	Wood	2
Single-Leaf	10-light	Wood	1
Single-Leaf	½-light over panel	Wood	1
Single-Leaf	2-light, Territorial	Wood	1
Single-Leaf	4-light over panel	Wood	1
Vehicular	Outswing	Wood	1

12. Chimneys _x_ Four stuccoed stacks, likely brick at four corners
=

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: post-1915, likely 1920s; change of front entry porch fenestration and introduction of roughcast concrete over exterior brick walls; material and stylistic period and letter from previous owner
#2 Date; Unknown; addition of second segmental-arched window on east section of south façade and hopper window on east elevation; comparison with early photographs of the house
#3 Date: pre-1943; probable change of west elevation window opening; visual evidence
#4 Date: ca.1943; construction of concrete stairway and creation of new door opening on west section of south façade; 1943 building plans
#5 Date: Unknown, ca. 1950s, with possible later demolition and reconstruction; northwest bedroom addition; aerial photographs and visual and material evidence

16. Primary Architectural Style **__ Not Applicable**

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ 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: **_x_ Other: Vernacular**

17. Documents Available and Their Locations

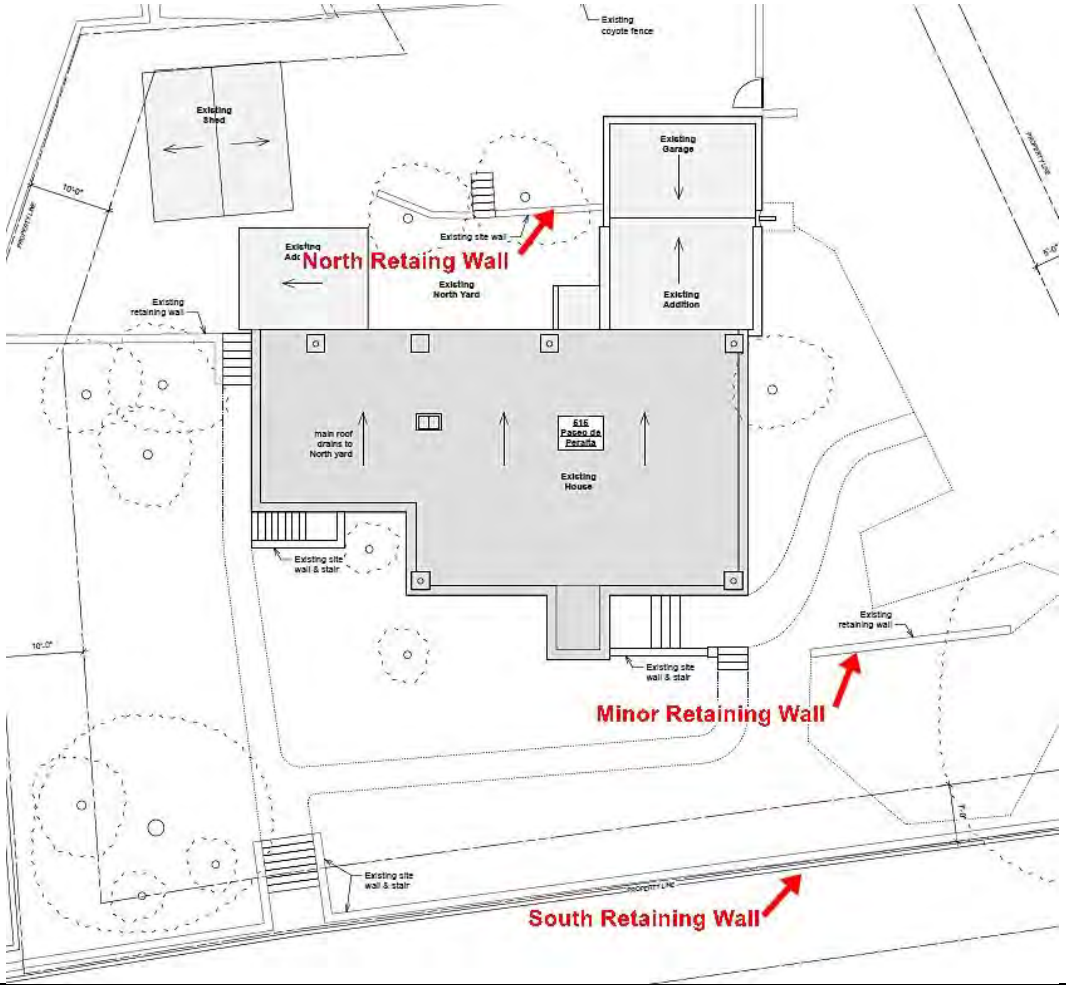
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties *Are associated properties eligible for listing: N/A*

19.Site Plan: Portion of 2025 existing site plan. Courtesy of dnca architects with site features labeled by AHS.



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: **Samuel B. Axtell Property: Brick Tenement #1 — Dorathea K. Dunakin Property: Apartments 1, 2, & 3**	**2. Location:** **515 Paseo de Peralta** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-30040**
		4. County: Santa Fe
		5. Date of Survey: June 22, 2025

Architectural Description Continued

Setting

The house occupies a prominent position above Paseo de Peralta, set back approximately 40 feet from the street (Photos 1-3). It stands on a sloping lot supported by a stone retaining wall along the property's southern edge, with a smaller retaining wall along the north. Historically, the parcel—identified as Lot 2—extended west to Magdalena Street and was densely vegetated. The lot has since been subdivided. An acequia, now obliterated, once ran along the north side of the house, marking the historical boundary between Lots 2 and 4. The land is terraced and sparsely planted today, with only a few remaining trees which are primarily mature Chinese elms. A set of brick stairs, likely fabricated at the state penitentiary, ascends from the street to the house. Vehicular access is located at the east end of the lot via a wide graveled driveway.

Primary House

The house, composed of a series of interlinked rectangular volumes, extends along a roughly northwest-to-southeast axis. It is one story in height and rests on a rubblestone foundation that rises several feet above grade. This foundation supports double-wythe (two-brick thick) solid brick walls[1] now coated in roughcast textured stucco. As shown on the 1912 King's Map, the original footprint was rectangular with a projecting volume at the northwest corner—a configuration still evident along the south (street-facing) elevation. The original brick portion of the building, including the front entry porch, occupies a gross footprint of approximately 1,840 square feet.

South (Front) Façade

The south façade, which overlooks Paseo de Peralta, has compositionally retained much of its original design shown in early 20th-century photographs (Figs. 3-5). However, elements of the fenestration and the location of the entry stair appear to have been altered—likely during a circa 1943 renovation associated with the creation of a third

[1] Other thicker sections may suggest triple-wythe construction; however, the walls have not been forensically investigated.

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apartment unit. Other features, including the roughcast stucco finish and the keyhole opening at the entry porch, may date to an earlier period, based on their materials and stylistic character.

Beginning at the west end, the façade features an entry door flanked by tall sash windows (Photo 4). The window openings are likely original and contain 2/2 double-hung sash units set within the wall and topped with segmental arches—a configuration typical of late 19th-century houses in Santa Fe and elsewhere (Photos 4).

However, based on their appearance, the existing sash may be later, cost-conscious replacements. Although there is moderate paint buildup, the wood elements lack the characteristic “alligatoring” associated with lead-based finishes from the 19th century. The glazing putty is minimal, missing, or obscured by overpainting, and the glass panes appear flat and uniform, lacking the wavy surface typical of earlier cylinder glass.[2]

Set between the windows is a ten-light wood door topped by a transom. This door does not appear in early 20th-century photographs and is associated with a concrete and hollow clay tile staircase likely installed during the 1940s apartment conversion.

Moving east, the façade projects about 10 feet and contains a pair of 2/2 wood sash windows separated by a mullion (Photo 4). Distinct from the other openings, these windows are topped with a flat arched header. Below them, an exposed section of the foundation indicates the former location of stairs that once led to the front entry.

The façade projects approximately nine feet at what was originally the primary entry elevation. Early photographs indicate that this section was once fenestrated with doors on the east and west sides and a segmental-arched window on the south elevation (Figs. 3 & 5). These openings were later removed to create a small open porch exhibiting a modest Moorish influence, most evident in the modified keyhole-shaped opening on the south side, which replaced the original segmental-arched window (Photo 5). The east side of the porch is accessed by a set of concrete steps that replaced an earlier wooden staircase. Entry to the house is through a wood door with arched lights.

[2] This appearance could also be attributed to the cosmetic repair work performed in the 1990s.

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While now partly obscured by stucco, paint, and a parapet cap, the front and side elevations feature a distinctive cornice likely dating to the original construction. The brickwork comprises two distinct courses separated by a stretcher band: a projecting rowlock course below, and above it, a course of canted headers that create a characteristic tooth-like pattern. This cornice detail is an important surviving element, illustrating the builder's skill and the period's preference for decorative brickwork as a marker of modernity and refinement.

East Elevation

The east elevation, which faces the driveway, extends nearly 60 feet and includes the original house, a garage added before 1930, and a later rock structure which replaced the original garage (Photos 6-9). The historic portion repeats the fenestration of the street façade, with two tall 2/2 wood sash windows set beneath segmental arches (Photo 6). South of the second window is a small opening containing a four-light hopper window, which does not appear in early photographs of the house (Fig. 5).

Projecting approximately three feet from the façade is a structure identified as a garage on the 1930 Sanborn Fire Insurance Map (Fig. 6). Constructed of stone and set at a lower elevation, it features a grouping of three 6/6 wood sash windows, some of which are missing muntins (Photos 7 & 8). This section of the elevation appears to be in deteriorated condition.

Separated from it by a narrow walkway is the final element of the south elevation: a one-bay stone garage partially built into the hillside (Photos 9 & 10). It is accessed through a pair of non-historic outswing doors constructed of vertical wood boards. Based on the 1943 drawing, this second garage was already in place by that time. It is also in poor condition.

North Elevation

The north elevation, which appears squat in comparison to the street-facing façade, opens onto a flagstone patio (Photo 11). The older central section is covered by a shallow overhang fitted with a modern gutter; the roof slopes in this direction, draining directly into the gutter without a parapet. The functional elements of the apartment

units are exposed here, including plumbing vents, ductwork, and chimneys (Photos 10 & 11).

The central portion includes a double-light wood door with transom, protected by a wood screen door. To the west are two older wood sash windows (one converted to a hopper) with segmental-arched heads. Projecting from the east is the original garage, fenestrated on the north with a four-light and wood panel entry door with a transom, and on the west a single 6/6 wood sash window (Photos 11 & 12).

At the far west end is a small addition of uncertain origin (Photos 11 & 12). Based on Sanborn maps and aerial photographs, it was appended to the building sometime between 1948 and 1958 (Fig. 8). However, its exterior detailing appears more modern, characterized by a smoother stucco finish, pronounced fascia, and a sliding aluminum window. It is possible that the current structure replaced an earlier addition. The courtyard-facing door is a half-light over wood panel unit of indeterminate age.

West

The older portion of the building contains two 1/1 wood hung-sash windows separated by a mullion (Photo 13). Ghosting visible in the surrounding stucco suggests this was originally a single vertical opening with a segmental-arched window. The adjoining addition contains a single sliding aluminum window (Photo 14).

I**nterior**

Interior access was not available at the time of the survey and, therefore, could not be documented.

Shed

The approximately 195-square-foot shed is located on what was originally Lot 4, north of the alley that once divided the two properties. Constructed in part of adobe, the structure appears on the 1912 King's Map as a stable (Fig. 2). It is topped with a medium-pitched gable roof clad in weathered boards, over which corrugated metal—now painted black—has been applied (Photo 15). The front (south) elevation is finished with smooth stucco, while the side elevations exhibit much rougher texture (Photo 16).

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The north elevation is set into the hillside and incorporates a mix of brick and rubblestone construction. Entry is through the south elevation via a pair of wood plank pedestrian doors (Photo 16).

Retaining Walls and Walkways

The site includes several rubble and stone retaining walls, along with a set of brick stairs that provide access to the house from the street. As these features are structural and ground-level elements not subject to the Board's purview, they are described here only in brief.

South Retaining Wall

The most significant is a stone retaining wall tracing the south side of property. Lining the edge of Paseo de Peralta, the wall reaches a relative maximum height of 57 inches above the adjacent sidewalk (Photos 1-3). It traces the property line for approximately 160 feet before continuing another 70 feet westward, where it is interrupted by a driveway.

The wall is constructed primarily of locally sourced, undressed stone laid in irregular courses with occasional fragments of limestone. The uppermost courses appear to have been added at a later date. A circa 1915 photograph indicates that brick was originally used for the upper course (Fig. 5). A 70-inch-wide opening near the center forms a stairway lined with dark bricks likely fabricated by prisoners at the New Mexico State Penitentiary (Photos 3, 18 & 19).

North Retaining Wall

A separate section of stone retaining wall is located on the north side of the property (Photo 20). It is constructed of river cobbles set in a bed of concrete mortar. This wall is interrupted by a set of steps that lead to higher ground.

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Minor Retaining Walls

The lot includes additional minor rock retaining walls and stone features that verge on archaeological in character (Photo 21). More recent elements on the property include a low, unstuccoed CMU wall and a coyote fence.

Historical Overview

It's a good time to get hold of a little land in Santa Fe.
Samuel B. Axtell, 1888

Buying up the Loma

Property records and newspaper accounts suggest that the house was likely constructed in the summer of 1889 for Samuel Beach Axtell, a former territorial governor who had acquired a large tract of land along what was then Hillside Avenue (Fig. 1). In his twilight years, Axtell set about "cleaning up" the land by upgrading old adobe dwellings and building a brick tenement.

Born on October 14, 1819, in Columbus, Ohio, Axtell studied law at Western Reserve College and briefly practiced in Michigan before relocating to California to pursue mining interests at the tail end of the Gold Rush.[3] In California, he helped establish Amador County in 1854 and served as its first district attorney. He later moved to San Francisco to practice law. Originally a Democrat, Axtell changed parties after the Civil War and went on to serve two terms as a Republican in the U.S. House of Representatives.[4]

In 1875, President Ulysses S. Grant appointed him governor of Utah Territory, but he was removed after just four months for being overly conciliatory toward the Mormon

[3] Calvin Horn, *New Mexico's Troubled Years: The Story of Early Territorial Governors* (Albuquerque: Horn and Wallace, 1963), 174.
[4] Jesse D. Mason, *History of Amador County*, California (Oakland: Thomas and West, 1881), 285. His biographical sketch in this contemporaneous history indicates that Axtell was initially an abolitionist but later became "imbued with Southern ideas and proclivities."

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population. Undeterred, Axtell sought another appointment and was soon named by Grant as governor of the New Mexico Territory. His single term as territorial governor was marked by controversy, particularly regarding his ineffectual handling of the Lincoln County War and his close association with the Santa Fe Ring. A federal officer assigned to investigate his conduct alleged that Axtell had "conspired to murder innocent and law-abiding citizens because they opposed his wishes and were exerting their influence against him."[5]

He was removed from office in 1878 but was never formally charged with corruption. Remarkably, despite this cloud, Axtell was later appointed Chief Justice of the New Mexico Supreme Court. He resigned in 1885 and turned his attention more fully to Santa Fe, where he was elected probate judge of Santa Fe County and became widely known as "Judge Axtell."

Newspaper accounts from the period document Axtell's steady acquisition of property along the "Loma"—a 19th-century term referring to the high ground along Hillside Avenue—beginning in the 1870s. By 1889, the year the subject house was constructed, one article reported that he owned nearly 1,000 feet of frontage on both sides of Hillside Avenue.[6] He acquired the parcel containing the subject property in 1888 from two widows of Hispanic descent who had been married to Anglo husbands.[7]

Bricks as Progress

The first mention of the house appeared in a brief item in the *Santa Fe Daily New Mexican*, which reported that Axtell was clearing land to construct "four neat brick cottages," and had contracted for 80,000 bricks for the project.[8] This figure was soon revised upward to 100,000.

The bricks likely came from Donaghue & Monier, the local brickworks and building firm that may also have overseen construction of the house. Florence Donaghue, an Irish

[5] Quoted in Horn, *New Mexico's Troubled Years*, 174.
[6] "Improvement Notes," *Santa Fe Daily New Mexican*, April 29, 1889, 4.
[7] Abstract of Title document, undated typed manuscript on onionskin paper; index and additional research by author. The abstract and related documents form part of the property legacy papers held by the current owner and were accessed through selected scans provided by the project architect. Hereafter, Property Legacy Papers (PLP).
[8] "'Adobe Town,'" *Santa Fe Daily New Mexican*, April 19, 1889, 4.

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immigrant who arrived in Santa Fe in the mid-1870s, became one of the city's foremost builders, known for his expertise in brick construction.[9] He was responsible for some of the most recognizable examples of Territorial-style coping, including the 1877 remodeling of the Palace of the Governors (removed with its Pueblo makeover).

In 1884, Donaghue partnered with Quintus Monier, a French-born architect who had come to Santa Fe to supervise construction of St. Francis Cathedral. Under the name Donaghue & Monier, the pair completed several of the town's most significant buildings at the time, including the original state capitol building, the county courthouse, and the Sisters of Loretto Academy.

Santa Fe did not have a brickmaking facility until the early 1880s when Pogue and Brown—and later Rainey and Company—established local brickyards. Highlighting the demand for this basic building material, *Santa Fe Daily New Mexican* noted that the city "needs [a brickyard] badly".[10]

Brick signified modernity and progress. An April 1889 editorial underscored this point, declaring: "People who erect modern [brick] houses now are sure of a big profit on their investment."[11] Given the timing of the editorial, it likely reflected Axtell's — and others' — views of brick as a symbol of modernity in a predominantly mud-built town. Four months later, the newspaper announced that the "first of Judge Axtell's brick cottages on the Loma is nearing completion."[12]

It is unclear whether Axtell ever lived in the house; it was likely intended as an investment property. Several newspaper articles from 1889 describe Axtell buying existing adobes and improving them in a manner similar to a modern-day house flipper. The racialized nature of this gentrification is evident in a May 31 piece describing one of his conversions as transforming a "dingy and lifeless looking Mexican quarter" [into] now the very picture of thrift and busy life."[13] It is assumed that the subject house was

[9] John W. Murphey, "Santa Fe Historic Context Study: 1610-1986," Document prepared for the City of Santa Fe (Revised June 4, 2021), 28.
[10] Editorial, *Daily New Mexican*, May 8, 1881, 4.
[11] "Signs of the Times," *Santa Fe Daily New Mexican*, April 9, 1889, 4.
[12] "Improvement Notes," *Santa Fe Daily New Mexican*, August 20, 1889, 4.
[13] "Round About Town," *Santa Fe Daily New Mexican*, May 31, 1889, 1.

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among several brick tenements Axtell hoped to construct, but his ambition was cut short by illness.

Two months before his death in Morristown, New Jersey, on August 6, 1891, Axtell deeded the property containing the subject house to his son-in-law, Charles M. Phillips.[14] A native of Cleveland, Ohio, Phillips had arrived in New Mexico in 1883. An attorney by training, he was appointed clerk of the New Mexico Supreme Court.

Phillips and his family appear to have spent only a short time in Santa Fe. Although the 1890 census is unavailable, the deed given to Charles Phillips by his father-in-law in 1891 indicates that they were residing in New Jersey at that time. According to an abstract of title, the property changed hands several times during a dispute over the settlement of the Phillips estate, eventually ending up with Harold I. Stephens.[15]

A Brick Mason Buys a Brick House

In 1926, Harold I. Stephens sold Lot 2—the parcel holding the brick house—to Fred and Jennie Digneo.[16] Born Alfredo Digneo in 1890, Fred was the son of Carlo Digneo, one of three Italian-born brothers recruited by Bishop Lamy to work as skilled stone masons and cutters on the construction of St. Francis Cathedral. Working under the name Digneo Brothers, the family firm also erected numerous brick residences along the south section of Paseo de Peralta (then West Manhattan Street) and in the Don Gaspar neighborhood. Alfredo followed in the family trade as a brick mason and is credited with constructing many of the original buildings—now demolished—of the United States Indian School off Cerrillos Road.

[14] Warranty Deed, Samuel B. Axtell to Charles M. Phillips, recorded June 26, 1891, Book W, Page 323, Instrument # 1891000483, Santa Fe County, New Mexico.
[15] Abstract of Title document, "Lots 2, 3, 4, Blk. 39, King's Map of 1912," undated typed manuscript, Avery-Bowman Company, PLP. Notably, the "Avery" in Avery-Bowman refers to Jennie Digneo, who is discussed later in this HCPI.
[16] Warranty Deed, Edith V. and Harold I. Stephens to Fred and Jennie M. Digneo, recorded October 28, 1926, Book 6, Page 292, Instrument # 32458, Santa Fe County, New Mexico.

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The 1930 census records Fred (listed as Frederick) and Jennie living in the house, which was then valued at $2,500.[17] Also residing in the household were James Duffy, a sixteen-year-old identified as Fred's stepson, and Grace Taylor, a 60-year-old Iowa-born woman employed by the family as a live-in maid. The census listed Jennie as the owner of a mercantile business, later identified in a bankruptcy filing as The Smart Shop.

The bankruptcy document offers a rare glimpse into the domestic life of the household at the onset of the Great Depression and suggests how the house may have been furnished and decorated. The items exempted from seizure included kitchen equipment, furniture, multiple Navajo rugs, a chiffonier, an encyclopedia set, and a range of books published as part of the *Universal Library*.[18] Given the timing and Fred's profession, it is assumed that the initial changes to the façade, including the alteration of the entry porch, were made during their ownership.

Jennie divorced Fred following the bankruptcy, and the house on the hill transitioned into a rental. In 1933, they sold the property to Willzeta Dennee, a Colorado resident, who subsequently deeded it to the Republic Mortgage Company—a firm she appears to have worked for.[19] It was likely under the mortgage company's ownership that the house formally shifted to rental use.

The 1936 Santa Fe city directory reflects this change, listing two tenant households: Elizabeth Griffin, who worked as a colorist for photographer T. Harmon, and her mother, Ziodah, occupied one unit; in the other lived George and Dorothy Hillhouse. George managed the local Your Foods Store market.[20] A newspaper advertisement from that same year described one of the rentals as a large room with a connecting bath, with the option to include use of a garage.[21] This rental arrangement continued through the

[17] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 12A; Enumeration District: 0014; FHL microfilm: 2341134.
[18] Bankruptcy No. 1107, Referee's Order Allowing Exemptions, U.S. Bankruptcy Court to Jennie M. Digneo, The Smart Shop, recorded September 12, 1930, Book X, Page 119, Instrument # 40454, Santa Fe County, New Mexico.
[19] Abstract of Title document, "Lots 2, 3, 4, Blk. 39, King's Map of 1912."
[20] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1936* (El Paso: Hudspeth Directory Company, 1936), 94, 103, and 243.
[21] "Rooms For Rent," *Santa Fe New Mexican*, June 17, 1936, 7.

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Great Depression. Additional newspaper ads from the period suggest the land was also used commercially, operating as a nursery under the name Hillside Evergreen Nursery.

Toward the end of the decade, Republic Mortgage Company worked out an agreement with Ray and Dorathea Dunakin, a recently married couple, to acquire the property. However, before the transaction was finalized, the Dunakins divorced. The precise circumstances are unclear, but Jennie Digneo—now going by Jennie M. Avery—had regained title to the property and, in 1943, transferred it to Dorthea Dunakin by quitclaim deed.[22]

That same year, Dunakin hired a builder to prepare plans for remodeling the apartments. A surviving blueprint shows that the work was limited to the section west of the front entry (Fig. 7). The drawing indicates interior renovations within the existing footprint, including updated floor plans, subdivided spaces, and likely reconfigured circulation. The only exterior alteration appears to be the addition of a new set of stairs and doorway at the southwest corner.

The Apartments

From this point on, the old Axtell-Phillips house was identified as an apartment building—Units 1, 2, and 3—in the Santa Fe city directories. The 1947 directory listed Mary Guesserian, a seamstress, as both the occupant and owner of Apartment 1; John S. Russell, a teacher at Carlos Gilbert School, and his wife, Vera, living in Apartment 2; and Raymond Rhea, the owner of a distribution company, along with his wife, Vera, a statistician for the State Land Office, residing in Apartment 3.

While Dorathea Dunakin remained the underlying property owner, Mary Guesserian appears to have taken on the role of apartment manager. Tenants came and went, but according to the city directories, they generally belonged to the same professional class—teachers, small business owners, and mid-level state employees—rather than clerks or manual laborers.[23] By the early 1950s, John S. Russell had been promoted to

[22] Quitclaim Deed, Jennie M. Avery to Dorathea K. Dunakin, recorded June 12, 1943, Book 23, Page 236, Instrument # 71337, Santa Fe County, New Mexico.

[23] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1947* (El Paso: Hudspeth Directory Company, 1947), 125, 230, 247, and 343.

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principal of Carlos Gilbert School. He and his wife Vera had moved out of the apartments and purchased a home in the South Capitol neighborhood.

Mary eventually moved out, and a woman named Edna McCracken took her place. Over the years, McCracken co-owned several Santa Fe beauty shops and remained a fixture in the neighborhood until her death in 1969. As Santa Fe modernized, the house stood increasingly apart—deteriorating and anchored in a bygone era. In 1962, a bulldozer cleared an old adobe at the southeast corner of Hillside and Washington to make way for the Bank of Santa Fe—a large Pueblo Revival structure, complete with a drive-through teller and a 70-car parking lot.[24]

In the 1970s, Hillside was realigned as part of the newly constructed "Loop," later renamed Paseo de Peralta—a road designed to relieve downtown congestion but which, at first, created confusion and disruption.

With the realignment and name change, the property acquired a new address: 515 Paseo de Peralta. A decade later, the city permitted the demolition of yet another older building to allow for the expansion of the Bank of Santa Fe into what is now Wells Fargo Bank. This change is abundantly evident reviewing aerial photographs from the late 1950 and early 1970s (Figs. 8 & 9). By 1982, the former Axtell–Phillips House was considered abandoned property, and the City of Santa Fe was unable to identify the actual owner.[25]

In 1995, Dorathea Gabel—the daughter of Dorathea Dunakin and a resident of Otero County—submitted an application (H-95-091) to the Historic Districts Review Board to undertake repairs on the then-century-old building. The proposed work included window repairs, partial restuccoing, and stabilization of the front entry porch.

In 1997, Gabel received a historic preservation award from the City of Santa Fe in recognition of the renovation. Nearly thirty years later, however, the house has once again fallen into disrepair.

[24] "New Pueblo Style-Bank" [photo article], *Santa Fe New Mexican*, April 15, 1962, 16.
[25] "Notice of Names of Persons Appearing to be Owners of Abandoned Property" [legal notification], *Santa Fe New Mexican*, March 19, 1982, B-5.

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Evaluation of Historical Status

Based on its age and historical associations, the primary building is clearly eligible for Contributing status. The south-facing front elevation, which has been least affected by later additions, should be considered the primary façade. Significant features of this elevation include its rectilinear volumes, original segmental-arched window openings, keyhole-shaped porch opening, and distinctive brick cornice. In contrast, the side and rear elevations have less architectural interest and have been compromised by later modifications. The northwest bedroom addition is the least compatible and should be excluded from consideration of status.

The second rubble-stone garage is freestanding and of historic age but lacks architectural distinction. The shed, which appears to predate 1912, is an important contextual structure, reflecting earlier land use patterns and signaling a time when work animals were kept for conveyance.

The Board's authority over purely structural elements, such as masonry retaining walls that do not rise above the retained grade, has been questioned in the past. However, if the Board does hold authority to assign status, the south retaining wall and its entry steps are recommended for Contributing status as an important element of the streetscape.

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Illustrations



Figure 1: Samuel Beach Axtell, undated. Courtesy of Findagrave.com

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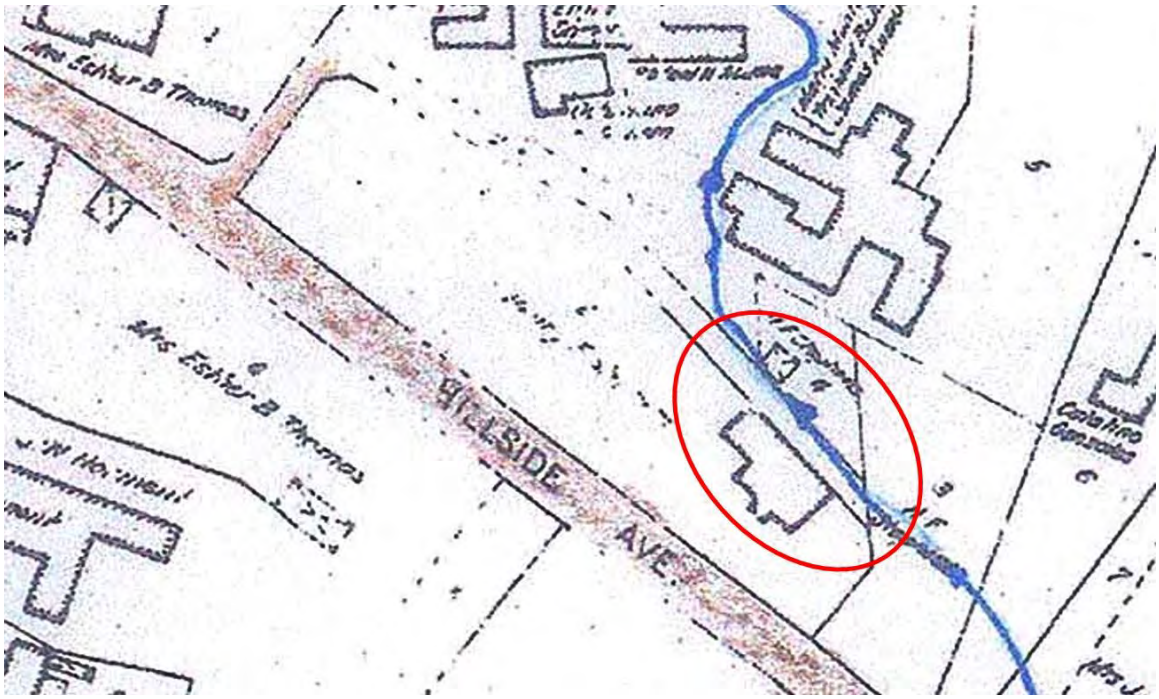

Figure 2: N. L. King, "Official Map of the City of Santa Fe," 1912. Acequia alignments overlaid by Edward Gonzales, 2012. Subject buildings circled.

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Figure 3: "Adobe home on Hillside Street, Santa Fe, New Mexico," H. H. Dorman, ca. 1915, Negative Number 010516. Courtesy of Palace of the Governors Photo Archives, New Mexico History Museum.

Note: A. Window removed; B. door and wood stairs removed; C. window added; D. window added; E. building demolished.

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Figure 4: "Adobe home on Hillside Street, Santa Fe, New Mexico," H. H. Dorman, ca. 1915, Negative Number 010517. Courtesy of Palace of the Governors Photo Archives, New Mexico History Museum.

Note: A. Window added; B. door removed with addition; C. building demolished.

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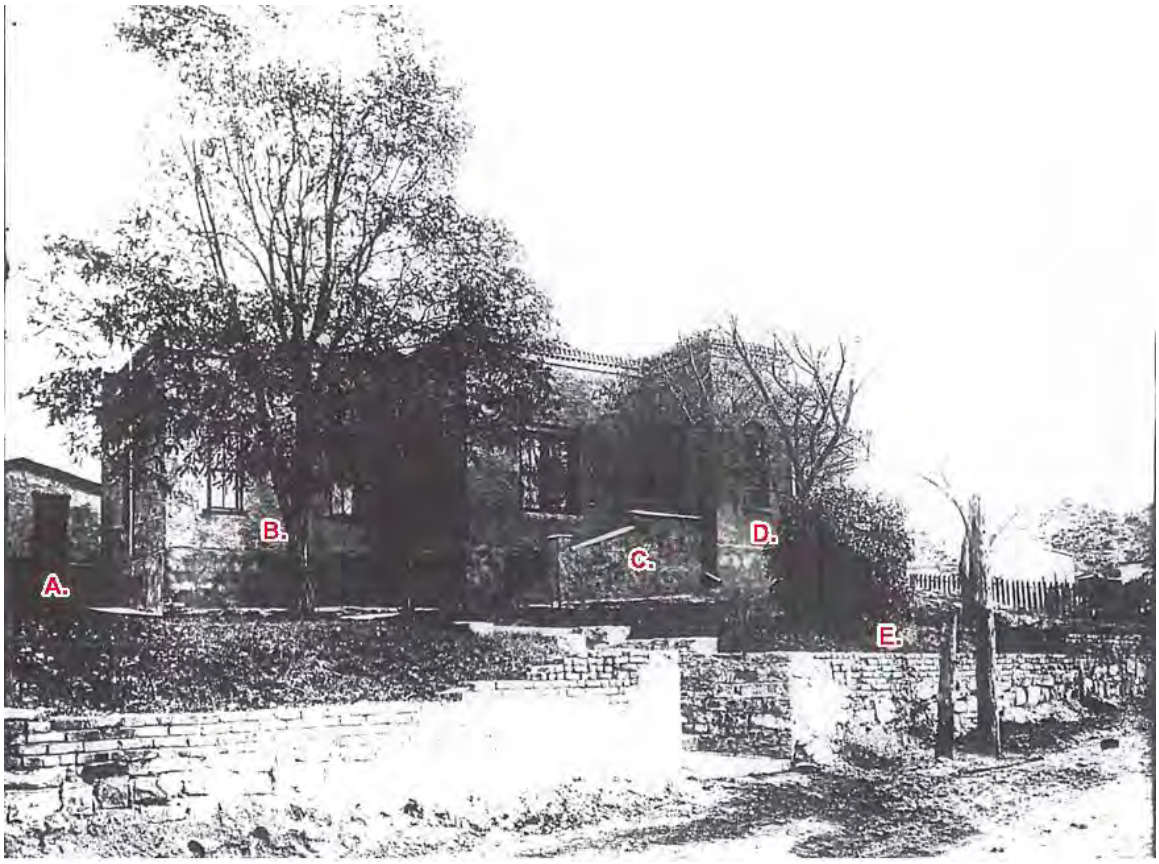

Figure 5: "House of Paseo de Peralta (formerly Hillside Avenue), ca. 1910-15, Negative Number 51631. Courtesy of Palace of the Governors Photo Archives, New Mexico History Museum.

Note: A. Shed in existence; B. stairway and door added; C. stairway removed; D. window removed; E. shorter wall topped with bricks.

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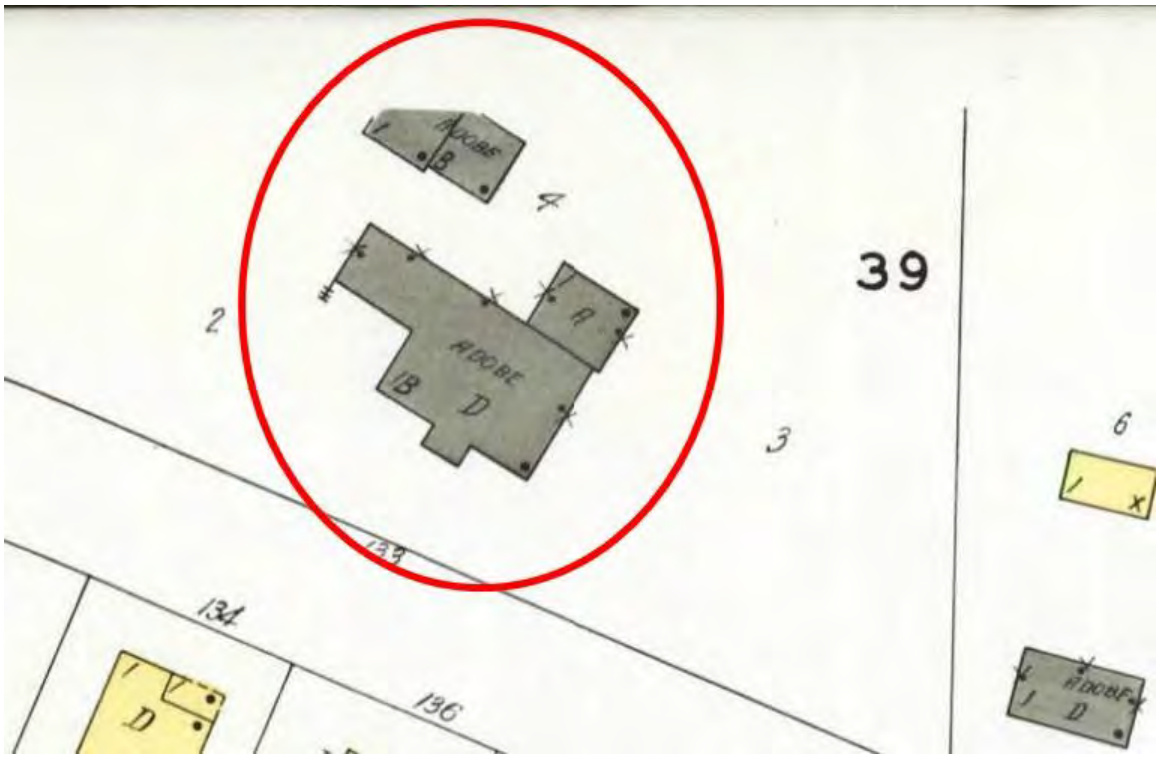

Figure 6: 1930 Sanborn Fire Insurance Map, Sheet 8.

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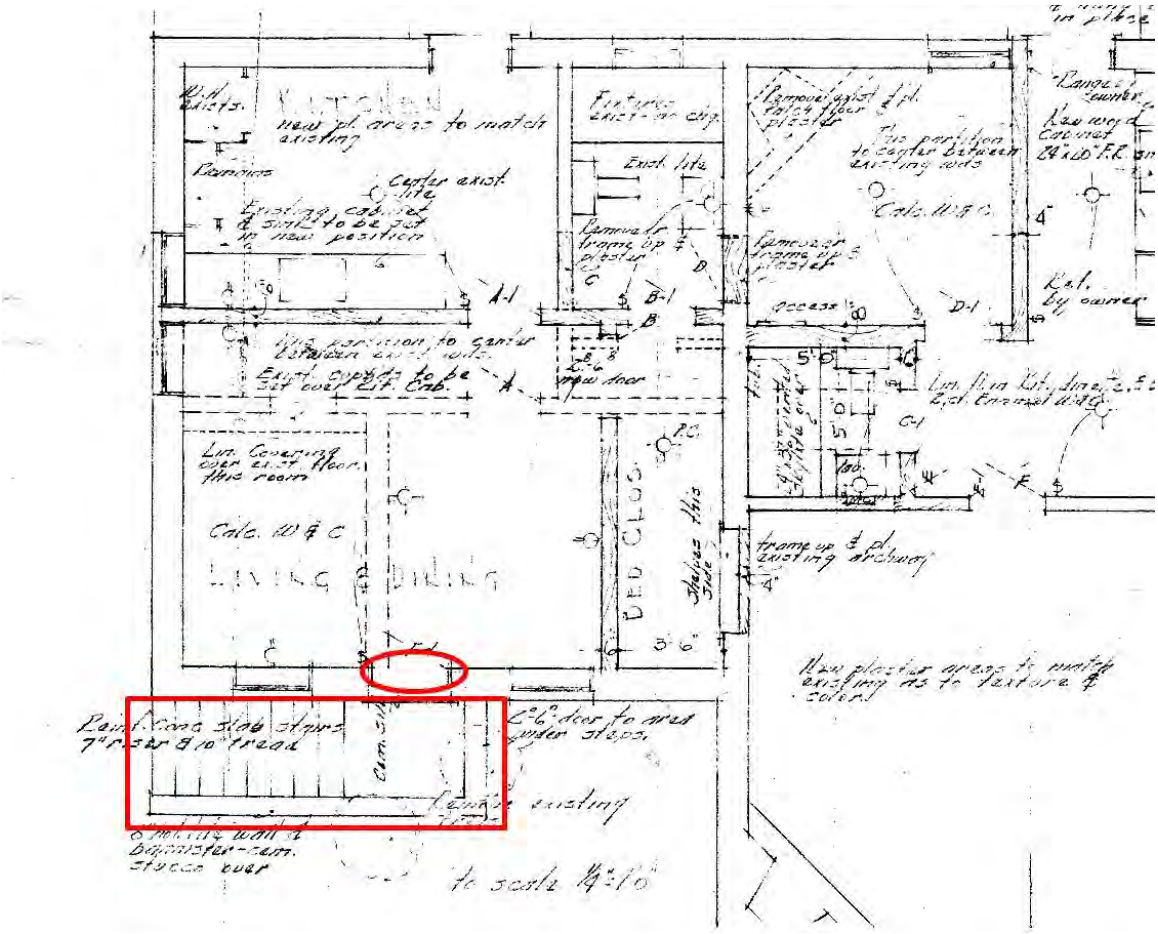

Figure 7: Portion of the 1943 building plan (blueprint converted to black and white), showing the affected exterior changes on the west end of the south façade highlighted. Courtesy of Georges and Tina Feghali.

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Figure 8: November 10, 1958, aerial photograph.



Figure 9: May 11, 1973, aerial photograph. Structure at northwest present.

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Survey Photographs

(All images taken by Giulia Caporuscio, June 22, 2025, unless otherwise noted)



Photo 2: Setting. Camera facing northwest.

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Photo 3: Setting and street entry. Camera facing northeast.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Samuel B. Axtell Property: Brick Tenement #1 — Dorathea K. Dunakin Property: Apartments 1, 2, & 3**	**2. Location:** **515 Paseo de Peralta** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-30040** **4. County: Santa Fe** **5. Date of Survey: June 22, 2025**







Photo 4: West half of south elevation. Camera facing up and northeast. Typical window (left) and muntin pattern (right).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Samuel B. Axtell Property: Brick Tenement #1 — Dorathea K. Dunakin Property: Apartments 1, 2, & 3**	**2. Location:** **515 Paseo de Peralta** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-30040** **4. County: Santa Fe** **5. Date of Survey: June 22, 2025**







Photo 5: Entry façade and east half of south elevation. Camera facing up and northeast. Entry porch (left) and altered windows (right).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 6: East elevation of the original building. Camera facing northwest.

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

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Photo 7: East elevation oblique. Two garage additions highlighted. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 8: East elevation. Original garage at center. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 9: East elevation oblique. Later garage at right. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Samuel B. Axtell Property: Brick Tenement #1 — Dorathea K. Dunakin Property: Apartments 1, 2, & 3**	**2. Location:** **515 Paseo de Peralta** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-30040** **4. County: Santa Fe** **5. Date of Survey: June 22, 2025**



Photo 10: Combined garages. North and west elevations. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 11: North elevation. Original garage (left); bedroom addition (right). Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 12: North elevation. Original garage (left); bedroom addition (right). Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 13: West elevation of original building. 1940s staircase on the right. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 14: West elevation of bedroom addition. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 15: Shed. East elevation. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 16: Shed. South elevation. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 17: Shed. West elevation. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 18: Masonry stairway wall of street entry. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 19: Brick stairs of street entry. Camera facing down.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 20: North retaining wall. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 21: Minor retaining wall. Camera facing southeast.

Luchini Trujillo Structural Engineers, Inc.

May 20, 2025

DNCA Architects
c/o Rebecca Wood
924-A Shoofly Street
Santa Fe, NM 87505

Re: Residence @ 515 Paseo Del Peralta, Santa Fe, New Mexico 87505

Dear Rebecca,

This letter is to acknowledge that I conducted a site visit on April 16, 2025. The purpose of the site visit was to observe the existing condition of the residence and provide an overall opinion regarding its structural integrity. The attached floor plan has been provided by DNCA Architects and is used to identify locations of structural damage herein. The floor plan includes identification of floor framing information and observed structural deficiencies/concerns throughout the property.



Analysis and Recommendations

Overall, the main residence is in good condition with a few noted structural deficiencies outlined herein that will need to be corrected.

- The southwest corner of the residence exhibited a large crack propagating from the exterior facade to the interior plaster finish. Upon further investigation it was noted that water intrusion had occurred and compromised the masonry and mortar joints in this area. The damaged portion of the wall should be reconstructed with standard masonry techniques to reestablish structural integrity.

- Wood timber posts were installed in an apparent attempt to control floor joist deflections and correct floor framing alterations. The timber supports are at random locations throughout the residence. This condition will need to be corrected with a new wood post and wood beam system with concrete spot footings at the new posts.

- Floor joists that have been cut to accommodate out of service floor heaters were noted to occur in two locations in the main structure. The alterations should be corrected with adequately sized floor joist girders and headers.

- Tunneling through stone masonry stem walls to accommodate HVAC & plumbing chases were noted to occur in numerous locations throughout the main residence. This alteration will need to be corrected as it has caused localized failures of the wood bearing plates for the floor system.

The auxiliary structure's structural deficiencies outlined herein make the structures impossible to meet code compliance.

- The shed walls are dependent on unreinforced adobe and random masonry walls. The transition from adobe & masonry walls to concrete stem wall/footing was not observed. The northwest and northeast walls are retaining anywhere from 1 to 6 feet of soil. Moisture intrusion has caused some debonding of the adobe blocks and deterioration of the block itself. This condition can cause a potential hazard and is susceptible to movement and overturning during extreme loading conditions. The unreinforced wall cannot properly resist lateral earth pressures and cannot sufficiently transfer loading.

- The garage walls are dependent on an assortment of unreinforced brick, stone and clay-block (pentile) masonry walls. The northwest and northeast walls are retaining up to 6 feet of soil. A waterproofing and drainage system was not observed and could lead to hydrostatic pressure building up behind the retaining portion. Moisture intrusion has caused some debonding of the masonry and deterioration of the wall itself. This condition can potentially cause a hazard and could be susceptible to collapse under extreme loading scenarios. The unreinforced wall cannot properly resist lateral earth pressures and cannot sufficiently transfer loading.

- The far north-east unreinforced stone masonry retaining site wall is dependent on an assortment of various sized stones with mortar joints. The northeast wall is integrated into the existing garage wall and is retaining up to 5 feet of soil. A waterproofing and drainage system was not observed and could lead to hydrostatic pressure building up behind the retaining wall. This condition can potentially cause rotational movement and sliding under typical loading scenarios. The unreinforced wall cannot properly resist lateral earth pressures and cannot sufficiently retain the earth behind the wall.

Code Analysis
This structure is under the jurisdiction of the City of Santa Fe Land Use Department. Currently the department utilizes the 2021 New Mexico Administrative Building Code. A review of the 2021 International Residential Building Code (IRC, as amended) and the 2021 International Existing Building Code (IEBC, as amended) was completed.

In the IRC, Section J501.4 outlines requirements that that structural elements found to be unsound or dangerous be made to comply with the applicable requirements of the code. New installations shall not create a dangerous condition. Replacement of all the roof and floor framing would define the work as an 'extensive alteration', in accordance to Section AJ501.3. The alteration would then have to meet the reconstruction requirements of the code.

In the IEBC, Chapter 5 of the code indicates that replacing walls and roof framing would be considered a 'substantial structural alteration' because the total affected area constitutes more than 30% of the total floor and roof areas of the building. In this level of alteration, Section 907.4.2 would require that the lateral load-resisting system comply with the 2021 International Building Code (IBC) requirements (though some reductions to horizontal forces are allowed in this alteration section).

Feasibility of Executing Code Requirements
Correcting the structural deficiencies in the main residence will not trigger the major alteration requirements outlined by the IEBC. Localized repairs can be made to the isolated deficiencies of the main residence to reestablish structural integrity.

Based on the deterioration of the rubble masonry and adobe retaining walls in the garage and shed respectively, the ability to correct the structural issues with the structures retaining walls would not be possible. The existing walls are unreinforced adobe, & stone/rubble masonry: these types of walls are not permitted for retaining conditions.

Summary and Conclusion
It is my opinion that an effort to restore or repair the shed and garage auxiliary structures is not feasible. Replacement of all retaining and vertical load bearing walls, and the installation of a foundation system would require so much removal of the existing structure that the undertaking can no longer be considered a restoration, but a replacement. That is, no portions of the existing shed and existing garage structure can remain in place if this building is to meet building code requirements.

The conclusions and opinions stated are based on our understanding of the facts and evidence stated herein. No warranties, expressed or implied, are intended to be made. Should additional facts or evidence become available pertaining to this project, we reserve the right to review that information and revise opinions when appropriate. Recommendations provided herein are conceptual in scope and are for use in planning and estimating costs only. The services of a licensed professional experienced in this industry should be acquired to engineer and design the exact structural requirements. Other methods for these repairs may also be available and appropriate.

Please note that Luchini Trujillo Structural Engineers, Inc. has provided structural consultation for only those items described in this letter and assumes no responsibility for the structural adequacy of any other members or systems in this project.

Please contact me if you have any questions or require additional information.

Sincerely,

Jeremy J. Starr, P.E.

Reviewed by,

Eric D. Trujillo, P.E.





#1

RUBBLE RETAINING WALL, WATERPROOFING NOT PRESENT AND DETERIORATION PRESENTS ON EXTERIOR & INTERIOR FACES.



#2

A PORTION OF THE SHED WALLS ARE CONSTRUCTED WITH ABODE. SIGNIFICANT DETERIORATION OF THE ADOBE BLOCK FROM MOISTURE INTRUSION WAS OBSERVED



#3

RUBBLE RETAINING WALL, WATERPROOFING NOT PRESENT AND DETERIORATION PRESENTS ON EXTERIOR. THE WALL IS ALSO CONSTRUCTED WITH NON-STANDARD MASONRY MATERIAL AND PRACTICES



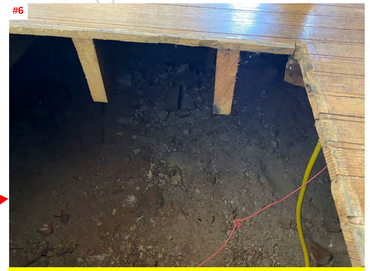
#4

MORTAR JOINTS ON RUBBLE MASONRY WALL HAVE DE-BONDED AND HAVE COMPROMISED THE WALLS STRUCTURAL INTEGRITY.



#5

PLUMBING AND HVAC ACCESS HOLES HAVE BEEN TUNNELED THROUGH THE STONE RUBBLE STEM WALL



#6

2x8 FLOOR JOISTS CUT AT OUT-OF-SERVICE GAS FLOOR HEATERS



#7

POST-INSTALLED WOOD BEAM AND WOOD POSTS FOUNDED ON SOIL OR TIMBER PLANKS INSTALLED THROUGHOUT FOOTPRINT OF ORIGINAL STRUCTURE



#11

CRACK EXTENDS THROUGH ENTIRE WALL SECTION, MASONRY COURSES HAVE DE-BONDED AND THE STRUCTURAL INTEGRITY OF THE WALL HAS BEEN COMPROMISED



#10

CRACK EXTENDS THROUGH ENTIRE WALL SECTION, MASONRY COURSES HAVE DE-BONDED AND THE STRUCTURAL INTEGRITY OF THE WALL HAS BEEN COMPROMISED



#9

PEN-TILE STAIR WALL AND WATER DAMAGE TO WOOD STAIR FRAMING, FUNGAL DECAY OF WOOD HAS BEGUN AND HAS COMPROMISED THE STRUCTURAL SECTION



#8

DAMAGE TO RUBBLE FOUNDATION STEM WALL

Luchini Trujillo
Structural Engineers
2019 Galisteo St Ste D2, Santa Fe, NM 87505
4110 Wolcott Ave NE Ste C, Albuquerque, NM 87109
(505) 424-3232 info@LTSENG.com www.LTSENG.com

Consultant

dnca architects
924-A Shoofly Street Santa Fe,NM 87505
ph(505)255-4033

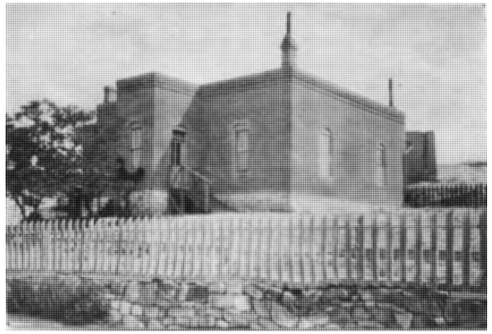
Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: MAY, 6th 2025
Plot Date:
Drawn by:
Checked by: JJS
File: 515 PdPeralta_A100 Plans 250331.vwx
Set: Schematic Design Set
Sheet Title: EXISTING FLOOR PLAN w/ STRUCTURAL DEFICIENCIES

S001

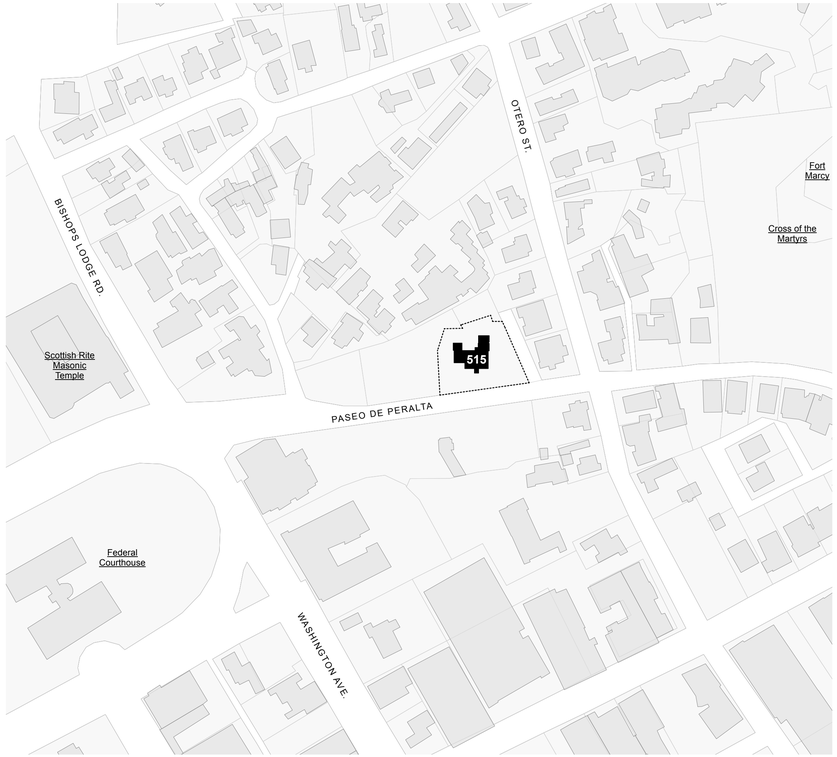
Sheet of



515 Paseo de Peralta, 1915

515 Paseo de Peralta
HDRB Info Session

July 22, 2025



1 G100h Site Location Map
Scale: 1:1500

0 100 200 300 400 ft

PROJECT DIRECTORY

CLIENT
Georges & Tina Feghali
310 Otero Street
Santa Fe, NM 87501
Contact: Georges Feghali
email: gmfeghali@gmail.com

ARCHITECTS
DNCA, LLC
924-A Shoofly St.
Santa Fe, NM 87505
ph: 505-255-4033
Contact: Devendra N Contractor
email: devendra@dncarchitect.com
mobile: 505-263-3602
Contact: Rebecca Wood
email: rebecca@dncarchitect.com

STRUCTURAL ENGINEERS
Luchini Trujillo Structural Engineers
2019 Galisteo Street
Suite D2
Santa Fe, NM 87505
ph: 505-424-3232
Contact: Eric Trujillo
email: eric@ltseng.com
Contact: Jeremy Starr
email: jeremy@ltseng.com

DRAWING DIRECTORY

Page	Label	Sheet Name
1	G100h	Cover Sheet
2	H100	Streetscape Diagram
3	H101	Historic & Context Photos
4	ASD101	Existing Site Plan
5	S100	Existing Floor Plan w/ Structural Deficiencies
6	A101(E)	Existing Ground Floor Plan
7	A102(E)	Existing Roof Plan
8	A200(E)	Existing Building Elevations
9	A300(E)	Existing Building Sections

PROJECT DESCRIPTION

The project consists of the proposed renovation and restoration of a historic late-nineteenth century brick house. The property consists of an original 1,800 SF brick house, along with outbuildings and additions to the original brick house, totaling about 900 sf. A status review of the house, outbuildings, and additions is requested.

A structural report shows that the brick house is in stable condition, though structural repair of the rubble foundation, wood floor joists, and at least one exterior brick wall will be required. Conversely, the existing stand-alone shed and garage are unreinforced and show structural damage from moisture intrusion, creating potentially dangerous conditions. Correcting the structural deficiencies to meet code would require replacement of all retaining and vertical load-bearing walls and the installation of a foundation system, amounting to an entirely new structure, rather than a restoration. Additions to the North facade date from the mid-to-late 20th Century and are stylistically distinct from the original structure.

PROJECT DATA

PROJECT NAME
515 Paseo de Peralta

PROJECT ADDRESS
515 Paseo de Peralta
Santa Fe, NM 87501

ZONING
R-21

HISTORIC DISTRICT
Historic Downtown Archaeological Review District
Downtown and Eastside Historic District

HISTORIC STATUS
Contributing

SITE AREA
14,985 sf / 0.344 acres

Consultant

dnca architects
924-A Shoofly Street Santa Fe, NM 87505
ph(505)255-4033

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: June 30, 2025
Plot Date:
Drawn by:
Checked by:
File: 515 PdPeralta --G100 Cover.vwx
Set: Schematic Design
Sheet Title: **Cover Sheet**

G100h

Sheet of



1 H100 Existing Streetscape Plan
Scale: 1:750

Consultant

dnca architects
924-A Shoofly Street Santa Fe,NM 87505
ph(505)255-4033

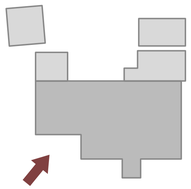
Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

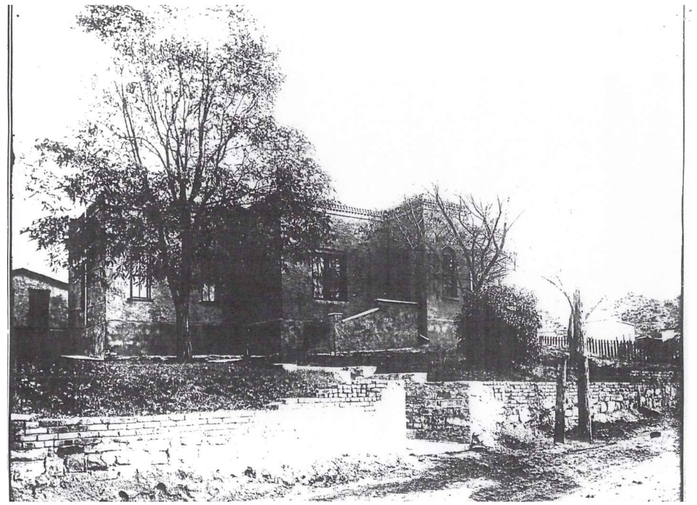
Date	Issue

Date: June 30, 2025
Plot Date:
Drawn by:
Checked by:
File: 515 PdPeralta –G100 Cover.vwx
Set: Schematic Design
Sheet Title: **Existing Streetscape Plan**

H100

Sheet of

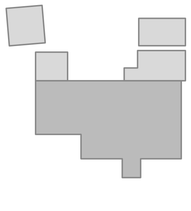




Southwest corner, approx. 1915



Southwest corner, 2025

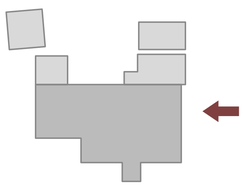




Southeast corner, approx. 1910



Southeast corner, 2025





East facade, approx. 1910



East facade, 2025

dnca architects
924-A Shoofly Street Santa Fe,NM 87505
ph(505)255-4033

Consultant

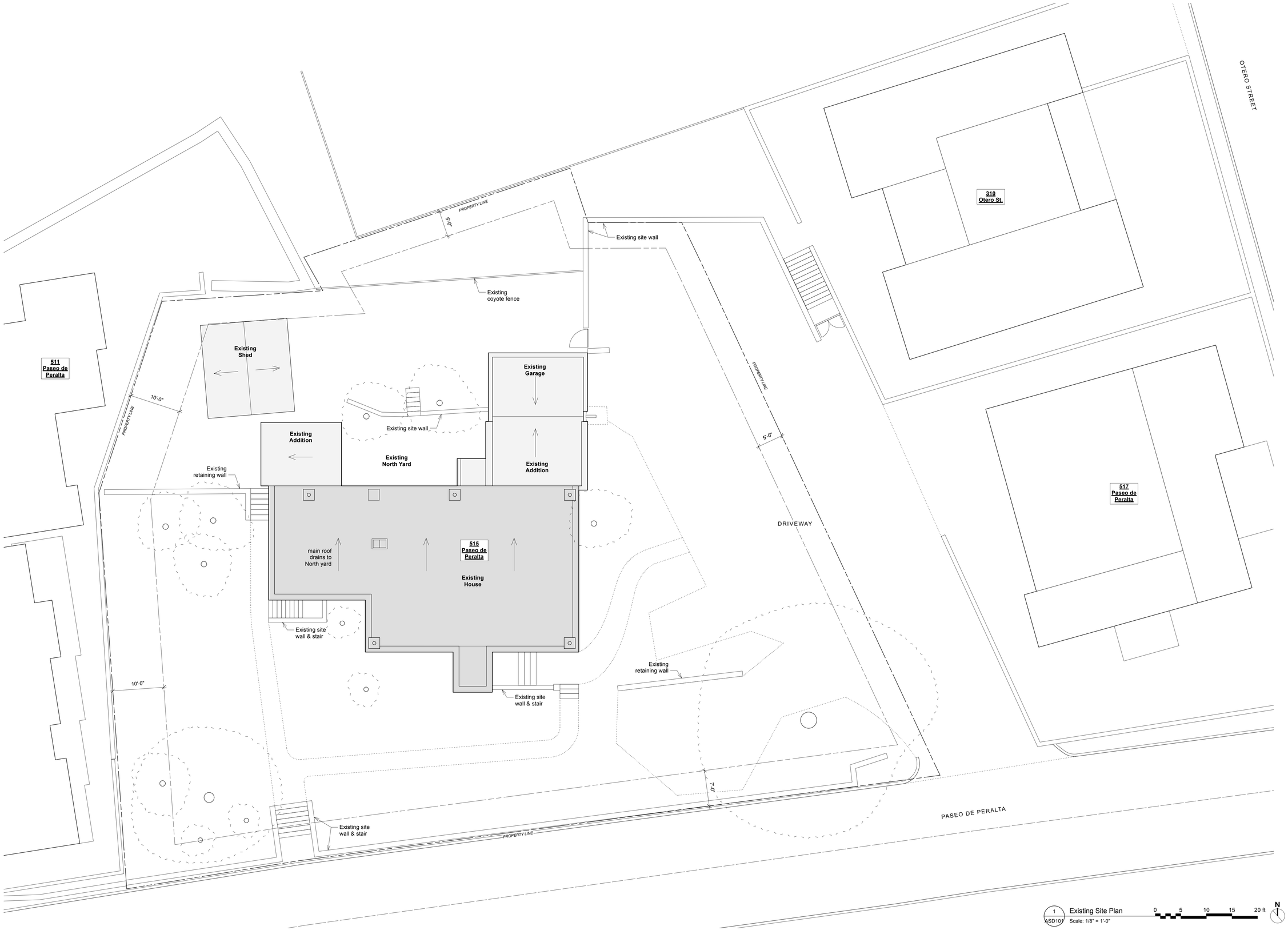
Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: June 30, 2025
Plot Date:
Drawn by:
Checked by:
File: 515 PdPeralta --G100 Cover.vwx
Set: Schematic Design
Sheet Title: **Historic & Context Photos**

H101

Sheet of



1 Existing Site Plan
ASD101 Scale: 1/8" = 1'-0"

0 5 10 15 20 ft

N

dnca architects
924-A Shoofly Street Santa Fe, NM 87505
ph(505)255-4033

Consultant

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: June 30, 2025
Plot Date:
Drawn by:
Checked by:
File: 515 PdPeralta_A100 Plans.vwx
Set: Schematic Design
Sheet Title: **Existing Site Plan**

ASD101

Sheet of



RUBBLE RETAINING WALL, WATERPROOFING NOT PRESENT AND DETERIORATION PRESENTS ON EXTERIOR & INTERIOR FACES.



A PORTION OF THE SHED WALLS ARE CONSTRUCTED WITH ABODE. SIGNIFICANT DETERIORATION OF THE ADOBE BLOCK FROM MOISTURE INTRUSION WAS OBSERVED, AND NO FOUNDATION WAS DETECTED.



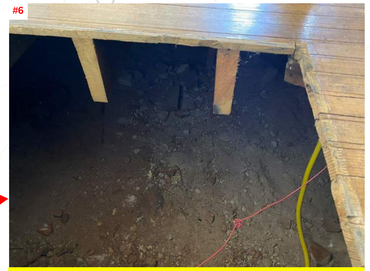
RUBBLE RETAINING WALL, WATERPROOFING NOT PRESENT AND DETERIORATION PRESENTS ON EXTERIOR. THE WALL IS ALSO CONSTRUCTED WITH NON-STANDARD MASONRY MATERIAL AND PRACTICES



MORTAR JOINTS ON RUBBLE MASONRY WALL HAVE DE-BONDED AND HAVE COMPROMISED THE WALLS STRUCTURAL INTEGRITY.



PLUMBING AND HVAC ACCESS HOLES HAVE BEEN TUNNELED THROUGH THE STONE RUBBLE STEM WALL



2x8 FLOOR JOISTS CUT AT OUT-OF-SERVICE GAS FLOOR HEATERS



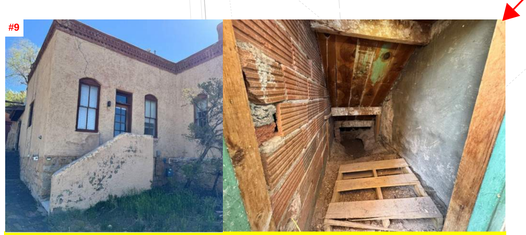
POST-INSTALLED WOOD BEAM AND WOOD POSTS FOUNDED ON SOIL OR TIMBER PLANKS INSTALLED THROUGHOUT FOOTPRINT OF ORIGINAL STRUCTURE



CRACK EXTENDS THROUGH ENTIRE WALL SECTION, MASONRY COURSES HAVE DE-BONDED AND THE STRUCTURAL INTEGRITY OF THE WALL HAS BEEN COMPROMISED



CRACK EXTENDS THROUGH ENTIRE WALL SECTION, MASONRY COURSES HAVE DE-BONDED AND THE STRUCTURAL INTEGRITY OF THE WALL HAS BEEN COMPROMISED



PEN-TILE STAIR WALL AND WATER DAMAGE TO WOOD STAIR FRAMING, FUNGAL DECAY OF WOOD HAS BEGUN AND HAS COMPROMISED THE STRUCTURAL SECTION



DAMAGE TO RUBBLE FOUNDATION STEM WALL

STRUCTURAL TIES INSTALLED 1995 ARE HOLDING PORCH TO MAIN HOUSE

Luchini Trujillo Structural Engineers
2019 Galisteo St Ste D2, Santa Fe, NM 87505
4110 Wolcott Ave NE Ste C, Albuquerque, NM 87109
(505) 424-3232 info@LTSENG.com www.LTSENG.com

Consultant

dnca architects
924-A Shoofly Street Santa Fe, NM 87505
ph(505)255-4033

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: MAY, 6th 2025
Plot Date:
Drawn by:
Checked by: JJS
File: 515 PdPeralta_A100 Plans 250331.vwx
Set: Schematic Design Set
Sheet Title: EXISTING FLOOR PLAN w/ STRUCTURAL DEFICIENCIES

S001

Sheet of



1 A101(E) Existing Ground Floor Plan
Scale: 3/16" = 1'-0"

0 5 10 15 20 ft

N

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924-A Shoofly Street Santa Fe, NM 87505
ph(505)255-4033

Consultant

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

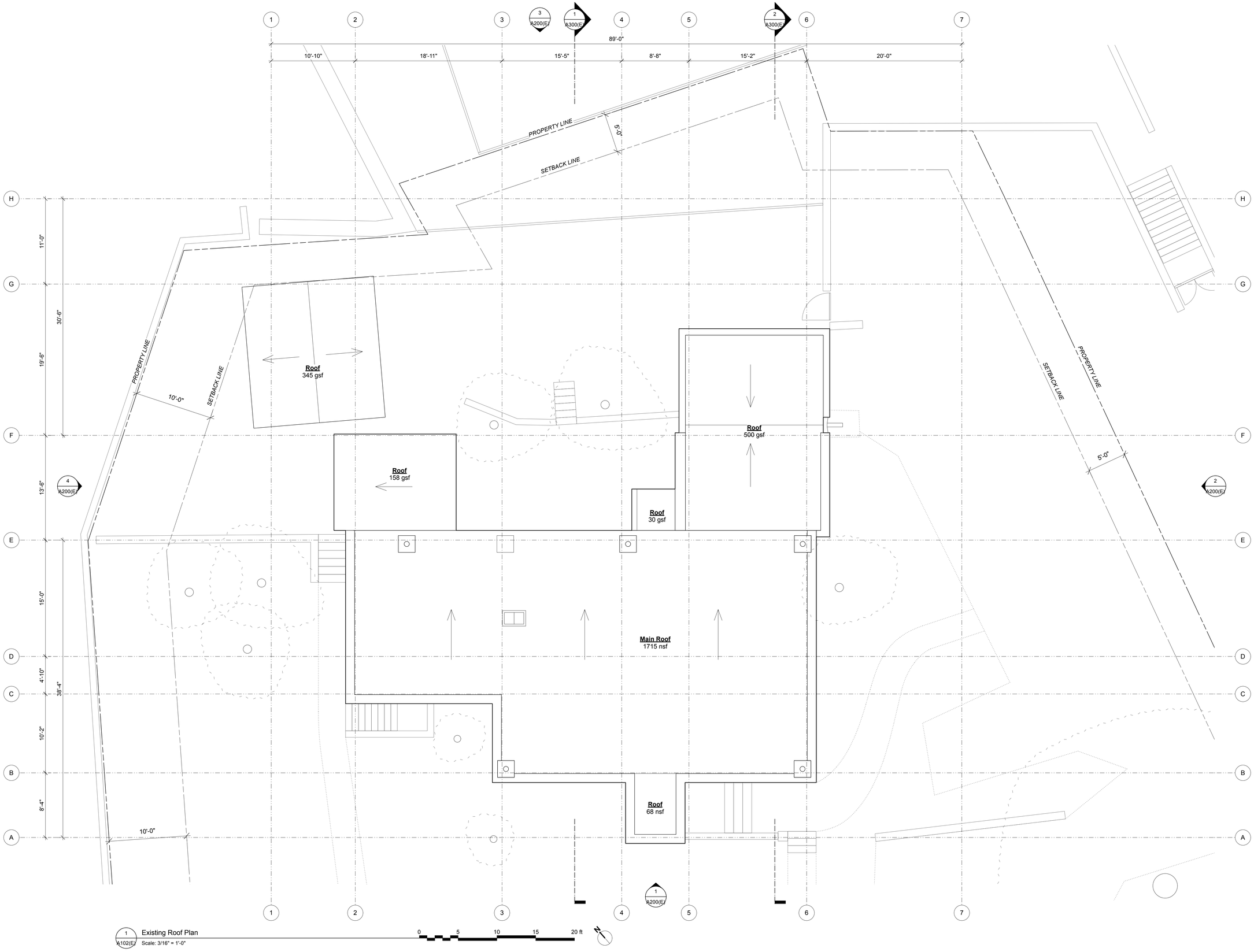
Date	Issue

Date: June 30, 2025	Plot Date
Drawn by	Checked by
File: 515 PdPeralta_A100 Plans.vwx	
Set: Schematic Design	

Sheet Title: **Existing Ground Floor Plan**

A101E

Sheet of



1 A102(E) Existing Roof Plan
Scale: 3/16" = 1'-0"

0 5 10 15 20 ft

N

Consultant

dnca architects
924-A Shoofly Street Santa Fe, NM 87505
ph(505)255-4033

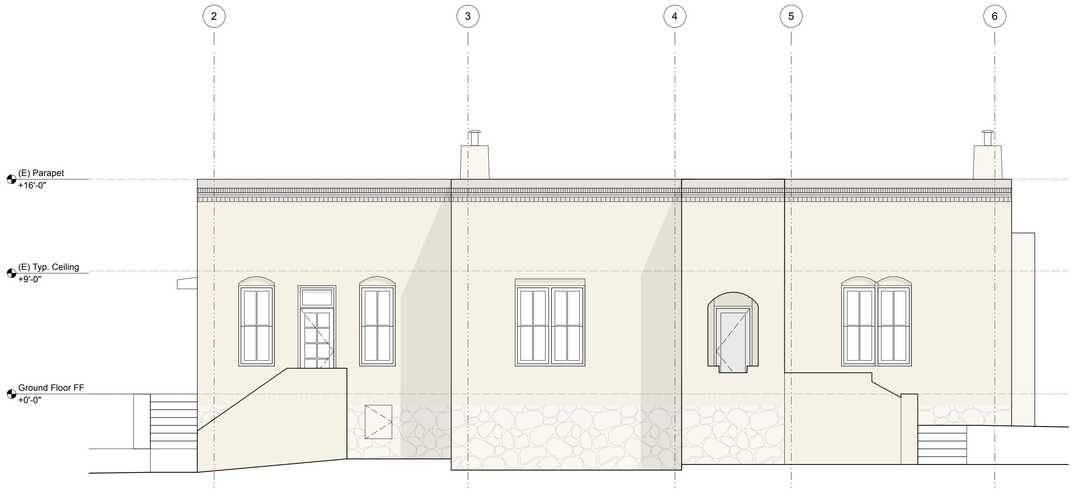
Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

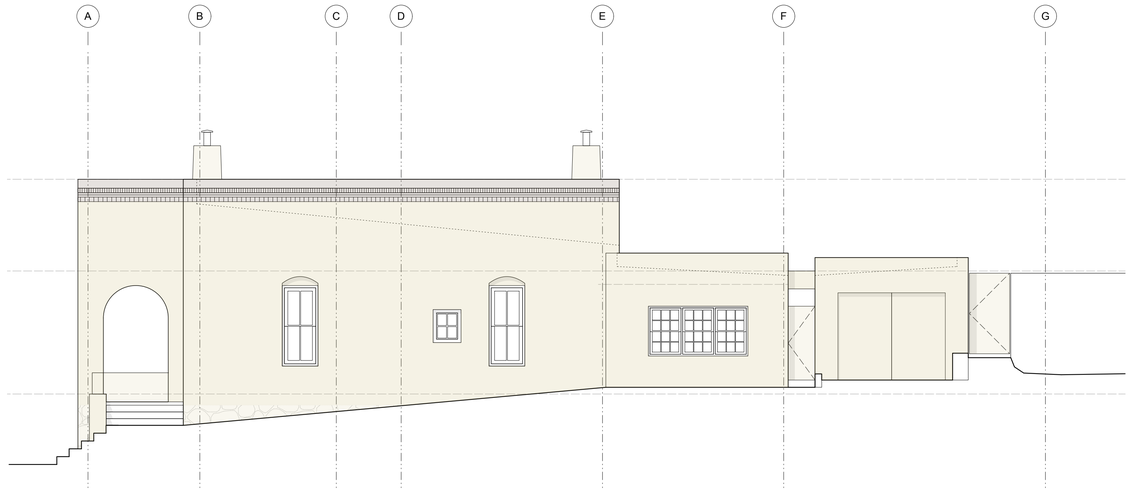
Date: June 30, 2025
Plot Date:
Drawn by:
Checked by:
File: 515 PdPeralta_A100 Plans.vwx
Set: Schematic Design
Sheet Title: **Existing Roof Plan**

A102E

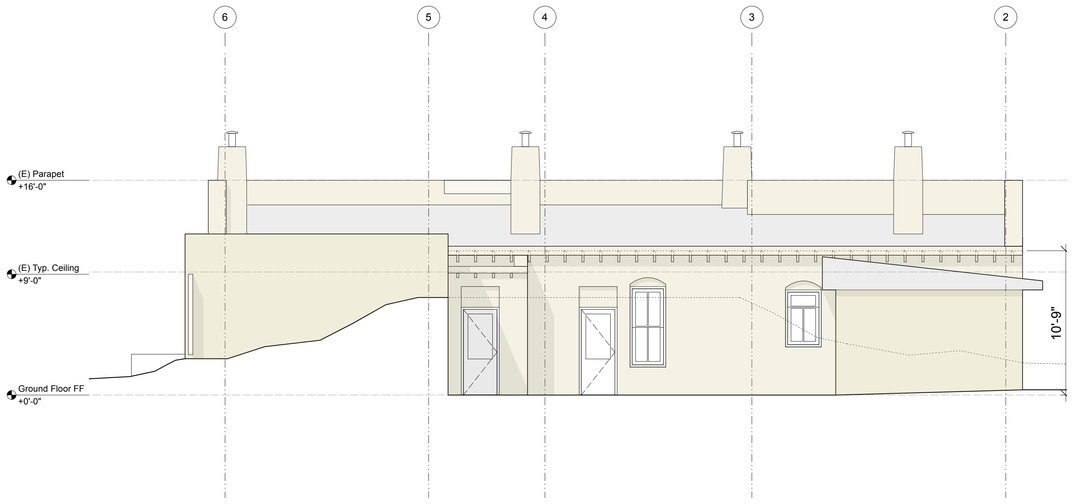
Sheet of



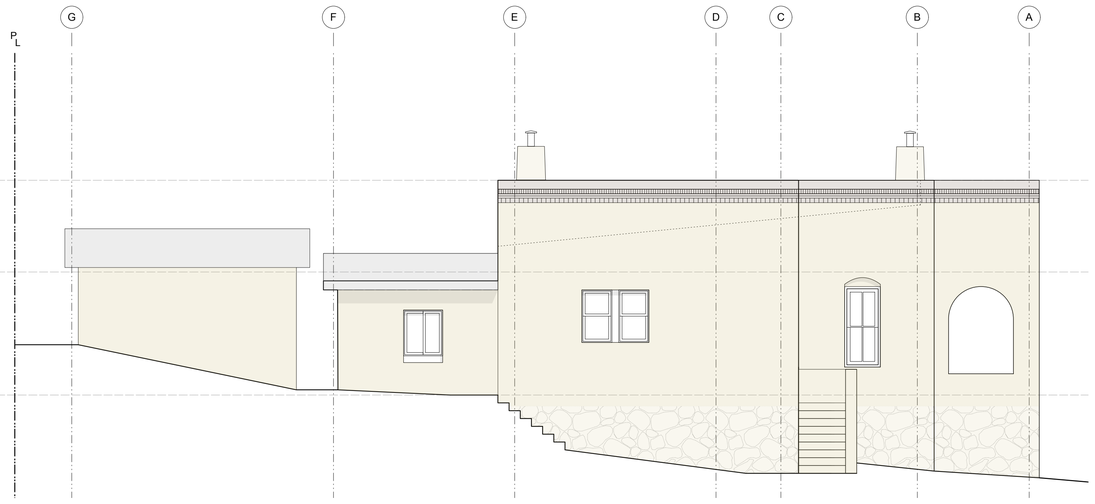
1 A200(E) Existing South Elevation
Scale: 3/16" = 1'-0"



2 A200(E) Existing East Elevation
Scale: 3/16" = 1'-0"



3 A200(E) Existing North Elevation
Scale: 3/16" = 1'-0"



4 A200(E) Existing West Elevation
Scale: 3/16" = 1'-0"

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924-A Shoofly Street Santa Fe,NM 87505
ph(505)255-4033

Consultant

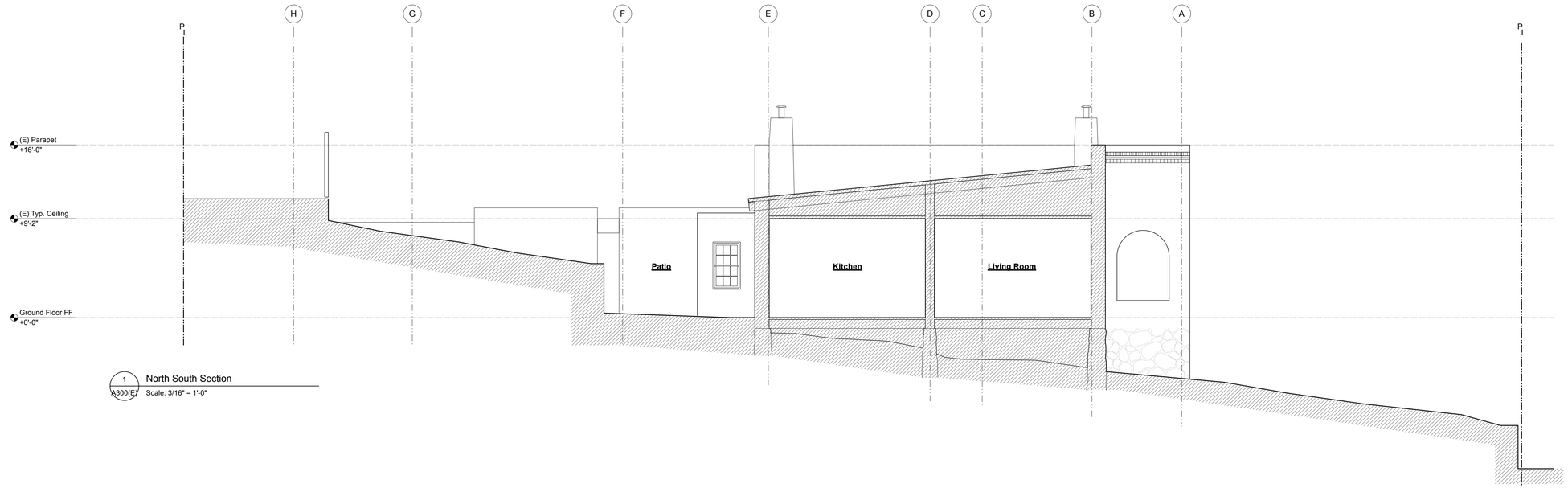
Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

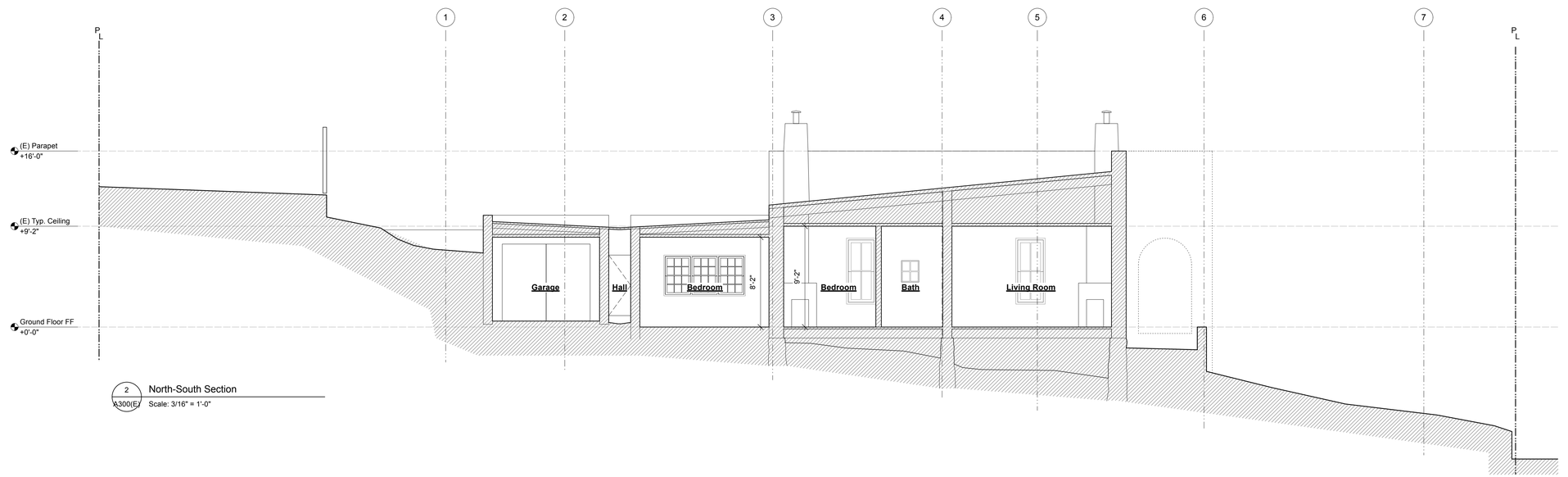
Date: June 30, 2025
Plot Date:
Drawn by:
Checked by:
File: 515 PdPeralta_A200 Elev Sections.vwx
Set: Schematic Design
Sheet Title: **Existing Building Elevations**

A200 (E)

Sheet: of



1 A300(E) North South Section
Scale: 3/16" = 1'-0"



2 A300(E) North-South Section
Scale: 3/16" = 1'-0"

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924-A Shoofly Street Santa Fe,NM 87505
ph(505)255-4033

Consultant

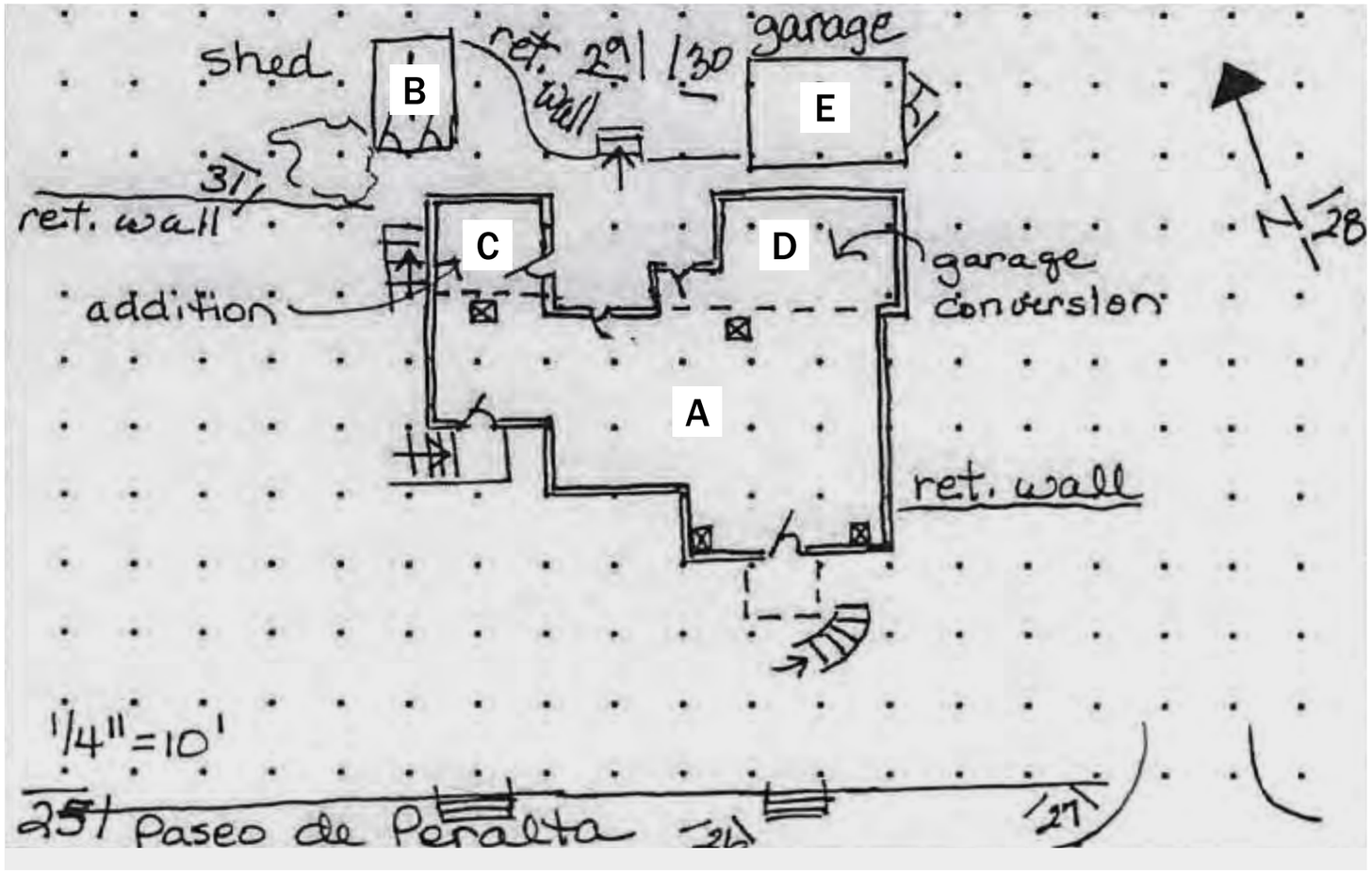
Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: June 30, 2025
Plot Date:
Drawn by:
Checked by:
File: 515 PdPeralta_A200 Elev Sections.vwx
Set: Schematic Design
Sheet Title: **Existing Building Sections N-S**

A300 (E)

Sheet of



[A] Original Brick House

- Brick construction with territorial brick coping, stone foundation, corner chimneys, tall wood hung-sash doors and windows; tan textured stucco was added after over original red brick

[B] Gabled Shed, NW

- Exposed adobe w/ pitched metal roof
- No foundation or waterproofing; bricks are retaining 6’ of soil and show significant deterioration

[C] Bedroom Addition, NW

- CMU and stucco addition, shed roof
- Roofline is ~6 ft lower than original brick house

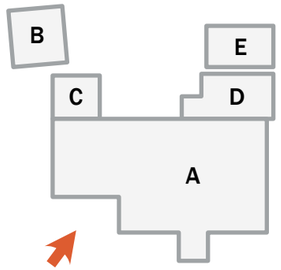
[D] Converted Garage, NE

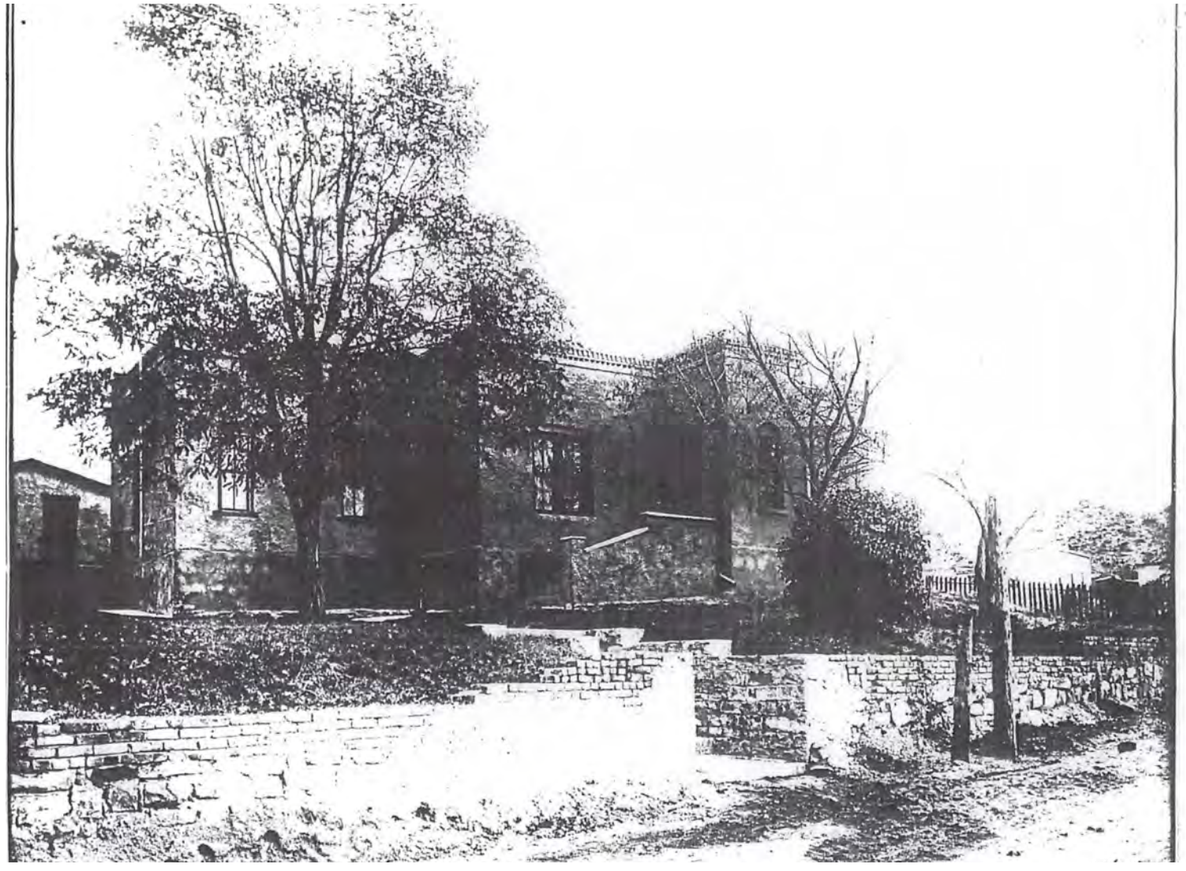
- Adobe and stucco addition, shed roof
- Originally a garage, converted to bedroom during WW2
- Roofline is ~6 ft lower than original house
- Windows are distinct - small panes, horizontal window

[E] Rubble Stone Garage, NE

- Unreinforced brick and rubble construction, shed roof
- Garage / storage outbuilding with attached retaining wall
- No foundation or waterproofing; masonry walls are retaining 6’ of soil and show significant deterioration

Existing Site Sketch — New Mexico Historic Building Inventory, 1996



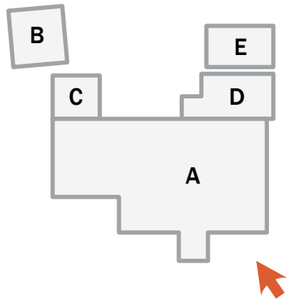


1910-15



2025

Historic & Existing Site from Southwest



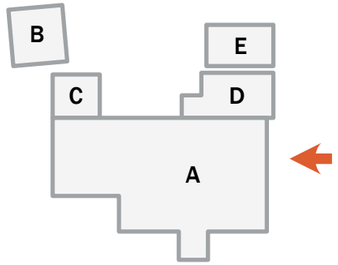


1910



2025

Historic & Existing Site from Southeast



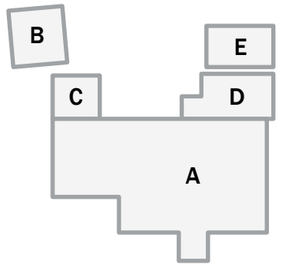


1910



2025

Historic & Existing Site from East



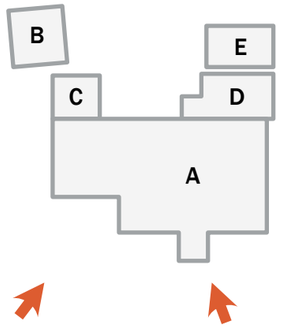


SITE FROM SOUTHEAST



PORCH FROM SOUTHEAST

Existing Site – Views from Paseo



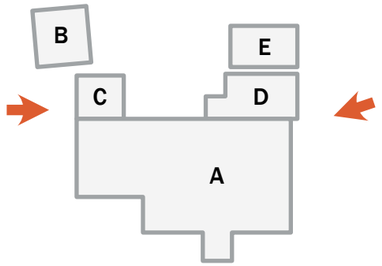


SITE FROM SOUTH



SITE FROM SOUTHWEST

Existing Site – Views from Paseo



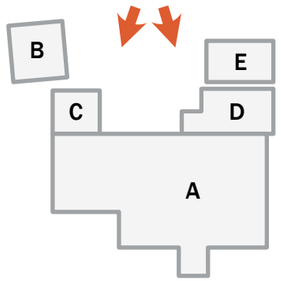


SITE FROM WEST



SITE FROM EAST

Existing Site – East & West Facades



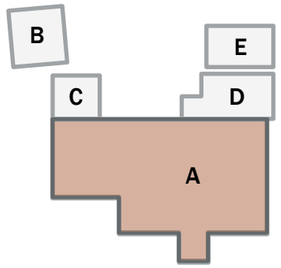


SITE FROM NORTH — TOWARD RUBBLE GARAGE



SITE FROM NORTH — TOWARD BEDROOM ADDITION

Existing Site from Southwest





ARCHED WINDOWS



ARCHED ENTRY

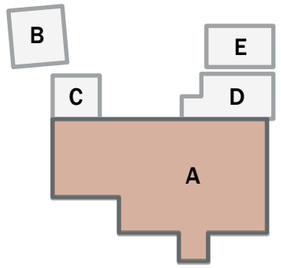


BRICK COPING



STEPPED MASSING

[A] Original Brick House — Key Architectural Features





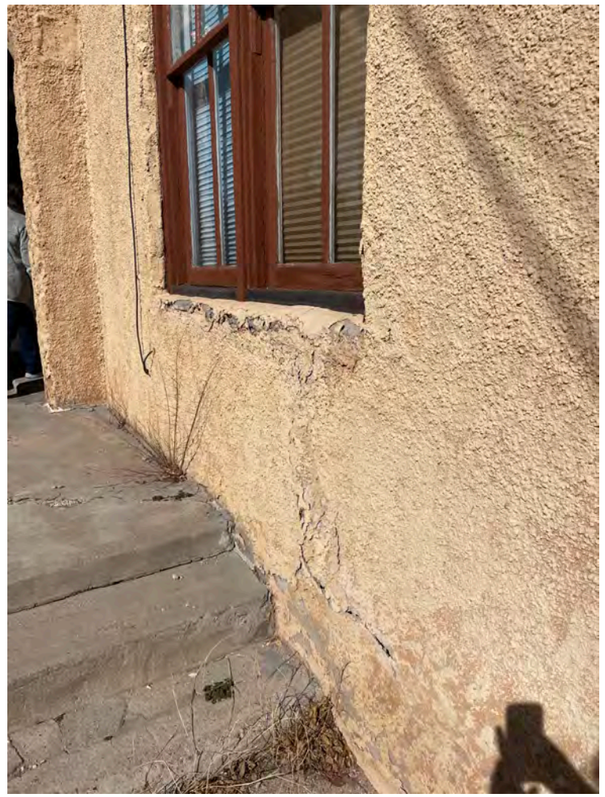
EXPOSED RUBBLE FOUNDATIONS



PREVIOUS INTERVENTIONS

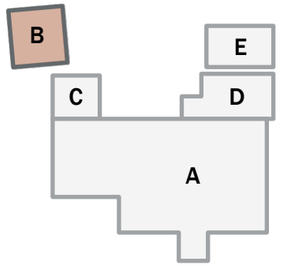


STUCCO & BRICK BENEATH



CAUSE OF CRACKS

[A] Original Brick House — Structural Concerns





VIEW FROM EAST

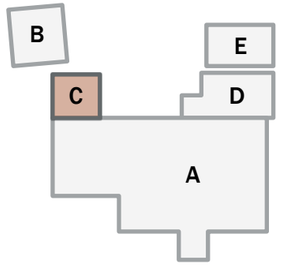


ADOBE BRICK DETERIORATING, NO FOUNDATIONS
(STRUCTURAL CONCERN)



NORTH WALL IS ACTING AS A RETAINING WALL
(STRUCTURAL CONCERN)

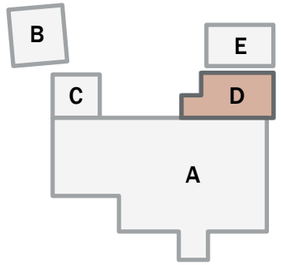
[B] Northwest Shed — Existing Conditions







[C] Northwest Addition — Existing Conditions





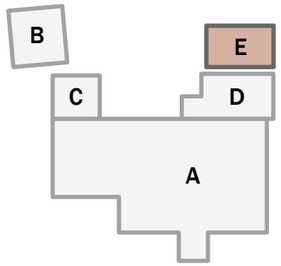
DISTINCTLY LOWER HEIGHT & WINDOWS





NORTHEAST CORNER

Concerns — Existing Additions





DISTINCTLY LOWER HEIGHT



DETERIORATING BRICK



STONE RETAINING WALL
(STRUCTURAL CONCERN)



NO FOUNDATION,
RETAINING AT LEAST 6’ OF SOIL
(STRUCTURAL CONCERN)

Concerns — Existing Additions

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996

IDENTIFICATION

ADDRESS: 515 Paseo de Peralta (previously 133 Hillside)

OLD ID NUMBER: 0516105666

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H30040

TNSP 17 (N) S RANGE 9 (E) W SEC 24 NE 1/4 SW 1/4

FIELD MAP Santa Fe
Historic Status Map 1996

DATE OF CONSTRUCTION:
_____ ESTIMATE 1890 ACTUAL by owners
SOURCE(S)

BUILDING DATA

ARCHITECTURAL STYLE: Neoclassical

USE:
HISTORIC: (residential)
OTHER _____
PRESENT: (residential)
OTHER _____

SURROUNDINGS: residential/commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:
X SIMILAR ___ NOT SIMILAR

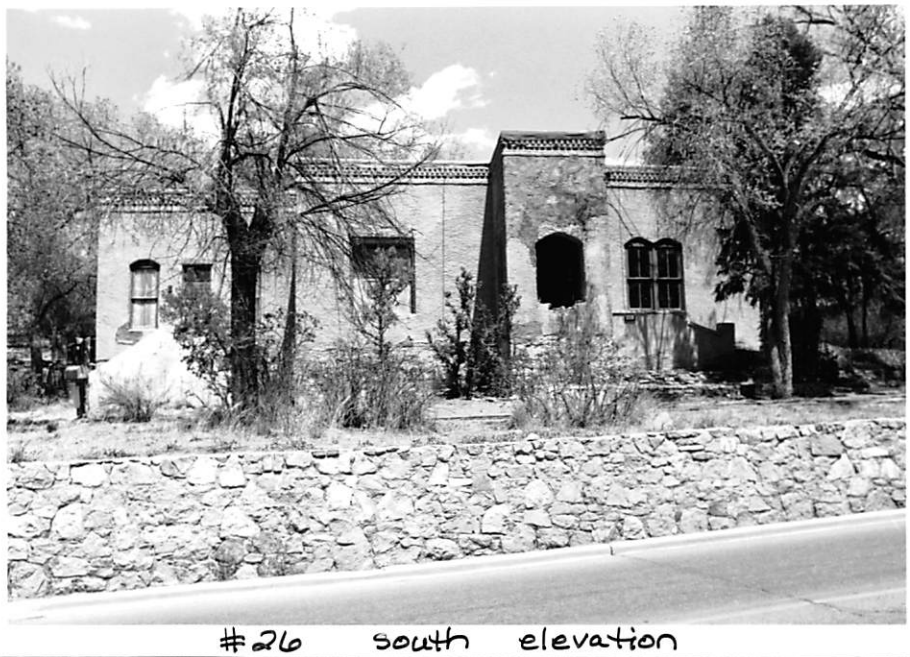
ASSOCIATED BUILDINGS ON SITE:
X YES ___ NO
WHAT TYPE? shed, garage
IF INVENTORIED, LIST ID NUMBER(S) H30041, H30042

DEGREE OF REMODELING:
___ MINOR X MODERATE
___ MAJOR
EXPLAIN: porch remodel, addition 1940s

OVERALL CONDITION:
___ EXCELLENT ___ GOOD
X FAIR ___ DETERIORATED

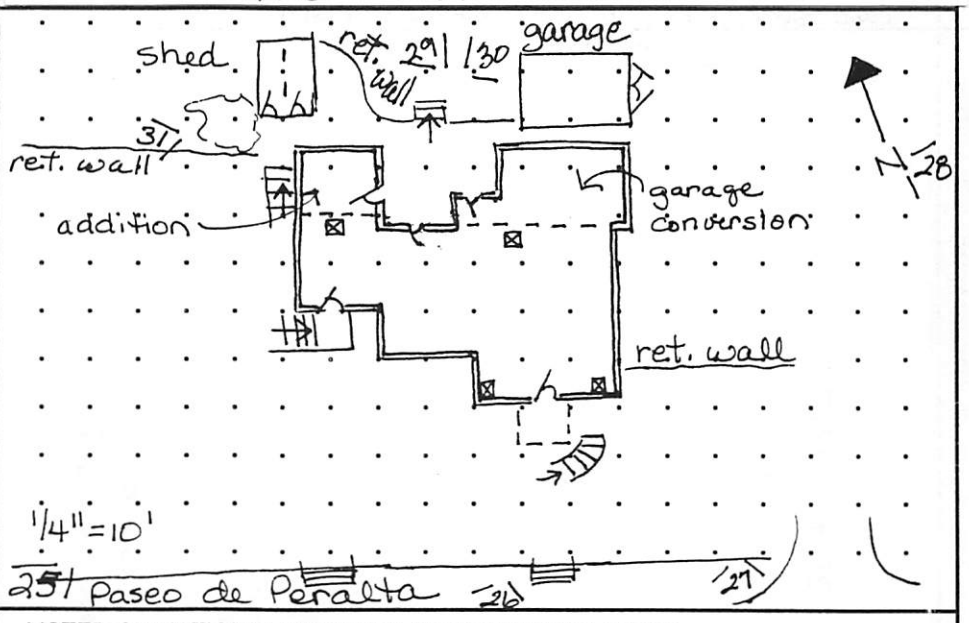
BUILDING THREATENED?
___ YES X NO

PHOTO



#26 south elevation

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: Downtown-Eastside HISTORIC DISTRICT
X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 5/96 BY DB

NEGATIVES WITH NMHPD ROLL # D01 NEG # 25 TO 31 & 36

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	shed with brick coping, stabilized with concrete & asphalt along top row; flat w/ asphalt roofing
BUILDING WALLS	tan textured stucco over double brick
FOUNDATIONS	stone (visible under porch) — APPROX. HEIGHT (FT.) 20
DOORS	S - wood with double arched light N - wood panel w/ 4 lights, wood panel w/ 2 lights, wood panel w/ single light - all w/ old wood screens
WINDOWS	paired and single 2/2 wood DHWs in double or single segmental openings, old glass (windows at S center in flat openings); 6/6 wood DHWs on NE
PORCHES OR PORTALES	center S - projecting "tower" with arched openings, stuccoed brick banister, approached by curving steps on E; concrete stoop SE w/ steps; brick steps NE corner
ARCHITECTURAL DETAILS	string course on parapet, windows in segmental recesses, brick evident under stucco — stucco has deteriorated & is patched on porch.
FENCES/WALLS	stone wall all along property, S on street (no sidewalks) with stone steps
SITE FEATURES	stone retaining walls at street and at intervals up the slope; large concrete retaining wall on N
OTHER/ COMMENTS	In 1940s, porch was partially demolished and west stairs removed. Addition on NW 1940s with clearly different windows (3 light awning). Shed at NW very old, exposed adobe w/ metal roof.

ADDITIONAL PHOTOGRAPHS



#25 southwest



#36 southwest

IDENTIFICATION

ADDRESS

515 Paseo de Peralta

ID NUMBER: 0516105066

SANTA FE ID NUMBER: H30040

SURVEYED/RESEARCHED
DATE 5/96 BY DB



#30 north elevation, W end



#29 north elevation, E end



#28 east elevation

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

IDENTIFICATION

ADDRESS

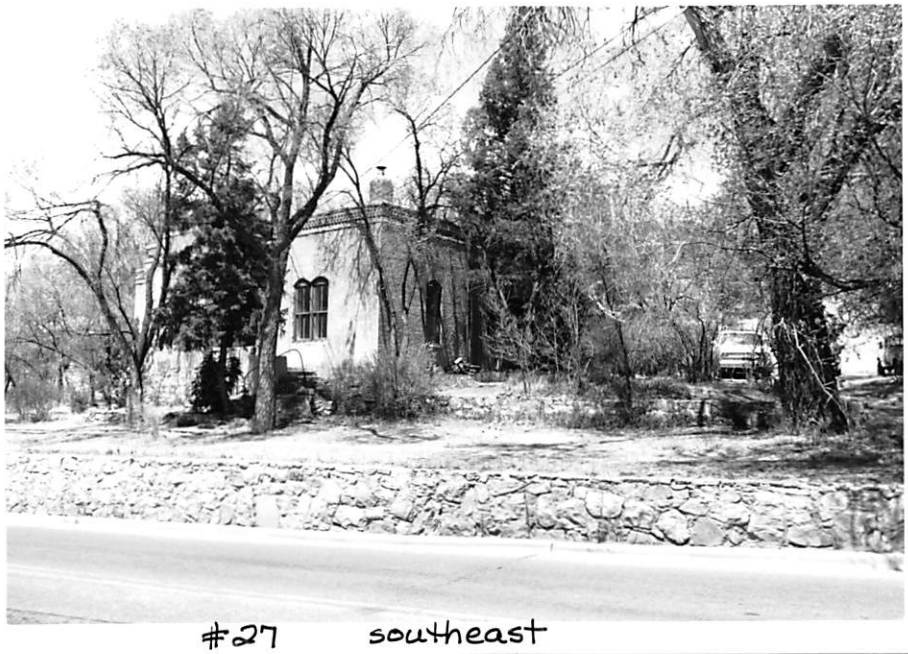
515 Paseo de Peralta

ID NUMBER: 0516 105666

SANTA FE ID NUMBER: H30040

SURVEYED/RESEARCHED

DATE 5/96 BY DB

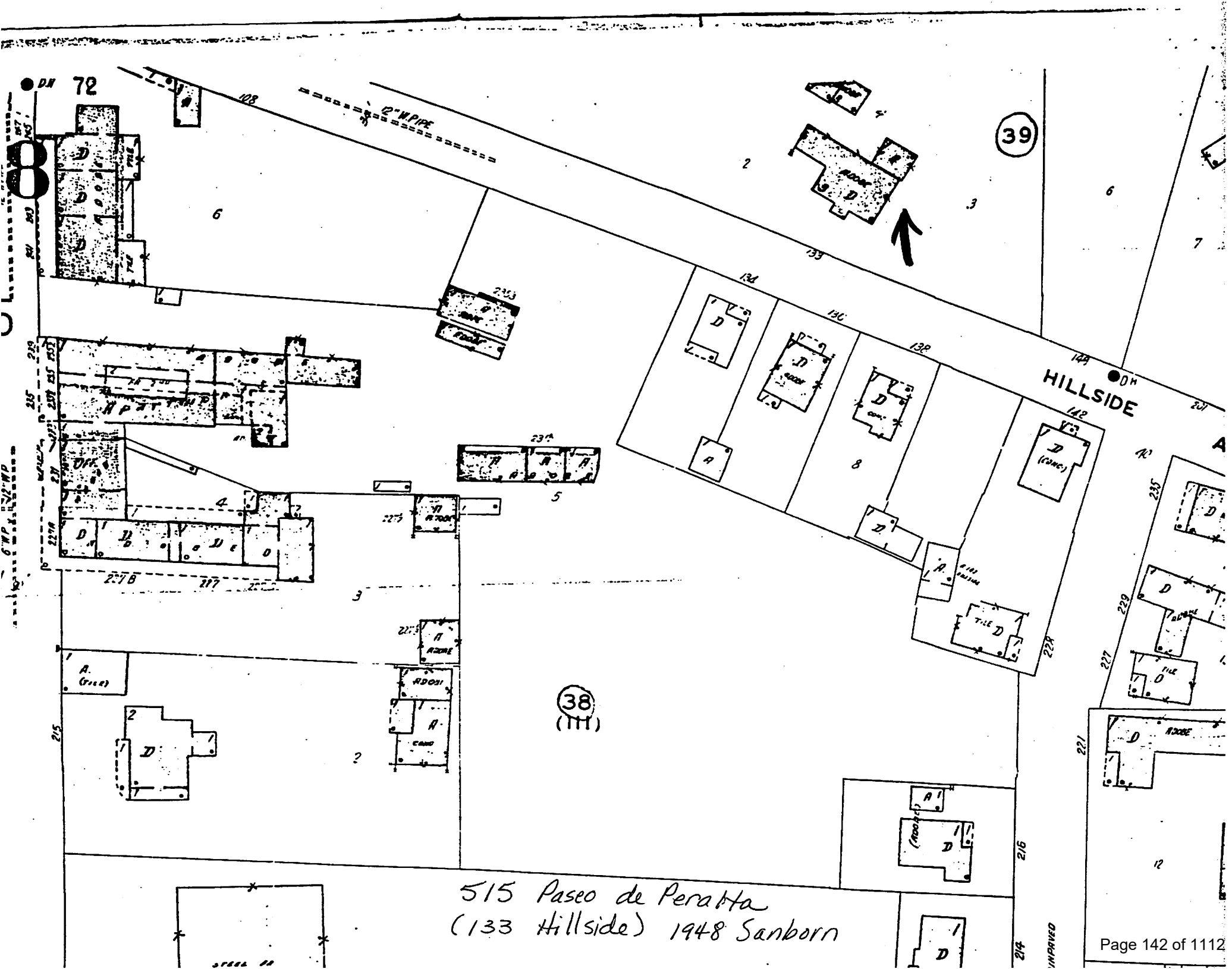


#27 southeast



#31 shed from SW

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


72
12" W.PIPE
39
HILLSIDE
38
(111)
515 Paseo de Peralta
(133 Hillside) 1948 Sanborn



515 Paseo de Peralta (133 Hillside) 1930 Sanborn

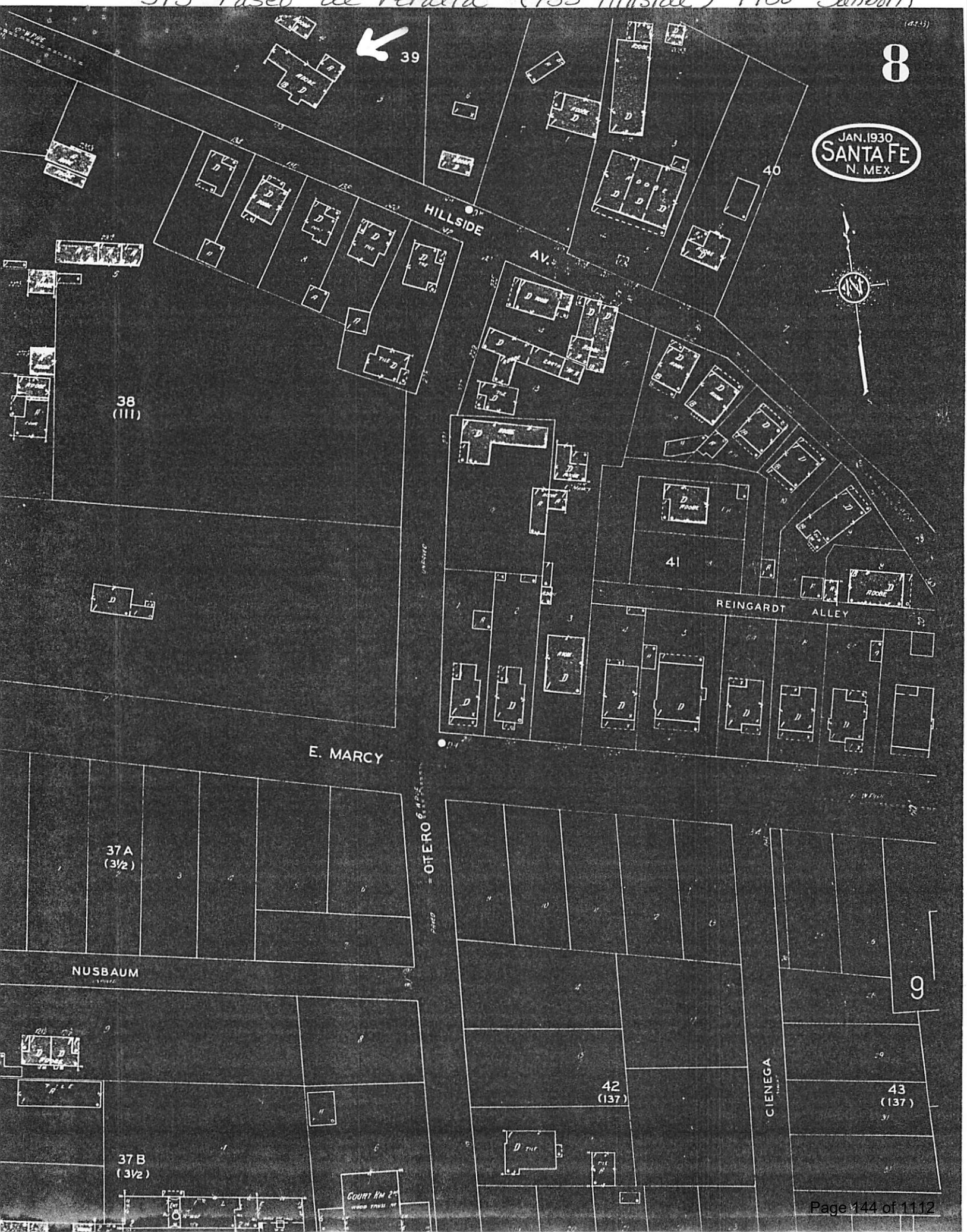
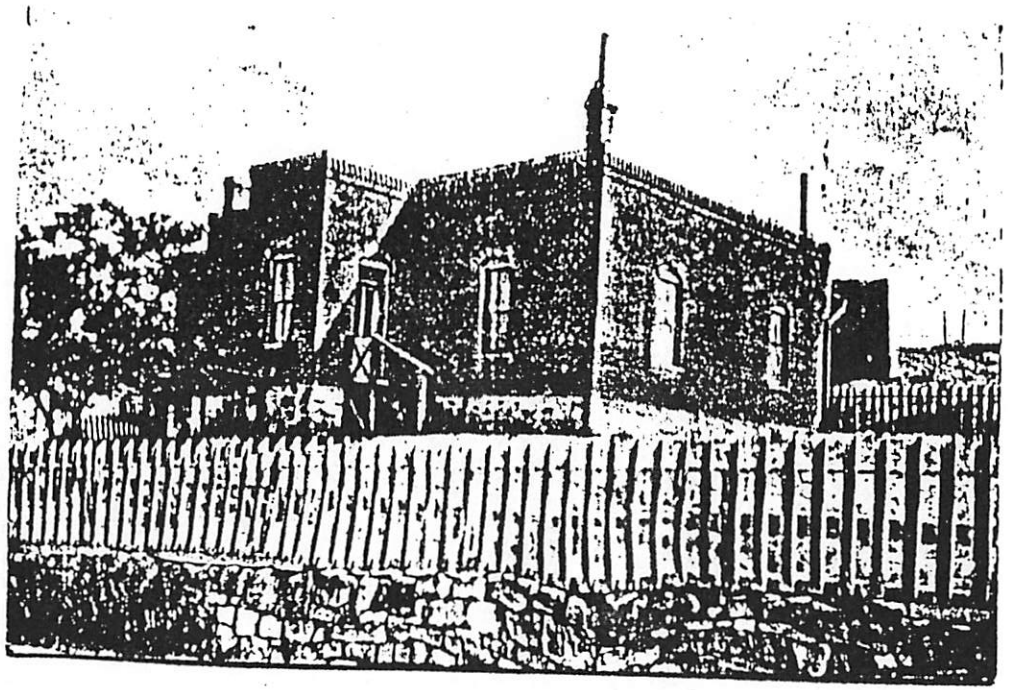


Fig 31

House on Paseo de Peralta (formerly Hillside Avenue
ca 1910-15
(glass 8X10)



House on Hillside Avenue
ca 1907-12

MNM #10516

(Water-colored print)

(Dorman Coll.)



June 19, 1995
Box 1218
Mesilla, NM 88046

Historic Design Review Board
City of Santa Fe
200 Lincoln Ave
P.O. Box 909
Santa Fe, N.M. 87504-0909

Re: 515 Paseo de Peralta, Area #1, House #533, "Significant".

Dear Historic Board Members:

This proposal is for the repair and restoration of the exterior stucco, exterior wood surfaces, and structural integrity of the front porch on significant historic building #533, located at 515 Paseo de Peralta (Ex. A).

The building is of double brick construction covered with a rough cement stucco. The existing stucco was probably applied at the time of original construction. The bricks are roughened and pocked to hold the stucco without lath. The brick faces do not show signs of ever having been the exterior surface. I know that the existing stucco has been in place since 1937 when the building was purchased by my parents. At that time the stucco appeared to be old (See 1937 photo at Ex. B).

Due to weathering and age, the stucco has peeled and cracked in several places. There are large cracks with missing bricks in the front porch. It is proposed that those bricks be replaced and the cracks filled with a non shrinking filler. Lath would be used as necessary to hold the new stucco. The porch structure will be reinforced for safety with steel bands and plates which will be covered with stucco. This plan was recommended and endorsed by Ken DeLapp, professional and structural engineer (Ex. C).

The brick pattern in the parapets will not be covered by new stucco. The wood in the eaves, window frames, and doors will be scraped and painted. Rotten wood will be replaced as needed. The original configurations will be maintained.

The earliest record of a building on this site which I have been able to find is dated December 13, 1872 in Book Q Deeds at Page 256 and refers to "tenements and apputenances thereunto". This was on a deed filed October 1, 1887 transfering title. It is unknown to me if the "tenements and apputenances" were the existing building.

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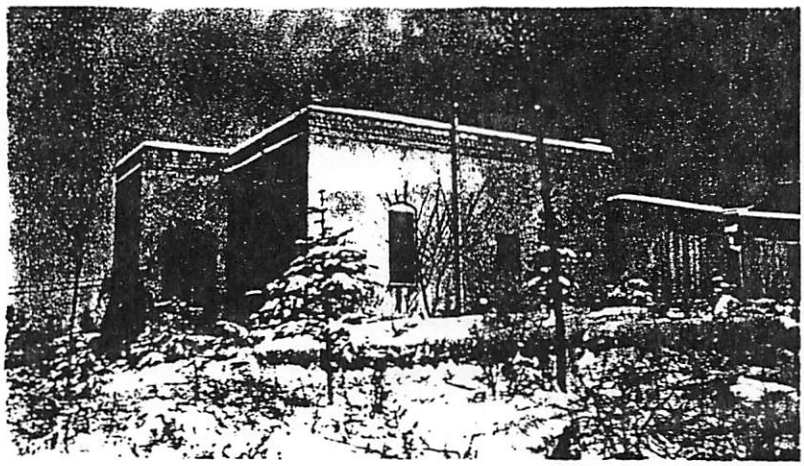
The objective of this proposed project is to repair, restore, and maintain the exterior of the structure. NO changes or additions will be made except for the steel reinforcement to the porch and metal lath, both of which will be covered with stucco. The rock foundations and brick trim on the parapets will not be covered with new stucco.

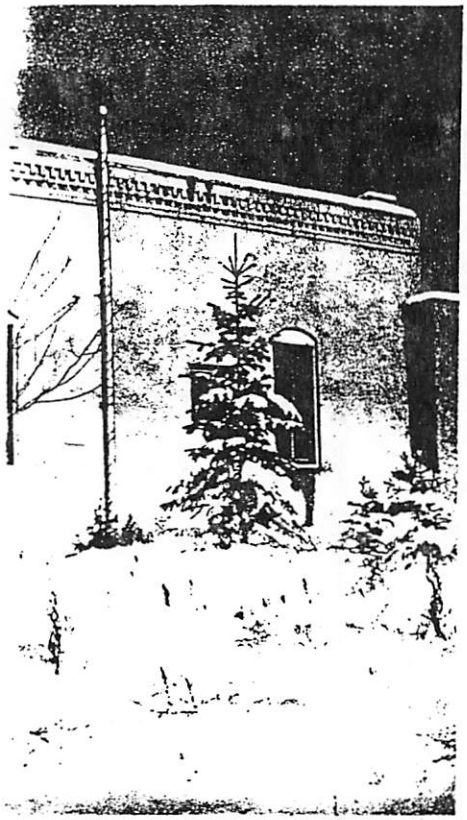
Respectfully submitted,

Dorathea A. Gabel

Dorathea A. Gabel
Owner

December 1937





H3004

building threatened? yes	surveyed date 11/85 by HMW	county SANTA FE	ID no. 0516 0566
field map SFHD # 1	number 566	UTM reference zone 12 13 easting	northing

location description

~~501 (?)~~ P° de PERALTA

515

city/town SANTA FE

land ~~grant/reservation~~

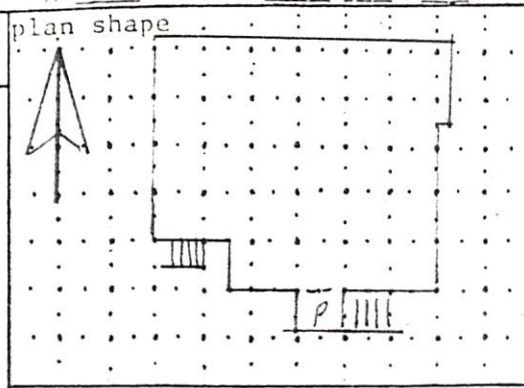
building name

legal description tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by SL no. SFHD # 24 | negative nos. ? | loc. of neg. HPB



plan shape



date of construction
PRE 1912 estimate ___ actual
source KING'S.

use
present [residential]
other ___
historic [residential]
other ___

condition
___ excellent ✓ good
___ fair ___ deteriorating

degree of remodeling
✓ minor ___ moderate ___ major
describe:

style: TERRITORIAL

foundation material: STONE

wall material/surface: BRK / STUCCO

architectural features
STUCCO'D BRK COPING - 2 DENTIL BANDS, 1 R. HDR, 1 DOGTOOTH; CORBEL AT WALL OVER TOYS AS FLASHING.
2/2 D.H. WD WINDS, SGLS, TRANS W/ SEG LINTELS, STRAIGHT FOR TRANS).
OPEN PORCH W/ SEMI-CIRC. ARCH OPENINGS.
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WAS STUCCO'D VERY EARLY - SHOWS IN C.1910 PHOTOS.
AN EXC. BRK TERRITORIAL W/ STEPPED MASS PLAN.

surroundings: COMM / RES

relationship to surroundings
___ similar ✓ not similar

district potential
___ yes ___ no

significance
✓ eligible ___ of interest ___ none
if eligible, why? PLANNING: STYLE, INTEG.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

June 19, 1995
Box 1218
Mesilla, NM 88046

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City of Santa Fe
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Respectfully submitted,

Dorathea A. Gabel

Dorathea A. Gabel
Owner

December 1937





Allen Stamm & Associates
BUILDERS REALTORS

September 18, 1953

Mrs. D. Koch Dunakin
527 Agua Fria
Santa Fe, New Mexico

Dear Mrs. Dunakin:

Enclosed is plat of the Simms property which also shows Tract I which we will receive from you, Tract G, which we will try to get the City to deed you, and Tract H which we hope to receive from the City.

5 ft. will have to remain in your ownership along the south side of Tracts H and I, as discussed previously, in order that your proposed apartment will comply with the setback restrictions of 10 ft rear yard width.

We propose to construct a wall at least 62 ft in length as shown, 8' or 9' in height with a minimum height of 8', and receive in exchange title to Tract I, less 5' along the south side as shown by the red dotted line. We will also have to build necessary retaining wall "X" approximately 14' in length at our expense. Retaining wall between Tracts A and G will be constructed by Mr. Simms to stabilize his rear yard and provide driveway from the rear of his garage to Tract G. Steps at point "Y" 5' in width will cost you $75.00 if you want us to do the work. About $50.00 of this is in the steps, and $25.00 in the retaining wall which we would have to build at "X-1". If you do not wish these steps we will provide heavy crib retaining wall out of some large vigas we have, which could be removed at a later date if you build your apartments and the steps.

We will be working with our full crew there next week and will be happy to meet you at the job any time you say to discuss this matter further.

Yours sincerely,

Allen Stamm

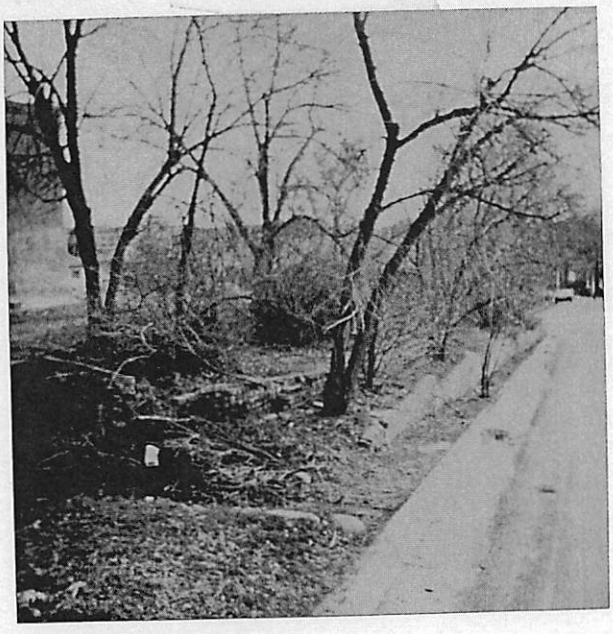
lp
cc W. C. Simms

H-83-042

LOCATION/ADDRESS: PROBABLE between 515 + 520 Paseo Paseo de Peralta/Otero









City of Santa Fe, New Mexico
P.O. Box 909, 200 Lincoln Ave., 8[redacted]4-0909

Project description . : REPAIR/RESTORATION OF BUILDING EXTERIOR
Project number . . . : 95- 10100091
Case Number . . . . . : H-95-91
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 06/19/95

PROJECT LOCATION(S) : 515 Paseo De Peralta

PROJECT NAMES:

OW- Gabel, Dorathea P.O. Box 1218
Santa Fe, NM 87501 (505) 5243952

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	SIGNIFICANT
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	N
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC DIST SURVEY NUMBER	566
AGE OF STRUCTURE	PRE 1912
PROJECT TYPE (NEW, ADD, ETC.)	RENOVATION

City of Santa Fe, New Mexico

memo

DATE: 11 July 1995

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Planner III MG

CASE #H-95-91 ADDRESS 515 PASEO DE PERALTA

REFERENCE ATTACHMENTS (Sequentially):

	CITY SUBMITTALS		APPLICANT SUBMITTALS
____	Case Synopsis	_X_	Proposal Letter
_X_	District Standards	_X_	Vicinity Map
_X_	State Historical Survey Sheet	_X_	Site Plan/Floor Plan
____	Minutes of _____	_X_	Elevations
____	Other _____	_X_	Photographs
		_X_	Other engineering report

STAFF RECOMMENDATIONS:

The applicant has proposed what appears to be a sensitive approach to repairing and stabilizing the subject building on the site, specifically the west elevation "tower" structure on the building.

As illustrated in the structural engineering assessment and drawing, the tower feature will be shored with tie rods, and the missing areas of brick work patched and filled before restuccoing. In addition the applicant has indicated that modern features on the exterior of the building (eaves, window frames, and doors) will be scraped, repaired/replaced to match the existing, and repainted.

Staff notes that the proposed approach to the deterioration through restorative treatments is very sensitive to the building. At the request of staff, the applicant will be prepared to specify stucco and trim colors, and the "non-shrinking filler" material referenced in the proposal letter.

Pending the compatibility of this information with the requirements of the SFCC, staff acknowledges the applicant for the approach proposed herein and recommends approval.

fch/d1/H-95-91

H3004

building threatened? yes	surveyed date 11/85 by HMW	county SANTA FE	ID no. 051610566
field map SFHD #1	number 566	UTM reference zone 12 13 easting	northing

location description

~~501 (2)~~ P° de PERALTA

515

city/town SANTA FE

land ~~grant~~/reservation

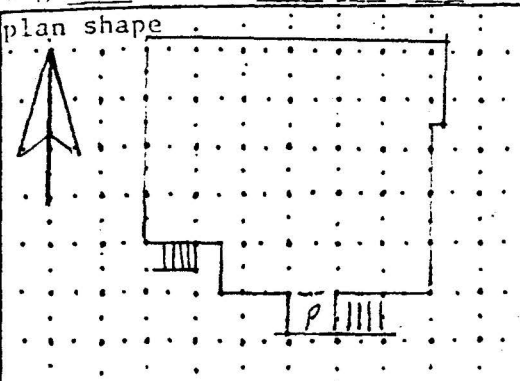
building name

legal description tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by SL no. SFHD #24 | negative nos. ? | loc. of neg. HPB



plan shape



date of construction

PRE 1912 estimate _____ actual

source KING'S.

use

present [residential]

other _____

historic [residential]

other _____

condition

___ excellent ✓ good

___ fair ___ deteriorating

degree of remodeling

✓ minor ___ moderate ___ major

describe:

style

TERRITORIAL

foundation material STONE

wall material/surface BRK / STUCCO

architectural features

STUCCO'D BRK COVING - 2 DENTIL BANDS, 1 R. HDR, 1 DOGTOOTH; CORBEL AT WALL OVER TOPS AS FLASHING.

2/2 D.H. WD WINDS, SGLS, TRANS W/ SEG LINTELS, STRAIGHT FOR TRANS).

OPEN PORCH W/ SEMI-CIRC. ARCH OPENINGS.

SGL LF 2 PANEL WOOD WD. DOOR W/ SGL TRANS.

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AN EXC. BRK TERRITORIAL W/ STEPPED MASS PLAN.

surroundings

CORR / RES

relationship to surroundings

___ similar ✓ not similar

district potential

___ yes ___ no

significance

✓ eligible ___ of ___ none

if eligible, interest

why? PLANNING: STYLE, INTEG.

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

14-70.9 Standards; Downtown and Eastside.

A. 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.

B. 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:

(1) With rare exception, buildings are of one (1) story, few have three (3) 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 (3) 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. Facades 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;

(2) 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;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) 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;

(5) 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 inches (8") thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(6) 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.

C. 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:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, 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;

(5) The publicly visible facade 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. Facade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang.
(Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

June 19, 1995
Box 1218
Mesilla, NM 88046

Historic Design Review Board
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200 Lincoln Ave
P.O. Box 909
Santa Fe, N.M. 87504-0909

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? should be expandable ? (freeze/thaw cycle)

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Respectfully submitted,

Dorathea A. Gabel

Dorathea A. Gabel
Owner

stucco color?
trim color?

DELAPP ENGINEERING CORPORATION
CONSULTING ENGINEERS

1300 LUISA STREET - SUITE 23
SANTA FE, NEW MEXICO 87501

TELEPHONE (505) 983-4992
FACSIMILE (505) 984-0792

June 17, 1995

Dorathea A. Gabel
Box 1218
Mesilla, New Mexico 88046

Dear Mrs. Gabel:

This letter is regarding your house located at 515 Paseo de Peralta, in Santa Fe. I visited the house, with you and Mr. Gabel, in March. We paid particular attention to the needs of the porch at the front door, but also looked at all other walls.

I am attaching two 8 1/2 by 11 drawing sheets to indicate the repairs and strengthening required for the front entry porch. The south and west sides have suffered serious deterioration, with cracking and some of the brick masonry having fallen. With the tie rods added and filling and patching of the walls, I feel that the walls will be adequate and safe.

The remainder of the cracks in various walls appear to be mostly slight movements, having occurred over the long life of the house. The cracks seem to be at the exterior surfaces, rather than going all the way through the walls. These should be filled and patched as new stucco is applied to the outside.

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
No. 1572
SANTA FE, N.M.
KENNETH D. DELAPP

Very truly yours,

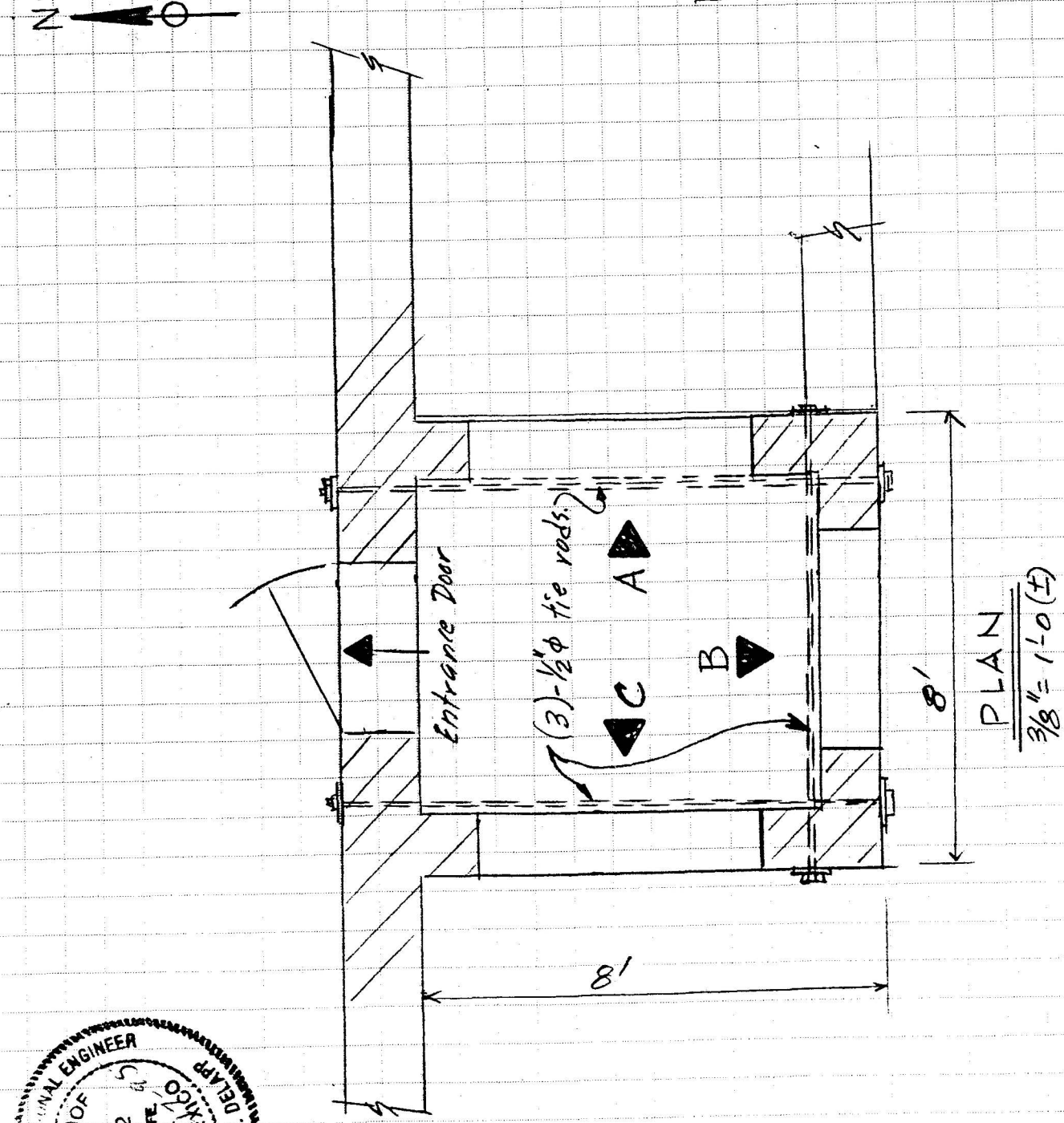
Kenneth D. DeLapp

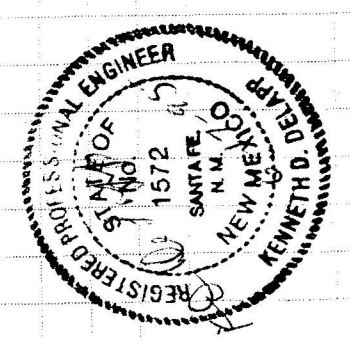
Kenneth D. DeLapp, P.E.
Structural Engineer

Enclosure.

DeLapp Engineering Corporation
Consulting Engineers
1300 Luisa Street #23
SANTA FE, NEW MEXICO 87505

JOB 515 Paseo de Peralta (Gabel)
SHEET NO. 1 OF 2
DATE 6-17-95
DATE
SCALE





DUCT 204-1 (Single Sheets) 205-1 (Padded) AM298 © Inc. Groton, Mass. 01471 To Order PHONE TOLL FREE 1-800-225-6380

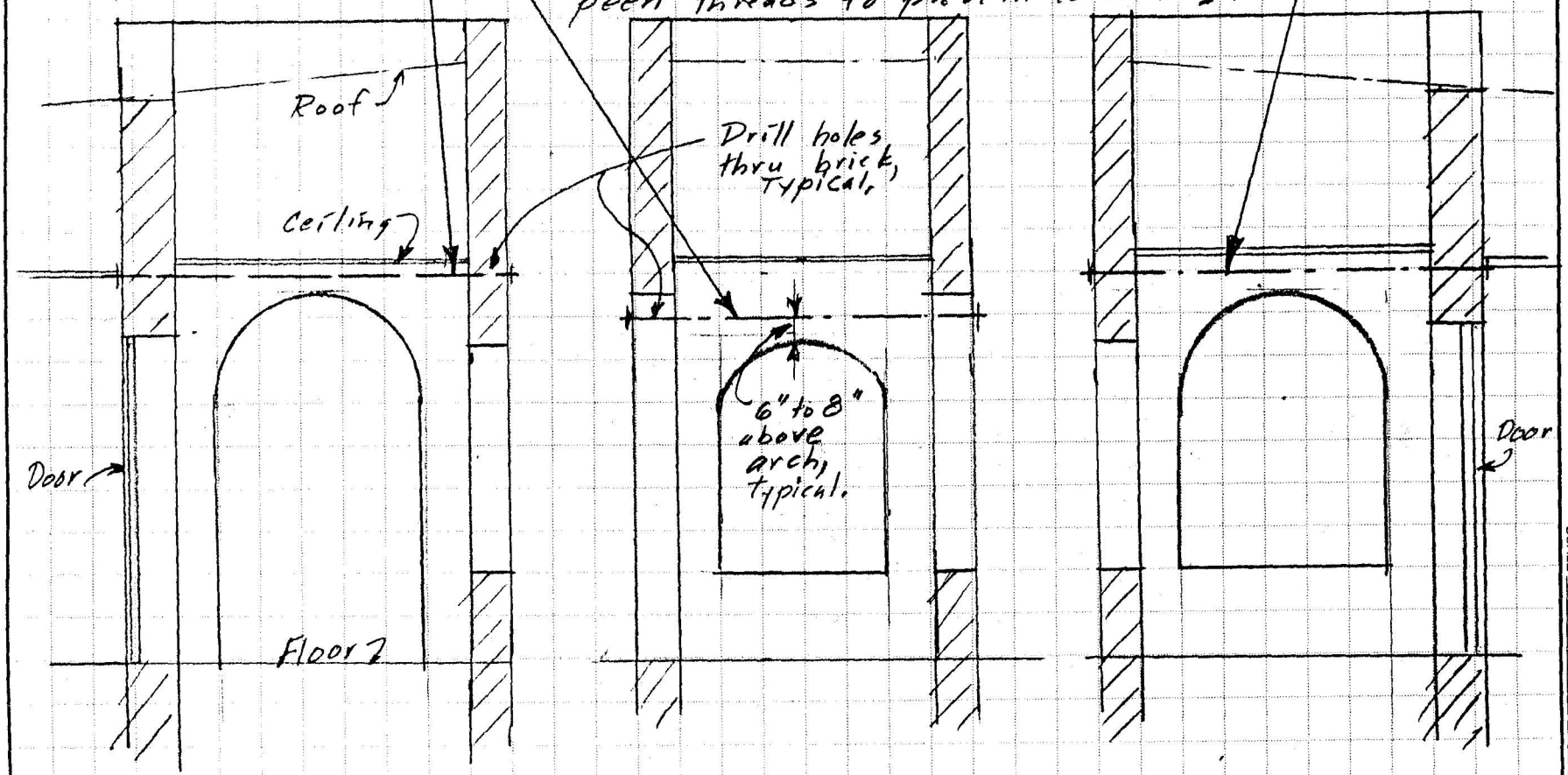
DeLapp Engineering Corporation
Consulting Engineers
1300 Luisa Street #23
SANTA FE, NEW MEXICO 87505

JOB 515 Paseo de Peralta (Gabel)
SHEET NO. 2 OF 2
DATE 6-17-95
SCALE
DATE

House interior.

Add ½"ϕ tie rods. Threaded ends. Plate each end = 4 × 4 × ⅜". Use double nuts or peen threads to prevent loosening.

House interior.



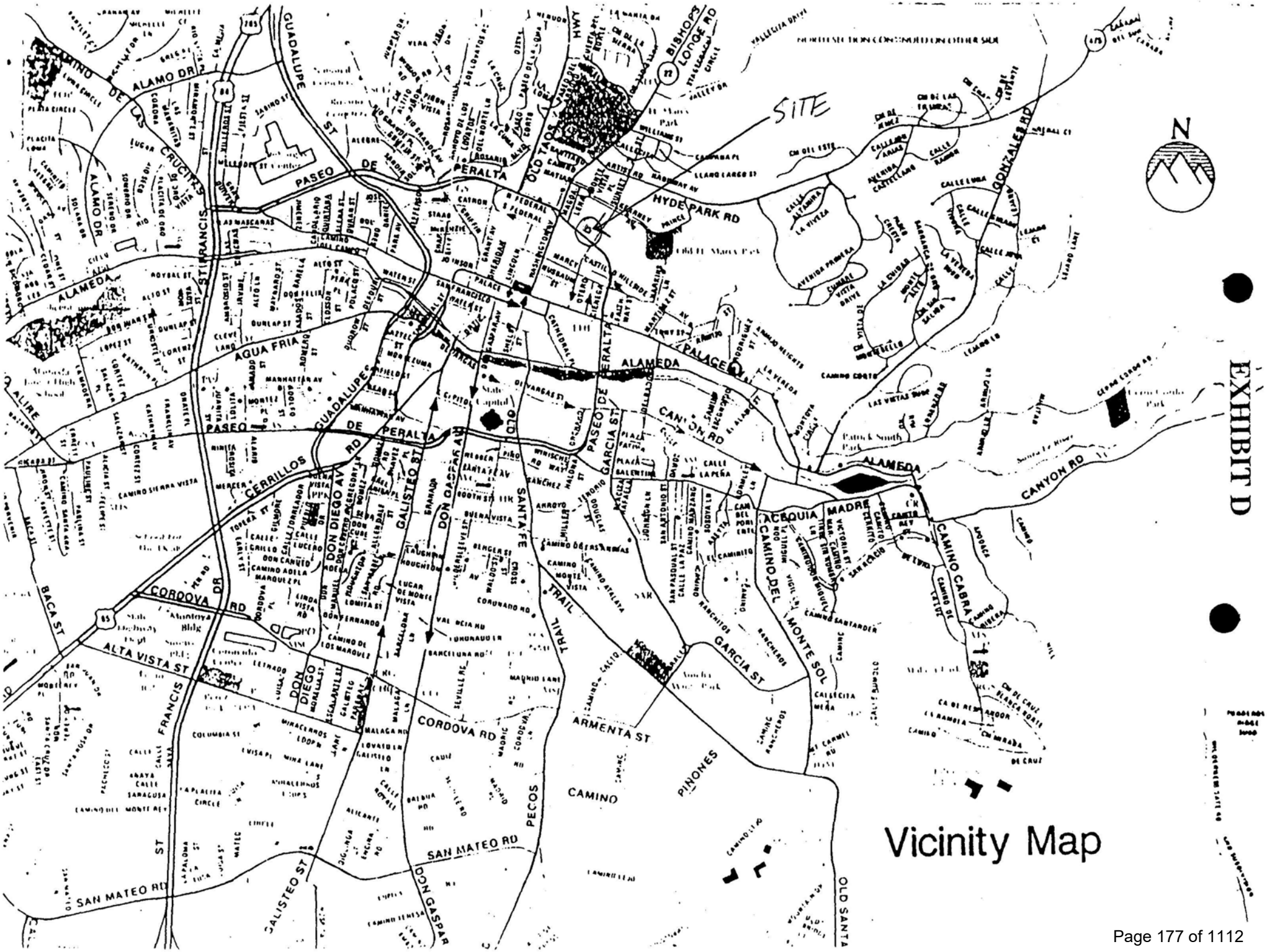
ELEV. A
Looking East

ELEV. B
Looking South

ELEV. C
Looking West

1. Drill & install tie rods. Snug up on nuts.
2. Fill & patch all cracks & holes in walls of entry.
3. Re-tighten and set nuts just before new stucco is applied.

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
No. 1572
SANTA FE, N.M.
KENNETH D. DELAPP

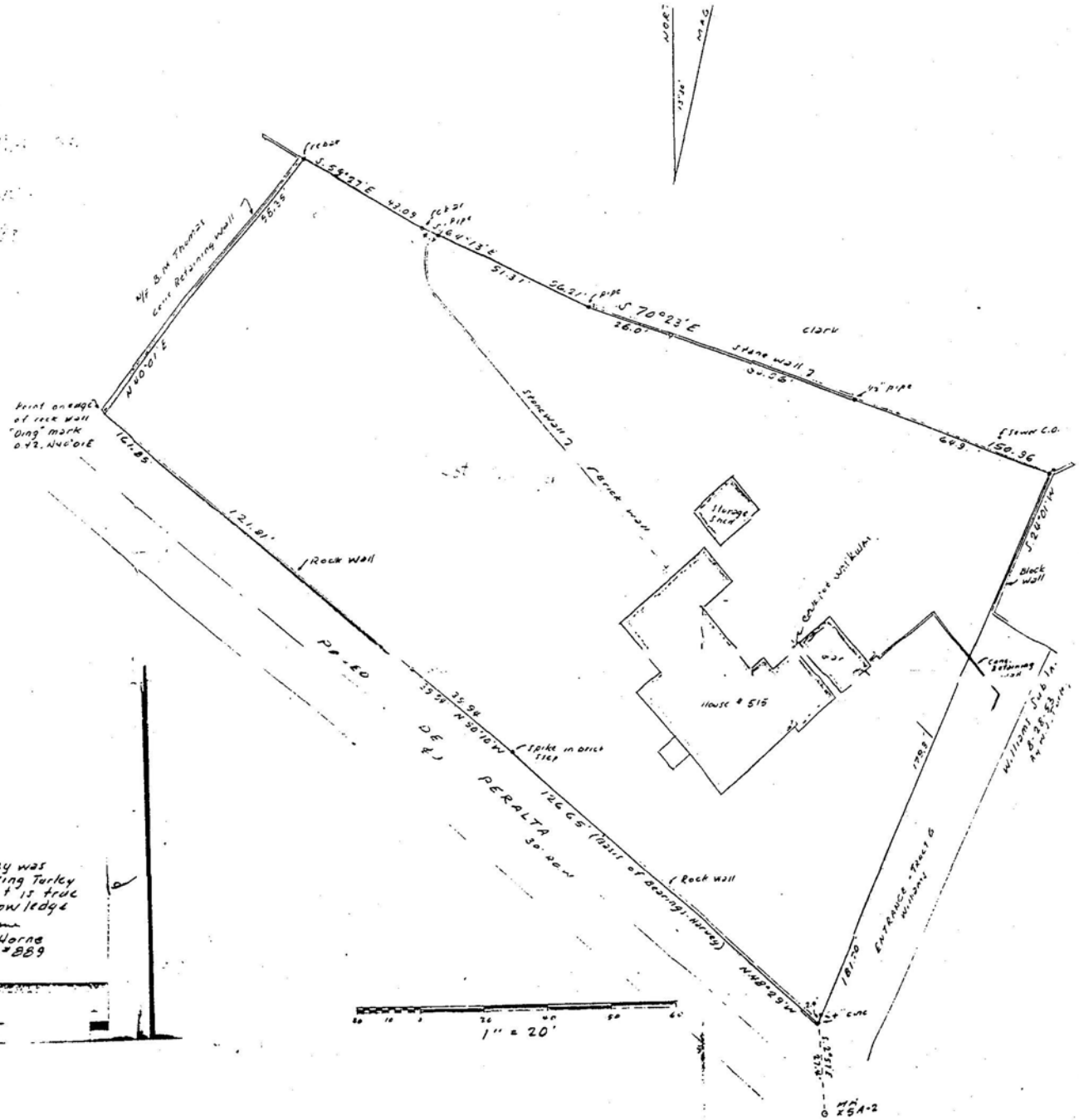

SITE
N
EXHIBIT D
Vicinity Map
ALAMO DR
GUADALUPE ST
PASEO DE PERALTA
OLD TAOS HWY
BISHOPS LODGE RD
HYDE PARK RD
GONZALES RD
ALAMEDA
AGUA FRIA
STIFRANCIS
CERRILLOS RD
DON DIEGO AV
GALISTEO ST
DON GASPAR AV
SANTA FE TRAIL
PASEO DE PERALTA
GARCIA ST
CANYON RD
ACEQUIA MADRE
CAMINO DEL MONTE SOL
CAMINO CABRA
CORDOVA RD
ALTA VISTA ST
BACA ST
FRANCIS DR
ARMENTA ST
CAMINO PINONES
PECOS
SAN MATEO RD
OLD SANTA

MOUNTAIN BELL

PUBLIC SERVICE CO. OF N.M.

SANGRE DE CRISTO H₂O CO.

GAS CO. OF N.M.

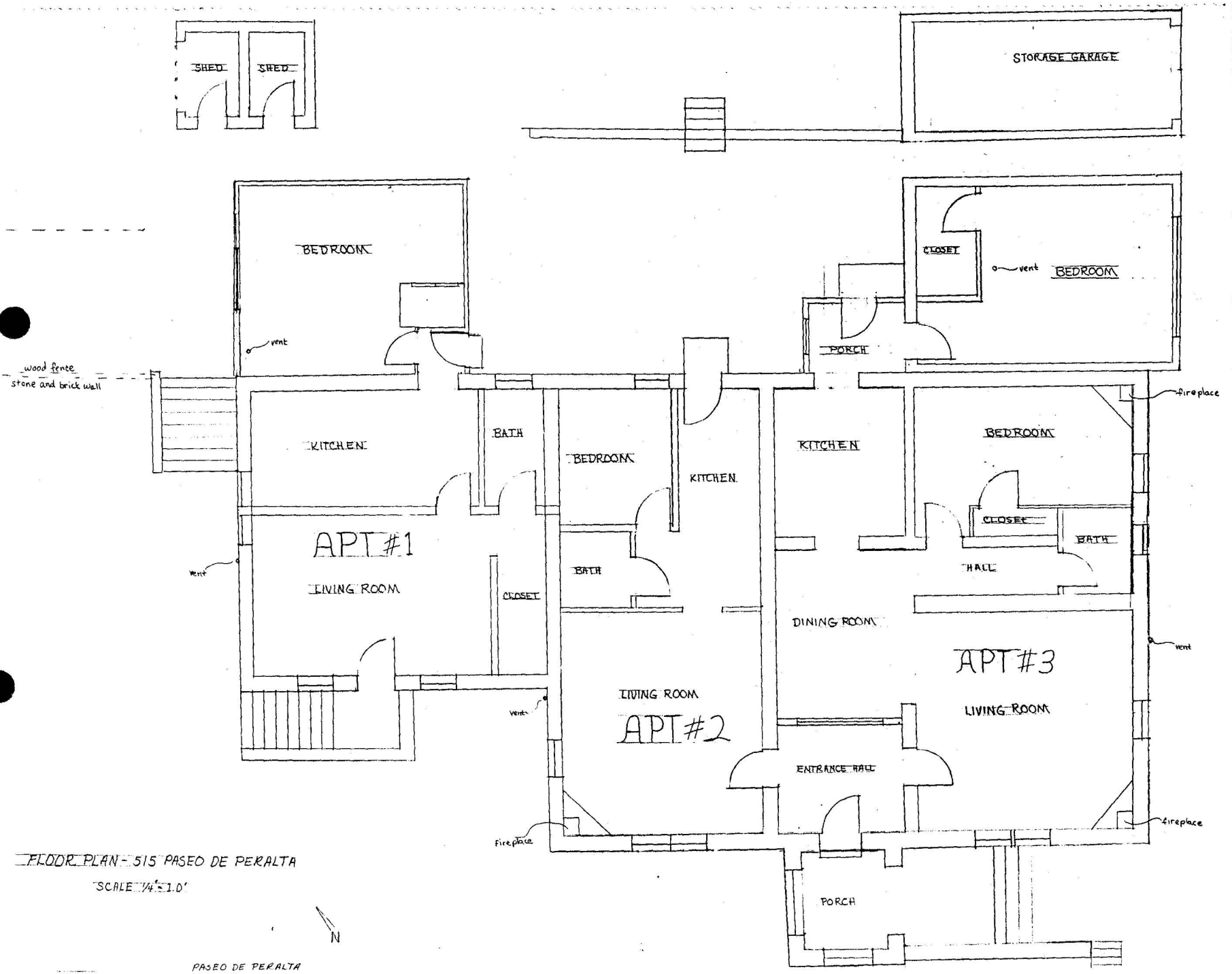


Refer Plat - Tract of land surveyed for Dorothea K. Dunaskin - Precinct 12 Santa Fe, N.M. by J.C. Harvey Nov. 10, 1942. BL 416

I hereby certify that this plat and survey was made by me from my field surveys, using Turley and Harvey surveys as a basis, and it is true and correct to the best of my knowledge and belief.

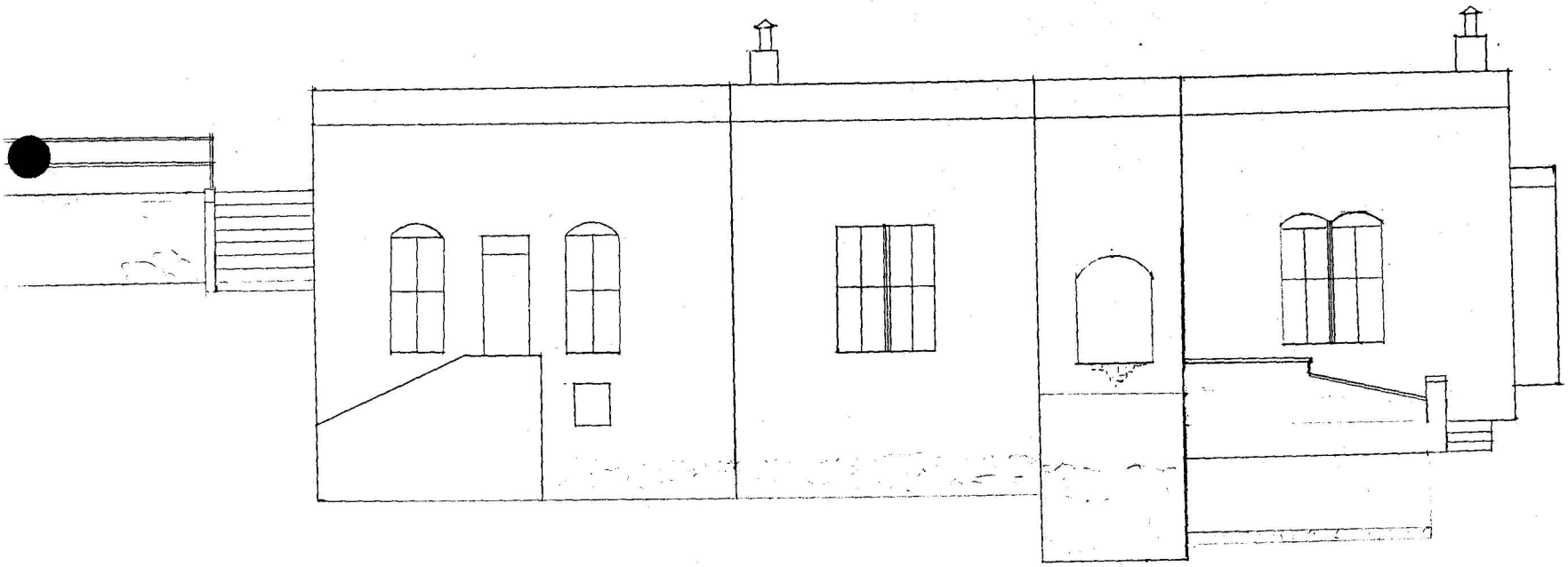
4 Nov 1983

Jack G. Horne
NM & LS #889



FLOOR PLAN - 515 PASEO DE PERALTA

SCALE 1/4" = 1.0'

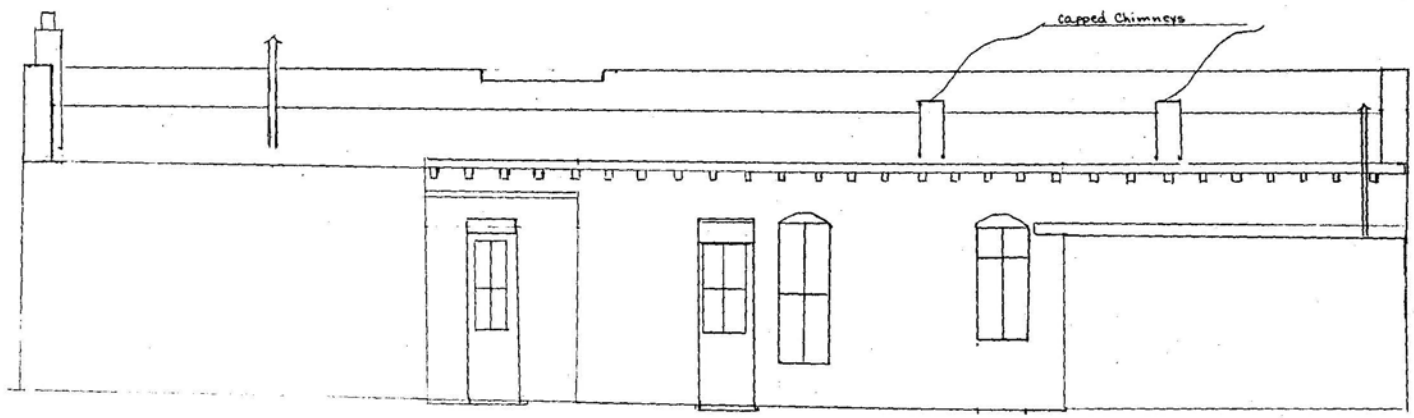


SOUTH ELEVATION

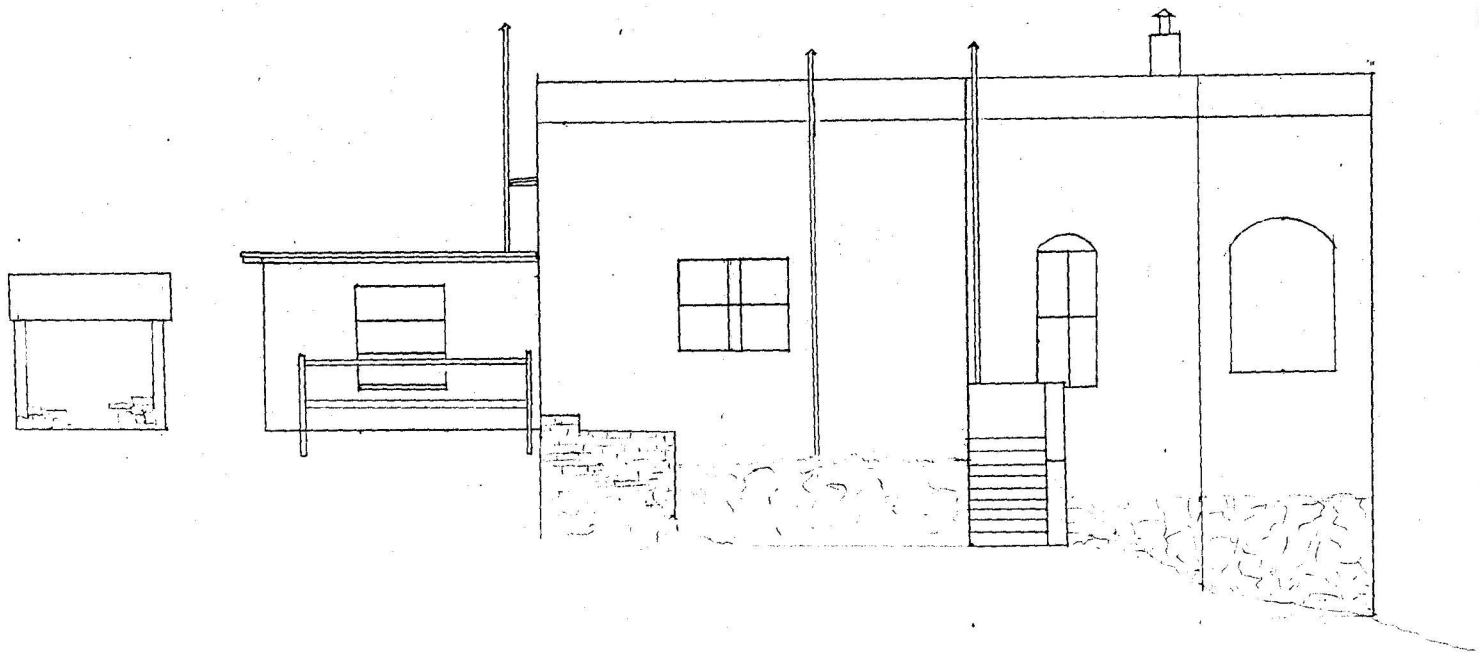
515 PASEO DE PERALTA

SCALE 1/4" = 1.0'

PASEO DE PERALTA



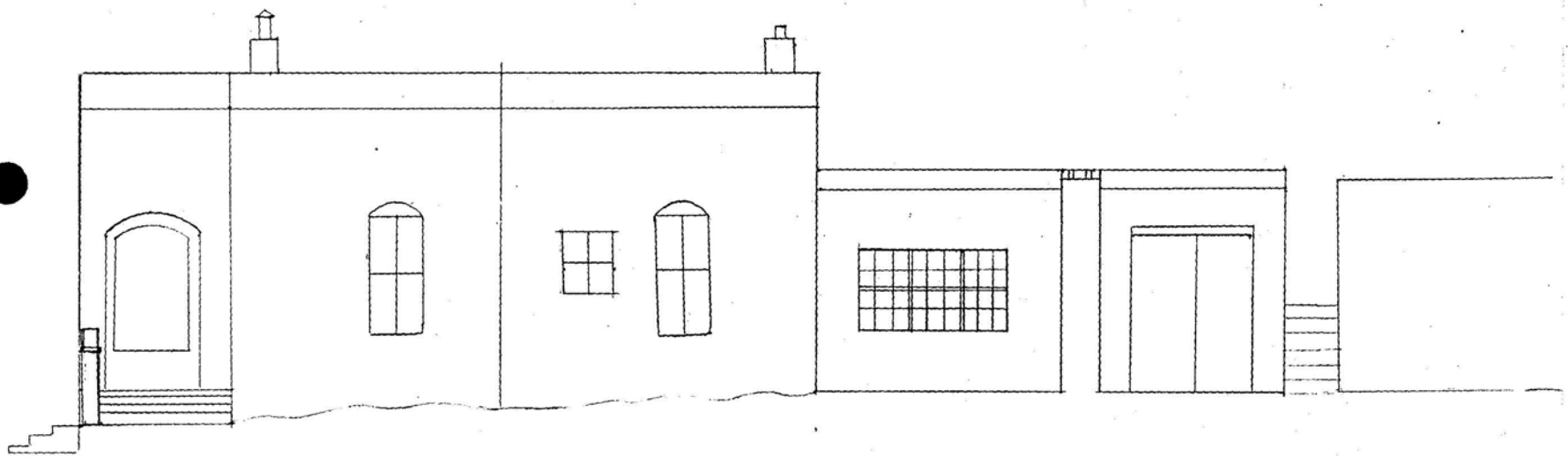
NORTH ELEVATION



WEST ELEVATION

515 PASEO DE PERALTA

SCALE 1/4" = 1.0'

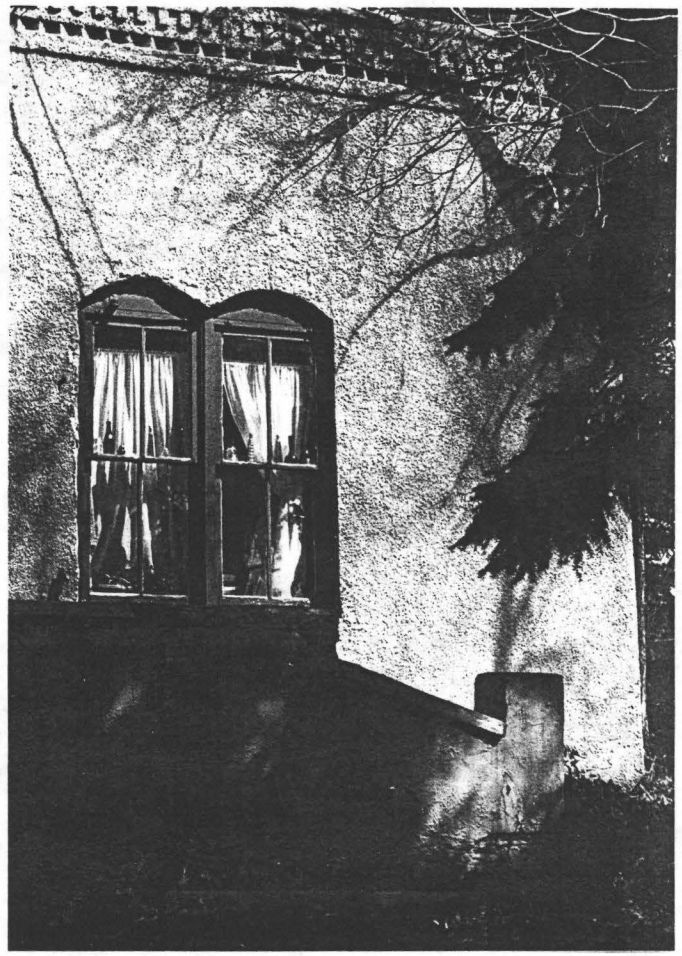


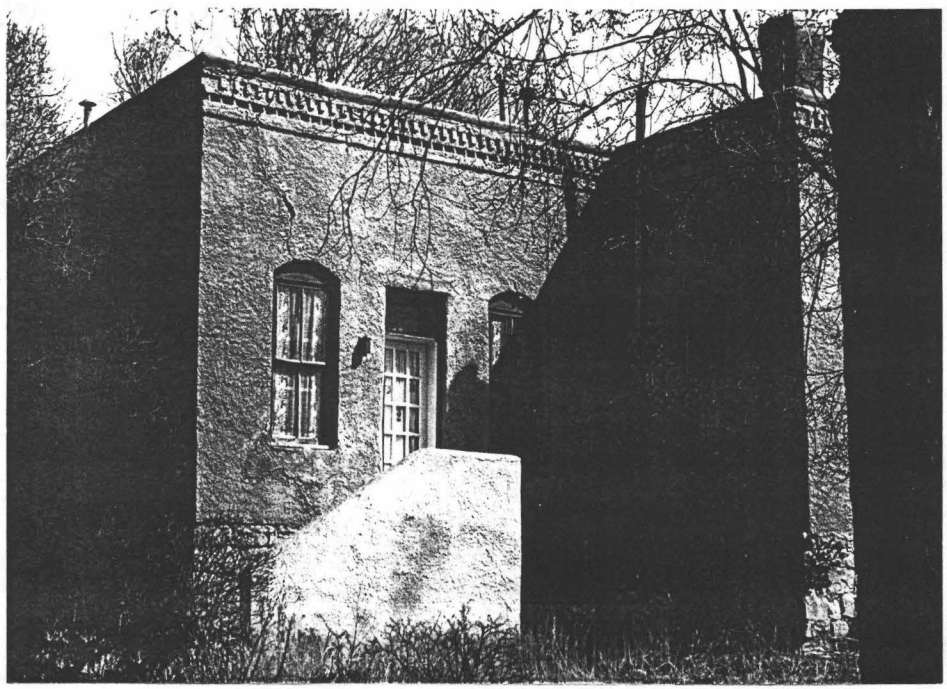
EAST ELEVATION

515 PASEO DE PERALTA

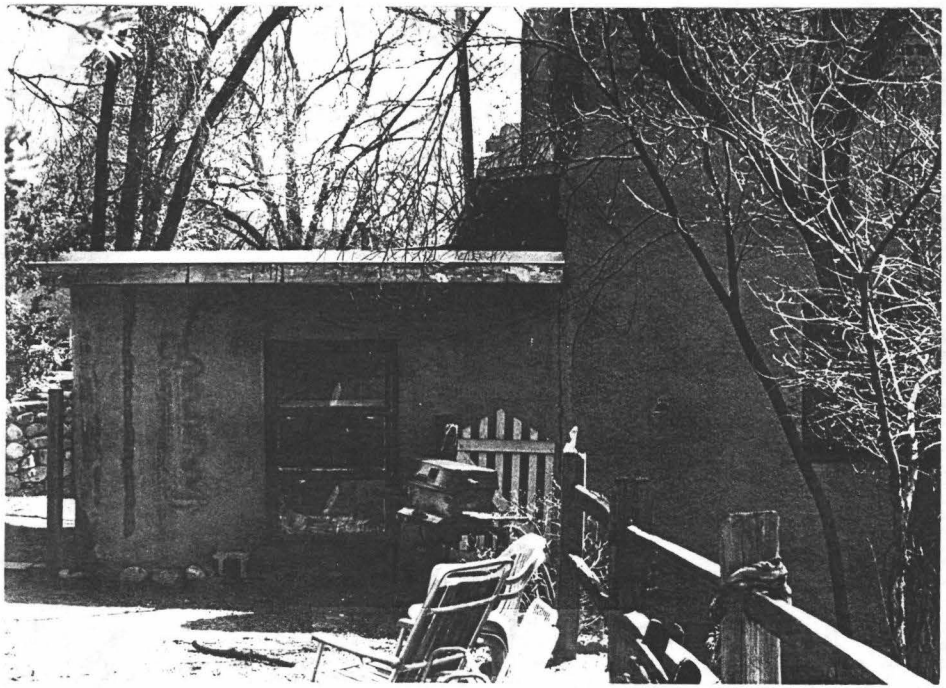
SCALE 1/4" = 1.0'

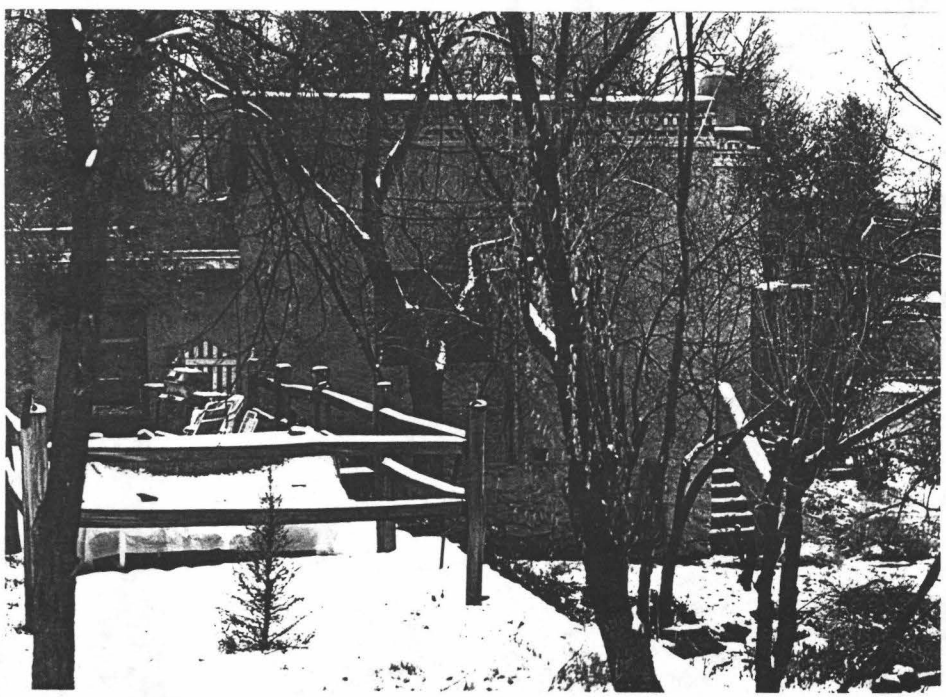


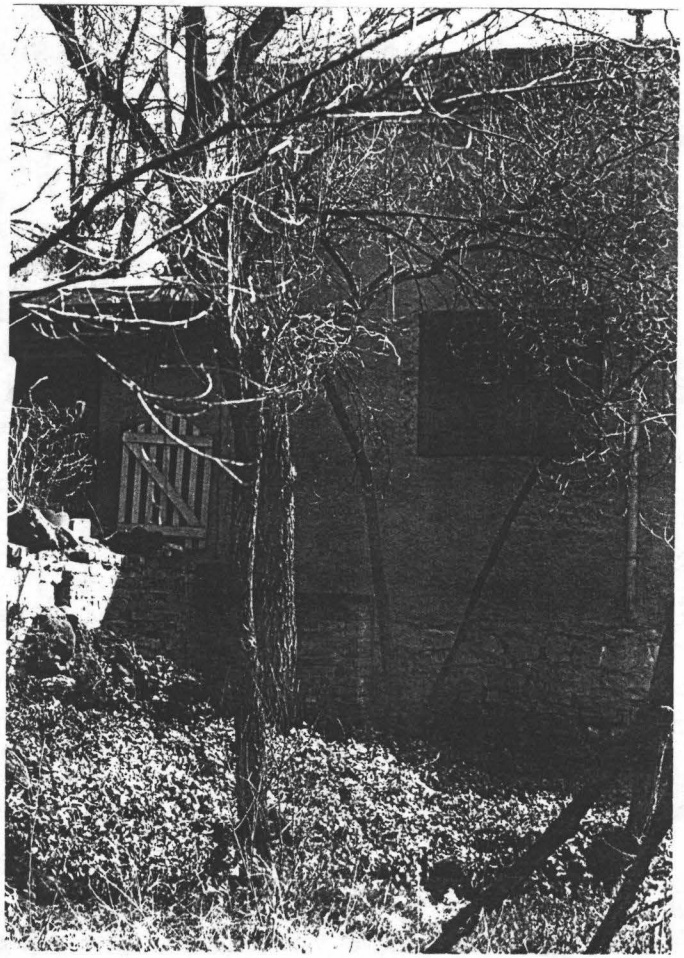




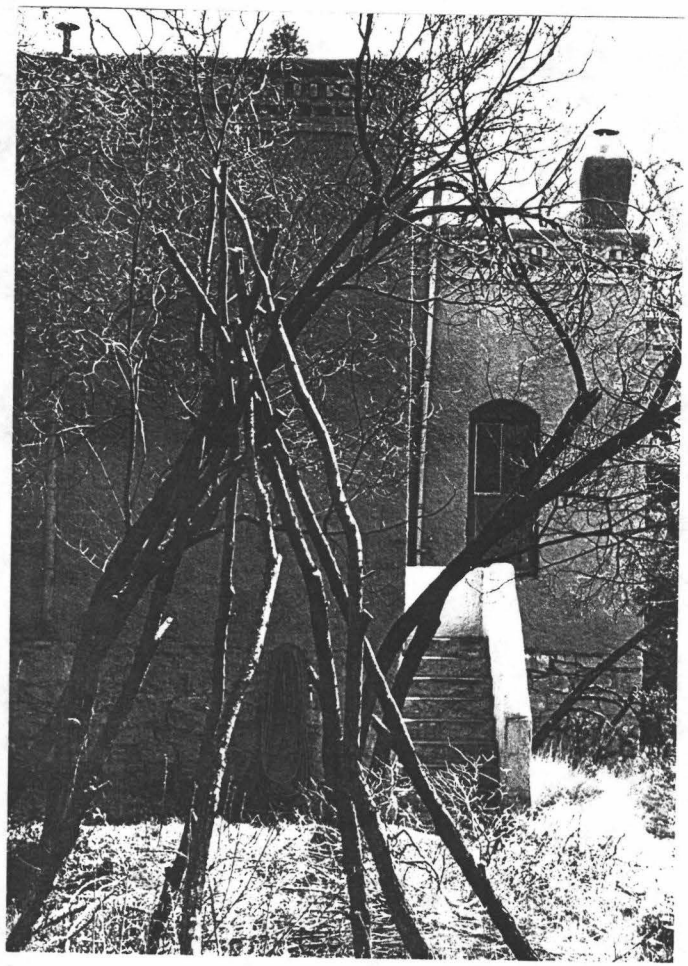
South Elevation

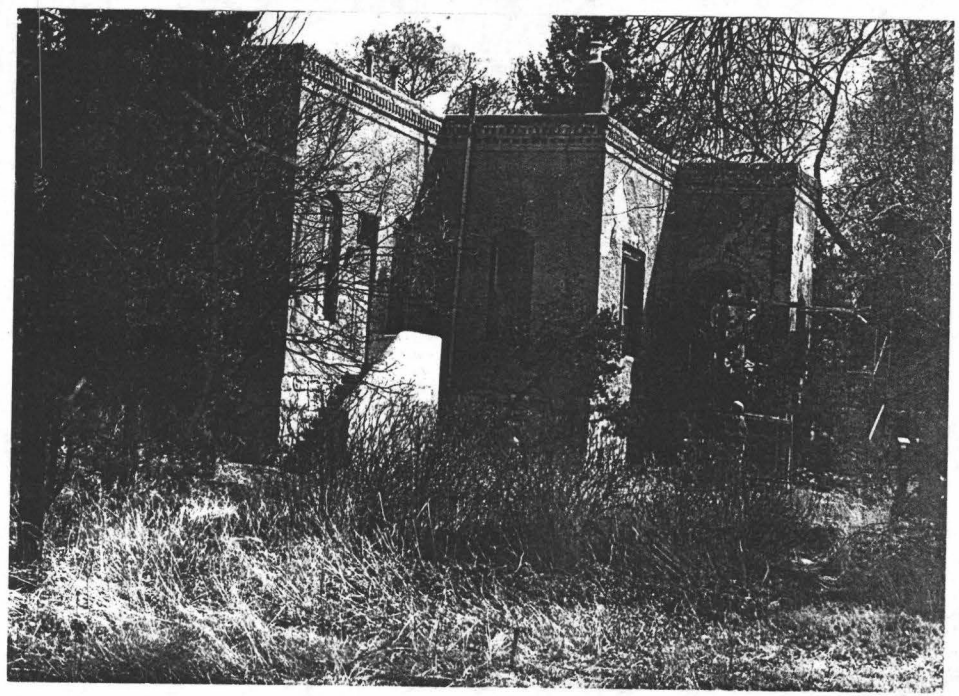






West Elevation

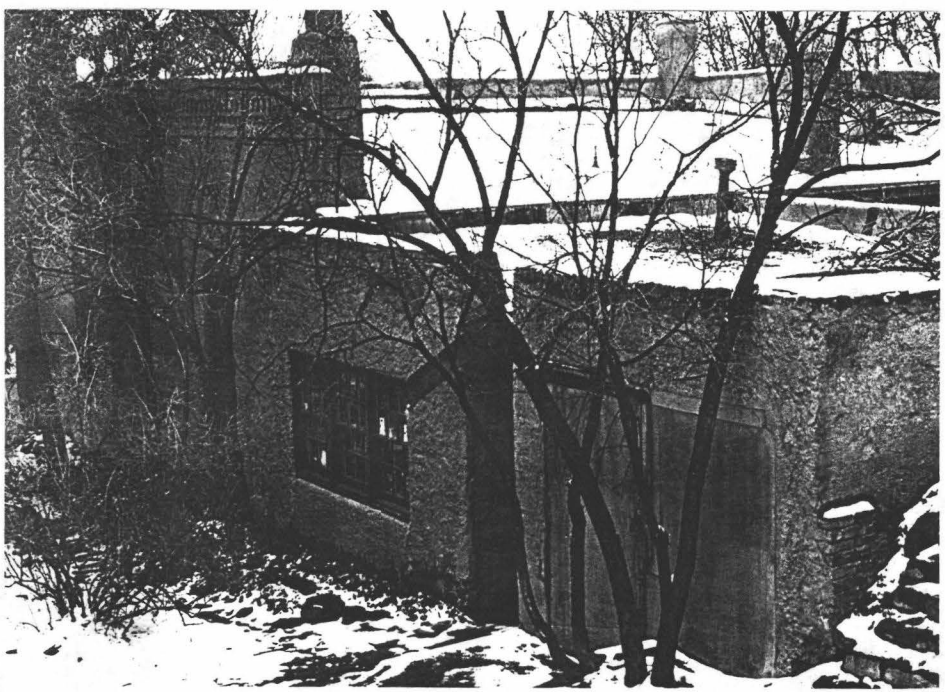




West Elevation



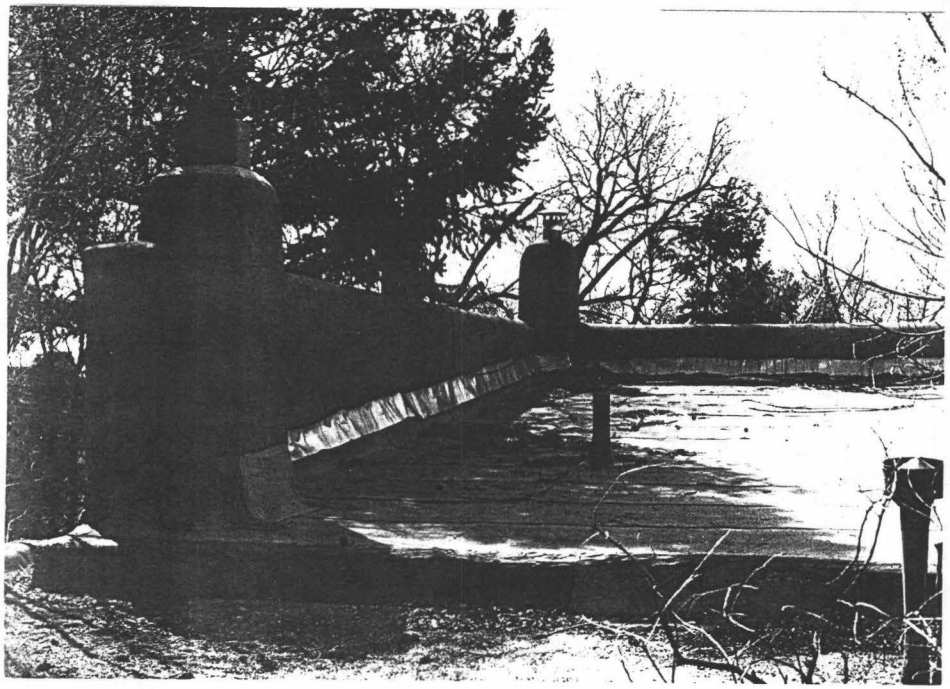




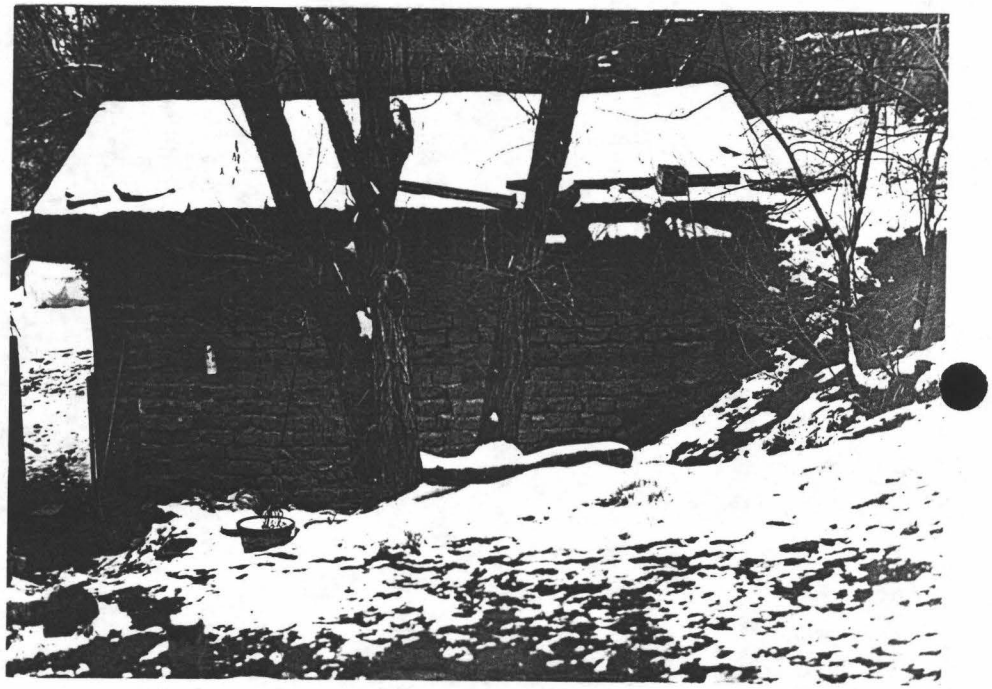
East Elevation



North Elevation



Roof

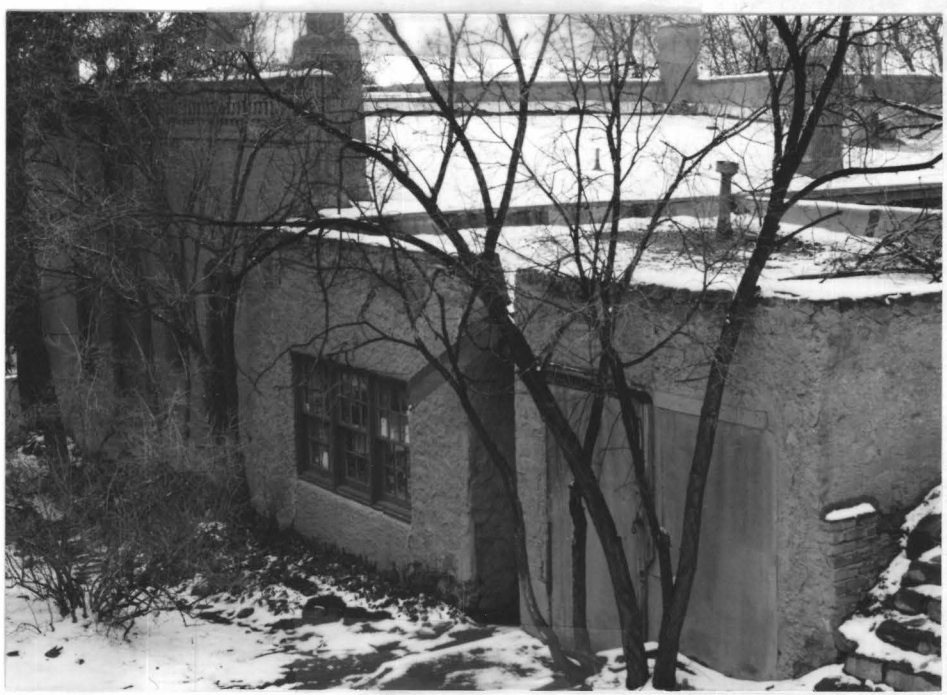


Shed

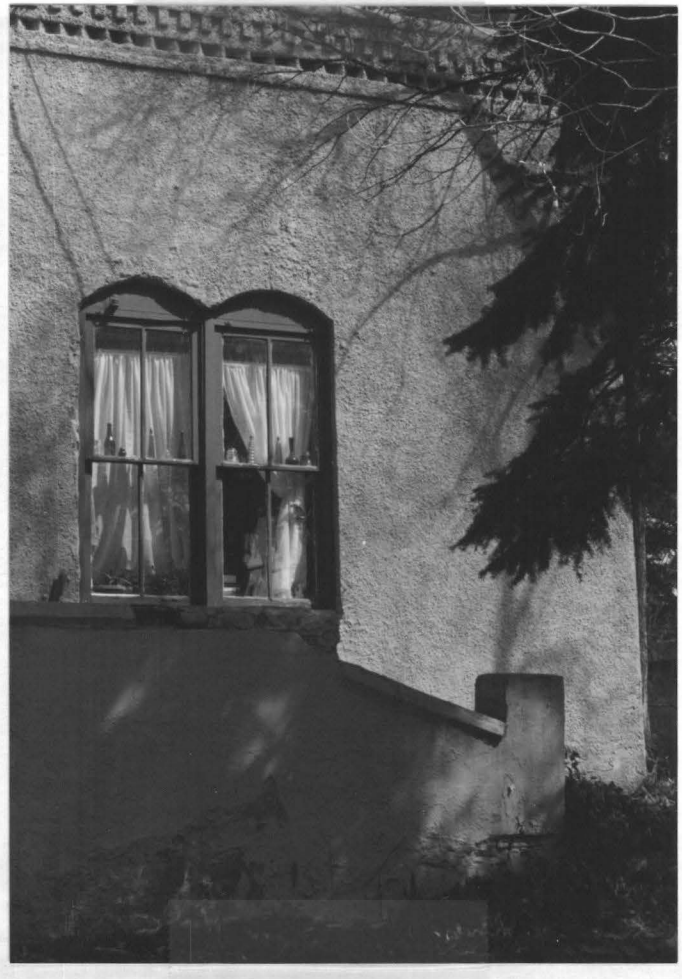
North Elevation



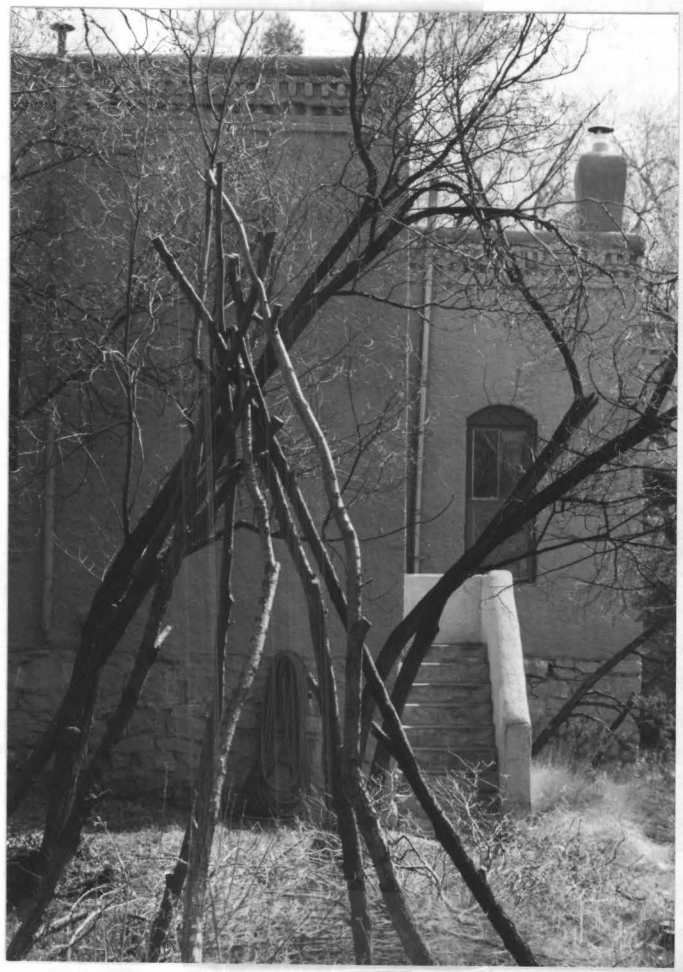




East Elevation



South Elevation



West Elevation

Colorflex

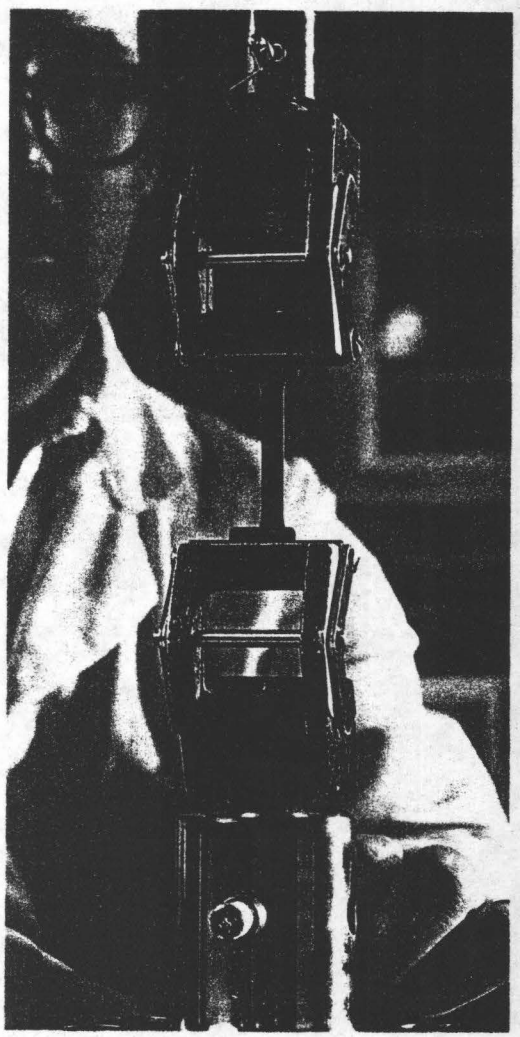
WATERPROOF ELASTOMERIC COATING

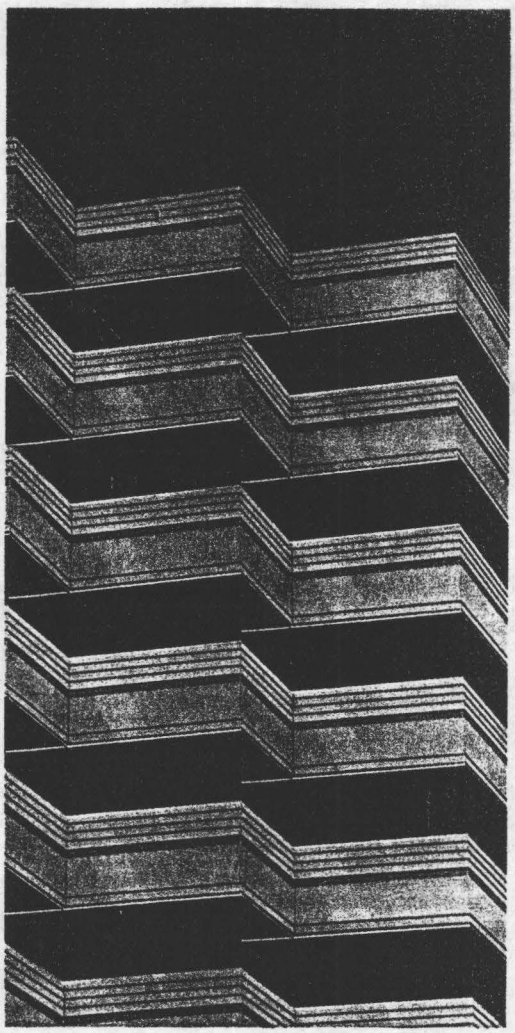
Features

- Breathing film
- Elastomeric properties
- Outstanding adhesive and cohesive strength
- Superior weathering properties, resistant to fungus and mildew
- One finish coat application on most installations
- Water-based system
- Nontextured matte (low-gloss) finish
- Available in a variety of colors and textures

Benefits

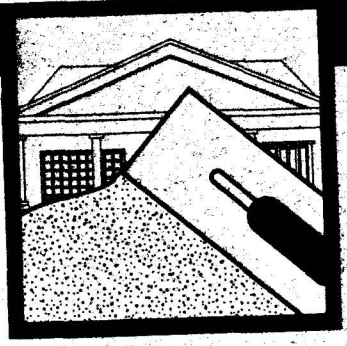
- Allows substrates to breathe without damaging coating
- Excellent low temperature flexibility and long-term retention of elasticity
- Adheres tenaciously to variety of substrates
- Long-term exterior durability
- Reduced labor costs
- Easy clean-up
- Attractive finishes and coatings





Where to Use Colorflex

- Stucco
- Brick
- Above-grade concrete (cast in place and precast)
- Concrete block



sonowall™ systems

STUCCOBASE

CEMENT-BASED FIBER-REINFORCED ONE-STEP BASE COAT

- Cement-based formulation

Where to Use StuccoBase

- Prepared concrete or masonry
- Existing stucco
- Interior or exterior
- Over stucco wire and metal lath
- Leveling irregular surfaces

Features

- Various textures
- Superior weathering properties
- Improved moisture resistance and low water absorption
- Fiber reinforced
- Needs only addition of water and sand
- Concentrated for local sand

Benefits

- Can be finished a variety of ways
- Long term durability
- Proprietary formulation
- Resists shrinkage cracking when properly cured
- Easy to mix and use
- Economical

Order Information

Packaging

- 80 lb. multi wall paper bag.

Color

- Natural cement gray

Technical Data

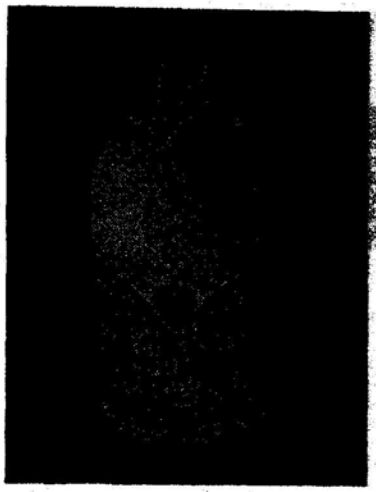
Mixing ratio

- 5–6 gallons of water plus 200–250 lbs. ASTM C144 plaster sand

Coverage

- 80–90 sq. ft. per 80 lb. bag at 3/8" to 1/2" thickness

Coverage may vary depending upon surface conditions and application technique.



El Rey Stucco
KING OF STUCCOS
COMPANY INCORPORATED

SUPERIOR BOND 100
PRODUCT INFORMATION

PRODUCT DESCRIPTION

- Acrylic Based Liquid Bonding Agent

COMPONENTS

- Single Component Liquid

PROPERTIES

- Meets requirements of ASTM C 932.
- Remains flexible.
- Acid and alkali resistant.
- Capable of bonding whether wet or dry (up to 10 days, as long as surface remains clean).
- Uniformly consistent, with no settling of solids.
- Freeze/Thaw stable (up to 5 cycles)
- Suitable for application with brush, roller or spray (airless or Hudson type sprayer recommended).
- Tinted
- Non-Toxic
- Non-Flammable

ADVANTAGES

- **El Rey Superior Bond 100** is not rewettable. It may be used in areas continually exposed to water. (Cement should be fully cured - 28 days.)
- Bond coat performance is independent of film thickness and time of application.
- Compared to no bond coat, the use of **El Rey 100** results in at least a threefold increase in shear bond adhesion.
- May be wet or dry during the application of cementitious base or finish coats.
- Has minimal sensitivity to light.
- Tinted yellow for easy identification of covered areas.

IMPORTANT NOTES AND LIMITATIONS

- Substrate must be cleaned, removing all foreign matter, such as alkali deposits, oil, dirt, etc.
- Do not use as a bonder if surface temperature is below 50°F or if ambient temperature is not 50°F and rising.
- El Rey 100 is not to be used as an admixture. (See **Superior Additive 200** product information.)
- Using **Superior Bond 100** over paint:
  - Paint should be cured for a minimum of 60 days.
  - Loose and scaled paint should be removed before application.
  - Do not use over water base paints such as White Wash or Kalsamine.
  - Do not use over oil or enamel base paints.

COVERAGE

- 200 - 300 sq. ft. per gallon depending on type of surface and method of application.

PACKAGING

- Quarts, Gallons, 5 Gallons.

EL REY STUCCO COMPANY, INC.

4100 Broadway SE
Albuquerque, New Mexico 87105
Phone (505) 873-1180

3219 S. Drennan Industrial Loop
Colorado Springs, Colorado 80910
Phone (719) 392-9003

This Product Information Sheet has been prepared in good faith on the basis of information available to El Rey at the time of publication. It is intended to provide users with information about and guidelines for the proper use and application of the covered El Rey product(s) under normal environmental and working conditions. Because each project is different, El Rey cannot be responsible for the consequences of variations in such conditions, or for conditions not foreseen by El Rey.

ESTIMATING QUANTITIES OF QUIKRETE®, BLOCKS AND BRICKS YOU'LL NEED

Number of bags of QUIKRETE® Concrete Mix required to pour a concrete slab

Area in square feet		2	3	5	7	9	15	20	35	45	50	100
Slab 4" thick	80-lb. bags	1⅓	2	3⅓	4⅔	6	10	13⅓	23⅓	30	33⅓	66⅔
	80-lb. bags	1	1½	2½	3½	4½	7½	10	17½	22½	25	50
Slab 6" thick	60-lb. bags	2	3	5	7	9	15	20	35	45	50	100
	80-lb. bags	1½	2¼	3¾	5¼	6¾	11¼	15	26¼	33¾	37½	75

Number of bags of QUIKRETE® Mortar Mix required to lay blocks 8"x16"x8" with ¾" joints

Number of blocks		20	27	40	80	100	200	300	400	500	750	1000
60-lb. bags		1	1½	2	4	5	10	15	20	25	37½	50
80-lb. bags		¾	1	1½	3	3¾	7	11	15	18¾	28	37

In building a wall, approx. 1 block 8"x16"x8" laid with ¾" joints is required per square foot.

Number of bags of QUIKRETE® Mortar Mix required to lay bricks 8"x2"x4" with ¾" joints

Number of bricks		50	65	100	150	200	250	300	400	500	750	1000
60-lb. bags		1	1⅓	2	3	4	5	6	8	10	15	20
80-lb. bags		¾	1	1½	2⅓	3	4	4⅔	6	7½	11⅓	15⅓

In building a wall, approximately 6⅔ bricks 8"x2"x4" laid with ¾" joints are required per square foot.
In paving a walk or floor, approximately 4⅓ bricks 8"x4"x2" with ¼" joints are required per square foot.

QUIKRETE® Vinyl Concrete Patcher Required for Resurfacing

40-lb. bag covers approximately 20 square feet ¼" thick.
7-lb. pail covers approximately 3½ square feet ¼" thick.

©THE QUIKRETE® COMPANIES
ATLANTA, GA. 30345

QUIKRETE® and QUIKWALL® are registered trademarks of THE QUIKRETE® COMPANIES.

QUIKRETE® Mixes & Their Use

CONCRETE, MORTAR AND SAND MIXES, VINYL CONCRETE PATCHER AND RELATED PRODUCTS

Fixing's fun with QUIKRETE® ...building tool

QUIKRETE®
Concrete (Coarse) Mix, No. 1101



For any general concrete work. QUIKRETE® Concrete is a coarse blend of properly mixed cement, sand and gravel packed in a bag. Add only water to build walks, foundation walls, patio, bases for furnaces and washing machines, setting fence and clothesline posts. Simplifies projects for do-it-yourselfers and provides contractors with the solution for many specialized jobs:

- Air conditioner pads
- Basketball back stops
- Boat anchors
- Birdbath castings
- Concrete steps
- Curbs
- Down-spout troughs
- Driveway repairs
- Fish pools
- Flag pole bases
- Floors
- Footers
- Mailbox posts
- Patios
- Pools
- Poured walls
- Ramps
- Riprap bulkheads
- Sidewalks
- Stepping stones
- Swing set posts
- Tool Shed bases
- Walks
- Wood deck supports

QUIKRETE®
Mortar (Masonry) Mix, No. 1102



For laying brick, block, and stone. Mortar mix is a uniformly blended mixture of masonry type cement and graded sands. Also for repairing and pointing existing brick, block and stone. Simply add water as directed to this factory-proportioned mixture for a long-lasting strong bonding mortar.

QUIKRETE®
Sand (Topping) Mix, No. 1103

A mixture of cement and fine sand for a smooth topping finish. Use in applications where concrete is needed in less than 2" thickness. For filling cracks, stuccoing, grouting drain tile and laying

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
Isaac J. Pino, City Manager

Councilors: Larry A. Delgado, Dist. 1, Mayor Pro Tem
Patti J. Bushee, Dist.1
Steven G. Farber, Dist. 2
Cristopher Moore, Dist. 2
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Amy Manning, Dist. 4
Phil Griego, Dist. 4

Project description . : REPAIR/RESTORATION OF BUILDING EXTERIOR
Project number . . . : 95- 10100091
Case Number . . . . . : H-95-91
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 06/19/95

PROJECT LOCATION(S) : 515 Paseo De Peralta

PROJECT NAMES:

OW- Gabel, Dorathea P.O. Box 1218
Santa Fe, NM 87501 (505) 5243952

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on July 11, 1995, acted on the above referenced case. The decision of the Board was to conditionally approve your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows: The applicant shall work with the HDRB subcommittee to verify the compatibility and appropriateness of the proposed stucco system. If determined to be incompatiable, HDRB re-review shall occur.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Planner III

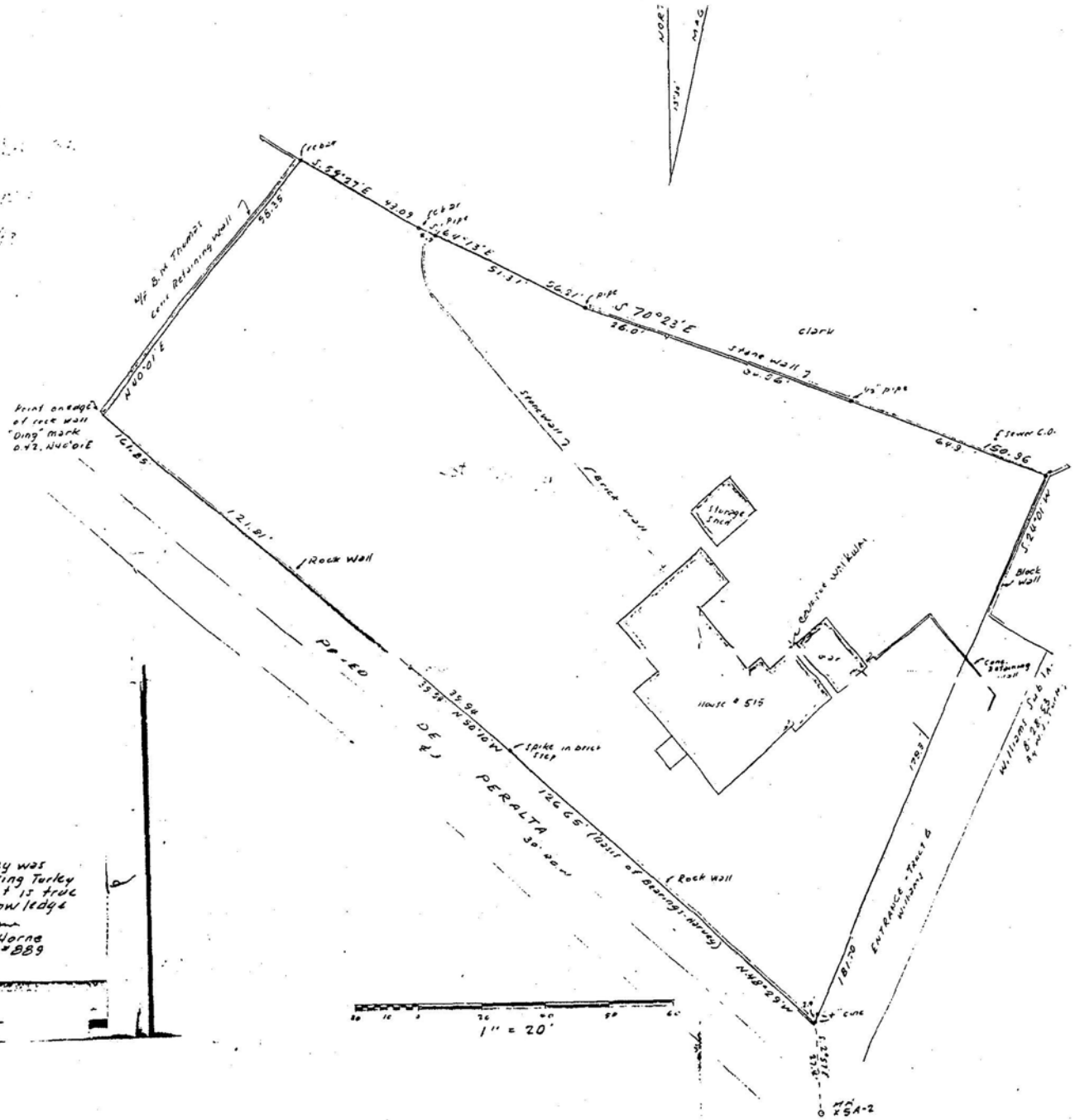
Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF ITS DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

MOUNTAIN BELL

PUBLIC SERVICE CO. OF N.M.

SANGRE DE CRISTO H,O CO.

GAS CO. OF N.M.

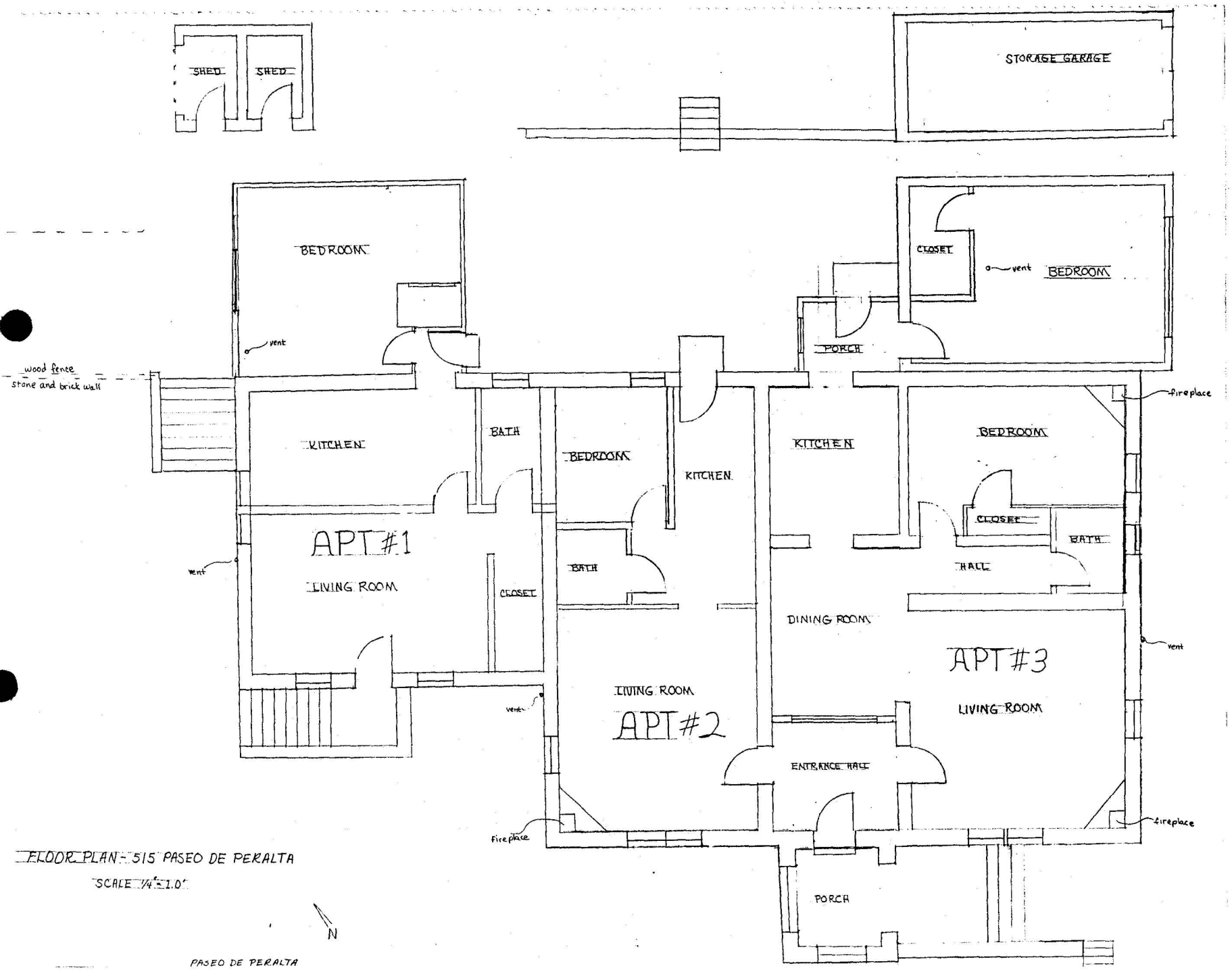


Refer Plat - Tract of land surveyed for Dorothea K. Dunakin - Precinct 12 Santa Fe, N.M. by J.C. Harvey Nov. 10, 1942. BL 416

I hereby certify that this plat and survey was made by me from my field surveys, using Turley and Harvey surveys as a basis, and it is true and correct to the best of my knowledge and belief.

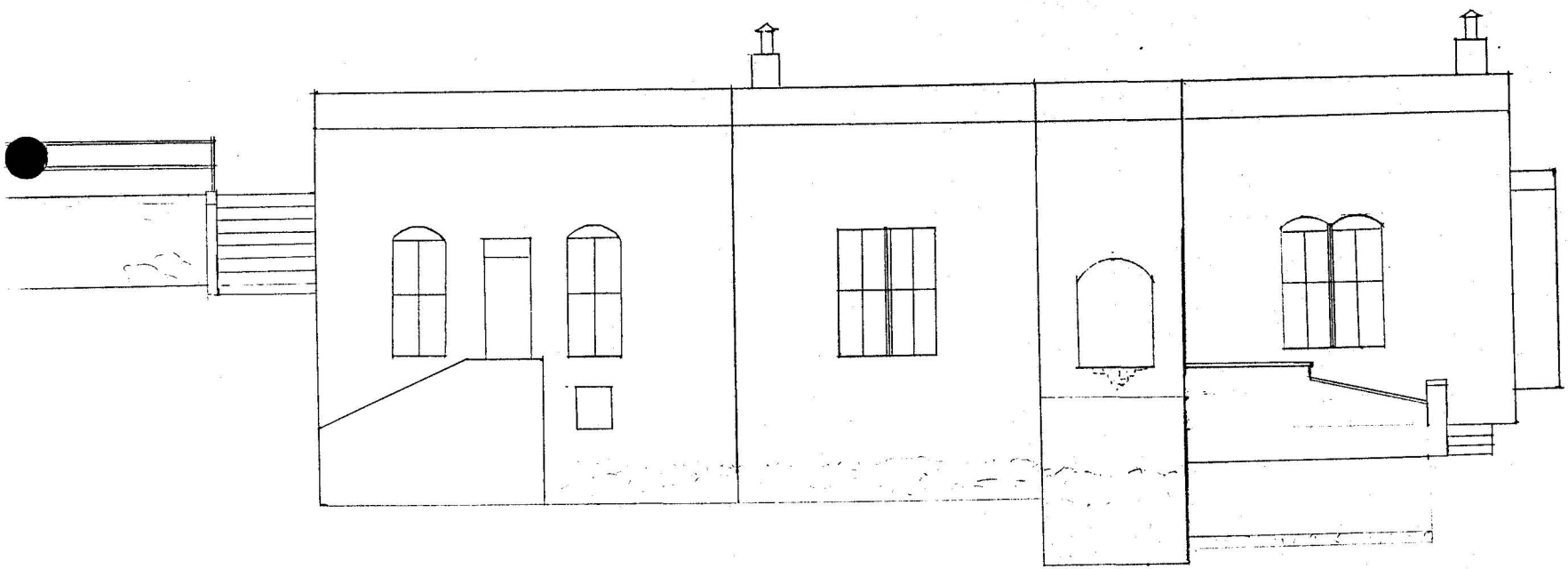
4 Nov 1983

Jack G. Horne
RE & LS #889



FLOOR PLAN - 515 PASEO DE PERALTA

SCALE 1/4" = 1.0'



SOUTH ELEVATION

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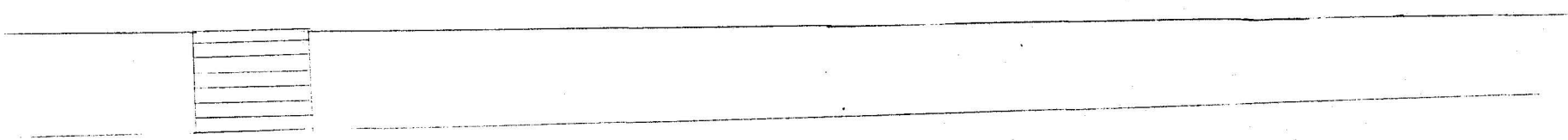
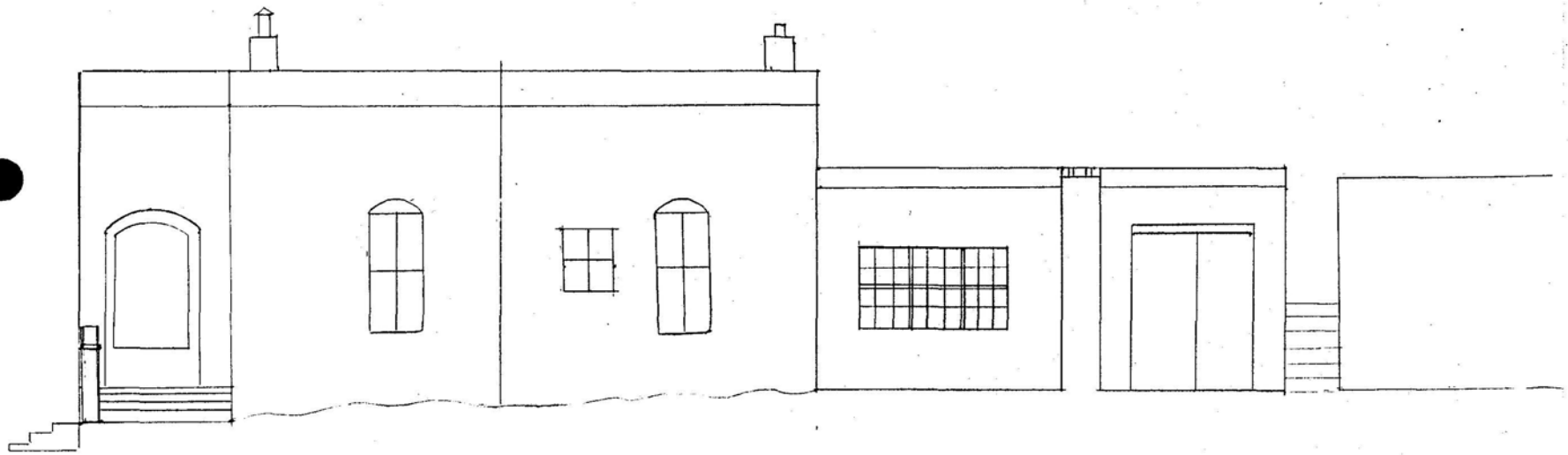


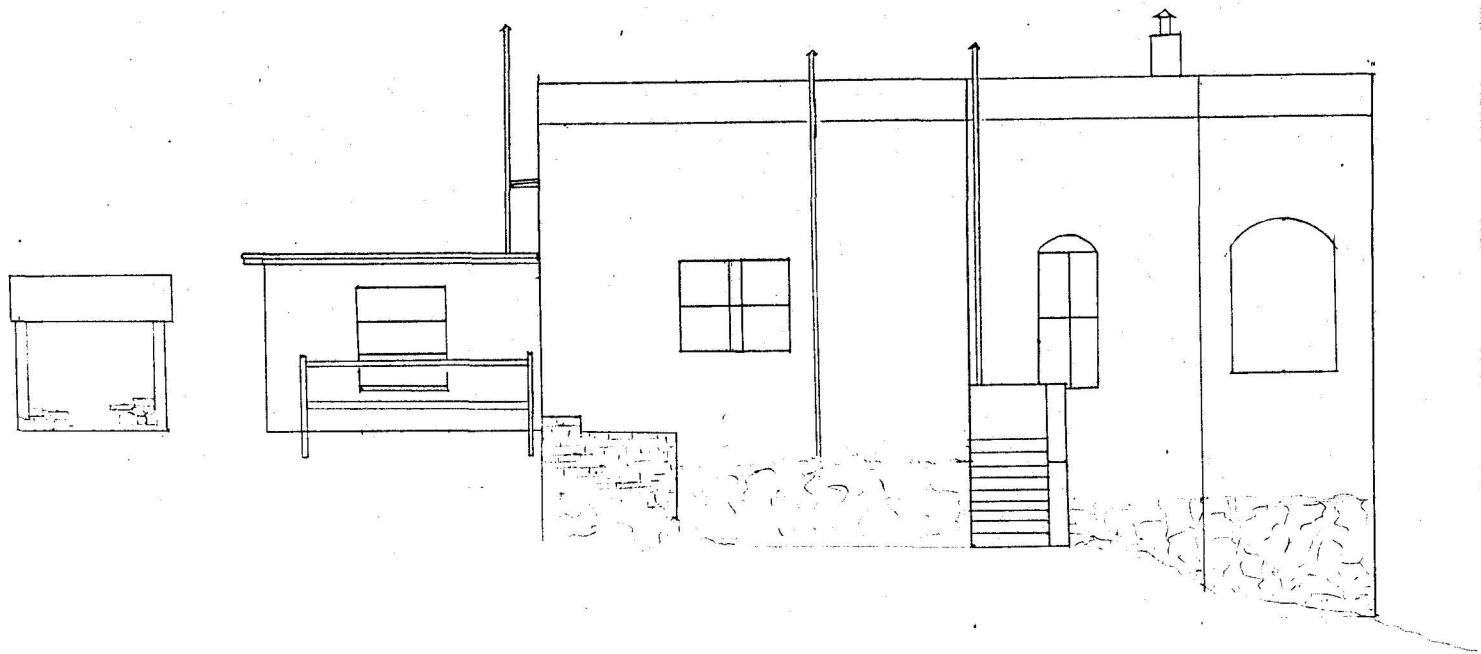
PASEO DE PERALTA



EAST ELEVATION

515 PASEO DE PERALTA

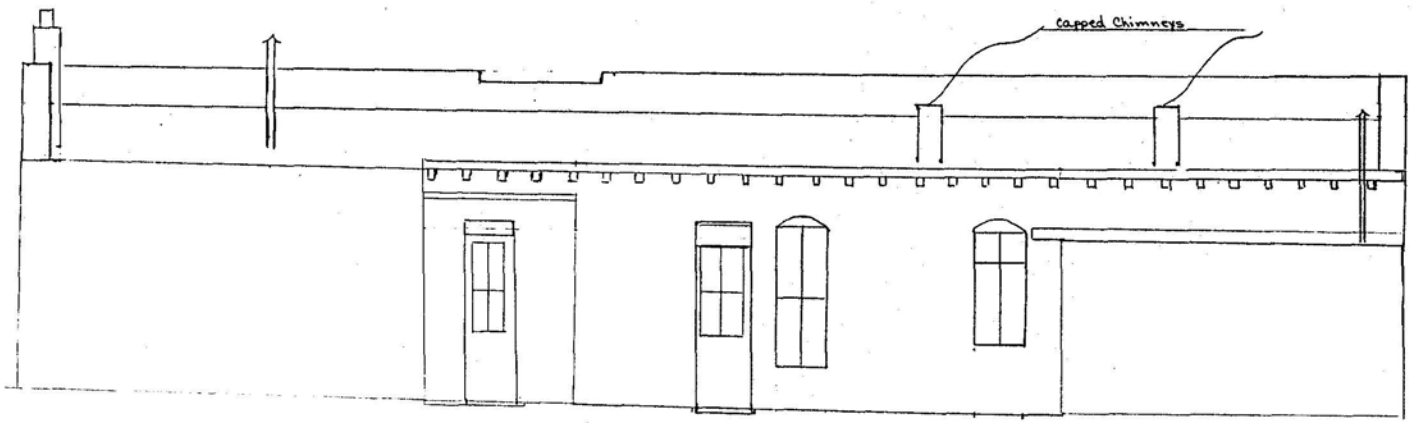
SCALE 1/4" = 1.0'



WEST ELEVATION

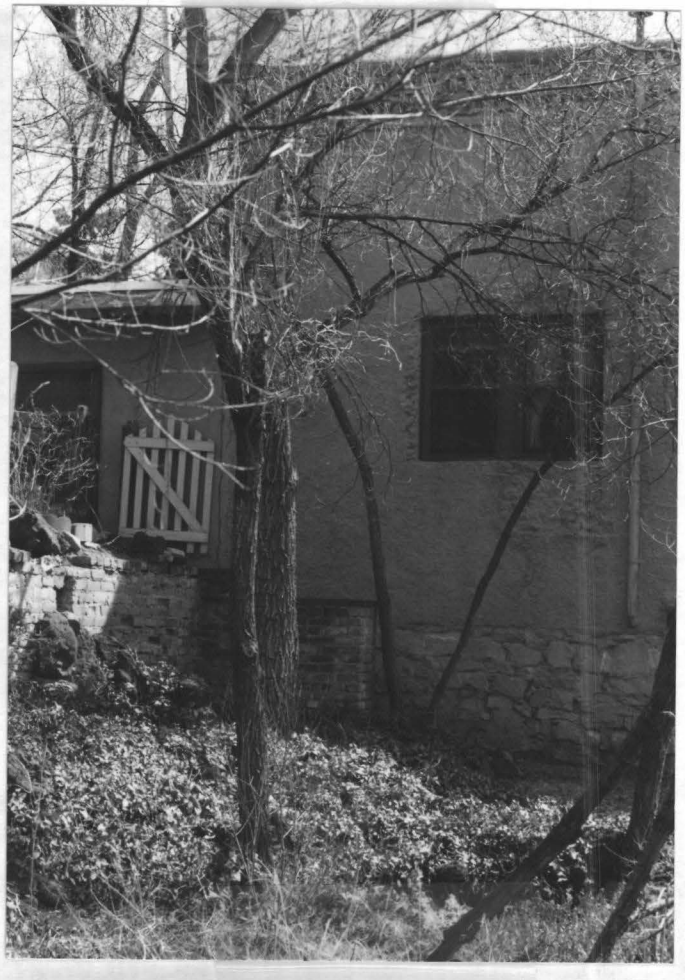
515 PASEO DE PERALTA

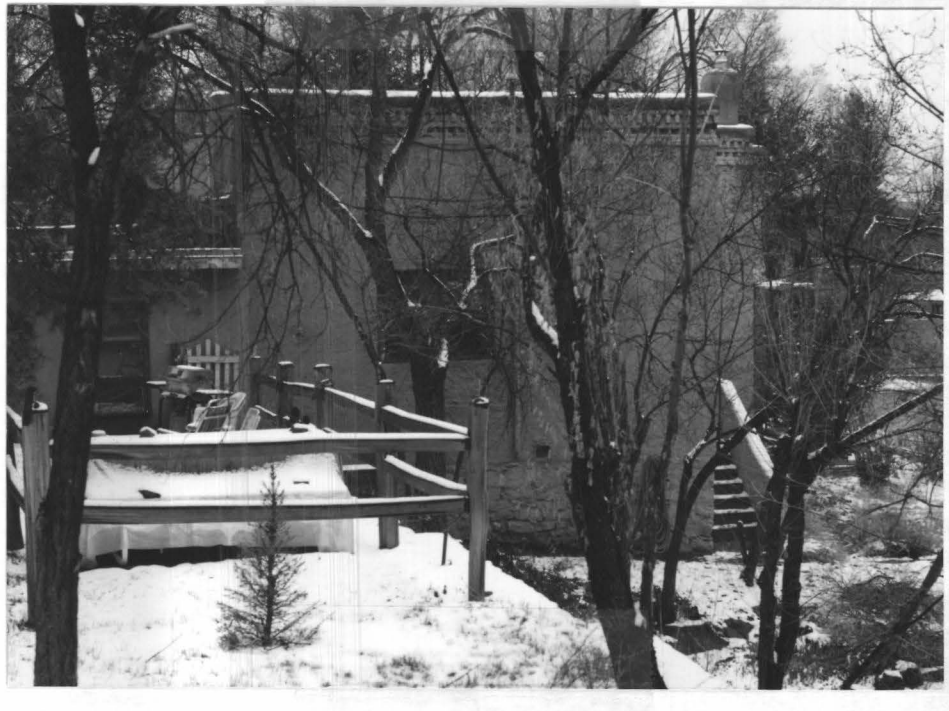
SCALE: 1/4" = 1.0'



NORTH ELEVATION







West Elevation



North Elevation



Roof



Shed

North Elevation

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JUN 19 1995
3:20 p.m.

EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ( )

Project Location: 515 Paseo de Peralta

Owner: Dorathea Gabel	Address: P.O. Box 1218 Mesilla, NM 88046	Phone: 505 524-3952
Applicant: Dorathea Gabel	Address: P.O. Box 1218 Mesilla, NM 88046	Phone: 505 524-3952

Project Proposal:
Repair and restoration of exterior stucco, wood surfaces and repair of porch

Public Visibility: North ( ) South (X) East (X) West (X)

New Construction: Single-Family Residence ( ) Multi-family Residence ( ) Commercial ( )

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Restucco (X) Sign(s) ( ) Wall/Fence ( ) Antenna ( ) Solar ( )

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historical Ordinance, Section 14-70. Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project site seven (7) days prior to the H-Board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historical approval.

Dorathea G. Gabel — Signature of Applicant or Owner

6/19/95 — Date

FOR OFFICIAL USE ONLY

Date Received: Case Number: H-95-91 Meeting Date

Historic District: Survey Number: Survey Area:

Age: Historic Significant ( ) Contributing ( )
Source: Status: Non Supporting ( )

Ordinance Compliance Checklist:

SECTION	DESCRIPTION			COMPLIES YES	COMPLIES NO
14-70.1	Harmony ( )	Proportion ( )	Style ( )	( )	( )
14-70.9	Harmony ( )	Proportion ( )	Style ( )	( )	( )
14-70.13	Demolition			( )	( )
14-70.14	Minimum Maintenance Requirements			( )	( )
14-70.15	Signs			( )	( )
	Applicable District Standards			( )	( )

Remarks:

CITY OF SANTA FE, NEW MEXICO

PO BOX 909/200 LINCOLN AVE
SANTA FE, NM 87504-0909

HISTORIC DESIGN REVIEW BOARD

APPEAL APPLICATION

Date: May 29, 2007 Case #: H-04-114

Appellant's Name: Real Estate Investment Partners Phone #: 983 9222

Address: 444 Galisteo Streets, Suite B1 C

Agent's Name: Rosanna C. Vazquez 820 6400

Subject Property Address: 511 Paseo de Peralta

Appeal Summary (use additional paper if necessary)

SUBMITTAL CERTIFICATION

I hereby certify that the documentation submitted for review and consideration by the City Council has been prepared in accordance with the attached verified appeal. I understand that failure to complete the minimum submittals may result in a delay in the scheduling of my application.

Appellant's Signature/Date

Rosanna Vazquez 5/29/07
Agent's Signature/Date

FOR OFFICIAL USE ONLY

Date Received: Historic District:

Comments:

Date of Public Hearing:

CITY OF SANTA FE, NEW MEXICO

PO BOX 909/200 LINCOLN AVE
SANTA FE, NM 87504-0909

PRECEDURE FOR APPEALING HISTORIC BOARD DECISIONS FOR CITY COUNCIL PUBLIC HEARING

CASE # H-04-114

Once a Historic decision has been rendered, the appellant must complete the following:

1. Public notice one time in legal advertisements (Section 14-3.17 (A) of the code. Publication date at least 15 days prior to City Council hearing on _____, 20____.

   New Mexican needs ad by close of business on _____, 20____.

2. Post notice on property, visible from street (Section 14-3.17 (A) of the code. Date at least 15 days prior to City Council hearing on _____, 20____.

3. Return to staff by close of business on _____, 20____.

4. Attend City Council hearing on _____, 20____.

I hereby certify that the above instructions have been explained to me and I understand the requirements. Failure to complete the above requirements will result in the renotification and rescheduling of the public hearing.

Rosanna Vazquez

APPLICANT'S SIGNATURE/DATE

STAFF'S SIGNATURE/DATE

City of Santa Fe, New Mexico
Notice of Public Hearing

(For Official Use Only)

Case # H-04-114

Notice is hereby given that the City Council of the City of Santa Fe, New Mexico will hold a public hearing in the City Hall Council Chambers, 200 Lincoln Avenue on _____, 20____ at 7:00 P.M. for the purpose of acting on an appeal by _____ regarding the Historic Design Review Board's decision at their meeting of _____, 20____, on Case #_____ The decision of the Board was to _____

_____

_____

This request is as set forth in the Section 14-3.17(D) of the Code as they apply for the following described location in the City of Santa Fe, New Mexico, to Wit:_____

DATED AT SANTA FE, NEW MEXICO, THIS ____ DAY OF _____, 20___.

_____
Yolanda Y. Vigil, City Clerk

Note: New Mexico law requires the following administrative procedure to be followed by zoning boards conducting "quasi-judicial" hearings, all witnesses must be sworn in, under oath, prior to testimony and will be subject to cross examination. Witnesses have a right to have an attorney present at the hearing. The zoning board will in its discretion, grant or deny requests to postpone hearings

Since room location may be subject to change, it is recommended that interested parties contact the Planning Division prior to hearing at 505-955-6605.

Date to be Published: _____, 20 ___.

The New Mexican to mail affidavit of publication to the City of Santa Fe, Planning Division, PO Box 909, Santa Fe, NM 87504 – Prior to meeting date.

CITY OF SANTA FE, NEW MEXICO

PO BOX 909/200 LINCOLN AVE
SANTA FE, NM 87504-0909

VERIFIED PETITION

I/we, Real Estate Investment Partners, the undersigned first being sworn on my/our oath depose and hereby submit to the governing body this petition duly verified pursuant to Section 14-3.17 (D) (2) of the code setting forth the following:

1. How such petition constitutes an appeal

The Petitioner is an aggrieved party because the decision by H Board will not allow Petitioner to obtain a driveway permit from Public Works. The Petitioner meets all the requirements for a Special Exception

2. How such decision is illegal in whole or in part.

The decision is illegal in that the Petitioner has met the Special Exceptions requirements. Without a positive findings this development does not have any other access and cannot obtain a driveway permit

3. The specific grounds of the illegality.

The Special Exception requirements have been met. The issues at hand are due to a disagreement btwn Public Works + Historic Board, and application of AASHTO standards.

(Please use additional paper if necessary)

VERIFICATION

STATE OF NEW MEXICO }
COUNTY OF SANTA FE } **ss.**

I/we Jim Blessey, *being duly sworn, deposes and says: That he/she has read the foregoing appeal and knows the contents thereof, and that the same are true of he/her own knowledge.*

PETITIONER

Subscribed and sworn to me before this 29th day of May, 2007

NOTARY PUBLIC

My commission expires: 2/10/08

OFFICIAL SEAL
Rosanna C. Vázquez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 2/10/08

LAW OFFICES OF
ROSANNA C. VÁZQUEZ

May 29, 2007
VIA HAND-DELIVERY

City Council
City of Santa Fe
P.O. Box 909
Santa Fe, New Mexico 87504

Re: Appeal of Decision for Paseo Compound
Real Estate Investment Partners

Dear City Council members:

On behalf of owners of Real Estate Investment Partners owners of Paseo Compound, I submit an appeal to City Council from a decision made by historic Review to deny a request to remove a stone wall. We would respectfully request this item to be placed on the June agenda.

As background for this particular request, Paseo Compound initially went before the Historic Board in Fall of 2004, requesting a special exception for the partial removal of a wall, in order to create a driveway entrance. The Board approved a partial removal of the wall, to accommodate access to the driveway. After such approval, the owners obtained a driveway permit (February 8, 2005), which was signed off by then Public Works Director John Nitzel. After obtaining a driveway permit, Real Estate Investment Partners, were told by Planning and Zoning that a development plan would need to be submitted and approved. This was complied with, and we were in the midst of obtaining signatures on such development plan, when Public Works concern of safety was brought to the forefront and our attention.

The concern raised by John Romero, was that the existing configuration as previously approved by Historic Review did not provide sufficient intersection sight distance to comply with AASHTO. Public Works cites AASHTO standards stating "a sufficient sight triangle be provided for vehicles wanting to exit the development." In order to obtain sufficient sight distance, the existing wall will need to be removed and replaced with a lower stucco wall. The previous Traffic engineer had applied principles found in Section 14, found that the driveway cut had complied, and granted a permit for the driveway entrance in February 8, 2005. As such we are submitting this request for a special exception to remove the wall as a result of such public safety concerns raised by Public Works.

460 St. Michaels Drive, Suite 300 · PO Box 2435, Santa Fe, NM 87504 · (505) 820-6400 · Fax (505) 820-6487

The case currently before Historic, brought forth the request recommended by Public Works for removal of the wall to obtain proper site distance. The Historic Board denied the request.

The owners are caught between the concerns of the two departments focusing on their own concerns. Historic is concerned with protecting the historic nature of the city, and the integrity of the wall; whereas Public Works' concern is focused on site distance and public safety of citizens of Santa Fe.

The decision previously made by Historic did not allow for a sufficient sight distance to protect passerby's and those exiting the driveway. The design submitted herewith removes the entire wall, and replaces the wall with a stucco wall. In our previous hearings with Historic Review, when the issue was raised as to what type of wall should replace the existing wall, there was very clear direction given that Historic did not look favorably on a wall re-constructed to look like an old wall, and rather preferred a stucco wall.

We respectfully request City Council to weigh the interests of Historic Board and the interests of Public Works and make a decision. We cannot move forward without such a decision.

In this last meeting Historic Review asked us if there were any other options. While there is a driveway behind the lot, it des not currently meet City standards and cannot be widened as it is private property. There are also historic walls that prohibit its expansion.

Real Estate Investment Partners tried to offer other solutions, keeping in mind, Historic Review Board direction of not creating a faux historic wall, but we were directed to submit a plan that complied with the site distance requirements as set forth in AASHTO. We are continuing the dialog to find a solution.

On behalf of Real Estate Investment Partners, I thank you for your attention to this matter. I ask you to resolve this issue so that we may move forward with this project. This project has been in the approval process for approximately two and half years. We would like direction as to whether the wall stays, or goes. Should you have any questions, please do not hesitate to call.

Very truly yours,

Rosanna C. Vazquez

cc: Real Estate Investment Partners

14-2.7 HISTORIC DESIGN REVIEW BOARD

(A) Powers and Duties

The Historic Design Review Board shall have the review and decision-making responsibilities set forth in Table 14-2.1-1, to be carried out in accordance with the terms of this chapter. In addition, the Board shall have the following additional responsibilities under this chapter:

(1) The Board shall review and approve or deny all applications for new construction, exterior alteration, and demolition of structures, except signs, in the Historic District in accordance with the standards set forth in this chapter. Staff shall review signs in accordance with §14-3.10(D).

(2) The Board shall hear appeals of parties aggrieved by the City Planning and Land Use Department's approvals or denials.

(3) The Board may recommend to the Governing Body the erection of appropriate plaques and markers designating various historical sites and points of interest in the City.

(4) The Board may make recommendations to the Governing Body relating to the purchase, acquisition by gift, grant, bequest, devise, or otherwise, of any real or personal property of historical background and interest;

(5) The Board may make recommendations to the Governing Body as to the exercise of the Governing Body's power of eminent domain in the acquisition of real property of historical background and significance and the proposed ways and means of compensation;

(6) The Board shall advise and assist officials, committees and commissions of the municipal government in making recommendations to the Governing Body;

(7) The Board shall compile and maintain a list of historical sites and structures;

(8) The Board shall perform such other acts providing that such acts relate specifically to this section as may be requested by the Governing Body; and

(9) The Board may conduct field trips upon request of the applicant, or as determined by the chair.

(B) Creation; Membership

(1) To carry out the purposes of this section, there is created a Historic Design Review Board, hereinafter referred to as the "Board."

(2) The Board shall consist of seven members appointed by the mayor with the consent of the Governing Body. All members shall be persons who, in the opinion of the mayor, have demonstrated interest and knowledge in the historic character of the City. One member shall be a licensed architect, one shall be a qualified historian, one shall represent some aspect of the construction industry, and one shall have a business in the Historic District. One member shall be a member of the Old Santa Fe Association, and there shall be two members-at-large. Members of the Governing Body may serve as at-large members.

(3) The following organizations are encouraged to recommend to the mayor up to three persons each for the appropriate position as designated in this section:

(a) Santa Fe chapter of the American Institute of Architects;

(b) Santa Fe Chamber of Commerce and Hispanic Chamber of Commerce;

(c) Museum of New Mexico; and

(d) Building Contractor's Association and Associated General Contractors of America, Building Branch (jointly).

Persons recommended are not required to be members or staff of the organization recommending them. This provision is in no way intended to prevent other organizations from recommending members, or to limit the appointment power of the Governing Body.

(4) The initial term of three of the seven members appointed shall expire on the date of the first regular Governing Body meeting in January one year after their appointment, and the initial term of the other four members shall expire on the date of the first regular City council meeting in January two years thereafter. Following the initial terms, the terms of all members shall be two years. An appointment to fill an unexpired term shall be only for the remainder of the term. Any member failing to attend three consecutive Board meetings or a total of six meetings in one year without a justified reason shall be considered to have resigned. Members serve at the pleasure of the Governing Body and may be removed with or without cause.

(5) A quorum shall consist of a majority of the members. The Board shall meet regularly twice a month and on the call of the chair. The Board shall follow Robert's Rules of Order.

(C) Functions of the Planning Division

The planning division shall provide administrative and advisory assistance to the Board, conduct site inspections, carry out reviews as set forth in §14-5.2, and shall have the authority to initiate all appropriate legal proceedings to enforce all provisions of this section and §14-5.2 (Ord. No. 2002-37 § 5)

(Ord. No. 2001-38 § 2)

(D) Appeals in the Historic Districts

(1) Appeals from Decisions of Planning and Land Use Department

Appeals based on action taken by the Planning and Land Use Department regarding the H District shall be heard by the Historic Design Review Board at its next regular meeting after the appeal is filed. Appeals may be filed by the applicant and must be filed within 7 days of the Division's action. The grounds for any such appeal shall be limited to a disagreement with the determination made by the Division under the procedures or required standards set forth in this section. Notice of the time and place of each such appeal shall be given by the Division. All appeals shall be in writing and shall state the specific standard or procedure that is being appealed.

(2) Appeals from Decisions of Historic Board

(a) Appeals from decisions of the Historic Board regarding the H District may be taken by any person aggrieved or by any officer, department, Board or bureau of the City affected by any decision of the Board in enforcement of this section or applicable rules or regulations. Such an appeal when taken shall stay all proceedings unless the officer, department, Board or bureau from whom the appeal is taken certifies that a stay would cause imminent peril to life or property. Appeals from the findings and recommendations of the Board on all matters under this section shall be taken to the Governing Body and the procedure, including the requirement of a public hearing, shall be the same as prescribed under paragraph (A) above and by the laws of the state.

(b) The grounds for the appeal shall be limited to a disagreement with the determination made by the Board under the procedures or standards set forth in this section. Appeals shall be in writing and shall state the specific standard or procedure that is being appealed. The appeal shall be filed within seven calendar days of the meeting at which the Board made the decision being appealed. Building permits shall not be granted until the appeal filing period is completed.

(Ord. No. 2001-38 § 2)

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* **Editor's Note:** Former subsection 14-3.1(D), New Building Permit Applications; Exceptions; New Development Approvals Other than Building Permits, previously codified herein and containing portions of Ordinance No. 2002-29 was repealed in its entirety by Ordinance No. 2003-36, § 4.

Wall

DATE: June 26, 2007

TO: Historic Design Review Board Members

VIA: Reed Liming, Long-Range Planning Division Director

FROM: David Rasch, Supervising Planner in Historic Preservation

---

CASE # H-04-114

ADDRESS: 511 Paseo de Peralta
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__x__ Case Synopsis	__x__ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
__x__ Historic Survey Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
__x__ Other: Chapter 14 visibility triangles Public Works letter code citations previous case minutes	__x__ Photographs
	__x__ Other: exception responses

STAFF RECOMMENDATION:

Staff recommends denial of the exception required for this application which does not meet Sections 14-5.1 General Purpose and Relationship to General Use Zoning Districts, 14-5.2 (C, 1, a, c, and d) Regulation of Contributing Structures, 14-5.2 (D, 1, a and b) General Design Standards for All H Districts, and 14-5.2 (D, 5, a, ii and b) Design Standards for Windows, Doors, and Other Architectural Features, unless the Board has a positive finding of fact to grant the exception to demolish 16 additional feet down to 3' high and approximately 22 additional feet with a height taper of an historic stone wall along the streetscape in the core historic district.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property that were constructed at approximately the same date. The streetscape wall runs the length of the property right at the curbline, except for a driveway at the east end and a stone stair access at approximately the mid point.

Tract 1, also known as 511 Paseo de Peralta, is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street.

The HDRB approved an application on September 13, 2005 to construct seven single-family residences designed in the Spanish-Pueblo Revival style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The applicant provided the following responses for an exception that was granted in order for a minimal section of the historic streetscape stone wall to be demolished for driveway access into the site.

1. The proposed exception does not damage the character of the streetscape.

The proposed demolition of 30 feet of wall represents approximately 11% of the total length of the stone wall at the street. The applicant proposes to reuse the stone salvaged from the demolition to retain the side of the proposed a driveway in the area of the demolition.

2. The proposed exception prevents a hardship to the applicant or an injury to the public welfare.

The proposed demolition allows the applicant to access the project site in an area where it is topographically possible to put in a driveway with a slope that meets the city code. The location of the proposed demolition, at the very western end of the property, is the best location from a traffic standpoint, according to the City traffic engineer.

3. The proposed exception will 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 district.

This project will add seven housing units to the historic district. Without the exception, it would be difficult or impossible to add these residences.

4. The exception is due to special conditions and circumstances which are peculiar to the land or structure involved in which are not applicable to other land or structures in the related streetscape.

The request for demolition of a portion of the stone wall is to allow access to this site for a driveway. This is a condition that is unique to this site.

5. The exception is due to special conditions and circumstances which are not the result of the actions of the applicant.

The site and topographic conditions are part of this parcel. They were not a result of the actions of the applicant.

6. The exception will provide the least negative impact with respect to the purpose of this section as set forth in section 14 –5. 2 (a) (1).

The area for the proposed demolition has the least negative impact visually, in that it is located at the western end of the wall rather than somewhere in the middle of the wall's length. The western end of the wall is located directly adjacent to a large concrete retaining wall and a surface parking lot. Construction of a new driveway in this location will reduce the height of the existing concrete retaining wall at the property line.

On April 12, 2007, Public Works Department staff found problems with traffic safety at the requested driveway access to the site, although Public Works staff had previously approved the design. Staff requires that a federal standard published by the American Association of State Highway and Transportation Officials (AASHTO) be used. That standard, which requires a sight triangle measuring 17' x 280', is being applied even though there are no federal funds being used on the project, the Paseo de Peralta is not a state highway, and the Chapter 14 driveway visibility triangle standards have been applied on numerous other projects both within and outside of the historic districts.

The driveway access, as approved by exception by the HDRB, used one of the legal standards in Section 14-7.4 (D). The standard used requires 10' of clearance along the street beyond the driveway with nothing obscuring vision between 3' and 8' high. The standard used was for a "public street" with a sidewalk or "parkway." Since no parkway exists at this site, perhaps the standard for "private streets" without a parkway should have been used. That standard requires a 26' clearance beyond the driveway.

On May 22, 2007, the HDRB denied a request to demolish an additional 72 feet of the historic wall to meet AASHTO federal highway standards for sight visibility safety and requested that other options be researched. The applicant filed an appeal to the Governing Body on May 29, 2007. City staff has worked with the applicant to propose additional alternatives for consideration before the appeal is heard.

Now, the applicant proposes one more additional option for remodeling of the historic wall. An additional 16' of the wall will be altered to retain only a 36" high wall. Then, for an additional approximately 22', the wall will be gradually tapered up to the existing height to mimic the taper on the east end. The applicant has submitted the following responses to the exception criteria.

1. The proposed exception does not damage the character of the streetscape.

The request of Public Works is to demolish most of the historic stone wall in order to provide site safety triangle for exiting the property. That request was denied by historic in May 2007. This current request angles the existing wall and requires the wall to be lowered to 36 inches from the ground elevation at an angle lowering the wall height but allows the remaining wall to be left in tact. Thus maintaining the character of the streetscape for which the wall is an important part of.

2. The proposed exception prevents a hardship to the applicant or an injury to the public welfare.

By angling the stone wall, we believe sufficient sight distance would be maintained and there would be no adverse impact on public safety to the citizens of Santa Fe.

3. The proposed exception will 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 district.

This proposal allows a greater portion of the historical wall to be maintained along property line, thus maintaining the historic feel of Paseo de Peralta.

4. The exception is due to special conditions and circumstances which are peculiar to the land or structure involved in which are not applicable to other land or structures in the related streetscape.

The topography and the narrowness of the lot make it very difficult to achieve a safe line of sight, and maintain the integrity of the existing wall. Also there is no other ingress or egress available to this property except for the driveway as proposed.

5. The exception is due to special conditions and circumstances which are not the result of the actions of the applicant.

The wall as it stands does not allow sufficient sight distance to allow safe egress from the lot. There are no other entry points to the lot.

6. The exception will provide the least negative impact with respect to the purpose of this section as set forth in section 14 –5. 2 (a) (1).

If approved the lowering of the wall would require the wall to be removed stone by stone in order to preserve the lower portion of the wall. The wall is approximately 125 feet wide and 18 inches thick, making it impossible to cut through and lowered. A special precaution would need to be taken care of in order to protect the wall and allow it to withstand such impact.

Historic Districts applicable code citations are as follows:

14-5.1 General Purpose; Relationship to General Use Zoning Districts

"The requirements of an overlay district shall apply whenever they are in conflict with those in the general use district." The Historic Districts Zoning Overlay is intended to preserve the unique character of the historic districts and historic structures which may not be compliant to current zoning regulations.

14-5.2 (C, 1, a, c, + d) Regulation of Contributing Structures

"Changes that create a false sense of historical development...shall not be undertaken." The driveway visibility triangle is not a traditional or an historic principal for walls on an historic streetscape.

"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved." This type of historic stone wall right along the right of way is very rare in the historic districts.

"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." Once this historic stone wall is removed, it cannot be replaced and the property cannot be returned to its original integrity.

14-5.2 (D, 1, a + b) General Design Standards for All H Districts

"The status of a contributing structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its contributing 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." And, "If a proposed alteration or new construction will cause an adjacent structure to lose its contributing status, the application may be denied." This wall is a significant feature in this streetscape which, along with several other walls in the nearby streetscape, narrows the Paseo more than anywhere else on the Paseo.

14-5.2 (D, 5, a, ii + b) Design Standards for Other Architectural Features

"No new opening shall be made where one presently does not exist..." and "For all facades of contributing structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced..." The proposed substantial demolition of this historic streetscape wall would set a precedent that could profoundly alter the character of the historic districts. The HDRB previously found that the applicant had a hardship for access to the site and met the criteria required for an exception to remove a small section of the historic wall. This proposal will remove more than a small portion for a standard which is not in Chapter 14.

Mr. Newman said on the drawings the Board saw Sept 26th he remembered very well and commented on the applicant improving it by removing the shed.

Mr. Polese said the drawing showed a radius of 10'. They were in error. Those drawings were in error and they understood any addition had to be set back ten feet.

Chair Woods said that was not at issue. She said the issue was what was brought to the Board was not what was built.

There were no further speakers from the public regarding this case.

Ms. Rios moved to approve Case #H 06-088 with the following conditions:

1. **That the applicant submit precise drawings that match what was being built,**
2. **That the stucco be cementitious and match existing,**
3. **That there be no rooftop appurtenances on this building or garage,**
4. **That the garage door windows be cedar having division on the outside and inside with spacers in between (simulated divided lights) with drawings submitted to staff,**
5. **That all lighting plans and fixtures be brought to staff.**

Ms. Shapiro seconded the motion.

Mr. Rasch explained to the applicant that pop in muntins were not allowed.

The vote on the motion resulted in a tie with Ms. Rios and Ms. Shapiro voting in favor and Mr. Frost and Mr. Newman voting against. Chair Woods voted in favor and the motion passed.

6. Case #H 04-114. 511 Paseo de Peralta. Downtown & Eastside Historic District. Roger Hunter, agent for Blessey, Fuentes, & Zeug, proposes to remodel an historic stone wall along the streetscape. An exception to remove historic material was requested to Section 14-5.1 General Purpose and Relationship to General Use Zoning Districts, 14-5.2 (C, 1, a, c, and d) Regulation of Contributing Structures, 14-5.2 (D, 1, a and b) General Design Standards for Windows, Doors, and Other Architectural Features.

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

"515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed

before 1890 in the Neoclassical – Territorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as contributing to the Downtown and Eastside Historic District. There are associated historic buildings and stone walls on the property that were constructed at approximately the same date. The streetscape wall runs the length of the property right at the curb line, except for a driveway at the east end and a stone stair access at approximately the midpoint.

"Tract 1, also known as 511 Paseo de Peralta, is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street.

"The HDRB approved an application on September 13, 2005 to construct seven single-family residences designed in the Spanish Pueblo Revival style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

"The applicant provided the following responses for an exception that was granted in order for a minimal section of the historic streetscape stone wall to be demolished for driveway access into the site.

"1. The proposed exception does not damage the character of the streetscape. The proposed demolition of 30 feet of wall represents approximately 11% of the total length of the stone wall at the street. The applicant proposes to reuse the stone salvaged from the demolition to retain the wall site of the proposed a driveway in the area of the demolition.

"2. The proposed exception prevents a hardship to the applicant or and in the jury to the public welfare. The proposed demolition allows the applicant to access the project site in an area where it is topographically it possible to put in a driveway with a slope that meets the city code. The location of the proposed demolition, at the very western end of the property, is the best location from a traffic standpoint, according to the city traffic engineer.

"3. The proposed the exception will 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 district. This project will add seven housing units to the historic district. Without the exception, it would be difficult or impossible to add these residences.

"4. The exception is due to special conditions and circumstances which are peculiar to the land or structure involved in which are not applicable to other land or

structures in the related streetscape. The request for demolition of a portion of the stone wall is to allow access to this site for a driveway. This is a condition that is unique to this site.

"5. The exception is due to special conditions and circumstances which are not the result of the actions of the applicant. The site and topographic conditions are part of this parcel. They were not a result of the actions of the applicant.

"6. The exception will provide the least negative impact with respect to the purpose of this section as set forth in section 14-5.2(a, 1). The area for the proposed demolition has the least negative impact of visually, in that it is located at the western end of the wall rather than somewhere in the middle of the wall's length. The western end of the wall is located directly adjacent to a large concrete retaining wall and a surface parking lot. Construction of a new driveway in this location will reduce the height of the existing concrete retaining wall at the property line.

"On April 12, 2007, Public Works Department staff found problems with traffic safety at the requested driveway access to the site, although public works staff had previously approved the design. Staff requires that a federal standard published by the American Association of State Highway (AASHTO) and transportation officials be used. That standard, which requires a site triangle measuring 17' x 280', is being applied even though there are no federal funds being used on the project, the Paseo de Peralta is not a state highway, and the chapter 14 driveway visibility triangle standards have been applied on numerous other projects both within and outside of the historic districts.

"The driveway access, as approved by exception by the HDRB used one of the legal standards in section 14-7.4 (D). The standard used requires 10 feet of clearance along the street beyond the driveway with nothing obscuring vision between 3' and 8' high. The standard used was for a 'public street with a sidewalk or parkway.' Since no parkway exists at this site, perhaps the standard for 'private streets' without a parkway should have been used. That standard requires a 26-foot clearance beyond the driveway.

"On May 22, 2007, the HDRB denied their request to demolish an additional 72 feet of the historic wall to meet the federal highway standards for site visibility safety and requested that other options be reached researched. The applicant filed an appeal to the governing body on May 29, 2007. City staff has worked with the applicant to propose additional alternatives for consideration before the appeal is heard.

"Now, the applicant proposes one more additional option for remodeling of the

historic wall. An additional 16 feet of the wall will be altered to retain only a 36-inch high wall. Then, for an additional approximately 22 feet, the wall will be gradually tapered up to the existing height to mimic the taper on the east end. The applicant has submitted the following responses to the exception criteria.

"1. The proposed exception does not damage the character of the streetscape. The request of public Works is to demolish most of the historic stone wall in order to provide site safety triangle for exiting the property. That request was denied by historic in May 2007. This current request angles the existing wall and requires the wall to be lowered to 36" from the ground elevation at an angle lowering the wall height but allows the remaining wall to be left intact. Thus maintaining the character of the streetscape for which the wall is an important part.

"2. The proposed exception prevents a hardship to the applicant or an injury to the public welfare. By angling to stone wall, we believed sufficient sight distance would be maintained and there would be no adverse impact on public safety to the citizens of Santa Fe.

"3. The proposed exception will 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 district. This proposal allows a greater portion of the historic wall to be maintained along property line, thus maintaining the historic feel of Paseo de Peralta.

"4. The exception is due to special conditions and circumstances which are peculiar to the land or structure involved in which are not applicable to other land or structures in the related streetscape. The topography and the narrowness of the lot make it very difficult to achieve a safer flying of sight, and maintain the integrity of the existing wall. Also there is no other ingress or egress available to this property except for the driveway as proposed.

"5. The exception is due to special conditions and circumstances which are not the result of the actions of the applicant. The wall as it stands does not allow sufficient sight distance to allow safe egress from the lot. There are no other entry points to the lot.

"6. The exception will provide them the least negative impact with respect to the purpose of this section as set forth in section 14 - 5.2 (a, 1). If approved the lowering of the wall would require the wall to be removed stone by stone in order to preserve the lower portion of the wall. The wall is approximately 125 feet wide and 18 inches thick, making it impossible to cut through and lowered. A special precaution would need to be taken care of in order to protect the wall

and allow it to withstand such impact.

"Historic districts applicable code citations are as follows:

"14 – 5.1 General purpose; relationship to general use zoning districts

"The requirements of an overlay district shall apply whenever they are in conflict with those in the general use district. The historic districts zoning overlay is intended to preserve the unique character of the historic districts and historic structures which may not be compliant to current zoning regulations.

"14 – 5.2 (C., 1, a, c, +d) Regulation of Contributing Structures

"Changes that create a false sense of historical development shall not be undertaken. The driveway visibility triangle is not a traditional or an historic principle for walls on an historic streetscape.

"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved. This type of historic stonewall right along the right of way is very rare in the historic districts.

"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 on impaired. Once this historic stonewall is removed, it cannot be replaced and the property cannot be returned the to its original integrity.

"14 – 5.2 (D, 1, a + b) General Design Standards for All H Districts

"The status of a contributing structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its contributing 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. And, if a proposed alteration or new construction will cause an adjacent structure to lose its contributing status, the application may be denied. This wall is a significant feature in this streetscape which, along with several other walls in the nearby streetscape, narrows the Paseo more than anywhere else on Paseo.

"14 – 5.2 (D., 5, a, ii, + b) Design Standards for Other Architectural Features

"No new opening shall be made where one presently does not exist. And, for all façades of contributing structures, architectural features, finishes and the details other

than doors and windows, shall be repaired rather than replaced. The proposed substantial demolition of this historic streetscape wall would set a precedent that could profoundly alter the character of the historic districts. The board previously found that the applicant had a hardship for access to the site and met the criteria required for an exception to remove a small section of the historic wall. This proposal will remove more than a small portion for a standard which is not in Chapter 14.

STAFF RECOMMENDATION:

"Staff recommends denial of the exception required for this application which does not meet Sections 14-5.1 General Purpose and Relationship to General Use Zoning Districts, 14-5.2 (C, 1, a, c, and d) Regulation of Contributing Structures, 14-5.2 (D., 1, and b) General Design Standards for All H Districts, and 14-5.2 (D., 5, a, ii, and b) Design Standards for Windows, Doors, and Other Architectural Features, unless the Board has a positive finding of fact to grant the exception to demolish 16 additional feet down to 3 feet high and approximately 22 additional feet with a height taper of an historic stone wall along the streetscape in the core historic district."

Ms. Rios asked if the removal of this portion of the wall keep the status of this wall.

Mr. Rasch said the footprint must be kept, rather than demolishing all of it. It would have a natural look and would not be as severe.

Ms. Rios asked if the taper would be similar to across the street.

Mr. Rasch agreed.

Mr. Katz apologized to the Board and commented how right the Board was to say last time, "maybe we should try to work something out" because the issue was not one motivated by the applicant but a conflict between departments. He said the City really did have to work it out. It was a very beautiful wall and there was now a plan to minimize the destruction. The Public Works Department was not happy about the safety involved. Their work was based on science. But this was based on what was in the code.

Mr. Katz said if the City wants to incorporate federal standards, it would require changing the Code. This plan would bring three additional safety features: A speed limit sign could have a mirror on it for people in the driveway. The City could prohibit left turns from the drive, and they also looked at reduced speed, flashing lights, etc. He suggested that a signal when the car exits the drive for those on the street would help ensure safety.

Chair Woods said those lights were out of the Board's jurisdiction.

Mr. Katz said that was true but he wanted the Board to be comfortable with those conditions.

Ms. Shapiro asked if this case was so unique that they applied the federal standards or if the Board would see a lot more of these in the future.

Mr. Katz said Public Works staff were trying to do their job. He thought the Board would see a lot more of this and it was in conflict with how the east side was built. He said if it were applied, the east side would soon look like San José California. He said it was ultimately up to the Governing Body but clearly, the overlay does trump the rest.

Chair Woods asked if AASHTO standards were part of the code.

Mr. Katz said they were not but were a standard to look to. He noted that in Plaza Chamisal on Acequia Madre a number of accommodations were made so as not to have to remove the wall but part of it was closed off. He felt they wanted a balance.

Chair Woods said she appreciated the precedent to look to safety but not to destroy the community.

Present and sworn was Ms. Rosanna Vasquez, P. O. Box 2435, Santa Fe.

Chair Woods said there were things in letters she wrote that needed to be clarified. She felt it was important to set the record straight.

She referred to Ms. Vasquez' submitted June 8 letter to Mr. Rasch, hand delivered as an exhibit [attached as Exhibit E].

Chair Woods suggested that it was inaccurate to say the applicants were at the whim of the two departments. She asked Ms. Vasquez not to use the word "whim."

Ms. Vasquez apologized and said she was not referring to this Board but to the City departments. She said she believed by her apology it was corrected in the record.

Chair Woods noted that in the letter to Council, on page 2, it referred to a faux wall.

Ms. Vasquez said the reference was brought in at the May Board meeting.

Chair Woods asked for clarification.

Ms. Vasquez said there was a strong message given to us (applicants) "that the Board did not want us to create a faux wall and it was not an option to rebuild it." She said that was where the term came from.

Ms. Vasquez said she wanted to thank the Board and Frank Katz who had been very instrumental and Mr. Rasch that they were able to come up with an idea. She said Mr. Katz came to the property and spent considerable time there and he came up with this idea for the proposal being presented.

For purposes of the record, she said they tried to keep to the Chapter 14 requirements but also be sensitive to the Public Works concerns. She said this would retain the entire length of the wall and it was very old. The concern at the May meeting was that it might fall down.

She believed they had a compromise that balanced the Board's interests and Public safety concerns. She said they did not believe the federal standards applied here but this respected the concerns of public safety.

She said if the proposal received approval here, they would go to Public Works for a driveway permit and would discuss those issues with them.

Ms. Rios asked her if any portion of the wall other than the part to be cut would be altered.

Ms. Vasquez said no.

Ms. Rios thanked them for working together and coming up with a solution. She felt it was a very good solution.

Ms. Shapiro asked what they planned for the rock that was removed.

Ms. Vasquez said the original approval from HDRB asked them to use if for the driveway and was not sure of any other intent for using it.

Present and sworn was Mr. Ron Blessing, 444 Galisteo Street. He said, for the record, at his last appearance before this Board, he was very frustrated. He thought this was clearly an excellent compromise that should satisfy both HDRB and Public Works. As far as what comes out of the wall, he said they were considering using it for the drive in the shadow line but also in the upper slope as well.

Ms. Shapiro thought it was great to use it there or somewhere else on the site and not taken to the dump. She felt some sentimentality about those old rocks.

Mr. Rasch said he would like clarification on the rest of the drive.

Mr. Blessing said it would be asphalt.

Ms. Rios said she could not recall the prior decision of the Board about it.

Mr. Rasch said it was that the wall footprint be retained across the driveway.

Chair Woods asked for further clarification.

Mr. Rasch said the previous approval was to keep the footprint of the original wall by keeping visible the rock base across the driveway.

Mr. Blessing said that was their intent.

PUBLIC COMMENT

Present and sworn was Ms. Marilyn Bane, 622½ B Canyon Road, who said that, as President of the Old Santa Fe Association, the Board asked her to come before the HDRB. She said Mr. Katz called them and several of the members walked the property. She expressed gratitude for what she saw as an honorable intent to keep the footprint and as much of the wall as possible. She said she flinched every time the cut was mentioned and noted that at one time, there was a proposal to use a saw. She said they wanted it to be done stone by stone with the utmost of care. She said they would want to keep every stone there but sympathized with the situation. And in no way did they wish to give the impression that the overlay was not important but do understand a need for safety. She said the OSFA was in favor of the solution and hoped the Board would consider it seriously.

There were no further speakers from the public regarding this case.

Ms. Vasquez said Ms. Bane was correct. They were proposing to take it down stone by stone so it could be used again. She said this testimony would put that on the record.

Chair Woods said she too, wanted to thank Mr. Katz and Mr. Rasch. She knew it was hard for the applicants to be caught between two different City departments. It was difficult and appreciated it not being confrontational.

Mr. Newman said he understood there was no agreement between departments at this time.

Chair Woods said that was right but they would do what they could and it was then out of their hands.

Mr. Frost moved to approve Case 04-114 as submitted and granting the exceptions as noted pertaining to Section 14-5.2 (C, 5, I-vi): Damage the character of the streetscape - I believe this particular modification to the original plan is a much better plan from a streetscape standpoint; Prevent a hardship to the applicant or an injury to the public welfare – that the ending of the stone wall will hopefully provide sufficient sight line aforementioned added safety features for the driveway; strengthen the heterogeneous character of the City – allows to maintain this old straight wall as much as possible; due to special circumstances beyond their control is that the wall was already there and the topography does require that they have some sight coming out; that the conditions and circumstances are not the result of the applicant – the fact that the wall was there; and provide the least negative impact with the purposes of this section – that the lowering of the wall would require that the wall be removed stone by stone in order to preserve the wall and I believe that does meet that as far as providing the least negative impact.

Ms. Rios seconded the motion and it passed by unanimous voice vote.

7. <u>Case #H 07-12</u>. 1433 Canyon. Downtown & Eastside Historic District. Philip Kozely, agent for Peter Kozely, proposes to remodel a Contributing building by constructing approximately 141 sq. ft. of additions, increase the basement by approximately 1,551 sq. ft., an approximately 165 sq. ft. deck, raising a non-historic addition to a height of 14' 3" where the maximum allowable height was 17' 5", replace windows, re-stucco, construct a 451 sq. ft. garage to a height of 11' 1" where the maximum allowable height was 17' 5", and construct walls and fences. Four exceptions were requested to create a new opening on a primary elevation (Section 14-t.2, D, 5, ii), to alter opening dimensions on a primary elevation (Section 14-5.2, D, 4), to replace historic material (Section 14-5.2, D, 5, a), and to construct an addition less than 10' back from a primary elevation (Section 14-5.2, D, 2, d).

Ms. Barrett presented the staff report for this case as follows:

<u>BACKGROUND AND SUMMARY:</u>

"The approximately 3,171 square foot Spanish Pueblo revival style single-family residence was first constructed in the 1940s and has undergone additions and alterations around 1985 (addition on the west elevation and window alterations). The Official Map lists the structure as contributing to the Downtown and Eastside Historic District.

DATE: May 22, 2007

TO: Historic Design Review Board Members

VIA: Reed Liming, Long-Range Planning Division Director

FROM: David Rasch, Supervising Planner in Historic Preservation

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CASE # H-04-114

ADDRESS: 511 Paseo de Peralta
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Survey Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: Chapter 14 visibility triangles Public Works letter code citations previous case minutes	_x_ Photographs
	_x_ Other: exception responses

STAFF RECOMMENDATION:

Staff recommends denial of the exception required for this application which does not meet Sections 14-5.1 General Purpose and Relationship to General Use Zoning Districts, 14-5.2 (C, 1, a, c, and d) Regulation of Contributing Structures, 14-5.2 (D, 1, a and b) General Design Standards for All H Districts, and 14-5.2 (D, 5, a, ii and b) Design Standards for Windows, Doors, and Other Architectural Features, unless the Board has a positive finding of fact to grant the exception to demolish approximately 72 additional feet of an historic stone wall along the streetscape in the core historic district.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property that were constructed at approximately the same date. The streetscape wall runs the length of the property right at the curbline, except for a driveway at the east end and a stone stair access at approximately the mid point.

Tract 1, also known as 511 Paseo de Peralta, is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street.

The HDRB approved an application on September 13, 2005 to construct seven single-family residences designed in the Spanish-Pueblo Revival style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The applicant provided the following responses for an exception that was granted in order for a section of the historic streetscape stone wall to be demolished for driveway access into the site.

1. The proposed exception does not damage the character of the streetscape.

The proposed demolition of 30 feet of wall represents approximately 11% of the total length of the stone wall at the street. The applicant proposes to reuse the stone salvaged from the demolition to retain the side of the proposed a driveway in the area of the demolition.

2. The proposed exception prevents a hardship to the applicant or an injury to the public welfare.

The proposed demolition allows the applicant to access the project site in an area where it is topographically possible to put in a driveway with a slope that meets the city code. The location of the proposed demolition, at the very western end of the property, is the best location from a traffic standpoint, according to the City traffic engineer.

3. The proposed exception will 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 district.

This project will add seven housing units to the historic district. Without the exception, it would be difficult or impossible to add these residences.

4. The exception is due to special conditions and circumstances which are peculiar to the land or structure involved in which are not applicable to other land or structures in the related streetscape.

The request for demolition of a portion of the stone wall is to allow access to this site for a driveway. This is a condition that is unique to this site.

5. The exception is due to special conditions and circumstances which are not the result of the actions of the applicant.

The site and topographic conditions are part of this parcel. They were not a result of the actions of the applicant.

6. The exception will provide the least negative impact with respect to the purpose of this section as set forth in section 14 –5. 2 (a) (1).

The area for the proposed demolition has the least negative impact visually, in that it is located at the western end of the wall rather than somewhere in the middle of the wall's length. The western end of the wall is located directly adjacent to a large concrete retaining wall and a surface parking lot. Construction of a new driveway in this location will reduce the height of the existing concrete retaining wall at the property line.

On April 12, 2007, Public Works Department staff found problems with traffic safety at the requested driveway access to the site. Staff requires that a federal standard published by the American Association of State Highway and Transportation Officials (AASHTO) be used. That standard, which requires a sight triangle measuring 17' x 280', is being applied even though there are no federal funds being used on the project, the Paseo de Peralta is not a state highway, and the Chapter 14 driveway visibility triangle standards have been applied on numerous other projects both within and outside of the historic districts.

The driveway access, as approved by exception by the HDRB, used one of the legal standards in Section 14-7.4 (D). The standard used requires 10' of clearance along the street beyond the driveway with nothing obscuring vision between 3' and 8' high. The standard used was for a "public street" with a sidewalk or "parkway." Since no parkway exists at this site, perhaps the standard for "private streets" without a parkway should have been used. That standard requires a 26' clearance beyond the driveway.

Now, the applicant proposes to remove 72' of the streetscape wall in order to comply with AASHTO standards. The area behind the large triangle will need retaining and a stuccoed masonry wall is proposed along the diagonal line of the triangle. An exception to remove this historic material is required and the exception criteria responses are attached.

Historic Districts applicable code citations are as follows:

14-5.1 General Purpose; Relationship to General Use Zoning Districts

"The requirements of an overlay district shall apply whenever they are in conflict with those in the general use district." The Historic Districts Zoning Overlay is intended to preserve the unique character of the historic districts and historic structures which may not be compliant to current zoning regulations.

14-5.2 (C, 1, a, c, + d) Regulation of Contributing Structures

"Changes that create a false sense of historical development...shall not be undertaken." The driveway visibility triangle is not a traditional or an historic principal for walls on an historic streetscape.

"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved." This type of historic stone wall right along the right of way is very rare in the historic districts.

"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." Once this historic stone wall is removed, it cannot be replaced and the property cannot be returned to its original integrity.

14-5.2 (D, 1, a + b) General Design Standards for All H Districts

"The status of a contributing structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its contributing 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." And, "If a proposed alteration or new construction will cause an adjacent structure to lose its contributing status, the application may be denied." This wall is a significant feature in this streetscape which, along with several other walls in the nearby streetscape, narrows the Paseo more than anywhere else on the Paseo.

14-5.2 (D, 5, a, ii + b) Design Standards for Other Architectural Features

"No new opening shall be made where one presently does not exist..." and "For all facades of contributing structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced..." The proposed substantial demolition of this historic streetscape wall would set a precedent that could profoundly alter the character of the historic districts. The HDRB previously found that the applicant had a hardship for access to the site and met the criteria required for an exception to remove a small section of the historic wall. This proposal will remove more than a small portion for a standard which is not in Chapter 14.

OLD BUSINESS TO REMAIN POSTPONED

None.

Chair Woods explained to the public that anyone disagreeing with a decision of the Historic Design Review Board had seven days to file and appeal. She encouraged anyone contemplating an appeal to contact staff for further details.

OLD BUSINESS

1. Case #H-04-114. 511 Paseo de Peralta. Downtown & Eastside Historic District. Roger Hunter, agent for Blessey, Fuentes, & Zeug, proposes to remodel an historic stone wall along the streetscape. An exception to remove historic material was requested to Sections 14-5.1 General Purpose and Relationship to General Use Zoning Districts, 14-5.2 (C,1,a,c, and d) Regulation of Contributing Structures, 14-5.2 (D,1,a and b) General Design Standards for All H Districts, and 14-5.2 (D,5,a,ii and b) Design Standards for Windows, Doors, and Other Architectural Features.

Present and sworn were Mr. Ronald Blessey, 444 Galisteo, and Ms. Rosanna Vasquez.

Chair Woods made a disclosure of past involvement and left it to the discretion of the applicant if she should recuse herself.

Mr. Blessey had no objection.

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY

"515 Paseo de Peralta, Track 2 was a brick apartment building that was constructed before 1890 in the Neoclassical – Territorial Style. The building was finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and was listed as Contributing to the Downtown & Eastside Historic District. There were associated historic buildings and stone walls on the property that were constructed at approximately the same date. The streetscape wall runs the length of the property right at the curbline, except for a driveway at the east end and a stone stair access at approximately the mid-point.

"Tract 1, also known as 515 Paseo de Peralta, was a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street.

"The HDRB approved an application on September 13, 2005 to construct seven single-family residences designed in the Spanish-Pueblo Revival style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

"The applicant provided the following responses for an exception that was granted in order for a section of the historic streetscape stone wall to be demolished for driveway access into the site.

"1. The proposed exception does not damage the character of the streetscape.

"The proposed demolition of 30 feet of wall represents approximately 11% of the total length of the stone wall at the street. The applicant proposes to reuse the stone salvaged from the demolition to retain the side of the proposed driveway in the area of the demolition.

"2. The proposed exception prevents a hardship to the applicant or an injury to the public welfare.

"The proposed demolition allows the applicant to access the project site in an area where it was topographically possible to put in a driveway with a slope that meets the City code. The location of the proposed demolition, at the very western end of the property, was the best location from a traffic standpoint, according to the City traffic engineer.

"3. The proposed exception will 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 district.

"This project will add seven housing units to the historic district. Without the exception, it would be difficult or impossible to add these residences.

"4. The exception was due to special conditions and circumstances which were peculiar to the land or structure involved and which were not applicable to other land or structures in the related streetscape.

"The request for demolition of a portion of the stone wall was to allow access to

this site for a driveway. This was a condition that was unique to this site.

"5. The exception was due to special conditions and circumstances which were not the result of the actions of the applicant.

"The site and topographic conditions were part of this parcel. They were not a result of the actions of the applicant.

"6. The exception will provide the least negative impact with respect to the purpose of this section as set forth in Section 14-5.2 (a) (1).

"The were for the proposed demolition has the least negative impact visually, in that it was located at the western end of the wall rather than somewhere in the middle of the wall's length. The western end of the wall was located directly adjacent to a large concrete retaining wall and a surface parking lot. Construction of a new driveway in this location will reduce the height of the existing concrete retaining wall at the property line.

"On April 12, 2007, Public Works Department staff found problems with traffic safety at the requested driveway access to the site. Staff requires that a federal standard published by the American Association of State Highway and Transportation Officials (AASHTO) be used. That standard, which requires a site triangle measuring 17' x 280' was being applied even though there were no federal funds being used on the project, the Paseo de Peralta was not a state highway, and the Chapter 14 driveway visibility triangle standards have been applied on numerous other projects both within and outside of the historic districts.

"The driveway access, as approved by exception by the HDRB, used one of the legal standards in Section 14-7.4 (D). The standard used requires 10' of clearance along the street beyond the driveway with nothing obscuring vision between 3' and 8' high. The standard used was for a 'public street,' with a sidewalk or 'parkway.' Since no parkway exists at this site, perhaps the standard for 'private streets' without a parkway should have been used. That standard requires a 26' clearance beyond the driveway.

"Now, the applicant proposes to remove 72' of the streetscape wall in order to comply with AASHTO standards. The area behind the large triangle will need retaining and a stuccoed masonry wall was proposed along the diagonal line of the triangle. An exception to remove this historic material was required and the exception criteria responses were attached.

"Historic Districts applicable code citations were as follows:

14-5.1 General Purpose; Relationship to General Use Zoning Districts

"The requirements of an overlay district shall apply whenever they were in conflict with those in the general use district.' The Historic Districts Zoning Overlay was intended to preserve the unique character of the historic districts and historic structures which may not be compliant to current zoning regulations.

14-5.2 (C, 1, a, c, + d) Regulation of Contributing Structures

"Changes that create a false sense of historical development... shall not be undertaken.' The driveway visibility triangle was not a traditional or an historic principle for walls on an historic streetscape.

"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved.' This type of historic stone wall right along the right of way was very rare in the historic districts.

"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.' Once this historic stone wall was removed, it cannot be replaced and the property cannot be returned to its original integrity.

14-5.2 (D, 1, a + b) General Design Standards for All H Districts

"The status of a contributing structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its contributing status, the application shall be denied. The removal of historic materials or alterations of architectural features and spaces that embody the status shall be prohibited.' And, "If a proposed alteration or new construction will cause an adjacent structure to lose its contributing status, the application may be denied.' This wall was a significant feature in this streetscape which along with several other walls in the nearby streetscape, narrows the Paseo more than anywhere else on the Paseo.

14-5.2 (D, 5, a, ii + b) Design Standards for Other Architectural Features

"No new opening shall be made where one presently does not exist...." and "For all façades of contributing structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced ..." The proposed substantial demolition of this historic streetscape wall would set a precedent that could profoundly

alter the character of the historic districts. The HDRB previously found that the applicant had a hardship for access to the site and met the criteria required for an exception to remove a small section of the historic wall. This proposal will remove more than a small portion for a standard which was not in Chapter 14.

STAFF RECOMMENDATION:

"Staff recommends denial of the exception required for this application which does not meet Sections 14-5.1 General Purpose and Relationship to General Use Zoning Districts, 14-5.2 (C, 1, a, c, and d) Regulation of Contributing Structures, 14-5.2 (D, 1, a and b) General Design Standards for All H Districts, and 14-5.2 (D, 5, a, ii and b) Design Standards for Windows, Doors, and Other Architectural Features, unless the Board has a positive finding of fact to grant the exception to demolish approximately 72 additional feet of an historic stone wall along the streetscape in the core historic district."

Chair Woods asked if there had been a precedent coming before the Board that was similar.

Mr. Rasch said there was another a year and a half ago on Acequia Madre. The applicant came to request altering the wall. They appealed the Board's denial and Council upheld the denial.

Mr. Barrow had questions on jurisdiction on the requirements of an overlay and understood that overlay requirements took precedent.

Mr. Rasch agreed that they had precedence over general requirements. He said Public Works cited Chapter 23 and he was not sure how that pertained.

Ms. Vasquez said it was really an issue in which they were in the middle. The Board gave them approval and they obtained a permit but then they were required to get a development plan and the permit lapsed during that time. She explained that Public Works would not give them a driveway permit so unless the Board denied their request they didn't have any place to go and were stuck.

She believed they met the exception criteria most of which dealt with public safety that was beyond the control of the owner. She said the application of AASHTO standards was a policy decision the City must make. She said the City should be presenting because this was a disagreement of one City department with another. But they just needed a decision to get their project done.

Mr. Barrow recalled that the Board agonized over it because they didn't want to lose

any part of the wall. He said that during the site visit today, they didn't see this since part of the work had not been done.

Ms. Vasquez said they had only moved some of the dirt. She said they were going to use the stones but had not been able to get a permit to do any of that work.

Ms. Shapiro said that when looking at the plat, she thought there was another section of property with an entrance above the existing building.

Mr. Blessey explained that the lot was bigger and they did a lot split and sold the upper part to the neighbor. He said that part was now landlocked so the Board allowed them to cut 35' of the wall to allow access.

Mr. Frost asked what the height gradient of the wall was back 2'.

Mr. Blessey said it was 52".

Chair Woods asked for someone from Public Works to address the issue. Mr. Romero was not present nor any other staff member who could address Chapter 23.

Chair Woods asked if the applicant had addressed any other scenarios with Public Works like lowering the wall so part would be retained.

Mr. Blessey said they discussed the possibility but were told by the former Board that they could not do anything to the wall. That it had to stay the way it was now.

Chair Woods asked if other scenarios for safety factors had been addressed with the Traffic Engineer.

Mr. Blessey said they had but were told they couldn't do others. He said they were very concerned that if they cut it, it might fall down.

Mr. Newman asked if it wasn't also possible or likely that the wall would fall down in the process of construction.

Mr. Blessey agreed.

Mr. Frost said he should do whatever was needed to shore it up to prevent it from being destroyed.

Mr. Blessey said that would be fine but just needed to know which way he could go.

PUBLIC COMMENT

Present and sworn was Ms. Marilyn Bane, 622½ B Canyon Road, who said she was here speaking as President of the Old Santa Fe Association. She said her Board asked her to address this case and asked the Board to deny this. She did not believe that positive findings on each criterion could be made.

She specifically noted #1, and #6. She said this would be a massive change in the way the City would be approaching its historic neighborhoods. Half if not all would be affected if they had to use federal standards.

She said if the Board decided not to deny she would ask that it be postponed because there were legal issues. The federal ordinance has not been made available to the public.

Chair Woods asked Mr. Katz how the Board should address the overlay issue, especially since the applicant was caught in between.

Mr. Katz agreed that it was not easy and he sympathized. He said he strongly supported Mr. Rasch's position that the overlay controls. He said the historic district was not safe from the traffic engineer. He felt it was a shame that the alternative access was sold off. He said he didn't know if there was talk with the bank about using their parking lot as access but clearly the historic overlay did control the other aspect.

Ms. Vasquez pointed out that there was no other access when the Board first approved this case. She said they agreed with Ms. Bane on this. She added that the bank was really across the street and it was not a viable option. She agreed the overlay took precedent but they needed She said the case as presented here was the design that Public Works wanted.

Ms. Shapiro asked if they had explored going in from Loma Street by easement.

Mr. Blessey said the owner was going to develop that property so that would not be an option. He said they also explored the alleyway for Magdalena but it doesn't meet fire code.

Chair Woods asked the Board how they wanted to proceed.

Mr. Newman said he was very frustrated that neither Mr. Romero nor anyone from his department was present.

Mr. Barrow said the Board's considerations hadn't changed much but hopefully there were alternatives. He felt their options were to deny or postpone to consider one of them.

Ms. Vasquez said if that were the direction, they would ask the Board to deny it so we could consider other options. So they could work with staff.

Chair Woods disagreed, noting that staff had given lots of direction. She felt that to postpone would be so they could meet with the applicant to find something that would work.

Ms. Shapiro said she didn't want to decide without hearing from Mr. Romero. She wondered if they could find a date and have him here.

Chair Woods said the Board didn't want to have this be a stand against another department but to get it resolved and appealing to City Council was not necessarily the best way to go.

Ms. Vasquez said they had been going back and forth between Historic and Public Works and had numerous meetings and even a meeting with the City Attorney, the City Manager, the PLUD Director, and the Public Works Director. She said they didn't want to go against what the Board wanted. She said she asked herself why she was presenting because this was between Public Works and Historic.

Mr. Rasch said if the Board denied the request and asked them to work with staff, he would require that the whole wall remain. He explained that because it was a historic wall it required an exception and staff could not grant that exception.

Mr. Jack Hiatt said he regretted that they had not been able to find a solution before coming to the Board. He said Ms. Vasquez was right and he could not think of any issue they spent more time on with no resolution. He said he asked Public Works to be here and didn't know why John Romero wasn't here. He apologized, saying he understood the applicant's frustration.

Chair Woods asked Mr. Hiatt if he saw it in best interests to deny it or postpone it and work directly with Mr. Romero.

Mr. Hiatt thought they had engaged in enough solutions and had not been able to find the right one. He thought it conflicted with the statute itself. He didn't think it would benefit anybody to postpone it and it probably should be denied.

Mr. Barrow said they thought about reducing that wall down to three feet but there might be other options, perhaps a mirror could work. He questioned that this had to be the only way to solve it.

Mr. Hiatt said the City's obligation was to uphold the Code and thought the Board's denial would allow them to continue to talk and seek solutions.

Mr. Katz thanked the Board for their effort in trying to prevent this from coming to Council. He acknowledged that it was a dispute between functions of the City and it might be most appropriate to go to Council. He noted that Mr. Rasch asked if this case would be heard by the Public Works Committee.

Mr. Hiatt said he did not see a reason for it to go to Public Works.

Mr. Rasch said he didn't understand why the HDRB was involved in it and Public Works was not.

Chair Woods said she hoped the minutes would clearly reflect the City Attorney's position on the matter.

Mr. Boaz asked if the statement by Mr. Katz should be attached to the record.

Mr. Katz assumed it would be part of the record [attached as Exhibit B].

Chair Woods explained that a motion to deny needed to address findings of fact.

Mr. Barrow moved to deny Case #H 04-114 be denied per staff recommendations, finding that criterion #1 had not been met because taking down the historic wall would damage the streetscape and recommending that the applicant diligently pursue alternatives. Mr. Frost seconded the motion and it passed by unanimous voice vote.

NEW BUSINESS

1. Case #H-07-57. 417 E. Palace. Downtown & Eastside Historic District. Christopher Purvis, agent for Tommy Gardner & Darlene Strait, proposes to rehabilitate historic materials, remodel, and construct a 420 sq. ft. addition on a Significant building, replace non-historic windows and restore primary elevation opening dimensions on a Contributing garage, and re-design parking areas with screening of wire fence and

DATE: August 10, 2004

TO: Historic Design Review Board Members

VIA: Reed Liming, Acting Planning & Land Use Department Director

FROM: David Rasch, Acting Supervising Planner in Historic Preservation

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CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Survey Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: bldg height calculation	____ Photographs
	____ Other:

STAFF RECOMMENDATION:

The applicant is requesting preliminary review at this time. Staff is of the opinion that the building heights exceed the maximum allowable heights for this location. Also, the demolition of the west end of the historic stone wall for vehicle access and the interior retaining walls for building location is problematic, however necessary. Otherwise, this application would comply with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street. The applicant proposes to construct eight single-family residences on this lot for a total of 11,176 square feet in four building blocks, two along the streetscape and two along the rear of the lot.

The buildings will be designed in the Spanish – Pueblo Revival Style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The buildings will be approximately 20' high from finished grade to top of parapets. The heights from natural grade to top of parapets may be as much as 24' to 26' high, as shown on the south elevation drawing of Unit 8.

The maximum allowable height for this location is 17' 6", as determined by a linear calculation. Although topographic information was not submitted, there is probably enough slope on the lot for the Board to approve an additional 2' in height, for a total of 19' 6".

The westernmost section of the streetscape stone wall will be removed for driveway access to the lot. The lot interior stone walls will be partially or entirely removed. The stones will be reused to construct additional walls.

Ms. Rios asked if the garage doors would be of wood. Mr. Jordan agreed and said they would be finished with a natural sealer.

Ms. Farrar moved for approval of Case #H 04-113 per staff recommendations. Mr. Montoya seconded the motion which passed by majority voice vote with all voting in favor except Mr. Barrow, who abstained.

Ms. Farrar excused herself from the meeting at this time.

7. Case #H 04-114. Tract I, Paseo de Peralta. Downtown and Eastside Historic District. Lorn C. Tryk, agent for Erik Fuentes, proposes a residential compound consisting of 8 units at a total of 11,176 sq. ft.

Mr. Rasch presented the staff report for this case [attached as Exhibit K]. The staff report did not recommend approval of this project, determining that the building heights exceeded the maximum allowable height and citing problems with demolition of the portion of an historic wall.

Present and sworn was Mr. Lorn Tryk, 206 McKenzie, who said he brought drawings. He explained that these were really multi-family units. He pointed out that they planned to put the units behind the very large trees on the property and added that there would be two detached units on the street.

As he described the site plan, he said the walls behind were 6-8' above grade. He said the proposal included taking out the first twenty feet of the stone wall. He said the dilapidated stone wall through the middle would be demolished and the stones reused.

Regarding lot coverage, Mr. Tryk said the proposal was for 7,000 square feet where the maximum allowed was 14,000. He said they were putting in eight units and were allowed to put in ten.

Mr. Tryk said they met with the affected neighbors and agreed to pull back the second floors.

Mr. Tryk explained that this was a preliminary review and they would submit details at a later day. He shared additional photos with the Board.

In response to Ms. Rios, Mr. Tryk said the eight units varied from 800 square feet to 1,400 square feet and the height was 19' 6" maximum.

Ms. Rios asked how close they were to the street. Mr. Tryk said they were located 10 to 25' away on the west.

Mr. Tryk said the lot coverage was approximately 35% and described the open space provided.

Mr. Barrow asked him to compare the density with the property adjacent. Mr. Tryk said the Campanille Compound was maxed out and many others nearby were on a zero lot line. He added that to the west another compound was very dense.

Chair Purvis asked if there would be a sight triangle. Mr. Tryk said yes and it would be thirty feet.

Mr. Tryk and Chair Purvis discussed the streetscape heights in that area.

Mr. Bell said he was troubled by losing thirty feet of an historic wall. Mr. Tryk explained that there were five units already on Loma and that eight total would require a 38' road.

Mr. Bell said he was also concerned with the number of two-story structures on Paseo. Mr. Montoya asked if there was any way to re-design the units there. Mr. Tryk said he hoped to demonstrate that they were appropriate. He said they were not as linear as it appeared on the plans.

Mr. Rasch said that the wall on Tract 2 had to be altered before the curb cut could be granted.

Ms. Rios asked if there were separate owners for the two tracts. Mr. Tryk agreed.

Mr. Montoya asked about the retaining wall there. Mr. Tryk said it was partially on City owned property. Mr. Rasch said staff had no problem with the demolition of this wall.

PUBLIC COMMENT

Ms. Melton asked what piece the City owned. Mr. Tryk pointed it out, saying it was the right of way on Loma. He restated that part of the wall was in that right of way.

Mr. Tryk said he was asking that the Board be specific to them to help make the project approvable regarding heights at 19' 6" and second floor setbacks at about five feet.

Chair Purvis said he thought the second floor areas should be reduced about 25%.

Ms. Rios moved to postpone Case #H 04-114 to the meeting of August 24, 2004 and to suggest to the applicant and units one and two be reduced on the second floor, to show the drawing without yard walls and to have interruptions in the wall length. Ms. Shapiro seconded the motion and added that the rock removed from the rock wall be re-used. At Chair Purvis' suggestion, she added that the relationship of second floor to first floor on Unit 4 be changed and that an exception for the demolition of the rock wall be requested. The motion passed by unanimous voice vote. Ms. Farrar was not present for the vote.

MATTERS FROM THE BOARD

Ms. Rios said she might not be able to attend the Construction Industries Advisory Board meeting.

BUSINESS FROM THE FLOOR

None.

ADJOURNMENT

There being no further business to appear before the City of Santa Fe Historic Design Review Board, and the agenda completed, the meeting was adjourned at approximately 11:45 p.m.

Approved by:

Christopher Purvis, Chair

Submitted by:

Carl G Boaz

DATE: August 24, 2004

TO: Historic Design Review Board Members

VIA: Reed Liming, Acting Planning & Land Use Department Director

FROM: David Rasch, Acting Supervising Planner in Historic Preservation

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CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__x__ Case Synopsis	__x__ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
__x__ Historic Survey Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
__x__ Other: bldg height calculation	__x__ Photographs
	____ Other:

STAFF RECOMMENDATION:

The applicant is requesting preliminary review at this time. Staff is of the opinion that the demolition of the west end of the historic stone wall for vehicle access and the interior retaining walls for building location is problematic, however necessary. Otherwise, this application would comply with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street. The applicant proposes to construct eight Units on this lot for a total of 11,176 square feet in four building blocks, two along the streetscape and two along the rear of the lot.

The buildings will be designed in the Spanish – Pueblo Revival Style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The buildings will be approximately 19' 6" high from finished grade to top of parapets. The maximum allowable height for this location is 17' 6", as determined by a linear calculation. Topographic information indicates that there is enough slope change on the lot for the Board to approve an additional 2' in height, for a total of 19' 6".

According to the previous preliminary hearing of this case on August 10, 2004, the applicant has reduced the second-story massing of Units 1 and 2 by 25% and Unit 4 by 15% and reduced the new streetscape wall in length by breaking it into several segments.

Approximately 30' of the westernmost section of the streetscape stone wall will be removed for driveway access to the lot. The lot interior stone walls will be partially or entirely removed. The stones will be reused to construct additional walls.

Ms. Farrar moved for approval of Case #H 04-110 using Option A. Ms. Shapiro seconded the motion. The motion passed by majority voice vote with all voting in favor except Mr. Barrow who voted against.

5. Case #H 04-114. 515 Paseo de Peralta. Downtown and Eastside Historic District. Lorn C. Tryk, agent for Erik Fuentes, proposes to construct a residential compound of eight units at a total of 11,176 sq. ft.

Ms. Farrar recused herself from consideration of this case.

Mr. Rasch presented the staff report for this case [attached as Exhibit G]. The staff report stated that the staff's opinion was that demolition of the west end of the historic stone wall for vehicle access and demolition of the interior retaining walls for building location were problematic but necessary.

Present and sworn was Mr. Lorn Tryk, 206 McKenzie Street, who said he looked at the Code and did not believe they needed to request an exception. He quoted Section 14-3.14. He explained that the language there was for height exceptions. He said he felt they just needed approval for a partial demolition.

Mr. Tryk showed some new renderings of the proposed project.

Ms. Rios asked what the height of each floor would be. Mr. Tryk said the first floor would be 13' and the total height would be 19' 6". He said it would be level from front to back.

Chair Purvis said the drawings made the back look higher than the front.

Ms. Rios asked how far back the structures would be from the wall. Mr. Tryk said the setback from the wall was ten feet.

Ms. Rios asked about the open space. Mr. Tryk said he had not calculated it but would bring it to the next hearing.

Ms. Shapiro asked about the building height. Mr. Tryk said the building height was 19' 6" from the existing grade.

Ms. Rios asked if there would be any rooftop appurtenances. Mr. Tryk said there would be none.

Chair Purvis asked if staff concurred with the applicant's interpretation regarding the exception. Mr. Rasch said staff felt a design exception was needed because it was a historic wall.

Mr. Bell asked about the criteria. Mr. Rasch said the wall was structurally unsound; it was historic; and what goes in its place here was nothing but the stones from the historic wall would be used in other walls on the property.

Mr. Tryk said he believed the operative Code section was 14-3.14. He said that 14-5.2C was about exceptions pertaining to height.

Mr. Rasch said they had used this section for exceptions (violations) of all kinds.

Chair Purvis asked about the wording. Mr. Rasch said it was a matter of semantics whether they used the word "removal," "alteration," or "demolition." The Board discussed this issue with no clear resolution.

Present and sworn was Mr. Ron Uber, 417 Paseo de Peralta, who said he heard the driveway mentioned. He said the driveway was on Loma Street and he was concerned about the impact of increased traffic and parking there.

Mr. Rasch said that Loma Street would be the egress only for Unit 8.

Mr. Uber said there was also a lot of erosion from the houses up above there. He said he spent lots of time picking up refuse in that area. He added that there were only 1½ units for parking there. He showed pictures of the area to the Board. Chair Purvis said the traffic and parking did not fall under the purview of the Board but the appearance did.

Present and sworn was Mr. John Burt, 316 Otero Street. He complimented the developers on their work. He said his property was no the east side next to unit 8. He said he had several concerns and a comment.

He said that unit 8 would look quite high from their yard. He said they had agreed to raise the wall to shield their bedroom. He said it was good that they agreed to set back the second floor. He said they had been talking with the owner about purchasing the land where unit 8 would be located.

There were no further speakers from the public regarding this case.

Mr. Bell said regarding the legal issue on exceptions that he agreed it was needed. He said that height was only one part on exceptions. He said he believed the staff was correct in their interpretation.

Chair Purvis suggested they treat it like that.

Mr. Bell said the maximum allowable height was 17' with two feet allowed for the terrain. He said it appeared the calculation was at the base of the footprint of the building and not from street level.

Mr. Rasch said the calculation was to be made from the finished or natural grade, whichever is more restrictive, to the top of the parapet and said that at Unit 8 there was a retaining wall far enough away from the building that it was not considered.

Chair Purvis said that at some places the retaining wall almost touched the structure. Mr. Rash said it was Unit 8 that was under discussion where the wall is about ten feet away.

Chair Purvis said the testimony was that the retaining wall was to protect a cut, not to have a fill. He said that visually, it read much higher.

Mr. Rasch asked if there was another point on the property where that was at issue.

Chair Purvis said that on the east end, it went from 0 to 5½'.

Mr. Bell said he agreed and it was his concern that it reads as part of the retaining wall. He said there was also a density issue. He said he was concerned with tearing down part of the historic wall. He added that access should be from the back and the scale should be reduced.

Mr. Bell asked what the total square footage was. Mr. Rasch said it was approximately 11,000 square feet. Mr. Tryk said the area of the footprint was 7,023 square feet.

Ms. Shapiro said that from the street, this would read as one massive building. She asked if he had looked at access from Magdalena.

Mr. Tryk said they did not have legal access from that street. He said there was a parking lot there at the street level.

Ms. Shapiro said she also was concerned with Unit 8. She said it seemed overwhelming and asked if he had considered a one-story there.

Mr. Tryk said there already was a two-story towering over it. He said that everything there was cut in at the back.

Ms. Rios asked how far it was from the two-story next door. Mr. Tryk said it was twenty feet away. He said these units were separated further and set back further than all of the others on Otero Street. He showed the Board pictures of the wall, pointing out that it had much more impact at the middle of the site.

Mr. Bell said he disagreed with the engineer's report interpretation. He said this wall needed maintenance, not demolition.

Mr. Rasch said the worst part of the wall was at the east end where material was already lost. He said they were not breaching through the middle but at the end.

Chair Purvis asked if the lot was split and now there was only one access. Mr. Tryk agreed it had been split but not by the applicant. He clarified that this was not a condition created by the applicant.

Mr. Rasch said he would like to know how the City granted a lot split when there was not any access because of the historic walls. Chair Purvis said they ignored it.

Mr. Bell asked what the result of review by the Traffic Division was. Mr. Rasch said it was on the review sheet. He explained that the thirty feet for demolition was what they requested for the view triangle.

Mr. Tryk said he met with John Nitzel in person and reported he had no problem with the proposed opening and driveway and parking spaces being proposed. He clarified that he was not talking about Loma Street which is a private street. He said Mr. Nitzel asked them to push it all the way to the west.

Mr. Rasch said if he got a chance at City Council, he would clarify that the historic ordinance was an overlay and took precedence over underlying zoning. He said that battle has not yet been fought.

Ms. Rios asked for the length of the wall.

Mr. Tryk said the wall was 127' to the end of the property but the entire length was 275 feet.

Ms. Rios asked the applicant to answer the questions raised in public comment.

Mr. Tryk said they tried to minimize traffic on Loma by having access on the west side for most of the units. He said the drainage and erosion control was now by governed by the terrain management standards so they had ponding for the entire project. He said that trash areas could be controlled. He added that the concrete wall was being replaced by the stone wall at the foot of Unit 8.

Ms. Rios asked if the applicant did consider one story units. Mr. Tryk said it would hurt the open space there but added that they did consider one-story units. He explained that most of the units were cut into the hillside significantly.

Mr. Barrow agreed about the density and commented that it was losing a sense of openness. Regarding the wall, he said he would not support the extension of the wall back into the property. He said he did think the design met the requirements of the ordinance.

Mr. Bell said he was prepared to move for postponement in order that the case be properly advertised regarding the demolition.

Mr. Bell moved to postpone Case #H 04-114 to the September 14, 2004 meeting to allow the project to come back as a requested exception regarding the demolition of the historic wall. Ms. Rios seconded the motion.

Mr. Barrow suggested the applicant resolve the issues of Unit 8.

Ms. Rios said the Board does have an option on granting 19' 6" or 17' 6".

The Board briefly discussed their rights in this matter.

Mr. Bell said he would prefer fewer units.

Mr. Rasch said there were a great variety of uses here.

Mr. Bell said the case was presented as only being accessible from Paseo and asked why it could not be access on the back side.

Mr. Tryk responded that the Code would require a 37' road because of the number of units already accessing from Loma.

The motion passed by majority voice vote with all voting in favor except Ms. Farrar who had recused herself.

Ms. Farrar rejoined the bench at this time.

NEW BUSINESS

1. Case #H 04-109. 215 Lincoln Avenue. Downtown & Eastside Historic District. Mark Hogan, agent for The Jones Law Firm, proposes window, door, and balcony additions to a Non-Contributing building.

Ms. Barrett presented the staff report for this case [attached as Exhibit H]. The staff report recommended approval of the case with the condition that window and wood trim color and door color be submitted to staff before issuance of a building permit.

Present and previously sworn was Mr. Mark Hogan who said they agreed with the conditions recommended by staff.

Ms. Rios asked what colors they would use. Mr. Hogan said they would match existing colors and would submit them to staff for approval.

There were no speakers from the public regarding this case.

Mr. Barrow asked for the balcony detail. Mr. Hogan briefly described the balcony.

Ms. Farrar asked if he had explored other balcony designs, noting that the rest of the building was Pueblo Revival in style.

Mr. Hogan said they could add the wood element more like the south elevation. He said they were trying to let light in. He said he would be glad to submit a new design to staff.

Ms. Rios moved for approval per staff recommendations and the condition that the balcony design be revised with wood and iron and submitted for staff review and approval. Ms. Shapiro seconded the motion which passed by unanimous voice vote.

2. Case #H 04-111. 512 Calle Corvo. Downtown & Eastside Historic District. Laura Van Amburgh, agent for Gloria List, proposes to remodel a 273 sq. ft. Non-contributing garage.

DATE: August 24, 2004 9.28.04

TO: Historic Design Review Board Members

VIA: Reed Liming, Acting Planning & Land Use Department Director

FROM: David Rasch, Supervising Planner in Historic Preservation

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CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

____ District Standards & Yard wall & fence standards.

__x__ Historic Survey Form

__x__ Zoning Review Sheet

__x__ Other: bldg height calculation

APPLICANT SUBMITTALS

__x__ Proposal Letter

____ Vicinity Map

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: letter from neighbor

STAFF RECOMMENDATION:

Staff defers to the Board as to whether the applicant has conclusively demonstrated for the Board to have a positive finding of fact to grant the exception. Otherwise, this application complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street. The applicant proposes to construct eight Units on this lot for a total of 11,176 square feet in four building blocks, two along the streetscape and two along the rear of the lot.

The buildings will be designed in the Spanish – Pueblo Revival Style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The buildings will be approximately 19' 6" high from finished grade to top of parapets. The maximum allowable height for this location is 17' 6", as determined by a linear calculation. Topographic information indicates that there is enough slope change on the lot for the Board to approve an additional 2' in height, for a total of 19' 6".

According to the previous preliminary hearing of this case on August 10, 2004, the applicant has reduced the second-story massing of Units 1 and 2 by 25% and Unit 4 by 15% and reduced the new streetscape wall in length by breaking it into several segments.

This application was postponed on August 24, 2004 pending a request for exception to demolish a portion of the historic stone wall at the west end of the streetscape.

The exception request has now been submitted. Further alterations of the application include: reducing the two Units along the streetscape to single-story buildings; eliminating Unit 8 at the east end of the property; and significantly stepping back the westernmost rear unit to reduce its visibility.

Approximately 30' of the westernmost section of the streetscape stone wall will be removed for driveway access to the lot. The lot interior stone walls will be partially or entirely removed. The stones will be reused to construct additional walls.

The applicant provided the following responses for an exception to be granted in order for a section of the historic streetscape stone wall to be demolished.

1. The proposed exception does not damage the character of the streetscape.

The proposed demolition of 30 feet of wall represents approximately 11% of the total length of the stone wall at the street. The applicant proposes to reuse the stone salvaged from the demolition to retain the side of the proposed a driveway in the area of the demolition.

2. The proposed exception prevents a hardship to the applicant or an injury to the public welfare.

The proposed demolition allows the applicant to access the project site in an area where it is topographically possible to put in a driveway with a slope that meets the city code. The location of the proposed demolition, at the very western end of the property, is the best location from a traffic standpoint, according to the City traffic engineer.

3. The proposed exception will 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 district.

This project will add seven housing units to the historic district. Without the exception, it would be difficult or impossible to add these residences.

4. The exception is due to special conditions and circumstances which are peculiar to the land or structure involved in which are not applicable to other land or structures in the related streetscape.

The request for demolition of a portion of the stone wall is to allow access to this site for a driveway. This is a condition that is unique to this site.

5. The exception is due to special conditions and circumstances which are not the result of the actions of the applicant.

The site and topographic conditions are part of this parcel. They were not a result of the actions of the applicant.

6. The exception will provide the least negative impact with respect to the purpose of this section as set forth in section 14 – 5.2 (a) (1)

The area for the proposed demolition has the least negative impact visually, in that it is located at the western end of the wall rather than somewhere in the middle of the wall's length. The western end of the wall is located directly adjacent to a large concrete retaining wall and a surface parking lot. Construction of a new driveway in this location will reduce the height of the existing concrete retaining wall at the property line.

5. Case #H 04-114. Tract 1, Paseo de Peralta (adjacent to #515). Downtown and Eastside Historic District. Lorn C. Tryk, agent for Erik Fuentes, proposes to construct a residential compound of seven units at a total of 10,168 sq. ft. to the maximum allowable height of 17' 6" plus 2 additional feet per Board approval. An exception is requested to partially demolish an historic stone wall per Section 14-5.2 (D,1,a).

Mr. Rasch presented the staff report for this case [attached as Exhibit F]. The staff report recommended approval of all but the exception request for historic wall demolition and deferred to the Board on that issue.

Ms. Farrar recused herself from consideration of this case.

Present and sworn was Mr. Erik Fuentes, who said the objective for this property was to make the best use of it. He said they had talked with all the neighbors around it. He said the corner piece (formerly Unit 8) was 90% under contract with a neighbor to purchase it when the remaining issues were worked out. He said the neighbor told him he was not planning to do anything with it for at least a year.

He briefly introduced the other members of his team.

Ms. Rios asked if the removal of the wall was the only way this property could be accessed. Mr. Fuentes agreed and briefly explained all the other possibilities and why they could not be done. He added that the height of the wall was unsafe.

Ms. Rios asked how the erosion and run off issues would be addressed. She said she understood the City built the wall to deal with them.

Present and sworn was Mr. Lorn Tryk, 206 McKenzie Street, who said that he wanted to fill in a couple of the blanks. He said the project started in floor area at 11,176 and currently is proposed at 8,091 square feet for a reduction of approximately 20%. He said they removed about 1,420 square feet of second floor space. He noted that Unit 4 was moved back and stepped back. He said the open space had been increased 1750 square feet which was three to four times what was required.

Mr. Tryk said that by not accessing through Loma Street solved the erosion problem. He said the impact was considerably less than first proposed.

Regarding exceptions, he said that about 11% at the western end was proposed for demotion. He reminded them that last time there was a worry about the impact on the

street and particularly about Unit 8. He suggested that they had come a long way in meeting the concerns of the Board.

He said he walked around the neighborhood and he showed the pictures he took of those neighboring structures, all of which were taller.

Mr. Barrow said the pictures were helpful. He asked how old the wall was.

Mr. Rasch said the wall was the same age as the Contributing building, in the late 19th century. He said he thought the wall would have to be modified. He said he was concerned about the design. He said he favored transition to the new wall but did not favor having the new wall mimic the old one.

Mr. Rasch said that perhaps they could have the foundation of the wall revealed in the pavement at the access. He said that would help transition to the new design wall.

Mr. Tryk said they would come back with detail treatments.

Ms. Rios said the transition was a good suggestion to distinguish the old from the new. She complimented the applicants for their reductions.

Ms. Rios asked for the setback distance of the second stories. Mr. Tryk said they were 30', 45', and 37'. He said the impact was low because they were dug into the hillside. Mr. Rasch agreed.

Mr. Tryk said he did not find an exact date for the age of the stone wall. He said the survey said the apartment building was 1890's.

Ms. Rios asked what materials of construction would be used. Mr. Tryk said they would be frame stucco and concrete stucco. He said the entire back of the two-story buildings were concrete because they were retaining.

Chair Purvis said this was just preliminary. Mr. Tryk said he was seeking final approval but would bring back the details for approval.

Ms. Rios asked what would be on the rooftops. Mr. Tryk said there would be no rooftop equipment.

Mr. Barrow asked what lighting would be in the parking area. Mr. Tryk said there would be no up-lighting. He said it was all down lighting and no floodlights would be used.

Chair Purvis asked for the on-story height. Mr. Tryk said it was 13' 6".

Ms. Rios asked for the two-story heights. Mr. Tryk said they were 19' 6".

Mr. Montoya asked what additional open space there would be besides parking.

Mr. Tryk said there would be back yards and side yards.

Mr. Montoya asked about vegetation. Mr. Tryk said they would have trees and other plantings.

There were no speakers from the public regarding this case.

Ms. Rios asked for the square footage of the single story units. Mr. Tryk said #1 was 1,129 square feet, #2 was 1,178, #3 was 1,198, #4 was 1,199, #5 was 1,198, #6 was 1,191, and #7 was 1,198.

Mr. Montoya moved for approval of Case #H 04-114 per staff recommendations with a positive finding of fact for the exception, with the outline of the existing foundation of the wall to be retained in the drive and details, including details of the wall to be brought back to the Board. Ms. Rios seconded the motion. The motion passed by majority voice vote with all voting in favor except Ms. Farrar who voted against.

6. **Case #H 04-116.** 1104½ Camino San Acacio. Downtown & Eastside Historic District. Andy Lyons, agent for Jimmy and Jennifer Day, proposes to construct a 5,492 sq. ft. residence to the maximum allowable height of 16' 1" plus 2 additional feet per Board approval.

This case was postponed under Approval of the Agenda.

7. **Case #H 04-118.** 234-A Rodriguez. Downtown and Eastside Historic District. Christina Alfieri & Mike Schriber, agents/owners, propose a 1277 sq. ft. single family residence to a height of 13' 2" where the maximum allowable height is 13' 7".

Mr. Rasch presented the staff report for this case [attached as Exhibit G]. The staff report recommended approval of this case without any conditions of approval.

Ms. Rios asked how this differed from the previous submittal. Mr. Rash said they changed the design style with brick coping and window and door surrounds.

DATE: September 13, 2005

TO: Historic Design Review Board Members

VIA: Reed Liming, Planning Division Director

FROM: David Rasch, Supervising Planner in Historic Preservation

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CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Survey Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: previous case	_x_ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot, also known as 511 Paseo de Peralta, includes part of the streetscape stone wall and other stone retaining walls further back from the street.

The HDRB approved an application on November 30, 2004 to construct seven single-family residences designed in the Spanish-Pueblo Revival style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

When the permit came in for approval, there were enough changes to the original approval that staff requested Board review before the permit could be released. Now, the applicant is requesting the following changes.

1. There are several slight massing changes. The most notable change is the loss of the battered and stepped back second floor on the south elevation of Unit 5. Instead, the second floor has been expanded to the size of the first floor. There appears to be less battering of walls, but this may be due to a difference in drafting rather than an intentional change.

2. Several stairways have been added to the plan for easier access. These are located on the west end of Unit 4 and between Units 6 and 7 on the north elevation. The stairways will have simplified railings, but details of materials, colors, and finishes were not submitted.

3. Several portals will be altered in size. One larger portal on the south elevation of Unit 2 will be split into two smaller portals. A portal on the north elevation of Unit 1 will be reduced to approximately one half its approved size. Portals on the northeast corner of Unit 2 and on the east elevation of Unit 7 will be reduced in size.

4. Several window and door opening sizes and locations will be altered. The most notable changes are in Unit 7. Although, in general, the overall character of the fenestration is unchanged throughout.

5. The exterior lighting fixtures are drawn differently from the previously approved drawings. But, the numbered notes still list the approved Artesanos Nuevo Mexico sconces.

Mr. Bell asked that the motion be amended to have the lights turned off at night.

Ms. Rios said she would keep the lights on but said **the Board should have the right to restrict the hours.**

Ms. Shapiro agreed.

The motion passed by unanimous voice vote.

Mr. Rasch clarified that if it appears this was too dim, the applicant could return to request more. The Board members agreed with this provision.

Ms. Bell said that the height not to exceed 17' was implied.

2. **Case #H 04-114** 511 Paseo de Peralta. Downtown & Eastside Historic District. Roger Hunter, agent for Blessey, Fuentes, & Zeug, proposes to alter a previously approved multi-family development with portal changes and stairway additions.

Mr. Rasch presented the staff report for this case [attached as Exhibit C]. The staff report recommended approval of this application which complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

Present and sworn was Mr. Steve Russell, 105 Camino Encantado, who showed each change (highlighted in yellow) beginning with the streetscape area. He said some portal reductions were to reduce lot coverage to less than 40% and acknowledging that the previous approval meant they had exceeded 40% of lot coverage. He said the windows that were removed were taken out because of the code requirements on zero lot line building.

Mr. Russell said that the common open space was on the back side and the west side has retaining walls. He added that they removed a section of wall that violated ADA standards. He said the stairways were to access open common areas. He briefly commented on the stair railings. He said that on the east elevation, windows were not allowed by zoning.

Mr. Bell said the staff report emphasized an overall change on the drawings. He pointed out that the old drawings were a different style. He pointed out that the new, non-battered walls and non-rounded edges were very different.

Mr. Russell said it was due to CAD drawings. He said they had no problem with battering but probably not the whole wall.

Chair Purvis said they could do battered walls. He pointed out that what the Board approved was the bottom three feet being battered. He said they could use wafer board and the Board should

not have to review what was approved for the character. He added that there was no height change in these drawings but said the air conditioner units could not be on the street side.

Ms. Shapiro referred to page 28 and asked where the shutters were located.

Mr. Russell said they were on the north elevation in the courtyard.

Ms. Shapiro said the reveal around the headers and windows needed to be soft.

Ms. Rios said that could be included in the motion.

In response to Ms. Farrar, Mr. Russell briefly explained the changes to the portals.

There were no speakers from the public regarding this case.

Mr. Bell referred to pages 28 and 29 and asked if that was part of the approval.

Mr. Rasch said it was at the final hearing.

Mr. Bell asked about the rails.

Mr. Russell said they could change the stairways with a screening plastered wall.

Ms. Shapiro noted the STO stucco listed on the detail sheet and asked if that had been approved by the Board.

Mr. Rasch said those were new details.

Chair Purvis said that, rather than going through point by point, it would be better to stick with what the Board originally approved and to identify changes from it which the Board approved. As an example, he said he did not want to go back to the height issue.

Mr. Rasch said nothing was stated about stucco in the original approval.

Ms. Farrar asked if she should recuse herself since she was not present at the prior approval.

Mr. Rasch said that was not necessary.

Ms. Rios said she felt the motion should go elevation by elevation.

Ms. Shapiro moved to approve Case #H 04-114 with the following conditions: 1) on the street-facing, south façade, that the portal remain as originally drawn and approved on Unit 2; that the window be removed because of zero lot line; that on Unit 7, the two windows be eliminated; that the railing become a stucco wall to cover the railing; that the air

conditioner units be moved to another location, not publicly visible nor on the roof; that on Unit 1, partial west-facing façade window remain the same size; that the little trash walls be included; that the handicapped ramp is approved with the small wall be removed and that the portal there be shortened; 2) on South-facing façade (Units 4-7), that the handrails on the stairwell become a solid masonry wall; that the air conditioning units be screened; that Unit 5 be stepped back as in the original drawings; that the planter be removed and a handicapped ramp be installed; 3) on the North façade of the back of Units 4, 6, 7, that the air conditioning units be screened; that the railings become a solid masonry wall with the handrails on the inside; 4) on the East façade, that the portal on Unit 7 be reduced in size, that the double French doors be changed to a window; that the chimney on the outside have a mechanical chase; that the windows on the zero lot line be removed; 5) on the West elevation, the portal on Unit 3 be changed as requested; that the window be relocated and smaller in size; that the staircase becomes a masonry wall; that the electrical cabinet be approved and the color notes on page 29 be approved Ms. Rios seconded the motion.

Mr. Rasch said having the portal on Unit 2 remain as originally approved would be a problem.

Chair Purvis said it meant that something that was not publicly visible would have to be reduced instead. He asked the applicant if that could be done.

Mr. Russell said it could be done.

Chair Purvis said that included in the motion should be: **that there be no changes in height, no floor height changes, no difference in the look of the building so the battering be preserved.**

Mr. Bell said that his understanding was that the drawings were only being used to identify changes from the original approval. Chair Purvis agreed.

Ms. Shapiro agreed

Chair Purvis said the nature of the stucco and the battering needed to be included.

Ms. Shapiro added to her motion that in the typical notes on page 29 where stucco was listed as a STO product would instead be a cementitious stucco and on page 26, the copper down spout be in a traditional material and color matching the building as reviewed and approved by staff; that the walls be battered, the parapets be rounded, the reveals be at least 4" in depth, including the lintels, and the corners rounded as in the original plans. Ms. Rios agreed with those additions to the motion.

Mr. Bell asked if there were directions on the specifications for the windows.

Mr. Russell requested that they allow simulated divided windows but true divided lights were in the original approval.

Mr. Bell said the window specs that were approved should remain. He said that the drawings given to the builder must be as the Board approved.

Mr. Russell said the notes would be changed.

Mr. Bell asked about the canales.

Mr. Rasch said the proposal was for copper lined canales with carved supports.

Ms. Shapiro said that copper patina'd canales were fine.

Mr. Bell asked if there were any changes to roof top appurtenances.

Mr. Russell said no.

The motion passed by unanimous voice vote.

3. **Case #H 05-145.** 201 Ambrosio. Westside-Guadalupe Historic District. Ted & Barbara Seeley, agents/owners, propose to construct an approximately 80 sq. ft. addition, an approximately 32 sq. ft. portal, and re-install a window on a Contributing property.

Ms. Barrett presented the staff report for this case [attached as Exhibit D]. The staff report recommended approval on the condition that the west elevation door detail be brought to staff for approval. Otherwise, this application complies with Section 14-5.2 (C) Regulations for Contributing Structures and Section 14-5.2 (I) Westside-Guadalupe Historic District design standards.

Present and sworn was Mr. Ted Seeley, Box 176, Tesuque, who said he had been thinking about the wall where it meets the coyote fence and said he would like to replace that section of coyote with adobe wall to the corner and a pillar there.

Mr. Rasch said that if it was altered, he would have to comply with the safety visibility triangle which would mean it had to come down to three feet high for a length of twenty feet.

Chair Purvis said if the design is approved by zoning, the applicant could bring it back for review. He asked about the condition.

Ms. Barrett said the detail for the door needed to be reviewed by staff.

Chair Purvis explained to the applicant that the detail did not have to be presented at this meeting but would have to be submitted to staff for review.

There were no speakers from the public regarding this case.

DATE: November 9, 2004 11.30.04

TO: Historic Design Review Board Members

VIA: Reed Liming, Acting Planning & Land Use Department Director

FROM: David Rasch, Supervising Planner in Historic Preservation

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CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

____ District Standards & Yard wall & fence standards.

__x__ Historic Survey Form

__x__ Zoning Review Sheet

__x__ Other: Board Action letter

APPLICANT SUBMITTALS

__x__ Proposal Letter

____ Vicinity Map

__x__ Site Plan/Floor Plan

__x__ Elevations

____ Photographs

__x__ Other: Details

STAFF RECOMMENDATION:

Staff recommends approval of this application complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street. This Board approved the proposal for seven residential Units, the site plan, building footprints, and elevations on September 28, 2004 with the condition that architectural details be submitted for review at a later date. Now, the applicant is seeking approval of these details.

The buildings are designed in the Spanish-Pueblo Revival Style. The stucco-finished buildings will have battered and rounded parapets and rounded corners. Copper-lined canales will have carved corbel supports.

Portals will have exposed wooden headers, carved corbels, and viga posts. Exposed viga ends will be chisel-cut in vertical orientation.

Porches will have stucco-finished 3' high walls and 2" x 6" wooden decking.

The balcony on Unit 5 will have 32" high simple square-rod steel railings.

Doors will be true-divided light or wooden panel with exposed wooden headers.

Windows will be true-divided light with exposed wooden headers. Sills will be stucco-finished bevels. Window shutters on Units 4 and 5 will be 1-over-1 wood panel. Window boxes on Units 3 and 4 will be 1' high and 1' deep with a simple panel design. They will be slightly wider than the windows and mounted below the sills.

Exterior lights will be Artesanos wall-mounted Nuevo Mexico design. They are 21" high x 13" wide and finished in either a copper oxide or pewter color.

Mr. Barrow asked what the windows would look like.

Mr. Durán said they would be true-divided light windows.

Ms. Rios moved for approval of Case #H 04-104, per staff recommendations, with positive finding of fact regarding the requested exceptions and with the condition that the portal be eliminated as well as the exposed viga ends and the windows being divided to meet the 30" rule and the final design submitted to staff for final approval. The motion was seconded by Mr. Barrow and passed by majority voice vote with all voting in favor except Ms. Farrar who voted against.

4. Case #H 03-114. 515 Paseo de Peralta, Tract 1. Downtown and Eastside Historic District. Lorn C. Tryk, agent for Erik Fuentes, propose architectural details for a residential compound of seven units, previously approved by the HDRB.

Ms. Farrar recused herself from consideration of this case.

Mr. Rasch presented the staff report for this case [attached as Exhibit G]. The staff reported recommended approval of the project as submitted.

Present and sworn was Mr. Lorn Tryk, 206 McKenzie, who corrected the staff report by saying that the railings were 36" high, being 4" off the deck. He said they proposed the Artesano's Estrella fixture for use under the portal. He added that the stucco color was STO Pecos and Pella Tan for the windows.

Chair Purvis asked where the rail would be placed. Mr. Tryk said it was on Unit 5.

Chair Purvis asked where the shutters were. Mr. Tryk said they were on Units 4 and 5.

Chair Purvis asked where the exposed vigas were. Mr. Tryk said they were on units 2 and 7.

Mr. Tryk showed the other details. He said that all exterior wood would be stained brown.

Mr. Barrow asked about the viga end details. Mr. Tryk said they would be chopped, beveled and with caps.

Ms. Shapiro asked about the corbels. Mr. Tryk said they would be the same shape.

Mr. Tryk showed the interior wall details. He said they would be 12" thick and three to three and a half feet high.

Ms. Shapiro asked about the reveal around the window sides. Mr. Tryk said the windows would be recessed approximately 2.5". He said the doors would be done in the same way.

Chair Purvis asked if the viga ends would be publicly visible. Mr. Tryk said they would but the caps would not be seen.

There were no speakers from the public regarding this case.

Mr. Barrow moved for approval of Case #H 04-114 per staff recommendations. Mr. Montoya seconded the motion.

Mr. Barrow asked if there would be any other submittals. Mr. Tryk said there would be no others unless they made further changes.

The motion passed by majority voice vote with all voting in favor except Ms. Farrar who had recused herself.

Ms. Farrar rejoined the bench at this time.

5. **Case #H 04-120.** 767½ Acequia Madre. Downtown & Eastside Historic District. Howard Mier, agent for Diana Olguin, proposes to build a stucco wall at front, add gate, and re-construct carport.

Mr. Rasch presented the staff report for this case [attached as Exhibit H]. The staff report recommended approval of the project as submitted.

Mr. Rasch distributed copies of the letter of support by the Neighborhood Association [attached as Exhibit I].

Present and sworn was Mr. Howard Mier, 1704-B Llano Street. He said he felt the Council would like something other than chain link fence here. He said the gate was five feet, set back, and made of wood with a metal backing. He said it would have tongue and groove boards which were rough sawn and laminated. He said it would be stained an antique grey to match existing.

Ms. Shapiro asked about the acequia.

LORN TRYK ARCHITECTS

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Paseo Compound

Dear David,

On behalf of the property owners of Tract I, Paseo de Peralta, we are submitting for preliminary approval of an 8 unit residential compound, as well as demolition approval for portions of existing site walls. The project is a total of 11176 s.f. of new construction. It is located adjacent to 515 Paseo de Peralta, a contributing historic apartment building.

Note that stone material will be salvaged from the site wall demolition for reuse on the most publicly visible new site walls.

We intend to submit finishes, lighting and details of windows, railings, doors and other exterior features at a later date.

Thank you for your consideration.

Sincerely,

Lorn C. Tryk

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

LORN TRYK ARCHITECTS

August 13, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Paseo Compound

Dear David,

On behalf of the property owners of Tract I, Paseo de Peralta, we are resubmitting for preliminary approval of an 8 unit residential compound, as well as demolition approval for portions of existing site walls. At the suggestion of the HDRB we have reduced the second floors of units 1 and 2 by 25%; we have also reduced the second floor of unit 4 by about 15% to break up the two story massing of that unit.

We are asking for permission to demolish portions of the stone walls. We have included a structural engineers report as to the condition of the walls.

Note that stone material will be salvaged from the site wall demolition for reuse on the most publicly visible new site walls.

We will submit finishes, lighting and details of windows, railings, doors and other exterior features at a later date.

Thank you for your consideration.

Sincerely,

Lorn C. Tryk

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

LORN TRYK ARCHITECTS

October 20, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Paseo Compound

Dear David,

On behalf of the property owners of Tract I, Paseo de Peralta, we are submitting additional details for final approval of a 7 unit residential compound. The project has already received final approval, with the condition that we return to the Board with architectural details.

The enclosed drawings contain information on finishes, lighting and details of windows, railings, doors and other exterior features.

Thank you for your consideration.

Sincerely,

Lorn C. Tryk

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

LORN TRYK ARCHITECTS

September 17, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Paseo Compound

Dear David,

On behalf of the property owners of Tract I, Paseo de Peralta, we are submitting for final approval of a 7 unit residential compound, as well as requesting an exception to allow demolition approval for portions of existing site walls.

Based upon input at our last hearing we have made substantial changes, including:

1. Reducing the units at the street to one story

2. Eliminating Unit 8, the unit at the east end of the property which impacted the immediate neighbors to the east.

3. Significantly stepping back the westernmost unit in back to reduce impact of the project when viewed from the west

In a previous submittal we included a structural engineers report as to the condition of the walls. Note that stone material will be salvaged from the site wall demolition for reuse on the most publicly visible new site walls.

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

LORN TRYK ARCHITECTS

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Paseo Compound

Dear David,

On behalf of the property owners of Tract I, Paseo de Peralta, we are submitting for preliminary approval of an 8 unit residential compound, as well as demolition approval for portions of existing site walls. The project is a total of 11176 s.f. of new construction. It is located adjacent to 515 Paseo de Peralta, a contributing historic apartment building.

Note that stone material will be salvaged from the site wall demolition for reuse on the most publicly visible new site walls.

We intend to submit finishes, lighting and details of windows, railings, doors and other exterior features at a later date.

Thank you for your consideration.

Sincerely,

Lorn C. Tryk

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

LORN TRYK ARCHITECTS

August 13, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Paseo Compound

Dear David,

On behalf of the property owners of Tract I, Paseo de Peralta, we are resubmitting for preliminary approval of an 8 unit residential compound, as well as demolition approval for portions of existing site walls. At the suggestion of the HDRB we have reduced the second floors of units 1 and 2 by 25%; we have also reduced the second floor of unit 4 by about 15% to break up the two story massing of that unit.

We are asking for permission to demolish portions of the stone walls. We have included a structural engineers report as to the condition of the walls.

Note that stone material will be salvaged from the site wall demolition for reuse on the most publicly visible new site walls.

We will submit finishes, lighting and details of windows, railings, doors and other exterior features at a later date.

Thank you for your consideration.

Sincerely,

Lorn C. Tryk

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

LORN TRYK ARCHITECTS

September 17, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Paseo Compound

Dear David,

On behalf of the property owners of Tract I, Paseo de Peralta, we are submitting for final approval of a 7 unit residential compound, as well as requesting an exception to allow demolition approval for portions of existing site walls.

Based upon input at our last hearing we have made substantial changes, including:

1. Reducing the units at the street to one story
2. Eliminating Unit 8, the unit at the east end of the property which impacted the immediate neighbors to the east.
3. Significantly stepping back the westernmost unit in back to reduce impact of the project when viewed from the west

In a previous submittal we included a structural engineers report as to the condition of the walls. Note that stone material will be salvaged from the site wall demolition for reuse on the most publicly visible new site walls.

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

LORN TRYK ARCHITECTS

October 20, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Paseo Compound

Dear David,

On behalf of the property owners of Tract I, Paseo de Peralta, we are submitting additional details for final approval of a 7 unit residential compound. The project has already received final approval, with the condition that we return to the Board with architectural details.

The enclosed drawings contain information on finishes, lighting and details of windows, railings, doors and other exterior features.

Thank you for your consideration.

Sincerely,

Lorn C. Tryk

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

H-04-114

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street. The applicant proposes to construct eight Units on this lot for a total of 11,176 square feet in four building blocks, two along the streetscape and two along the rear of the lot.

The buildings will be designed in the Spanish – Pueblo Revival Style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The buildings will be approximately 19' 6" high from finished grade to top of parapets. The maximum allowable height for this location is 17' 6", as determined by a linear calculation. Topographic information indicates that there is enough slope change on the lot for the Board to approve an additional 2' in height, for a total of 19' 6".

According to the previous preliminary hearing of this case on August 10, 2004, the applicant has reduced the second-story massing of Units 1 and 2 by 25% and Unit 4 by 15% and reduced the new streetscape wall in length by breaking it into several segments.

This application was postponed on August 24, 2004 pending a request for exception to demolish a portion of the historic stone wall at the west end of the streetscape.

The exception request has now been submitted. Further alterations of the application include: reducing the two Units along the streetscape to single-story buildings; eliminating Unit 8 at the east end of the property; and significantly stepping back the westernmost rear unit to reduce its visibility.

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*
Asenath Kepler, *City Manager*

Councilors:
Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Remodel an historic stone wall along the streetscape. An exception to remove historic material is requested to Sections 14-5.1 General Purpose and Relationship to General Use Zoning Districts, 14-5.2 (C,1,a,c and d) Regulation of Contributing Structures, 14-5.2 (D,1,a and b) General Design Standards for All H Districts, and 14-5.2 (D,5,a,ii and b) Design Standards for Windows, Doors, and Other Architectural Features.

Project number: 04-10100114
Case number: H-04-114
Project type: HDRB

PROJECT LOCATION (S): 511 Paseo de Peralta

PROJECT NAMES:

OW - Ron Blessey, Eric Fuentes, Michael Zehg
Lamy, NM 87540
#10 Camino Caballos Spur
505-466-2404

AP – Ron Blessey
Lamy, NM 87540
#10 Camino Caballos Spur
505-466-2404

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on, June 26, 2007, acted on the above referenced case. The decision of the board was to approve your request.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). YOUR PERMIT WILL BE DENIED IF THERE ARE ANY CHANGES ON PLANS THAT WERE APPROVED BY THE HDRB OR IF CONDITIONS OF THE APPROVAL ARE NOT MET. **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

City of Santa Fe, New Mexico

memo

DATE: June 26, 2007

TO: Historic Design Review Board Members

VIA: Reed Liming, Long-Range Planning Division Director RL

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-04-114

ADDRESS: 511 Paseo de Peralta
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ Case Synopsis

___ District Standards & Yard wall & fence standards.

_x_ Historic Survey Form

_x_ Zoning Review Sheet

_x_ Other: Chapter 14 visibility triangles
Public Works letter
code citations
previous case minutes

APPLICANT SUBMITTALS

_x_ Proposal Letter

___ Vicinity Map

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

_x_ Other: exception responses
appeal

STAFF RECOMMENDATION:

Staff recommends denial of the exception required for this application which does not meet Sections 14-5.1 General Purpose and Relationship to General Use Zoning Districts, 14-5.2 (C, 1, a, c, and d) Regulation of Contributing Structures, 14-5.2 (D, 1, a and b) General Design Standards for All H Districts, and 14-5.2 (D, 5, a, ii and b) Design Standards for Windows, Doors, and Other Architectural Features, unless the Board has a positive finding of fact to grant the exception to demolish 16 additional feet down to 3' high and approximately 22 additional feet with a height taper of an historic stone wall along the streetscape in the core historic district.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Territorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property that were constructed at approximately the same date. The streetscape wall runs the length of the property right at the curbline, except for a driveway at the east end and a stone stair access at approximately the mid point.

Tract 1, also known as 511 Paseo de Peralta, is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street.

The HDRB approved an application on September 13, 2005 to construct seven single-family residences designed in the Spanish-Pueblo Revival style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The applicant provided the following responses for an exception that was granted in order for a minimal section of the historic streetscape stone wall to be demolished for driveway access into the site.

1. The proposed exception does not damage the character of the streetscape.

The proposed demolition of 30 feet of wall represents approximately 11% of the total length of the stone wall at the street. The applicant proposes to reuse the stone salvaged from the demolition to retain the side of the proposed a driveway in the area of the demolition.

2. The proposed exception prevents a hardship to the applicant or an injury to the public welfare.

The proposed demolition allows the applicant to access the project site in an area where it is topographically possible to put in a driveway with a slope that meets the city code. The location of the proposed demolition, at the very western end of the property, is the best location from a traffic standpoint, according to the City traffic engineer.

3. The proposed exception will 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 district.

This project will add seven housing units to the historic district. Without the exception, it would be difficult or impossible to add these residences.

4. The exception is due to special conditions and circumstances which are peculiar to the land or structure involved in which are not applicable to other land or structures in the related streetscape.

The request for demolition of a portion of the stone wall is to allow access to this site for a driveway. This is a condition that is unique to this site.

5. The exception is due to special conditions and circumstances which are not the result of the actions of the applicant.

The site and topographic conditions are part of this parcel. They were not a result of the actions of the applicant.

6. The exception will provide the least negative impact with respect to the purpose of this section as set forth in section 14 –5.2 (a) (1).

The area for the proposed demolition has the least negative impact visually, in that it is located at the western end of the wall rather than somewhere in the middle of the wall's length. The western end of the wall is located directly adjacent to a large concrete retaining wall and a surface parking lot. Construction of a new driveway in this location will reduce the height of the existing concrete retaining wall at the property line.

On April 12, 2007, Public Works Department staff found problems with traffic safety at the requested driveway access to the site, although Public Works staff had previously approved the design. Staff requires that a federal standard published by the American Association of State Highway and Transportation Officials (AASHTO) be used. That standard, which requires a sight triangle measuring 17' x 280', is being applied even though there are no federal funds being used on the project, the Paseo de Peralta is not a state highway, and the Chapter 14 driveway visibility triangle standards have been applied on numerous other projects both within and outside of the historic districts.

The driveway access, as approved by exception by the HDRB, used one of the legal standards in Section 14-7.4 (D). The standard used requires 10' of clearance along the street beyond the driveway with nothing obscuring vision between 3' and 8' high. The standard used was for a "public street" with a sidewalk or "parkway." Since no parkway exists at this site, perhaps the standard for "private streets" without a parkway should have been used. That standard requires a 26' clearance beyond the driveway.

On May 22, 2007, the HDRB denied a request to demolish an additional 72 feet of the historic wall to meet AASHTO federal highway standards for sight visibility safety and requested that other options be researched. The applicant filed an appeal to the Governing Body on May 29, 2007. City staff has worked with the applicant to propose additional alternatives for consideration before the appeal is heard.

Now, the applicant proposes one more additional option for remodeling of the historic wall. An additional 16' of the wall will be altered to retain only a 36" high wall. Then, for an additional approximately 22', the wall will be gradually tapered up to the existing height to mimic the taper on the east end. The applicant has submitted the following responses to the exception criteria.

1. The proposed exception does not damage the character of the streetscape.

The request of Public Works is to demolish most of the historic stone wall in order to provide site safety triangle for exiting the property. That request was denied by historic in May 2007. This current request angles the existing wall and requires the wall to be lowered to 36 inches from the ground elevation at an angle lowering the wall height but allows the remaining wall to be left in tact. Thus maintaining the character of the streetscape for which the wall is an important part of.

2. The proposed exception prevents a hardship to the applicant or an injury to the public welfare.

By angling the stone wall, we believe sufficient sight distance would be maintained and there would be no adverse impact on public safety to the citizens of Santa Fe.

3. The proposed exception will 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 district.

This proposal allows a greater portion of the historical wall to be maintained along property line, thus maintaining the historic feel of Paseo de Peralta.

4. The exception is due to special conditions and circumstances which are peculiar to the land or structure involved in which are not applicable to other land or structures in the related streetscape.

The topography and the narrowness of the lot make it very difficult to achieve a safe line of sight, and maintain the integrity of the existing wall. Also there is no other ingress or egress available to this property except for the driveway as proposed.

5. The exception is due to special conditions and circumstances which are not the result of the actions of the applicant.

The wall as it stands does not allow sufficient sight distance to allow safe egress from the lot. There are no other entry points to the lot.

6. The exception will provide the least negative impact with respect to the purpose of this section as set forth in section 14 –5.2 (a) (1).

If approved the lowering of the wall would require the wall to be removed stone by stone in order to preserve the lower portion of the wall. The wall is approximately 125 feet wide and 18 inches thick, making it impossible to cut through and lowered. A special precaution would need to be taken care of in order to protect the wall and allow it to withstand such impact.

Historic Districts applicable code citations are as follows:

14-5.1 General Purpose; Relationship to General Use Zoning Districts

"The requirements of an overlay district shall apply whenever they are in conflict with those in the general use district." The Historic Districts Zoning Overlay is intended to preserve the unique character of the historic districts and historic structures which may not be compliant to current zoning regulations.

14-5.2 (C, 1, a, c, + d) Regulation of Contributing Structures

"Changes that create a false sense of historical development...shall not be undertaken." The driveway visibility triangle is not a traditional or an historic principal for walls on an historic streetscape.

"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved." This type of historic stone wall right along the right of way is very rare in the historic districts.

"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." Once this historic stone wall is removed, it cannot be replaced and the property cannot be returned to its original integrity.

14-5.2 (D, 1, a + b) General Design Standards for All H Districts

"The status of a contributing structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its contributing 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." And, "If a proposed alteration or new construction will cause an adjacent structure to lose its contributing status, the application may be denied." This wall is a significant feature in this streetscape which, along with several other walls in the nearby streetscape, narrows the Paseo more than anywhere else on the Paseo.

14-5.2 (D, 5, a, ii + b) Design Standards for Other Architectural Features

"No new opening shall be made where one presently does not exist..." and "For all facades of contributing structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced..." The proposed substantial demolition of this historic streetscape wall would set a precedent that could profoundly alter the character of the historic districts. The HDRB previously found that the applicant had a hardship for access to the site and met the criteria required for an exception to remove a small section of the historic wall. This proposal will remove more than a small portion for a standard which is not in Chapter 14.

IDENTIFICATION

ADDRESS: 515 Paseo de Peralta (previously 133 Hillside)

OLD ID NUMBER: 0516105666

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H30040

TNSP 17 (N) S RANGE 9 (E) W SEC 24 NE1/4 SW1/4

FIELD MAP Santa Fe
Historic Status Map 1996

DATE OF CONSTRUCTION:
_____ ESTIMATE 1890 by ACTUAL
SOURCE(S) owners

BUILDING DATA

ARCHITECTURAL STYLE:
Neoclassical

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS:
residential/commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? shed, garage

IF INVENTORIED, LIST ID NUMBER(S)
H30041, H30042

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR porch remodel, addition 1940s

EXPLAIN:

OVERALL CONDITION:

___ EXCELLENT ___ GOOD

X FAIR ___ DETERIORATED

BUILDING THREATENED?

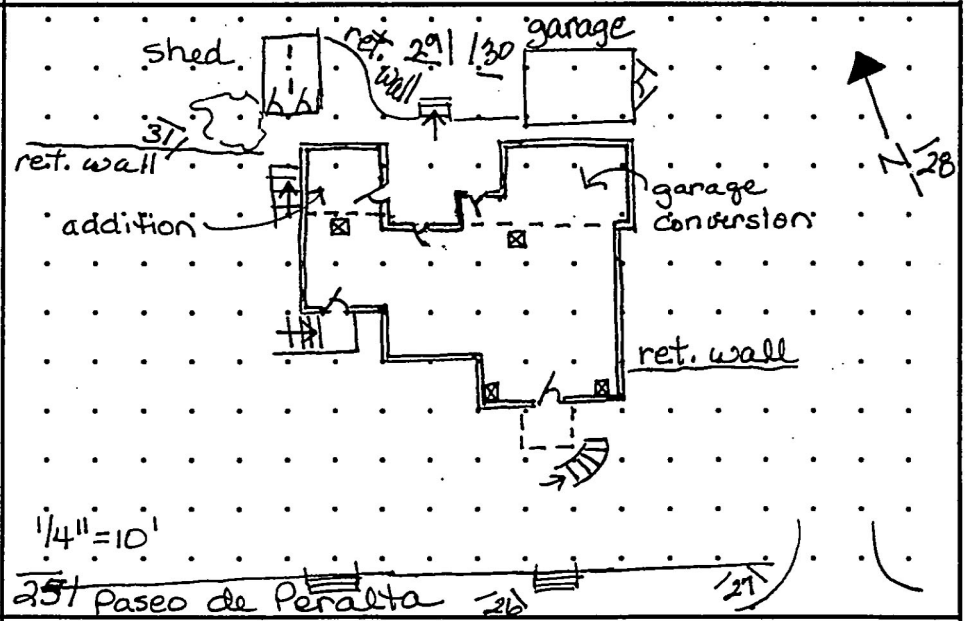
___ YES X NO

PHOTO



#26 south elevation

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: Downtown-Eastside HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

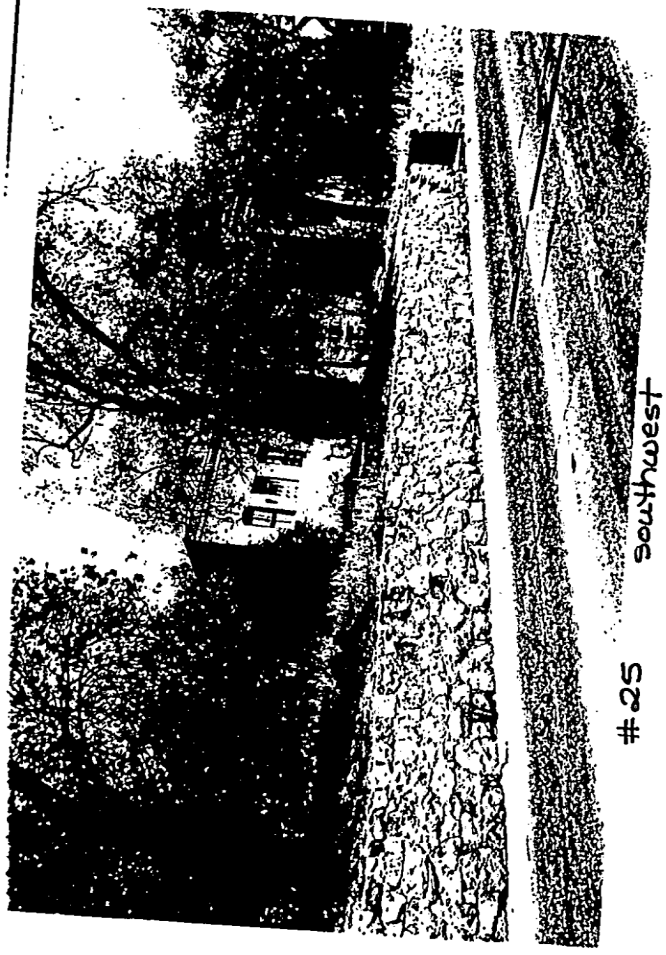
LOCAL LANDMARK ___ YES X NO

SURVEYED 5/96 BY DB

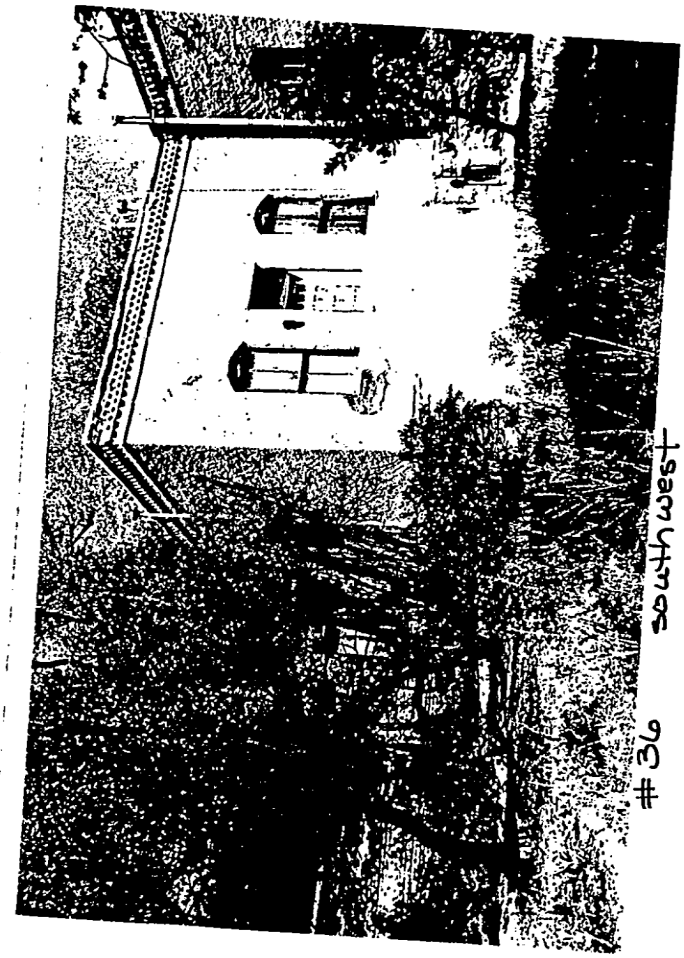
NEGATIVES WITH NMHPD ROLL # D01 NEG # 25 TO 31 & 36

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Shed with brick coping, stabili[redacted] with concrete & asphal[redacted] along top row; flat w/ asphalt roofing
BUILDING WALLS	tan textured stucco over double brick
FOUNDATIONS	stone (visible under porch) — APPROX. HEIGHT (FT.) 20
DOORS	S - wood with double arched light N - wood panel w/ 4 lights, wood panel w/ 2 lights, wood panel w/ single light - all w/ old wood screens
WINDOWS	paired and single 2/2 wood DHWs in double or single segmental openings, old glass (windows at S center in flat openings); 6/6 wood DHWs on NE
PORCHES OR PORTALES	center S - projecting "tower" with arched openings, stuccoed brick banister, approached by curving steps on E; concrete stoop SE w/ steps; brick steps NE corner
ARCHITECTURAL DETAILS	string course on parapet, windows in segmental recesses, brick evident under stucco - stucco has deteriorated & is patched on porch.
FENCES/WALLS	stone wall all along property, S on street (no side-walks) with stone steps
SITE FEATURES	stone retaining walls at street and at intervals up the slope; large concrete retaining wall on N
OTHER/ COMMENTS	In 1940s, porch was partially demolished and west stairs removed. Addition on NW 1940s with clearly different windows (3 light awning). Shed at NW very old, exposed adobe w/ metal roof.



#25 southwest



#36 southwest

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 7/20/04

Property Owner of Record ERIK FUENTES, RONALD BLESSEI, MICHAEL ZENG

Applicant Name ERIK FUENTES AGENT: LORN TRYK Phone 982 5340 ext 1#

Site Address TRACT I, PASEO DE PERALTA - ADJACENT TO 515 PASEO DE PER

Proposed Construction RESIDENTIAL COMPOUND - 8 UNITS NEW CONSTRUCTION, TOTAL NEW FLOOR AREA = 11,176 sf.

TO BE COMPLETED BY STAFF:

Zoning District RM1 Subdivision _____ Lot _____ Block _____

Permitted Use: ☐ Section # _____
Accessory Use: ☐ Section # _____
Special Exception: ☐ Case # _____
Variance: ☐ Case # _____
Prohibited Use: ☐ Section # _____

- includes neighbor applicants for ø of lots.

Setbacks:
(Front) Provided 10' Minimum 10' (Rear) Provided 15' Minimum 15'

(Left Side) Provided 5' Minimum 5' (Right Side) Provided 5' Minimum 5'

(Special Yard) Provided _____ Minimum _____

Density: ±17 du/ac Open Space: _____

Lot Size: 20350 sf Total Roof Area: 7023 sf Lot Coverage: < 40%

Height: 20' - (apx.) Wall Requirement: _____

Parking: # Required 14 # Provided 14 Maneuverability _____

Other District Requirements: _____

Preliminary Approved ☐
Preliminary Approval w/Conditions ☑ Conditional to Traffic Division approval for site access plan Tomasita St. & Paseo de Peralta w/ 5'x10' visibility triangles.
Preliminary Rejection ☐

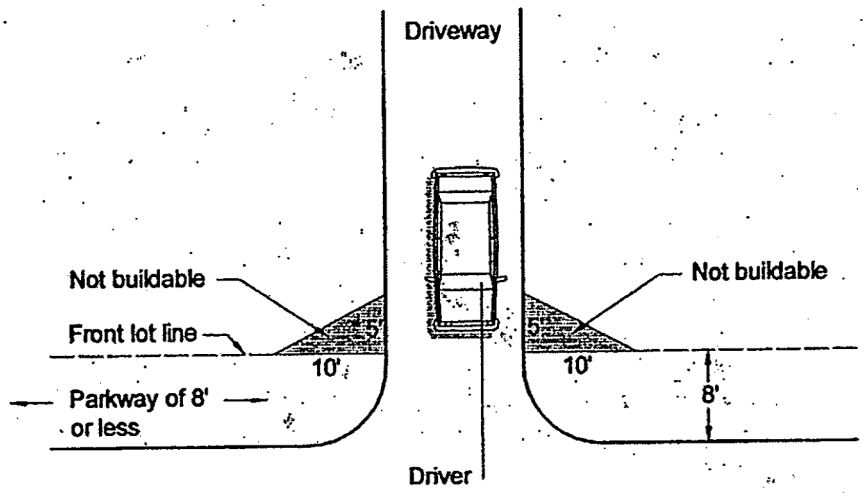
Comments: _____

Reviewer Andrew Hook Date 7-20-4

Prepared by Mmontoya 12/99
Revised 4/3/2001

- PZR does not include review of Terrain Management, Water & Sewer service, or Common Open Space as per Landscape Review

PUBLIC STREETS



PRIVATE STREETS

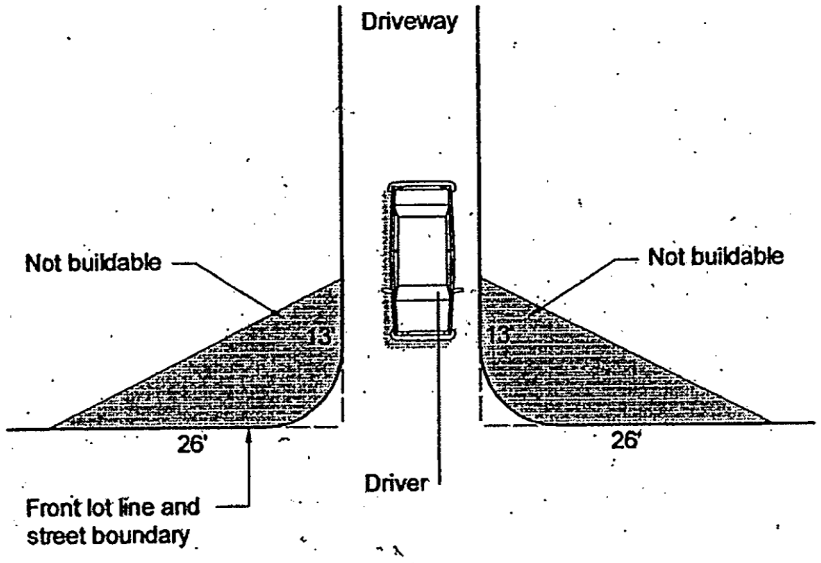


Illustration 14-7.4-1 Visibility at Driveways on Public and Private Streets

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*

Councilors:
Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

April 12, 2007

Ameriwest Constructions Inc.
Attn: Wyatt Fenn
P.O. Box 5707
Santa Fe, NM 87502

RE: Paseo Compound Driveway Permit

Dear Mr. Fenn,

This letter is in reply to your letter received by my office on April 10, 2007, regarding the driveway permit for the Paseo Compound Development. In summary, the subject development received an approved driveway permit on February 8, 2005, which expired on October 30, 2005. It is my understanding that the Historic Review Board (HRB) has approved the removal of a certain portion of an existing historic wall, to accommodate access to the driveway. I have no record that this determination was made by the HRB in light of any intersection sight distance deficiencies.

The developer is now required to re-apply for a driveway permit of which I am currently responsible for reviewing and approving or denying. Article 23, under which the driveway permit is governed, states:

> *After examination and consideration of the application and plan, and examination of the premises, if deemed necessary, the public works department is authorized and directed to approve a permit for the curb cut and for construction of a driveway over a right-of-way, if the use of the driveway will not unreasonably interfere with the proper and safe use of the sidewalk or right-of-way to be crossed, or the proper and safe use of the street or other public way to which ingress and egress is made from private premises.*

It is based on this that I'm exercising my authority and making my determination.

In reviewing the proposed driveway for the Paseo Compound Development onto Paseo de Peralta, I have concerns with the amount of intersection sight distance that will be provided. I am requiring that, in an order to ensure the "proper and safe use of the street to which ingress and egress is made from a private premises," that a sufficient sight triangle be provided for vehicles wanting to exit the development. I am requiring that the "A Policy on Geometric Design of Highways and Streets, 2004, 5th Edition" (Green Book), published by the American Association of State Highway and Transportation Officials, be used to determine the needed sight triangle to accommodate the appropriate intersection sight distance. The Green Book is a nationally recognized policy used for the design of transportation facilities.

During our April 5, 2007 meeting, a question arose regarding the definition of intersection and how driveways apply to intersection sight distance. The Public Works Department considers driveways to be intersections and therefore sees the need to accommodate adequate intersection sight distance. The Green Book states that "Driveway terminals are, in effect, low-volume intersections" (p.348). The Green Book also states that "sight distance is an important design control for driveways" (p.398).

Because of the proximity of the stop controlled intersection at Paseo de Peralta and Otero St. to the proposed access point, I believe that an alternative design approach may be used while remaining consistent with the principles described in the Green Book. I recommend that through field observation of vehicles traveling westbound on Paseo de Peralta, you determine what sight triangle would offer a 7.5 seconds time gap. This could reduce the sight triangle since it takes a while for cars to get up to speed coming from the Otero St. 4-way stop.

The ultimate product I would like you to provide me with is a plan view of the development plan including an appropriate amount of mapping of the surrounding structures, property lines, roadway features, etc. On this plan view I ask that you show:

- Sight Triangle for a left turn from stop, based on a design speed of 25mph, according to the Green Book.
- Sight Triangle base on field observation providing a 7.5 second time gap.
- Sight Triangle using the south east property corner as a control point.
- Initially proposed Sight Triangle.

Please include all dimensions correlating with Exhibit 9-50-B of the Green Book. Also include an appropriate record of all field observations used to determine the field measured 7.5 second gap. Remember the fact that the Green Book assumes a 3.5' driver's eye height and a 3.5' object height. You may use this, along with a profile, to demonstrate that only partial removal of the wall is needed. All plans pertaining to the sight triangle are to be stamped by a professional civil engineer licensed in the State of New Mexico.

After receiving the above mentioned submittals, I will make my determination on what appropriate measures are needed to accommodate adequate sight distance at this driveway location. If at this point it is felt that my determination is unreasonable, there is an appeal process. If you wish to appeal my decision, send me a formal driveway permit application showing what you deem reasonable. I will review and if considered unacceptable formally deny. Within ten (10) days after denial of the application or receipt of the notice, you may appeal the decision to the governing body, through the city manager. This is all explained under Article 23-3.4 of the City Code.

If you feel the HRB will deem it unacceptable to remove or alter the existing wall in any way other then what was previously approved, in light of any sight distance issues as determined by using the Green Book guidelines, please obtain and provide me with an official ruling from the HRB stating such.

The Transportation Research Board (who is supported by state transportation departments, the U.S. Department of Transportation, and other organizations and

individuals interested in the development of transportation), through their National Cooperative Highway Research Program has made the following determination:

> "Adequate sight distance for drivers at stop- or yield-controlled approaches to intersections has long been recognized as among the most important factors contributing to overall safety at unsignalized intersections. Estimates of the safety effectiveness of providing full intersection sight distance where it does not currently exist suggest that up to a 20% reduction in related crashes can be expected."

I'd like to clarify that all of the decisions I've made to date are not intended to hold up your project in any way but intended to ensure proper and safe egress and ingress from the Paseo Compound site onto Paseo de Peralta.

If you have any questions or need further information, please contact me at 955-6638.

Sincerely,

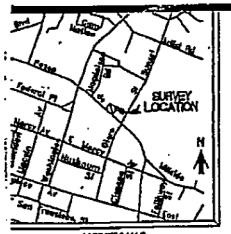
John J. Romero
Traffic Impacts Section
Public Works Department/Engineering Division

Attachments

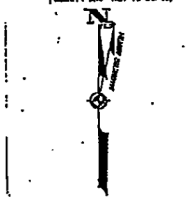
PLAT OF LAND DIVISION
FOR
RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG

CREATING TRACT I-A AND I-B FROM TRACT I,
SITUATE AT 515 PASEO DE PERALTA, CITY OF SANTA FE,
SANTA FE COUNTY, NEW MEXICO.

G99837

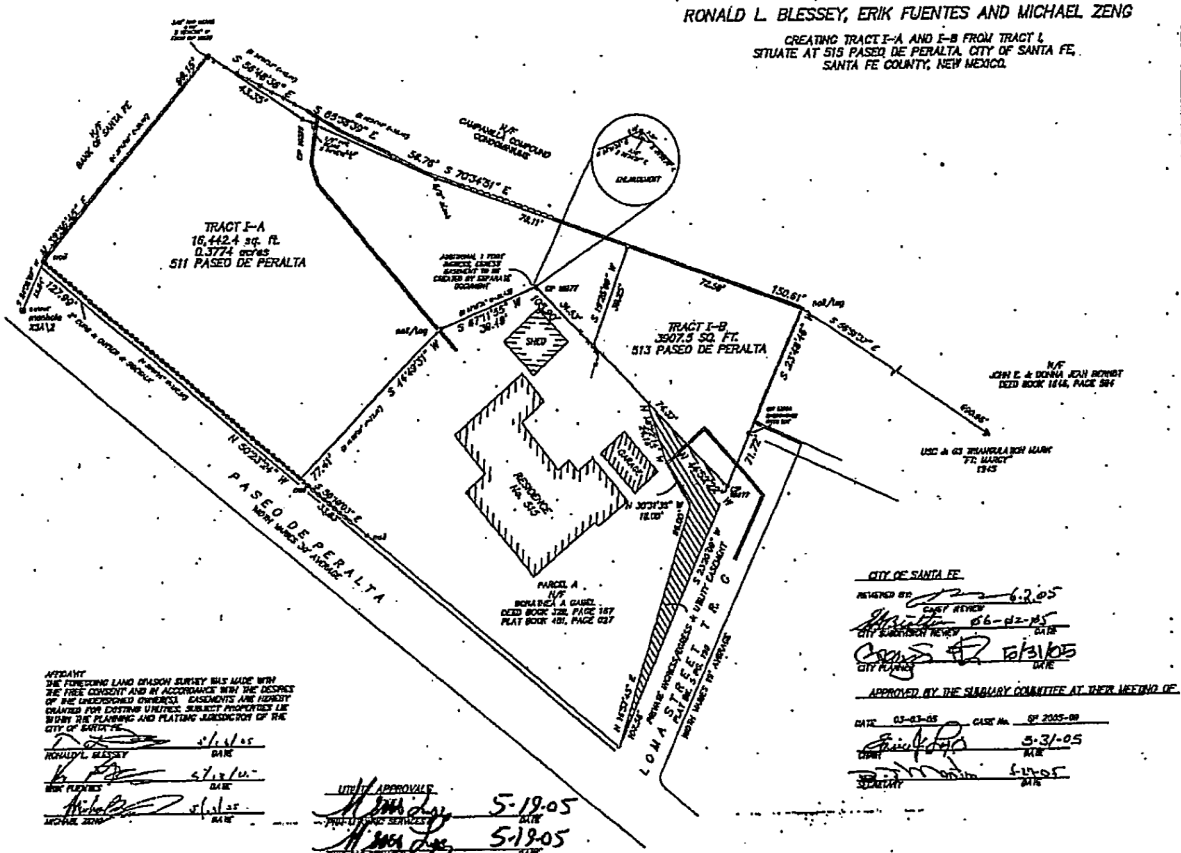


VICINITY MAP
(VICINITY MAP NOT TO SCALE)



SCALE: 1"=20'




TRACT I-A
16,442.4 sq. ft.
0.3774 acres
511 PASEO DE PERALTA
TRACT I-B
3907.5 SQ. FT.
513 PASEO DE PERALTA
SHED
RESIDENCE No. 513
GARAGE
PASEO DE PERALTA
NEW MEXICO 599 AVENUE
LOMA STREET
PRIVATE ROADWAY 15' WIDE
N/F
BANK OF SANTA FE
CHAPARELL CHURCH OF CHRIST
N/F
JOHN E. & DONNA JEAN BENNET
DEED BOOK 1614, PAGE 384
PARCEL A
N/F
RONALD L. & GABEL
DEED BOOK 328, PAGE 187
PLAT BOOK 481, PAGE 037
USC & GS BRASS/ALUM MARK
"TT" MARKET
1945
S 54°48'56" E
43.35'
S 68°38'09" E
54.76'
S 70°34'31" E
78.11'
S 32°52'46" E
150.61' m&l/ag
S 57°07'14" W
N 32°52'46" W
122.99'
N 41°05'01" W
77.41'
S 30°01'35" E
18.00'
N 30°01'35" W
18.00'
S 32°52'46" E
71.72'
N 57°07'14" E
S 57°07'14" W
N 57°07'14" E
S 32°52'46" E
N 32°52'46" W

City of Santa Fe
Public Works Department
Permit to Access Public Right-of-way

APPLICANT NAME Ron Blessey, as Agent for Paseo Compound

ACCESS PERMIT NUMBER 05-10-11

IN ACCORDANCE WITH THE SUBMITTED APPLICATION, AND CONDITIONS NOTED BELOW, PERMISSION IS HEREBY GRANTED FOR ACCESS TO PUBLIC RIGHT-OF-WAY FOR THE FOLLOWING LOCATION:

Temporary closure of Paseo De Peralta between Magdalena and Otero Street for providing access to site for construction operations at 515 Paseo de Peralta

NAME OF SUBDIVISION (IF APPLICABLE) The Paseo Compound

THE WORK IS TO COMMENCE ON OR ABOUT November 4, 2005

THIS PERMIT EXPIRES November 30, 2005 (Surety Bond Expiration Date)

CONDITIONS NOTED:

This Permit for a legal access from private property onto a public right-of-way is governed by the requirements of City Code Chapter 14, "Visibility at Driveways" and Chapter 23 – Construction and Maintenance of Curb, Gutter, and Sidewalk (where applicable). All Conditions and restrictions required by law shall be complied with, and failure to comply with the conditions of this permit shall result in revocation of this permit and the reconstruction of any nonconforming driveway to City of Santa Fe standards at the property owner's expense.

Agent agrees to release and hold harmless the City of Santa Fe from any claims by reason of this work; Agent agrees to repair any CSF property damaged as a result of its work within 30 days of each occurrence. Agent agrees to abide by Traffic Control Plan submitted by Southwest Safety and as amended by CSF. Agent agrees to hold a general liability insurance policy in the amount of $1,000,000 and a $10,000 surety bond that names CSF as a policyholder.

Traffic Engineering Supervisor [signature] **DATE** 11/3/05

Inspection by _____ **DATE** _____

City of Santa Fe, New Mexico

memo

DATE: May 14, 2007

TO: David Rasch, Historic Preservation Supervising Planner

FROM: John Romero, Public Works Dpt/Engineering Div/Traffic Impacts Section JR

SUBJECT: **Case #H-04-114, 511 Paseo de Peralta, Downtown & Eastside Historic District**

ISSUE

Roger Hunter agent for Blessey, Fuentes, & Zeug, proposes to remodel an historic stone wall along the streetscape. An exception to remove historic material is requested (Section 14-5.2 D, 5, b).

BACKGROUND & SUMMARY:

The Public Works Department (PWD) received a request to approve a driveway permit for the Paseo Compound onto Paseo de Peralta. The initial request included the removal of a certain portion of a historic wall as approved by the Historic Review Board. The PWD has concluded that the amount of removal approved by the Historic Review Board does not allow adequate sight distance for traffic wishing to exit the development onto Paseo de Peralta (see attached photos).

The developer has been asked by the PWD to design an access onto Paseo de Peralta with sufficient sight distance in order to accommodate a 25mph design speed (the posted speed limit on Paseo de Peralta). In order to provide adequate sight distance, the developer must remove a total of ≈ 103' of the wall measured from the south west corner of the subject property towards the east. This is base on requirements set forth in *A Policy on Geometric Design of Highways and Streets, 2004, 5th Edition* (Green Book), published by the American Association of State Highway and Transportation Officials. The Green Book is a nationally recognized policy used for the design of transportation facilities including urban arterials, collectors, and local roads. The guidance supplied by the Green Book is based on established practices and is supplemented by recent research.

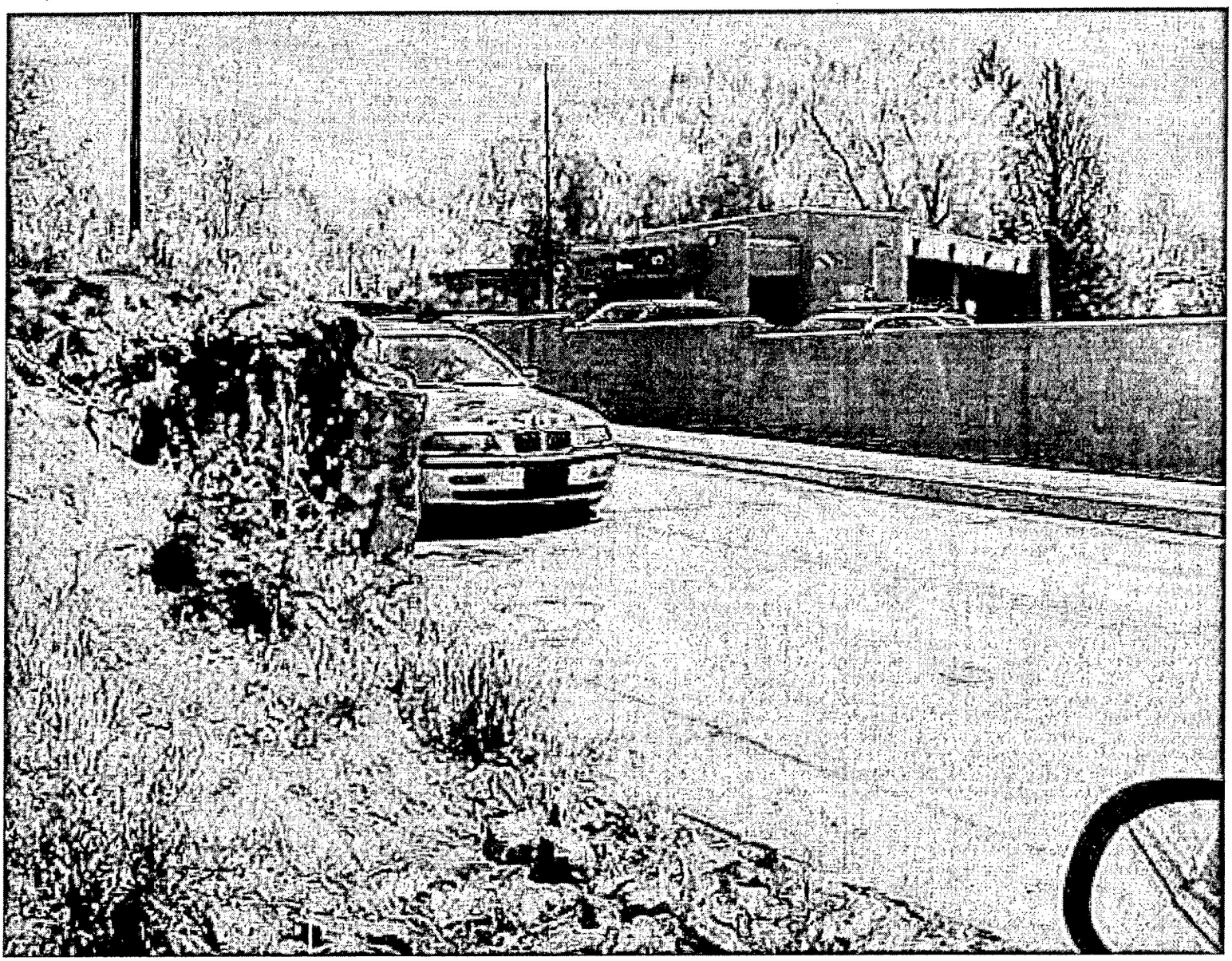
The PWD appreciates the importance of maintaining historical features within the City of Santa Fe, where feasible, but in this case feels it important to ensure proper and safe egress and ingress from the Paseo Compound. The Transportation Research Board (who is supported by state transportation departments, the U.S. Department of Transportation, and other organizations and individuals interested in the development of transportation), through their National Cooperative Highway Research Program has made the following determination:

"Adequate sight distance for drivers at stop- or yield-controlled approaches to intersections has long been recognized as among the most important factors contributing to overall safety at unsignalized intersections. Estimates of the safety effectiveness of providing full intersection sight distance where it does not currently exist suggest that up to a 20% reduction in related crashes can be expected."

If you have any questions or need any more information, feel free to contact me at 955-6638. Thank you.

M:\Traffic Impacts\01-TIAs\2007\Paseo Compound\Paseo Compound HBRD 05-14-07.doc





City of Santa Fe
Public Works Department
Permit to Access Public Right-of-way

APPLICANT NAME Ameriwest Construction Inc.

ACCESS PERMIT NUMBER 07-05-06

IN ACCORDANCE WITH THE SUBMITTED APPLICATION, AND CONDITIONS NOTED BELOW, PERMISSION IS HEREBY GRANTED FOR ACCESS TO PUBLIC RIGHT-OF-WAY FOR THE FOLLOWING LOCATION:

SITE ADDRESS OR LOT NO 511 Paseo de Peralta

NAME OF SUBDIVISION (IF APPLICABLE) Paseo Compound

THE WORK IS TO COMMENCE ON OR ABOUT June 2007

THIS PERMIT EXPIRES December 31, 2007

CONDITIONS NOTED:

*This Permit provides **legal access from private property onto a public right-of-way** and is governed by the requirements of City Code Chapter 14, "Visibility at Driveways" and Chapter 23 – Construction and Maintenance of Curb, Gutter, and Sidewalk (where applicable). All Conditions and restrictions required by law shall be complied with, and failure to comply with the conditions of this permit shall result in revocation of this permit and the reconstruction of any nonconforming driveway to City of Santa Fe standards at the property owner's expense.*

Prior to commencing construction of the new or modified driveway, the property owner shall obtain a *Right-of-way Excavation & Restoration Permit* from the Streets, Drainage & Fleet Management Division (application attached) located at 1142 Siler Road (Phone - 955-3000). Alterations to the existing rock wall along the property's frontage with Paseo de Peralta shall be reviewed by the Historic Review Board. Any change to the attached drawing shall be reviewed by the Public Works Department and shall be in compliance with intersection sight distance requirements as set forth in the *A Policy on Geometric Design of Highways and Streets, 2004, 5th Edition* published by the American Association of State Highway and Transportation Officials.

REVIEWED AND SIGNED BY _____ **DATE** 5/14/07

DRIVEWAY INSPECTED BY _____ **DATE** _____

FEE PAID 15 00

RECEIPT # 728307

Article 14-5: OVERLAY ZONING DISTRICTS

14-5.1 GENERAL PURPOSE; RELATIONSHIP TO GENERAL USE ZONING DISTRICTS

The overlay zoning districts of this article are intended to apply in combination with the underlying general use zoning districts to impose regulations and standards in addition to those required by the general use districts. The requirements of an overlay district shall apply whenever they are in conflict with those in the general use district. The following overlay districts are hereby created:

(A) Historic Districts;

(B) Archaeological Review Districts;

(C) Arts and Crafts District;

(D) Highway Corridor Protection Districts;

(E) Escarpment Overlay Districts; and

(F) PUD Planned Unit Development District.

(G) Residential Suite Hotel/Motel District.

(Ord. No. 2001-38 § 2; Ord. No. 2002-37 § 22)

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

(12) Defective or lack of weather protection for exterior wall covering, including lack of paint, or weathering due to lack of paint or other protective covering; or

(13) Any fault or default in the building or structure that renders the same structurally unsafe or not properly watertight.

(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.

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 §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:

(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.

(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.

(7) Surface Cleaning

The surface cleaning of structures, when undertaken, shall employ the gentlest means possible. Chemical or physical treatment, such as sandblasting, that causes damage to historic materials, is not permitted.

(8) Archaeological Resources

Discovery of archaeological resources made during the Historic Districts review process shall be referred to the Archaeological Review Committee.

Mr. Barrow asked what the windows would look like.

Mr. Durán said they would be true-divided light windows.

Ms. Rios moved for approval of Case #H 04-104, per staff recommendations, with positive finding of fact regarding the requested exceptions and with the condition that the portal be eliminated as well as the exposed viga ends and the windows being divided to meet the 30" rule and the final design submitted to staff for final approval. The motion was seconded by Mr. Barrow and passed by majority voice vote with all voting in favor except Ms. Farrar who voted against.

4. Case #H 03-114. 515 Paseo de Peralta, Tract 1. Downtown and Eastside Historic District. Lorn C. Tryk, agent for Erik Fuentes, propose architectural details for a residential compound of seven units, previously approved by the HDRB.

Ms. Farrar recused herself from consideration of this case.

Mr. Rasch presented the staff report for this case [attached as Exhibit G]. The staff reported recommended approval of the project as submitted.

Present and sworn was Mr. Lorn Tryk, 206 McKenzie, who corrected the staff report by saying that the railings were 36" high, being 4" off the deck. He said they proposed the Artesano's Estrella fixture for use under the portal. He added that the stucco color was STO Pecos and Pella Tan for the windows.

Chair Purvis asked where the rail would be placed. Mr. Tryk said it was on Unit 5.

Chair Purvis asked where the shutters were. Mr. Tryk said they were on Units 4 and 5.

Chair Purvis asked where the exposed vigas were. Mr. Tryk said they were on units 2 and 7.

Mr. Tryk showed the other details. He said that all exterior wood would be stained brown.

Mr. Barrow asked about the viga end details. Mr. Tryk said they would be chopped, beveled and with caps.

Ms. Shapiro asked about the corbels. Mr. Tryk said they would be the same shape.

Mr. Tryk showed the interior wall details. He said they would be 12" thick and three to three and a half feet high.

Ms. Shapiro asked about the reveal around the window sides. Mr. Tryk said the windows would be recessed approximately 2.5". He said the doors would be done in the same way.

Chair Purvis asked if the viga ends would be publicly visible. Mr. Tryk said they would but the caps would not be seen.

There were no speakers from the public regarding this case.

Mr. Barrow moved for approval of Case #H 04-114 per staff recommendations. Mr. Montoya seconded the motion.

Mr. Barrow asked if there would be any other submittals. Mr. Tryk said there would be no others unless they made further changes.

The motion passed by majority voice vote with all voting in favor except Ms. Farrar who had recused herself.

Ms. Farrar rejoined the bench at this time.

5. Case #H 04-120. 767½ Acequia Madre. Downtown & Eastside Historic District. Howard Mier, agent for Diana Olguin, proposes to build a stucco wall at front, add gate, and re-construct carport.

Mr. Rasch presented the staff report for this case [attached as Exhibit H]. The staff report recommended approval of the project as submitted.

Mr. Rasch distributed copies of the letter of support by the Neighborhood Association [attached as Exhibit I].

Present and sworn was Mr. Howard Mier, 1704-B Llano Street. He said he felt the Council would like something other than chain link fence here. He said the gate was five feet, set back, and made of wood with a metal backing. He said it would have tongue and groove boards which were rough sawn and laminated. He said it would be stained an antique grey to match existing.

Ms. Shapiro asked about the acequia.

5. **Case #H 04-114.** Tract 1, Paseo de Peralta (adjacent to #515). Downtown and Eastside Historic District. Lorn C. Tryk, agent for Erik Fuentes, proposes to construct a residential compound of seven units at a total of 10,168 sq. ft. to the maximum allowable height of 17' 6" plus 2 additional feet per Board approval. An exception is requested to partially demolish an historic stone wall per Section 14-5.2 (D,1,a).

Mr. Rasch presented the staff report for this case [attached as Exhibit F]. The staff report recommended approval of all but the exception request for historic wall demolition and deferred to the Board on that issue.

Ms. Farrar recused herself from consideration of this case.

Present and sworn was Mr. Erik Fuentes, who said the objective for this property was to make the best use of it. He said they had talked with all the neighbors around it. He said the corner piece (formerly Unit 8) was 90% under contract with a neighbor to purchase it when the remaining issues were worked out. He said the neighbor told him he was not planning to do anything with it for at least a year.

He briefly introduced the other members of his team.

Ms. Rios asked if the removal of the wall was the only way this property could be accessed. Mr. Fuentes agreed and briefly explained all the other possibilities and why they could not be done. He added that the height of the wall was unsafe.

Ms. Rios asked how the erosion and run off issues would be addressed. She said she understood the City built the wall to deal with them.

Present and sworn was Mr. Lorn Tryk, 206 McKenzie Street, who said that he wanted to fill in a couple of the blanks. He said the project started in floor area at 11,176 and currently is proposed at 8,091 square feet for a reduction of approximately 20%. He said they removed about 1,420 square feet of second floor space. He noted that Unit 4 was moved back and stepped back. He said the open space had been increased 1750 square feet which was three to four times what was required.

Mr. Tryk said that by not accessing through Loma Street solved the erosion problem. He said the impact was considerably less than first proposed.

Regarding exceptions, he said that about 11% at the western end was proposed for demotion. He reminded them that last time there was a worry about the impact on the

street and particularly about Unit 8. He suggested that they had come a long way in meeting the concerns of the Board.

He said he walked around the neighborhood and he showed the pictures he took of those neighboring structures, all of which were taller.

Mr. Barrow said the pictures were helpful. He asked how old the wall was.

Mr. Rasch said the wall was the same age as the Contributing building, in the late 19th century. He said he thought the wall would have to be modified. He said he was concerned about the design. He said he favored transition to the new wall but did not favor having the new wall mimic the old one.

Mr. Rasch said that perhaps they could have the foundation of the wall revealed in the pavement at the access. He said that would help transition to the new design wall.

Mr. Tryk said they would come back with detail treatments.

Ms. Rios said the transition was a good suggestion to distinguish the old from the new. She complimented the applicants for their reductions.

Ms. Rios asked for the setback distance of the second stories. Mr. Tryk said they were 30', 45', and 37'. He said the impact was low because they were dug into the hillside. Mr. Rasch agreed.

Mr. Tryk said he did not find an exact date for the age of the stone wall. He said the survey said the apartment building was 1890's.

Ms. Rios asked what materials of construction would be used. Mr. Tryk said they would be frame stucco and concrete stucco. He said the entire back of the two-story buildings were concrete because they were retaining.

Chair Purvis said this was just preliminary. Mr. Tryk said he was seeking final approval but would bring back the details for approval.

Ms. Rios asked what would be on the rooftops. Mr. Tryk said there would be no rooftop equipment.

Mr. Barrow asked what lighting would be in the parking area. Mr. Tryk said there would be no up-lighting. He said it was all down lighting and no floodlights would be used.

Chair Purvis asked for the on-story height. Mr. Tryk said it was 13' 6".

Ms. Rios asked for the two-story heights. Mr. Tryk said they were 19' 6".

Mr. Montoya asked what additional open space there would be besides parking.

Mr. Tryk said there would be back yards and side yards.

Mr. Montoya asked about vegetation. Mr. Tryk said they would have trees and other plantings.

There were no speakers from the public regarding this case.

Ms. Rios asked for the square footage of the single story units. Mr. Tryk said #1 was 1,129 square feet, #2 was 1,178, #3 was 1,198, #4 was 1,199, #5 was 1,198, #6 was 1,191, and #7 was 1,198.

Mr. Montoya moved for approval of Case #H 04-114 per staff recommendations with a positive finding of fact for the exception, with the outline of the existing foundation of the wall to be retained in the drive and details, including details of the wall to be brought back to the Board. Ms. Rios seconded the motion. The motion passed by majority voice vote with all voting in favor except Ms. Farrar who voted against.

6. Case #H 04-116. 1104½ Camino San Acacio. Downtown & Eastside Historic District. Andy Lyons, agent for Jimmy and Jennifer Day, proposes to construct a 5,492 sq. ft. residence to the maximum allowable height of 16' 1" plus 2 additional feet per Board approval.

This case was postponed under Approval of the Agenda.

7. Case #H 04-118. 234-A Rodriguez. Downtown and Eastside Historic District. Christina Alfieri & Mike Schriber, agents/owners, propose a 1277 sq. ft. single family residence to a height of 13' 2" where the maximum allowable height is 13' 7".

Mr. Rasch presented the staff report for this case [attached as Exhibit G]. The staff report recommended approval of this case without any conditions of approval.

Ms. Rios asked how this differed from the previous submittal. Mr. Rash said they changed the design style with brick coping and window and door surrounds.

Mr. Bell asked that the motion be amended to have the lights turned off at night.

Ms. Rios said she would keep the lights on but said **the Board should have the right to restrict the hours.**

Ms. Shapiro agreed.

The motion passed by unanimous voice vote.

Mr. Rasch clarified that if it appears this was too dim, the applicant could return to request more. The Board members agreed with this provision.

Ms. Bell said that the height not to exceed 17' was implied.

2. **Case #H 04-114** 511 Paseo de Peralta. Downtown & Eastside Historic District. Roger Hunter, agent for Blessey, Fuentes, & Zeug, proposes to alter a previously approved multi-family development with portal changes and stairway additions.

Mr. Rasch presented the staff report for this case [attached as Exhibit C]. The staff report recommended approval of this application which complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

Present and sworn was Mr. Steve Russell, 105 Camino Encantado, who showed each change (highlighted in yellow) beginning with the streetscape area. He said some portal reductions were to reduce lot coverage to less than 40% and acknowledging that the previous approval meant they had exceeded 40% of lot coverage. He said the windows that were removed were taken out because of the code requirements on zero lot line building.

Mr. Russell said that the common open space was on the back side and the west side has retaining walls. He added that they removed a section of wall that violated ADA standards. He said the stairways were to access open common areas. He briefly commented on the stair railings. He said that on the east elevation, windows were not allowed by zoning.

Mr. Bell said the staff report emphasized an overall change on the drawings. He pointed out that the old drawings were a different style. He pointed out that the new, non-battered walls and non-rounded edges were very different.

Mr. Russell said it was due to CAD drawings. He said they had no problem with battering but probably not the whole wall.

Chair Purvis said they could do battered walls. He pointed out that what the Board approved was the bottom three feet being battered. He said they could use wafer board and the Board should

not have to review what was approved for the character. He added that there was no height change in these drawings but said the air conditioner units could not be on the street side.

Ms. Shapiro referred to page 28 and asked where the shutters were located.

Mr. Russell said they were on the north elevation in the courtyard.

Ms. Shapiro said the reveal around the headers and windows needed to be soft.

Ms. Rios said that could be included in the motion.

In response to Ms. Farrar, Mr. Russell briefly explained the changes to the portals.

There were no speakers from the public regarding this case.

Mr. Bell referred to pages 28 and 29 and asked if that was part of the approval.

Mr. Rasch said it was at the final hearing.

Mr. Bell asked about the rails.

Mr. Russell said they could change the stairways with a screening plastered wall.

Ms. Shapiro noted the STO stucco listed on the detail sheet and asked if that had been approved by the Board.

Mr. Rasch said those were new details.

Chair Purvis said that, rather than going through point by point, it would be better to stick with what the Board originally approved and to identify changes from it which the Board approved. As an example, he said he did not want to go back to the height issue.

Mr. Rasch said nothing was stated about stucco in the original approval.

Ms. Farrar asked if she should recuse herself since she was not present at the prior approval.

Mr. Rasch said that was not necessary.

Ms. Rios said she felt the motion should go elevation by elevation.

Ms. Shapiro moved to approve Case #H 04-114 with the following conditions: 1) on the street-facing, south façade, that the portal remain as originally drawn and approved on Unit 2; that the window be removed because of zero lot line; that on Unit 7, the two windows be eliminated; that the railing become a stucco wall to cover the railing; that the air

conditioner units be moved to another location, not publicly visible nor on the roof; that on Unit 1, partial west-facing façade window remain the same size; that the little trash walls be included; that the handicapped ramp is approved with the small wall be removed and that the portal there be shortened; 2) on South-facing façade (Units 4-7), that the handrails on the stairwell become a solid masonry wall; that the air conditioning units be screened; that Unit 5 be stepped back as in the original drawings; that the planter be removed and a handicapped ramp be installed; 3) on the North façade of the back of Units 4, 6, 7, that the air conditioning units be screened; that the railings become a solid masonry wall with the handrails on the inside; 4) on the East façade, that the portal on Unit 7 be reduced in size, that the double French doors be changed to a window; that the chimney on the outside have a mechanical chase; that the windows on the zero lot line be removed; 5) on the West elevation, the portal on Unit 3 be changed as requested; that the window be relocated and smaller in size; that the staircase becomes a masonry wall; that the electrical cabinet be approved and the color notes on page 29 be approved Ms. Rios seconded the motion.

Mr. Rasch said having the portal on Unit 2 remain as originally approved would be a problem.

Chair Purvis said it meant that something that was not publicly visible would have to be reduced instead. He asked the applicant if that could be done.

Mr. Russell said it could be done.

Chair Purvis said that included in the motion should be: **that there be no changes in height, no floor height changes, no difference in the look of the building so the battering be preserved.**

Mr. Bell said that his understanding was that the drawings were only being used to identify changes from the original approval. Chair Purvis agreed.

Ms. Shapiro agreed

Chair Purvis said the nature of the stucco and the battering needed to be included.

Ms. Shapiro added to her motion that in the typical notes on page 29 where stucco was listed as a STO product would instead be a cementitious stucco and on page 26, the copper down spout be in a traditional material and color matching the building as reviewed and approved by staff; that the walls be battered, the parapets be rounded, the reveals be at least 4" in depth, including the lintels, and the corners rounded as in the original plans. Ms. Rios agreed with those additions to the motion.

Mr. Bell asked if there were directions on the specifications for the windows.

Mr. Russell requested that they allow simulated divided windows but true divided lights were in the original approval.

Mr. Bell said the window specs that were approved should remain. He said that the drawings given to the builder must be as the Board approved.

Mr. Russell said the notes would be changed.

Mr. Bell asked about the canales.

Mr. Rasch said the proposal was for copper lined canales with carved supports.

Ms. Shapiro said that copper patina'd canales were fine.

Mr. Bell asked if there were any changes to roof top appurtenances.

Mr. Russell said no.

The motion passed by unanimous voice vote.

3. **Case #H 05-145.** 201 Ambrosio. Westside-Guadalupe Historic District. Ted & Barbara Seeley, agents/owners, propose to construct an approximately 80 sq. ft. addition, an approximately 32 sq. ft. portal, and re-install a window on a Contributing property.

Ms. Barrett presented the staff report for this case [attached as Exhibit D]. The staff report recommended approval on the condition that the west elevation door detail be brought to staff for approval. Otherwise, this application complies with Section 14-5.2 (C) Regulations for Contributing Structures and Section 14-5.2 (I) Westside-Guadalupe Historic District design standards.

Present and sworn was Mr. Ted Seeley, Box 176, Tesuque, who said he had been thinking about the wall where it meets the coyote fence and said he would like to replace that section of coyote with adobe wall to the corner and a pillar there.

Mr. Rasch said that if it was altered, he would have to comply with the safety visibility triangle which would mean it had to come down to three feet high for a length of twenty feet.

Chair Purvis said if the design is approved by zoning, the applicant could bring it back for review. He asked about the condition.

Ms. Barrett said the detail for the door needed to be reviewed by staff.

Chair Purvis explained to the applicant that the detail did not have to be presented at this meeting but would have to be submitted to staff for review.

There were no speakers from the public regarding this case.

LAW OFFICES OF
ROSANNA C. VÁZQUEZ

May 14, 2007
VIA HAND-DELIVERY

Mr. David Rasch
Historic Preservation Planner
P.O. Box 909
Santa Fe, New Mexico 87504

Re: Request for Special Exception - Paseo Compound
Real Estate Investment Partners

Dear Mr. Rasch:

On behalf of owners of Real Estate Investment Partners owners of Paseo Compound, I submit application for a request for Special Exception to allow the applicant to make modifications to a stone wall bordering Paseo de Peralta and the lot in question. We would respectfully request this item to be placed on the May agenda.

As background for this particular request, Paseo Compound came before the Board in Fall of 2004, requesting a special exception for the partial removal of a wall, in order to expand the driveway entrance. The Board approved a partial removal of the wall, to accommodate access to the driveway. After such approval, the owners obtained a driveway permit (February 8, 2005), which was signed off by then Public Works Director John Nitzel. After obtaining a driveway permit, Real Estate Investment Partners was told that a development plan would need to be submitted and approved. This was completed and we were in the midst of obtaining signatures when Public Works concern of safety was brought to the forefront and our attention.

The concern raised by John Romero, was that the existing configuration as previously approved by Historic Review did not provide sufficient intersection sight distance. Public Works cites AASHTO standards stating "a sufficient sight triangle be provided for vehicles wanting to exit the development." In order to obtain sufficient sight distance, the existing wall will need to be removed and replaced with a lower stucco wall. As such we are submitting this request for a special exception to remove the wall as a result of such public safety concerns raised by Public Works.

The owners are caught between the concerns of the two departments focusing on their own concerns. Historic is concerned with protecting the historic nature of the city, and the integrity of the wall; whereas Public Works' concern is focused on site distance and public safety of citizens of Santa Fe.

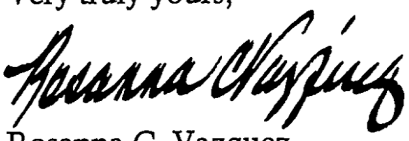
The decision previously made by Historic did not allow for a sufficient sight distance to protect passerby's and those exiting the driveway. The design submitted herewith removes the entire wall, and replaces the wall with a stucco wall. In our previous hearings, when the issue was raised as to what type of wall should replace the existing wall, there was very clear direction given that Historic did not look favorably on a wall constructed to look like an old wall, and rather preferred a stucco wall.

We respectfully request Historic Review consider the plans as submitted, balance the concern raised by Public Works, and provide a decision on this current proposal.

I enclose copies of the application, response to the special exception criteria, proposed and existing design plan, site plan, and correspondence from John Romero. It is our understanding from discussions with John Romero that a letter from Public Works will be forwarded directly to you on this matter.

On behalf of Real Estate Investment Partners, I thank you for your attention to this matter. I ask you to resolve this issue so that we may move forward with this project. Should you have any questions, please do not hesitate to call.

Very truly yours,



Rosanna C. Vazquez

cc: Real Estate Investment Partners

ANSWERS TO CRITERIA FOR SPECIAL EXCEPTION REQUEST
BY
REAL ESTATE INVESTMENT PARTNERS
PASEO COMPOUND
MAY 14, 2007

1. Damage the character of the streetscape:

   The proposed request leaves intact the portion of the wall by the existing historic home. The new construction is directly across the street from a similar wall of the Bank parking lot. The portion of the wall being removed would front the new construction.

2. Prevent a hardship to the applicant or an injury to the public welfare:

   Maintaining the rock wall would cause a deficiency in sufficient sight distance, and would have an adverse impact on the public safety of the citizens of Santa Fe. In addition, without removal of the rock wall and replacement of the wall with a lower stucco wall, Public Works will not issue a driveway permit.

3. Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts:

   The integrity of the historic nature of the area is being maintained by retaining the wall in front of the existing historic home. The new construction will continue the pueblo style of the area, harmonizing with the wall and construction directly across the street and contrast with the adjacent architecture.

4. Are due to special circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape:

   The topography and the narrowness of the lot makes it very difficult to achieve a safe line of sight and maintain the integrity of the existing wall.

5. Are due to special conditions and circumstances which are not a result of the actions of the applicant:

   The wall as it stands dose not allow sufficient sight distance to allow safe egress from the lot. There is no other ingress and egress to the lot.

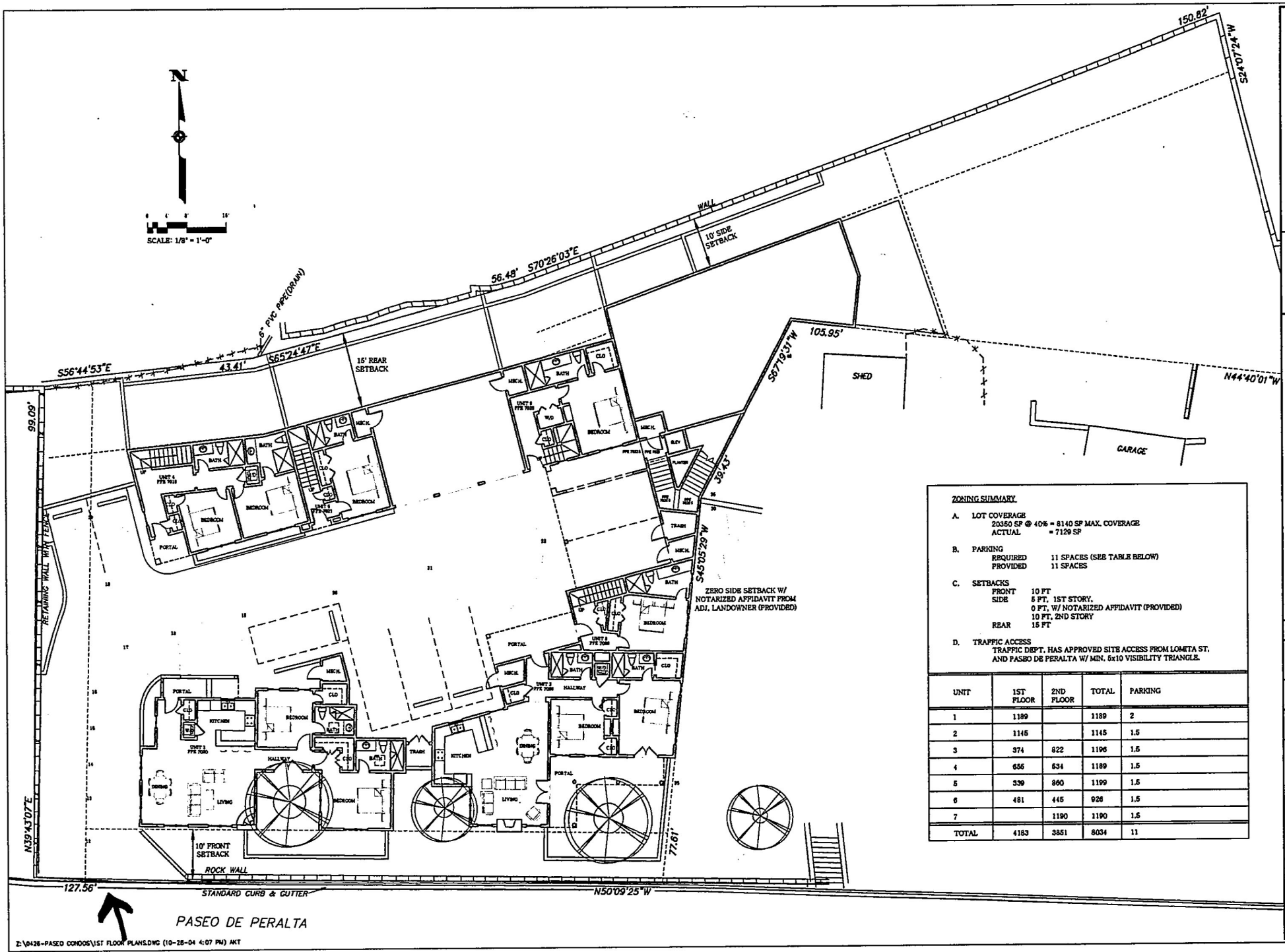
6. Provide the least negative impact with respect to the purpose of this section as set forth in Section 14-5.2(a)(1):

   There is no manner to lower the height of the existing wall. The wall is approximately 125 feet wide and 18 inches thick, making it impossible to cut through and lowered. In addition the wall could not withstand such impact and would most likely fall apart. A stucco wall is the most prudent approach as it blends into the surrounding area, and does not mimic a historic wall.

RESPECTFULLY SUBMTTED,

REAL ESTATE INVESMENT PARTNERS

By: _____
Rosanna C. Vazquez
Legal Counsel



ZONING SUMMARY

A. LOT COVERAGE
20350 SF @ 40% = 8140 SF MAX. COVERAGE
ACTUAL = 7129 SF

B. PARKING
REQUIRED 11 SPACES (SEE TABLE BELOW)
PROVIDED 11 SPACES

C. SETBACKS
FRONT 10 FT
SIDE 5 FT, 1ST STORY,
0 FT, W/ NOTARIZED AFFIDAVIT (PROVIDED)
10 FT, 2ND STORY
REAR 15 FT

D. TRAFFIC ACCESS
TRAFFIC DEPT. HAS APPROVED SITE ACCESS FROM LOMITA ST. AND PASEO DE PERALTA W/ MIN. 5x10 VISIBILITY TRIANGLE.

UNIT	1ST FLOOR	2ND FLOOR	TOTAL	PARKING
1	1189		1189	2
2	1145		1145	1.5
3	374	822	1196	1.5
4	656	534	1189	1.5
5	339	860	1199	1.5
6	481	445	926	1.5
7		1190	1190	1.5
TOTAL	4183	3851	8034	11

LORN TPZK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lorntpzk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date Oct
Revised

Drawn by
Checked by

Job Number 0426

Sheet Title
SITE PLAN/ 1ST FLOOR PLAN

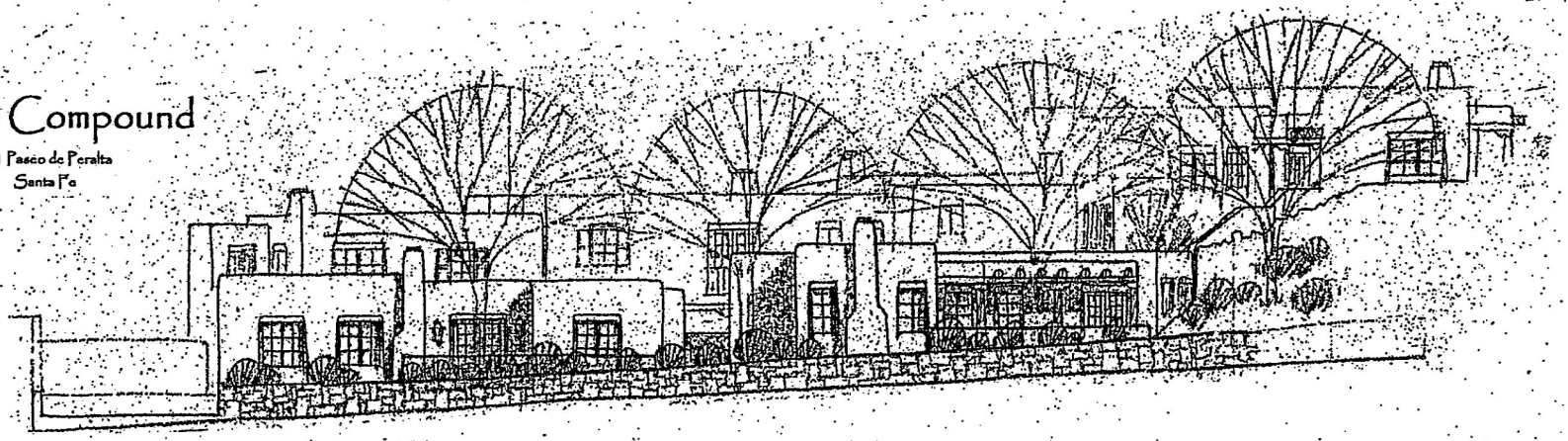
1/8" = 1'-0"

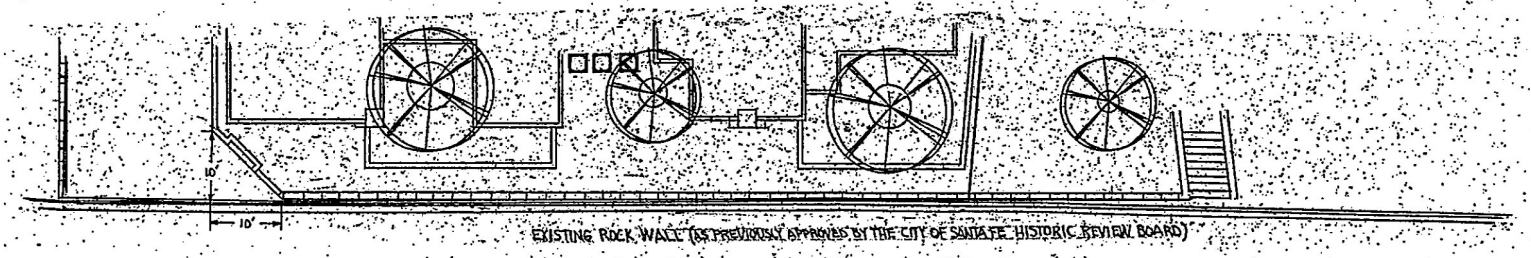
Sheet No.
A-1

driveway access

Paseo Compound

511 Paseo de Peralta
Santa Fe

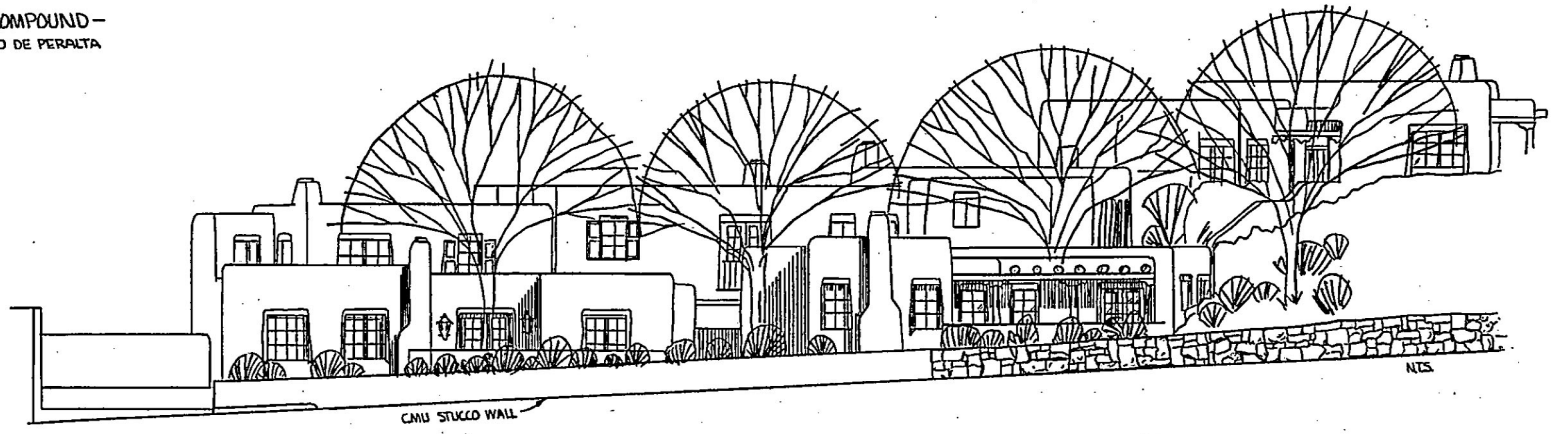


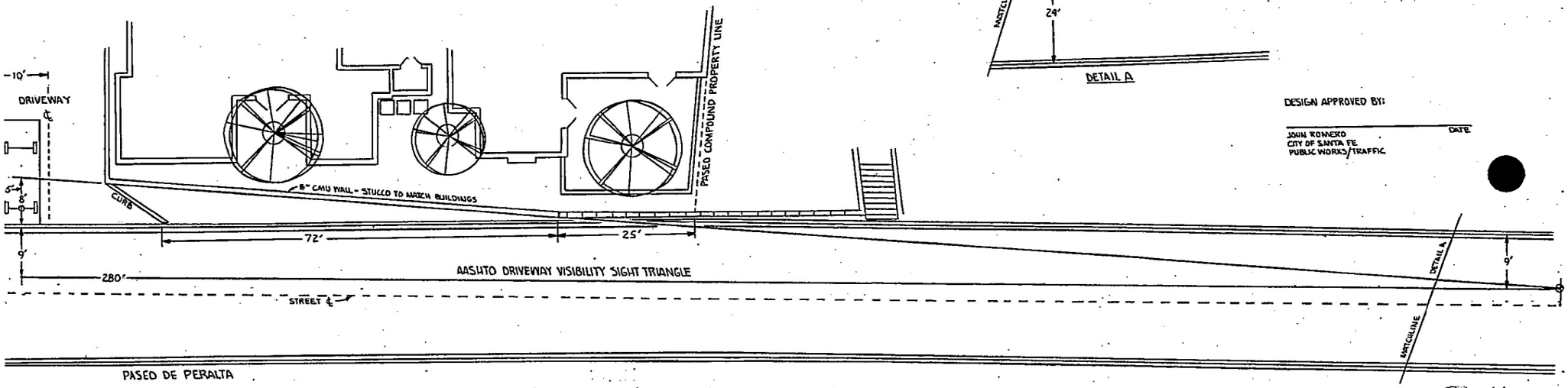


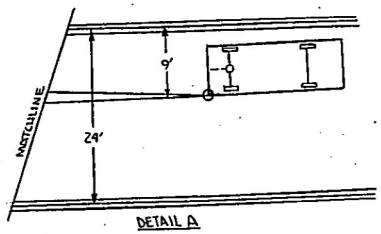
SCALE: 1/8"=1'

as approved September 2005

-PASEO COMPOUND-
511 PASEO DE PERALTA







DESIGN APPROVED BY:

DATE

JOHN ROMERO
CITY OF SANTA FE
PUBLIC WORKS/TRAFFIC

SCALE: 1/8" = 1'-0"

proposed May 2007

5-03-07

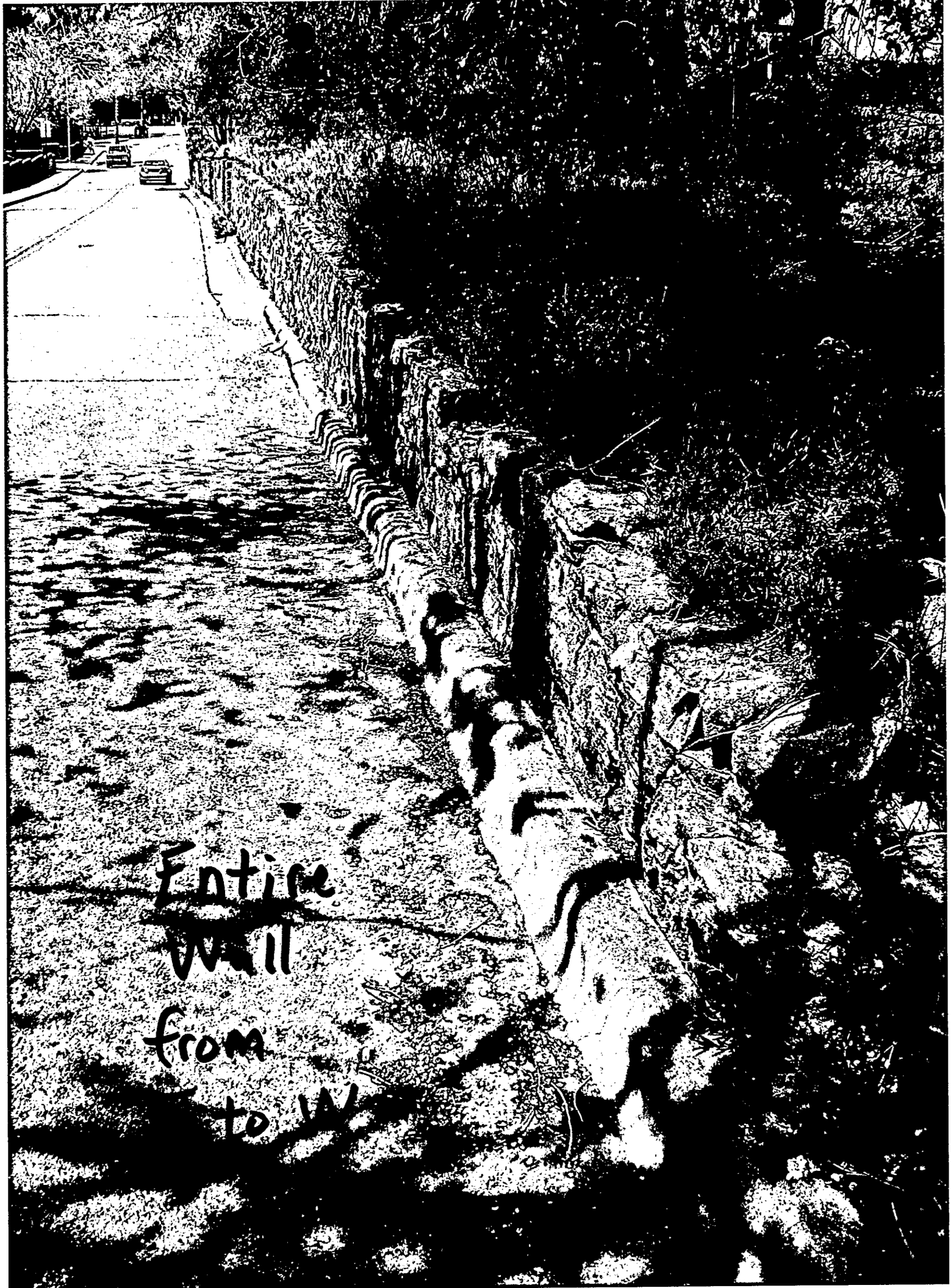


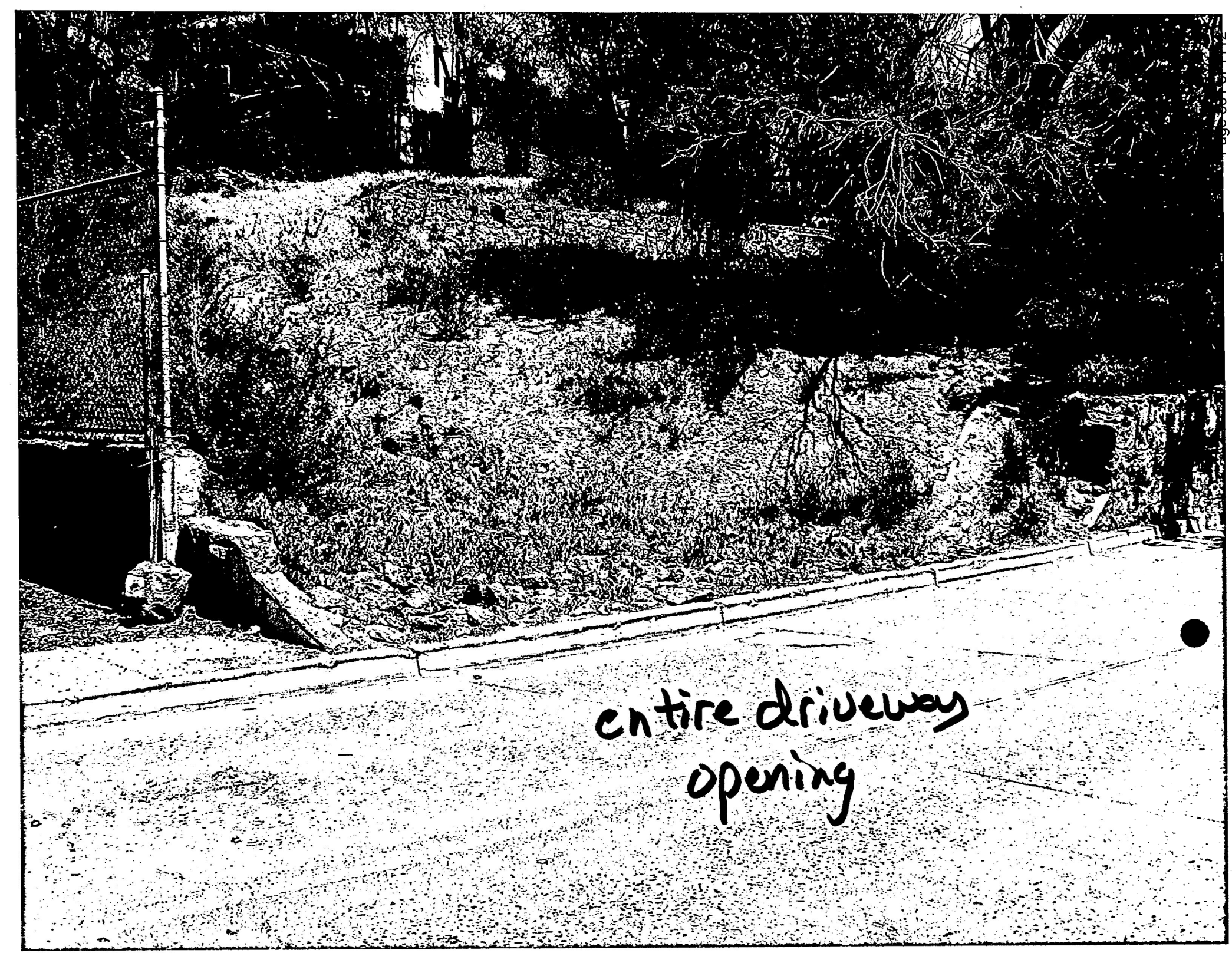
LOOKING NORTHWEST

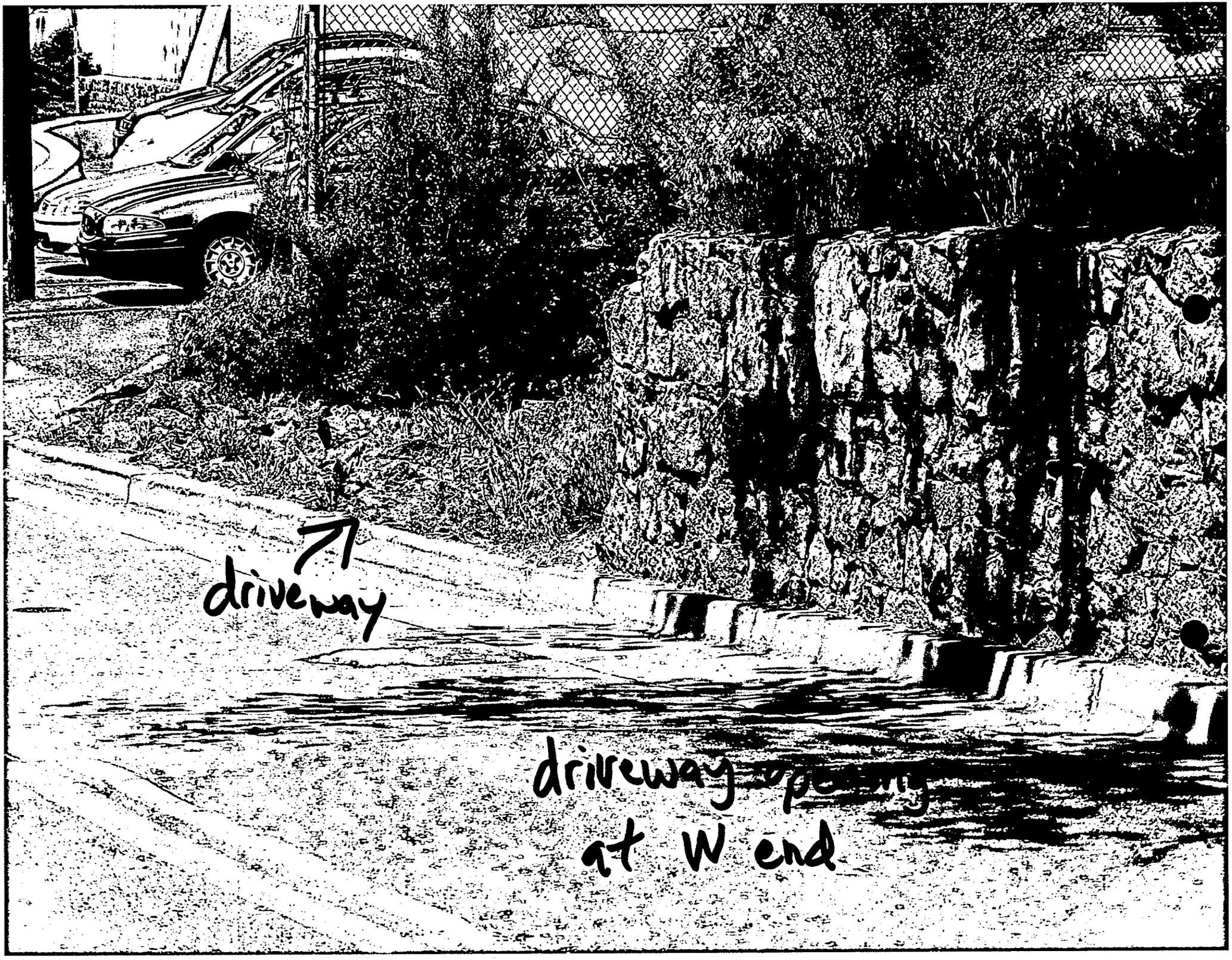


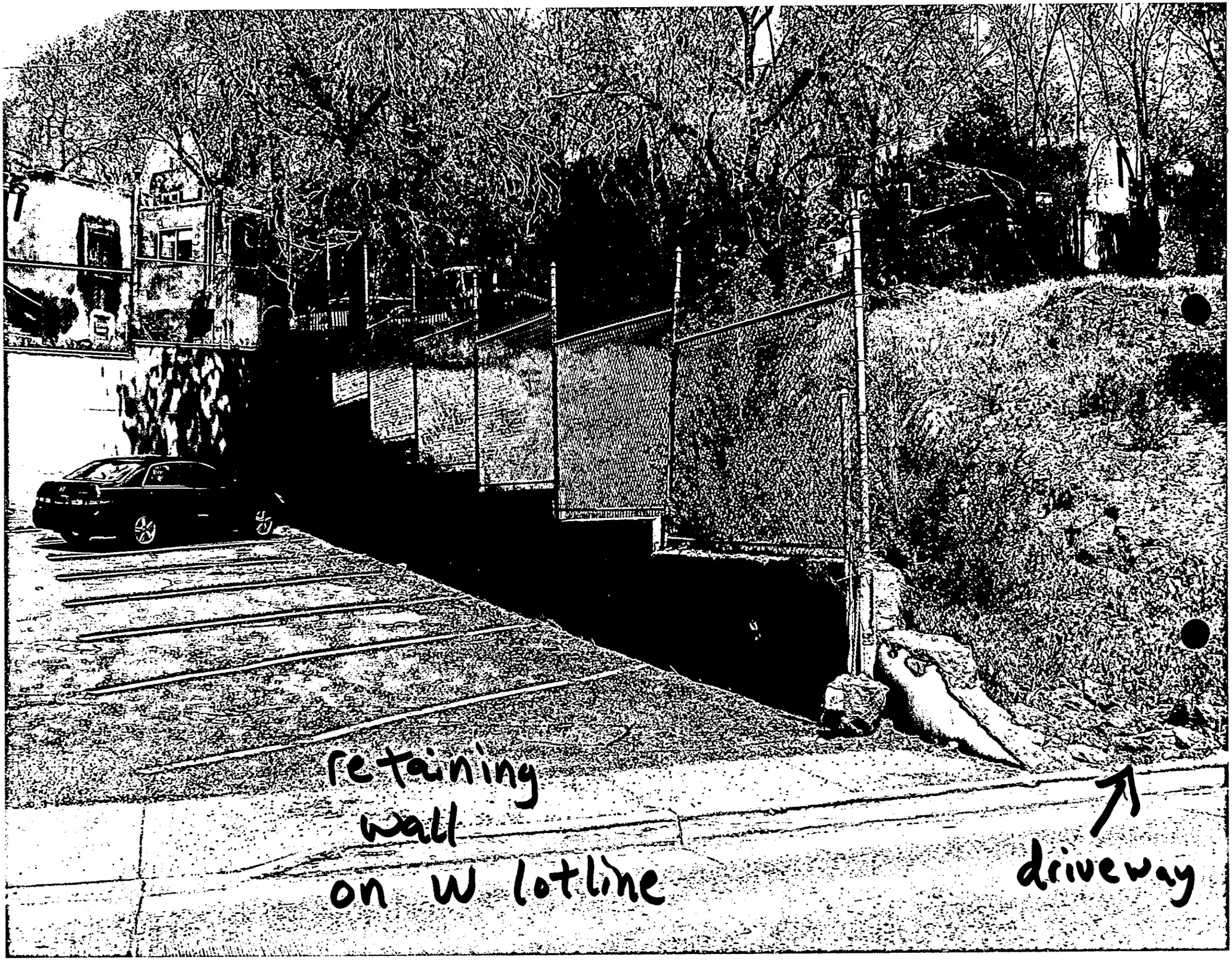
LOOKING NORTHEAST

Previous Page


Entire
Wall
from
to W


entire driveway
opening


driveway
driveway at W end


retaining
wall
on W lotline
driveway

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*
Asenath Kepler, *City Manager*

Councilors:
Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Remodel an historic stone wall along the streetscape. An exception to remove historic material is requested (Section 14-5.2,D,5,b).
Project number: 04-10100114
Case number: H-04-114
Project type: HDRB

PROJECT LOCATION (S): **511 Paseo de Peralta**

PROJECT NAMES:

OW - Ron Blessey, Eric Fuentes, Michael Zehg
Lamy, NM 87540

#10 Camino Caballos Spur
505-466-2404

AP - Roger Hunter
Santa Fe, NM 87501

300 Paseo de Peralta
505-986-8060

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on, May 22, 2007, acted on the above referenced case. The decision of the board was to deny your request citing that exception criteria number 1 was not met by determining that the streetscape would indeed be damaged by removal of 72 feet of the historic stone wall and that the applicant should diligently pursue alternatives to demolition of historic fabric, of which many ideas were identified at the hearing.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). YOUR PERMIT WILL BE DENIED IF THERE ARE ANY CHANGES ON PLANS THAT WERE APPROVED BY THE HDRB OR IF CONDITIONS OF THE APPROVAL ARE NOT MET. **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

RASCH, DAVID A.

From: KATZ, FRANK D
Sent: Monday, May 07, 2007 11:45 AM
To: ROMERO, ROBERT P; HIATT, JOHN (JACK) B.; RASCH, DAVID A.
Cc: LOVELY, ANNE L.; BULLER, GALEN M.
Subject: RE: clarification needed

While I agree that these are the "minimum requirements" but we do have a conflict with the Historic Overlay District. Section 14-5.1 clearly states that "The requirements of an overlay district shall apply whenever they are in conflict with those in the general use district."

Historic would like to preserve the entire wall. Arguably that should control. But the H-Board has granted an exception to conform to the view triangle at 14-7.4(D)(4)(b). I think that is as far as we can push it.

I realize that a longer view triangle would be safer. So would a shoulder, a sidewalk and greater setback for the entire property. But if we required the maximum safety, the Historic District would be destroyed.

Yes I do think we need to meet.

Frank

-----Original Message-----
From: ROMERO, ROBERT P
Sent: Monday, May 07, 2007 11:28 AM
To: KATZ, FRANK D; HIATT, JOHN (JACK) B.; RASCH, DAVID A.
Cc: LOVELY, ANNE L.; BULLER, GALEN M.
Subject: FW: clarification needed

Frank,

Please read below. If you think we need to meet again, we'd be glad to sit down and discuss the issue.

Let me know.

Robert P. Romero, P.E.
City Of Santa Fe
Public Works Department Director
(505)955-6621 - phone
(505)955-6627 - fax
-----Original Message-----
From: ORTEGA, CHRIS A.
Sent: Monday, May 07, 2007 11:19 AM
To: ROMERO, ROBERT P
Cc: ROMERO, JOHN J
Subject: RE: clarification needed

I think John already sent you this, but I want to reemphasize the words "minimum requirements" and "safety" in this ordinance citation (also from Chapter 14). David is not correct if he is asserting that the (one) sight triangle in Chapter 14 is the singular legal "standard". Concluding that we are not following it would be correct ONLY if someone believes that it is the single, all-encompassing standard.

Bottom line: the singular sight triangle in Chapter 14 is the minimum requirement, not the singular standard.

co

14-1.4 MINIMUM REQUIREMENTS

In their interpretation and application, the provisions of this chapter are minimum requirements, adopted for the promotion of the public health, safety, convenience, comfort, morals, prosperity, or general welfare. (Ord. No. 2001-38 § 2)

-----Original Message-----
From: ROMERO, ROBERT P
Sent: Monday, May 07, 2007 9:42 AM
To: ROMERO, JOHN J; ORTEGA, CHRIS A.
Subject: FW: clarification needed

Thoughts?

Robert P. Romero, P.E.
City Of Santa Fe
Public Works Department Director
(505)955-6621 - phone
(505)955-6627 - fax
-----Original Message-----
From: KATZ, FRANK D
Sent: Friday, May 04, 2007 11:43 AM
To: RASCH, DAVID A.; HIATT, JOHN (JACK) B.; LOVELY, ANNE L.
Cc: ROMERO, ROBERT P; BULLER, GALEN M.
Subject: RE: clarification needed

I do think David has a point.

Frank

> -----Original Message-----
> **From:** RASCH, DAVID A.
> **Sent:** Friday, May 04, 2007 9:59 AM
> **To:** HIATT, JOHN (JACK) B.; KATZ, FRANK D; LOVELY, ANNE L.
> **Subject:** clarification needed
>
> Hi All,
>
> I need clarification regarding the historic stone wall at the Paseo Compound and the driveway visibility standard. I am unclear as to why a standard which is not in Chapter 14 is being applied to this project, especially since the Chapter 14 standard is clear and planners use it consistently elsewhere in the historic districts. The general rules for measurement and exceptions 14-7.4 D, 4, b, i page 739 is quite clear in requiring a 26' by 13' triangle in which nothing can be over 3' high and below 8' high. An exception was granted by the Historic Design Review Board for this triangle under the advice of John

Nitzel. Additionally, I understand from legal advice that interpretation of the code is allowable only when the code is unclear. I am not debating whether the current legal standard is safe or not, but need to know why we are not following it.

Thank you.

David Rasch
Historic Preservation Section Head
City of Santa Fe

LAW OFFICES OF
ROSANNA C. VÁZQUEZ

June7, 2007
Hand Delivered and
Certified Mail

Frank Katz
City Attorney
PO Box 909
Santa Fe, NM 87504

Re: Paseo Compound

Dear Frank,

Thank you for your recent attempts at trying to find a solution between the issue of Public Works and the Historic Board. I am concerned however that my client Mr. Blessey is being brought in the middle of an internal problem which we have no control over and are at the whim of both departments to find a solution.

I am concerned that your suggestion that we go to Historic Board on June 26 only because we have made an appeal to City Council regarding the decision historic made in May. I am concerned that by seeking another decision on June 26th, and going to the board in July we will muddy the jurisdiction of the City Council. I do believe the City Council has the ability to override historic and make the judgment call between Public Works and the City. I believe that any design that is brought to City Council in July can be approved by them and will not affect historic review's jurisdiction. As such I would like your opinion as to whether or not this causes more problems for City Council to make a decision on this. Previously you had stated that you thought it was City Council's jurisdiction to override historic and make recommendations for what was prudent, in that they were balancing the interest of historic and the interest of Public Works. It is their purview to do so. I did research the code and I am comfortable with your legal position, and I am not exactly sure on what basis you've changed your mind. I respectfully ask that you provide us with a written legal analysis of this point by June 13.

As you are aware Mr. Blessey has attempted to get a development permit since November of 2006. There was a delay of almost five months because of issues with the planning and zoning department to get the development plan through the process. Thanks to the efforts from Jack Hiatt we are at the point that everyone in the process has signed off with the exception of John Romero in Public Works.

On March 23 of this year Mr. Blessey and Mr. Romero met at the site and this is when we were informed that he would not issue a driveway permit because of his assessment of the site triangle issue. He told Mr. Blessey at that point that he would have criteria for us to follow by the following week in order for the contractor to amend the plans per his directive. On April 12, Mr. Romero finally responded to a request that was sent to him via registered

mail; please see attached. He was adamant about our need to follow the Federal AASHTO Standards that he felt was applicable and claimed that he had the discretion to make us comply per Article 23 of the City Code. Keep in mind that we had been issued a driveway permit previously by the City in November 2005 which applied to Chapter 14 requirements and not AASHTO, which eventually lapsed due to the endless nature of this process. A plan that met Chapter 14 requirements was presented to Mr. Romero and he roundly rejected it, based on his opinion that AASHTO standards should govern.

In April, we met with Gaelen Buller, Jack Hiatt, John Romero, Rob Romero, and David Rasch at City hall. It was apparent neither Public Works nor H Board was going to compromise at this point and we were requested to go before the H Board on May 22nd. The decision was made to bring forth one design and one design only and that was the design that was brought forth on May 22nd.

The H Board's decision was unanimous in favor of leaving the wall alone, and upholding the previous decision to only cut 35 feet of the wall to provide access to what was a landlocked property. They further directed us not to demolish anymore of the wall and work with both departments to find another solution. Public Works was not present at the May 22nd H Board meeting to present their viewpoint. Your discussions with John Romero have apparently ended with his refusal to look at any other solutions other than those that conform to the AASHTO code. Mr. Romero indicated verbally to my client and in his letter of April 12 that if we presented him with a ruling from H Board on this issue that prevented us from removing the wall, that he would sign off on the driveway permit.

We are required to do an appeal to City Council. Currently we are not allowed to move forward in the position that we are in, and that is where we are. It was at this point that you and I had this discussion that City Council has the prerogative to not only over turn the H Board's decision but come up with alternate designs that would satisfy the concerns of Public Works and Historic.

While I am grateful for your attempts to try to mediate this situation I have some concerns with regards to legal interpretations and procedural interpretations which I would like to get your written opinion on by Wednesday, June 13. They are as follows:

1. What jurisdiction does Public Works have to impose the AASHTO standards in Chapter 14? Where in the code does it state that Public Works has discretionary powers to override the Chapter 14 code requirements? I do not believe that Chapter 23 is sufficient for the City Code to be overridden. Where in the City code is AASHTO mentioned?

2. We feel that there is precedent in the fact that the City has previously issued a permit for access to the project and is now going back on that permit. The permit has lapsed due to the inability of the city's planning and zoning department to deal with this case properly. John Romero has stated to my client that this precedent is irrelevant.

3. AASHTO standards are only recommendations and are being used by Public Works in an effort to enhance the Chapter 14 requirements instead of replacing such requirements. If the City makes a decision that AASHTO standards must apply, is the City prepared to enforce that code on scores of driveways that do not meet such AASHTO standards? You and I have both stated that this would end the historic nature of Santa Fe as we know it today because there aren't historic driveways in historic areas that could comply with the AASHTO standards. Furthermore, John Romero has stated to my clients that the City considers private driveways the same as any other city street and therefore he can enforce the AASHTO standard which is relevant only to the intersection of public streets and highways..

This is the only access to this property and H board and Public Works both agreed in November 2005 that the 35 foot cut to the wall is proper and appropriate and gave us the only access to what was previously a landmark property. Any denial in giving us access to this property would prompt an immediate condemnation of the property by the city.

Real Estate Investment Partners has a compromise scenario which we will present to all attending our meeting today, June 6 and eventually to City Council. We will do anything that we can to comply with any written directives with the final scenario but we will not assume the responsibility of trying to determine what these two departments want only to have to go back in forth in and endless attempt to resolve this problem. We will not get caught up in a process of reengineering this project from this point forward without clear, written direction from the City. Real Estate Investment Partners have spent and tied up an enormous amount of money in this project, and the interest continues to accrue on a daily basis.

Please provide us with written answers with regards to my legal questions set forth above and a written directive as to how we shall proceed no later than June 14 so that we have adequate time to prepare for the City Council meeting in July..

Very truly yours,

Rosanna C. Vázquez

cc: Ron Blessey
cc: Gaelen Buller
cc: John Romero
cc: David Rasch
cc: David Coss

LAW OFFICES OF
ROSANNA C. VÁZQUEZ

June 8, 2007
VIA HAND-DELIVERY

Mr. David Rasch
Historic Preservation Planner
P.O. Box 909
Santa Fe, New Mexico 87504

Re: Third Request for Special Exception - Paseo Compound
Real Estate Investment Partners

Dear Mr. Rasch:

In conjunction with the City of Santa Fe, and on behalf of the owners of Paseo compound, Real Estate Investment Partners, we submit a new application for a request for Special Exception to allow Real Estate Investment Partners to make modifications to a stone wall bordering Paseo de Peralta and the lot in question.

This is a joint request made both by the City and Real Estate Investment Partners. It is being submitted in this matter because as has been stated in the previous application, Real Estate Investment Partners is caught between meeting the Historic board's recommendations and desires for preservation of the historic wall, and meeting the Public Works' concern for a sufficient site triangle for vehicles wanting to exit the development. In our last Historic meeting in May 2007, there was a strong message that we go back to the drawing board, work with City Staff and come up with an alternate solution that will address the safety concerns cited by Public Works, while preserving the historical wall. In a good faith effort we have met numerous times with various City Officials and Staff to come up with a solution. What is before you is what we believe is a compromise. The design would allow a greater amount of safety site distance and while preserving a greater portion of the wall than what was recommended in the May 2007 public hearing. Rather than removing the entire wall as we had done in the May 2007 submittal, we are replacing the wall with a stucco wall. We submit before you a wall that is diagonally cut in such a manner to allow sight distance as a driver is exiting the property and preserving more of the original wall than our previous submittal.

This is a joint request as an attempt to work together closely to satisfy the concerns of Historic Review and Public Works. We have not received a recommendation from Public Works with regard to this design. We believe that this is a compromise that relieves the concerns raised by both departments.

460 ST. MICHAELS DRIVE, SUITE 200 · PO BOX 2435, SANTA FE, NM 87504 · (505) 820-6400 · FAX (505) 820-6487

For purposes of procedural background it is important that you are aware that the May 2007 decision was appealed and sent to City Council. This was done because we were not going to be able to move forward with out a driveway permit from Public Works. In preparation for such appeal, and the on going discussions with City Staff, it was recommended that this design be brought forward to Historic Review so that when we went before the City Council in July 2007, we would be able to offer them yet another design that had been reviewed by Historic Review.

I enclose copies of the application, response to the special exception criteria, proposed and existing design plan, a colored pencil drawing of the same and a plan view of the development.

On behalf of Real Estate Investment Partners, I thank you for your attention to this matter. I thank you again for the interest you showed at the last Historic Review meeting in trying to work with us with this delicate situation. I ask you to look carefully at this proposal and look at it as a compromise between two very important aspects of the City's jurisdiction that is public safety and historic review. Should you have any questions, please do not hesitate to call.

Very truly yours,

Rosanna C. Vazquez

cc: Real Estate Investment Partners
Frank Katz
John Romero

ANSWERS TO CRITERIA FOR SPECIAL EXCEPTION REQUEST
BY
REAL ESTATE INVESTMENT PARTNERS
PASEO COMPOUND

June 8, 2007

1. Damage the character of the streetscape:

   The request of Public Works is to demolish most of the historic stone wall in order to provide site safety triangle for exiting the property. That request was denied by historic in May 2007. This current request angles the existing wall and requires the wall to be lowered to 36 feet from the ground elevating at an angle lowering the wall height but allows the remaining wall to be left in tact. Thus maintaining the character of the streetscape for which the wall is an important part of. (sic)

2. Prevent a hardship to the applicant or an injury to the public welfare:

   By angling the stone wall, we believe sufficient sight distance would be maintained and there would be no adverse impact on public safety to the citizens of Santa Fe.

3. 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:

   This proposal allows a greater portion of the historical wall to be maintained along property line, thus maintaining the historic feel of Paseo de Peralta.

4. Are due to special circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape:

   The topography and the narrowness of the lot make it very difficult to achieve a safe line of sight, and maintain the integrity of the existing wall. Also there is no other ingress or egress available to this property except for the driveway as proposed.

5. Are due to special conditions and circumstances which are not a result of the actions of the applicant:

   The wall as it stands does not allow sufficient sight distance to allow safe egress from the lot. There are no other entry points to the lot.

6. Provide the least negative impact with respect to the purpose of this section as set forth in Section 14-5.2(a)(1):

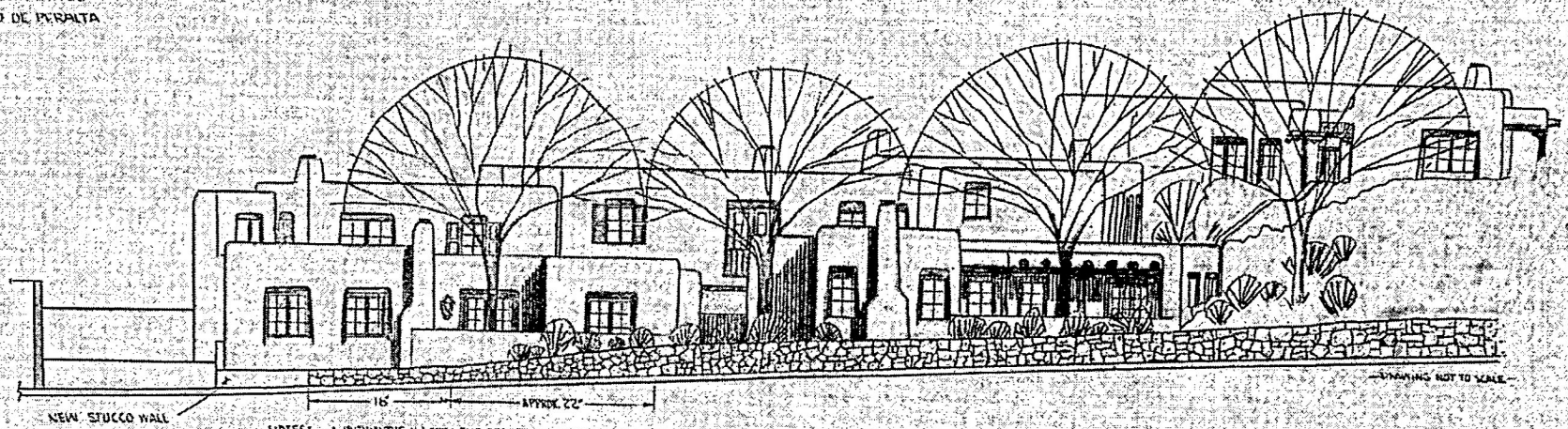
   If approved the lowering of the wall would require the wall to be removed stone by stone in order to preserve the lower portion of the wall. The wall is approximately 125 feet wide and 18 inches thick, making it impossible to cut through and lowered. A special precaution would need to be taken care of in order to protect the wall and allow it to withstand with such impact. (sic)

RESPECTFULLY SUBMTTED,

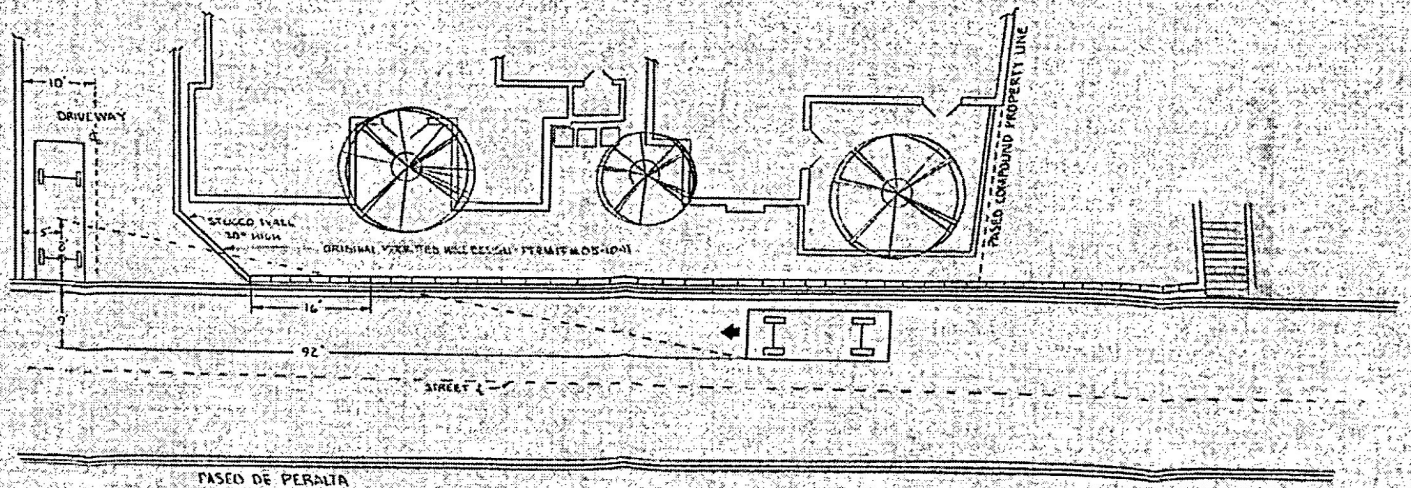
REAL ESTATE INVESMENT PARTNERS

By: Rosanna C. Vazquez
Rosanna C. Vazquez
Legal Counsel

-PASEO COMPOUND-
511 PASEO DE PERALTA



NOTES:
1. WITHIN THE 16' AREA, THE STONE WALL IS 36" ABOVE THE ROAD SURFACE.
2. WITHIN THE 22' AREA, THE STONE WALL RISES FROM 36" ABOVE THE ROAD SURFACE TO MEET THE ORIGINAL WALL HEIGHT.



PASEO DE PERALTA

SCALE: 1/8"=1'-0"

6.26.06 proposal

CITY OF SANTA FE, NEW MEXICO

PO BOX 909/200 LINCOLN AVE
SANTA FE, NM 87504-0909

appeal

VERIFIED PETITION

I/we, Real Estate Investment Partners, the undersigned first being sworn on my/our oath depose and hereby submit to the governing body this petition duly verified pursuant to Section 14-3.17 (D) (2) of the code setting forth the following:

1. How such petition constitutes an appeal

The Petitioner is an aggrieved party because the decision by H Board will not allow Petitioner to obtain a driveway permit from Public Works. The Petitioner meets all the requirements for a Special Exception

2. How such decision is illegal in whole or in part.

The decision is illegal in that the Petitioner has met the Special Exceptions requirements. Without a positive findings this development does not have any other access and cannot obtain a driveway permit

3. The specific grounds of the illegality.

The Special Exception requirements have been met. The issues at hand are due to a disagreement btwn Public Works + Historic Board, and application of AASHTO standards.

(Please use additional paper if necessary)

VERIFICATION

STATE OF NEW MEXICO }
COUNTY OF SANTA FE } **ss.**

I/we Jim Blessey, *being duly sworn, deposes and says: That he/she has read the foregoing appeal and knows the contents thereof, and that the same are true of he/her own knowledge.*

PETITIONER

Subscribed and sworn to me before this 29th day of May, 2007

NOTARY PUBLIC

My commission expires: 2/10/08

OFFICIAL SEAL
Rosanna C. Vázquez
NOTARY PUBLIC
STATE OF NEW MEXICO
Commission Expires: 2/10/08

2.

LAW OFFICES OF
ROSANNA C. VÁZQUEZ

May 29, 2007
VIA HAND-DELIVERY

City Council
City of Santa Fe
P.O. Box 909
Santa Fe, New Mexico 87504

Re: Appeal of Decision for Paseo Compound
Real Estate Investment Partners

Dear City Council members:

On behalf of owners of Real Estate Investment Partners owners of Paseo Compound, I submit an appeal to City Council from a decision made by historic Review to deny a request to remove a stone wall. We would respectfully request this item to be placed on the June agenda.

As background for this particular request, Paseo Compound initially went before the Historic Board in Fall of 2004, requesting a special exception for the partial removal of a wall, in order to create a driveway entrance. The Board approved a partial removal of the wall, to accommodate access to the driveway. After such approval, the owners obtained a driveway permit (February 8, 2005), which was signed off by then Public Works Director John Nitzel. After obtaining a driveway permit, Real Estate Investment Partners, were told by Planning and Zoning that a development plan would need to be submitted and approved. This was complied with, and we were in the midst of obtaining signatures on such development plan, when Public Works concern of safety was brought to the forefront and our attention.

The concern raised by John Romero, was that the existing configuration as previously approved by Historic Review did not provide sufficient intersection sight distance to comply with AASHTO. Public Works cites AASHTO standards stating "a sufficient sight triangle be provided for vehicles wanting to exit the development." In order to obtain sufficient sight distance, the existing wall will need to be removed and replaced with a lower stucco wall. The previous Traffic engineer had applied principles found in Section 14, found that the driveway cut had complied, and granted a permit for the driveway entrance in February 8, 2005. As such we are submitting this request for a special exception to remove the wall as a result of such public safety concerns raised by Public Works.

The case currently before Historic, brought forth the request recommended by Public Works for removal of the wall to obtain proper site distance. The Historic Board denied the request.

The owners are caught between the concerns of the two departments focusing on their own concerns. Historic is concerned with protecting the historic nature of the city, and the integrity of the wall; whereas Public Works' concern is focused on site distance and public safety of citizens of Santa Fe.

The decision previously made by Historic did not allow for a sufficient sight distance to protect passerby's and those exiting the driveway. The design submitted herewith removes the entire wall, and replaces the wall with a stucco wall. In our previous hearings with Historic Review, when the issue was raised as to what type of wall should replace the existing wall, there was very clear direction given that Historic did not look favorably on a wall re-constructed to look like an old wall, and rather preferred a stucco wall.

We respectfully request City Council to weigh the interests of Historic Board and the interests of Public Works and make a decision. We cannot move forward without such a decision.

In this last meeting Historic Review asked us if there were any other options. While there is a driveway behind the lot, it des not currently meet City standards and cannot be widened as it is private property. There are also historic walls that prohibit its expansion.

Real Estate Investment Partners tried to offer other solutions, keeping in mind, Historic Review Board direction of not creating a faux historic wall, but we were directed to submit a plan that complied with the site distance requirements as set forth in AASHTO. We are continuing the dialog to find a solution.

On behalf of Real Estate Investment Partners, I thank you for your attention to this matter. I ask you to resolve this issue so that we may move forward with this project. This project has been in the approval process for approximately two and half years. We would like direction as to whether the wall stays, or goes. Should you have any questions, please do not hesitate to call.

Very truly yours,

Rosanna C. Vazquez

cc: Real Estate Investment Partners

14-2.7 HISTORIC DESIGN REVIEW BOARD

(A) Powers and Duties

The Historic Design Review Board shall have the review and decision-making responsibilities set forth in Table 14-2.1-1, to be carried out in accordance with the terms of this chapter. In addition, the Board shall have the following additional responsibilities under this chapter:

(1) The Board shall review and approve or deny all applications for new construction, exterior alteration, and demolition of structures, except signs, in the Historic District in accordance with the standards set forth in this chapter. Staff shall review signs in accordance with §14-3.10(D).

(2) The Board shall hear appeals of parties aggrieved by the City Planning and Land Use Department's approvals or denials.

(3) The Board may recommend to the Governing Body the erection of appropriate plaques and markers designating various historical sites and points of interest in the City.

(4) The Board may make recommendations to the Governing Body relating to the purchase, acquisition by gift, grant, bequest, devise, or otherwise, of any real or personal property of historical background and interest;

(5) The Board may make recommendations to the Governing Body as to the exercise of the Governing Body's power of eminent domain in the acquisition of real property of historical background and significance and the proposed ways and means of compensation;

(6) The Board shall advise and assist officials, committees and commissions of the municipal government in making recommendations to the Governing Body;

(7) The Board shall compile and maintain a list of historical sites and structures;

(8) The Board shall perform such other acts providing that such acts relate specifically to this section as may be requested by the Governing Body; and

(9) The Board may conduct field trips upon request of the applicant, or as determined by the chair.

(B) Creation; Membership

(1) To carry out the purposes of this section, there is created a Historic Design Review Board, hereinafter referred to as the "Board."

(2) The Board shall consist of seven members appointed by the mayor with the consent of the Governing Body. All members shall be persons who, in the opinion of the mayor, have demonstrated interest and knowledge in the historic character of the City. One member shall be a licensed architect, one shall be a qualified historian, one shall represent some aspect of the construction industry, and one shall have a business in the Historic District. One member shall be a member of the Old Santa Fe Association, and there shall be two members-at-large. Members of the Governing Body may serve as at-large members.

(3) The following organizations are encouraged to recommend to the mayor up to three persons each for the appropriate position as designated in this section:

(a) Santa Fe chapter of the American Institute of Architects;

(b) Santa Fe Chamber of Commerce and Hispanic Chamber of Commerce;

(c) Museum of New Mexico; and

(d) Building Contractor's Association and Associated General Contractors of America, Building Branch (jointly).

Persons recommended are not required to be members or staff of the organization recommending them. This provision is in no way intended to prevent other organizations from recommending members, or to limit the appointment power of the Governing Body.

(4) The initial term of three of the seven members appointed shall expire on the date of the first regular Governing Body meeting in January one year after their appointment, and the initial term of the other four members shall expire on the date of the first regular City council meeting in January two years thereafter. Following the initial terms, the terms of all members shall be two years. An appointment to fill an unexpired term shall be only for the remainder of the term. Any member failing to attend three consecutive Board meetings or a total of six meetings in one year without a justified reason shall be considered to have resigned. Members serve at the pleasure of the Governing Body and may be removed with or without cause.

(5) A quorum shall consist of a majority of the members. The Board shall meet regularly twice a month and on the call of the chair. The Board shall follow Robert's Rules of Order.

(C) Functions of the Planning Division

The planning division shall provide administrative and advisory assistance to the Board, conduct site inspections, carry out reviews as set forth in §14-5.2, and shall have the authority to initiate all appropriate legal proceedings to enforce all provisions of this section and §14-5.2 (Ord. No. 2002-37 § 5)

(Ord. No. 2001-38 § 2)

(D) Appeals in the Historic Districts

(1) Appeals from Decisions of Planning and Land Use Department

Appeals based on action taken by the Planning and Land Use Department regarding the H District shall be heard by the Historic Design Review Board at its next regular meeting after the appeal is filed. Appeals may be filed by the applicant and must be filed within 7 days of the Division's action. The grounds for any such appeal shall be limited to a disagreement with the determination made by the Division under the procedures or required standards set forth in this section. Notice of the time and place of each such appeal shall be given by the Division. All appeals shall be in writing and shall state the specific standard or procedure that is being appealed.

(2) Appeals from Decisions of Historic Board

(a) Appeals from decisions of the Historic Board regarding the H District may be taken by any person aggrieved or by any officer, department, Board or bureau of the City affected by any decision of the Board in enforcement of this section or applicable rules or regulations. Such an appeal when taken shall stay all proceedings unless the officer, department, Board or bureau from whom the appeal is taken certifies that a stay would cause imminent peril to life or property. Appeals from the findings and recommendations of the Board on all matters under this section shall be taken to the Governing Body and the procedure, including the requirement of a public hearing, shall be the same as prescribed under paragraph (A) above and by the laws of the state.

(b) The grounds for the appeal shall be limited to a disagreement with the determination made by the Board under the procedures or standards set forth in this section. Appeals shall be in writing and shall state the specific standard or procedure that is being appealed. The appeal shall be filed within seven calendar days of the meeting at which the Board made the decision being appealed. Building permits shall not be granted until the appeal filing period is completed.

(Ord. No. 2001-38 § 2)

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* **Editor's Note:** Former subsection 14-3.1(D), New Building Permit Applications; Exceptions; New Development Approvals Other than Building Permits, previously codified herein and containing portions of Ordinance No. 2002-29 was repealed in its entirety by Ordinance No. 2003-36, § 4.

CITY OF SANTA FE, NEW MEXICO

Project description: Remodel an historic stone wall along the streetscape. An exception to remove historic material is requested (Section 14-5.2,D,5,b).
Project number: 04-10100114
Case number: H-04-114
Project type: HDRB

PROJECT LOCATION (S): 511 Paseo de Peralta

PROJECT NAMES:

OW – Ron Blessey, Eric Fuentes, Michael Zehg Lamy, NM 87540	#10 Camino Caballos Spur 505-466-2404
AP – Roger Hunter Santa Fe, NM 87501	300 Paseo de Peralta 505-986-8060

PROJECT DATA:

HISTORIC DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	N/A
PUBLICLY VISIBLE FACADE-EAST	YES
PUBLICLY VISIBLE FACADE-NORTH	NO
PUBLICLY VISIBLE FACADE-SOUTH	YES
PUBLICLY VISIBLE FACADE-WEST	YES
HISTORIC DISTRICT SURVEY NUMBER	N/A
YEAR OF CONSTRUCTION	N/A
PROJECT TYPE (NEW, ADD, ETC.)	NEW
USE, EXISTING	VACANT
USE, PROPOSE	RESIDENTIAL
HISTORIC BUILDING NAME	N/A

City of Santa Fe, New Mexico

memo

DATE: May 22, 2007

TO: Historic Design Review Board Members

VIA: Reed Liming, Long-Range Planning Division Director RL

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-04-114

ADDRESS: 511 Paseo de Peralta
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Survey Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: Chapter 14 visibility triangles Public Works letter code citations previous case minutes	_x_ Photographs
	_x_ Other: exception responses

STAFF RECOMMENDATION:

Staff recommends denial of the exception required for this application which does not meet Sections 14-5.1 General Purpose and Relationship to General Use Zoning Districts, 14-5.2 (C, 1, a, c, and d) Regulation of Contributing Structures, 14-5.2 (D, 1, a and b) General Design Standards for All H Districts, and 14-5.2 (D, 5, a, ii and b) Design Standards for Windows, Doors, and Other Architectural Features, unless the Board has a positive finding of fact to grant the exception to demolish approximately 72 additional feet of an historic stone wall along the streetscape in the core historic district.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Territorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property that were constructed at approximately the same date. The streetscape wall runs the length of the property right at the curbline, except for a driveway at the east end and a stone stair access at approximately the mid point.

Tract 1, also known as 511 Paseo de Peralta, is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street.

The HDRB approved an application on September 13, 2005 to construct seven single-family residences designed in the Spanish-Pueblo Revival style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The applicant provided the following responses for an exception that was granted in order for a section of the historic streetscape stone wall to be demolished for driveway access into the site.

1. The proposed exception does not damage the character of the streetscape.

The proposed demolition of 30 feet of wall represents approximately 11% of the total length of the stone wall at the street. The applicant proposes to reuse the stone salvaged from the demolition to retain the side of the proposed a driveway in the area of the demolition.

2. The proposed exception prevents a hardship to the applicant or an injury to the public welfare.

The proposed demolition allows the applicant to access the project site in an area where it is topographically possible to put in a driveway with a slope that meets the city code. The location of the proposed demolition, at the very western end of the property, is the best location from a traffic standpoint, according to the City traffic engineer.

3. The proposed exception will 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 district.

This project will add seven housing units to the historic district. Without the exception, it would be difficult or impossible to add these residences.

4. The exception is due to special conditions and circumstances which are peculiar to the land or structure involved in which are not applicable to other land or structures in the related streetscape.

The request for demolition of a portion of the stone wall is to allow access to this site for a driveway. This is a condition that is unique to this site.

5. The exception is due to special conditions and circumstances which are not the result of the actions of the applicant.

The site and topographic conditions are part of this parcel. They were not a result of the actions of the applicant.

6. The exception will provide the least negative impact with respect to the purpose of this section as set forth in section 14 –5.2 (a) (1).

The area for the proposed demolition has the least negative impact visually, in that it is located at the western end of the wall rather than somewhere in the middle of the wall's length. The western end of the wall is located directly adjacent to a large concrete retaining wall and a surface parking lot. Construction of a new driveway in this location will reduce the height of the existing concrete retaining wall at the property line.

On April 12, 2007, Public Works Department staff found problems with traffic safety at the requested driveway access to the site. Staff requires that a federal standard published by the American Association of State Highway and Transportation Officials (AASHTO) be used. That standard, which requires a sight triangle measuring 17' x 280', is being applied even though there are no federal funds being used on the project, the Paseo de Peralta is not a state highway, and the Chapter 14 driveway visibility triangle standards have been applied on numerous other projects both within and outside of the historic districts.

The driveway access, as approved by exception by the HDRB, used one of the legal standards in Section 14-7.4 (D). The standard used requires 10' of clearance along the street beyond the driveway with nothing obscuring vision between 3' and 8' high. The standard used was for a "public street" with a sidewalk or "parkway." Since no parkway exists at this site, perhaps the standard for "private streets" without a parkway should have been used. That standard requires a 26' clearance beyond the driveway.

Now, the applicant proposes to remove 72' of the streetscape wall in order to comply with AASHTO standards. The area behind the large triangle will need retaining and a stuccoed masonry wall is proposed along the diagonal line of the triangle. An exception to remove this historic material is required and the exception criteria responses are attached.

Historic Districts applicable code citations are as follows:

14-5.1 General Purpose; Relationship to General Use Zoning Districts

"The requirements of an overlay district shall apply whenever they are in conflict with those in the general use district." The Historic Districts Zoning Overlay is intended to preserve the unique character of the historic districts and historic structures which may not be compliant to current zoning regulations.

14-5.2 (C, 1, a, c, + d) Regulation of Contributing Structures

"Changes that create a false sense of historical development...shall not be undertaken." The driveway visibility triangle is not a traditional or an historic principal for walls on an historic streetscape.

"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved." This type of historic stone wall right along the right of way is very rare in the historic districts.

"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." Once this historic stone wall is removed, it cannot be replaced and the property cannot be returned to its original integrity.

14-5.2 (D, 1, a + b) General Design Standards for All H Districts

"The status of a contributing structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its contributing 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." And, "If a proposed alteration or new construction will cause an adjacent structure to lose its contributing status, the application may be denied." This wall is a significant feature in this streetscape which, along with several other walls in the nearby streetscape, narrows the Paseo more than anywhere else on the Paseo.

14-5.2 (D, 5, a, ii + b) Design Standards for Other Architectural Features

"No new opening shall be made where one presently does not exist..." and "For all facades of contributing structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced..." The proposed substantial demolition of this historic streetscape wall would set a precedent that could profoundly alter the character of the historic districts. The HDRB previously found that the applicant had a hardship for access to the site and met the criteria required for an exception to remove a small section of the historic wall. This proposal will remove more than a small portion for a standard which is not in Chapter 14.

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted _____

Property Owner of Record Real Estate Investment Partners

Applicant Name Ron Bussey / Agent Rosanna Vazquez Phone 8206400

Site Address 511 Paseo de Peralta

Proposed Construction Modification of existing roof

TO BE COMPLETED BY STAFF:

Zoning District/Overlay _____ Subdivision _____ Lot _____ Block _____

Permitted Use: ☐ Section # _____
Accessory Use: ☐ Section # _____
Special Exception: ☐ Case # _____
Variance: ☐ Case # _____
Prohibited Use: ☐ Section # _____

Setbacks:
(Front) Provided _____ Required _____ (2nd Front) Provided _____ Required _____

(Left Side) Provided _____ Required _____ (Right Side) Provided _____ Required _____

(Rear) Provided _____ Required _____ (Special Yard) Provided _____ Required _____

Zero lot line affidavit (yes/no) side _____ rear _____

Density: _____ Open Space: _____

Lot Size: _____ Total Roof Area: _____ Lot Coverage (%): _____

Height of new construction: _____ Wall Requirement: _____ Visibility triangle: _____

Parking: #Spaces Required _____ #Spaces Provided _____ HC spaces: Van _____ Regular _____ Bike rack _____

Other District Requirements: _____

Preliminary Approval: ☐

Preliminary Approval w/Conditions: ☐ _____

Comments: _____

Reviewer _____ Date _____

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City staff with questions related to terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting.

Rosanna Vazquez
Applicant

5/15/07
Date

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*

Councilors:
Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

April 12, 2007

Ameriwest Constructions Inc.
Attn: Wyatt Fenn
P.O. Box 5707
Santa Fe, NM 87502

RE: Paseo Compound Driveway Permit

Dear Mr. Fenn,

This letter is in reply to your letter received by my office on April 10, 2007, regarding the driveway permit for the Paseo Compound Development. In summary, the subject development received an approved driveway permit on February 8, 2005, which expired on October 30, 2005. It is my understanding that the Historic Review Board (HRB) has approved the removal of a certain portion of an existing historic wall, to accommodate access to the driveway. I have no record that this determination was made by the HRB in light of any intersection sight distance deficiencies.

The developer is now required to re-apply for a driveway permit of which I am currently responsible for reviewing and approving or denying. Article 23, under which the driveway permit is governed, states:

> *After examination and consideration of the application and plan, and examination of the premises, if deemed necessary, the public works department is authorized and directed to approve a permit for the curb cut and for construction of a driveway over a right-of-way, if the use of the driveway will not unreasonably interfere with the proper and safe use of the sidewalk or right-of-way to be crossed, or the proper and safe use of the street or other public way to which ingress and egress is made from private premises.*

It is based on this that I'm exercising my authority and making my determination.

In reviewing the proposed driveway for the Paseo Compound Development onto Paseo de Peralta, I have concerns with the amount of intersection sight distance that will be provided. I am requiring that, in an order to ensure the "proper and safe use of the street to which ingress and egress is made from a private premises," that a sufficient sight triangle be provided for vehicles wanting to exit the development. I am requiring that the "A Policy on Geometric Design of Highways and Streets, 2004, 5th Edition" (Green Book), published by the American Association of State Highway and Transportation Officials, be used to determine the needed sight triangle to accommodate the appropriate intersection sight distance. The Green Book is a nationally recognized policy used for the design of transportation facilities.

During our April 5, 2007 meeting, a question arose regarding the definition of intersection and how driveways apply to intersection sight distance. The Public Works Department considers driveways to be intersections and therefore sees the need to accommodate adequate intersection sight distance. The Green Book states that "Driveway terminals are, in effect, low-volume intersections" (p.348). The Green Book also states that "sight distance is an important design control for driveways" (p.398).

Because of the proximity of the stop controlled intersection at Paseo de Peralta and Otero St. to the proposed access point, I believe that an alternative design approach may be used while remaining consistent with the principles described in the Green Book. I recommend that through field observation of vehicles traveling westbound on Paseo de Peralta, you determine what sight triangle would offer a 7.5 seconds time gap. This could reduce the sight triangle since it takes a while for cars to get up to speed coming from the Otero St. 4-way stop.

The ultimate product I would like you to provide me with is a plan view of the development plan including an appropriate amount of mapping of the surrounding structures, property lines, roadway features, etc. On this plan view I ask that you show:

- Sight Triangle for a left turn from stop, based on a design speed of 25mph, according to the Green Book.
- Sight Triangle base on field observation providing a 7.5 second time gap.
- Sight Triangle using the south east property corner as a control point.
- Initially proposed Sight Triangle.

Please include all dimensions correlating with Exhibit 9-50-B of the Green Book. Also include an appropriate record of all field observations used to determine the field measured 7.5 second gap. Remember the fact that the Green Book assumes a 3.5' driver's eye height and a 3.5' object height. You may use this, along with a profile, to demonstrate that only partial removal of the wall is needed. All plans pertaining to the sight triangle are to be stamped by a professional civil engineer licensed in the State of New Mexico.

After receiving the above mentioned submittals, I will make my determination on what appropriate measures are needed to accommodate adequate sight distance at this driveway location. If at this point it is felt that my determination is unreasonable, there is an appeal process. If you wish to appeal my decision, send me a formal driveway permit application showing what you deem reasonable. I will review and if considered unacceptable formally deny. Within ten (10) days after denial of the application or receipt of the notice, you may appeal the decision to the governing body, through the city manager. This is all explained under Article 23-3.4 of the City Code.

If you feel the HRB will deem it unacceptable to remove or alter the existing wall in any way other then what was previously approved, in light of any sight distance issues as determined by using the Green Book guidelines, please obtain and provide me with an official ruling from the HRB stating such.

The Transportation Research Board (who is supported by state transportation departments, the U.S. Department of Transportation, and other organizations and

individuals interested in the development of transportation), through their National Cooperative Highway Research Program has made the following determination:

> "Adequate sight distance for drivers at stop- or yield-controlled approaches to intersections has long been recognized as among the most important factors contributing to overall safety at unsignalized intersections. Estimates of the safety effectiveness of providing full intersection sight distance where it does not currently exist suggest that up to a 20% reduction in related crashes can be expected."

I'd like to clarify that all of the decisions I've made to date are not intended to hold up your project in any way but intended to ensure proper and safe egress and ingress from the Paseo Compound site onto Paseo de Peralta.

If you have any questions or need further information, please contact me at 955-6638.

Sincerely,

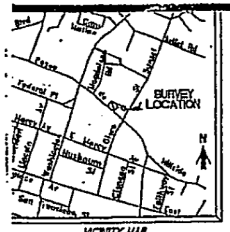
John J. Romero
Traffic Impacts Section
Public Works Department/Engineering Division

Attachments

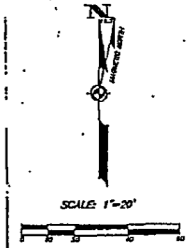
PLAT OF LAND DIVISION
FOR
RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG

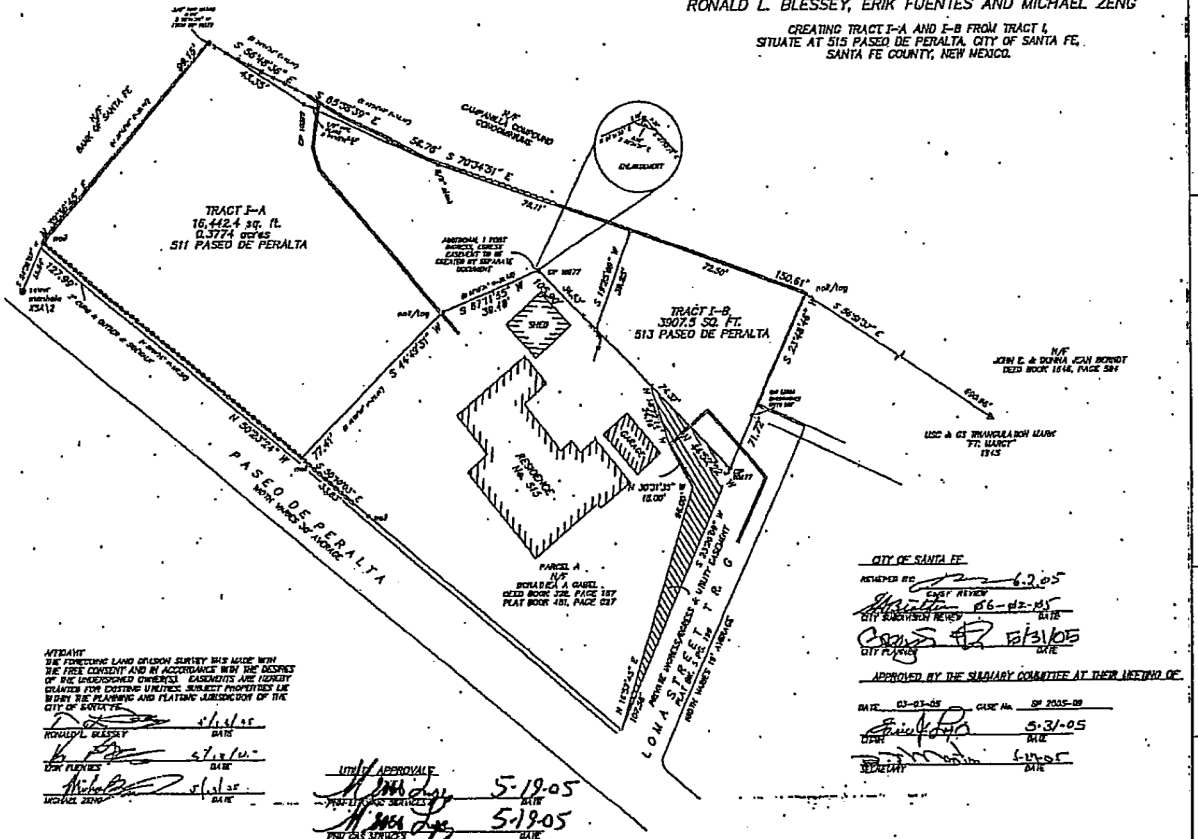
CREATING TRACT I-A AND I-B FROM TRACT 1,
SITUATE AT 515 PASEO DE PERALTA, CITY OF SANTA FE,
SANTA FE COUNTY, NEW MEXICO.

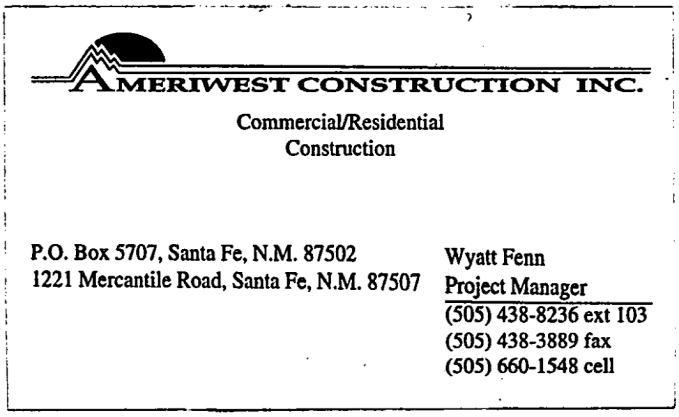
G89837



VICINITY MAP
(VICINITY MAP NOT TO SCALE)




TRACT I-A
16,442.4 sq. ft.
0.3774 acres
511 PASEO DE PERALTA
TRACT I-B
3907.5 SQ. FT.
513 PASEO DE PERALTA
N/F
CHAPMAN C. COMPOUND
CONDOMINIUMS
N/F
JOHN E. & DONNA JEAN BORDOT
DEED BOOK 1548, PAGE 584
USC & GS TRIANGULATION MARK
FT. MARCY
1915
PASEO DE PERALTA
LOMA SERGENT
PARCEL A
N/F
BONABEA A. GABEL
DEED BOOK 338, PAGE 187
PLAT BOOK 481, PAGE 037
RESIDENCE
No. 505
SHED
CANVAS
CARPORT
GARAGE
S 50°40'56" E
45.45'
S 65°28'39" E
56.76'
S 70°34'31" E
74.11'
S 87°11'55" W
38.18'
N 50°23'24" W
72.47'
S 50°40'56" E
45.45'
S 39°35'04" W
127.99'
N 30°31'35" W
16.00'
S 30°31'35" E
16.00'
S 39°35'04" W
71.72'
S 30°31'35" E
72.50'
S 59°28'25" E
150.61'
S 30°31'35" E
72.50'
S 30°31'35" E
16.00'
N 30°31'35" W
16.00'
S 30°31'35" E
72.50'
S 59°28'25" E
150.61


AMERIWEST CONSTRUCTION INC.
Commercial/Residential
Construction
P.O. Box 5707, Santa Fe, N.M. 87502
1221 Mercantile Road, Santa Fe, N.M. 87507
Wyatt Fenn
Project Manager
(505) 438-8236 ext 103
(505) 438-3889 fax
(505) 660-1548 cell

City of Santa Fe
Public Works Department
Permit to Access Public Right-of-way

APPLICANT NAME Ron Blessey, as Agent for Paseo Compound

ACCESS PERMIT NUMBER 05-10-11

IN ACCORDANCE WITH THE SUBMITTED APPLICATION, AND CONDITIONS NOTED BELOW, PERMISSION IS HEREBY GRANTED FOR ACCESS TO PUBLIC RIGHT-OF-WAY FOR THE FOLLOWING LOCATION:

Temporary closure of Paseo De Peralta between Magdalena and Otero Street for providing access to site for construction operations at 515 Paseo de Peralta

NAME OF SUBDIVISION (IF APPLICABLE) The Paseo Compound

THE WORK IS TO COMMENCE ON OR ABOUT November 4, 2005

THIS PERMIT EXPIRES November 30, 2005 (Surety Bond Expiration Date)

CONDITIONS NOTED:

This Permit for a legal access from private property onto a public right-of-way is governed by the requirements of City Code Chapter 14, "Visibility at Driveways" and Chapter 23 – Construction and Maintenance of Curb, Gutter, and Sidewalk (where applicable). All Conditions and restrictions required by law shall be complied with, and failure to comply with the conditions of this permit shall result in revocation of this permit and the reconstruction of any nonconforming driveway to City of Santa Fe standards at the property owner's expense.

Agent agrees to release and hold harmless the City of Santa Fe from any claims by reason of this work; Agent agrees to repair any CSF property damaged as a result of its work within 30 days of each occurrence. Agent agrees to abide by Traffic Control Plan submitted by Southwest Safety and as amended by CSF. Agent agrees to hold a general liability insurance policy in the amount of $1,000,000 and a $10,000 surety bond that names CSF as a policyholder.

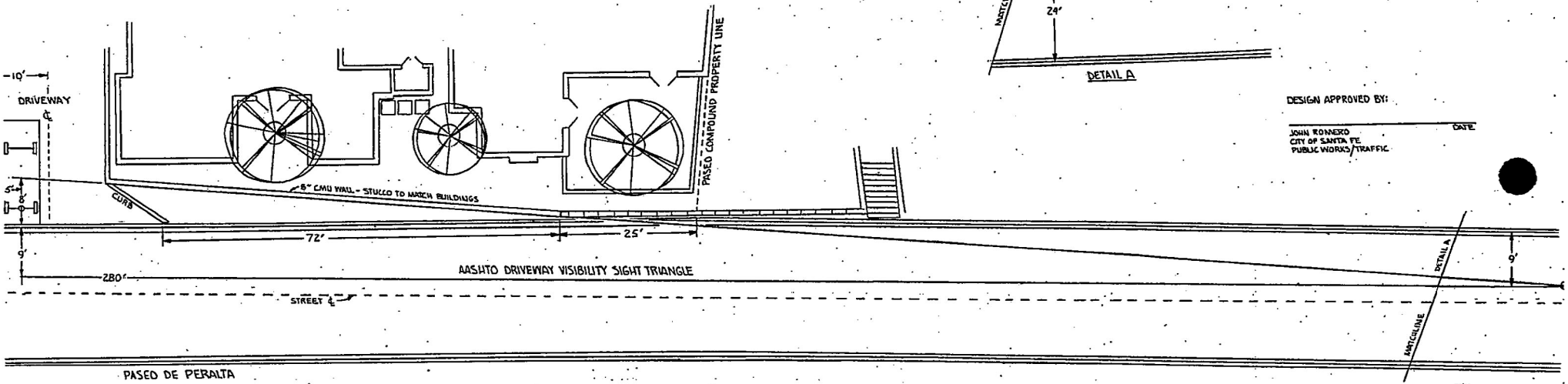
Traffic Engineering Supervisor _____ DATE 11/3/05

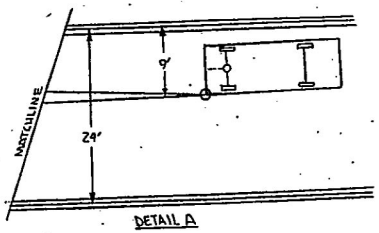
Inspection by _____ DATE _____

-PASEO COMPOUND-

511 PASEO DE PERALTA







DESIGN APPROVED BY:

DATE

JOHN ROMERO
CITY OF SANTA FE
PUBLIC WORKS/TRAFFIC

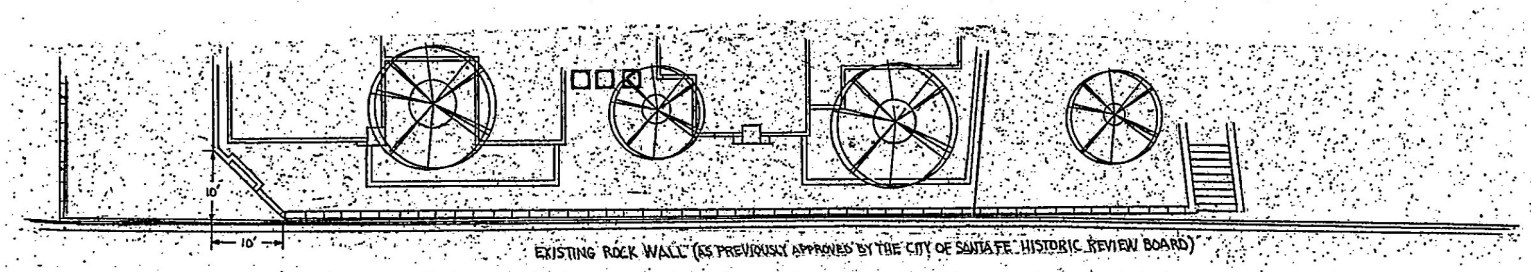
SCALE: 1/8" = 1-0"

5-05-07

Paseo Compound

511 Paseo de Peralta
Santa Fe





EXISTING ROCK WALL (AS PREVIOUSLY APPROVED BY THE CITY OF SANTA FE HISTORIC REVIEW BOARD)

SCALE: 1/8"=1'

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

Larry A. Delgado, *Mayor*
Mike P. Lujan, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description: Alter a previously approved multi-family development with portal changes and stairway additions.
Project number: 04-10100114
Case number: H-04-114
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 511 Paseo de Peralta

PROJECT NAMES:

OW - Ron Blessey, Eric Fuentes, & Michael Zeug
Lamy, NM 87540

#10 Camino Caballos Spur
505-466-2404

AP - Roger Hunter
Santa Fe, NM 87501

300 Paseo de Peralta
505-986-8060

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on September 13, 2005, acted on the above referenced case. The decision of the board was to approve your request with the following conditions: that the originally approved drawings shall maintain the height, wall-battering, cementitious stucco, and tone divided lights on new drawings; that the south elevation of Unit 2 portal shall remain as originally designed; that the Unit 1 portal shall remain as originally designed; that the stepback of the second story on Unit 5 be retained as originally designed; that all stair handrails be changed from balustrade to stuccoed walls; that all air-conditioning units be not publicly visible or screened; and that electric cabinet panels be stained like the lintels.

For further information please call 955-6605.

Sincerely,

Marissa C. Barrett
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). YOUR PERMIT WILL BE DENIED IF THERE ARE ANY CHANGES ON PLANS THAT WERE APPROVED BY THE HDRB OR IF CONDITIONS OF THE APPROVAL ARE NOT MET. **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

CITY OF SANTA FE, NEW MEXICO

Project description: Alter a previously approved multi-family development with portal changes and stairway additions.
Project number: 04-10100114
Case number: H-04-114
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 511 Paseo de Peralta

PROJECT NAMES:

OW – Ron Blessey, Eric Fuentes, & Michael Zeug Lamy, NM 87540	#10 Camino Caballos Spur 505-466-2404
AP – Roger Hunter Santa Fe, NM 87501	300 Paseo de Peralta 505-986-8060

PROJECT DATA:

HISTORIC DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	N/A
PUBLICLY VISIBLE FACADE-EAST	YES
PUBLICLY VISIBLE FACADE-NORTH	NO
PUBLICLY VISIBLE FACADE-SOUTH	YES
PUBLICLY VISIBLE FACADE-WEST	YES
HISTORIC DISTRICT SURVEY NUMBER	N/A
YEAR OF CONSTRUCTION	N/A
PROJECT TYPE (NEW, ADD, ETC.)	NEW
USE, EXISTING	VACANT
USE, PROPOSE	RESIDENTIAL
HISTORIC BUILDING NAME	N/A

City of Santa Fe, New Mexico

memo

DATE: September 13, 2005

TO: Historic Design Review Board Members

VIA: Reed Liming, Planning Division Director RL

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

____ District Standards & Yard wall & fence standards.

__x__ Historic Survey Form

__x__ Zoning Review Sheet

__x__ Other: previous case

APPLICANT SUBMITTALS

__x__ Proposal Letter

____ Vicinity Map

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Territorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot, also known as 511 Paseo de Peralta, includes part of the streetscape stone wall and other stone retaining walls further back from the street.

The HDRB approved an application on November 30, 2004 to construct seven single-family residences designed in the Spanish-Pueblo Revival style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

When the permit came in for approval, there were enough changes to the original approval that staff requested Board review before the permit could be released. Now, the applicant is requesting the following changes.

1. There are several slight massing changes. The most notable change is the loss of the battered and stepped back second floor on the south elevation of Unit 5. Instead, the second floor has been expanded to the size of the first floor. There appears to be less battering of walls, but this may be due to a difference in drafting rather than an intentional change.

2. Several stairways have been added to the plan for easier access. These are located on the west end of Unit 4 and between Units 6 and 7 on the north elevation. The stairways will have simplified railings, but details of materials, colors, and finishes were not submitted.

3. Several portals will be altered in size. One larger portal on the south elevation of Unit 2 will be split into two smaller portals. A portal on the north elevation of Unit 1 will be reduced to approximately one half its approved size. Portals on the northeast corner of Unit 2 and on the east elevation of Unit 7 will be reduced in size.

4. Several window and door opening sizes and locations will be altered. The most notable changes are in Unit 7. Although, in general, the overall character of the fenestration is unchanged throughout.

5. The exterior lighting fixtures are drawn differently from the previously approved drawings. But, the numbered notes still list the approved Artesanos Nuevo Mexico sconces.

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

Larry A. Delgado, *Mayor*
Mike P. Lujan, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description: Architectural details for a residential compound of seven units, previously approved by the HDRB.
Project number: 04-10100114
Case number: H-04-114
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 515 Paseo de Peralta, Tract 1

PROJECT NAMES:

OW - Erik Fuentes
Lamy, NM 87540

#10 Camino Caballos Spur
505-660-8320

AP - Lorn C. Tryk
Santa Fe, NM 87501-1888

206 McKenzie St., Ste. F-2
505-982-5340

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on November 30, 2004, acted on the above referenced case. The decision of the board was to approve your request.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

City of Santa Fe, New Mexico

memo

DATE: November 9, 2004

TO: Historic Design Review Board Members

VIA: Reed Liming, Acting Planning & Land Use Department Director RL

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
___ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Survey Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: Board Action letter Building height calculation	____ Photographs
	_x_ Other: Details

STAFF RECOMMENDATION:

Staff recommends approval of this application complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Territorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street. This Board approved the proposal for seven residential Units, the site plan, building footprints, and elevations on September 28, 2004 with the condition that architectural details be submitted for review at a later date. Now, the applicant is seeking approval of these details.

The buildings are designed in the Spanish-Pueblo Revival Style. The stucco-finished buildings will have battered and rounded parapets and rounded corners. Copper-lined canales will have carved corbel supports.

Portals will have exposed wooden headers, carved corbels, and viga posts. Exposed viga ends will be chisel-cut in vertical orientation.

Porches will have stucco-finished 3' high walls and 2" x 6" wooden decking.

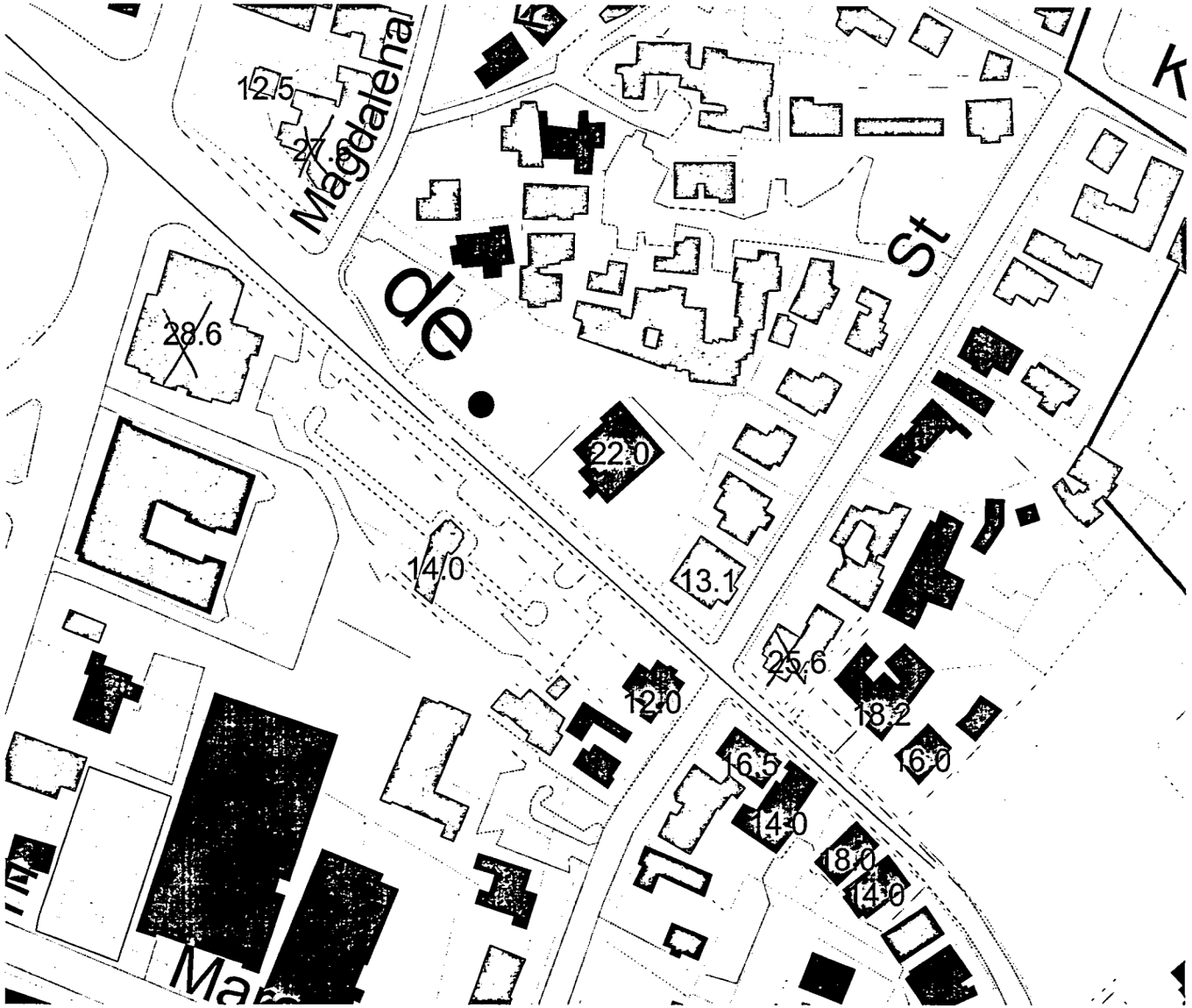
The balcony on Unit 5 will have 32" high simple square-rod steel railings.

Doors will be true-divided light or wooden panel with exposed wooden headers.

Windows will be true-divided light with exposed wooden headers. Sills will be stucco-finished bevels. Window shutters on Units 4 and 5 will be 1-over-1 wood panel. Window boxes on Units 3 and 4 will be 1' high and 1' deep with a simple panel design. They will be slightly wider than the windows and mounted below the sills.

Exterior lights will be Artesanos wall-mounted Nuevo Mexico design. They are 21" high x 13" wide and finished in either a copper oxide or pewter color.

515 Paseo de Peralta Height Calculation



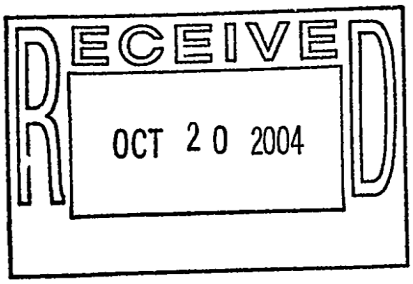
total: 170.30
count: 11
average: 15.49
Maximum Allowable Height: 17' 6

DAR
8.22.03

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

N
W E
S

LORN TRYK ARCHITECTS



October 20, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Paseo Compound

Dear David,

On behalf of the property owners of Tract I, Paseo de Peralta, we are submitting additional details for final approval of a 7 unit residential compound. The project has already received final approval, with the condition that we return to the Board with architectural details.

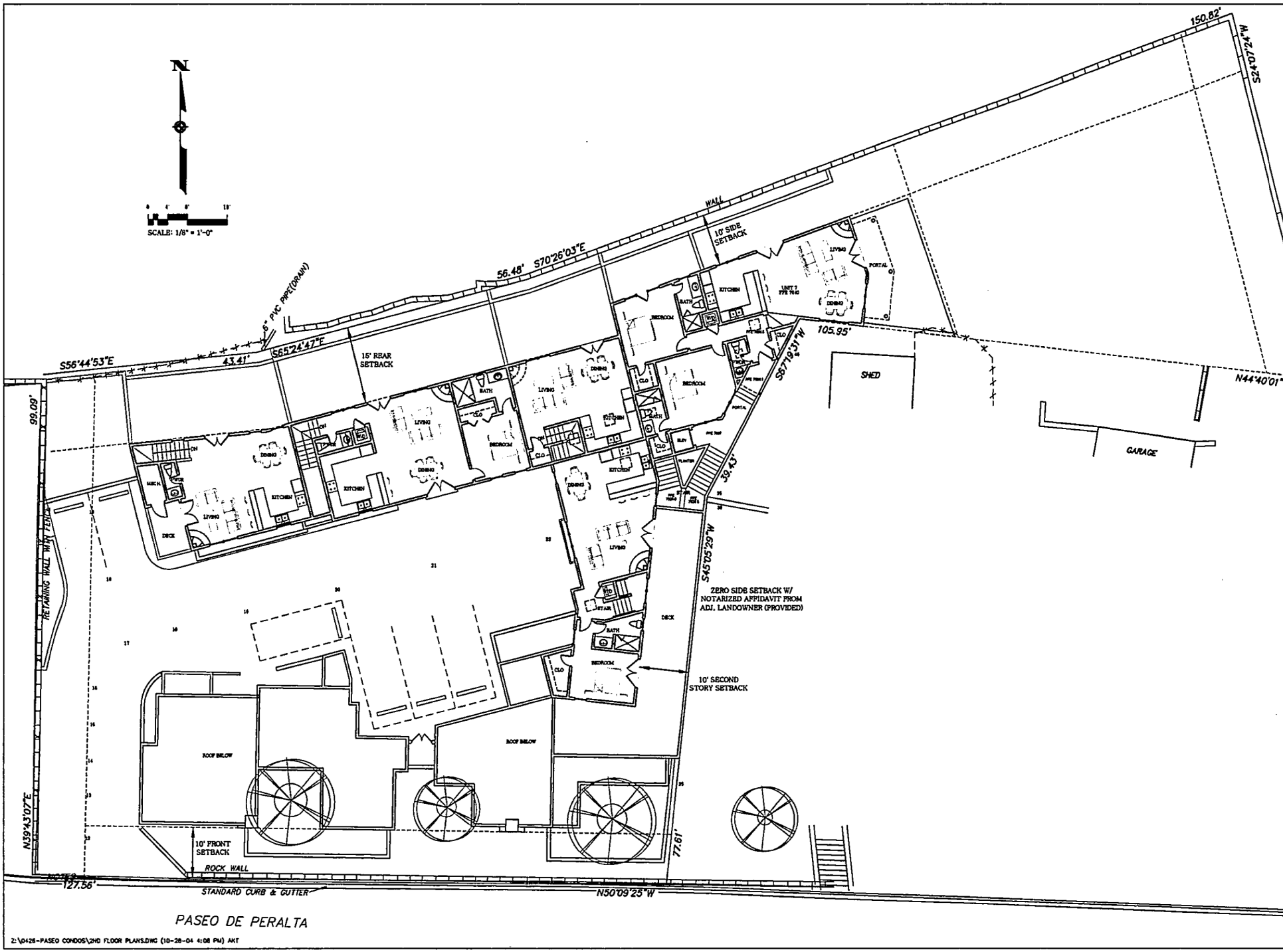
The enclosed drawings contain information on finishes, lighting and details of windows, railings, doors and other exterior features.

Thank you for your consideration.

Sincerely,

Lorn C. Tryk

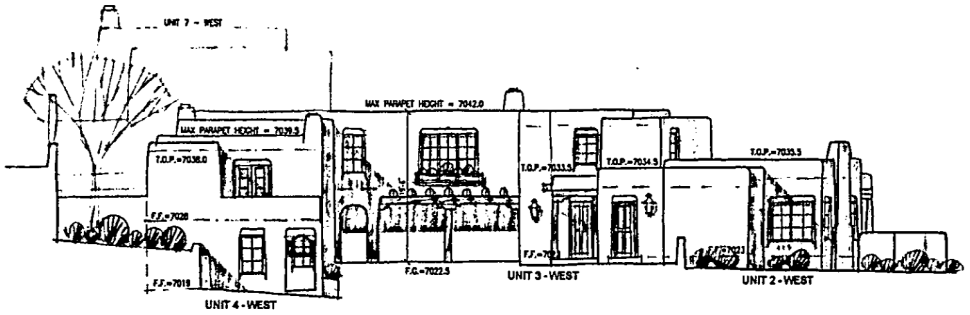
206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

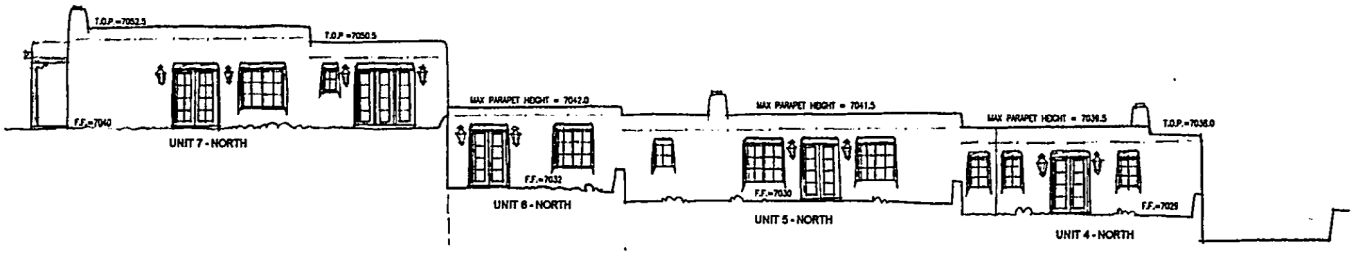


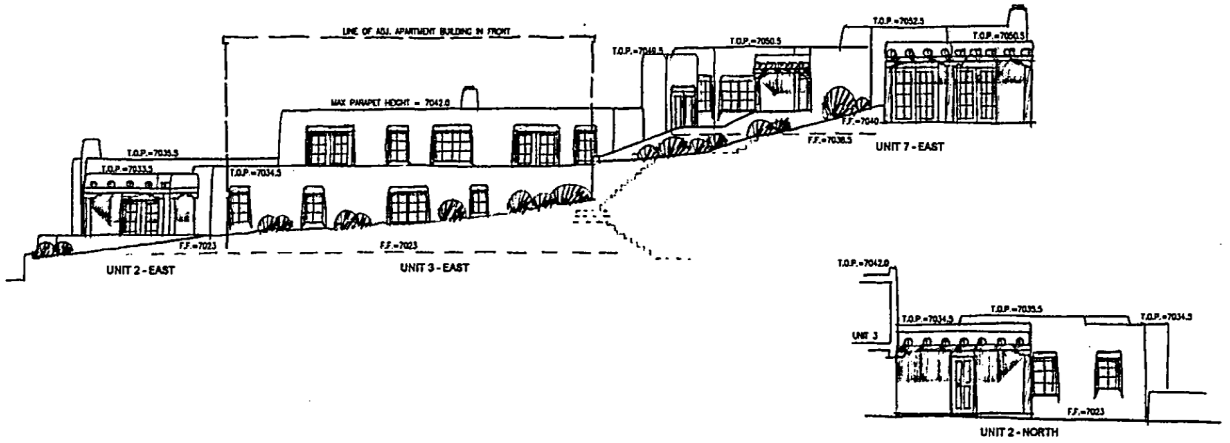
LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lrtrykarch.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Oc[redacted]
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: 2ND FLOOR PLAN
1/8" = 1'-0"
Sheet No.: A-2
Of:





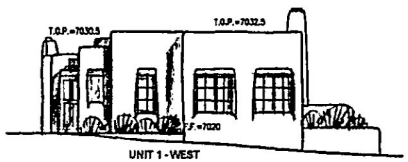


LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lorntryk.com

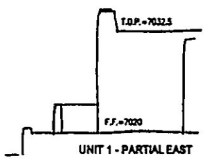
PASEO COMPOUND
Tract 1 Paseo De Peralta

Date Oc
Revised
Drawn by
Checked by
Job Number 0426
Sheet Title ELEVATIONS
1/8" = 1'-0"
Sheet No. 01

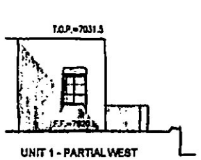
Z:\0426-PASEO CONDOS\HAND ELEVS.DWG (10-28-04 2:22 PM) AKT



UNIT 1 - WEST



UNIT 1 - PARTIAL EAST



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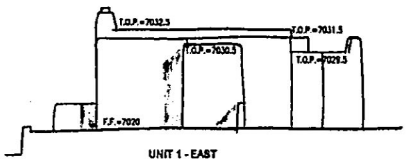
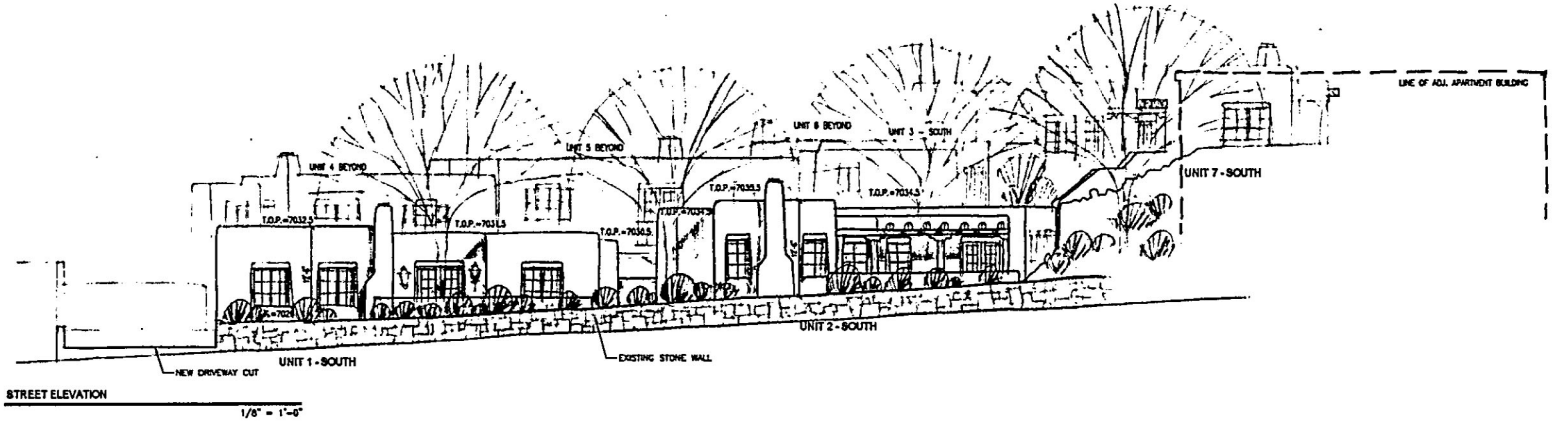


UNIT 1 - EAST

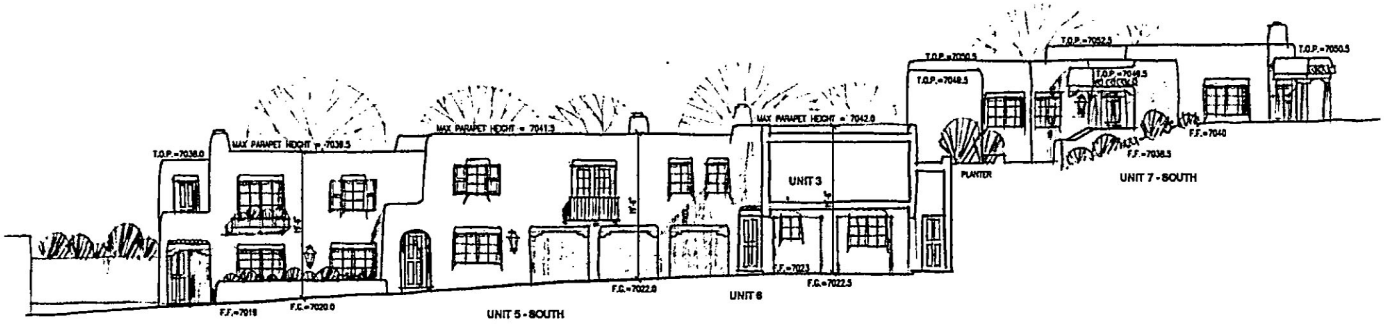


UNIT 1 - NORTH



STREET ELEVATION

1/8" = 1'-0"



EXTERIOR COLORS:

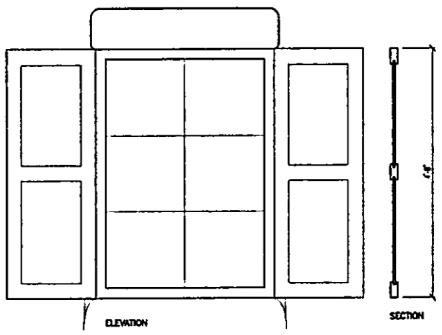
STUCCO =	STO PECOS
WINDOWS =	PELLA TAN
FRENCH DOORS =	PELLA TAN
WOOD STAIN =	MEDIUM BROWN

LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lorntryk.com

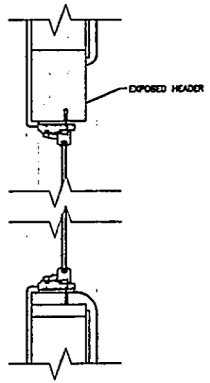
PASEO COMPOUND
Tract 1 Paseo De Peralta

Date Oc
Revised
Drawn by
Checked by
Job Number 0426
Sheet Title ELEVATIONS
1/8" = 1'-0"
Sheet No.
Of

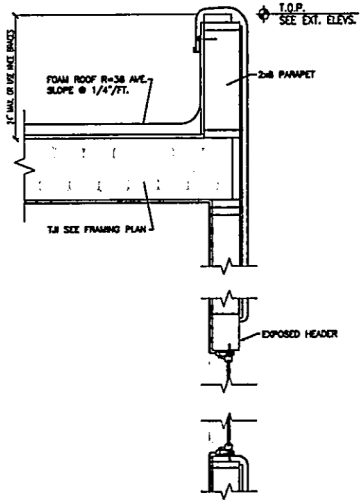
Z:\0426-PASEO CONDOS\HAND ELEVS.DWG (10-28-04 2:21 PM) AKT

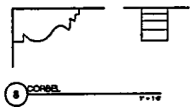


9 WINDOW SHUTTERS

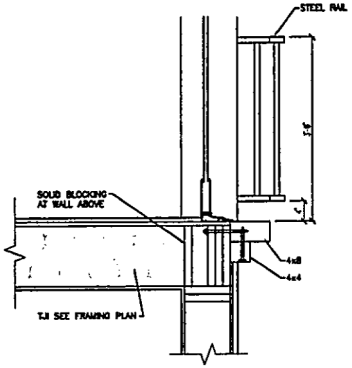


4 WINDOW DETAIL





8 CORBEL



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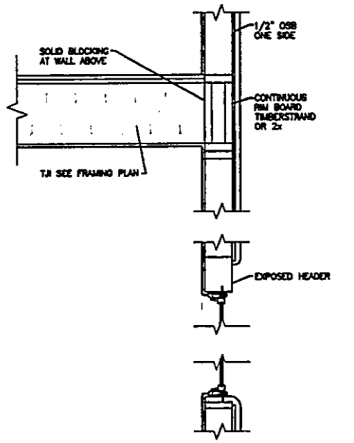
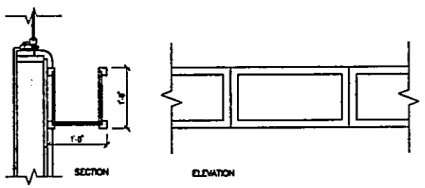
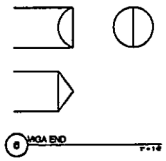
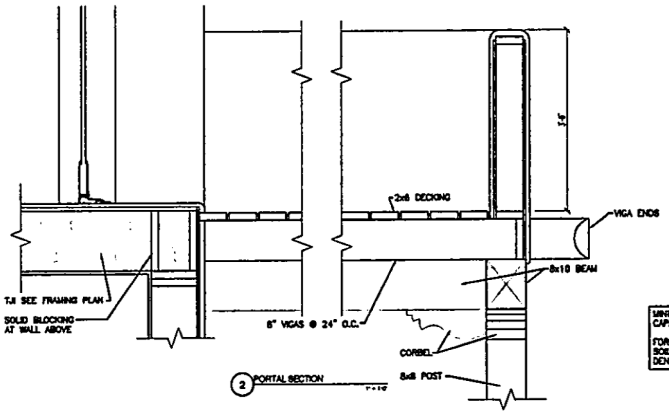




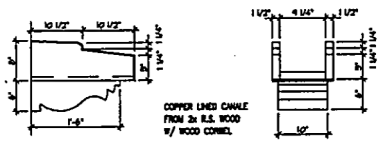
7 WINDOW BOX



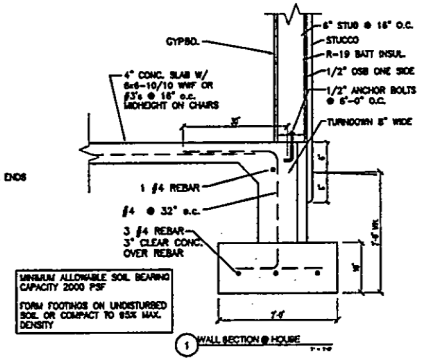
6 VIGA END



2 PORTAL SECTION



5 CANALE DETAIL



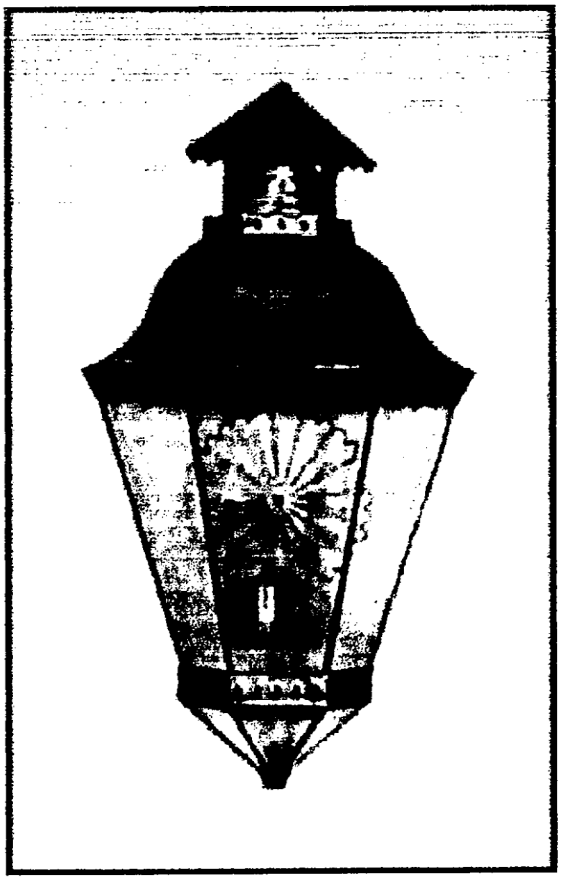
1 WALL SECTION @ HOUSE

LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lorntryk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date Oc
Revised
Drawn by
Checked by
Job Number 0426
Sheet Title DETAILS
1" = 1'-0"
Sheet No.

Z:\0426-PASEO CONDOS\DETAILS.DWG (10-28-04 6:25 PM) AKT

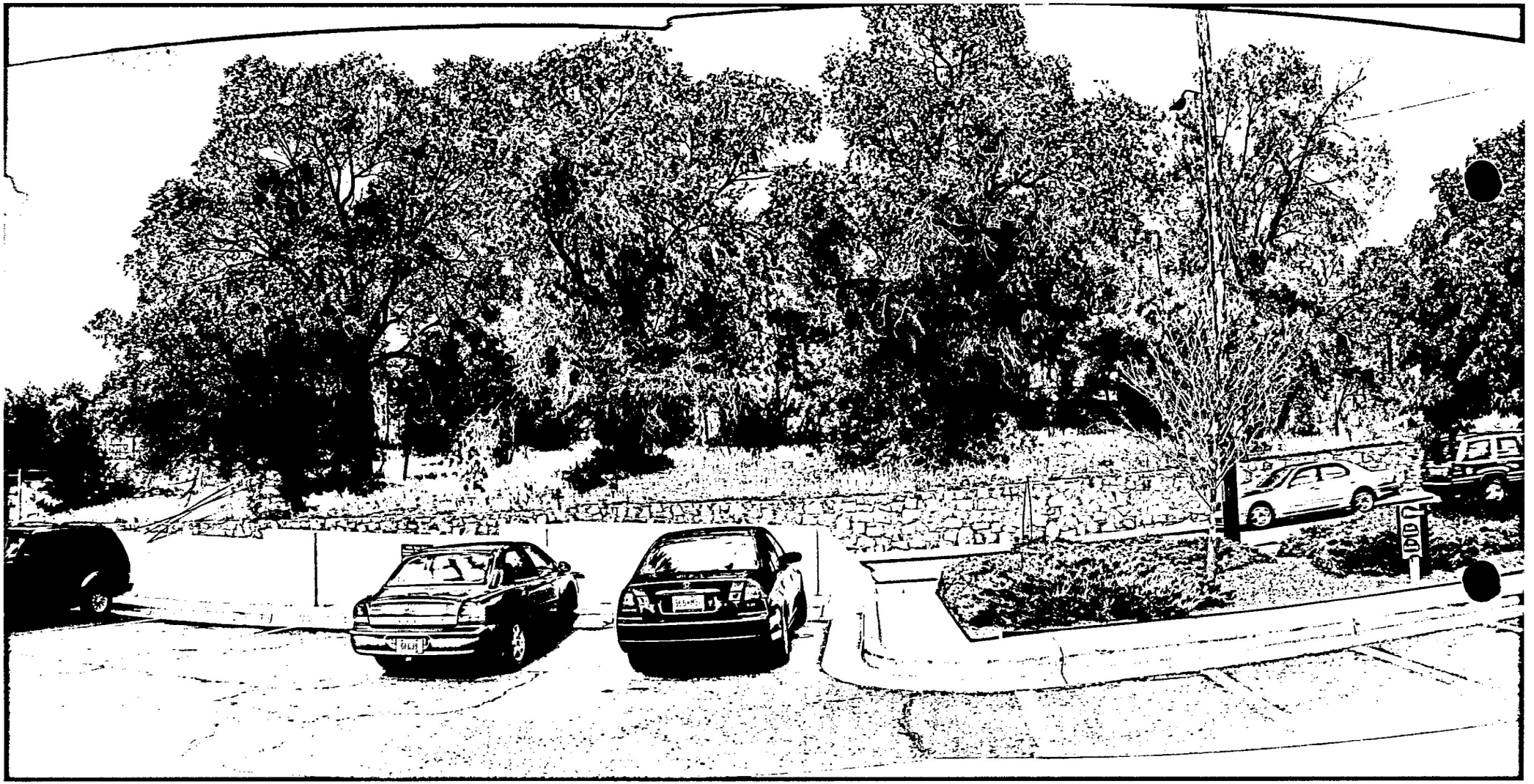


wall mounted

Nuevo Mexico

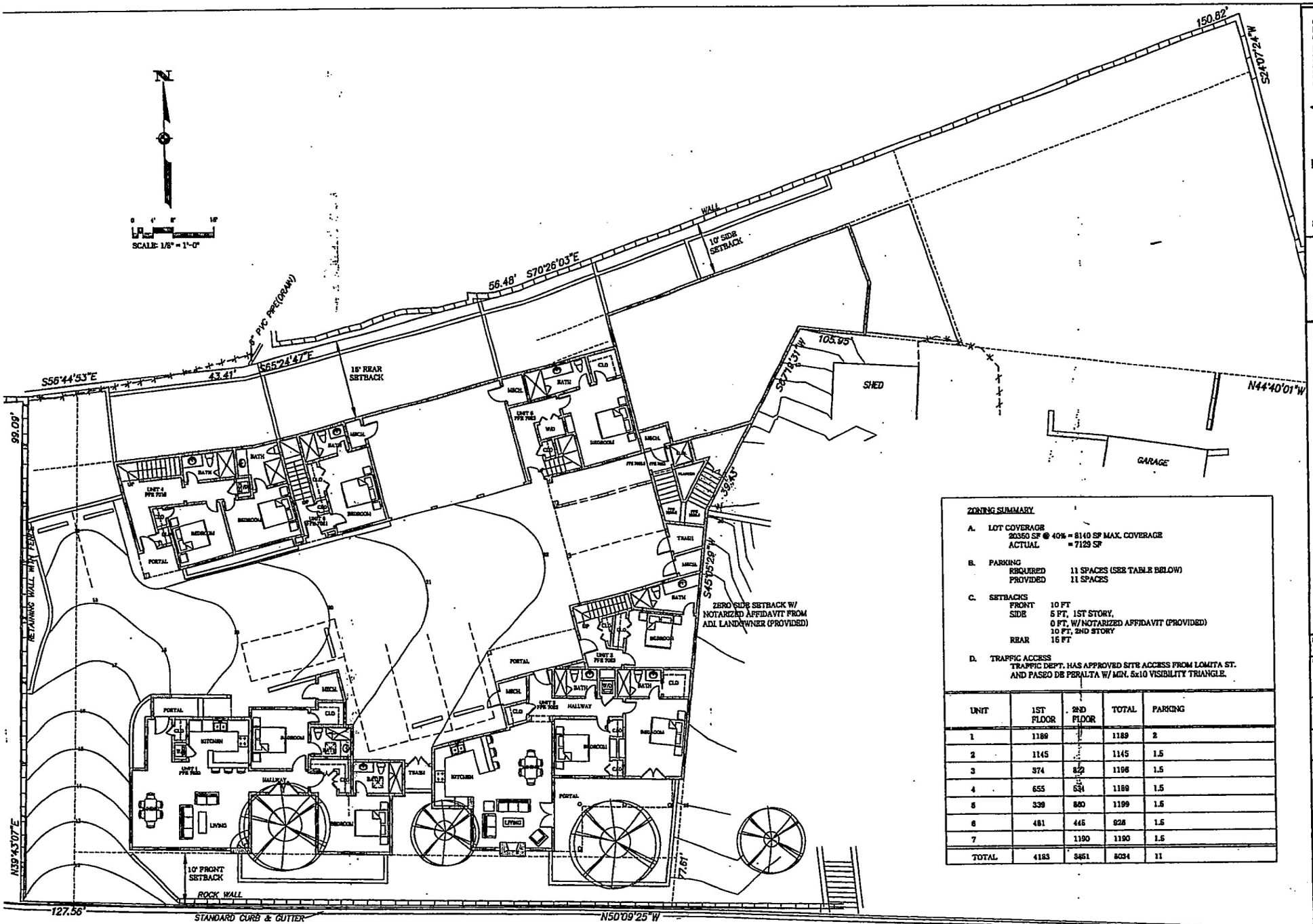
21" x 13"

copper oxide
or
pewter



VIEW OF SITE FROM WELLS FARGO PARKING LOT
NOTE 4 SIGNIFICANT TREES AND STONE WALL.
APARTMENT BUILDING AT 515 PASEO ON RIGHT BEHIND TREES.

Second



ZONING SUMMARY

A. LOT COVERAGE
20350 SF @ 40% = 8140 SF MAX. COVERAGE
ACTUAL = 7129 SF

B. PARKING
REQUIRED 11 SPACES (SEE TABLE BELOW)
PROVIDED 11 SPACES

C. SETBACKS
FRONT 10 FT
SIDE 5 FT, 1ST STORY,
0 FT, W/NOTARIZED AFFIDAVIT (PROVIDED)
10 FT, 2ND STORY
REAR 15 FT

D. TRAFFIC ACCESS
TRAFFIC DEPT. HAS APPROVED SITE ACCESS FROM LOMITA ST. AND PASEO DE PERALTA W/ MIN. 5x10 VISIBILITY TRIANGLE.

UNIT	1ST FLOOR	2ND FLOOR	TOTAL	PARKING
1	1189		1189	2
2	1145		1145	1.5
3	374	822	1196	1.5
4	655	534	1189	1.5
5	339	860	1199	1.5
6	481	446	928	1.5
7		1190	1190	1.5
TOTAL	4183	3851	8034	11

— PREVIOUSLY H BOARD APPROVED —

LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: matt@lorntryk.com

PASEO COMPOUND
Lot 1 Paseo De Peralta

Date Oct 28,04
Revised
Drawn by
Checked by
Job Number 0426
Sheet Title SITE PLAN/ 1ST FLOOR PLAN
1/8" = 1'-0"
Sheet No. A-1

COMMON OPEN SPACE

DENOTES COMMON OPEN SPACE:
TOTAL REQUIRED FOR PROJECT: (7)UNITS X 250 = 1750 S.F.
1ST FLOOR PROVIDED = 1,342 S.F.
1ST FLOOR PROVIDED (LEGAL)= 519 S.F.
2ND FLOOR PROVIDED = 2,783 S.F.
2ND FLOOR PROVIDED (LEGAL)= 2,307 S.F.

TOTAL LEGAL COMMON OPEN SPACE PROVIDED = 2,826 S.F.

PRIVATE OPEN SPACE

DENOTES PRIVATE OPEN SPACE:
TOTAL REQUIRED = 0.0 S.F.
1ST FLOOR PROVIDED = 805 S.F.
2ND FLOOR PROVIDED = 739 S.F.

TOTAL PRIVATE OPEN SPACE PROVIDED = 1,544 S.F.

GENERAL NOTES:

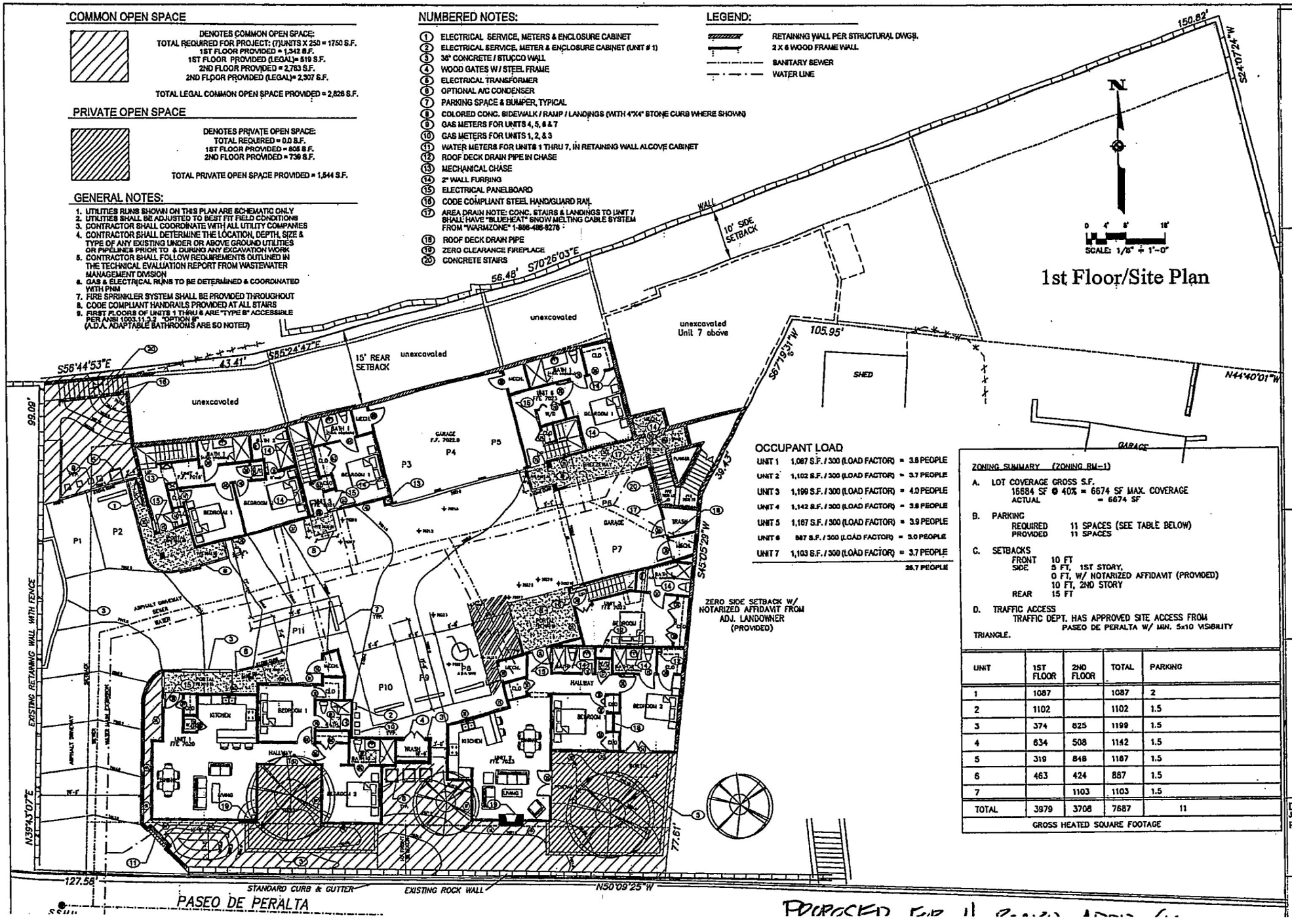
1. UTILITIES RUNS SHOWN ON THIS PLAN ARE SCHEMATIC ONLY
2. UTILITIES SHALL BE ADJUSTED TO BEST FIT FIELD CONDITIONS
3. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES
4. CONTRACTOR SHALL DETERMINE THE LOCATION, DEPTH, SIZE & TYPE OF ANY EXISTING UNDER OR ABOVE GROUND UTILITIES OR PIPELINES PRIOR TO & DURING ANY EXCAVATION WORK
5. CONTRACTOR SHALL FOLLOW REQUIREMENTS OUTLINED IN THE TECHNICAL EVALUATION REPORT FROM WASTEWATER MANAGEMENT DIVISION
6. GAS & ELECTRICAL RUNS TO BE DETERMINED & COORDINATED WITH PNM
7. FIRE SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT
8. CODE COMPLIANT HANDRAILS PROVIDED AT ALL STAIRS
9. FIRST FLOORS OF UNITS 1 THRU 6 ARE "TYPE B" ACCESSIBLE PER ANSI 1003.11.3.2 "OPTION B" (A.D.A. ADAPTABLE BATHROOMS ARE SO NOTED)

NUMBERED NOTES:

1. ELECTRICAL SERVICE, METERS & ENCLOSURE CABINET
2. ELECTRICAL SERVICE, METER & ENCLOSURE CABINET (UNIT # 1)
3. 36" CONCRETE / STUCCO WALL
4. WOOD GATES W/ STEEL FRAME
5. ELECTRICAL TRANSFORMER
6. OPTIONAL A/C CONDENSER
7. PARKING SPACE & BUMPER, TYPICAL
8. COLORED CONC. SIDEWALK / RAMP / LANDINGS (WITH 4"X4" STONE CURB WHERE SHOWN)
9. GAS METERS FOR UNITS 4, 5, 6 & 7
10. GAS METERS FOR UNITS 1, 2, & 3
11. WATER METERS FOR UNITS 1 THRU 7, IN RETAINING WALL ALCOVE CABINET
12. ROOF DECK DRAIN PIPE IN CHASE
13. MECHANICAL CHASE
14. 2" WALL FURRING
15. ELECTRICAL PANELBOARD
16. CODE COMPLIANT STEEL HAND/GUARD RAIL
17. AREA DRAIN NOTE: CONC. STAIRS & LANDINGS TO UNIT 7 SHALL HAVE "BLUEHEAT" SNOW MELTING CABLE SYSTEM FROM "WARMZONE" 1-888-486-9276
18. ROOF DECK DRAIN PIPE
19. ZERO CLEARANCE FIREPLACE
20. CONCRETE STAIRS

LEGEND:

- RETAINING WALL PER STRUCTURAL DWGS.
- 2 X 6 WOOD FRAME WALL
- SANITARY SEWER
- WATER LINE



OCCUPANT LOAD

UNIT 1	1,087 S.F. / 300 (LOAD FACTOR)	= 3.6 PEOPLE
UNIT 2	1,102 S.F. / 300 (LOAD FACTOR)	= 3.7 PEOPLE
UNIT 3	1,199 S.F. / 300 (LOAD FACTOR)	= 4.0 PEOPLE
UNIT 4	1,142 S.F. / 300 (LOAD FACTOR)	= 3.8 PEOPLE
UNIT 5	1,167 S.F. / 300 (LOAD FACTOR)	= 3.9 PEOPLE
UNIT 6	887 S.F. / 300 (LOAD FACTOR)	= 3.0 PEOPLE
UNIT 7	1,103 S.F. / 300 (LOAD FACTOR)	= 3.7 PEOPLE
		25.7 PEOPLE

ZONING SUMMARY (ZONING RM-1)

A. LOT COVERAGE GROSS S.F.
16584 SF @ 40% = 6674 SF MAX. COVERAGE
ACTUAL = 6674 SF

B. PARKING
REQUIRED 11 SPACES (SEE TABLE BELOW)
PROVIDED 11 SPACES

C. SETBACKS
FRONT 10 FT
SIDE 5 FT, 1ST STORY,
0 FT, W/ NOTARIZED AFFIDAVIT (PROVIDED)
10 FT, 2ND STORY
REAR 15 FT

D. TRAFFIC ACCESS
TRAFFIC DEPT. HAS APPROVED SITE ACCESS FROM PASEO DE PERALTA W/ MIN. 5x10 VISIBILITY TRIANGLE.

UNIT	1ST FLOOR	2ND FLOOR	TOTAL	PARKING
1	1087		1087	2
2	1102		1102	1.5
3	374	825	1199	1.5
4	634	508	1142	1.5
5	319	848	1167	1.5
6	463	424	887	1.5
7		1103	1103	1.5
TOTAL	3979	3708	7687	11
GROSS HEATED SQUARE FOOTAGE				

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CHELSEA CONSTRUCTION
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office: (505) 986-8660 NM Lic. # 29666 . Fax (505) 986-8340

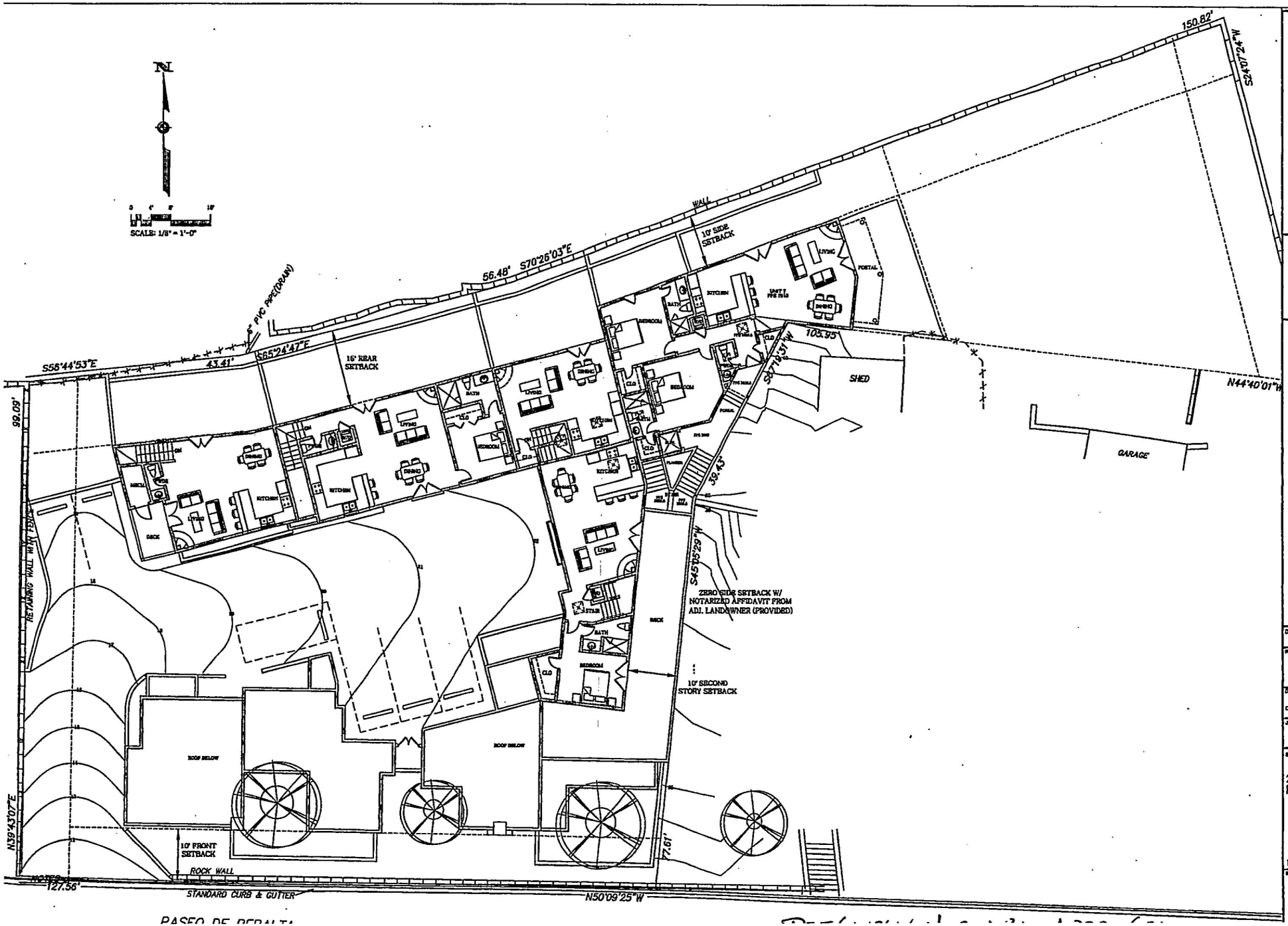
1ST FLOOR/SITE PLAN

PASEO COMPOUND
515 Paseo de Peralta
Santa Fe, N.M.

DATE: June 2005
REVISION:

A2

PROPOSED FOR 11 [illegible] ADDITION



LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Phone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@trykt.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Oct 28,04
Revised:
Drawn by:
Checked by:
Job Number: 0428
Sheet Title: 2ND FLOOR PLAN
1/8" = 1'-0"
Sheet No.: A-2

— PREVIOUSLY H-BOARD APPROVED —

COMMON OPEN SPACE

DENOTES COMMON OPEN SPACE:
TOTAL REQUIRED FOR PROJECT: (7)UNITS X 250 = 1750 S.F.
1ST FLOOR PROVIDED = 1,342 S.F.
1ST FLOOR PROVIDED (LEGAL)= 819 S.F.
2ND FLOOR PROVIDED = 2,783 S.F.
2ND FLOOR PROVIDED (LEGAL)= 2,307 S.F.

TOTAL LEGAL COMMON OPEN SPACE PROVIDED = 2,828 S.F.

PRIVATE OPEN SPACE

DENOTES PRIVATE OPEN SPACE:
TOTAL REQUIRED = 0.0 S.F.
1ST FLOOR PROVIDED = 805 S.F.
2ND FLOOR PROVIDED = 739 S.F.

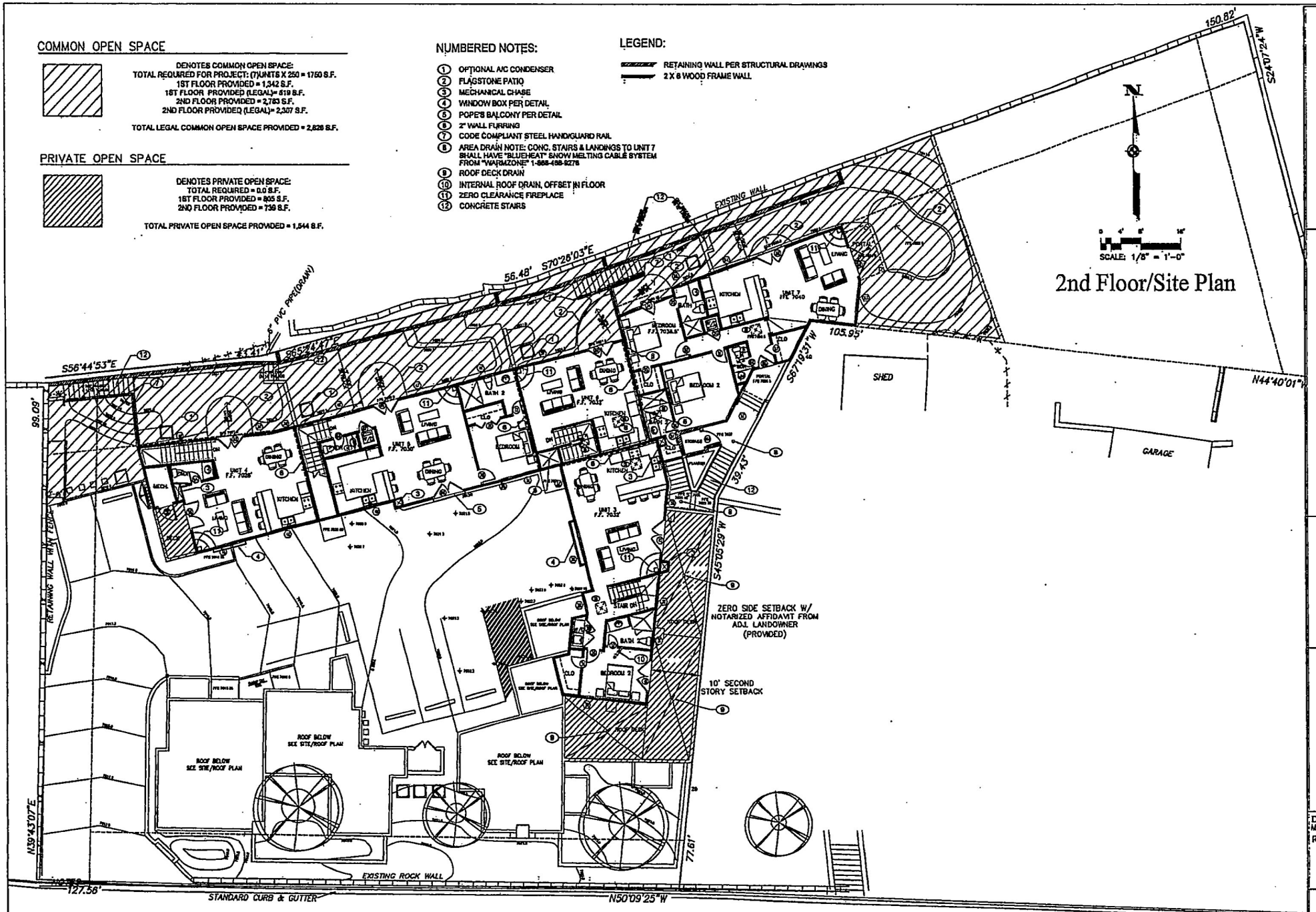
TOTAL PRIVATE OPEN SPACE PROVIDED = 1,544 S.F.

NUMBERED NOTES:

1. OPTIONAL A/C CONDENSER
2. FLAGSTONE PATIO
3. MECHANICAL CHASE
4. WINDOW BOX PER DETAIL
5. POPE'S BALCONY PER DETAIL
6. 2" WALL FURRING
7. CODE COMPLIANT STEEL HANDIGUARD RAIL
8. AREA DRAIN NOTE: CONC. STAIRS & LANDINGS TO UNIT 7 SHALL HAVE "BLUEHEAT" SNOW MELTING CABLE SYSTEM FROM "WARMZONE" 1-888-498-9276
9. ROOF DECK DRAIN
10. INTERNAL ROOF DRAIN, OFFSET IN FLOOR
11. ZERO CLEARANCE FIREPLACE
12. CONCRETE STAIRS

LEGEND:

RETAINING WALL PER STRUCTURAL DRAWINGS
2 X 6 WOOD FRAME WALL



PROPOSED FOR H-BOARD APPROVAL

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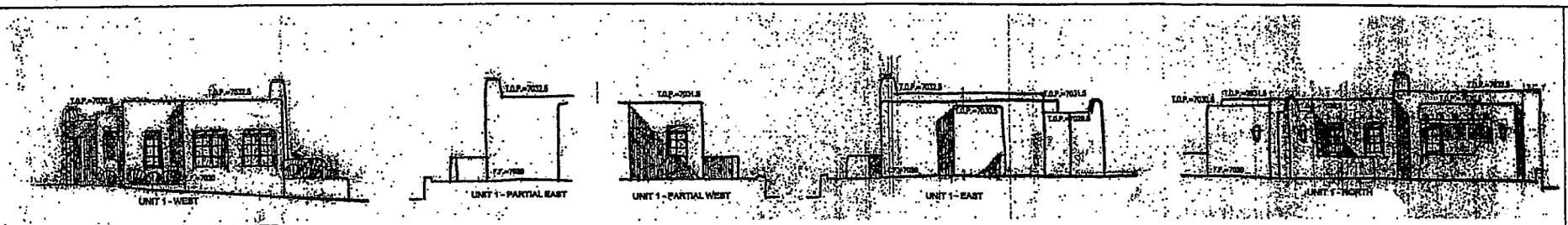
CHELSEA CONSTRUCTION
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office: (505) 986-8060 NM Lic. # 29666 Fax: (505) 986-8340

2ND FLOOR/SITE PLAN

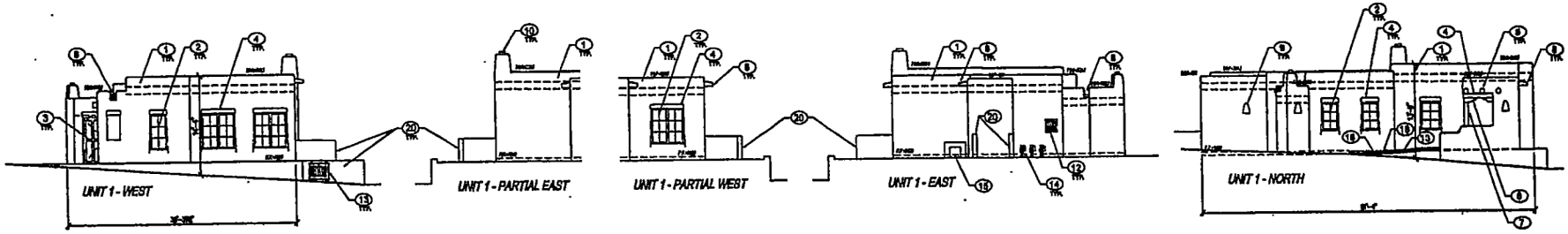
PASEO COMPOUND
515 Paseo de Peralta
Santa Fe, N.M.

DATE: May 2005
REVISION:

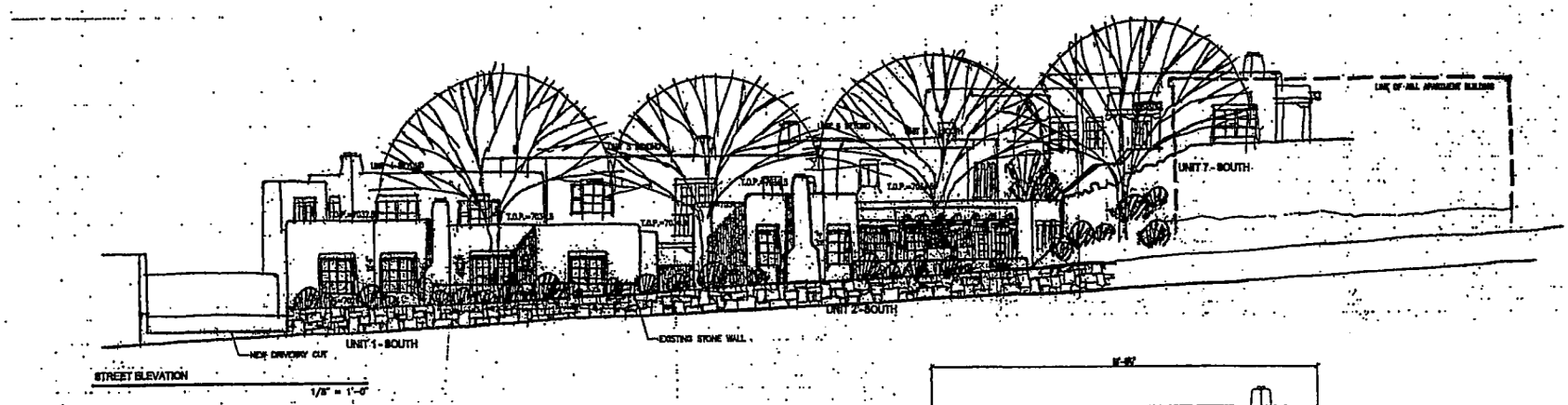
A3



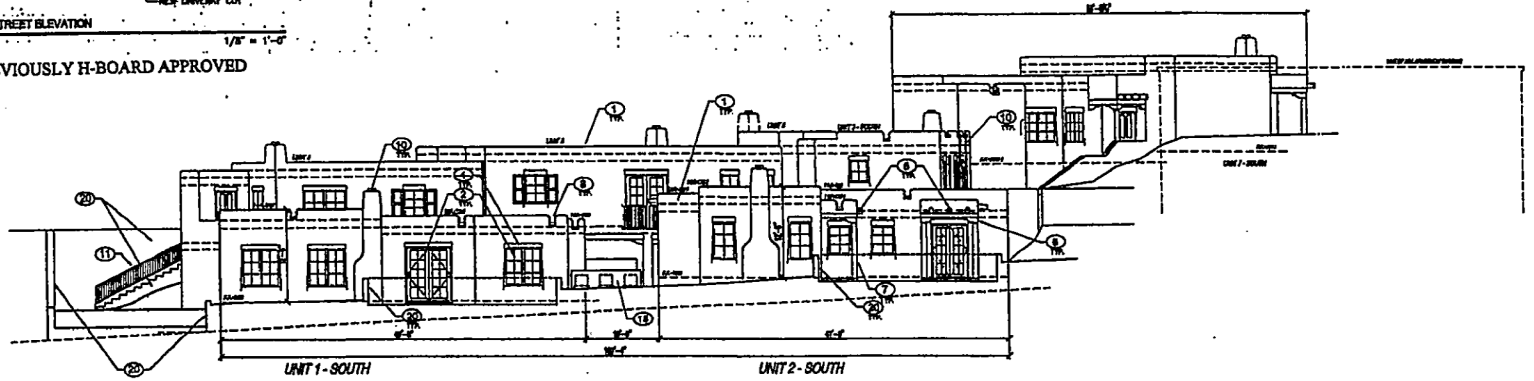
PREVIOUSLY H-BOARD APPROVED



PROPOSED FOR H-BOARD APPROVAL



PREVIOUSLY H-BOARD APPROVED



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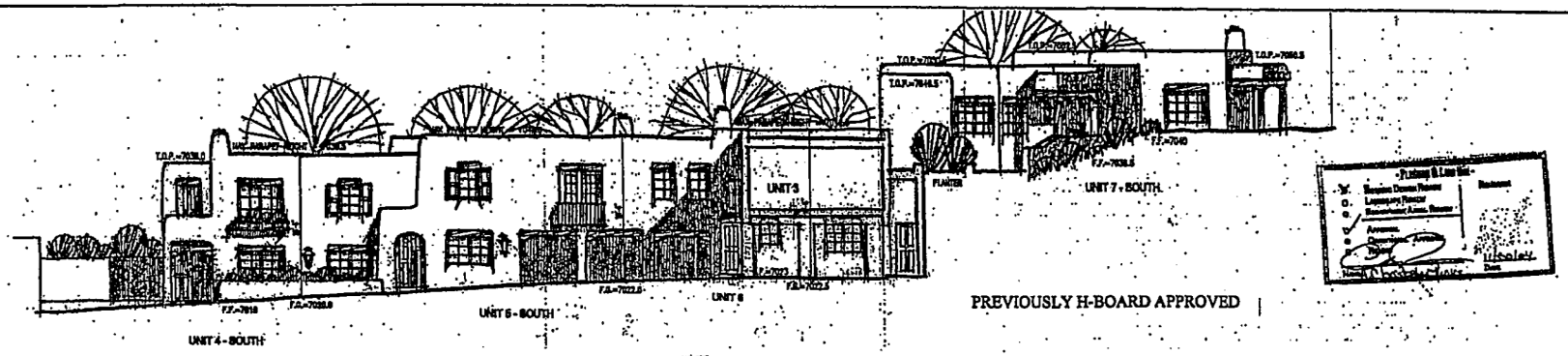
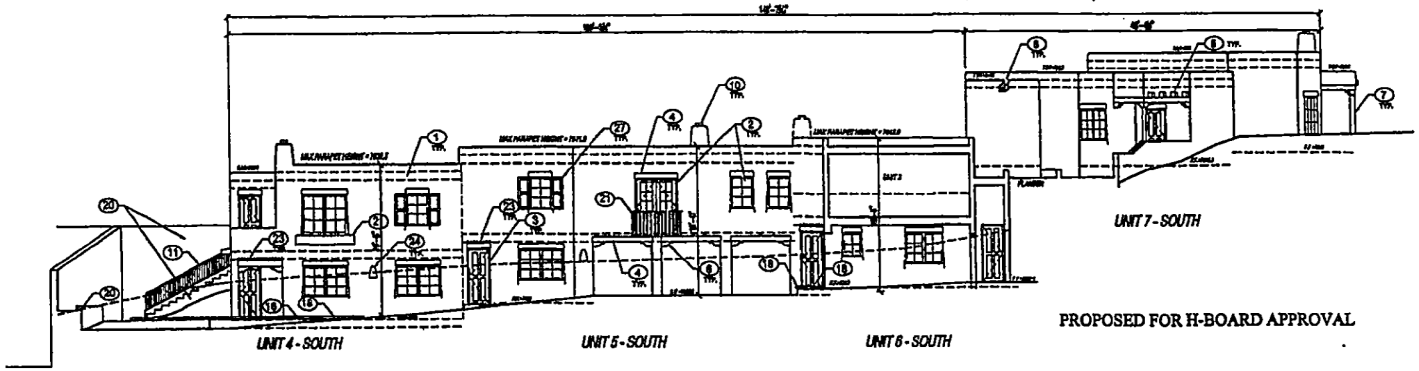
CHELSEA CONSTRUCTION
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office: (505) 986-8060 NM Lic. # 29600 (505) 986-8340

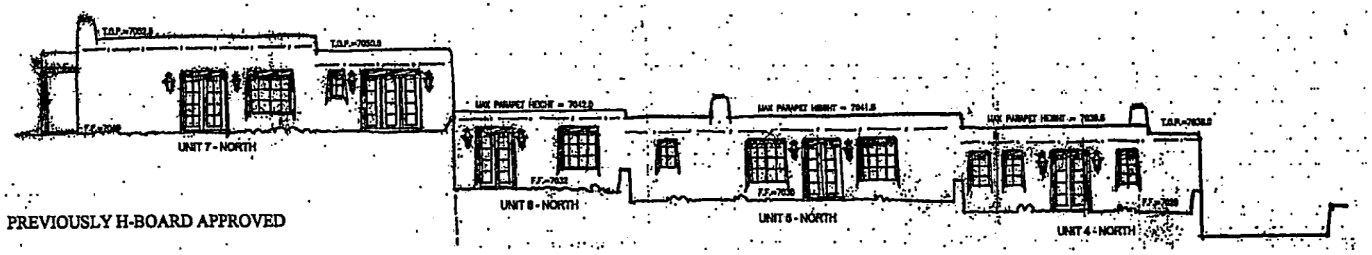
EXTERIOR ELEVATIONS

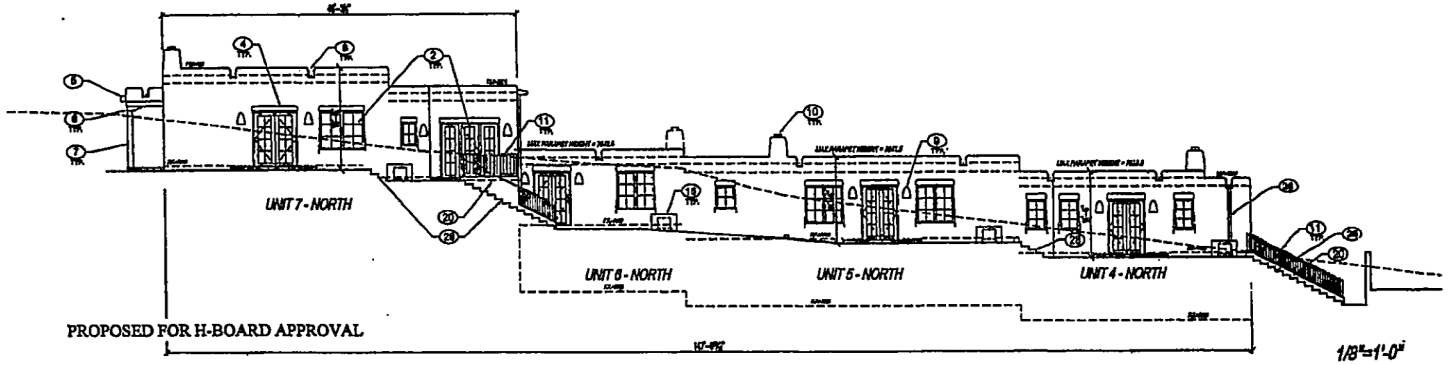
PASEO COMPOUND
515 Paseo de Peralta
Santa Fe, N.M.

DATE: August 2005
REVISION:









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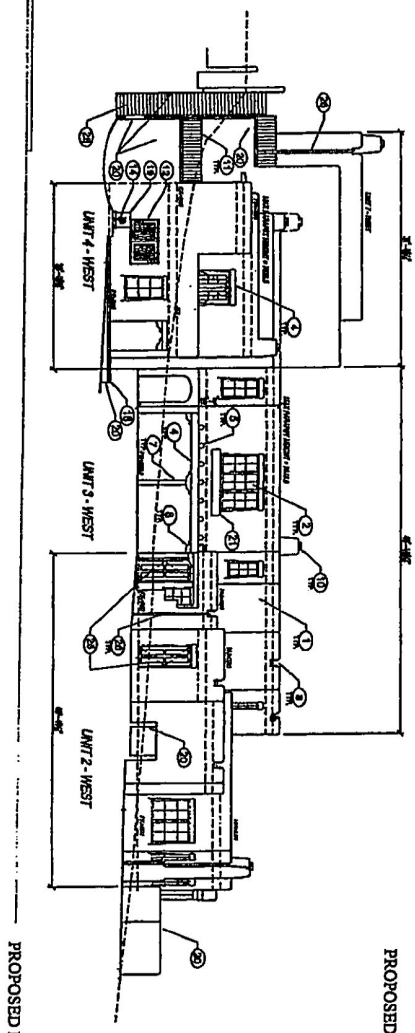
CHELSEA CONSTRUCTION
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office: (505) 986-8060 NM Lic. # 296[redacted] (505) 986-8340

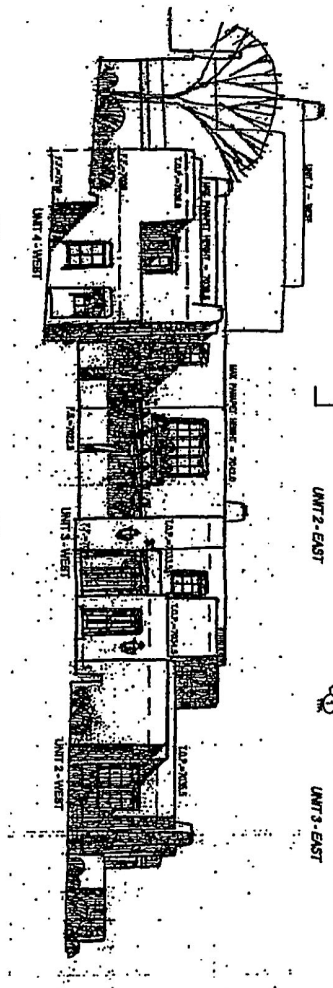
EXTERIOR ELEVATIONS

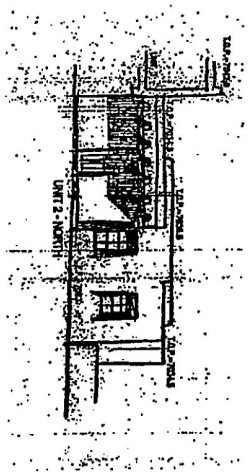
PASEO COMPOUND
515 Paseo de Peralta
Santa Fe[redacted]

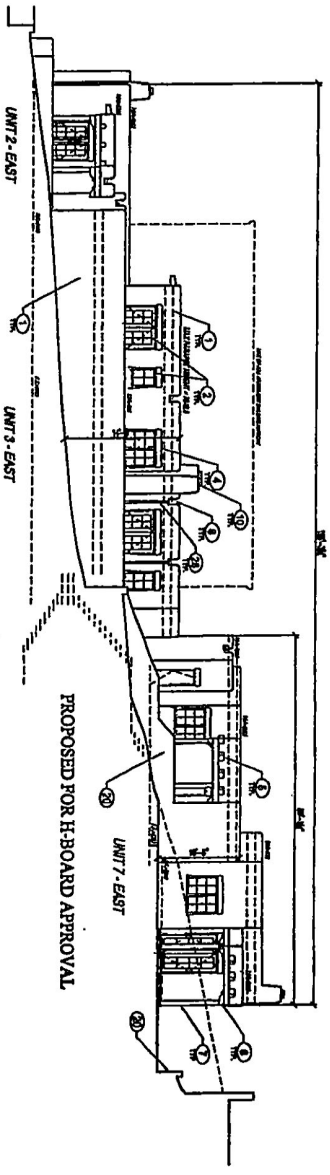
DATE: August 2005
REVISION:



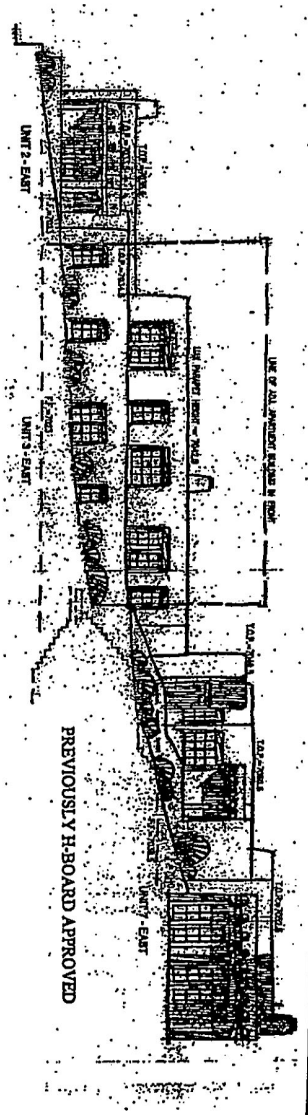
PROPOSED FOR H-BOARD APPROVAL







PROPOSED FOR H-BOARD APPROVAL



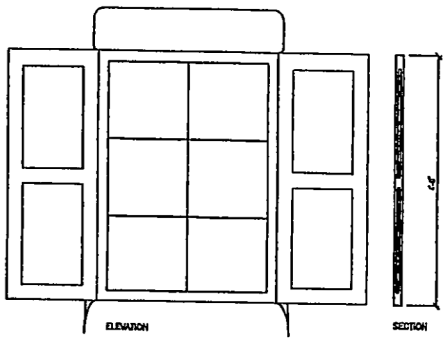
PREVIOUSLY H-BOARD APPROVED

PROPOSED FOR H-BOARD APPROVAL

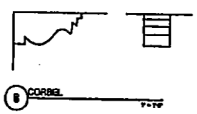
1/8"=1'-0"

	DATE: August 2005 REVISION:	PASEO COMPOUND 515 Paseo de Peralta Santa Fe, [redacted]	EXTERIOR ELEVATIONS	CHELSEA CONSTRUCTION 300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501 Office: (505) 986-8060 NM Lic. # 29666 [redacted] (505) 986-8340	THIS DRAWING IS THE PROPERTY OF CHELSEA CONSTRUCTION INC. AND MAY NOT BE USED OR REPRODUCED FOR ANY OTHER PURPOSE UNLESS BY WRITTEN CONSENT FROM CHELSEA CONSTRUCTION INC.

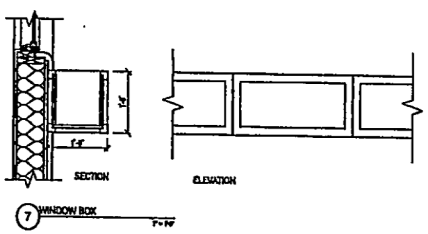
— PREVIOUSLY H-BOARD APPROVED —



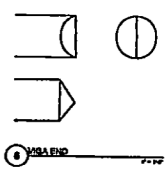
9 WINDOW SHUTTERS



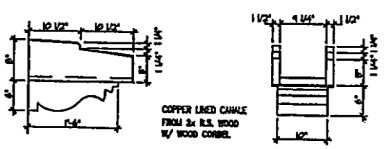
8 CORBEL



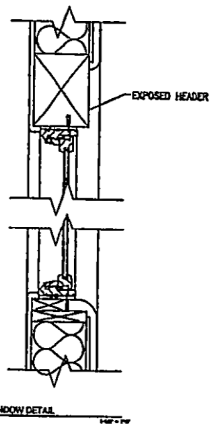
7 WINDOW BOX



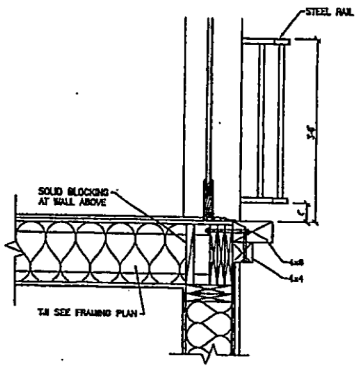
6 VIGA END



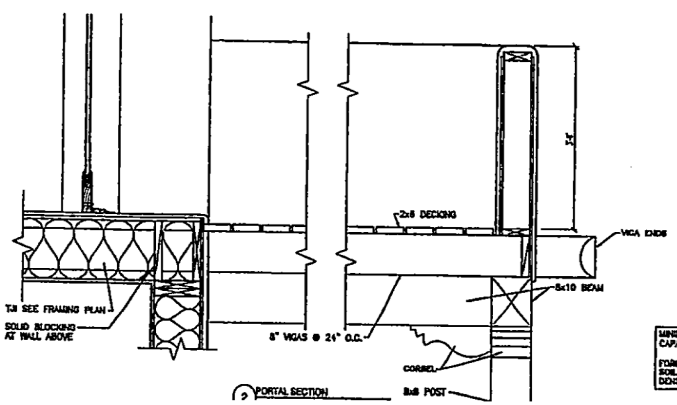
5 CANALE DETAIL



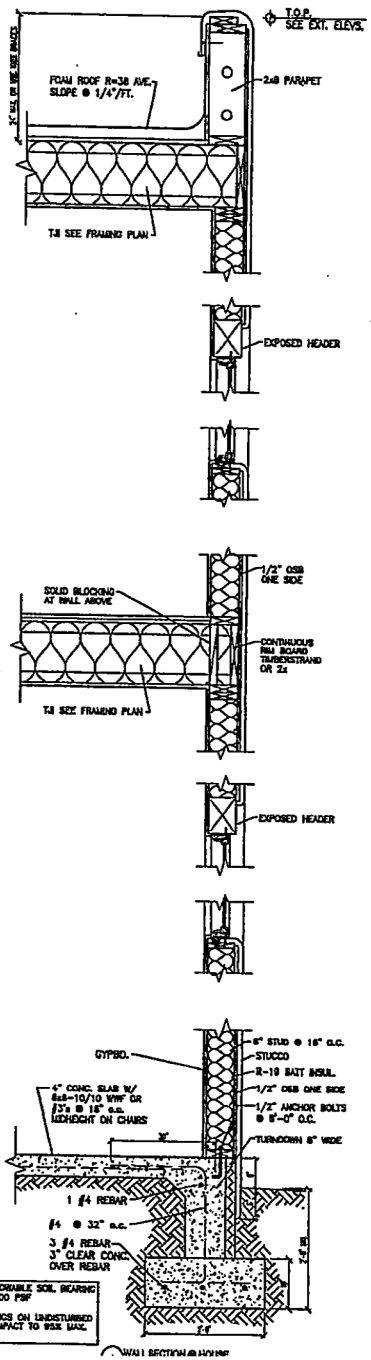
4 WINDOW DETAIL



3 BALCONY SECTION



2 PORTAL SECTION



WALL SECTION @ HOUSE

LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Phone: 505-982-5340 Fax: 505-982-5393
EMail: mail@trykl.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Oct 25,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: DETAILS
1" = 1'-0"
Sheet No.

TYPICAL NUMBERED NOTES:

1. STUCCO (COLOR - "PECOS" BY "STO")
2. ALUMINUM CLAD WOOD WINDOWS & PATIO DOORS (COLOR - "PELLA TAN" OR MATCH)
3. STAINED WOOD ENTRY DOORS (MEDIUM BROWN)
4. STAINED WOOD BEAMS (MEDIUM BROWN)
5. STAINED WOOD VIGAS (MEDIUM BROWN)
6. STAINED WOOD CORBEL (MEDIUM BROWN)
7. STAINED WOOD POSTS (MEDIUM BROWN)
8. STAINED WOOD CANALE (MEDIUM BROWN) PER DETAIL
9. WALL SCONCE "ARTESANOS NEUVO MEXICO"
10. CHIMNEY CAP
11. STEEL HAND / GUARD RAIL
12. STAINED WOOD ELECT. METER CABINET (MEDIUM BROWN)
13. STAINED WOOD WATER METER CABINET (MEDIUM BROWN)
14. GAS METER
15. BUYERS OPTIONAL A/C CONDENSING UNIT (WITH MEDIUM BROWN STAINED CEDAR SCREEN)
16. CONCRETE LANDING
17. CONCRETE RAMP 1:12 MAX
18. STONE CAP
19. ELECTRICAL TRANSFORMER
20. CONCRETE / STUCCO WALL
21. WINDOW BOX PER DETAIL
22. POPE'S BALCONY PER DETAIL
23. STAINED VIGA OVERHANG (MEDIUM BROWN)
24. WALL SCONCE - "ARTESANOS NUEVO MEXICO"
25. STAINED WOOD ENTRY DOOR (MEDIUM BROWN)
26. COPPER DOWNSPOUT
27. STAINED WOOD WINDOW SHUTTER (MEDIUM BROWN)
28. CONCRETE STEPS

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

Larry A. Delgado, *Mayor*
Jim Romero, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description: Construct a residential compound of seven units at a total of 10,168 sq. ft. to the maximum allowable height of 17'6" plus 2 additional feet per Board approval. An exception is requested to partiallly demolish an historic stone wall per (Section 14-5.2 (D,1,a)).
Project number: 04-10100114
Case number: H-04-114
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 515 Paseo de Peralta, Tract 1

PROJECT NAMES:

OW - Erik Fuentes
Lamy, NM 87540

#10 Camino Caballos Spur
505-660-8320

AP - Lorn C. Tryk
Santa Fe, NM 87501-1888

206 McKenzie St., Suite F-2
505-982-5340

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on September 28, 2004, acted on the above referenced case. The decision of the board was to approve your request with the following conditions: 1) that rock from the demolished section of the historic streetscape wall should be installed in the pavement along the original footprint; 2) that the new wall differ from the historic wall rather than mimic it; and 3) that architectural details be submitted for Board approval before a building permit is issued.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Territorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street. This Board approved the proposal for seven residential Units, the site plan, building footprints, and elevations on September 28, 2004 with the condition that architectural details be submitted for review at a later date. Now, the applicant is seeking approval of these details.

The buildings are designed in the Spanish-Pueblo Revival Style. The stucco-finished buildings will have battered and rounded parapets and rounded corners. Copper-lined canales will have carved corbel supports.

Portals will have exposed wooden headers, carved corbels, and viga posts. Exposed viga ends will be chisel-cut in vertical orientation.

Porches will have stucco-finished 3' high walls and 2" x 6" wooden decking.

The balcony on Unit 5 will have 32" high simple square-rod steel railings.

Doors will be true-divided light or wooden panel with exposed wooden headers.

Windows will be true-divided light with exposed wooden headers. Sills will be stucco-finished bevels. Window shutters on Units 4 and 5 will be 1-over-1 wood panel. Window boxes on Units 3 and 4 will be 1' high and 1' deep with a simple panel design. They will be slightly wider than the windows and mounted below the sills.

Exterior lights will be Artesanos wall-mounted Nuevo Mexico design. They are 21" high x 13" wide and finished in either a copper oxide or pewter color.

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

Larry A. Delgado, *Mayor*
Jim Romero, *City Manager*

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Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description: Construct a residential compound of seven units at a total of 10,168 sq. ft. to the maximum allowable height of 17'6" plus 2 additional feet per Board approval. An exception is requested to partiallly demolish an historic stone wall per (Section 14-5.2 (D,1,a)).
Project number: 04-10100114
Case number: H-04-114
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 515 Paseo de Peralta, Tract 1

PROJECT NAMES:

OW - Erik Fuentes
Lamy, NM 87540

#10 Camino Caballos Spur
505-660-8320

AP - Lorn C. Tryk
Santa Fe, NM 87501-1888

206 McKenzie St., Suite F-2
505-982-5340

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on September 28, 2004, acted on the above referenced case. The decision of the board was to approve your request with the following conditions: 1) that rock from the demolished section of the historic streetscape wall should be installed in the pavement along the original footprint; 2) that the new wall differ from the historic wall rather than mimic it; and 3) that architectural details be submitted for Board approval before a building permit is issued.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

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City of Santa Fe, New Mexico

memo

DATE: November 9, 2004

TO: Historic Design Review Board Members

VIA: Reed Liming, Acting Planning & Land Use Department Director RL

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

____ District Standards & Yard wall & fence standards.

__x__ Historic Survey Form

__x__ Zoning Review Sheet

__x__ Other: Board Action letter

APPLICANT SUBMITTALS

__x__ Proposal Letter

____ Vicinity Map

__x__ Site Plan/Floor Plan

__x__ Elevations

____ Photographs

__x__ Other: Details

STAFF RECOMMENDATION:

Staff recommends approval of this application complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

Larry A. Delgado, *Mayor*
Mike P. Lujan, *City Manager*

Councilors:
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Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description: Architectural details for a residential compound of seven units, previously approved by the HDRB.
Project number: 04-10100114
Case number: H-04-114
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 515 Paseo de Peralta, Tract 1

PROJECT NAMES:

OW - Erik Fuentes
Lamy, NM 87540

#10 Camino Caballos Spur
505-660-8320

AP - Lorn C. Tryk
Santa Fe, NM 87501-1888

206 McKenzie St., Ste. F-2
505-982-5340

BOARD ACTION

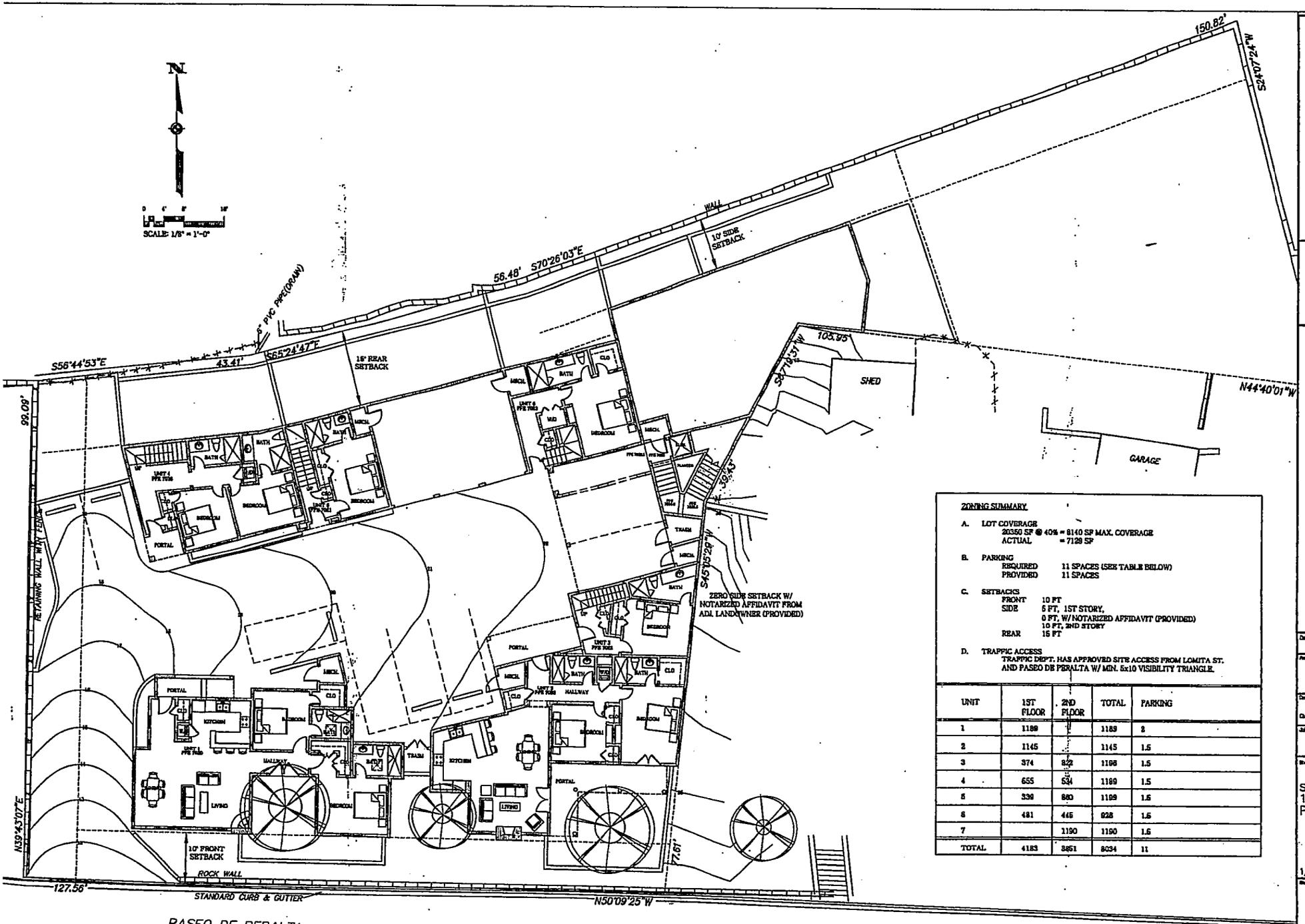
This is to certify that the Historic Design Review Board (HDRB) at their meeting on November 30, 2004, acted on the above referenced case. The decision of the board was to approve your request.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**



ZONING SUMMARY

A. LOT COVERAGE
20350 SF @ 40% = 8140 SF MAX. COVERAGE
ACTUAL = 7129 SF

B. PARKING
REQUIRED 11 SPACES (SEE TABLE BELOW)
PROVIDED 11 SPACES

C. SETBACKS
FRONT 10 FT
SIDE 5 FT, 1ST STORY,
0 FT, W/ NOTARIZED AFFIDAVIT (PROVIDED)
10 FT, 2ND STORY
REAR 15 FT

D. TRAFFIC ACCESS
TRAFFIC DEPT. HAS APPROVED SITE ACCESS FROM LOMITA ST. AND PASEO DE PERALTA W/ MIN. 5x10 VISIBILITY TRIANGLE.

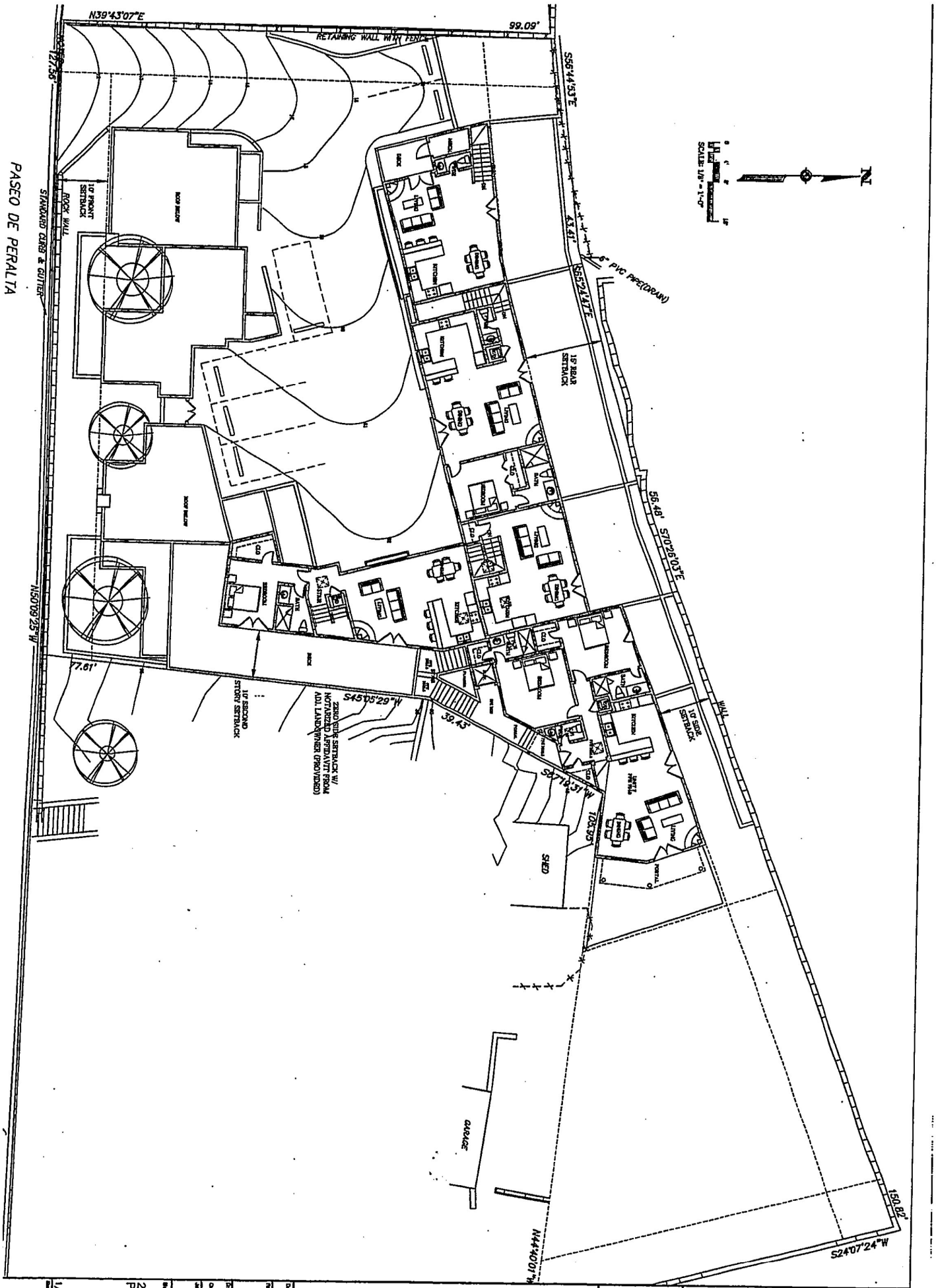
UNIT	1ST FLOOR	2ND FLOOR	TOTAL	PARKING
1	1189		1189	2
2	1145		1145	1.5
3	374	822	1196	1.5
4	655	534	1189	1.5
5	339	860	1199	1.5
6	481	445	926	1.6
7		1190	1190	1.6
TOTAL	4183	3851	8034	11

- PREVIOUSLY H-BOARD APPROVED -

LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lorntryk.com

PASEO COMPOUND
Lot 1 Paseo De Peralta

Date: Oct 28,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: SITE PLAN/ 1ST FLOOR PLAN
1/8" = 1'-0"
Sheet No.: A-1



PASEO COMPOUND
Tract 1 Paseo De Peralta

1/8" = 1'-0"	
2ND FLOOR PLAN	
Sheet No.	A-2
Sheet Title	
0426	
Job Number	
Checked By	
Drawn By	
Plotted	
Date	Oct. 28.04

LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Phone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltryk.com

COMMON OPEN SPACE

DENOTES COMMON OPEN SPACE:
TOTAL REQUIRED FOR PROJECT: (7)UNITS X 250 = 1750 S.F.
1ST FLOOR PROVIDED = 1,342 S.F.
1ST FLOOR PROVIDED (LEGAL)= 519 S.F.
2ND FLOOR PROVIDED = 2,783 S.F.
2ND FLOOR PROVIDED (LEGAL)= 2,307 S.F.

TOTAL LEGAL COMMON OPEN SPACE PROVIDED = 2,826 S.F.

PRIVATE OPEN SPACE

DENOTES PRIVATE OPEN SPACE:
TOTAL REQUIRED = 0.0 S.F.
1ST FLOOR PROVIDED = 805 S.F.
2ND FLOOR PROVIDED = 736 S.F.

TOTAL PRIVATE OPEN SPACE PROVIDED = 1,544 S.F.

GENERAL NOTES:

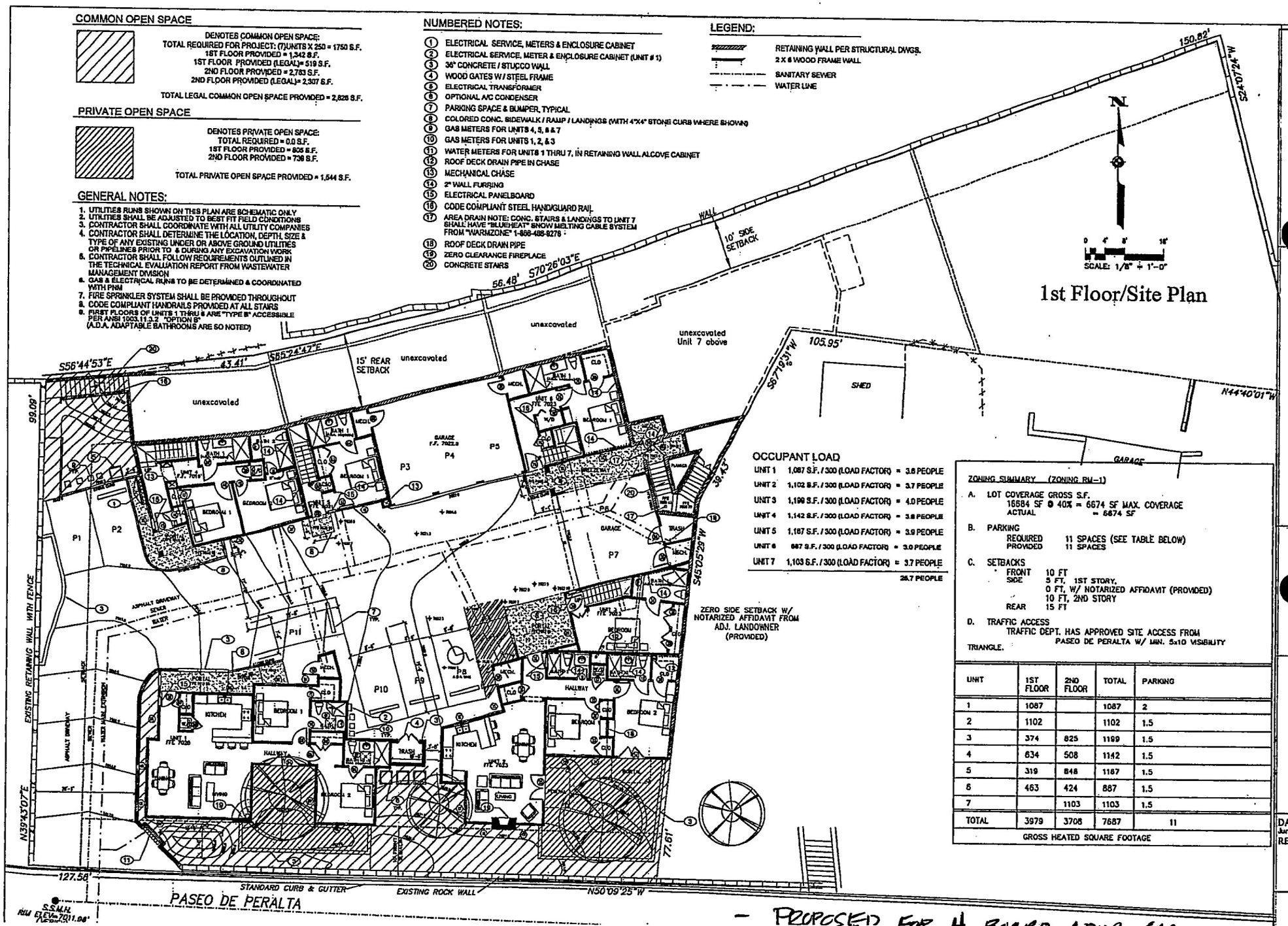
1. UTILITIES RUNS SHOWN ON THIS PLAN ARE SCHEMATIC ONLY
2. UTILITIES SHALL BE ADJUSTED TO BEST FIT FIELD CONDITIONS
3. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES
4. CONTRACTOR SHALL DETERMINE THE LOCATION, DEPTH, SIZE & TYPE OF ANY EXISTING UNDER OR ABOVE GROUND UTILITIES OR PIPELINES PRIOR TO & DURING ANY EXCAVATION WORK
5. CONTRACTOR SHALL FOLLOW REQUIREMENTS OUTLINED IN THE TECHNICAL EVALUATION REPORT FROM WASTEWATER MANAGEMENT DIVISION
6. GAS & ELECTRICAL RUNS TO BE DETERMINED & COORDINATED WITH PNM
7. FIRE SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT
8. CODE COMPLIANT HANDRAILS PROVIDED AT ALL STAIRS
9. FIRST FLOORS OF UNITS 1 THRU 6 ARE "TYPE B" ACCESSIBLE PER ANSI 1003.11.3.2 "OPTION B" (A.D.A. ADAPTABLE BATHROOMS ARE SO NOTED)

NUMBERED NOTES:

1. ELECTRICAL SERVICE, METERS & ENCLOSURE CABINET
2. ELECTRICAL SERVICE, METER & ENCLOSURE CABINET (UNIT # 1)
3. 36" CONCRETE / STUCCO WALL
4. WOOD GATES W/ STEEL FRAME
5. ELECTRICAL TRANSFORMER
6. OPTIONAL A/C CONDENSER
7. PARKING SPACE & BUMPER, TYPICAL
8. COLORED CONC. SIDEWALK / RAMP / LANDINGS (WITH 4"X4" STONE CURB WHERE SHOWN)
9. GAS METERS FOR UNITS 4, 5, 6 & 7
10. GAS METERS FOR UNITS 1, 2, & 3
11. WATER METERS FOR UNITS 1 THRU 7, IN RETAINING WALL ALCOVE CABINET
12. ROOF DECK DRAIN PIPE IN CHASE
13. MECHANICAL CHASE
14. 2" WALL FURRING
15. ELECTRICAL PANELBOARD
16. CODE COMPLIANT STEEL HANDGUARD RAIL
17. AREA DRAIN NOTE: CONC. STAIRS & LANDINGS TO UNIT 7 SHALL HAVE "BLUEHEAT" SNOW MELTING CABLE SYSTEM FROM "WARMZONE" 1-888-488-9276
18. ROOF DECK DRAIN PIPE
19. ZERO CLEARANCE FIREPLACE
20. CONCRETE STAIRS

LEGEND:

- RETAINING WALL PER STRUCTURAL DWGS.
- 2 X 6 WOOD FRAME WALL
- SANITARY SEWER
- WATER LINE



OCCUPANT LOAD

UNIT 1	1,087 S.F. / 300 (LOAD FACTOR)	= 3.6 PEOPLE
UNIT 2	1,102 S.F. / 300 (LOAD FACTOR)	= 3.7 PEOPLE
UNIT 3	1,199 S.F. / 300 (LOAD FACTOR)	= 4.0 PEOPLE
UNIT 4	1,142 S.F. / 300 (LOAD FACTOR)	= 3.8 PEOPLE
UNIT 5	1,187 S.F. / 300 (LOAD FACTOR)	= 3.9 PEOPLE
UNIT 6	887 S.F. / 300 (LOAD FACTOR)	= 3.0 PEOPLE
UNIT 7	1,103 S.F. / 300 (LOAD FACTOR)	= 3.7 PEOPLE
		26.7 PEOPLE

ZONING SUMMARY (ZONING RM-1)

A. LOT COVERAGE GROSS S.F.
16684 SF @ 40% = 6674 SF MAX. COVERAGE
ACTUAL = 6674 SF

B. PARKING
REQUIRED 11 SPACES (SEE TABLE BELOW)
PROVIDED 11 SPACES

C. SETBACKS
FRONT 10 FT
SIDE 5 FT, 1ST STORY,
0 FT, W/ NOTARIZED AFFIDAVIT (PROVIDED)
10 FT, 2ND STORY
REAR 15 FT

D. TRAFFIC ACCESS
TRAFFIC DEPT. HAS APPROVED SITE ACCESS FROM PASEO DE PERALTA W/ MIN. 5x10 VISIBILITY TRIANGLE.

UNIT	1ST FLOOR	2ND FLOOR	TOTAL	PARKING
1	1087		1087	2
2	1102		1102	1.5
3	374	825	1199	1.5
4	634	508	1142	1.5
5	319	868	1187	1.5
6	463	424	887	1.5
7		1103	1103	1.5
TOTAL	3979	3708	7687	11
GROSS HEATED SQUARE FOOTAGE				

- PROPOSED FOR H BOARD APPROVAL -

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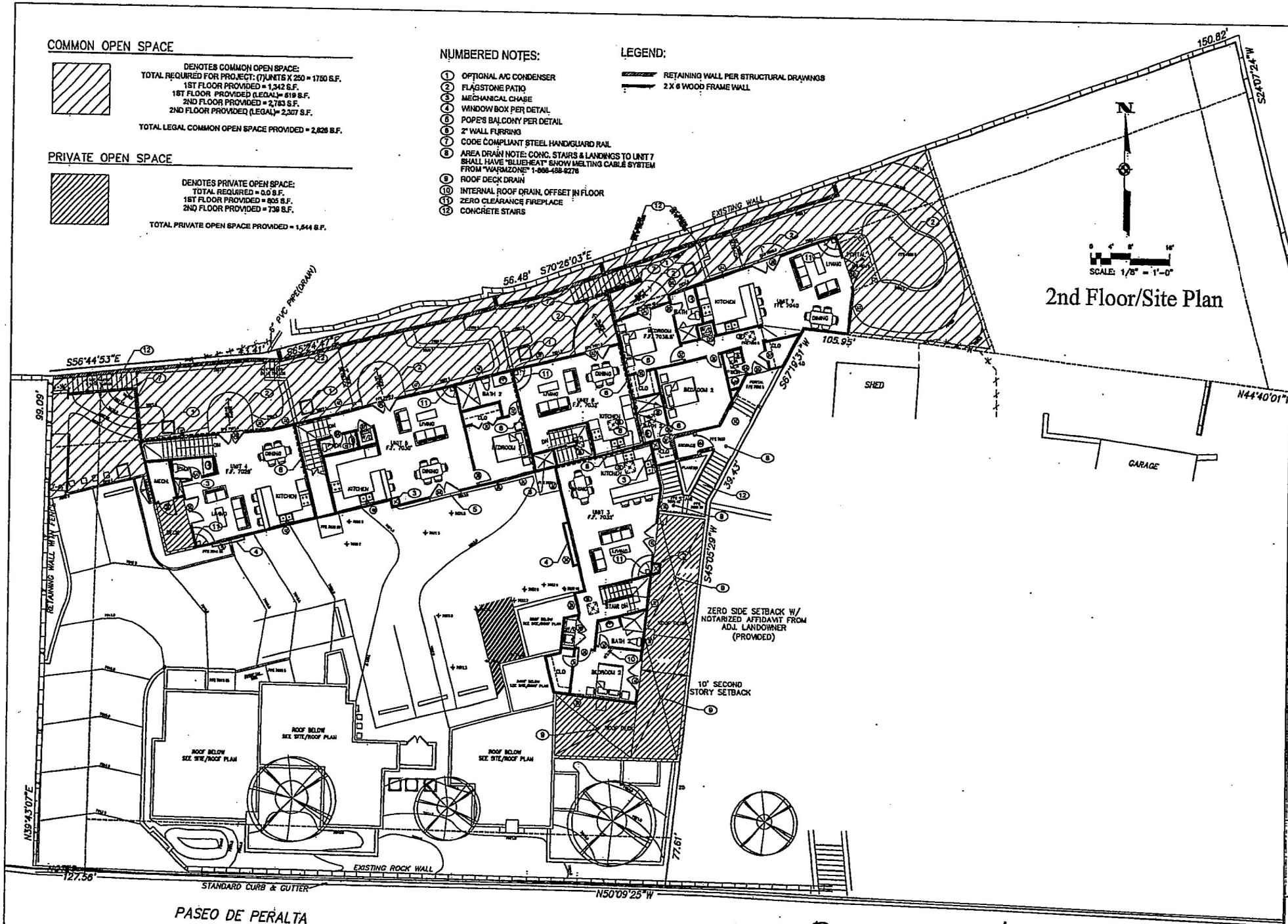
CHELSEA CONSTRUCTION
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office (505) 986-8660 NM Lic. # 29666 . Fax (505) 986-8340

1ST FLOOR/SITE PLAN

PASEO COMPOUND
515 Paseo de Peralta
Santa Fe, N.M.

DATE: June 2005
REVISION:

A2



- PROPOSED FOR H-BOARD APPROVAL

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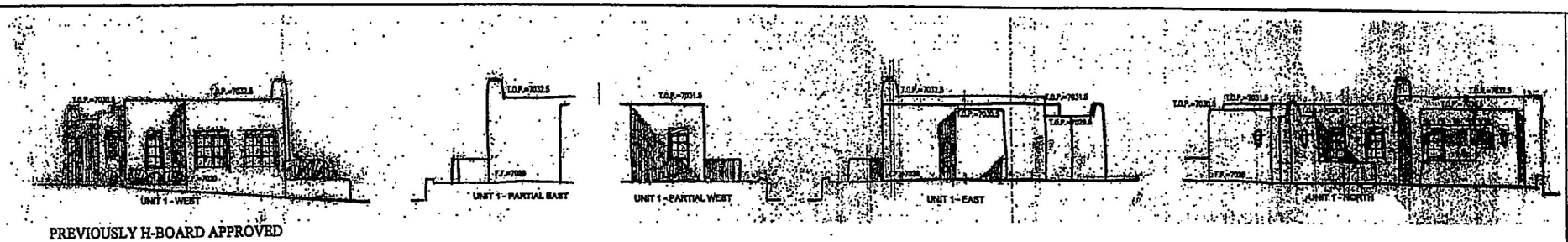
CHELSEA CONSTRUCTION
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office: (505) 986-8060 NM Lic. # 29666 Fax (505) 986-8340

2ND FLOOR/SITE PLAN

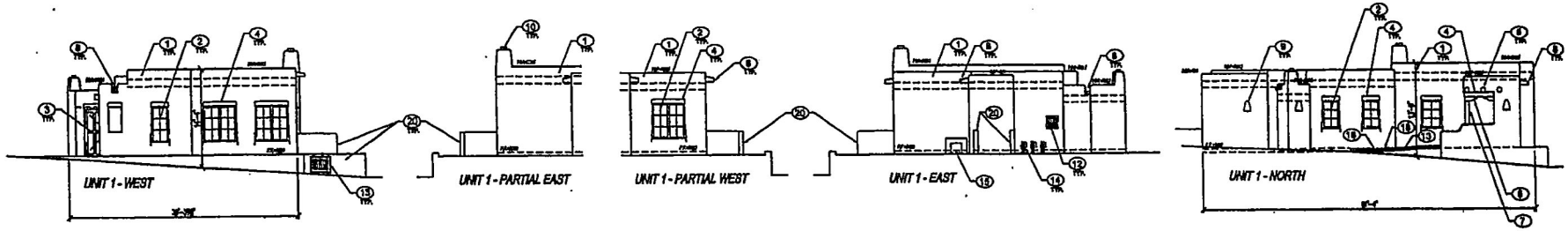
PASEO COMPOUND
515 Paseo de Peralta
Santa Fe, N.M.

DATE: May 2005
REVISION:

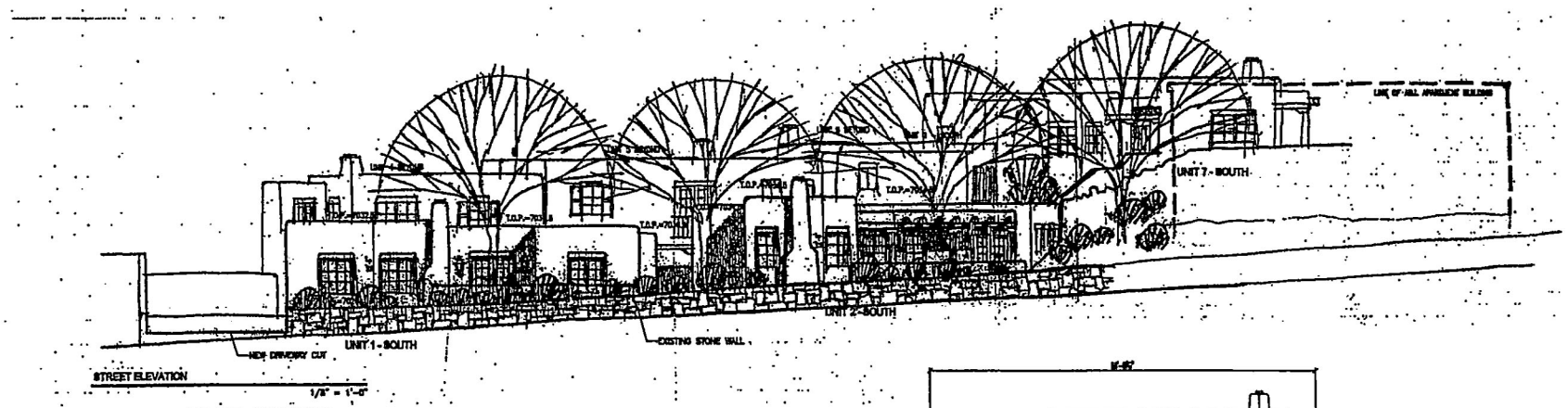
A3



PREVIOUSLY H-BOARD APPROVED



PROPOSED FOR H-BOARD APPROVAL



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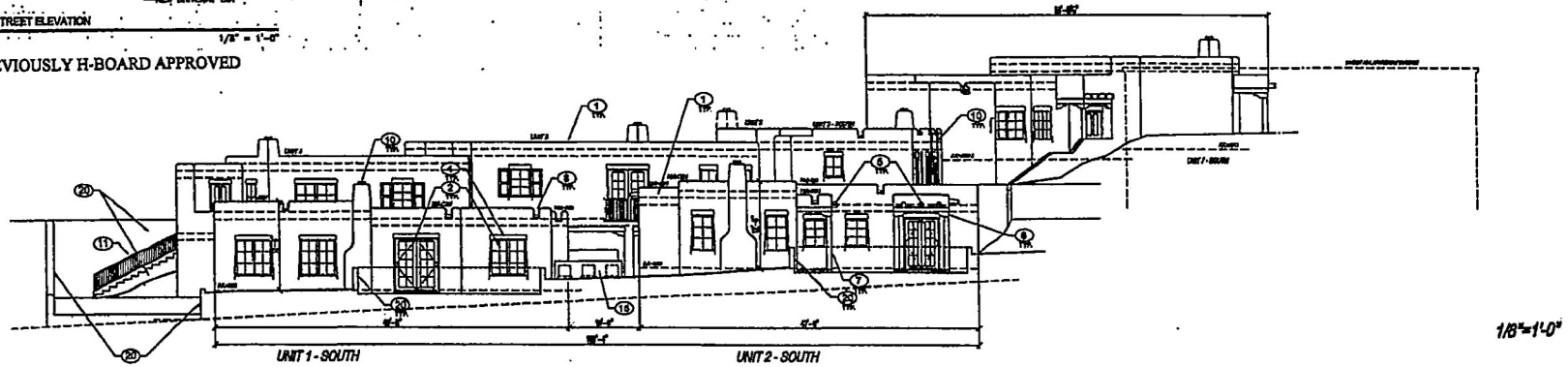

PROPOSED FOR H-BOARD APPROVAL

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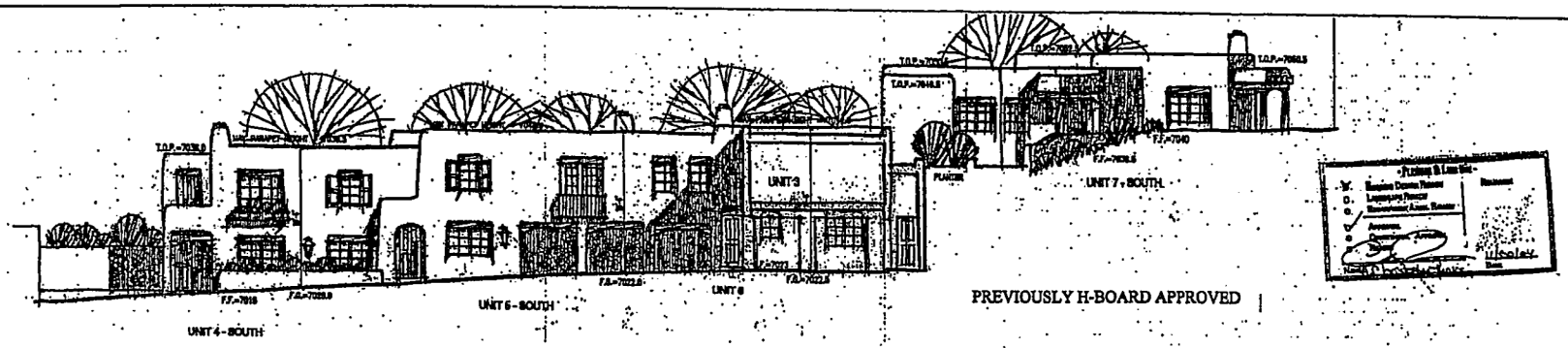
CHELSEA CONSTRUCTION
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office: (505) 986-8060 NM Lic. # 29666 Fax: (505) 986-8340

EXTERIOR ELEVATIONS

PASEO COURTYARD
515 Paseo de Peralta
Santa Fe, N.M.

DATE: August 2005
REVISION:



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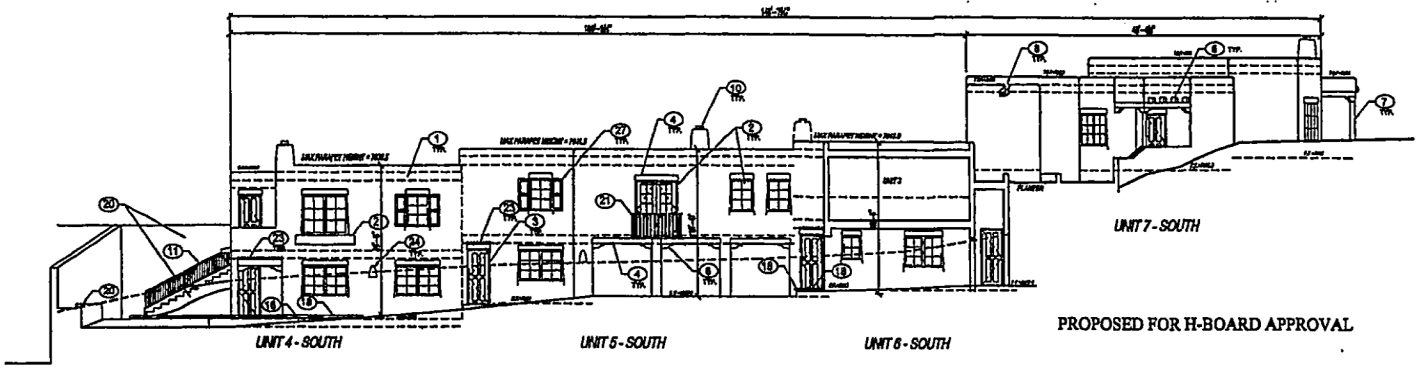

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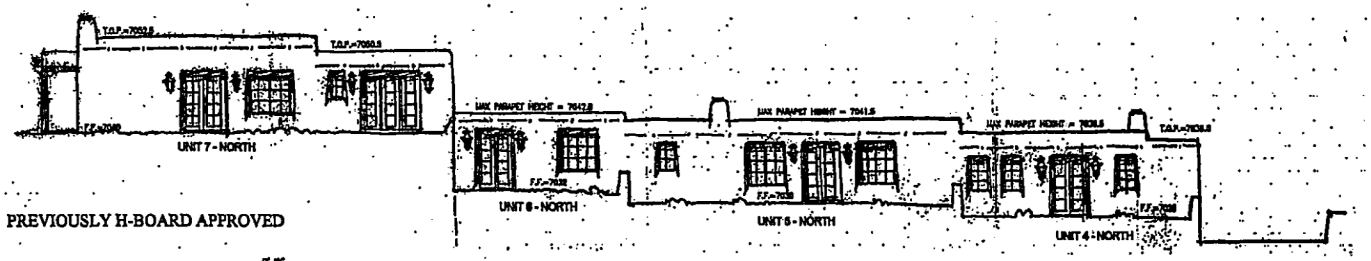

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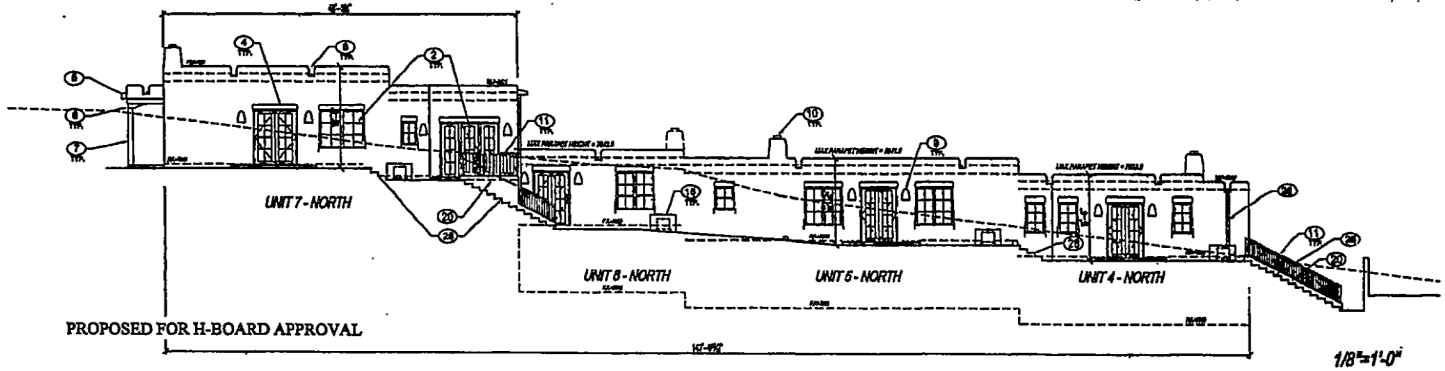

PROPOSED FOR H-BOARD APPROVAL

1/8"=1'-0"

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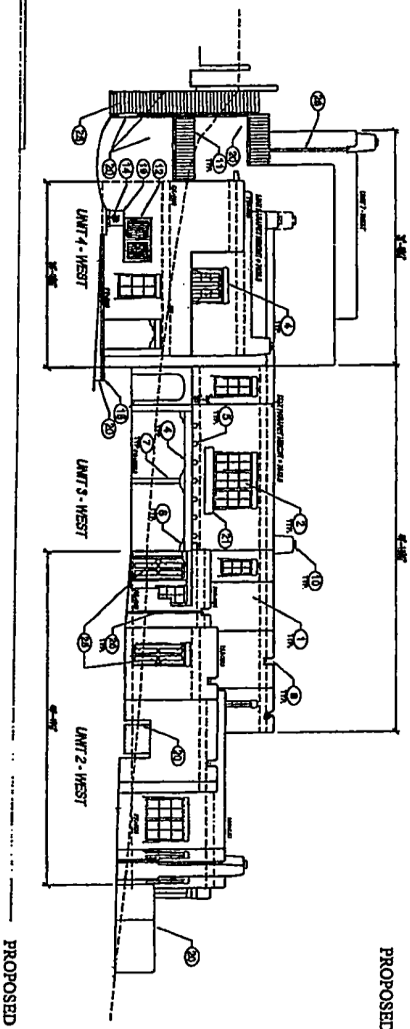
CHELSEA CONSTRUCTION
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office: (505) 986-8060 NM Lic. # 29666 (505) 986-8340

EXTERIOR ELEVATIONS

PASEO COMPOUND
515 Paseo de Peralta
Santa Fe, NM

DATE: August 2005
REVISION:



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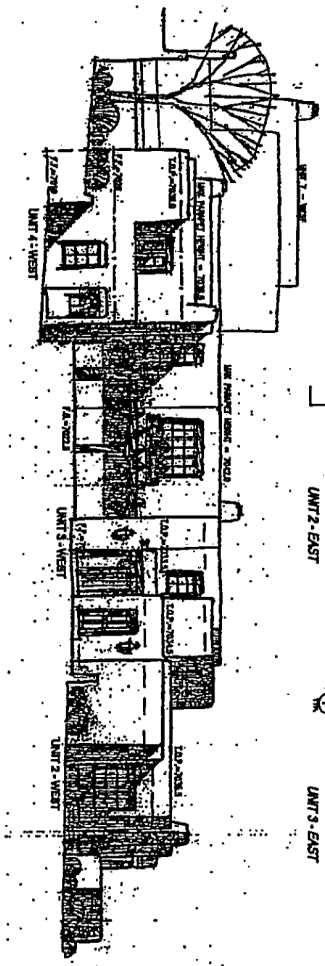

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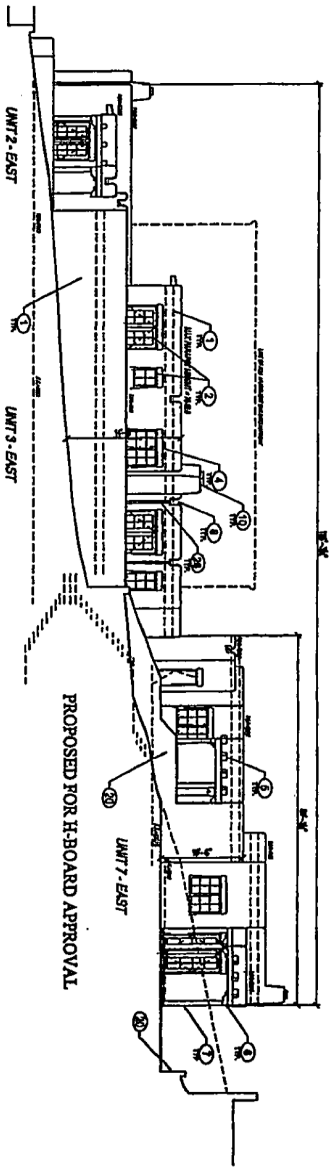

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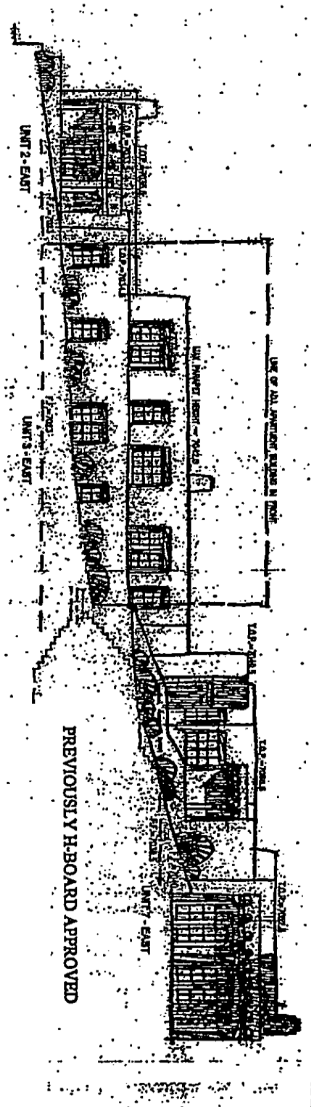

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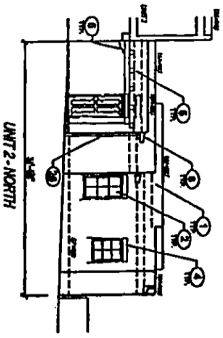
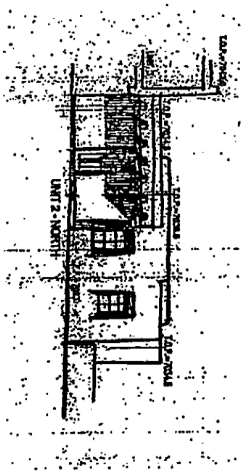


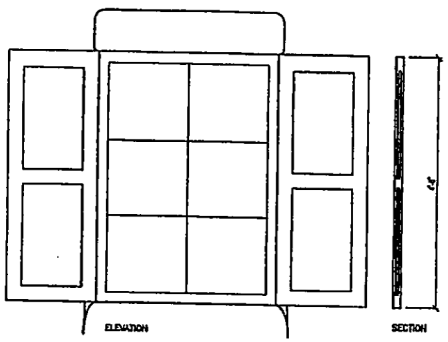


PROPOSED FOR H-BOARD APPROVAL

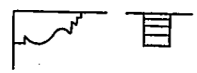
1/8"=1'-0"

	DATE: August 2005 REVISION:	PASEO COMPOUND 515 Paseo de [illegible]lta Santa Fe, N[illegible]	EXTERIOR ELEVATIONS	CHELSEA CONSTRUCTION 300 Paseo de Peralta, Suite 100, Sa[illegible], NM 87501 Office: (505) 986-8060 NM Lic. # 29666 [illegible](505) 986-8340	THIS DRAWING IS THE PROPERTY OF CHELSEA CONSTRUCTION INC. AND MAY NOT BE USED OR REPRODUCED FOR ANY OTHER PURPOSE UNLESS BY WRITTEN CONSENT FROM CHELSEA CONSTRUCTION INC.

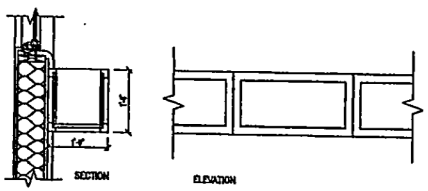
- PREVIOUSLY H-BOARD APPROVED -



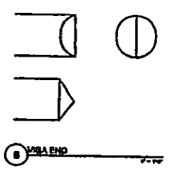
8 WINDOW SHUTTERS



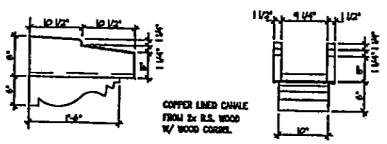
8 CORBEL



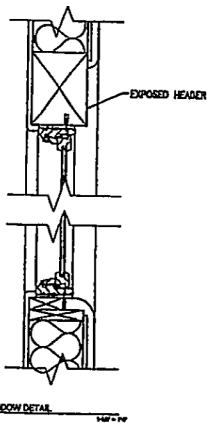
7 WINDOW BOX



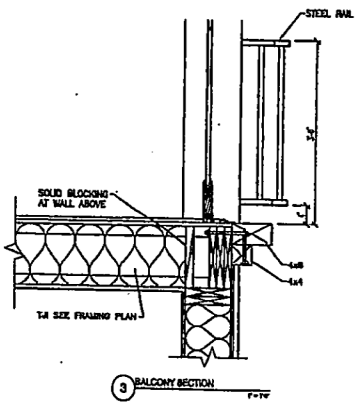
8 VIGA END



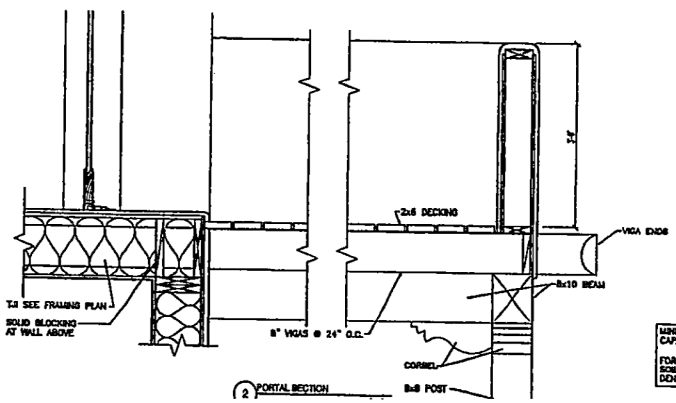
5 CANALE DETAIL



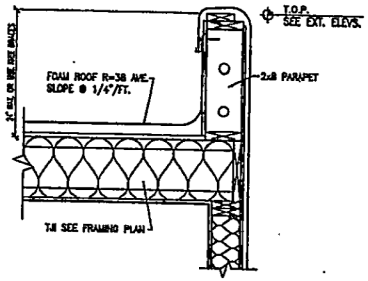
4 WINDOW DETAIL

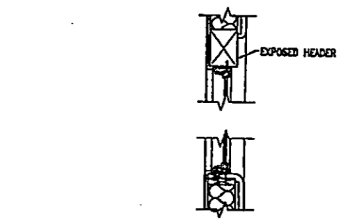


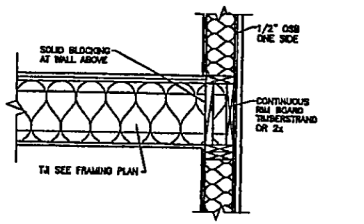
3 BALCONY SECTION

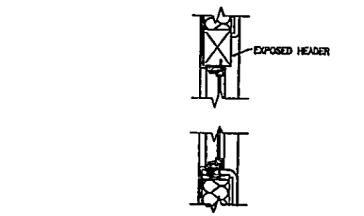


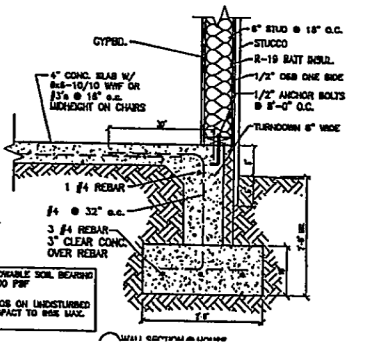
2 PORTAL SECTION











WALL SECTION @ HOUSE

LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Phone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@trykf.com

PASEO COMPOUND
1 Paseo De Peralta

Date: Oct 25,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: DETAILS
1" = 1'-0"
Sheet No.

CITY OF SANTA FE, NEW MEXICO

Project description:	Architectural details for a residential compound of seven units, previously approved by the HDRB.
Project number:	04-10100114
Case number:	H-04-114
Project type:	HISTORIC DESIGN REVIEW BOARD

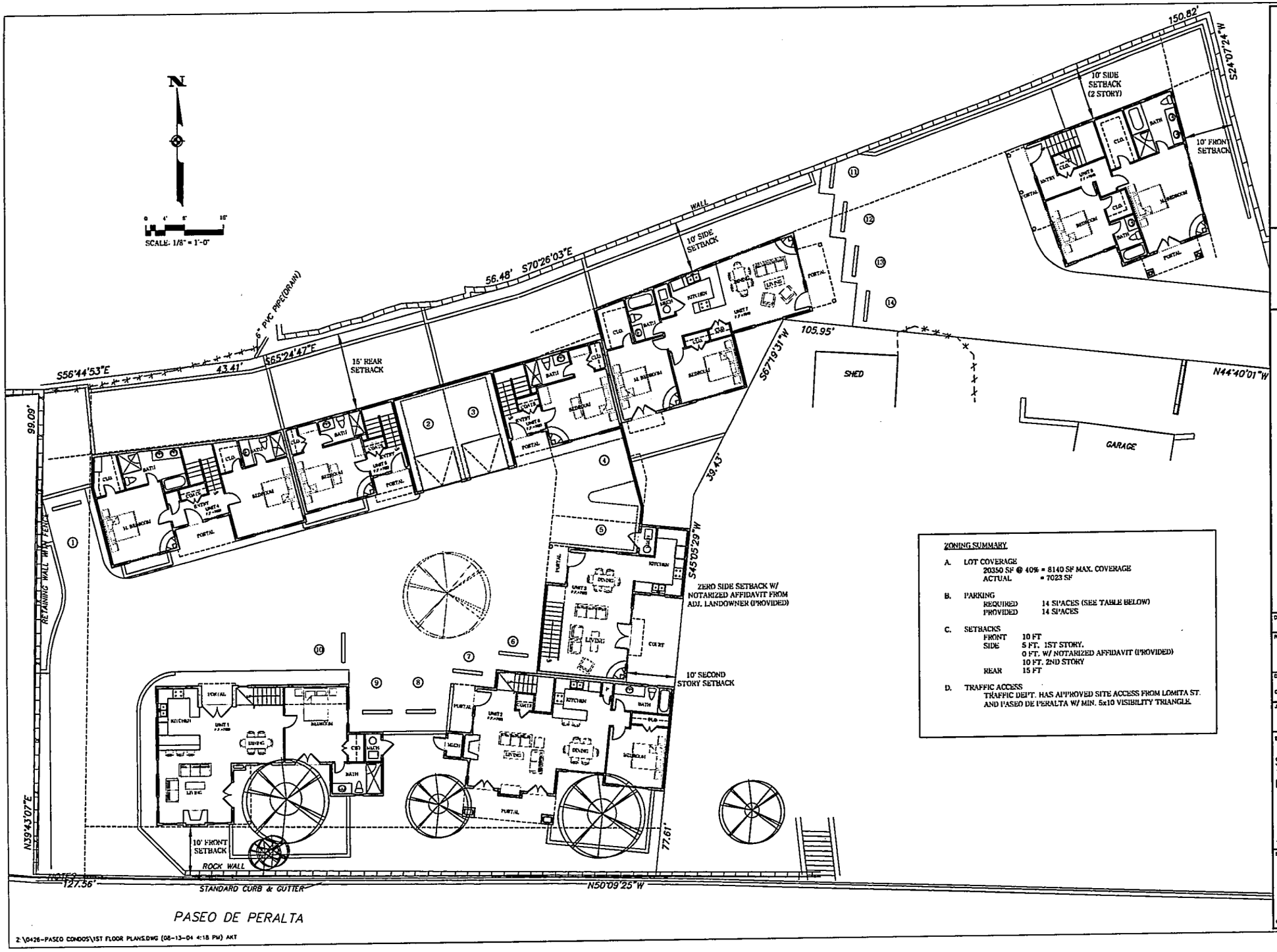
PROJECT LOCATION (S): **515 Paseo de Peralta, Tract 1**

PROJECT NAMES:

OW – Erik Fuentes Lamy, NM 87540	#10 Camino Caballos Spur 505-660-8320
AP – Lorn C. Tryk Santa Fe, NM 87501-1888	206 McKenzie St., Ste. F-2 505-982-5340

PROJECT DATA:

HISTORIC DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	N/A
PUBLICLY VISIBLE FACADE-EAST	YES
PUBLICLY VISIBLE FACADE-NORTH	NO
PUBLICLY VISIBLE FACADE-SOUTH	YES
PUBLICLY VISIBLE FACADE-WEST	YES
HISTORIC DISTRICT SURVEY NUMBER	N/A
YEAR OF CONSTRUCTION	N/A
PROJECT TYPE (NEW, ADD, ETC.)	NEW
USE, EXISTING	VACANT
USE, PROPOSE	RESIDENTIAL
HISTORIC BUILDING NAME	N/A



ZONING SUMMARY

A. LOT COVERAGE
20350 SF @ 40% = 8140 SF MAX. COVERAGE
ACTUAL = 7023 SF

B. PARKING
REQUIRED 14 SPACES (SEE TABLE BELOW)
PROVIDED 14 SPACES

C. SETBACKS
FRONT 10 FT
SIDE 5 FT. 1ST STORY,
0 FT. W/ NOTARIZED AFFIDAVIT (PROVIDED)
10 FT. 2ND STORY
REAR 15 FT

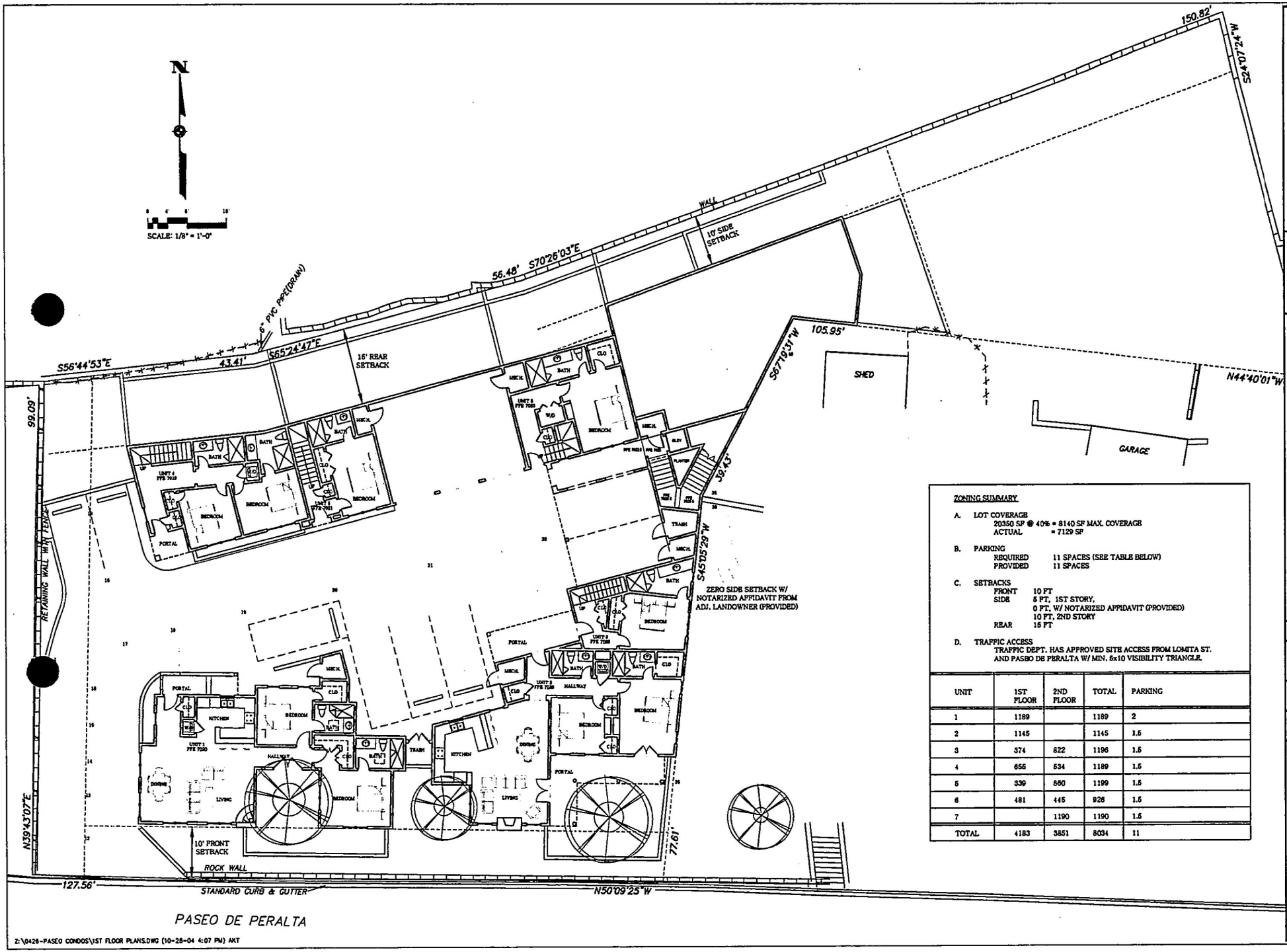
D. TRAFFIC ACCESS
TRAFFIC DEPT. HAS APPROVED SITE ACCESS FROM LOMITA ST. AND PASEO DE PERALTA W/ MIN. 5x10 VISIBILITY TRIANGLE.

LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@trykarch.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Aug 13,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: SITE PLAN/ 1ST FLOOR PLAN
1/8" = 1'-0"
Sheet No.
Of

Z:\0426-PASEO CONDOS\1ST FLOOR PLANS.DWG (08-13-04 4:18 PM) AKT



ZONING SUMMARY

A. LOT COVERAGE
20350 SF @ 40% = 8140 SF MAX. COVERAGE
ACTUAL = 7129 SF

B. PARKING
REQUIRED 11 SPACES (SEE TABLE BELOW)
PROVIDED 11 SPACES

C. SETBACKS
FRONT 10 FT
SIDE 5 FT, 1ST STORY,
0 FT. W/ NOTARIZED AFFIDAVIT (PROVIDED)
10 FT, 2ND STORY
REAR 15 FT

D. TRAFFIC ACCESS
TRAFFIC DEPT. HAS APPROVED SITE ACCESS FROM LOMITA ST. AND PASEO DE PERALTA W/ MIN. 8x10 VISIBILITY TRIANGLE.

UNIT	1ST FLOOR	2ND FLOOR	TOTAL	PARKING
1	1189		1189	2
2	1145		1145	1.5
3	374	822	1196	1.5
4	655	534	1189	1.5
5	339	860	1199	1.5
6	481	445	926	1.5
7		1190	1190	1.5
TOTAL	4183	3851	8034	11

LORN TEPE ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lttarch.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Oct 28,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: SITE PLAN/ 1ST FLOOR PLAN
1/8" = 1'-0"
Sheet No.: A-1

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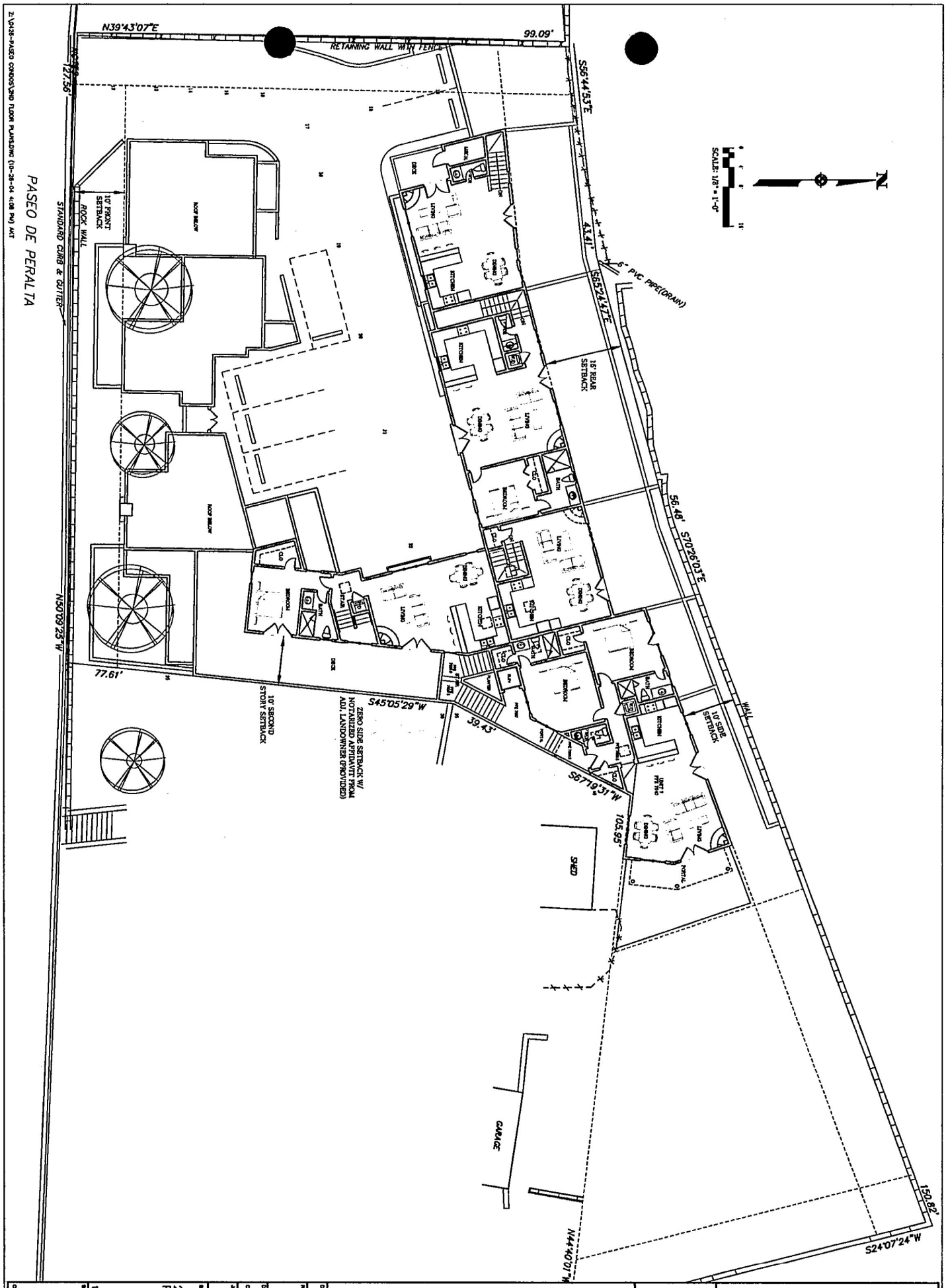
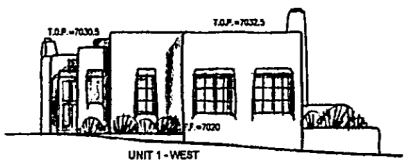


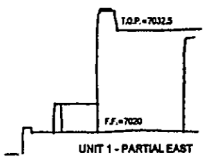
Z:\0438-PASEO CONDOS\2ND FLOOR PLANS.DWG (10-28-04 4:08 PM) AKT

A-2	1/8" = 1'-0"	2ND FLOOR PLAN	0428			Oct 28,04	PASEO COMPOUND Tract 1 Paseo De Peralta	

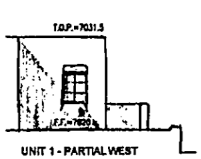
LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltrykarch.com



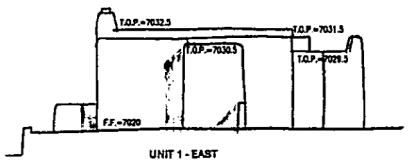
UNIT 1 - WEST



UNIT 1 - PARTIAL EAST



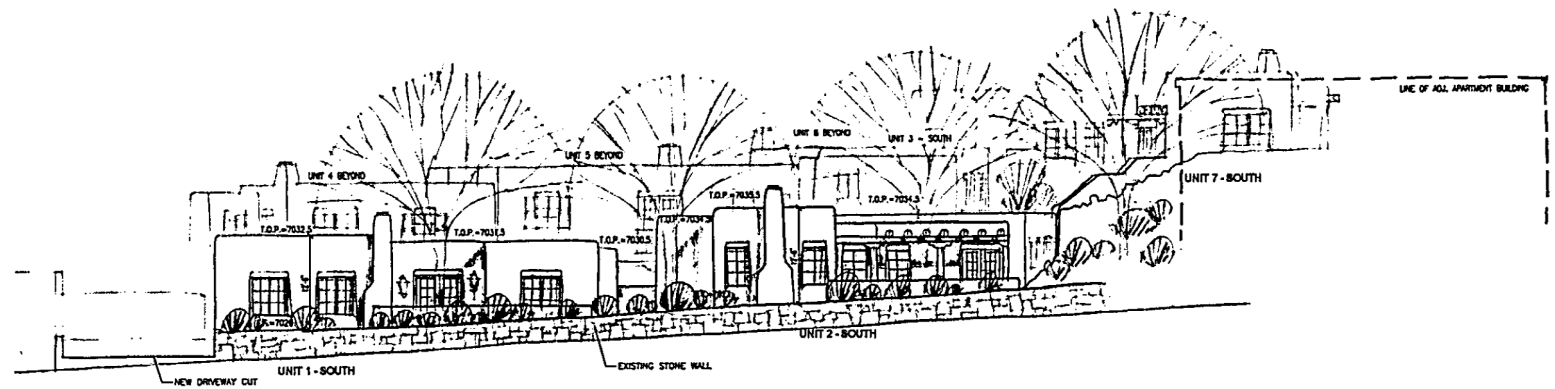
UNIT 1 - PARTIAL WEST



UNIT 1 - EAST

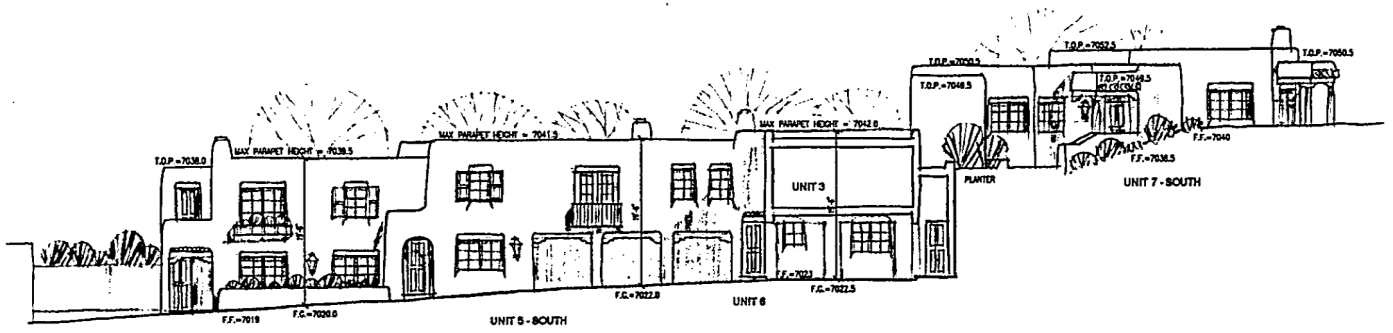


UNIT 1 - NORTH



STREET ELEVATION

1/8" = 1'-0"



EXTERIOR COLORS:

STUCCO =	STO PECOS
WINDOWS =	PELLA TAN
FRENCH DOORS =	PELLA TAN
WOOD STAIN =	MEDIUM BROWN

LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lorntryk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Oct 28,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: ELEVATIONS
1/8" = 1'-0"
Sheet No.:

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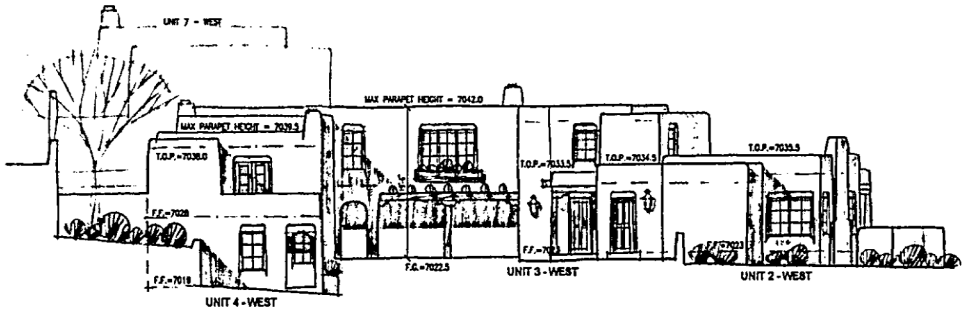

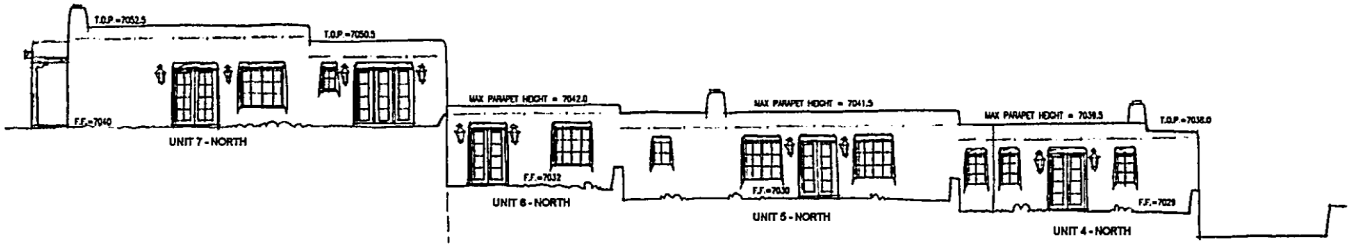

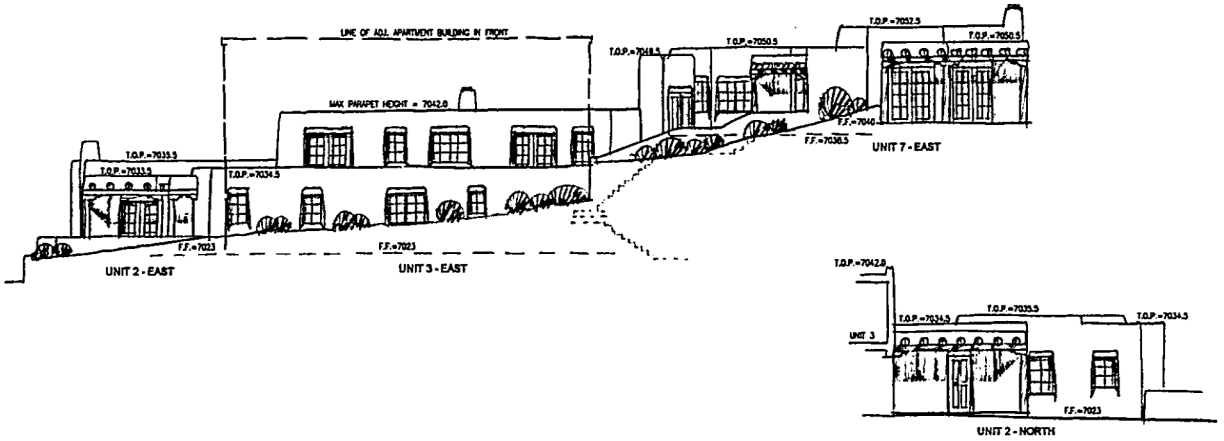

LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax 505-982-5393
E-Mail: mail@lorntryk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Oct 28,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: ELEVATIONS
1/8" = 1'-0"
Sheet No.:
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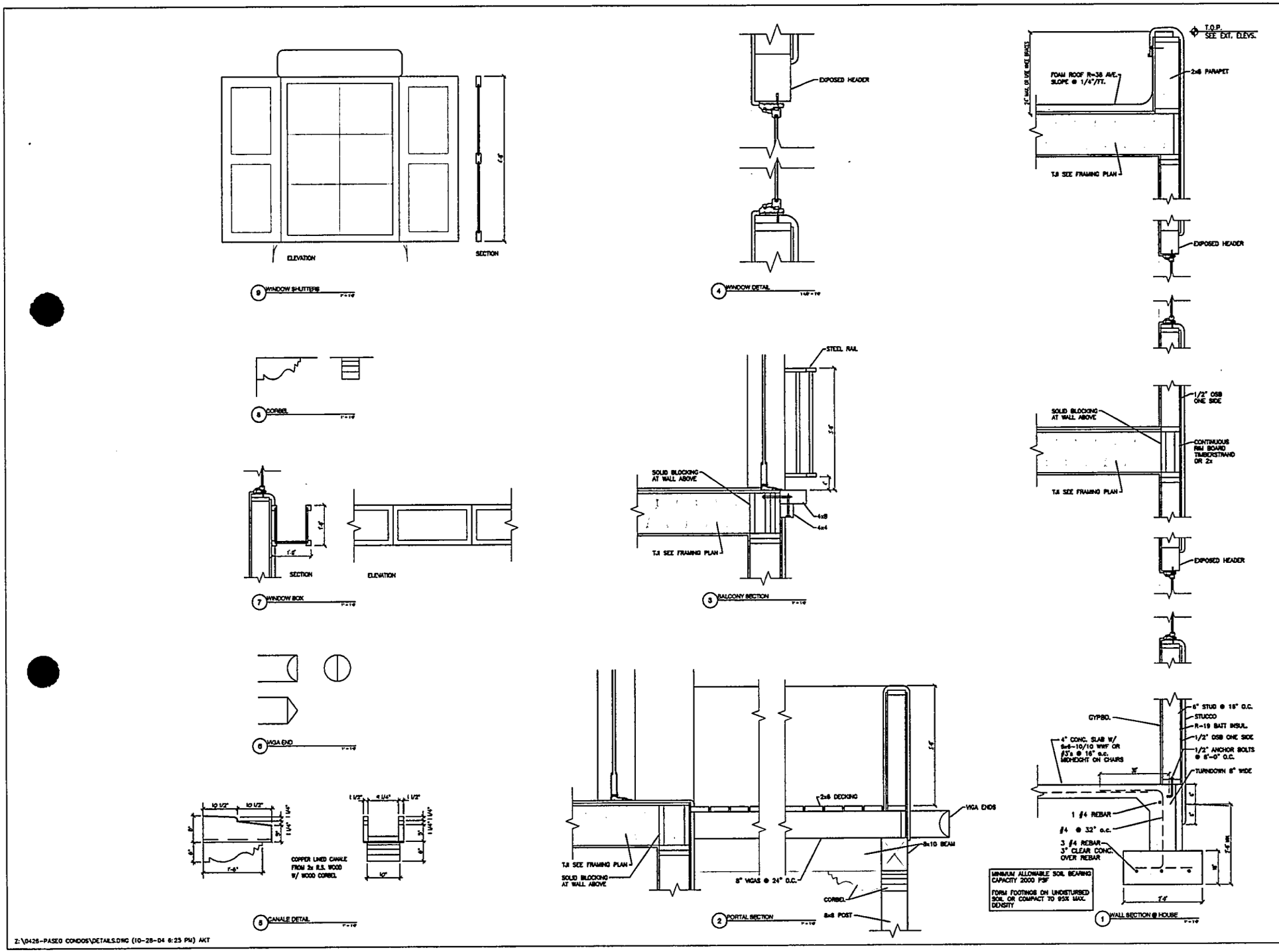

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Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
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PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Oct 28,04

Revised:

Drawn by:

Checked by:

Job Number: 0426

Sheet Title: DETAILS

1" = 1'-0"

Sheet No.

CITY OF SANTA FE, NEW MEXICO

Project description:	Construction of a residential compound of eight units at a total of 11,176 sq. ft.
Project number:	04-10100114
Case number:	H-04-114
Project type:	HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **Tract 1, Paseo de Peralta (Adjacent to #515)**

PROJECT NAMES:

OW – Erik Fuentes
Lamy, NM 87540

#10 Camino Caballos Spur
505-660-8320

AP – Lorn C. Tryk
Santa Fe, NM 87501-1888

206 McKenzie St., Suite F-2
505-982-5340

PROJECT DATA:

HISTORIC DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING/NA
PUBLICLY VISIBLE FACADE-EAST	YES
PUBLICLY VISIBLE FACADE-NORTH	NO
PUBLICLY VISIBLE FACADE-SOUTH	YES
PUBLICLY VISIBLE FACADE-WEST	YES
HISTORIC DISTRICT SURVEY NUMBER	N/A
YEAR OF CONSTRUCTION	N/A
PROJECT TYPE (NEW, ADD, ETC.)	NEW
USE, EXISTING	VACANT
USE, PROPOSE	RESIDENTIAL
HISTORIC BUILDING NAME	N/A

City of Santa Fe, New Mexico

memo

DATE: August 24, 2004

TO: Historic Design Review Board Members

VIA: Reed Liming, Acting Planning & Land Use Department Director RL by MR

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

____ District Standards & Yard wall & fence standards.

__x__ Historic Survey Form

__x__ Zoning Review Sheet

__x__ Other: bldg height calculation

APPLICANT SUBMITTALS

__x__ Proposal Letter

____ Vicinity Map

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: letter from neighbor

STAFF RECOMMENDATION:

Staff defers to the Board as to whether the applicant has conclusively demonstrated for the Board to have a positive finding of fact to grant the exception. Otherwise, this application complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street. The applicant proposes to construct eight Units on this lot for a total of 11,176 square feet in four building blocks, two along the streetscape and two along the rear of the lot.

The buildings will be designed in the Spanish – Pueblo Revival Style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The buildings will be approximately 19' 6" high from finished grade to top of parapets. The maximum allowable height for this location is 17' 6", as determined by a linear calculation. Topographic information indicates that there is enough slope change on the lot for the Board to approve an additional 2' in height, for a total of 19' 6".

According to the previous preliminary hearing of this case on August 10, 2004, the applicant has reduced the second-story massing of Units 1 and 2 by 25% and Unit 4 by 15% and reduced the new streetscape wall in length by breaking it into several segments.

This application was postponed on August 24, 2004 pending a request for exception to demolish a portion of the historic stone wall at the west end of the streetscape.

The exception request has now been submitted. Further alterations of the application include: reducing the two Units along the streetscape to single-story buildings; eliminating Unit 8 at the east end of the property; and significantly stepping back the westernmost rear unit to reduce its visibility.

Approximately 30' of the westernmost section of the streetscape stone wall will be removed for driveway access to the lot. The lot interior stone walls will be partially or entirely removed. The stones will be reused to construct additional walls.

The applicant provided the following responses for an exception to be granted in order for a section of the historic streetscape stone wall to be demolished.

1. The proposed exception does not damage the character of the streetscape.

The proposed demolition of 30 feet of wall represents approximately 11% of the total length of the stone wall at the street. The applicant proposes to reuse the stone salvaged from the demolition to retain the side of the proposed a driveway in the area of the demolition.

2. The proposed exception prevents a hardship to the applicant or an injury to the public welfare.

The proposed demolition allows the applicant to access the project site in an area where it is topographically possible to put in a driveway with a slope that meets the city code. The location of the proposed demolition, at the very western end of the property, is the best location from a traffic standpoint, according to the City traffic engineer.

3. The proposed exception will 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 district.

This project will add seven housing units to the historic district. Without the exception, it would be difficult or impossible to add these residences.

4. The exception is due to special conditions and circumstances which are peculiar to the land or structure involved in which are not applicable to other land or structures in the related streetscape.

The request for demolition of a portion of the stone wall is to allow access to this site for a driveway. This is a condition that is unique to this site.

5. The exception is due to special conditions and circumstances which are not the result of the actions of the applicant.

The site and topographic conditions are part of this parcel. They were not a result of the actions of the applicant.

6. The exception will provide the least negative impact with respect to the purpose of this section as set forth in section 14 – 5.2 (a) (1)

The area for the proposed demolition has the least negative impact visually, in that it is located at the western end of the wall rather than somewhere in the middle of the wall's length. The western end of the wall is located directly adjacent to a large concrete retaining wall and a surface parking lot. Construction of a new driveway in this location will reduce the height of the existing concrete retaining wall at the property line.

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

Larry A. Delgado, *Mayor*
Jim Romero, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description: Construction of a residential compound of eight units at a total of 11,176 sq. ft.
Project number: 04-10100114
Case number: H-04-114
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **Tract I, Paseo de Peralta (Adjacent to #515)**

PROJECT NAMES:

OW - Erik Fuentes
Lamy, NM 87540
#10 Camino Caballos Spur
505-660-8320

AP - Lorn C. Tryk
Santa Fe, NM 87501-1888
206 McKenzie St., Suite F-2
505-982-5340

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on August 24, 2004, acted on the above referenced case. The decision of the board was to postpone your request with the condition that an exception be submitted to demolish a portion of the historic stone wall.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

LORN TRYK ARCHITECTS

September 17, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Paseo Compound

Dear David,

On behalf of the property owners of Tract I, Paseo de Peralta, we are submitting for final approval of a 7 unit residential compound, as well as requesting an exception to allow demolition approval for portions of existing site walls.

Based upon input at our last hearing we have made substantial changes, including:

1. Reducing the units at the street to one story

2. Eliminating Unit 8, the unit at the east end of the property which impacted the immediate neighbors to the east.

3. Significantly stepping back the westernmost unit in back to reduce impact of the project when viewed from the west

In a previous submittal we included a structural engineers report as to the condition of the walls. Note that stone material will be salvaged from the site wall demolition for reuse on the most publicly visible new site walls.

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

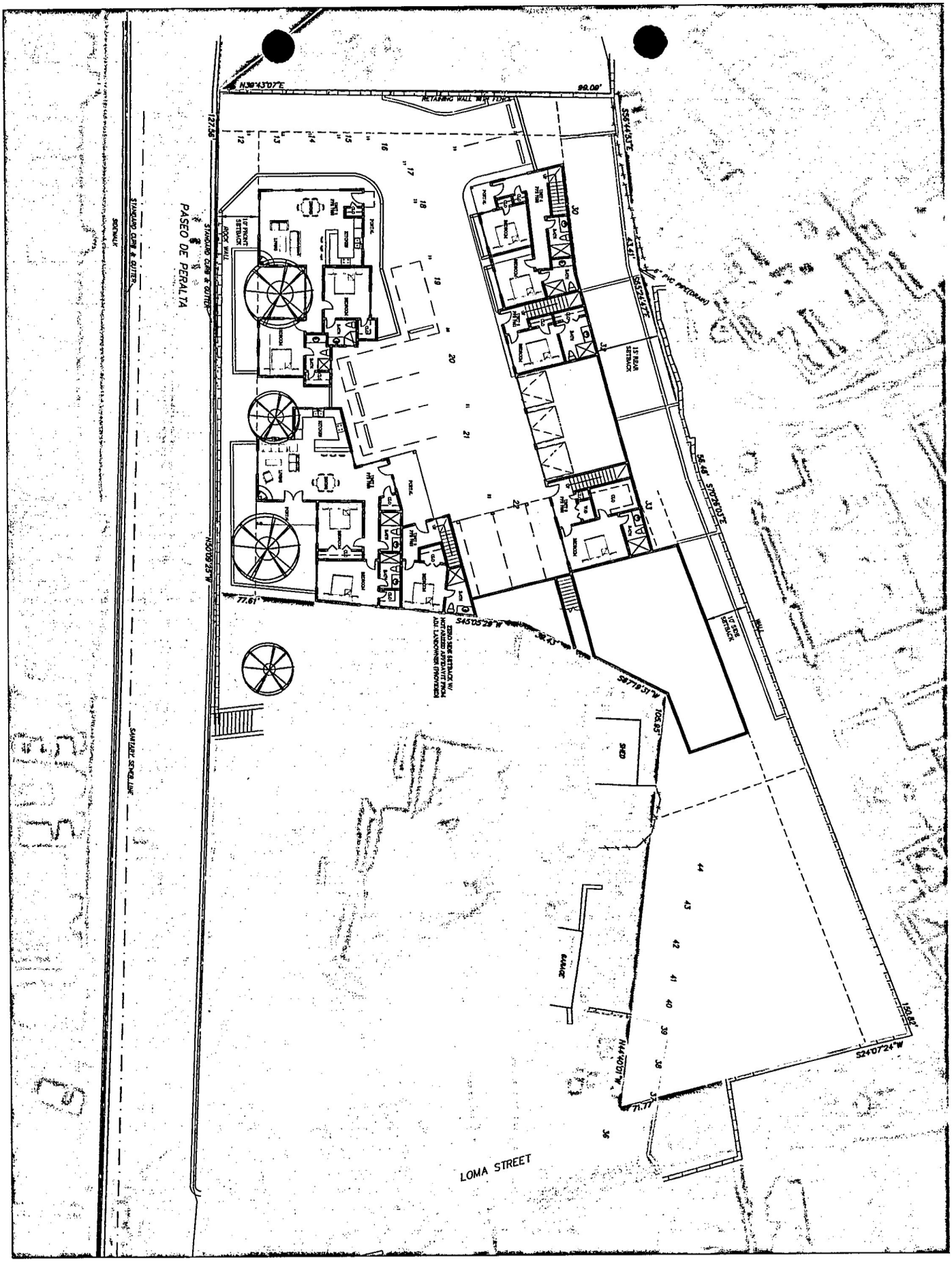
We will submit finishes, lighting and details of windows, railings, doors and other exterior features at a later date.

Thank you for your consideration.

Sincerely,



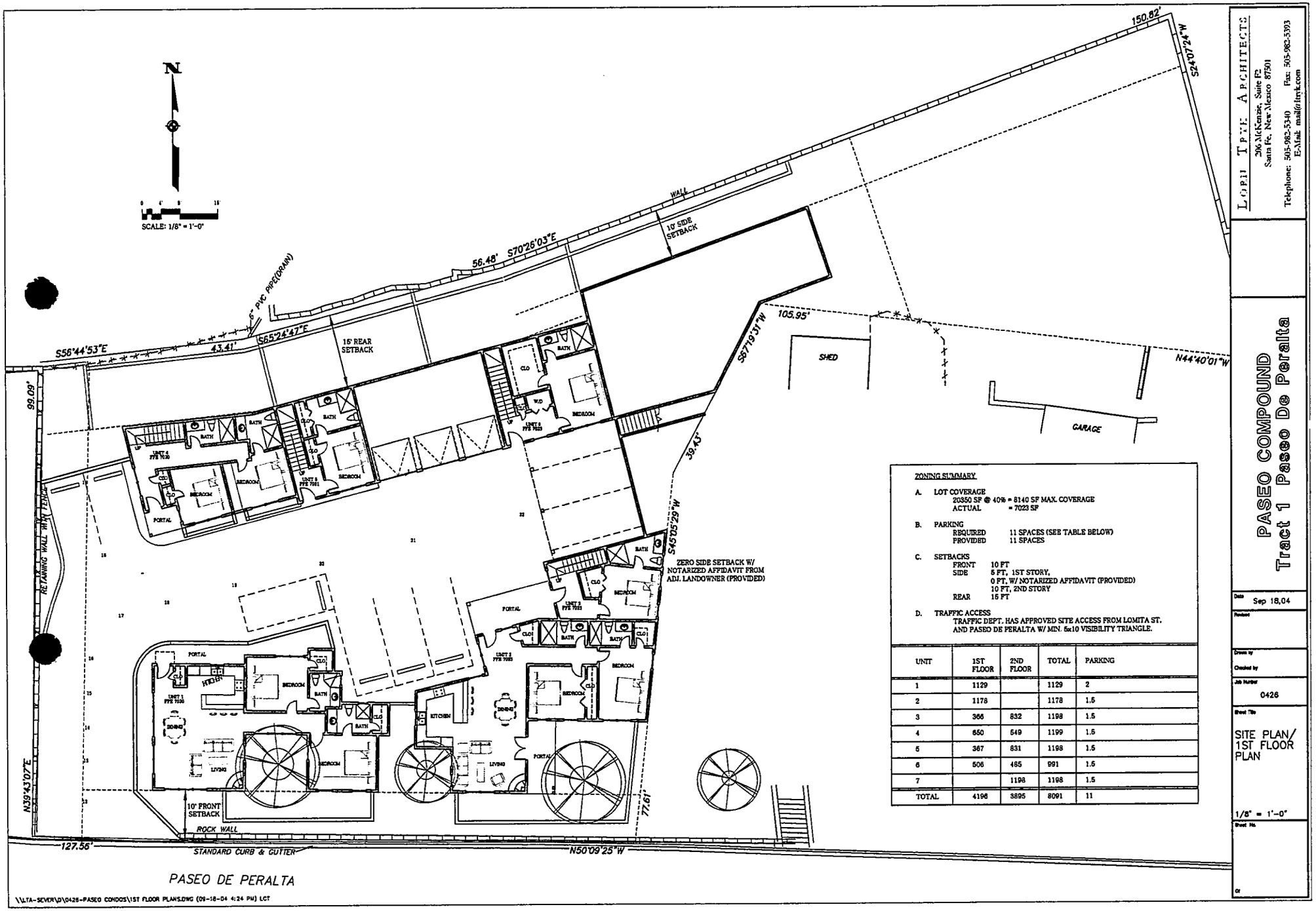
Lorn C. Tryk



0	1" = 10'-0"	SITE PLAN/ 1ST FLOOR PLAN	Sheet No.	0426	Job Number	Drawn by	Checked by	Date Sep 19,04	Revised

PASEO COMPOUND
Tract 1 Paseo De Peralta

LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@trykarch.com



ZONING SUMMARY

A. LOT COVERAGE
20350 SF @ 40% = 8140 SF MAX. COVERAGE
ACTUAL = 7023 SF

B. PARKING
REQUIRED 11 SPACES (SEE TABLE BELOW)
PROVIDED 11 SPACES

C. SETBACKS
FRONT 10 FT
SIDE 5 FT, 1ST STORY,
0 FT. W/ NOTARIZED AFFIDAVIT (PROVIDED)
10 FT, 2ND STORY
REAR 15 FT

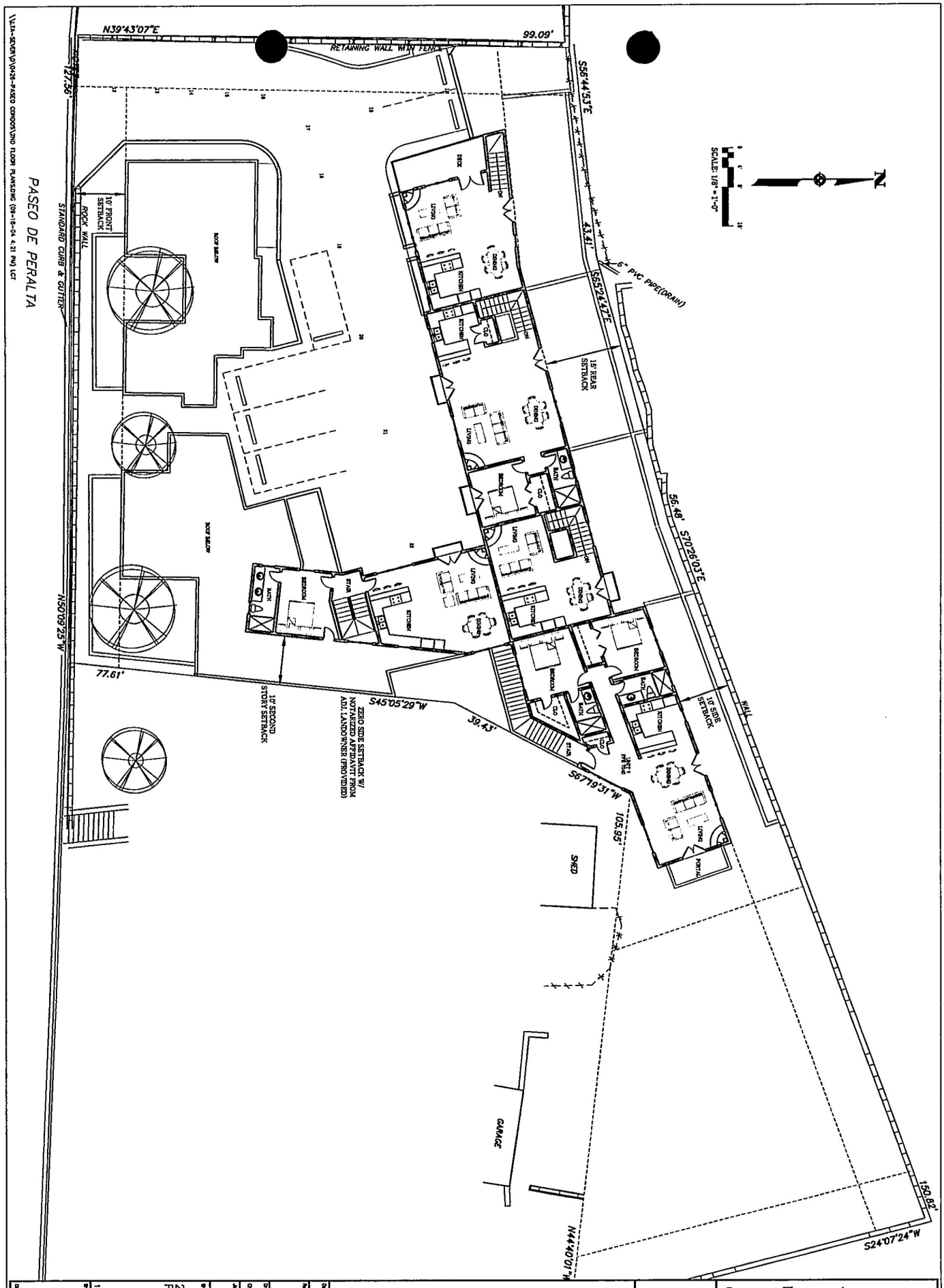
D. TRAFFIC ACCESS
TRAFFIC DEPT. HAS APPROVED SITE ACCESS FROM LOMITA ST. AND PASEO DE PERALTA W/ MIN. 6x10 VISIBILITY TRIANGLE.

UNIT	1ST FLOOR	2ND FLOOR	TOTAL	PARKING
1	1129		1129	2
2	1178		1178	1.5
3	366	832	1198	1.5
4	650	549	1199	1.5
5	367	831	1198	1.5
6	506	485	991	1.5
7		1198	1198	1.5
TOTAL	4196	3895	8091	11

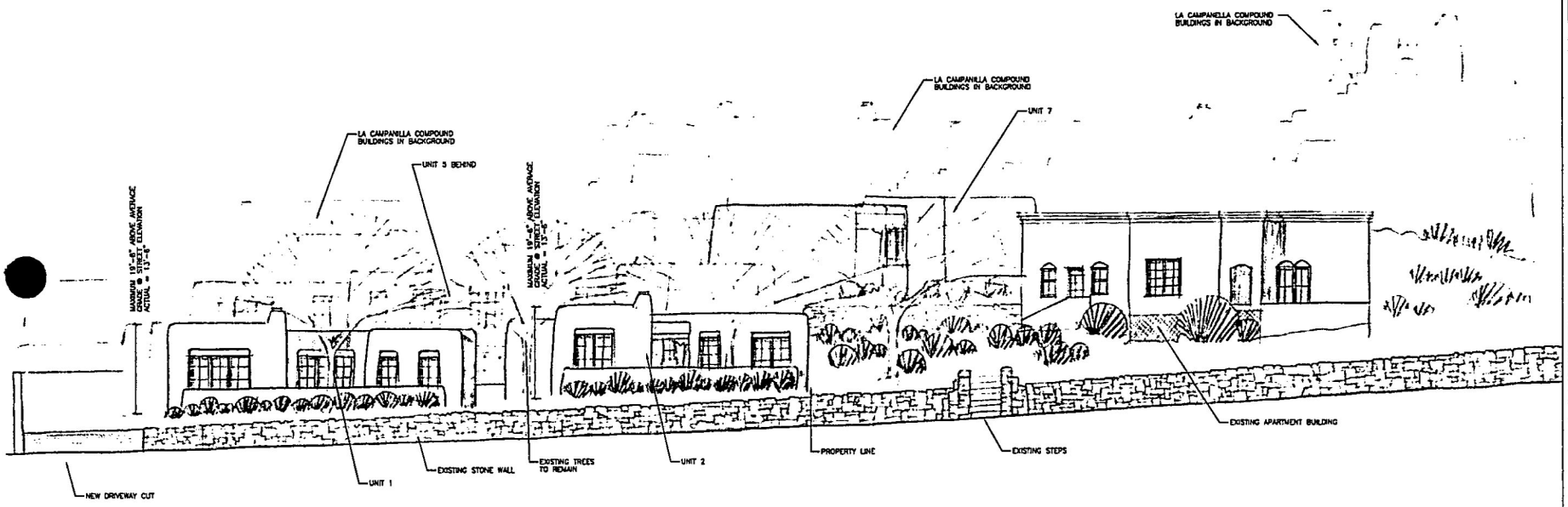
LOPEZ TYTE ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltrtyte.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Sep 18,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: SITE PLAN/ 1ST FLOOR PLAN
1/8" = 1'-0"
Sheet No.
Of



12	1/8" = 1'-0"	2ND FLOOR PLAN	0426				Sep 18,04	PASEO COMPOUND Tract 1 Paseo De Peralta		LOPEZ TYTE ARCHITECTS 206 McKenzie, Suite F2 Santa Fe, New Mexico 87501 Telephone: 505-982-5340 Fax: 505-982-5393 E-Mail: mail@tlbtyk.com



STREET ELEVATION

1/8" = 1'-0"



SOUTH COURTYARD ELEVATION

1/8" = 1'-0"

LOBELL TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lltryk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Sep 18,04
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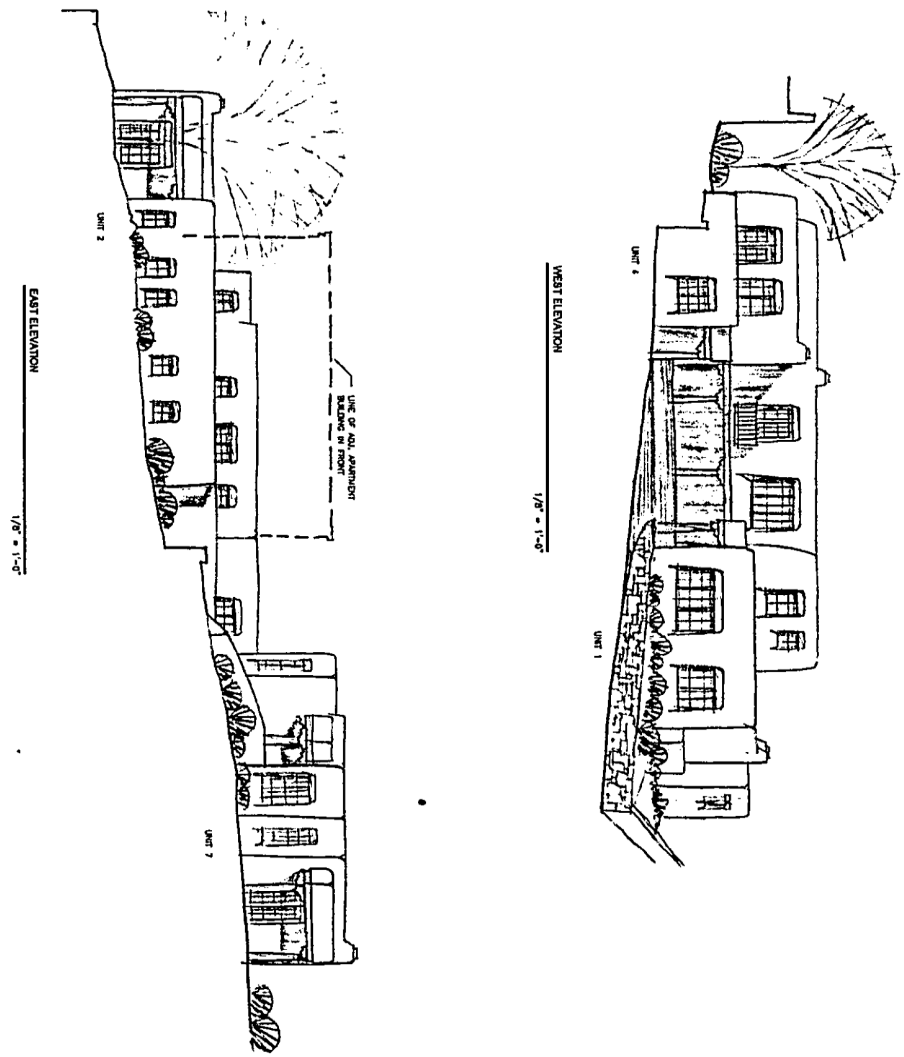

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Date: Sep 18,04	Revised	Drawn by	Checked by	Job Number: 0426	Sheet Title: ELEVATIONS
Sheet No.: 1/8" = 1'-0"					

PASEO COMPOUND
Tract 1 Paseo De Peralta

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Santa Fe, New Mexico 87501
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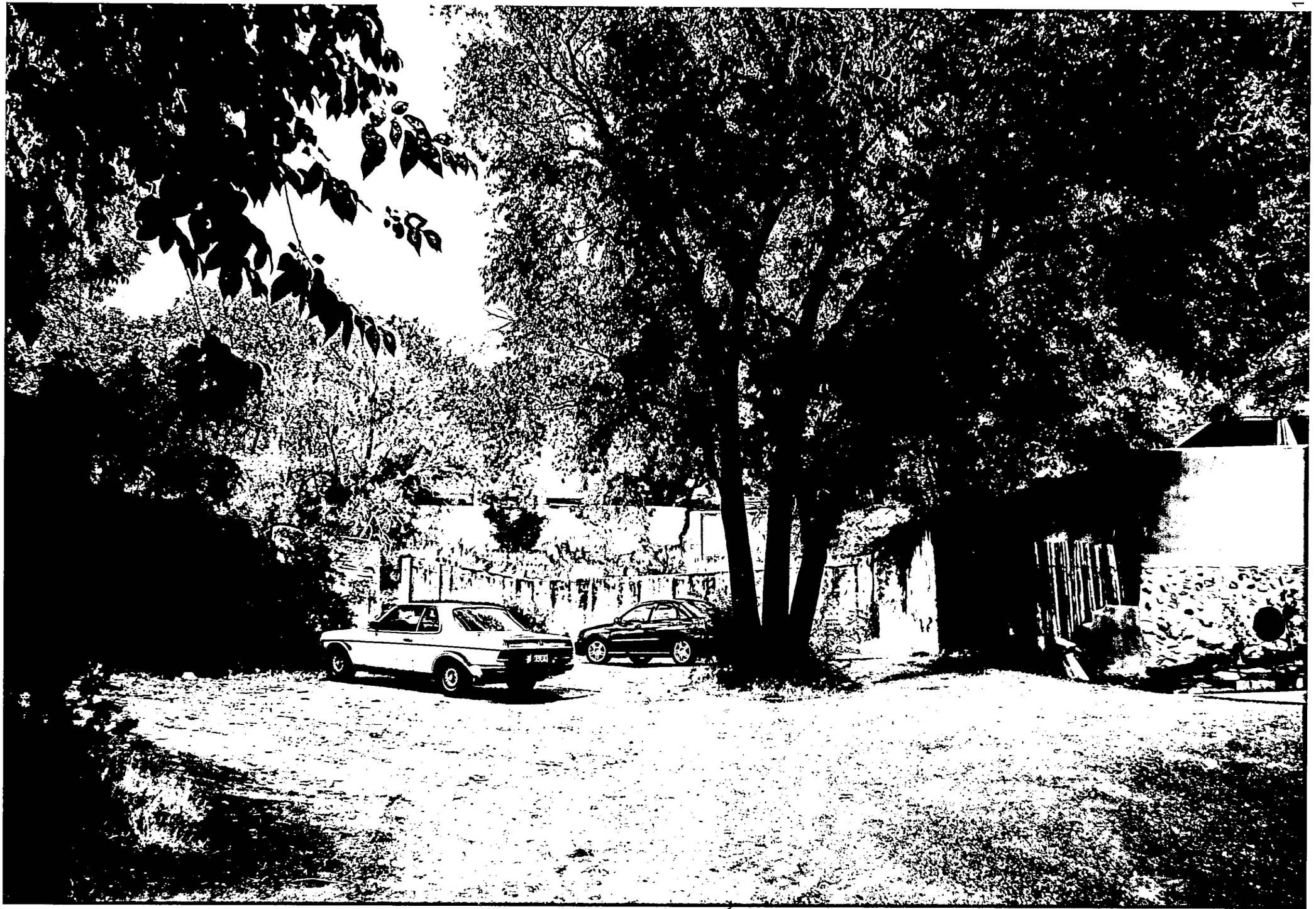
E-Mail: mail@ltryk.com

VIEW OF PASEO DE PERALTA AT LOMA ST.

Second



VIEW UP LOMA ST. TO SITE FOR UNIT 8. (APT. BLDG AT 515 PASEO ON LEFT)

Second

September 2, 2004

Christopher Purvis
Santa Fe Historical Board
227 East Palace Avenue W1
Santa Fe, NM 87505

Dear Sir:

I attended the August 24, 2004 meeting pertaining to the development of property on 515 Paseo de Peralta. I wish to again voice my concerns which were raised at the meeting and again raise the same suggestions members of the board voiced. I am concerned about the retaining wall that is being torn down and then rebuilt by the owner on Loma Street. The city erected this wall to prevent erosion and run off from the Otero hillside. I do not understand why it cannot remain, be resurfaced and vehicular traffic rerouted thru a new driveway. I understand part of the wall will be cut away to provide a new 20 foot driveway for condo unit 7 and 8, but I am concerned about erosion from Otero which could result from homes on Otero eroding and washing past our driveway. I feel the builder and architect have not produced adequate engineering plans which show competent research. West of the 515 development there is a driveway off Magdalana and Paseo de Peralta that could serve as access to the new development from the rear of the property which could relieve possible traffic congestion directly off Paseo de Peralta. I question like members of the board if the owner exhausted all options and am concerned about the traffic entering Paseo de Peralta if the historical wall is cut away to allow access. I feel if the historical wall is touched to allow traffic access then the Gabel family who vacationed the land and realigned the boundary lines should be responsible for putting in handicap sidewalk in the interior part of the wall or northside of the wall. It appears they knowlingly did this for greed and profit,

not knowing what adverse causes they may do to the community. Condo 8 is slated to be built east of the project on Loma Street on top of the existing 7'11" wall. Condo 8 measures at a finished height of 19'2". The overall height would be 27'1" - towering over adjacent homes. I understand the dirt presently on the wall will be graded 4' but this does not affect the overall height, according to the owner Erik Fuentes conversation I had with him on August 24, 2004.

I do question if there is enough green space and adequate parking not only for home owners but as well as for guest parking. The architect admitted he did not take into consideration a trash area for the development. I do agree with one board member who raised the question of eliminating one condo to satisfy these needs.

If the driveway is also cut into Loma Street east of the development, I would like to request that the Gabel family provide designated marked parking spaces for their tenants living at 515 Paseo de Peralta. There are on a daily basis 6 to 9 vehicles and they park anywhere in the street in front of the house, in front of the retaining wall. I am concerned about other individuals following suite from the development congesting our right of way to and from the driveway. This also could be a problem for emergency vehicles entering Loma Street.

LORN TRYK ARCHITECTS

September 17, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

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505-982-5340 mail@ltryk.com Fax:505-982-5393

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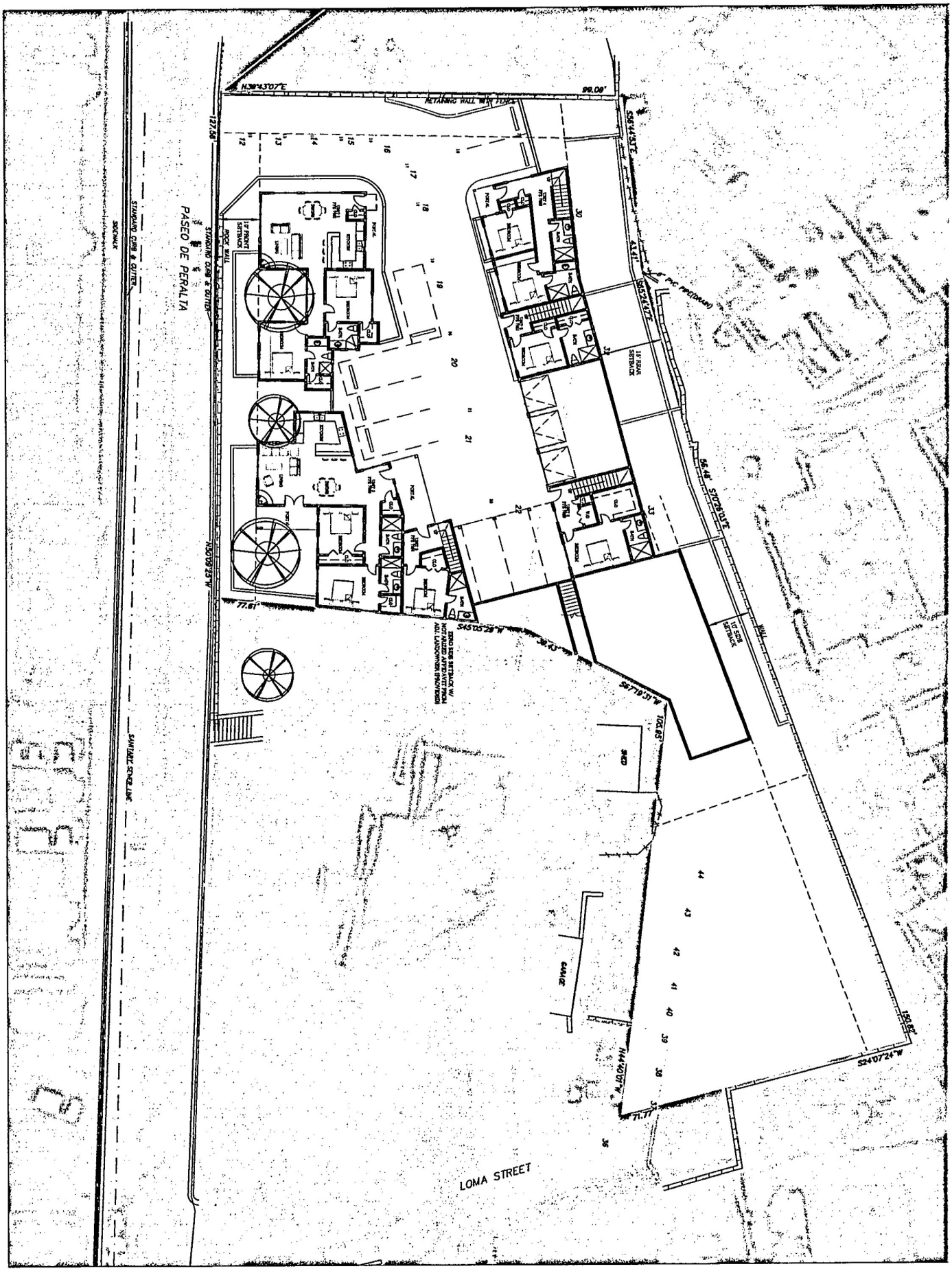
Lorn C. Tryk



Date: Sep 19,04	**PASEO COMPOUND** **Tract 1 Paseo De Peralta**		LORN TRYK ARCHITECTS 206 McKenzie, Suite F2 Santa Fe, New Mexico 87501 Telephone: 505-982-5340 Fax: 505-982-5393 E-Mail: mail@ltryk.com
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Drawn by			
Checked by			
Job Number: 0426			
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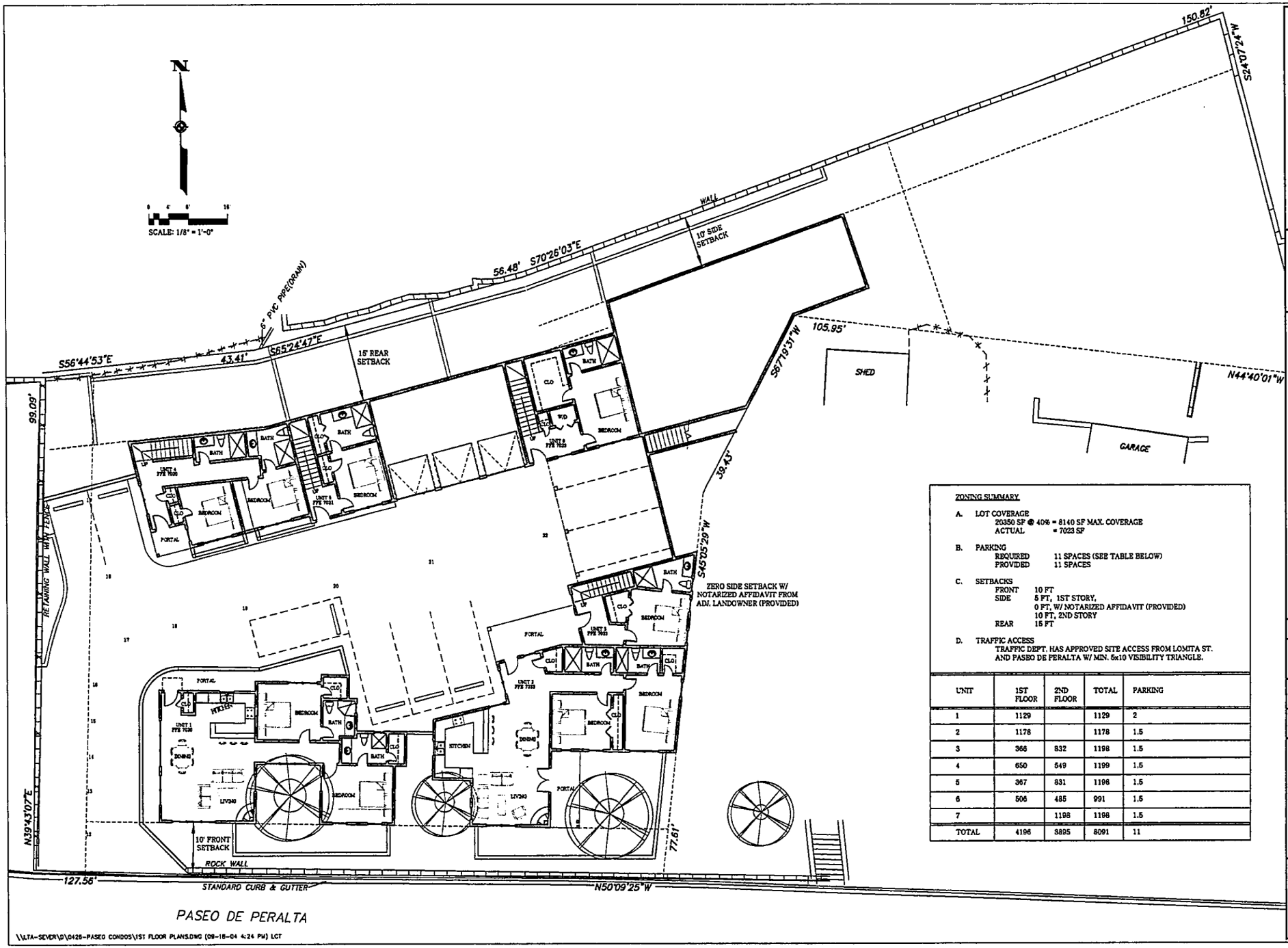

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LOPEZ TAYLOR ARCHITECTS
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E-Mail: mail@ltark.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Sep 16,04
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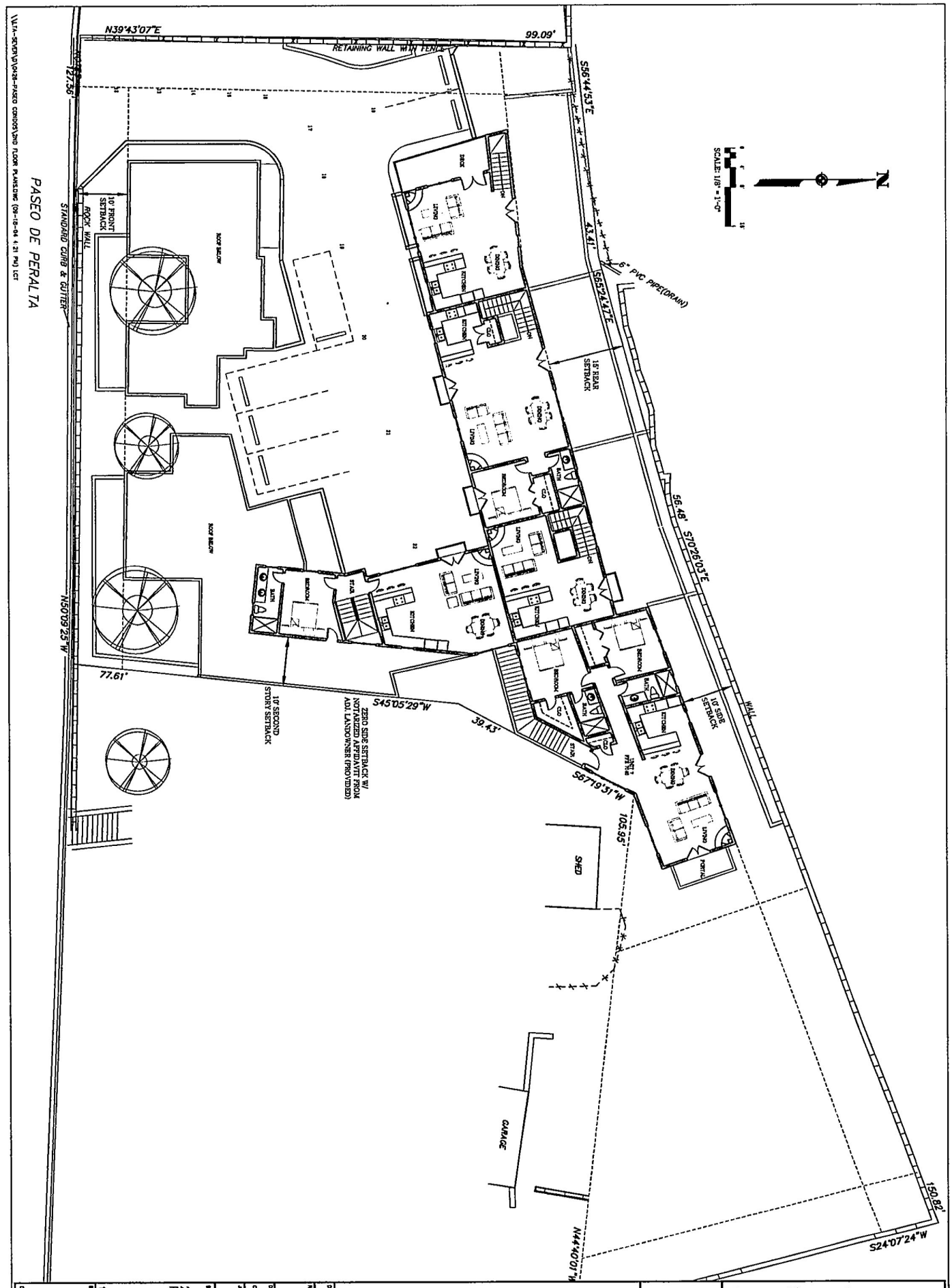

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PASEO COMPOUND
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LORD TRYE ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
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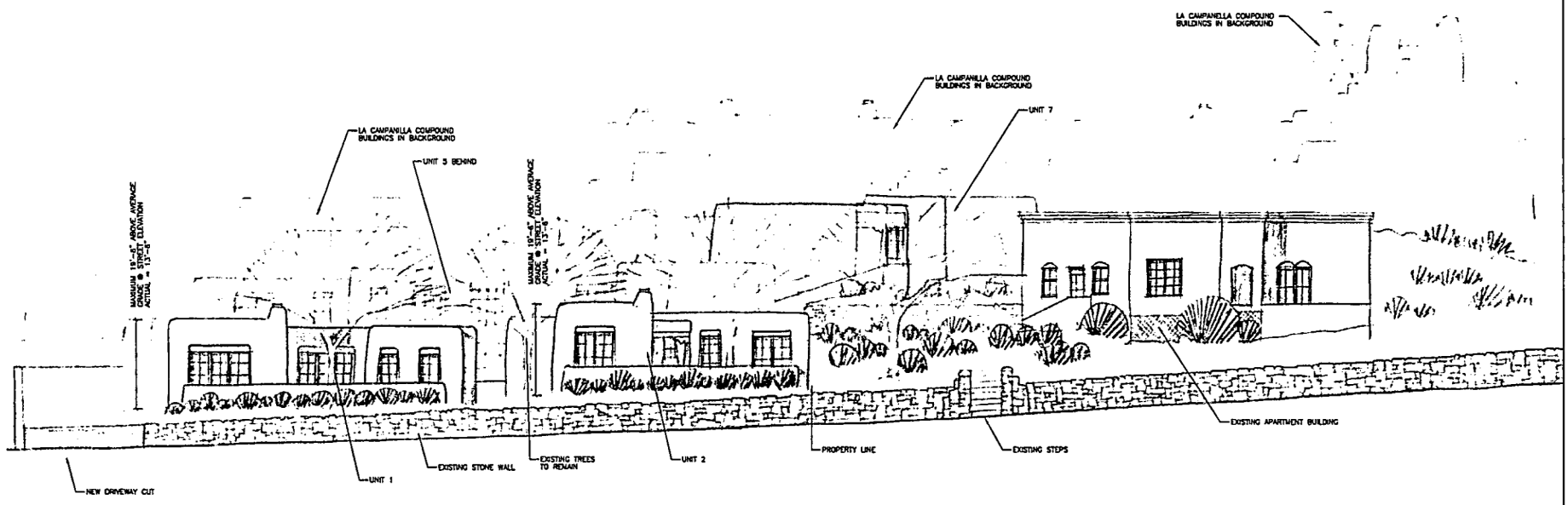
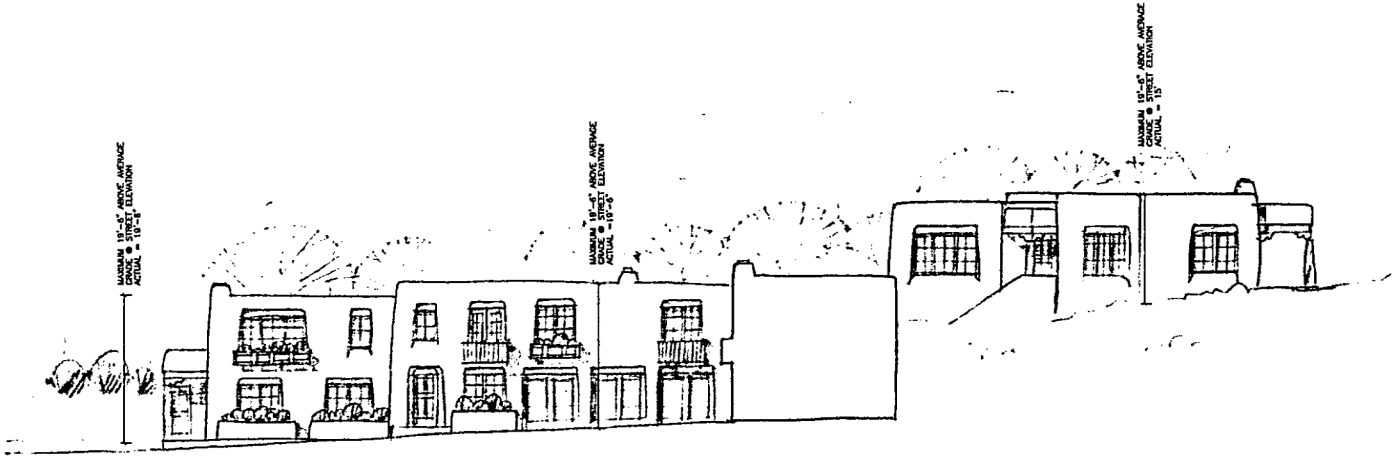
E-Mail: mail@ltryk.com



STREET ELEVATION

1/8" = 1'-0"



SOUTH COURTYARD ELEVATION

1/8" = 1'-0"

LORI TAPIA ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
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Sheet No.
Of

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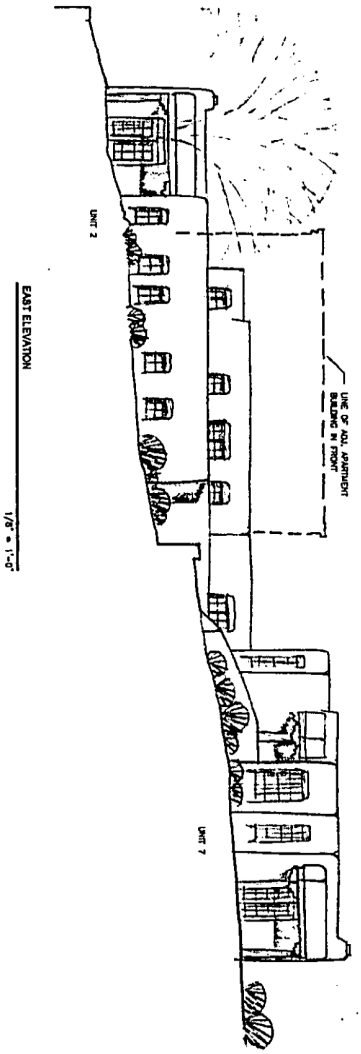
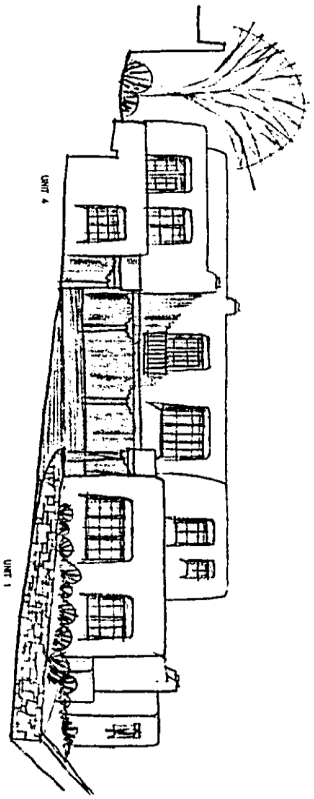


EAST ELEVATION

1/8" = 1'-0"

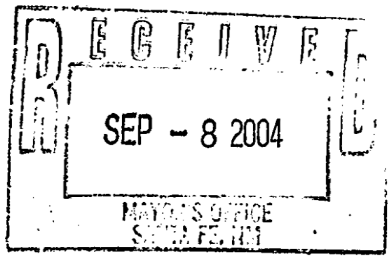


WEST ELEVATION

1/8" = 1'-0"

02	1/8" = 1'-0" Sheet No.	ELEVATIONS Sheet Title	0426 Job Number	Checked by	Drawn by	Revised	Sep. 18,04 Date	PASEO COMPOUND Tract 1 Paseo De Peralta

LORD TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltryk.com



FOWARD TO:
DAVID RASCH -
DAVID LET ME KNOW
WHAT IS GOING ON!
THX
DAVE

September 2, 2004

Christopher Purvis
Santa Fe Historical Board
227 East Palace Avenue W1
Santa Fe, NM 87505

Dear Sir:

I attended the August 24, 2004 meeting pertaining to the development of property on 515 Paseo de Peralta. I wish to again voice my concerns which were raised at the meeting and again raise the same suggestions members of the board voiced. I am concerned about the retaining wall that is being torn down and then rebuilt by the owner on Loma Street. The city erected this wall to prevent erosion and run off from the Otero hillside. I do not understand why it cannot remain, be resurfaced and vehicular traffic rerouted thru a new driveway. I understand part of the wall will be cut away to provide a new 20 foot driveway for condo unit 7 and 8, but I am concerned about erosion from Otero which could result from homes on Otero eroding and washing past our driveway. I feel the builder and architect have not produced adequate engineering plans which show competent research. West of the 515 development there is a driveway off Magdalana and Paseo de Peralta that could serve as access to the new development from the rear of the property which could relieve possible traffic congestion directly off Paseo de Peralta. I question like members of the board if the owner exhausted all options and am concerned about the traffic entering Paseo de Peralta if the historical wall is cut away to allow access. I feel if the historical wall is touched to allow traffic access then the Gabel family who vacationed the land and realigned the boundary lines should be responsible for putting in handicap sidewalk in the interior part of the wall or northside of the wall. It appears they knowlingly did this for greed and profit,

not knowing what adverse causes they may do to the community. Condo 8 is slated to be built east of the project on Loma Street on top of the existing 7'11" wall. Condo 8 measures at a finished height of 19'2". The overall height would be 27'1" - towering over adjacent homes. I understand the dirt presently on the wall will be graded 4' but this does not affect the overall height, according to the owner Erik Fuentes conversation I had with him on August 24, 2004.

I do question if there is enough green space and adequate parking not only for home owners but as well as for guest parking. The architect admitted he did not take into consideration a trash area for the development. I do agree with one board member who raised the question of eliminating one condo to satisfy these needs.

If the driveway is also cut into Loma Street east of the development, I would like to request that the Gabel family provide designated marked parking spaces for their tenants living at 515 Paseo de Peralta. There are on a daily basis 6 to 9 vehicles and they park anywhere in the street in front of the house, in front of the retaining wall. I am concerned about other individuals following suite from the development congesting our right of way to and from the driveway. This also could be a problem for emergency vehicles entering Loma Street.

Planning

RECEIVED
SEP 13 2004

CITY OF SANTA FE, NEW MEXICO

Project description:	Residential compound consisting of 8 units at a total of 11,176 sq. ft.
Project number:	04-10100114
Case number:	H-04-114
Project type:	HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **Tract I, Paseo de Peralta (Adjacent to #515)**

PROJECT NAMES:

OW – Erik Fuentes Lamy, NM 87540	#10 Camino Caballos Spur 505-660-8320
AP – Lorn C. Tryk Santa Fe, NM 87501-1888	206 McKenzie St., Suite F-2 505-982-5340

PROJECT DATA:

HISTORIC DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING/NA
PUBLICLY VISIBLE FACADE-EAST	YES
PUBLICLY VISIBLE FACADE-NORTH	NO
PUBLICLY VISIBLE FACADE-SOUTH	YES
PUBLICLY VISIBLE FACADE-WEST	YES
HISTORIC DISTRICT SURVEY NUMBER	N/A
YEAR OF CONSTRUCTION	N/A
PROJECT TYPE (NEW, ADD, ETC.)	NEW
USE, EXISTING	VACANT
USE, PROPOSE	RESIDENTIAL
HISTORIC BUILDING NAME	N/A

City of Santa Fe, New Mexico

memo

DATE: August 24, 2004

TO: Historic Design Review Board Members

VIA: Reed Liming, Acting Planning & Land Use Department Director

FROM: David Rasch, Acting Supervising Planner in Historic Preservation DR

CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Survey Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: bldg height calculation	_x_ Photographs
	____ Other:

STAFF RECOMMENDATION:

The applicant is requesting preliminary review at this time. Staff is of the opinion that the demolition of the west end of the historic stone wall for vehicle access and the interior retaining walls for building location is problematic, however necessary. Otherwise, this application would comply with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street. The applicant proposes to construct eight Units on this lot for a total of 11,176 square feet in four building blocks, two along the streetscape and two along the rear of the lot.

The buildings will be designed in the Spanish – Pueblo Revival Style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The buildings will be approximately 19' 6" high from finished grade to top of parapets. The maximum allowable height for this location is 17' 6", as determined by a linear calculation. Topographic information indicates that there is enough slope change on the lot for the Board to approve an additional 2' in height, for a total of 19' 6".

According to the previous preliminary hearing of this case on August 10, 2004, the applicant has reduced the second-story massing of Units 1 and 2 by 25% and Unit 4 by 15% and reduced the new streetscape wall in length by breaking it into several segments.

Approximately 30' of the westernmost section of the streetscape stone wall will be removed for driveway access to the lot. The lot interior stone walls will be partially or entirely removed. The stones will be reused to construct additional walls.

LORN TRYK ARCHITECTS

August 13, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Paseo Compound

Dear David,

On behalf of the property owners of Tract I, Paseo de Peralta, we are resubmitting for preliminary approval of an 8 unit residential compound, as well as demolition approval for portions of existing site walls. At the suggestion of the HDRB we have reduced the second floors of units 1 and 2 by 25%; we have also reduced the second floor of unit 4 by about 15% to break up the two story massing of that unit.

We are asking for permission to demolish portions of the stone walls. We have included a structural engineers report as to the condition of the walls.

Note that stone material will be salvaged from the site wall demolition for reuse on the most publicly visible new site walls.

We will submit finishes, lighting and details of windows, railings, doors and other exterior features at a later date.

Thank you for your consideration.

Sincerely,

Lorn C. Tryk

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

RETAINING WALL AT A PASEO DE PERALTA VACANT LOT
SANTA FE , NEW MEXICO
ENGINEER'S REPORT



RANDALL ENGINEERING, LLC
SANTA FE, NEW MEXICO

August 13, 2004

SCOPE

This report presents the observations of a partial site review made August 12, 2004 at a vacant lot with an existing retaining wall, on Paseo de Peralta, Santa Fe by Steve Randall, a New Mexico Registered Professional Engineer with experience in structural design. The purpose of the report is to evaluate the structural integrity and condition of a mortared, stacked stone retaining wall near the back lot line. The lot fronts on the north side of Paseo de Peralta, east of and adjacent to the Wells Fargo Bank employee parking lot on the northeast corner of Magdalena Street and Paseo de Peralta. Only structural features exposed for inspection are evaluated in this report.

OBSERVATIONS

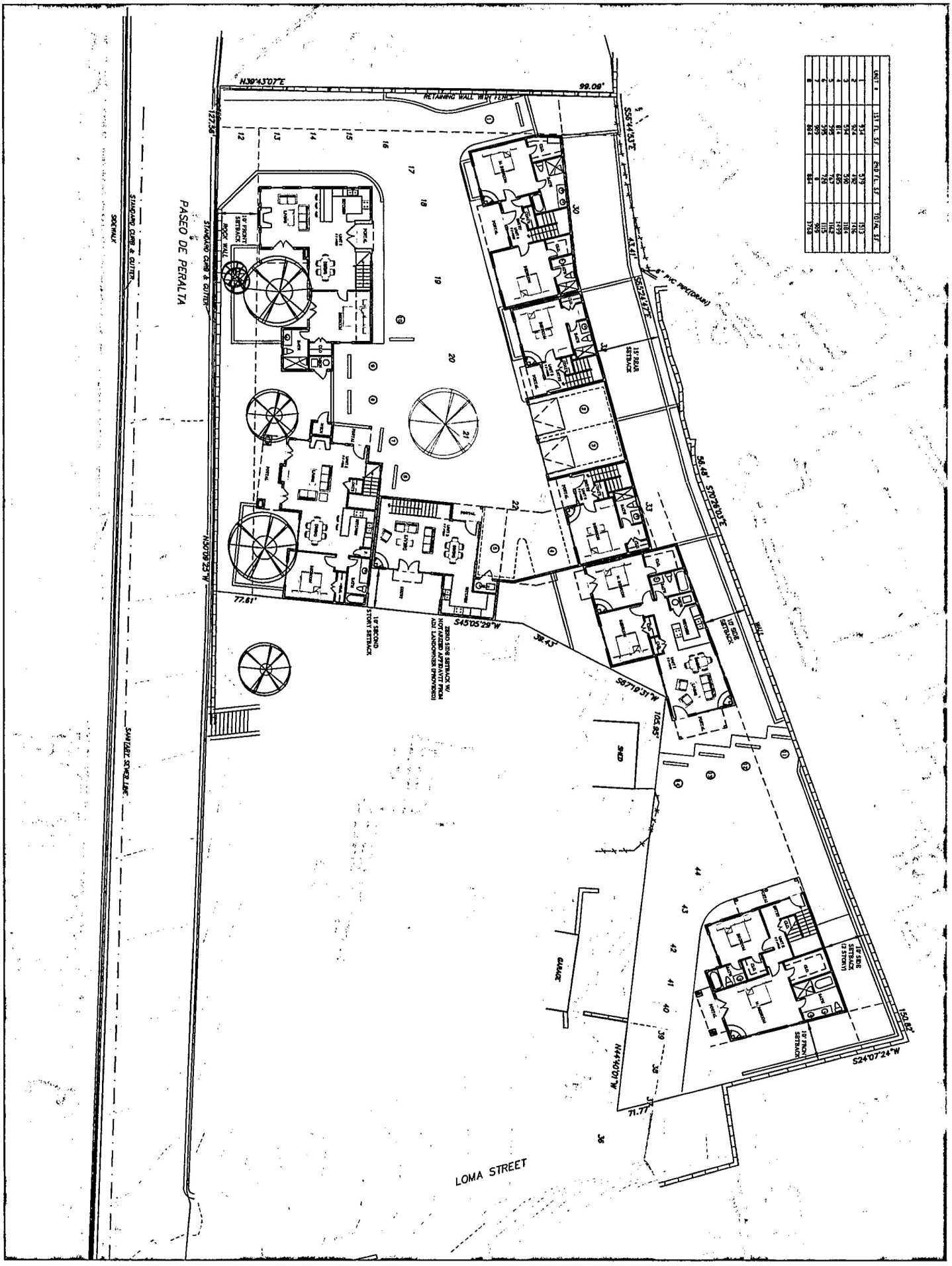
The 7 feet high mortared stacked stone retaining wall extends across most of the length of the lot running parallel to the street frontage. The wall appears to be fairly old - large trees are growing out of the backfill at the top of the wall. The mortar has evidently been repointed at most of the wall, and is standing proud of the joints. The wall is out of plumb in places, bowing and rotating outward at the top. Vertical and diagonal cracking exist through the mortar joints and through the stones. The top courses of stones, ranging to as much as two feet down the wall, are loose and shifting outward several inches in places where mortar has disintegrated. The

remaining mortar and stones are weathering well, and show no signs of decomposition. No footing is exposed, and no steel reinforcement is exposed to view.

CONCLUSIONS

The wall was likely built without rebar reinforcement. It has been periodically repaired and is now in need of further repair, and periodic maintenance. It can be expected to continue to crack and bow out, and rotate outward at the top at a slow rate. The wall is not presently a threat to health and safety. The wall can not be expected to meet current Building Code requirements for retaining wall strength or construction. To ensure the stability of the wall now and in the future, the wall should be reinforced from the retaining side.

End of Report



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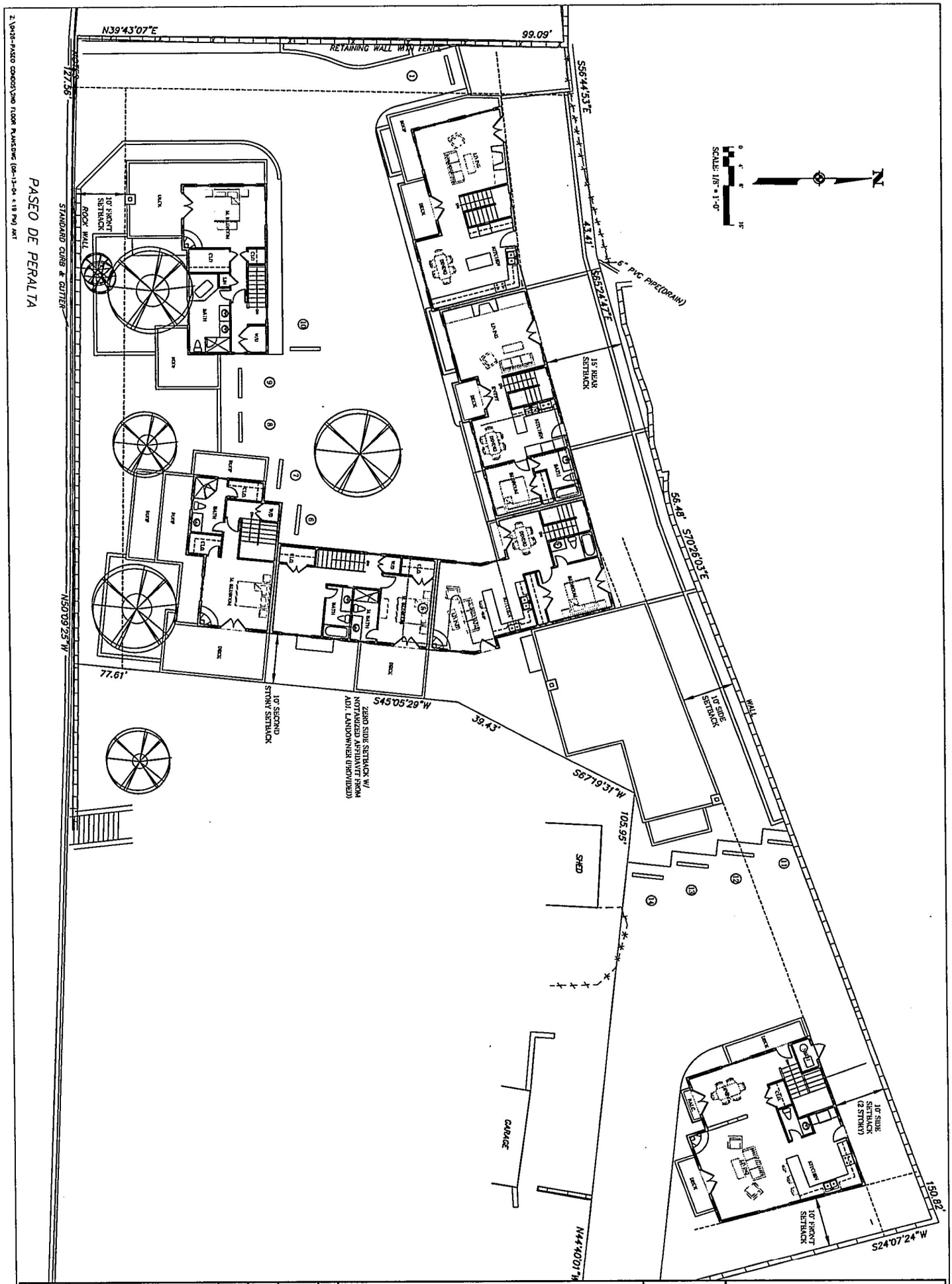
1	934	579	1513
2	924	492	1416
3	594	590	1184
4	814	685	1499
5	595	767	1162
6	595	726	1115
7	909	0	909
8	884	884	1768

Date	Aug		
Revised			
Drawn by			
Checked by			
Job Number	0426		
Sheet Title	SITE PLAN/ 1ST FLOOR PLAN		
Sheet No.	1" = 10'-0"		

PASEO COMPOUND
Tract 1 Paseo De Peralta

LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltryk.com



PASEO COMPOUND
Tract 1 Paseo De Peralta

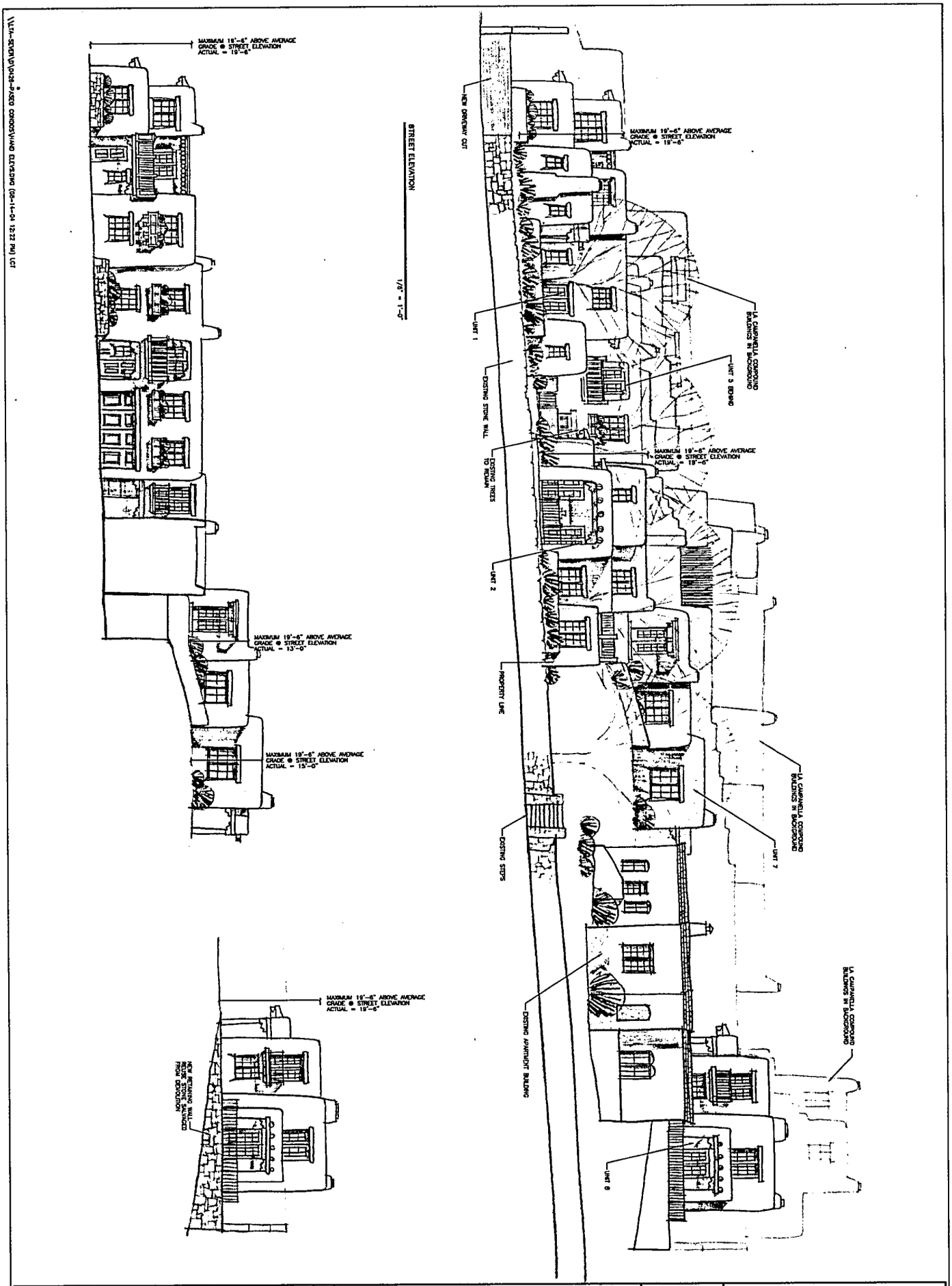
2ND FLOOR PLAN

1/8" = 1'-0"

0425

Aug 13 04

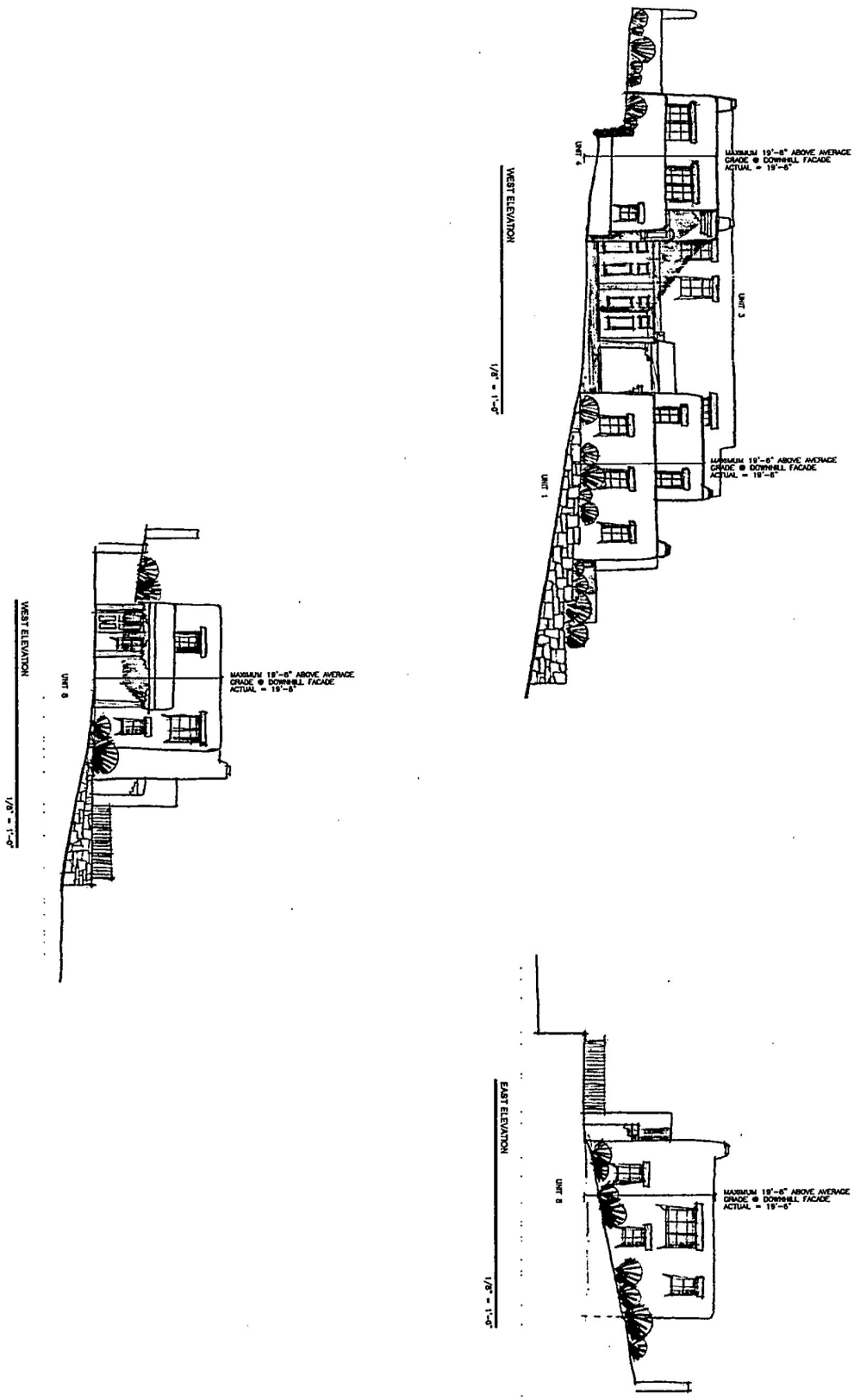
LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@[illegible].com



Date: Aug 14,04	Revised:	Drawn by:	Checked by:	Job Number: 0426	Sheet Title: ELEVATIONS
Sheet No. 1/8" = 1'-0"					

PASEO COMPOUND
Tract 1 Paseo De Peralta

LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltryk.com



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Date: Aug 14,04	PASEO COMPOUND Tract 1 Paseo De Peralta		LORN TRYK ARCHITECTS 206 McKenzie, Suite F2 Santa Fe, New Mexico 87501 Telephone: 505-982-5340 Fax: 505-982-5393 E-Mail: mail@ltryk.com
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Job Number: 0426			
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Sheet No.: 1/8" = 1'-0"			
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City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

Larry A. Delgado, *Mayor*
Jim Romero, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description: Residential compound consisting of 8 units at a total of 11,176 sq. ft.
Project number: 04-10100114
Case number: H-04-114
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): Tract I, Paseo de Peralta (Adjacent to #515)

PROJECT NAMES:

OW - Erik Fuentes
Lamy, NM 87540
#10 Camino Caballos Spur
505-660-8320

AP - Lorn C. Tryk
Santa Fe, NM 87501-1888
206 McKenzie St., Suite F-2
505-982-5340

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on August 10, 2004, acted on the above referenced case. The decision of the board was to postpone your request until re-design is submitted that addresses the following issues: 1) 25% decrease in second floors of units 1 and 2; 2) that unit 4 should have a less equal relationship between the 1st and 2nd floors; and 3) that you submit for an exception to demolish the historic stone walls with a plan to re-use the rocks in the new walls.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

City of Santa Fe, New Mexico

memo

DATE: August 10, 2004

TO: Historic Design Review Board Members

VIA: Reed Liming, Acting Planning & Land Use Department Director RL

FROM: David Rasch, Acting Supervising Planner in Historic Preservation DR

CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

____ District Standards & Yard wall & fence standards.

__x__ Historic Survey Form

__X__ Zoning Review Sheet

__X__ Other: bldg height calculation

APPLICANT SUBMITTALS

__x__ Proposal Letter

____ Vicinity Map

__X__ Site Plan/Floor Plan

__X__ Elevations

____ Photographs

____ Other:

STAFF RECOMMENDATION:

The applicant is requesting preliminary review at this time. Staff is of the opinion that the building heights exceed the maximum allowable heights for this location. Also, the demolition of the west end of the historic stone wall for vehicle access and the interior retaining walls for building location is problematic, however necessary. Otherwise, this application would comply with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street. The applicant proposes to construct eight single-family residences on this lot for a total of 11,176 square feet in four building blocks, two along the streetscape and two along the rear of the lot.

The buildings will be designed in the Spanish – Pueblo Revival Style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The buildings will be approximately 20' high from finished grade to top of parapets. The heights from natural grade to top of parapets may be as much as 24' to 26' high, as shown on the south elevation drawing of Unit 8.

The maximum allowable height for this location is 17' 6", as determined by a linear calculation. Although topographic information was not submitted, there is probably enough slope on the lot for the Board to approve an additional 2' in height, for a total of 19' 6".

The westernmost section of the streetscape stone wall will be removed for driveway access to the lot. The lot interior stone walls will be partially or entirely removed. The stones will be reused to construct additional walls.

LORN TRYK ARCHITECTS

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Paseo Compound

Dear David,

On behalf of the property owners of Tract I, Paseo de Peralta, we are submitting for preliminary approval of an 8 unit residential compound, as well as demolition approval for portions of existing site walls. The project is a total of 11176 s.f. of new construction. It is located adjacent to 515 Paseo de Peralta, a contributing historic apartment building.

Note that stone material will be salvaged from the site wall demolition for reuse on the most publicly visible new site walls.

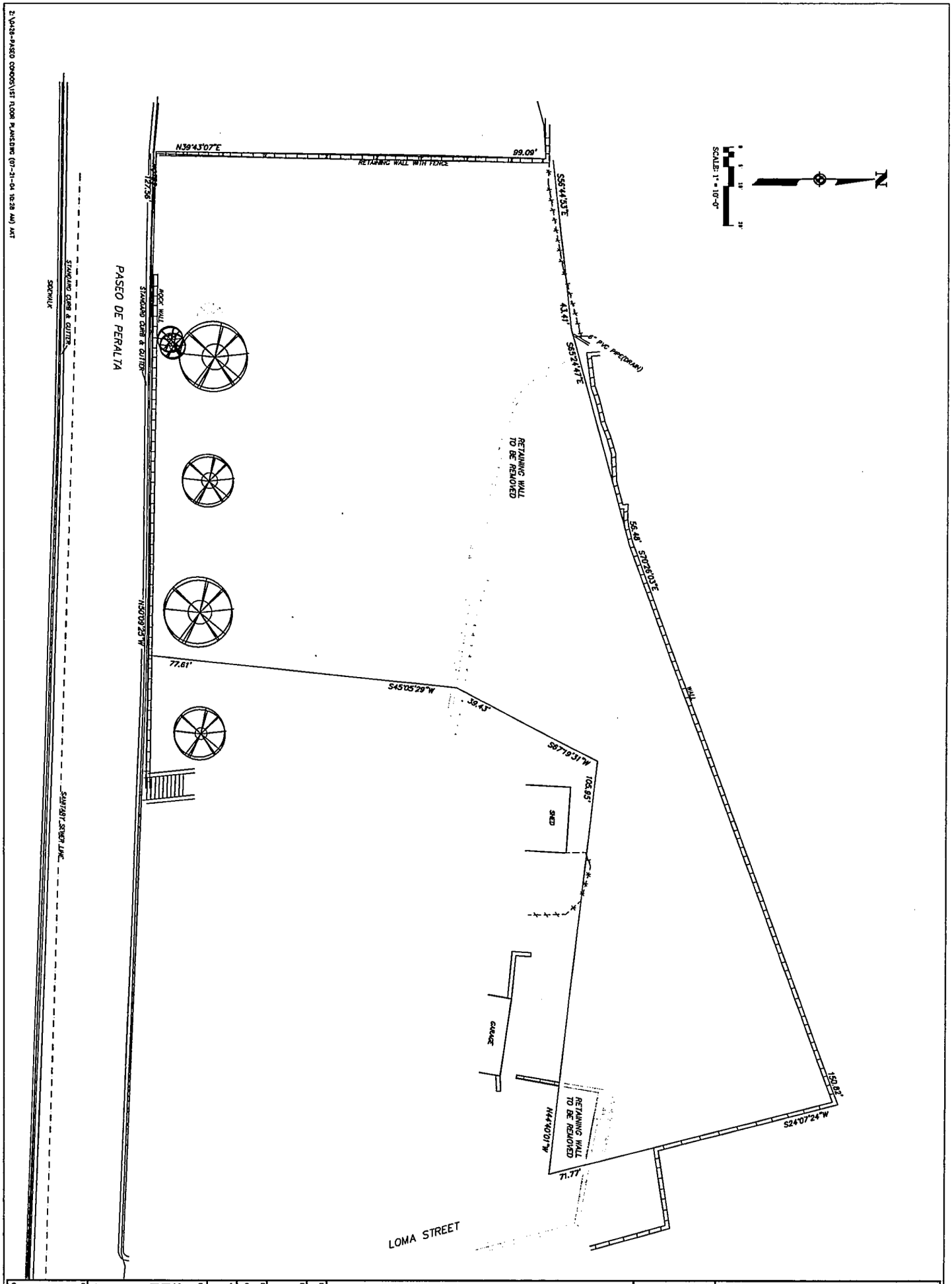
We intend to submit finishes, lighting and details of windows, railings, doors and other exterior features at a later date.

Thank you for your consideration.

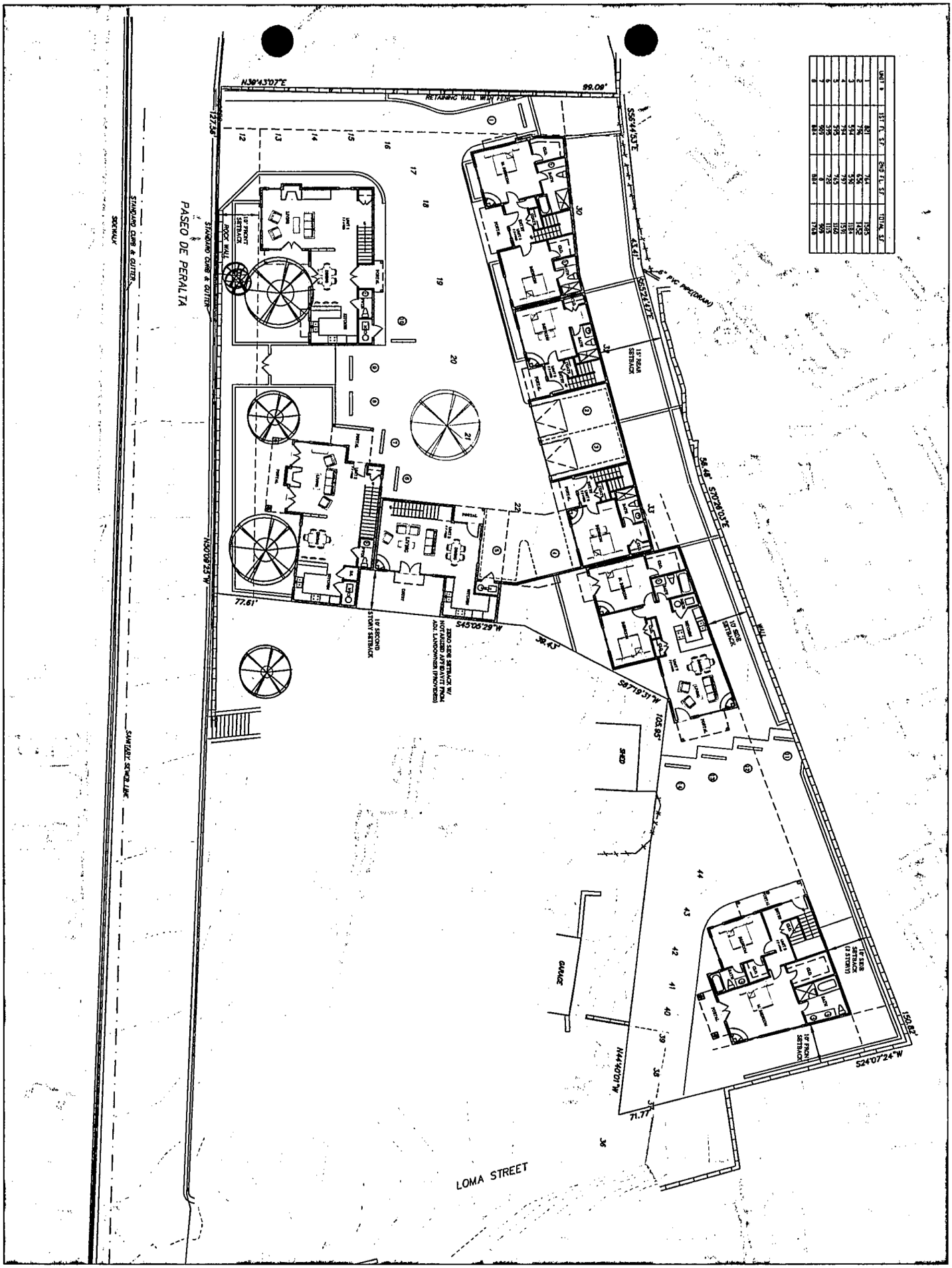
Sincerely,

Lorn C. Tryk

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393



01	1" = 10'-0"	SITE DEMOLITION PLAN	0426			PASEO COMPOUND Tract 1 Paseo De Peralta	LORN TRYK ARCHITECTS 206 McKenzie, Suite F2 Santa Fe, New Mexico 87501 Telephone: 505-982-5340 Fax: 505-982-5393 E-Mail: mail@ltryk.com



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3	594	590	1184
4	794	797	1591
5	595	765	1160
6	395	720	1115
7	909	0	909
8	884	884	1768

Date	Jul 21,04	**PASEO COMPOUND** **Tract 1 Paseo De Peralta**	LORN TRYK ARCHITECTS 206 McKenzie, Suite F2 Santa Fe, New Mexico 87501 Telephone: 505-982-5340 Fax: 505-982-5393 E-Mail: mail@ltryk.com
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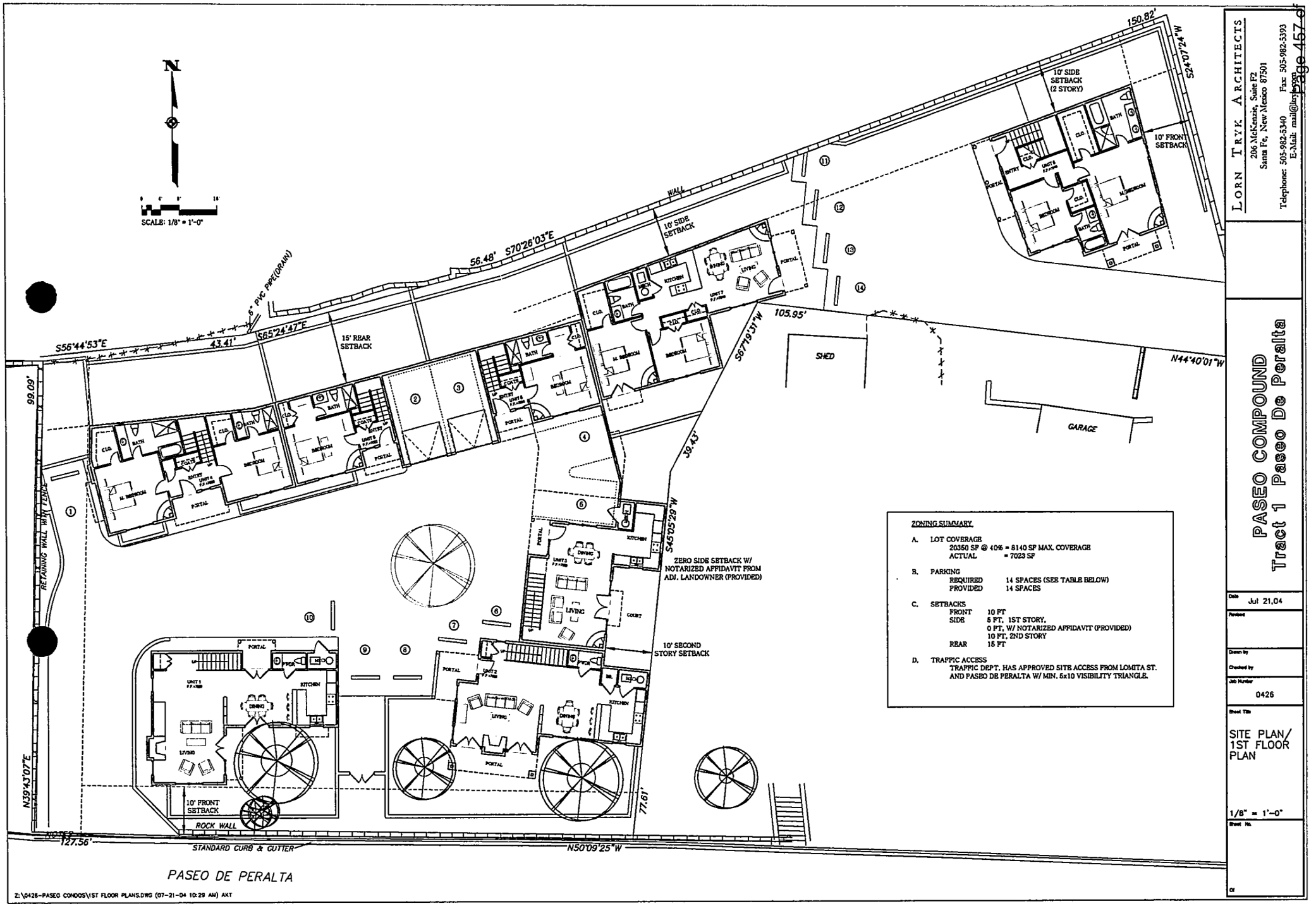

LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax 505-982-5393
E-Mail: mail@lorntryk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Jul 21,04
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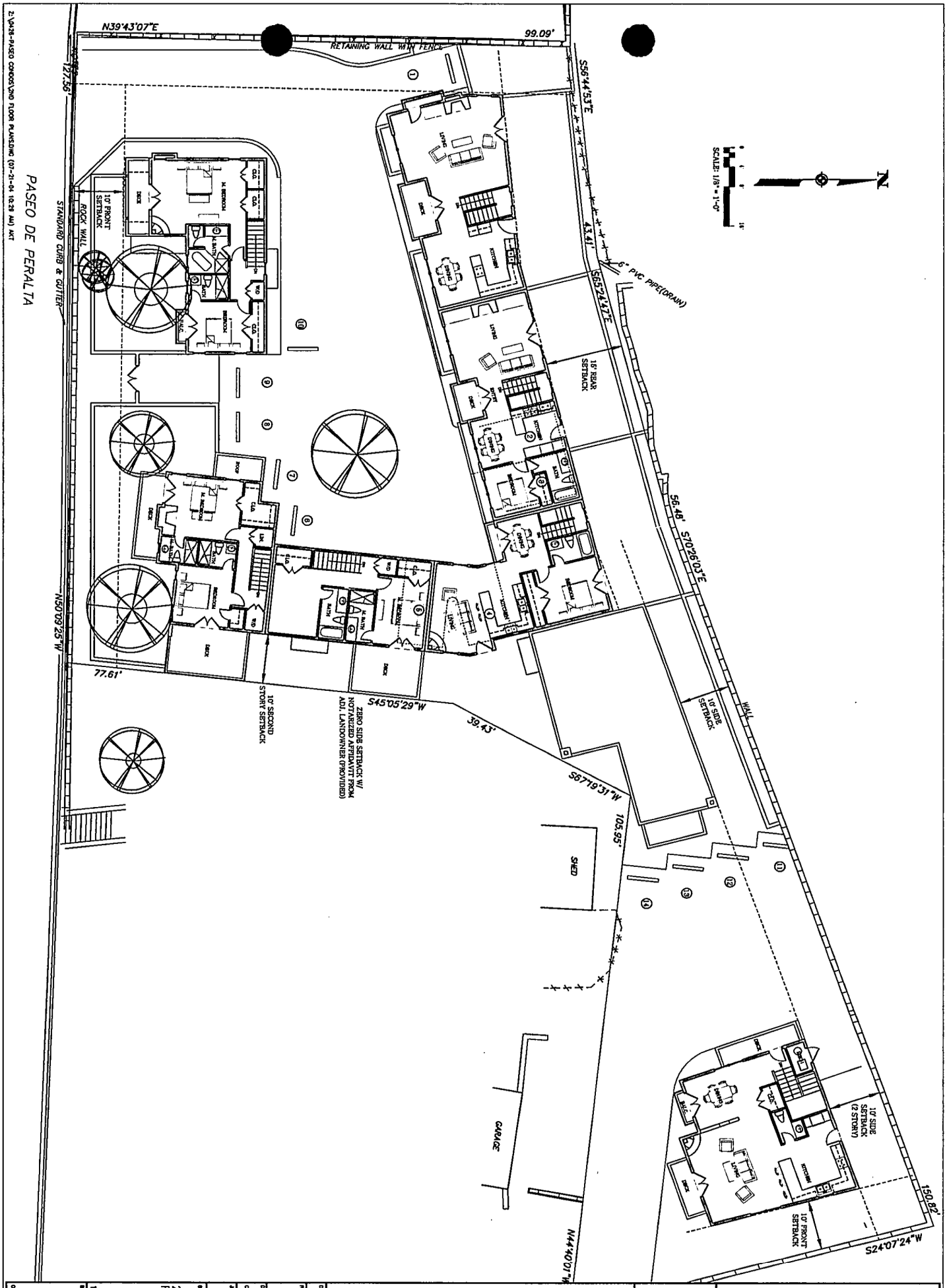

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Date	Jul 21,04	**PASEO COMPOUND** **Tract 1 Paseo De Peralta**	LORN TRYK ARCHITECTS 206 McKenzie, Suite F2 Santa Fe, New Mexico 87501 Telephone: 505-982-5340 Fax: 505-982-5393 E-Mail: mail@lrtr.com
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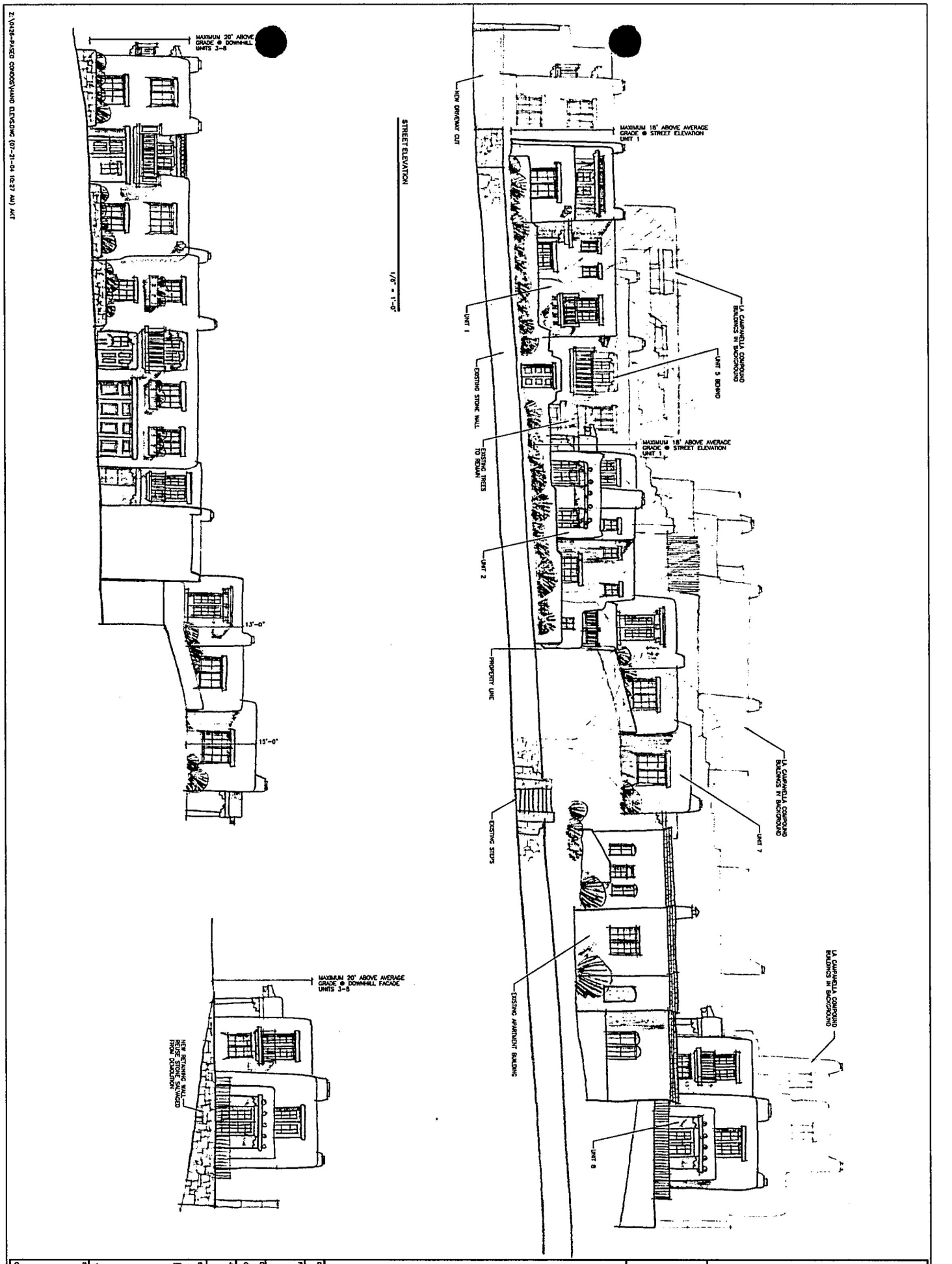

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Sheet No.

ELEVATIONS
Sheet Title

0426
Job Number

Checked by

Drawn by

Revised

Jul 21.04
Date

PASEO COMPOUND
Tract 1 Paseo De Peralta

LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lorntryk.com

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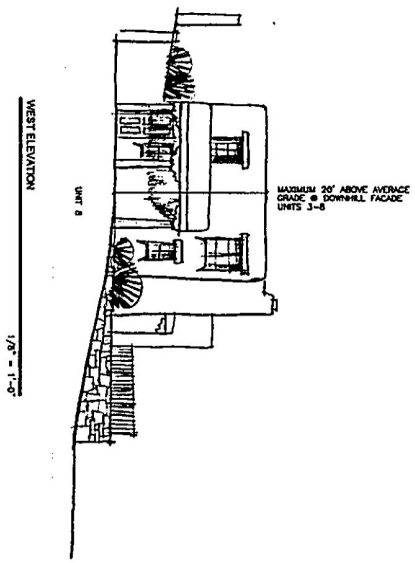
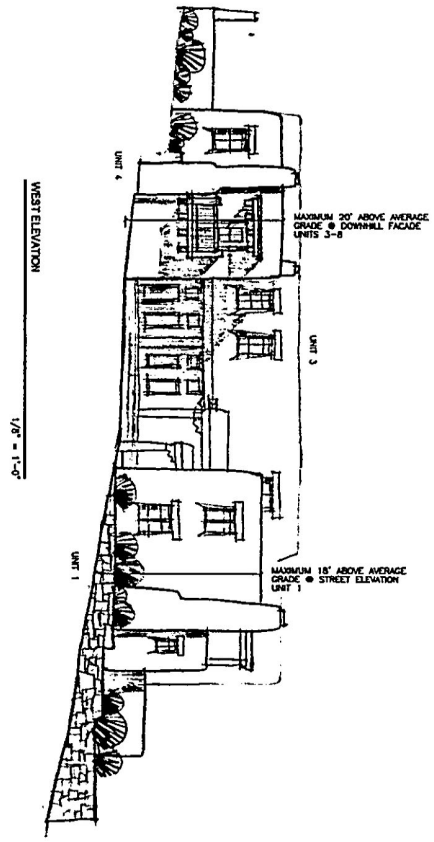
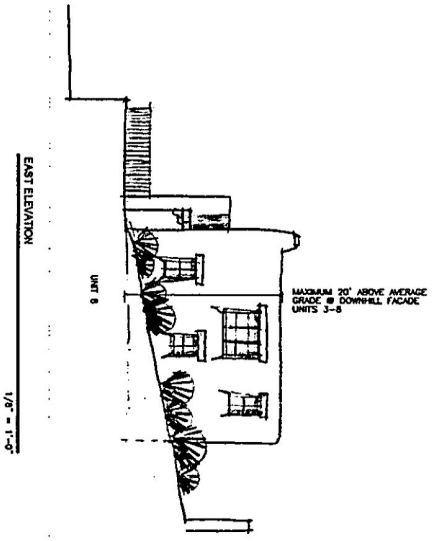






CK	1/8" = 1'-0" Sheet No.	ELEVATIONS Sheet Title	0426 Job Number	Checked by	Drawn by	Revised	Date Jul 21,04	PASEO COMPOUND Tract 1 Paseo De Peralta	

LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lorntryk.com

City of Santa Fe, New Mexico

memo

DATE: August 12, 2025

TO: Historic Districts Review Board Members

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

FROM: Amanda Romero, Senior Planner, Historic Preservation Division

---

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".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

____ Historic Inventory Form

__X__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ 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.

Sample motions:

a. Approve or deny Case #2025-010764 to allow construction of carport at 438 Apodaca Hill.
b. Approve or deny Case #2025-010764 to allow construction of carport at 438 Apodaca Hill subject to conditions.

BACKGROUND & SUMMARY:

The single-family residence at 438 Apodaca Hill is listed as non-contributing to the Downtown and Eastside Historic District. The two-story Spanish Pueblo Revival style building was constructed in 1988.

H-08-047-4704 a 1,111 sq. ft. one-story addition was constructed.

2024-008616-ADMIN an administrative approval was issued for repair damaged canales, roof, deck, extension of wood deck, wood sliding doors.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) To construct freestanding Spanish-Pueblo Revival style 260 sq. ft. carport. The carport will be open on all sides beams and post will be stained in Cabot-Natural, the parapets will be stuccoed in La Habra- Alamo, to a height of 11'-6" where the maximum allowable height is 13'-9".

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.

(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.

May 21, 2025

Members of the Historic Districts Review Board
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87501

RE: 438 Apodaca Hill, Santa Fe NM
Proposal to construct new free standing Carport

Dear Board Members,

This proposal is for a new free standing 260 SF carport to be located at the south side of the property at 438 Apodaca Hill. The carport will be on the east side of the existing driveway, 9'-6'' from the front property line, and separated by approx. 50'-0" from the existing residence. The carport will be open on all four sides supported by 6X6 (stained Cabot-Natural) posts & Beams with parapets above, stuccoed (La Habra-X-524 Alamo) to a height of 11'-6" above the finished grade.

The original existing residence was constructed in approx. 1920. A major addition and remodel by the current owners, Chuck Williams and Lee Lewin was completed in 1988-99, and they completed an addition and portals in 2015 to the NW side of the residence. In 2024, a portal was constructed on the NE side of the residence.

Thank you for your consideration of this proposal.

Sincerely,

Jeffrey J. Seres, A.I.A.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 5-21-2025

Property Owner of Record: CHUCK WILLIAMS & LEE LEWIN

Applicant/Agent Name: JEFFREY SERES

Contact Person Phone Number: (505) 239-8577

Site Address: 438 APODACA HILL

Proposed Construction Description: 260 S.F. FREE STANDING CARPORT, OPEN ALL SIDES

TOTAL ROOF AREA:

Zoning District: R-1

Overlay: ☐ Escarpment ☐ Flood Zone* ☐ Other:

Submittals Reviewed with PZR:

☒ Legal Lot of Record ☐ Development Plan ☒ Building Plans ☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Supplemental Zoning Submittals Required for Building Permit:

☐ Zero Lot Line Affidavit

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

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

Terrain: ☐ 30% slopes N/A

Lot Coverage: 22.2%

☐ Open Space Required: N/A

Setbacks:

Proposed Front: 9'-6" Minimum: 7'-0"

2nd Front?

Proposed Rear: 184' Minimum: 15'-0"

Proposed Sides: L 41' R 25' Minimum: 5'-0"

Height: Proposed 11'-6"

Maximum Height: or

☒ Regulated by Historic Districts Ordinance

☐ Regulated by Escarpment District

Parking Spaces:

Proposed 4 Accessible 0

Minimum: 2

Bicycle Parking:**

Proposed: 0 Minimum: 0

** Commercial Requirement

* Requires an additional review conducted by Technical Review Division.

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

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

JEFFREY SERES [☐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 5-21-2025

To Be Completed By City Staff: 2025-010753-PAR

Additional Agency Review if Applicable:

☐ Escarpment Approval by _____ Date: __/__/__

☐ Flood Plain Approval by _____ Date: __/__/__

☐ Traffic Engineering Approval by _____ Date: __/__/__

Notes:

Zoning Approval:

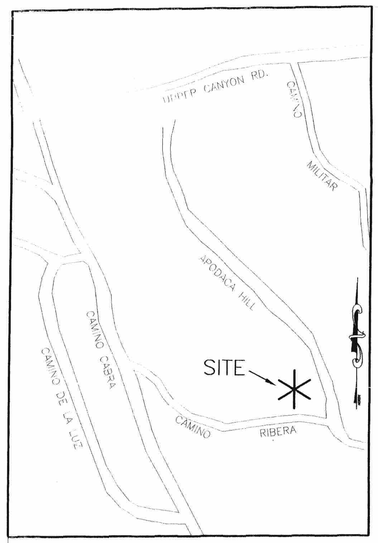
☐ Preliminary Approval ☒ with conditions ☐ Rejected

Comments/Conditions: Clarity on site plans garage as side-loaded entrance

REVIEWER: Rachael Hamman DATE: 07/14/2025

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

Revised 20 November 2020



VICINITY MAP
Not To Scale

NOTES AND REFERENCE DOCUMENTS

1) THE BASIS FOR BEARINGS FOR THIS SURVEY WAS DERIVED FROM A PLAT OF SURVEY TITLED " REPLAT SHOWING TRACT 3-A-2 AND A LOT CONSOLIDATION OF TRACT 3-B OF THE DREW SUBDIVISION;" AS SAID PLAT WAS RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 305,, PAGE 017, AS INSTRUMENT NO. 906,247..

2) DEED AND PLAT REFERENCES:

S. SERNA TRACT: AS SHOWN ON PLAT OF SURVEY TITLED "PLAT SHOWING SURVEY OF PROPERTY FOR RALPH RIVERA..," AS SAID PLAT WAS PREPARED BY SAMUEL P. DAVALOS, NMPE AND LS, DATED NOVEMBER 11 AND 14, 1953, AND APPEARS TO BE THE SAME PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN MISC. BOOK P-5, PAGE 205.

PARCEL 1 (HATCHED AREA): INTENDED TO BE THE 773.5 SQUARE FOOT PARCEL DESCRIBED IN THE QUITCLAIM DEED RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN MISC. BOOK 1173, PAGE 323, AND SHOWN ON A PLAT OF SURVEY TITLED "PLAT OF SURVEY FOR CHARLES WILLIAMS AND LEE LEWIN," AS SAID PLAT WAS PREPARED BY DAVID E. COOPER NMLS 9052, DATED MARCH 1987, AND AMENDED NOVEMBER 20, 1987.

PARCEL 2 (SHADED AREA): INTENDED TO BE THE 3327.1 SQUARE FOOT PARCEL DESCRIBED IN THE QUITCLAIM DEED RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK AS INSTRUMENT NO. 1549451, AND SHOWN ON A PLAT OF SURVEY TITLED "PLAT OF SURVEY FOR CHARLES WILLIAMS AND LEE LEWIN," AS SAID PLAT WAS PREPARED BY DAVID E. COOPER NMLS 9052, DATED MARCH 1987, AND AMENDED NOVEMBER 20, 1987.
REFER TO INSTRUMENT NO. 1549451 FOR RESTRICTIONS PERTAINING TO THIS PARCEL.

3) RECORDING OF THIS PLAT DOES NOT CONSTITUTE APPROVAL BY THE CITY OF SANTA FE OF ANY ENCROACHMENTS INTO PRIVATE PROPERTY.

4) THE LANDS SHOWN HEREON ARE SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, COVENANTS. AND EASEMENTS OF RECORD AND NOT OF RECORD THAT PERTAIN TO THE SAID PROPERTY.

5) THE PERIMETER BOUNDARY PORTION OF THIS PLATTING IS INTENDED TO REPRESENT A RETRACEMENT SURVEY OF THE TRACTS OF LAND SHOWN ON THE PLATS OF SURVEY DESCRIBED IN NOTES 1 AND 2, USING FOUND AND ACCEPTED MONUMENTATION, AS NOTED.

6) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC1987 AND SUBSEQUENT AMENDMENTS.

7) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

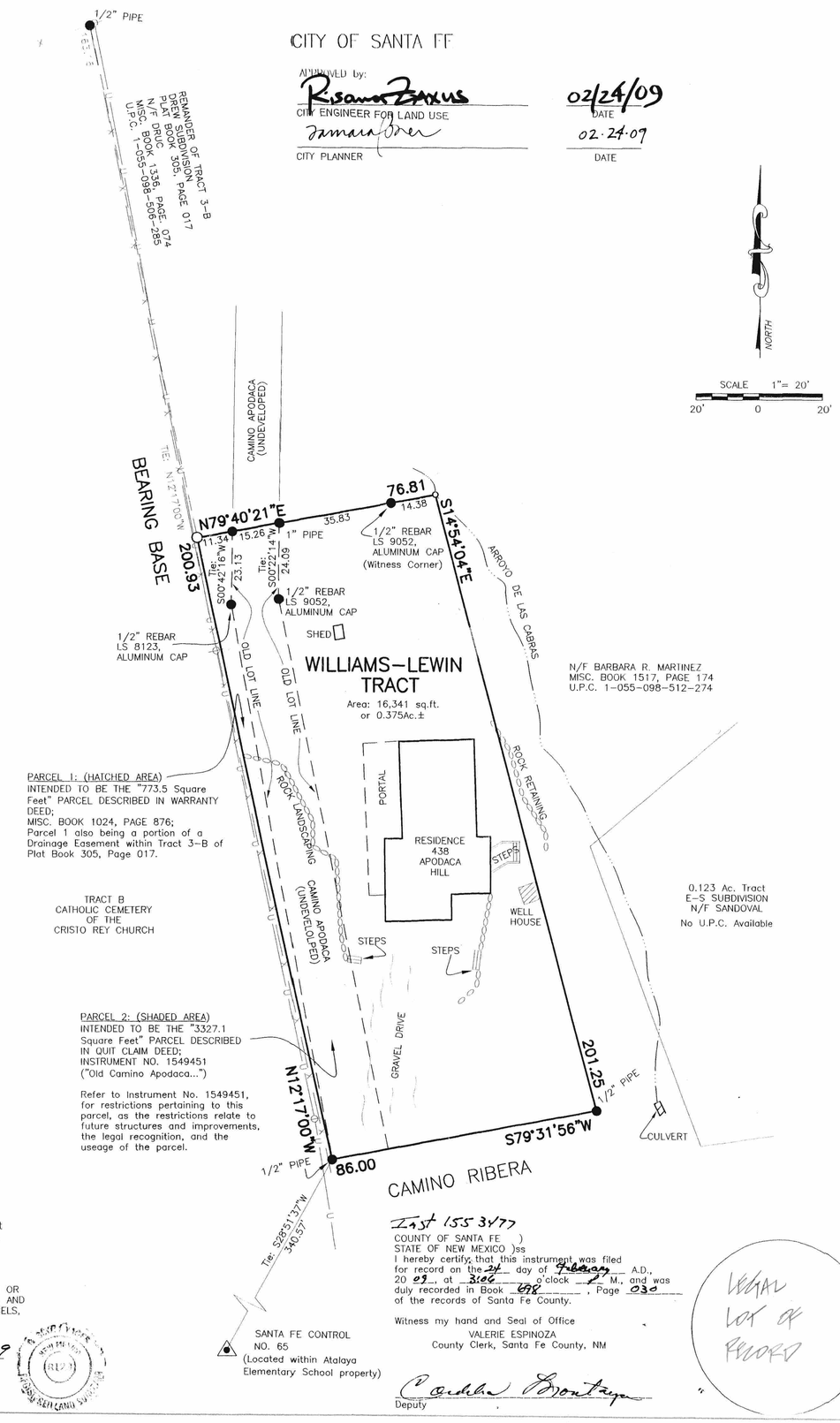
8) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.

SURVEYOR CERTIFICATE

I hereby certify that this plat and the field survey that it represents were completed by me or under my direction, are true and correct to the best of my knowledge and belief and comply with the standards set for Land Surveyors practicing in the State of New Mexico.

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 EXSITING PARCELS, AS NOTED. DATE OF FIELD WORK: NOV., 2008.

SCOTT YAGER NMLS 8123 — 1/20/09 DATE



CITY OF SANTA FE

APPROVED by:
Risana Zaxus
CITY ENGINEER FOR LAND USE — 02/24/09 DATE

Tamara Baer
CITY PLANNER — 02.24.09 DATE

LEGEND

- o CALCULATED POINT; not set.
- ● SURVEY MONUMENT; found and used, as noted
- ○ SURVEY MONUMENT; Set this survey; 1/2" Rebar "YAGER, 8123" Aluminum Cap
- ◬ CITY OF SANTA FE CONTROL MONUMENT
- ϕ—U— OVERHEAD UTILITY LINE AND POWER POLE

INDEXING INFORMATION FOR COUNTY CLERK

OWNER: CHARLES WILLIAMS, LEE LEWIN
RECORD DEED: MISC. BK. 1173, P. 323,
INSTRUMENT NO. 1525501,
INSTRUMENT NO. 1549451
UPC NO. 1-055-098-519-506

INDEXING INFORMATION FOR COUNTY CLERK

East 1553477
COUNTY OF SANTA FE)
STATE OF NEW MEXICO)ss
I hereby certify that this instrument was filed for record on the 24 day of February A.D., 20 09, at 3:06 o'clock P M., and was duly recorded in Book 678, Page 030 of the records of Santa Fe County.

Witness my hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, NM

Deputy

LEGAL LOT OF RECORD

AFFIDAVIT

CERTIFICATE PURSUANT TO SANTA FE, NEW MEXICO LAND SUBDIVISION REGULATIONS, SECTION 3-20-2, N.M.S.A., 1978

KNOW ALL MEN BY THESE PRESENTS .....

THAT THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE TRACTS SHOWN HAVE CAUSED THE CONSOLIDATION OF THE SAID TRACT INTO ONE TRACT, AS SHOWN. ALL THAT APPEARS ON THIS PLAT THAT PERTAINS TO THE SAID TRACTS, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

THE TRACT SHOWN HEREON LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

Charles A. Williams
CHARLES ALLEN. WILLIAMS, for the Charles Allen Williams and Lee Ellen Lewin Revocable Trust

State of New Mexico)
County of Santa Fe)ss

The foregoing instrument was subscribed, sworn to and acknowledged before me this 3rd day of February, 20 09.
My Commission Expires 12-14-12
Notary Public

Lee Ellen Lewin
LEE ELLEN LEWIN, for the Charles Allen Williams and Lee Ellen Lewin Revocable Trust

State of New Mexico)
County of Santa Fe)ss

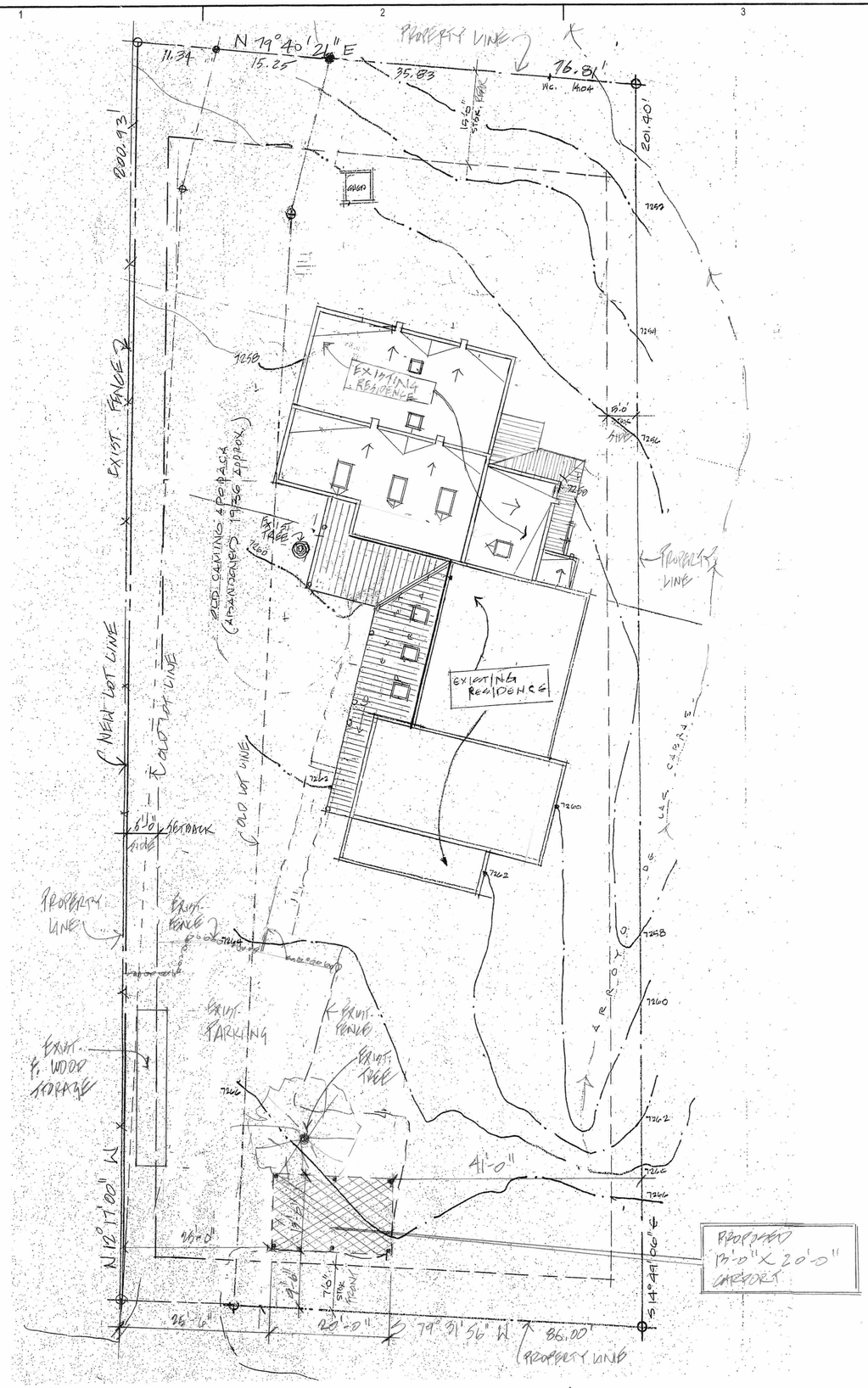
The foregoing instrument was subscribed, sworn to and acknowledged before me this 3rd day of February, 20 09.
My Commission Expires 12-14-12
Notary Public

PROJECTED SECTION	29
TWNP	17N
RANGE	10E
N.M.P.M.	
TALAYA HILL GRANT	
SANTA FE	

A LOT CONSOLIDATION PLAT
Prepared For The
WILLIAMS-LEWIN TRACT
BEING A CONSOLIDATION OF THE
S. SERNA TRACT,
Parcel 1: Misc. Book 1024, Page 876, and Parcel 2: Instrument No. 1549451
438 APODACA HILL
SANTA FE, NEW MEXICO
ST 12-14-14

YAGER LAND SURVEYS
DATE: 01-20-09
SCALE: 1"= 20'
SHEET

I:\yager\WILLIAMS-APODACA HILL\LOT CONSOLIDATION\PLAT\FINAL 1-20-09\2009-01-20 WILLIAMS-APODACA YLS.dwg, 1/21/2009 8:43:46 AM, HP DesignJet 650C (C2859B).pc2



CARPORT ADDITION

ADDRESS: 498 APODACA HILL

ZONE: R-1 DOWNTOWN & EASTSIDE HISTORIC DISTRICT

LOT SIZE: 16,341 S.F. .3375 AC

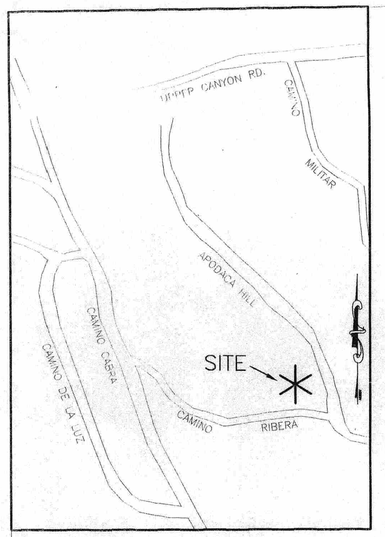
LOT COVERAGE: EXISTING = 3369 S.F.
PROPOSED = 260 S.F.
TOTAL = 3629 S.F. ÷ 16,341 =
22.2 % LOT COVERAGE

SETBACKS: FRONT = 4'-6"
SIDE (E) = 41'-0"
SIDE (W) = 25'-0"
REAR = 184'-0"

LIST OF DRAWINGS

AD-101	SITE PLAN
C-1	SURVEY - LEGAL LOT OF RECORD
A-101	FLOOR PLAN
A-201	ELEVATIONS

1 SITE PLAN
SC: 1" = 10'-0"
0 5 10 20 FT.



VICINITY MAP
Not To Scale

SERES
architecture llc
122 Lorenzo Road
Santa Fe, New Mexico 87501
505-982-7191
505-239-8577 C
jeffreyseres@gmail.com

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CONSULTANTS

Architect | Engineer

WILLIAMS-LEWIN RESIDENCE

498 APODACA HILL
SANTA FE, N.M.

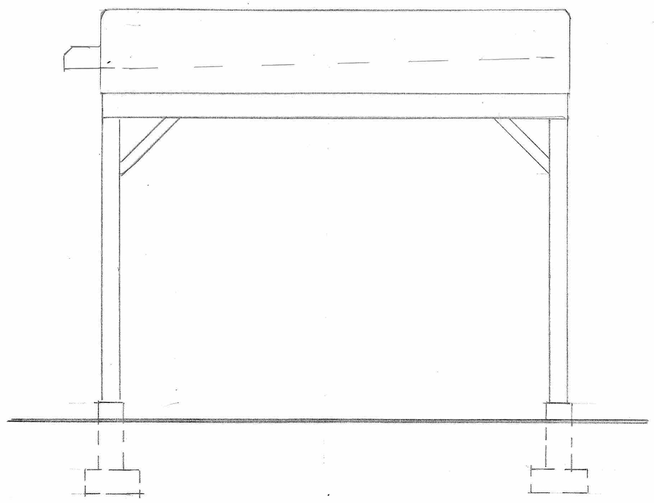
Key Plan
NTS

No	Date	Description
Revision Schedule		

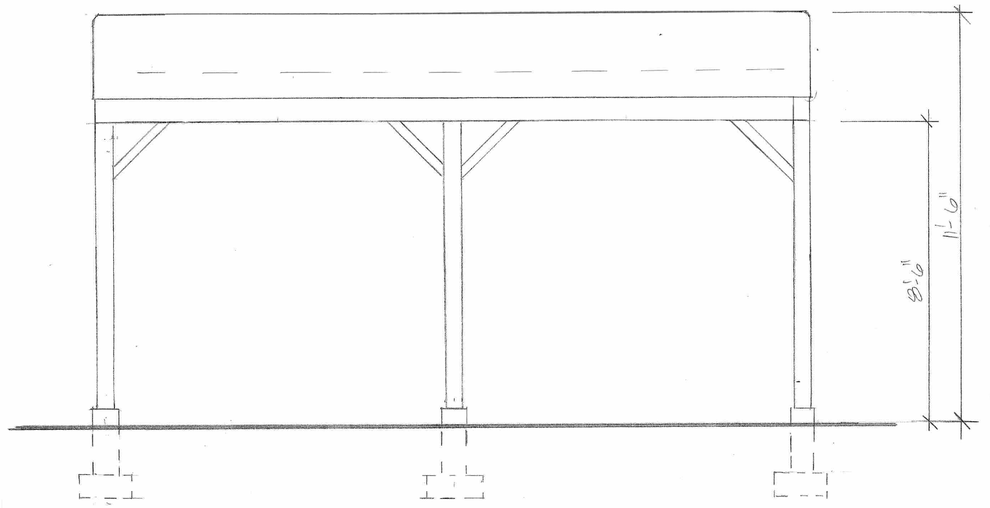
ISSUE: HDRB
PROJECT NUMBER: SA 2503
FILE:
DRAWN BY: JJS
CHECKED BY: JJS
DATE: 21 MAY 2025

SHEET TITLE
SITE PLAN
EXISTING & PROPOSED

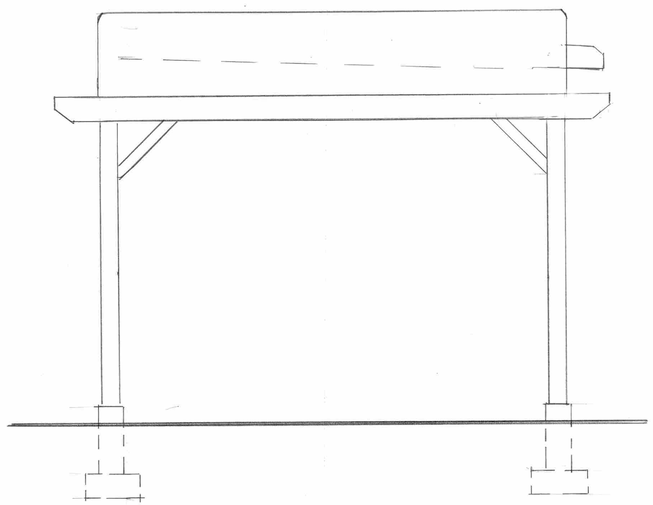
AS-101



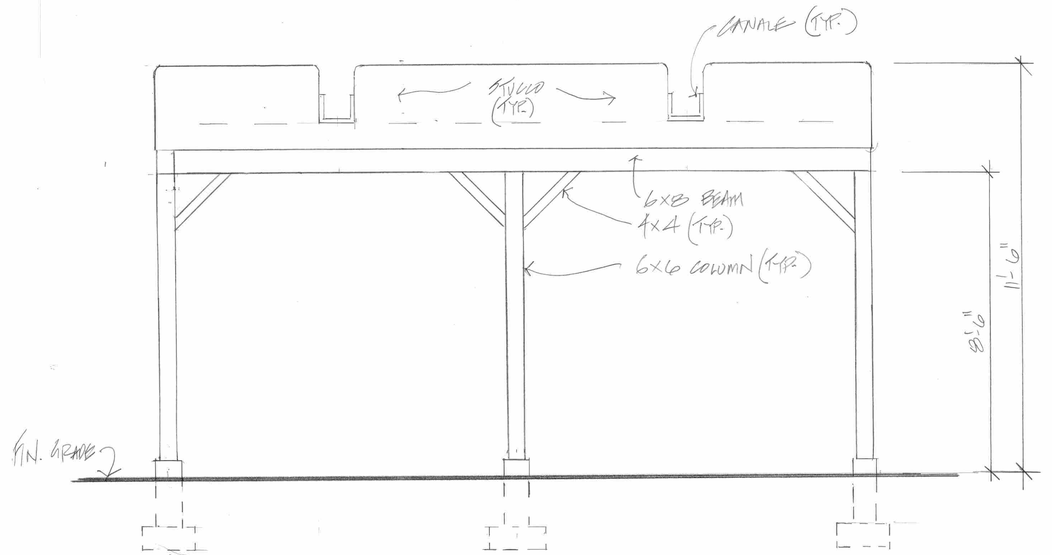
PROPOSED
4 EAST ELEVATION
SC: 1/2" = 1'-0"



PROPOSED
3 NORTH ELEVATION
SC: 1/2" = 1'-0"



PROPOSED
2 WEST ELEVATION (FRONT)
SC: 1/2" = 1'-0"



PROPOSED
1 SOUTH ELEVATION
SC: 1/2" = 1'-0"

0 2 4 8 FT.

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CONSULTANTS

Architect Engineer

1 WILLIAMS-LEWIN RESIDENCE

438 APODACA HILL
SANTA FE, N.M.

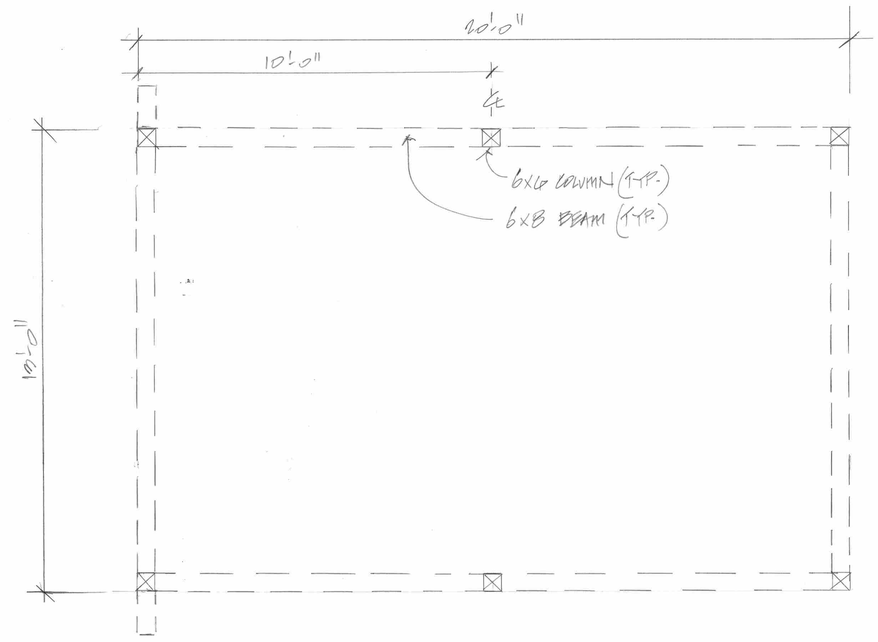
Key Plan
NTS

No	Date	Description
Revision Schedule		

ISSUE: HDRB
PROJECT NUMBER: SA 25033
FILE:
DRAWN BY: JJS
CHECKED BY: JJS
DATE: 21 MAY 2025

SHEET TITLE
ELEVATIONS PROPOSED

A-201



N

1 PROPOSED FLOOR PLAN

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

0 2 4 8 FT.

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CONSULTANTS

Architect Engineer

WILLIAMS-LEWIN RESIDENCE

488 APODACA HILL SANTA FE, N.M.

Key Plan

NTS

No	Date	Description
Revision Schedule		

ISSUE: HPRB
PROJECT NUMBER: SA 2503
FILE:
DRAWN BY: JJS
CHECKED BY: JJS
DATE: 21 MAY 2025

SHEET TITLE

FLOOR PLAN PROPOSED

A-101

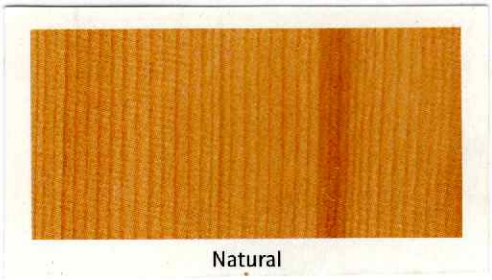
438 Apodaca Hill

5-21-2025

Exterior Finish Samples



Stucco La Habra X-524 ALAMO



Wood Stain Cabots Natural



Carport Site – Looking East



Carport Site – Looking West



Street View - Looking East



Street View – Looking West



View from Driveway at Street – Looking North

Proposed Carport location on the right.

City of Santa Fe, New Mexico

memo

DATE: August 12, 2025

TO: Historic Districts Review Board Members

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

FROM: Amanda Romero, Senior Planner, Historic Preservation Division

---

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)

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

____Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ 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.

Sample motions:

a. Approve or deny Case #2025-010493 to allow these alterations to 626 Canyon Road.

.

b. Approve or deny Case #2025-0010493 to allow these alterations to 626 Canyon Road subject to conditions.

BACKGROUND & SUMMARY:

The single-family residence at 626 Canyon Rd. is listed as Contributing to the Downtown and Eastside Historic District. The HDRB reviewed the status of the building on June 10, 2025 and designated it as contributing. The 2,314 sq. ft. Old Santa Fe Style structure was built in the 1920s. An addition was constructed in 1968.

It was built by Valentine and Sallie Garcia as a residence and later sold to Andrea Bacigalupa in 1956, who used it as an art Gallery/Studio, named "Gallery 626," town's first collective art gallery.

On June 10, 2025 Case # 2025-01506, the HDRB approved the status and primary façade designation, with facades 1, 1A, 7, 7A, and 9, designated as primary, excluding the portal on façade 9, and to designate the front yard wall as contributing. None of the proposed additions will effect the primary facades.



Façade Diagram

Primary

Non-Primary

The tiles were removed from the contributing front yard wall without a permit as well as removal of stain-glass window 2025.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) To Construct a 290 sq ft. addition to the height of 12"-0' where the maximum allowable height is 14'-9" on a non-primary façade, Reconfigure the existing pergola to 175.5 sq. ft and to the height of 9'-9". A new window and door will be installed on the east elevation

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.

(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.

MARTINEZ
ARCHITECTURE
STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

Boyd Residence
626 Canyon Road
April 14, 2025
Downtown/Eastside Historic District - Contributing

EXISTING CONDITIONS:

This 2,373 sq. ft., 3-bedroom, 2-bathroom adobe historic home sits on a 5,227 sq. ft. lot. The original 7-room, 1,448 sq. ft. home with 430 sq. ft. adobe garage was built by Valentine and Sallie Garcia in 1911 as his family's home. Andrea and Ellen Bacigalupa added a 395 sq. ft. living room and a second-story studio in 1968 at the southwest end, attaching the home to the garage and opening their home as a studio and gallery. The house now has Contributing Structure status.

PROPOSED CONSTRUCTION:

We propose adding a 290 sq. ft. addition to the Courtyard area along the east side of the living room and the garage/bedroom to accommodate a sitting room, a bathroom and a closet. An egress window will be added to the exterior wall of the bedroom. The existing door/windows of the existing living room will be moved to the exterior wall of the new sitting room. A window will be added to the new vestibule between the new bathroom and the new closet. The existing front door will remain but will be reframed so that it opens to the interior instead of out to the exterior as it does now.

The new windows will match the existing windows in style and color. The stucco will match the existing stucco. The addition will not be visible from Canyon Road.

The old pergola, which is dilapidated, will be replaced and reconfigured to allow a table and chairs to be placed under this pergola. The pergola will also not be publicly visible.



Richard Martinez, Martinez Architecture Studio PC

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: April 11, 2025

Site Address: 626 Canyon Road

Property Owner of Record: Santa Elena Properties LLC

Applicant/Agent Name: Martinez Architecture Studio PC

Contact Person Phone Number: (505) 204 - 1068

Proposed Construction Description:
Addition of full bath, closet, and expanding living room, front door to swing in, filling in 2 doors, new egress window, remove existing pergola for new pergola.

TOTAL ROOF AREA: 2,342 sq. ft.

Zoning District: RC8AC

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☐ Other: _____

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

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

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

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

Terrain: ☐ 30% slopes_____

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

Lot Coverage : 53.5 %
☒Open Space Required: 1,322 sq. ft.

Setbacks:
Proposed Front: 72' Minimum: 7'
2nd Front? N/A
Proposed Rear: 9'8" Minimum: 5' (6' wall)
Proposed Sides: L 13' R 15' Minimum: 5'

Height: Proposed 12'
Maximum Height: 18'6" Existing or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible N/A
Minimum: 2

Bicycle Parking:**
Proposed: N/A Minimum: N/A
** 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.

Martinez Architecture Studio PC [☐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** April 11, 2025

To Be Completed By City Staff: 2025-010333-PAR

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

Zoning Approval:
☐**Preliminary Approval** ☐**with conditions** ☐ **Rejected**
Comments/Conditions: _____

REVIEWER: Stephanie Perea **DATE:** 04/22/25

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

MARTINEZ ARCHITECTURE STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504

1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

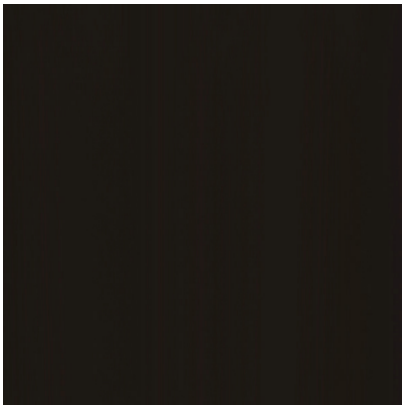
Boyd Residence
626 Canyon Road
April 14, 2025

Exterior Finishes

Stucco – "Abiquiu"



Windows, Doors & Trim – "Dark Bronze"



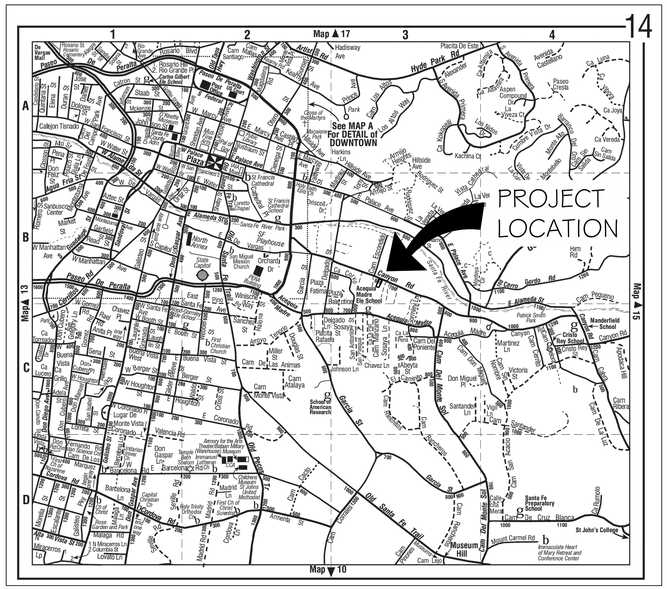
EXISTING RESIDENCE - ADDITION

626 CANYON ROAD
SANTA FE, NEW MEXICO

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA, SANTA FE

VICINITY MAP



DIRECTIONS TO SITE:

0.4 MILES FROM START OF CANYON RD (WEST). PROJECT IS ON SOUTH SIDE OF ROAD. 600 BLOCK

PROJECT DATA

SCOPE OF WORK:	ADDITION OF FULL BATH, CLOSET, AND EXPANSION OF LIVING ROOM. FRONT DOOR TO SWING IN. FILLING IN 2 DOORS. NEW EGRESS WINDOW. REMOVE EXISTING PERGOLA FOR NEW PERGOLA.
BUILDING TYPE:	EXISTING RESIDENCE
ZONING:	RC8AC
CONSTRUCTION TYPE: (IBC SECTION 602)	V-B
SETBACKS: TABLE 14-7.2-1	FRONT; 7' SIDES; 5' REAR; 5' IF WALL BETWEEN 6-8 FT HIGH IS BUILT, NO WALL 15'
MAX BUILDING HEIGHT:	24'-0" (EXISTING: 18'-6")

UTILITY DATA:

GAS	:	NATURAL GAS
ELECTRIC	:	MUNICIPAL, OVERHEAD
SEWER	:	MUNICIPAL SEWER
WATER	:	MUNICIPAL WATER

PARKING:	2 EXISTING SPACES IN DRIVEWAY
LOT AREA:	0.114 ACRES (4,978.5 SQ. FT.)
MINIMUM LOT AREA:	4,000 SQ. FT.

NET AREAS:

EX HEATED:	2372.7 SQ. FT.
EX SIDE PORTAL:	24.7 SQ. FT.
PROPOSED ADDITION:	290 SQ. FT.
PROPOSED TOTAL HEATED:	2,643.7 SQ. FT.

MAXIMUM LOT COVERAGE: (§14-7.2-1 TABLE)
40%; 55% IF PRIVATE OPEN SPACE PROVIDED; SEE §14-7.5(C)(1)
HEATED AREA / LOT AREA * 100 = LOT COVERAGE %
EXISTING: 2,372.7 / 4,978.5 * 100 = 47.66%
PROPOSED: (2,372.7+290) / 4,978.5 * 100 = 53.48%

PRIVATE OPEN SPACE:

FRONT PORCH:	262.8 SQ. FT.
SIDE PORCH:	163.7 SQ. FT.
BACKYARD:	910.4 SQ. FT.
TOTAL:	1,336.9 SQ. FT. PROPOSED

50% OF PROPOSED GROSS FLOOR SPACE = 2,643.7 SQ. FT. * .50% = 1,321.8 SQ. FT. REQUIRED

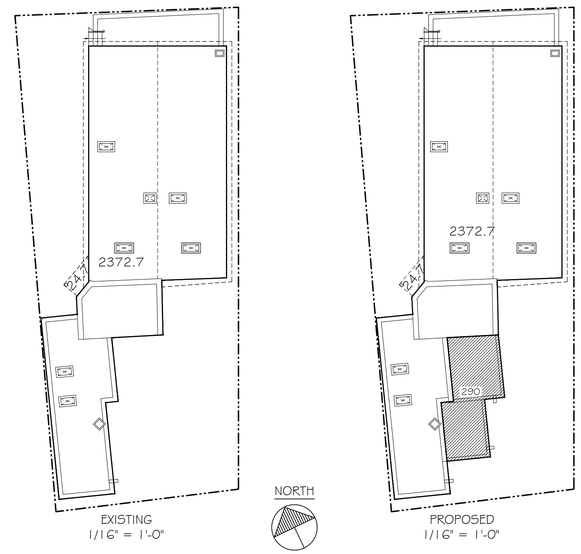
HISTORIC NET AREA:
MAIN HOUSE: 2,372 SQ. FT.
TOTAL *1.5 = MAX ALLOWED ADDITION = 2372.7 *1.5 = 3554 SQ. FT. MAX ALLOWED

SPECIAL DISTRICTS:	DOWNTOWN AND EASTSIDE
STATUS:	CONTRIBUTING
ADDITION:	290 SQ. FT. PROPOSED

DRAWING INDEX

A-0.1	COVER SHEET & PROJECT DATA
A-1.0	EXISTING & PROPOSED SITE PLAN
A-3.0	EXISTING FLOOR PLAN
A-3.1	PROPOSED FLOOR PLAN
A-5.0	EXTERIOR ELEVATIONS
A-5.1	EXTERIOR ELEVATIONS
A-5.2	EXTERIOR ELEVATIONS
A-5.3	EXTERIOR ELEVATIONS

AREA DIAGRAM



GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2021 NM COMMERCIAL BUILDING CODE (2021 IBC AS AMENDED), 2021 NM RESIDENTIAL BUILDING CODE (2021 IRC AS AMENDED), 2021 NM EXISTING BUILDING CODE (2021 IEBC AS AMENDED), 2021 NM PLUMBING CODE (2021 UPC AS AMENDED), 2021 NM MECHANICAL CODE (2021 UMC AS AMENDED), 2020 NM ELECTRICAL CODE (2020 NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2021 NM EARTHEN BUILDING MATERIALS CODE, 2021 NM HISTORIC EARTHEN BUILDINGS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2021 NM ENERGY CONSERVATION CODE (2021 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (2012 USEC AS AMENDED), 2021 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS, NEW MEXICO ADMINISTRATIVE CODE (NMAC): 14.5.1 GENERAL PROVISIONS; 14.5.2 PERMITS; 14.5.3 INSPECTIONS, 2017 ICC A117.1-2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

DESIGN PROFESSIONALS

ARCHITECT:
RICHARD MARTINEZ
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. BOX 925 SANTA FE, NM, 87504
(505) 989-4958

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BOYD ADDITION
626 CANYON ROAD
SANTA FE, NEW MEXICO

APRIL 14, 2025

COVER SHEET & PROJECT DATA

A
0.1

SET #

BOYD - 2503

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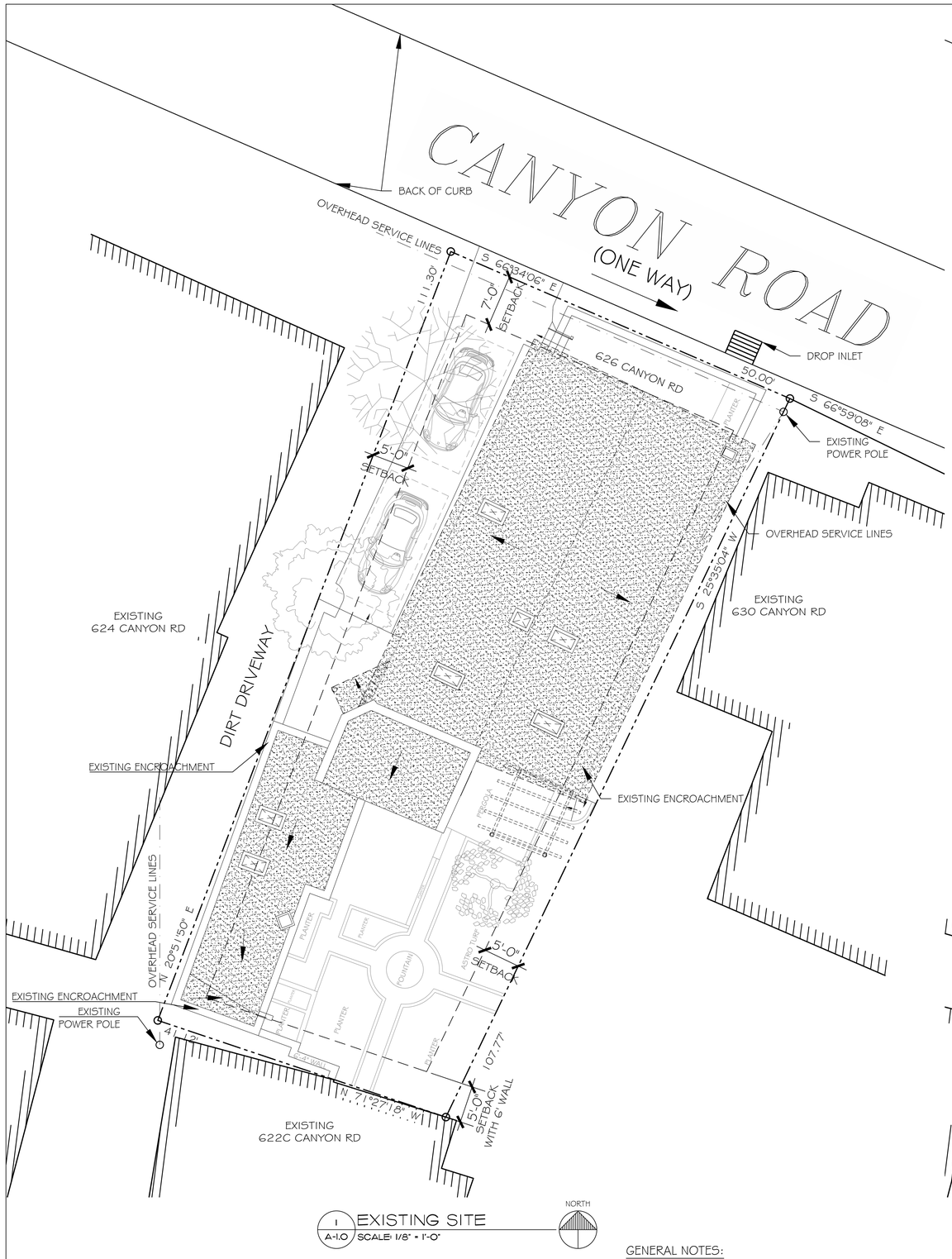

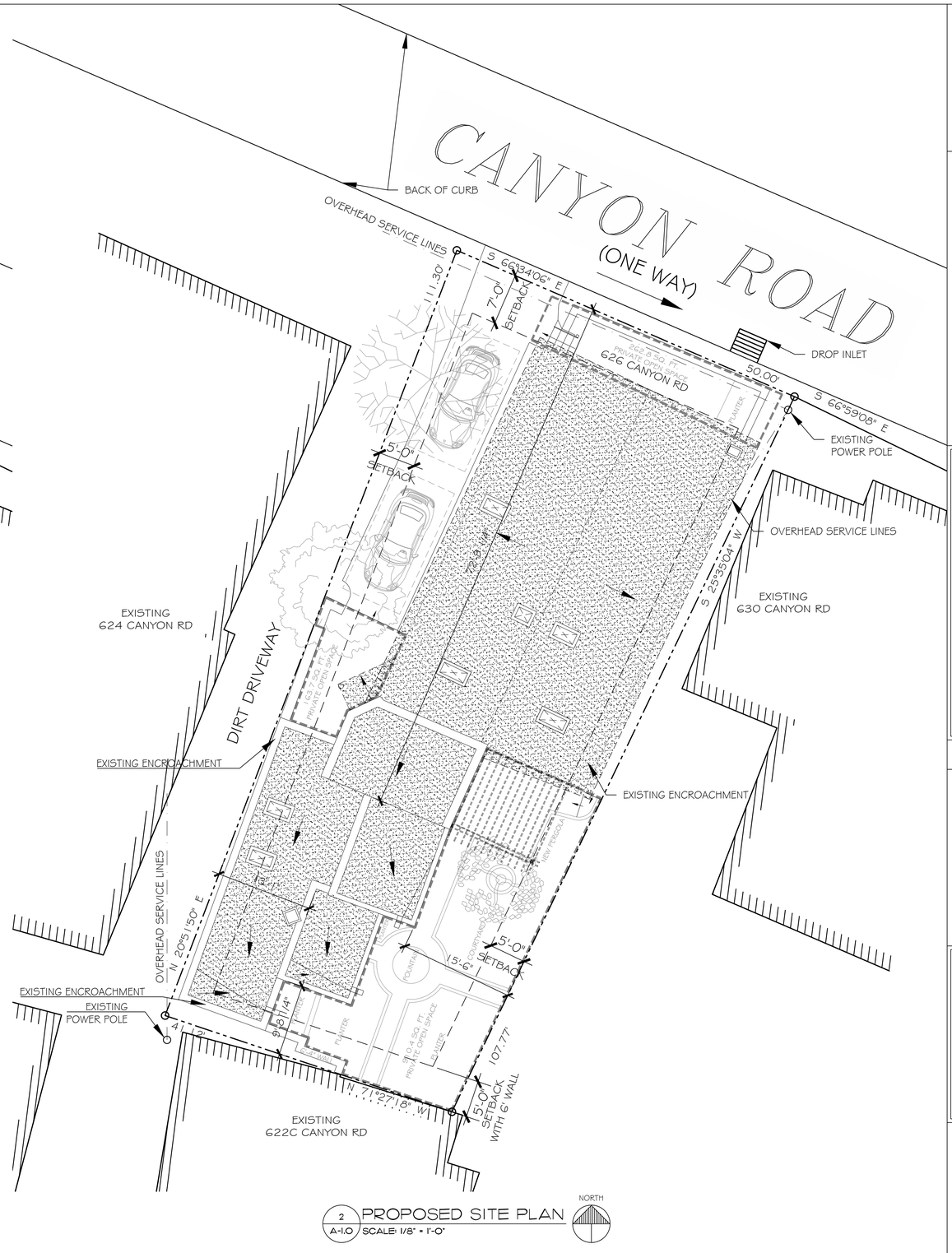

GENERAL NOTES:

SITE PLAN

- SURVEY IS BASED ON A "PLAT SHOWING PROPERTY OF VALENTINE GARCIA, LOCATED AT 626 CANYON ROAD, PORTION OF LOT NO. 20, BLOCK 83, KING'S MAP OF SANTA FE." DATED APRIL, 1939, RECORDED IN PLAT BK. 3, P. 421. REFERENCE "CITY DEED", DATED SEPTEMBER 1956. REFERENCE W.D. FROM VALENTINE & SALLIE GARCIA TO ANDRE & ELLEN BACIGALUPA, DATED 19TH SEPTEMBER, 1956, RECORDED AS INST. NO. 218195 (LEGAL LOT OF RECORD)

GRAPHIC SCALE: 1/8 = 1'-0"

0' 4' 10' 20' 40'

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BOYD ADDITION
626 CANYON ROAD
SANTA FE, NEW MEXICO

APRIL 14, 2025

EXISTING & PROPOSED SITE PLAN

A 1.0

SET #

BOYD - 2503

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1 A-3.0 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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BOYD ADDITION
626 CANYON ROAD
SANTA FE, NEW MEXICO

APRIL 14, 2025

EXISTING FLOOR PLAN

A
3.0

SET #

BOYD - 2503

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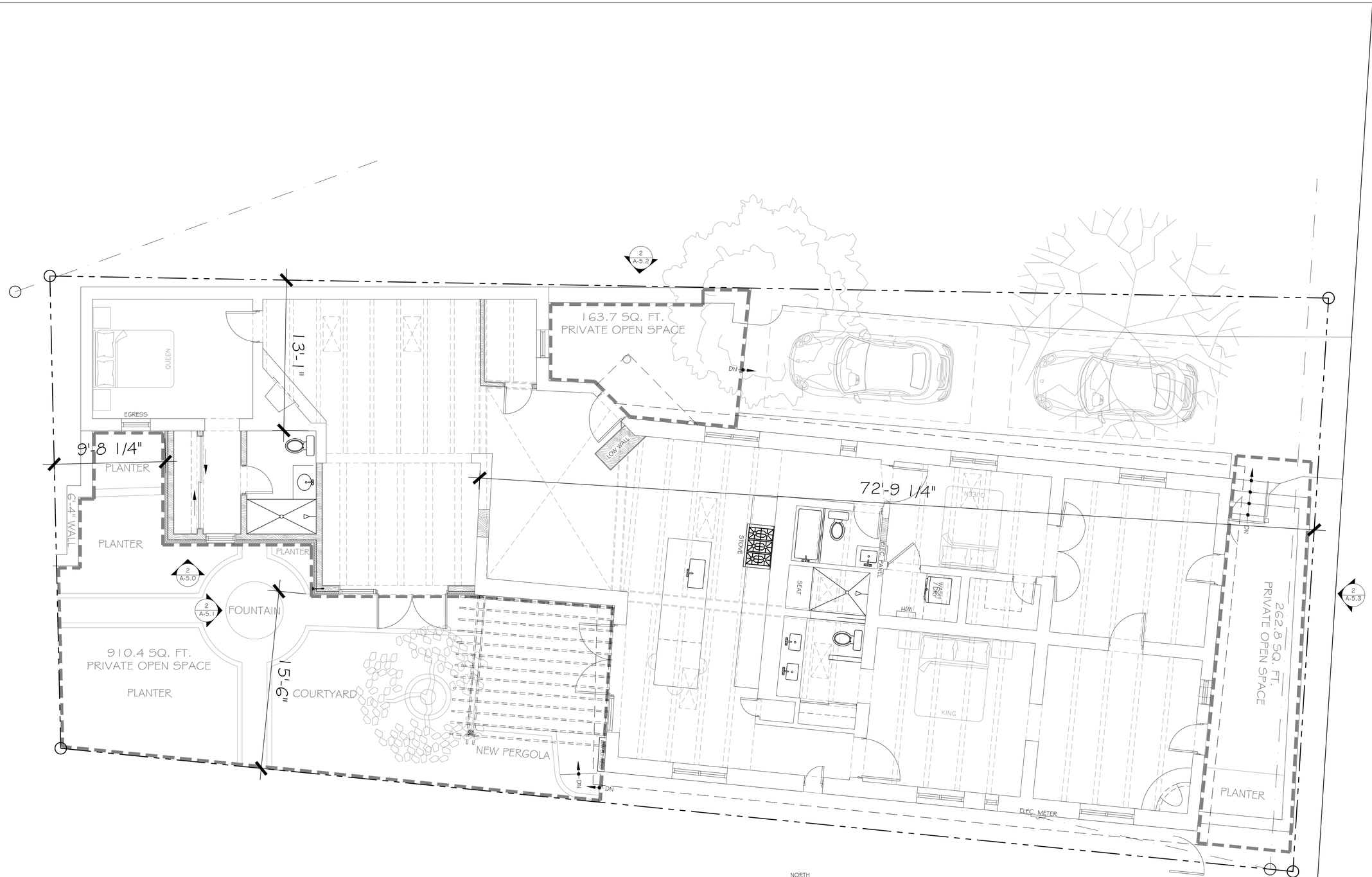

1 A-3.1 PROPOSED FLOOR PLAN

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

NORTH

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

0' 3' 6' 12' 18'

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BOYD ADDITION
626 CANYON ROAD
SANTA FE, NEW MEXICO

APRIL 14, 2025

PROPOSED FLOOR PLAN

A
3.1

SET #

BOYD - 2503



1 A-5.0 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-5.0 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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BOYD ADDITION
626 CANYON ROAD
SANTA FE, NEW MEXICO

APRIL 14, 2025

WEST ELEVATIONS

A
5.0

SET #
BOYD - 2503

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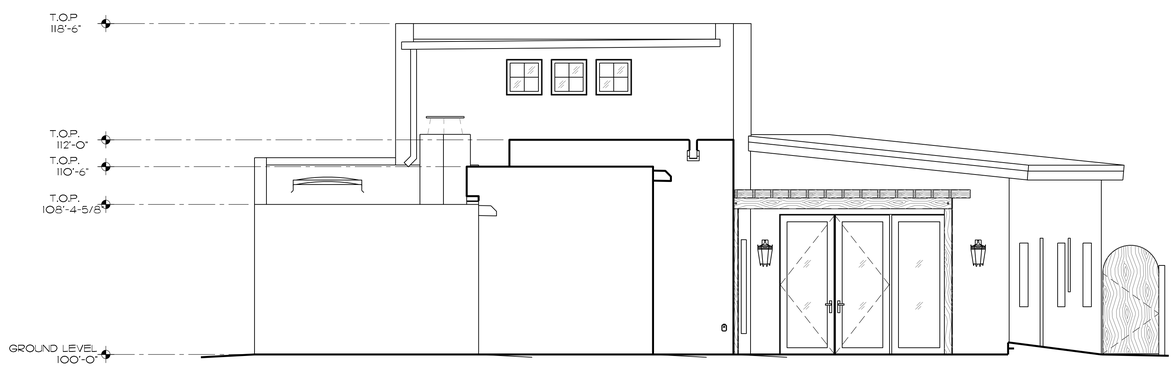
1 A-5.1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-5.1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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BOYD ADDITION
626 CANYON ROAD
SANTA FE, NEW MEXICO

APRIL 14, 2025

SOUTH ELEVATIONS

A
5.1

SET #

BOYD - 2503

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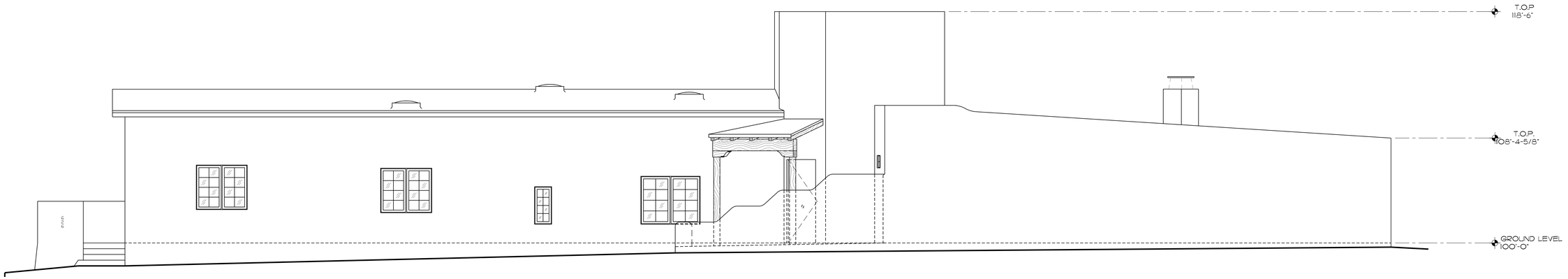
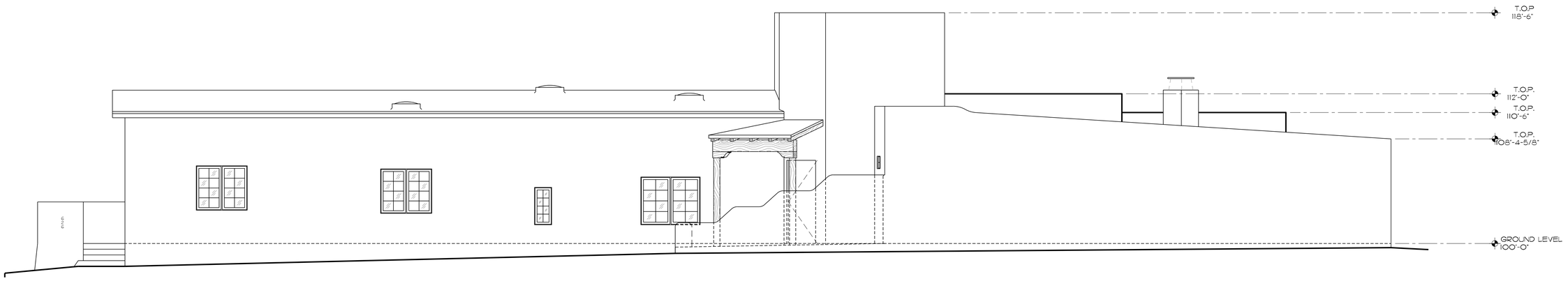


1 / A-5.2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 / A-5.2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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BOYD ADDITION
626 CANYON ROAD
SANTA FE, NEW MEXICO

APRIL 14, 2025

EAST ELEVATIONS

A
5.2

SET #
BOYD - 2503

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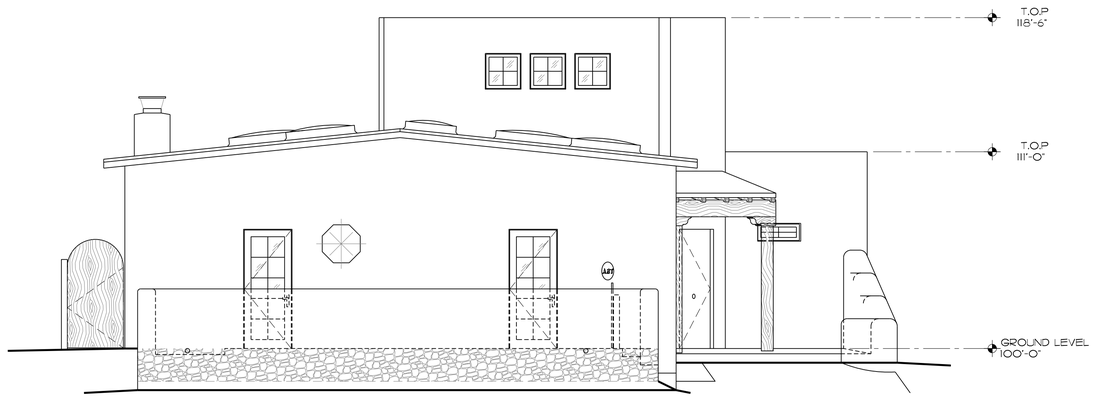
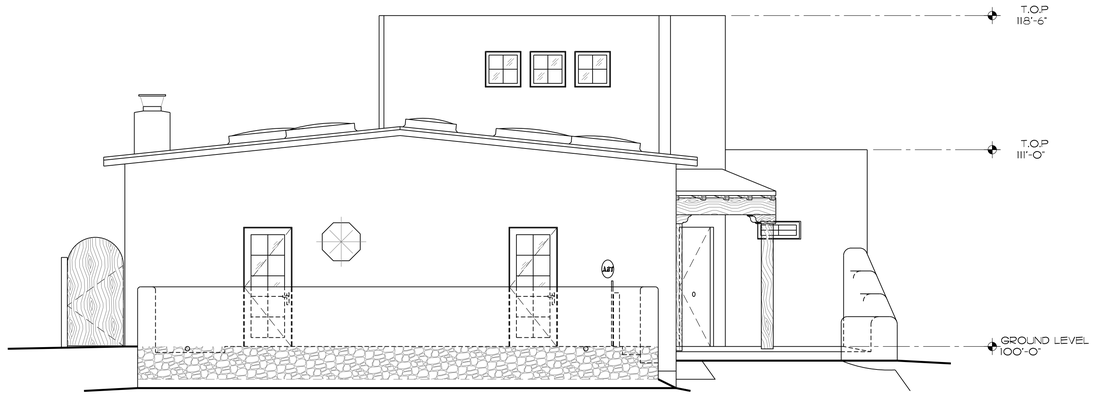


1 A-5.3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-5.3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BOYD ADDITION
626 CANYON ROAD
SANTA FE, NEW MEXICO

APRIL 14, 2025

NORTH ELEVATIONS

A
5.3

SET #

BOYD - 2503

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City of Santa Fe, New Mexico

memo

DATE: August, 12, 2025

TO: Historic Districts Review Board

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

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

---

2025-010869-HDRB, 516 and 516 ½ Alto St., Westside Guadalupe Historic District, Contributing, Marc Naktin, agent for Steve Dayton, owner, requests status review with primary façade designation(s) if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

____ Zoning Review Sheet

____ Other: Proposed Façade Diagram and Previous Case Documents

APPLICANT SUBMITTALS

____ Proposal Letter

____ Site Plan/Floor Plan

____ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the main residential structure be maintained as contributing and the north elevation be designated as primary identified in the Proposed Façade Diagram as numbers one and two and the stand-alone garage retain its contributing status with the east elevation designated as primary identified in the Proposed Façade Diagram as number 1, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

a. Approve or deny Case #2025-010869 to maintain contributing status at 516 and 516 ½ Alto Street.
b. Approve or deny Case #2025-010869 to upgrade the status to significant status at 516 and 516 ½ Alto Street.
c. Approve or deny Case #2025-010869 to downgrade the status to non-contributing status at 516 and 516 ½ Alto Street.

BACKGROUND & SUMMARY:

The single-family residence at 516 and 516 ½ Alto Street are listed as contributing to the Westside-Guadalupe Historic District with the north elevations designated as the primary facades. The Santa Fe County Tax Parcel information identifies that the structure was built in AD 1710 on a 0.25-acre parcel with 2,932 sq. ft. of roofed area. It is noted that a 280 sq. ft. flat-roofed carport was constructed in 1935, and a 320 sq. ft. detached garage was built in 1953. The structure speaks to a combination of Spanish Pueblo, Territorial, and New Mexico Vernacular design styles as seen by the one-story adobe structures constructed with hipped corrugated metal roofs, mud plaster walls, and rectangular floor plans with a simple porch along the streetscape (Architectural Classification: Style and Type 2013:2-10).

In Mr. John Murphey's 2025 Historic Cultural Property Inventory (HCPI) survey form addresses the 1996 Historic District Review Board (HDRB) changes to what is known today as 516 and 516 ½ Alto Street. The changes included wholesale replacement of doors and windows, a glazed corridor connecting the two structures, new front porch, and replacement of the roof (Murphey 2025:3). Mr. Murphey discusses prior to the renovation and connecting the structures the independent structures comprised of small residential adobe structures with hipped and flat roofs (Murphey 2025:5). In Mr. Murphey's final evaluation recommended the main structure maintain a contributing status with the north elevation designated as primary and the stand-alone garage retain its contributing status with the east elevation designated as primary. Staff is in agreement with the historical assessment and evaluation.

Previous cases at 516 and 516 ½ Alto Street include:

On March 22, 1994, in Case No. H-94-42, the Historic Design Review Board (Board) reviewed the proposed roof replacement, wholesale window replacement, enclosure of the north porch, south elevation addition, and covered walkway connecting to the neighboring west building at 516 Alto Street. The case was tabled at the hearing.

On March 22, 1994, in Case No. H-94-43, the Board reviewed the proposed roof replacement, rebuild east elevation portal, remove east elevation (modern) addition, wholesale window replacement, and covered walkway connecting to neighboring east building at 516 ½ Alto Street. The case was tabled at the hearing.

On May 9, 1995, in Case No. H-95-63, the Board tabled the proposed renovations and additions to structures at 516 and 516 ½ Alto Street.

APPLICANT'S REQUEST:

The applicant requests status review with primary façade designation(s) if applicable.



Figure 1: Proposed Façade Diagram for 516 and 516 ½ Alto Street.

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.

(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.

DEFINITIONS:

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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: June 6, 2025

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Garcia/Frank/Roybal Residence** **Santa Fe Community Foundation**	**2. Location:** **516 and 516 ½ Alto Street** **Westside-Guadalupe Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-368 and 369** **4. County: Santa Fe** **Parcel # 12319616**

5. Property Type:
_x Buildings: office building, garage/carport
__ Structures: walls, (3), fence (1)
__ Site __ Object

6. Date of Survey:
May 22, 2025

7. Previous Survey Date(s):
_x_Yes: August 1985, Susan Lopez
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6876428,-105.948951



10. Photo Information: John W. Murphey, photographer. **Photo 1: View of 1990s courtyard, south elevation. Camera facing north.**

11. Brief Description of the Property:

The property at 516 and 516 ½ Alto Street consists of two formerly separate residential units situated on a narrow lot within the Westside-Guadalupe Historic District. In approximately 1996, the buildings were joined by a glazed corridor and renovated for use as professional office space for the Santa Fe Community Foundation. The project was designed by Santa Fe architect Vic Johnson, who, following the preservation philosophy of the period, unified the two structurally and stylistically distinct buildings through consistent architectural elements in a Pueblo Revival vocabulary.

Continued on Page 5.

12. Who uses the property? Office

13. Construction Date:
Date: Before 1958; reconstructed and renovated into current configuration and appearance in 1990s.
_x _Known __ Estimated Source: aerial photographs and drawings

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

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



Source: Office of the Santa Fe County Assessor
parcel lines are not accurate

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com

For: Current owner

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

Steven J. Dayton
N/A

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ Unknown __ None __ Low __ Moderate __ High**
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing __ Non-contributing _x_ No Status
Per City of Santa Fe official designation map

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) __ Continuation Sheets, # pages: _____

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: Santa Fe ID: H-368 and 369
Garcia/Frank/Robybal Residence Santa Fe Community Foundation	516 and 516 ½ Alto Street Westside-Guadalupe Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: May 22, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:basement under 1990s addition

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __Raised:
Materials: _x_ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
_x_ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: _x_Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll _xMetal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types Office Building and Garage

Operation	Material	Glazing	Number
Hung Sash	Vinyl	31/	15
Hung Sash	Vinyl	6/6	7
Sliding	Wood	1-1	1

Note: Based on visibility and access during survey

11. Door Types Office Building and Garage

Type	Style	Material	Number
Single-Leaf	8-light/2-panel	Wood	4
Single & Fixed	15	Wood 1	13
Vehicular	Outswing	Wood	2

12. Chimneys _x_ N/A

13. Porches x_ N/A
Type: __ Entry __Partial-Width __ x Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1995-1997, Comprehensive renovation of both 516 and 516 ½ Alto Street, including wholesale replacement of doors and windows; construction of a glazed corridor connecting the two buildings; reconstruction of the front porch; replacement of the roof; and the introduction of a unified Pueblo Revival appearance across both structures.

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

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

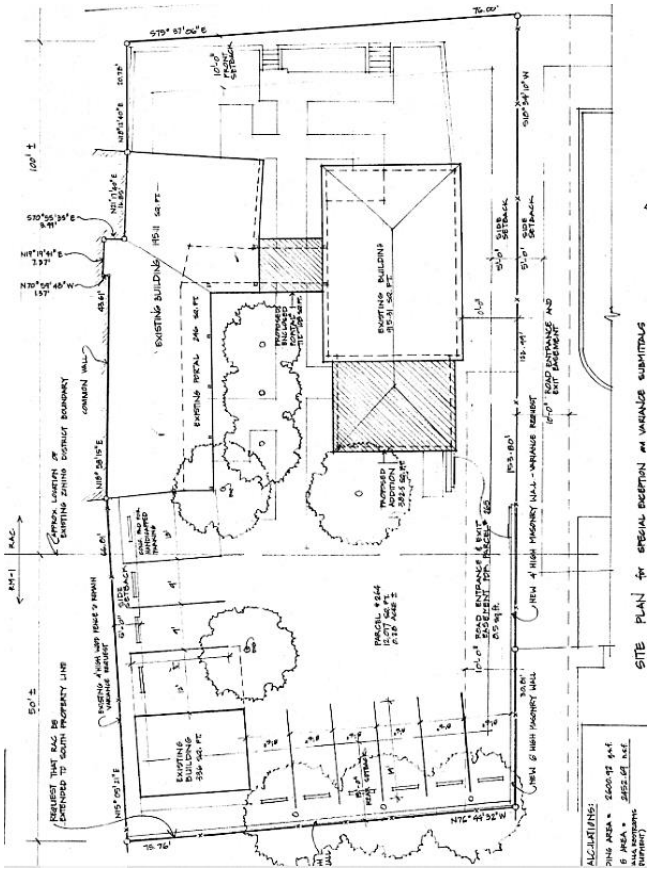
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Not available. 1990s proposed site plan. Courtesy of Vic Johnson.



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Architectural Description Continued

Before the renovation, the property comprised a small hipped-roof, two-room house (516) and a longer, flat-roofed apartment (516 ½). Each reflected different vernacular traditions. Johnson's design sought to harmonize these forms through shared detailing, window treatments, and stucco finishes. The project included the construction of a 345-square-foot addition to the hipped-roof structure which closely mimics the original structure's massing and detailing.

The site also includes a flat-roofed garage and carport, as well as several segments of stuccoed perimeter wall. The joined residence and the garage/carport are considered Contributing resources within the historic district. The site walls have no status.

Setting

The joined buildings at 516 and 516 ½ Alto Street occupy a rectangular lot located just south of the Santa Fe River, one parcel east of DeFouri Street. In the early 20th century, this land formed part of a larger tract owned by Marcelino Garcia, extending from the river southward to a point near Agua Fria Street. Over time, the tract was subdivided, with the land north of Alto Street now serving as city park frontage.

To the west stands the former Charlotte White House; the west half of the subject building likely originated as an extension or outparcel of that property. To the east, across a narrow alley, is a cluster of buildings that were historically linked to the subject parcel during the period of Frank family ownership. The lot to the south, also once associated with the property, is now occupied by the Los Altos Condominiums.
The site is elevated above Alto Street on a natural river bench and is landscaped with xeric plantings installed during the 1990s renovation.

Preservation Approach

The conjoined structures are primarily constructed of adobe and currently encompass approximately 2,670 square feet of office space. The ca. 1996 renovation included a fully finished basement beneath the newly constructed rear addition to 516 Alto.
To unify the previously disparate architectural expressions, architect Vic Johnson implemented a standardized window replacement package using Pella vinyl-clad units.

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All existing windows were replaced with new three-over-one or six-over-six double-hung sash, regardless of their original configuration or type (Photo 2). In several instances, window groupings were reconfigured—for example, replacing individual picture windows with banks of three double-hung units—despite limited evidence for historic window arrangements (see north (front) elevation of 516)).

On the interior of the former apartment, new windows were set into wide, splayed wood jambs with deep stools, lending the appearance of thickness associated with adobe construction (Photo 2). On the exterior, concrete lug sills were either enhanced or introduced beneath each window, altering the original material profile and historic character of the surrounds. Narrower original doors were also replaced with wider units to meet ADA accessibility standards in effect during the 1990s.

Overall, the project reflects a reinterpretation of historic fenestration and access patterns, characteristic of late 20th-century preservation strategies that emphasized visual cohesion and functional upgrades over in-kind material replacement or strict restoration.

North (Front) Elevation

Accessed by separate walkways, the north elevation reveals the formerly distinct façades of the two conjoined buildings (Photo 3). Each retains elements of its original massing while having been visually unified through the 1990s renovation and a glazed corridor connecting the two buildings (Photo 4).

Originally, the eastern unit—identified as 516 Alto and characterized by its hipped roof—featured two small picture windows with narrow wood sills (Fig. 6). These openings were reconfigured during the renovation to accommodate three-over-one vinyl-clad double-hung windows, each set above a prominent cast concrete sill (Photo 5). The original inset porch, with its wood posts and corbels, remains in place and preserves some of the structure's historic character. The west-facing entry now holds a 9-light wood door widened to meet 1990s ADA standards.

To the west, the former adobe apartment—now designated 516 ½ Alto—is separated from the eastern structure by the glazed gallery. Its north elevation includes a single entry door with a 9-light wood unit, flanked on the west by a pair of six-over-six vinyl-

clad sash windows (Photo 6). Although the door opening was widened during renovation, the overall façade retains a general resemblance to its pre-renovation appearance.

East Elevation

The east elevation faces the driveway and comprises both the original hipped-roof house and its ca. 1996 rear addition (Photo 7). Reflecting the building's pre-renovation simplicity, the original portion presents an unarticulated stucco wall pierced by three window openings (Fig. 8), now fitted with vinyl-clad, three-over-one double-hung sash units. Each window rests on a stuccoed concrete sill. Above, exposed angled rafters support a corrugated metal roof that extends beyond the wall plane.

A 14-inch wall offset marks the transition to the 1996 addition. Like the historic portion, the addition features a plain stucco wall with two three-over-one vinyl windows set into concrete sills (Photo 7). The uniform fenestration and shared material treatment contribute to the visual cohesion of the two building phases.

South (Courtyard) Elevation

The south elevation, shaped by the ca. 1996 glazed gallery, encloses a private courtyard that now serves as the central organizing feature of the site (Photo 8). The glazed breezeway spans approximately 29 feet and is composed of fixed and operable 15-light wood-framed panels and doors (Photo 9). This linear connector both physically and visually links the formerly separate buildings. The south elevations of the once separate structures each contain replacement windows installed during the renovation, conforming to the project’s standardized fenestration package (Photo 10).

The east courtyard wall is defined by a ca. 1996 addition, which includes an ADA-compliant 9-light wood door and a three-over-one window with a stuccoed concrete sill (Photo 11).

On the west side of the courtyard, the 39-foot-long elevation—formerly part of an apartment composed of inline rooms—features a reconstructed shed-roof porch (Photo 12). While rebuilt, the porch and its framing elements are based on earlier conditions and intended to recall the original rhythm and function of the space. The elevation

retains a window and door pattern generally consistent with the original fenestration layout.

Although not original to the historic period of the buildings, the courtyard introduced during the 1996 renovation draws on the spatial traditions of the Santa Fe placita, reinterpreted for contemporary office use. The space is symmetrically organized with axial concrete walkways, xeric plantings, and mature shade trees that lend enclosure and character. Prior to the renovation, the courtyard served as an informal parking area (Fig. 7).

West Elevation

The west elevation forms a party wall with the adjacent former Charlotte White House. As part of the ca. 1996 renovation, a door and several window openings along this elevation were removed and filled in to create a continuous, unbroken wall plane. These modifications reflect the building's adaptive reuse as a professional office space, eliminating secondary openings no longer needed in the reconfigured floor plan.

Interior

The interior reflects a comprehensive adaptive reuse effort to convert two former dwellings into functional office space (Photo 13). The renovation introduced new partition walls, furred-out enclosures, and modified circulation patterns to accommodate modern programmatic needs, including closets, bathrooms, and hallway access.

As a result, the original room configurations were significantly altered. According to the owner, only the current conference room—located at the north end of what was once the apartment—may retain its original spatial footprint.[1] No other interior spaces are believed to reflect their historic layout or finish.

[1] Steven Dayton (owner), conversation with John Murphey, May 22, 2025, at the site.

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Garage/Carport

A one-car garage and attached carport, totaling approximately 600 square feet, appear on the 1958 aerial photograph of the property situated in the southwest corner of the lot (Photo 14). The flat-roofed garage, approximately 320 square feet, faces east and features a pair of 48½-inch-wide outswing wood doors, painted white. The worn condition of the doors suggests they may be original or of early vintage. Behind them is a half-light, ADA-compliant pedestrian door, which now serves as the main entrance to the interior, converted to office use (Photo 15). The garage has small replacement windows on its north and west elevations. Attached to the north side of the garage is an approximately 280 square foot open carport, with a beam-and-deck ceiling supported by round wood corner posts.

Walls and Fences

The property is enclosed by a combination of walls and fences, with the north section functioning as a retaining wall. Most of these perimeter features appear to post-date 1978, as evidenced in aerial imagery from that year (Fig. 5).

Alto Street Retaining Wall

Located at the north boundary, the front retaining wall along Alto Street is constructed of stuccoed CMU blocks and varies in height—72 inches at the west end and 69 inches at the east terminus (Photo 16). It is reinforced at the base by a 13-inch-high concrete contraforte and contains two openings, each leading to low wood gates (Photo 17). At its eastern end, the wall turns southward, connecting to the north wall of 516 Alto Street.

East and South Perimeter Walls

Another section of stuccoed block wall begins south of the driveway and defines the east and south edges of the property (Photo 18). Starting at 50½ inches above interior grade, it increases in height to 76 inches, which maintains along the south property line. Aerial photography and site documentation indicate this wall was constructed after 1978 (Figs. 5 & 9).

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West Fence

The west property line is defined by a ponderosa slab fence, measuring 76 inches above interior grade (Photo 19). This rustic-style fence is of recent construction and does not appear in earlier documentation.

Historical Overview

A Jumble of Homes and History

The story of the adjacent Donaciano Vigil House at 518 Alto Street has long overshadowed—and complicated—the origins of the subject property at 516 and 516½ Alto Street. In its documentation of the Vigil House, described as a 19th-century placita-style residence, the Santa Fe Historic Foundation was unable to determine when the east arm, now known as 516½ Alto, became separated from the presumed central patio.[2] This uncertainty likely stems from the fact that the placita itself was not fully established until the 1950s.

In contrast to their current configuration, 516, 516½ Alto, and the Donaciano Vigil House once formed a linear sequence of rectangular buildings along the south side of Alto Street—then known as River Road. Few of the building footprints shown on statehood-era maps correspond to the structures standing today. Notably, neither the subject property nor the Vigil House is clearly identifiable on the 1912 King's Map (Fig. 1). A 1910s photograph attributed to 516 Alto further complicates the historical record, depicting what appears to be an entirely different building (Fig. 2).

The Garica Family Ownership

Archivist Myra Ellen Jenkins, in tracing the history of the Vigil House, noted that Donaciano Vigil sold the property in 1856 to Vicente Garcia, who also acquired additional land along the south barranca of the Santa Fe River—including what would

[2] Historic Santa Fe Foundation, *Old Santa Fe Today* [Fourth Addition] (Albuquerque: University of New Mexico Press, 1991), 119-120.

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become the subject property.[3] Vicente died on December 30, 1889, and his estate passed to his son, Marcelino Garcia. The 1912 King's map shows Marcelino Garcia as the owner of the subject property, then part of a larger parcel extending south toward Agua Fria Street and including land north of Alto Street, fronting the Santa Fe River (Fig. 1).

The Garcia family remained associated with the parcel—later identified as 516 Alto Street—for several generations.

In 1915, three years after the publication of the King's map, Marcelino Garcia deeded the property to his younger brother, Ramon T. Garcia.[4] According to the 1928 city directory, Ramon owned the land—then listed as 516 Alto Street—where he both resided and operated a grocery store.[5]

The 1930 census provides a detailed snapshot of the household: Ramon, age 59; his wife, Martina, age 44; and their six children, ranging in age from 11 to 25.[6] One son, Ernesto Garcia, worked as a shoemaker at Duran's Electric Shoe Shop; two sons were clerks; and another did "fancy work" for a carpentry business. Ramon T. Garcia died four months after the census was taken. The property then passed to Martina Garcia, his widow.

Splitting up the Property

In 1947, ownership of the land holding 516 Alto Street transferred to Dolores G. Frank, Ramon and Martina's youngest daughter, who had been born just one month before her father's death.[7] Tracing the property's history after this point becomes more difficult due to numerous transfers among immediate family members and individuals likely connected through marriage.

[3] Myra Ellen Jenkins, "The Donaciano Vigil House," *Bulletin of the Historic Santa Fe Foundation* (Vol. 12/No. 3, December 1984), 5.
[4] This transaction is referenced in Warranty Deed, Martina M. Garcia et al. to Dolores G. Frank, recorded March 29, 1947, Book 30/Page 583, Instrument # 84864, Santa Fe County, New Mexico.
[5] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1940* (El Paso: Hudspeth Directory Company, 1928), 81 and 191.
[6] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 3A; Enumeration District: 0006; FHL microfilm: 2341134.
[7] Warranty Deed, Martina M. Garcia et al. to Dolores G. Frank, # 84864.

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In 1952, Dolores and her husband, Charles Frank, sold the property containing 516 Alto Street to Ramon and Adelaida Roybal.[8] The Franks retained ownership of the adjacent parcel to the east (514 Alto Street), for which the Roybals granted a deeded right-of-way for access.[9]

City directories from this period do not list a separate 516 ½ Alto Street address. However, members of the Martinez family—recognized as long-term tenants—appear under the 516 listing, suggesting they occupied the second building on the lot, a small apartment block that would not receive the "½" designation until roughly 30 years later.

Adjacent Houses

Visual evidence provides a clearer picture of the property's physical evolution. Although somewhat distorted, a 1948 aerial photograph shows the general outline of the subject property (Fig. 3). The so-called placita-style Vigil House to the west had yet to take full form.

A 1958 aerial photo shows the subject property with two distinct buildings, each accessed by its own walkway from Alto Street (Fig. 4). A combination garage and carport occupied the southwest corner of the lot, and a fence marked the southern boundary. At that time, the site included a two-bedroom, hipped-roof house and a flat-roofed adobe dwelling that had been subdivided into apartments. Notably, the adobe structure lacked a porch, as seen in the aerial image.

By this point, the Vigil courtyard house to the west had taken shape and would soon be further enhanced by Charlotte White, who acquired it in 1959 from architect William Lumpkins.[10]

[8] Warranty Deed, Charles and Dolores Frank to Ramon R. and Adelaida G. Roybal, recorded October 28, 1952, Book 67/Page 378, Instrument # 110408, Santa Fe County, New Mexico.
[9] Right of Way Agreement, Ramon R. and Adelaida G. Roybal to William E. and Josie M. Frank, recorded November 15, 1952, Book 71/Page 172, Instrument # 110791, Santa Fe County, New Mexico.
[10] Quitclaim Deed, William T. and Alice Lumpkins to Charlotte White, recorded April 7, 1959, Book 154/Page 335, Instrument # 233624, Santa Fe County, New Mexico.

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Transformation

City directories show the Roybal family owning the property addressed as 516 Alto Street through the 1970s. At that time, no "½" address had yet been assigned. During this period, Alto Street was affected by Urban Renewal efforts under the Model Cities program, which brought infrastructure improvements such as sidewalks, gutters, and the creation of the Chicano-influenced Alto Street Park.[11]

A 1974 real estate advertisement described the property as containing a two-bedroom house and two apartments.[12] Later, the area became part of the Guadalupe Neighborhood Community Development Project and was rezoned as part of the Residential Arts and Crafts District (RAC). By the 1980s, the property had shifted to rental use and acquired its "½" designation.

A 1987 city directory lists Ellen Bleier, identified as a potter, as the tenant of 516, with the adjacent unit listed as vacant.[13] Eight years later, the property began its most significant transformation into office space.

[11] John W. Murphey, "Santa Fe Historic Context Study: 1610-1986," Document prepared for the City of Santa Fe (Revised June 4, 2021), 102-103; Jack Handey, "SF Council Reshuffles for Model Cities," Santa Fe New Mexican, March 1, 1973, 1.
[12] "House for Sale," *Santa Fe New Mexican*, July 1, 1974, B-10.
[13] R.L. Polk & Co., *Santa Fe City Directory, 1987* (Dallas: R. L. Polk & Co., 1987), 27-28.

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Evaluation of Historical Status

As it appears today, 516 and 516½ Alto Street reflect a 1990s preservation aesthetic more than they reflect the pair of 20th-century vernacular dwellings documented in 1985 by Susan Lopez. Architect Vic Johnson undertook a comprehensive restoration and unifying renovation. His approach aligned with the prevailing preservation philosophy of the time, which prioritized architectural cohesion over strict period authenticity. The result was a stylized placita-form residence, reorienting the public-facing façade toward a newly created south courtyard.

In light of this substantial reworking, it is recommended that the property still retain its Contributing status, with the north elevations designated as the primary façades, acknowledging that the doors and windows on these elevations have been replaced.

The garage and attached carport exhibit greater historical integrity than the conjoined dwellings. The structure retains original form, materials, and spatial configuration. It is recommended to retain its Contributing status, with the east elevation, featuring the original garage doors, designated as the primary façade.

The majority of site walls and fences appear to post-date the 1978 period of significance and do not meet the threshold for Contributing status.

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Illustrations

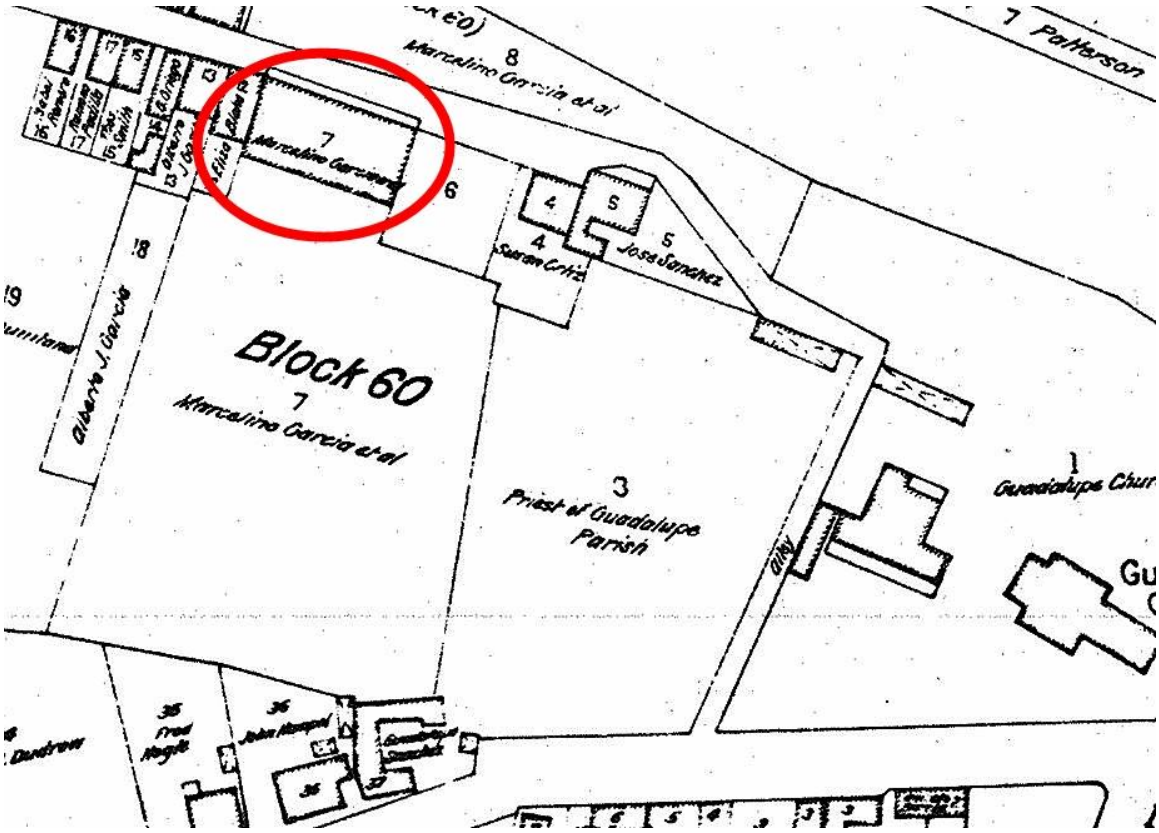

Figure 1: N. L. King, "Map of the City of Santa Fe," 1912.
The Marcelino Garcia property. Note how the building shown on the map does not match current structures but does align with a structure that has been attributed as the Ramon Garcia House (Fig. 2).

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Figure 2: Ramon Garcia House, c.1915 (011056).
Courtesy of the Palace of the Governors Photo Archives, New Mexico History Museum.

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Figure 3: October 25, 1948, aerial photograph. 516 ½ may represent the Ramon Garcia House.

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Figure 4: November 10, 1958, aerial photograph.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 5: September 11, 1978, aerial photograph.

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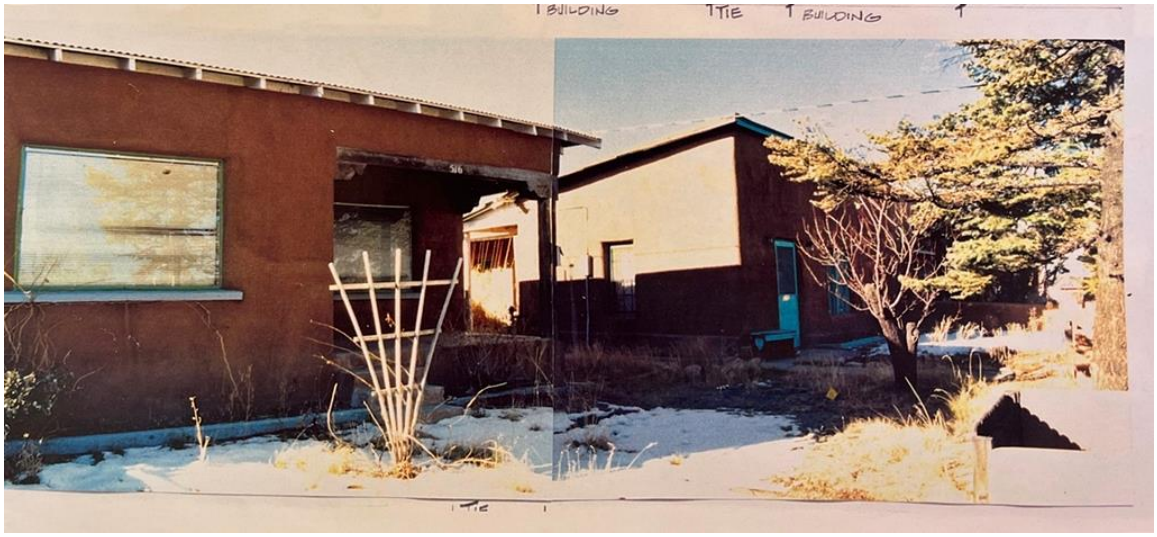

Figure 6: c.1990s, pre-renovation view of the north elevation. Camera facing southwest. Courtesy of Steven Dayton.

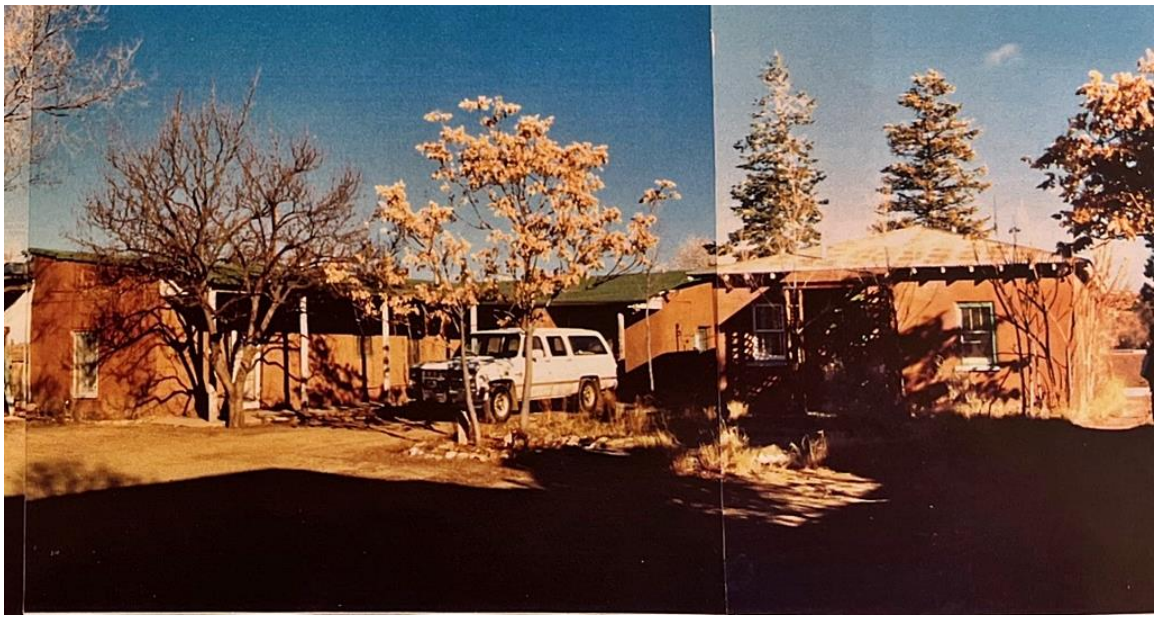

Figure 7: c.1990s, pre-renovation view of the future courtyard area. Camera facing northwest. Courtesy of Steven Dayton.

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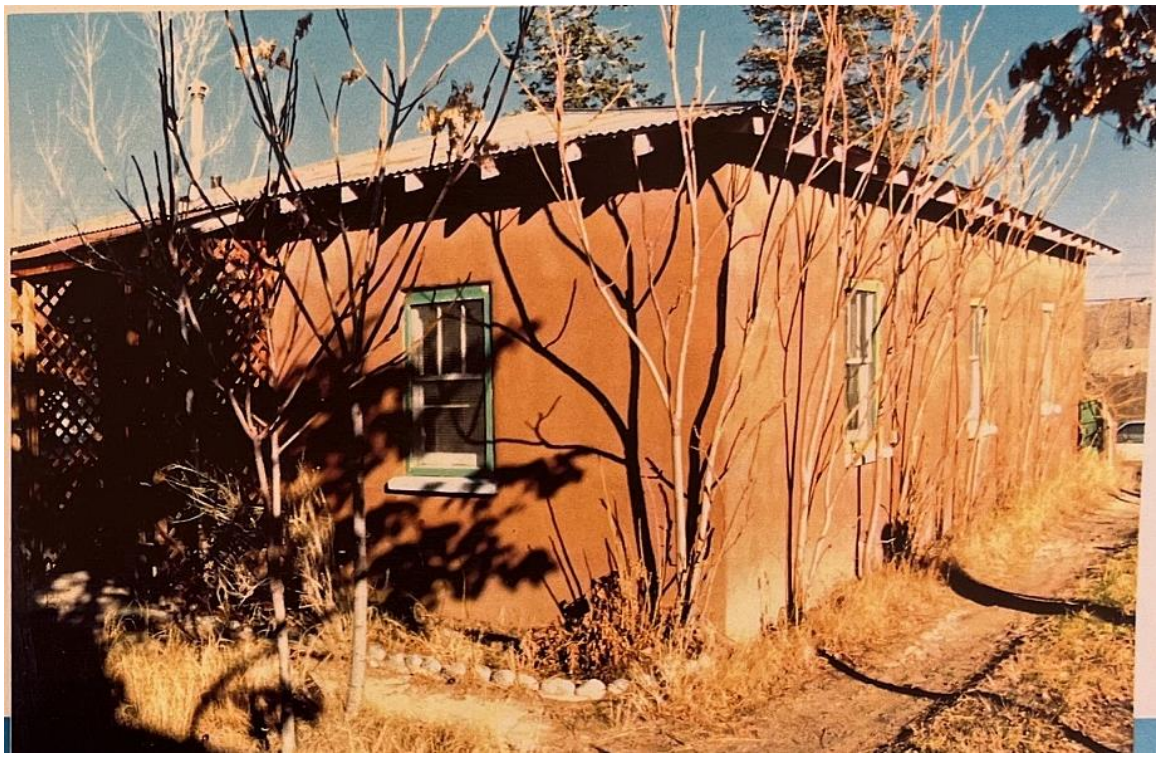

Figure 8: c.1990s, pre-renovation view of the south and east elevations of 516. Camera facing northwest. Courtesy of Steven Dayton.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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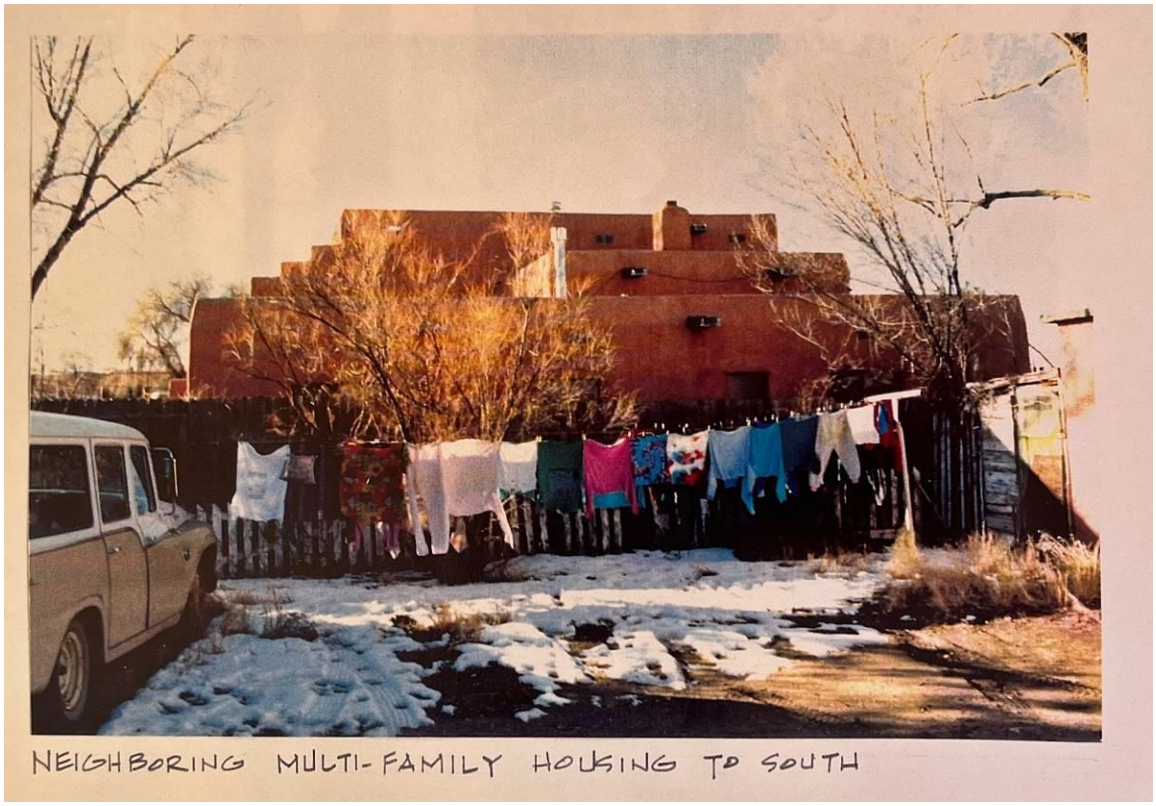

Figure 9: c.1990s, pre-renovation view of south property line. Camera facing south. Courtesy of Steven Dayton.

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

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Survey Photographs

(All images taken by John W. Murphey on May 22, 23, and 24, 2025)



Photo 2: Reconstructed window openings with 1990s Pella vinyl clad units.

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Photo 3: North façades of 516 (left) and 516 ½ (right). Camera facing southeast.

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Photo 4: Glazed corridor between 516 and 516 ½. Camera facing south.

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

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Photo 5: North façade of 516. Camera facing south.

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Photo 6: North façade of 516 ½. Camera facing south.

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Photo 7: East elevation of 516. The red lines indicate c.1996 addition. Camera facing northwest.

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Photo 8: Courtyard elevation. Camera facing north.

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Photo 9. Glazed corridor between 516 and 516 ½. Camera facing north.

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Photo 10: South elevation of 516 ½. Camera facing north.

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Photo 11: West (courtyard) elevation of c.1996 addition to 516. Camera facing northeast.

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

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Photo 12: East (courtyard) elevation of 516 ½ with reconstructed porch. Camera facing south.

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Photo 13: Glazed corridor connecting 516 and 516 ½. Camera facing east.

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

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Photo 14: Garage/Carport. East elevation. Camera facing southwest.

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Photo 15: Garage/Carport. East elevation door. Camera facing west.

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Photo 16: Alto Street retaining wall. Camera facing southeast.

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Photo 17: Alto Street retaining wall. Gate opening for 516. Camera facing south.

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Photo 18: East and south perimeter walls. Camera facing southwest.

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Photo 19: West fence. Camera facing west.

City of Santa Fe, New Mexico

memo

DATE: August 12, 2025

TO: Historic Districts Review Board

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

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

---

2025-010870-HDRB, 549 ½ Agua Fria St., Westside Guadalupe Historic District, Not Surveyed, Robert Kreger, agent for Catherine Wynne, owner, requests status review with primary façade designation(s) if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: Proposed Façade Diagram and 549 Agua Fria Street Historic Documents

APPLICANT SUBMITTALS

___ **Proposal Letter**

___ **Site Plan/Floor Plan**

___ **Elevations**

___ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be upgraded to contributing and designate the south elevation as the primary façade identified as number one on the Proposed Façade Diagram, exclusive of non-historic windows, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

a. Approve or deny Case #2025-010870 to upgrade the historic status to contributing at 549 ½ Agua Fria Street.
b. Approve or deny Case #2025-010870 to upgrade the historic status to significant at 549 ½ Agua Fria Street.
c. Approve or deny Case #2025-010870 to designate the structure as non-contributing at 549 ½ Agua Fria Street.

BACKGROUND & SUMMARY:

The single-family residence at 549 ½ Agua Fria Street is listed as not surveyed to the Westside-Guadalupe Historic District. The Santa Fe County Tax Parcel information on the property describes the main dwelling and garage at 549 Agua Fria Street were built in 1867. In Mr. Murphey's 2025 Historic Cultural Property Inventory (HCPI) survey report identifies the main structure and garage as being built in the 1920s. Mr. Murphey shares that the adobe garage was converted into a small cottage in the 1940s with additions in the 1960s (Murphey 2025:1). The current structure at 549 ½ Agua Fria Street is described as a modest Pueblo Revival style building comprised of approximately 1,000 sq. ft. of roofed area constructed from adobe block material and stuccoed over.

The structure recently has had wholesale window and door replacement, construction of the south elevation garden wall, and a new roof. The new roof was approved administratively on January 22, 2021, in Case No. 2021-003086-ADMIN. No other work has been approved administratively or by the Board prior to this time.

Given the subject property's location, it most likely was never considered during previous historic assessments in the 1980s and 1990s. It is important to note that 549 Agua Fria Street is designated as a significant structure to the Westside-Guadalupe Historic District.

APPLICANT'S REQUEST:

The applicant requests status review with primary façade designation(s) if applicable.



Figure 1: Proposed Façade Diagram for Contributing Status at 549 ½ Agua Fria Street.

Primary Façade:

Non-primary Façade:

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.

(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.

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 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.

549 AGUA FRIA

THE ATTACHED SURVEY FORM REFLECTS HISTORIC BUILDING SURVEY WORK THAT WAS COMPLETED DURING APRIL - SEPTEMBER OF 1997. RESULTS OF THE SURVEY AS REFLECTED ON THE ATTACHED HAS NOT BEEN ADOPTED BY THE CITY COUNCIL. IT SHOULD BE CONSIDERED PRELIMINARY FOR PURPOSES OF PLANNING. THIS IS TRUE AS OF 9/97.

PLEASE SEE HEATHER OR MARY FOR MORE INFORMATION OR CLARIFICATION.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997

IDENTIFICATION

ADDRESS: 549 AGUA FRIA

OLD ID NUMBER: 0516 13591

SANTA FE ID NUMBER: 1600

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 23 SE 1/4 NE 1/4

BUILDING NAME:

FIELD MAP

Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION: SOURCE(S)

1900s ESTIMATE

BY 1908 ACTUAL 1908 SANBORN

BUILDING DATA

ARCHITECTURAL STYLE:

NM VERN / BUNGALOW

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS:

RES'L.

RELATIONSHIP TO HISTORIC SURROUNDINGS:

✓ SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE?

RES'L. BEHIND

IF INVENTORIED, LIST ID NUMBER(S)

2260

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR

EXPLAIN: PORCH CHGD. BETWN 1908-1930, OTHERWISE INTACT

OVERALL CONDITION:

___ EXCELLENT ___ GOOD

X FAIR ___ DETERIORATED

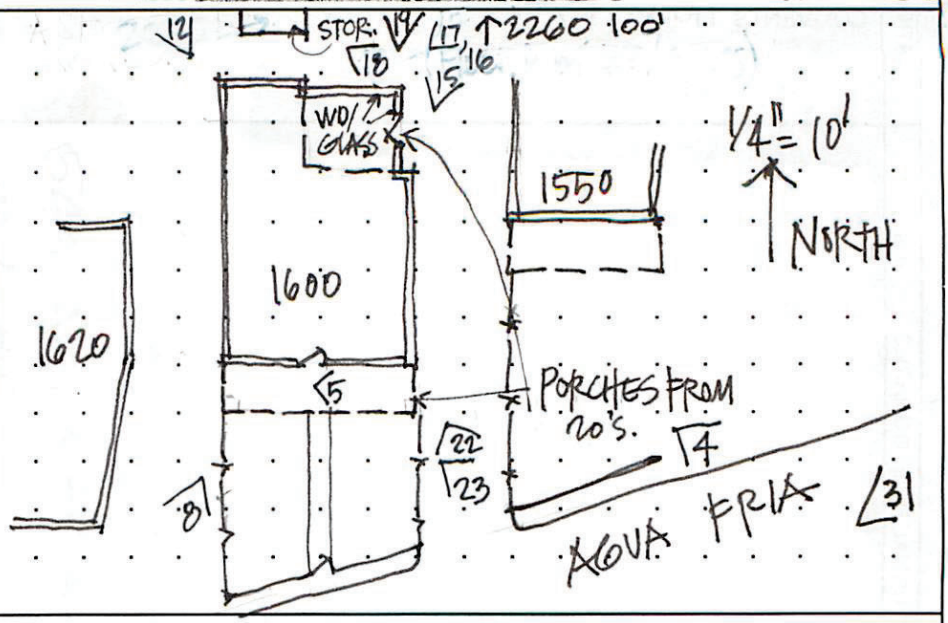
BUILDING THREATENED?

___ YES X 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: WSIDE/GUAD HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 8/97 BY GB

NEGATIVES WITH NMHPD ROLL # 684 NEG # 4, 5, 8, 12 TO ___

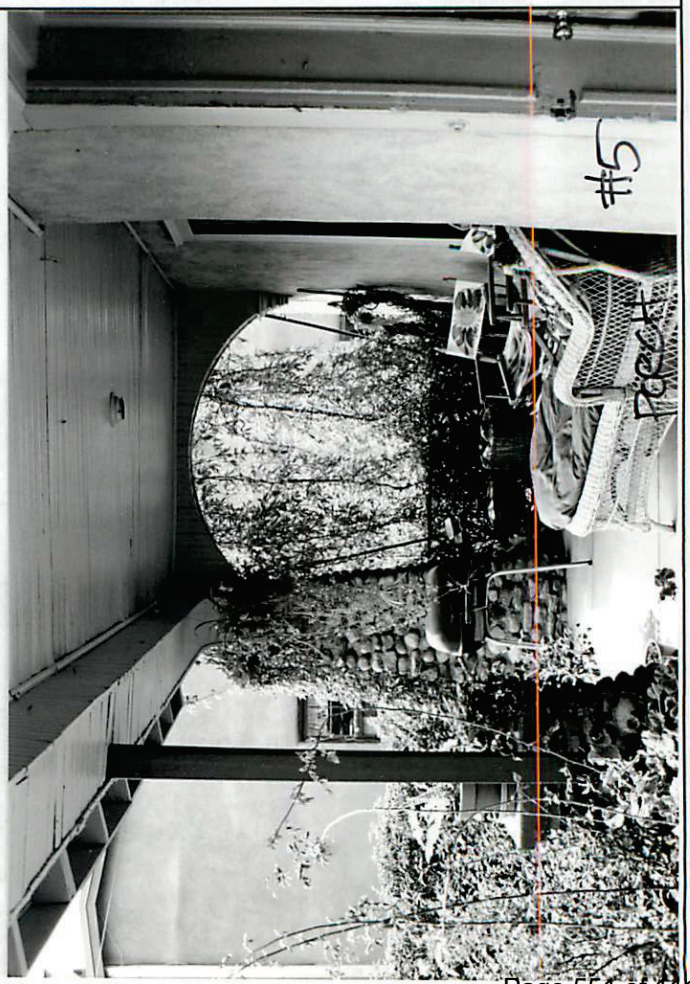
OBS 15-19, 22, 23, 31

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	ROLL ASPHALT RFING ON MED. GABLE, SIDE TO STREET,		
BUILDING WALLS	ADOBE		
FOUNDATIONS	NOT VISIBLE	APPROX. HEIGHT (FT.)	19'
DOORS	WD. SGL. LF W/ SGL. LT, WD. TRIM SURROUND		
WINDOWS	GABLE - NO WDW. VISIBLE IN OPENG. LARGE PIC. UNIT W/ STAINED GL. TRANSOM UNDER PORCH E - SGL. LT. TRIPLE CASEMENTS, W/ CONC. LUGSILLS		
PORCHES OR PORTALES	FRAME SHED PORCH W/ 2 WD 6X6 COL & 2 MASSIVE COBBLESTONE COL. @ CORNER. SCREENED PORCH IN BACK - GLASS/WD IN OPENGS.		
ARCHITECTURAL DETAILS	EXP'D PURLINS - ONE RAD VIGA, W/ ROUGH SAWN LUMBER - NOTCHED LUG SILLS ON WINDOWS COBBLESTONE COL. ON PORCH		
FENCES/WALLS	WIRE FENCE/LOW STUCCO/HIGH WALL OF ADJACENT HSE.		
SITE FEATURES	OFF AGUA FRIA - BIG LOT W/ APARTMENT IN BACK		
OTHER/ COMMENTS	HESCH FAMILY (FROM 552?) ALSO LIVED HERE		

ADDITIONAL PHOTOGRAPHS





NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997 (concluded)

IDENTIFICATION

ADDRESS

549 AGUA FRIA

ID NUMBER: 0516 13591

SANTA FE ID NUMBER: 1600

SURVEYED/RESEARCHED
DATE 8/97 BY GB





(continuation sheet

tion)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997 (concluded)

IDENTIFICATION

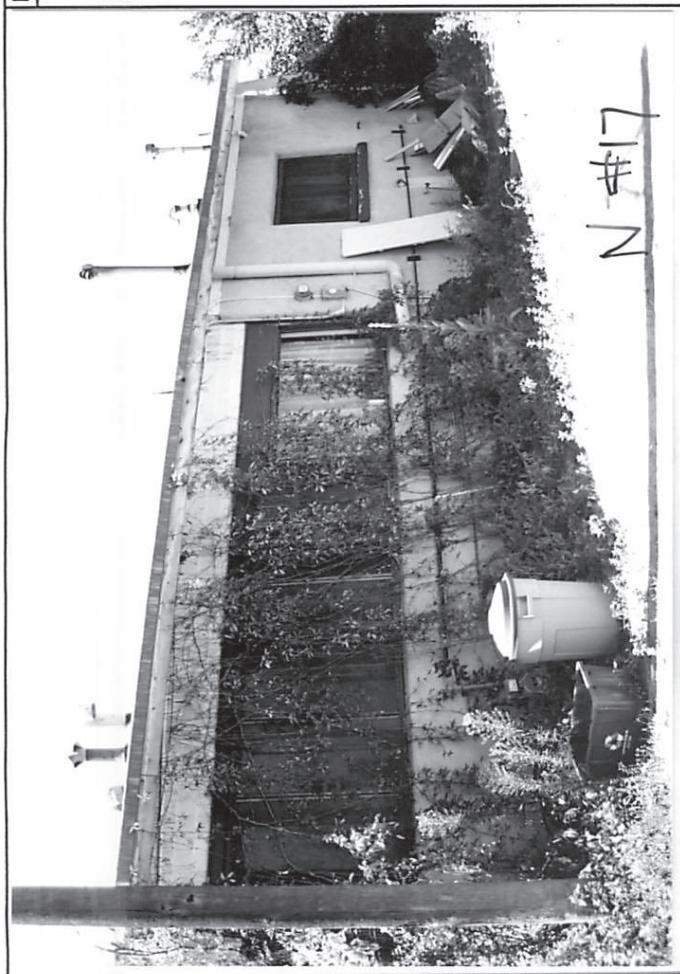
ADDRESS

549 AGUA FRIA

ID NUMBER: 0516 13591

SANTA FE ID NUMBER: 1600

SURVEYED/RESEARCHED
DATE 8/97 BY GB



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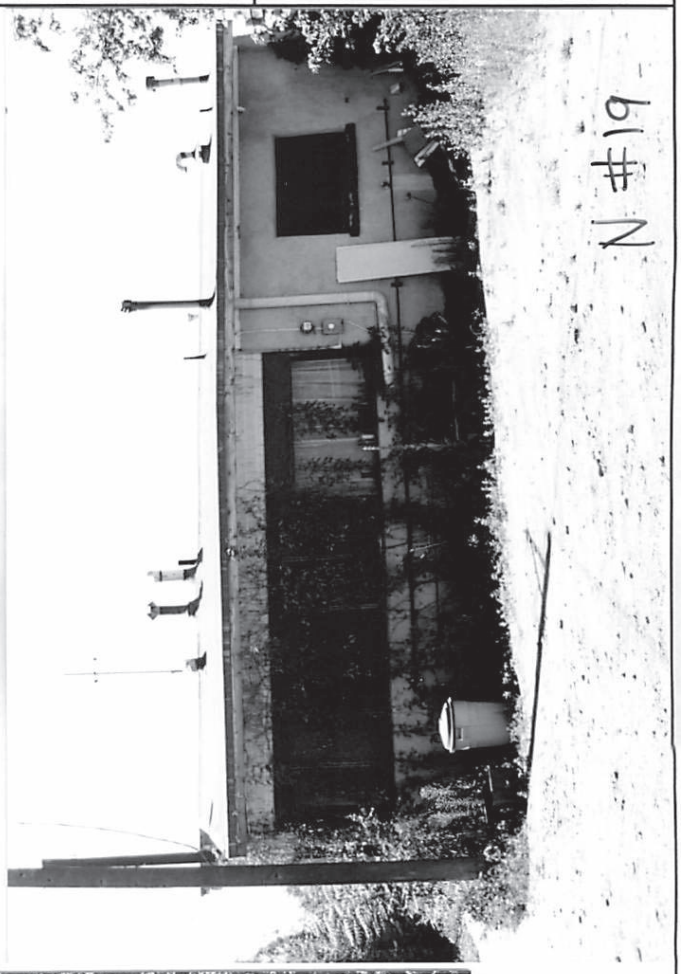


#19



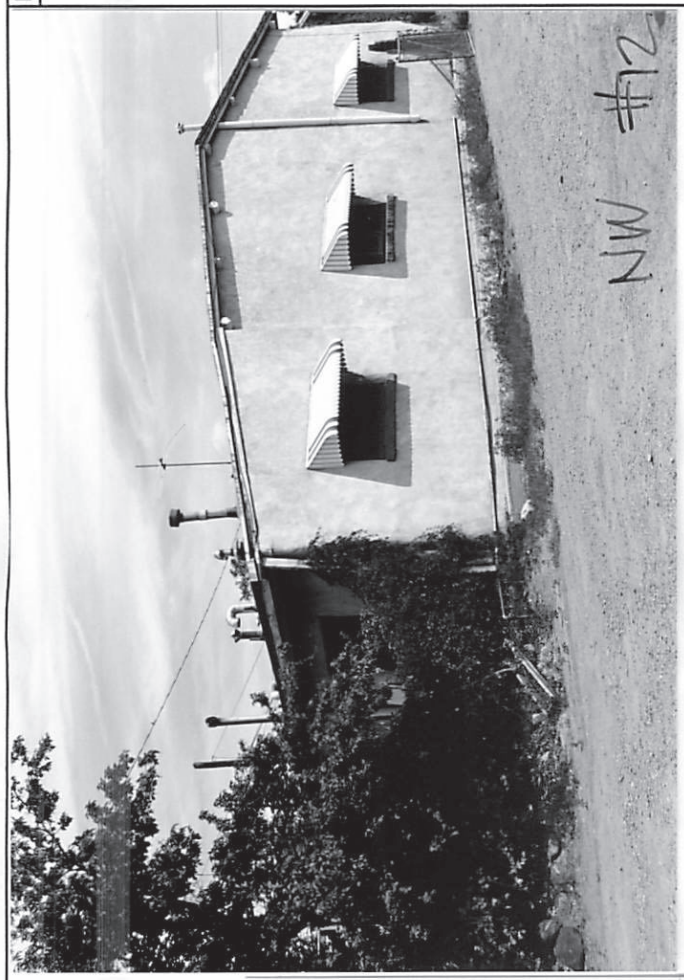
STOR #18

(continuation sheet

tion)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997 (concluded)

IDENTIFICATION		
	ADDRESS 549 AGUA FRIA	ID NUMBER: 0516 13591 SANTA FE ID NUMBER: 1600 SURVEYED/RESEARCHED DATE 8/97 BY GB







(continuation sheet ... tion)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM 1600

building threatened?	surveyed	county	ID no.
yes	date 6/26/85 by HMW	SANTA FE	05161 3591
field map	number	UTM reference easting	northing
SFHD #67	591	zone 12 13	

location description: 549 AGUA FRIA

city/town: SANTA FE

land grant/reservation:

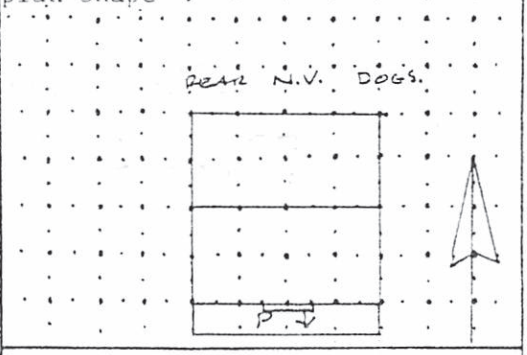
building name: HILARIO ORTIZ HOUSE : 1912 KING'S

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by SL no. SFHD 20 | negative nos. 24 | loc. of neg. HPB



plan shape



date of construction: PRE 1912 estimate ___ actual

source: KING'S

use
present: [residential]
other:
historic: [residential]
other:

condition
___ excellent ✓ good
___ fair ___ deteriorating

style: NMV.

foundation material: UNK. CONC CAPPING LIP.

wall material/surface: ADOBE / STUCCO

degree of remodeling
✓ minor ___ moderate ___ major
describe: PORCH

architectural features
SIDE GABLE RF COMPO ROOFING, EXP'D PURLINS
FRAME SHED PORCH; 2) STAIN / 1 LARGE D.H UNDER PORCH
& SOLDIER SOL LIGHT W/D DOOR.
PORCH HAS PYLON COBBLESTONE PIERS AT ENDS, 2 SHORTER
ONES IN CTR NOT IN USE.
SOL LIGHT TRANSOMS @ E, CONC LUG SILLS.

surroundings: RES.

relationship to surroundings
✓ similar ___ not similar

district potential
___ yes ___ no

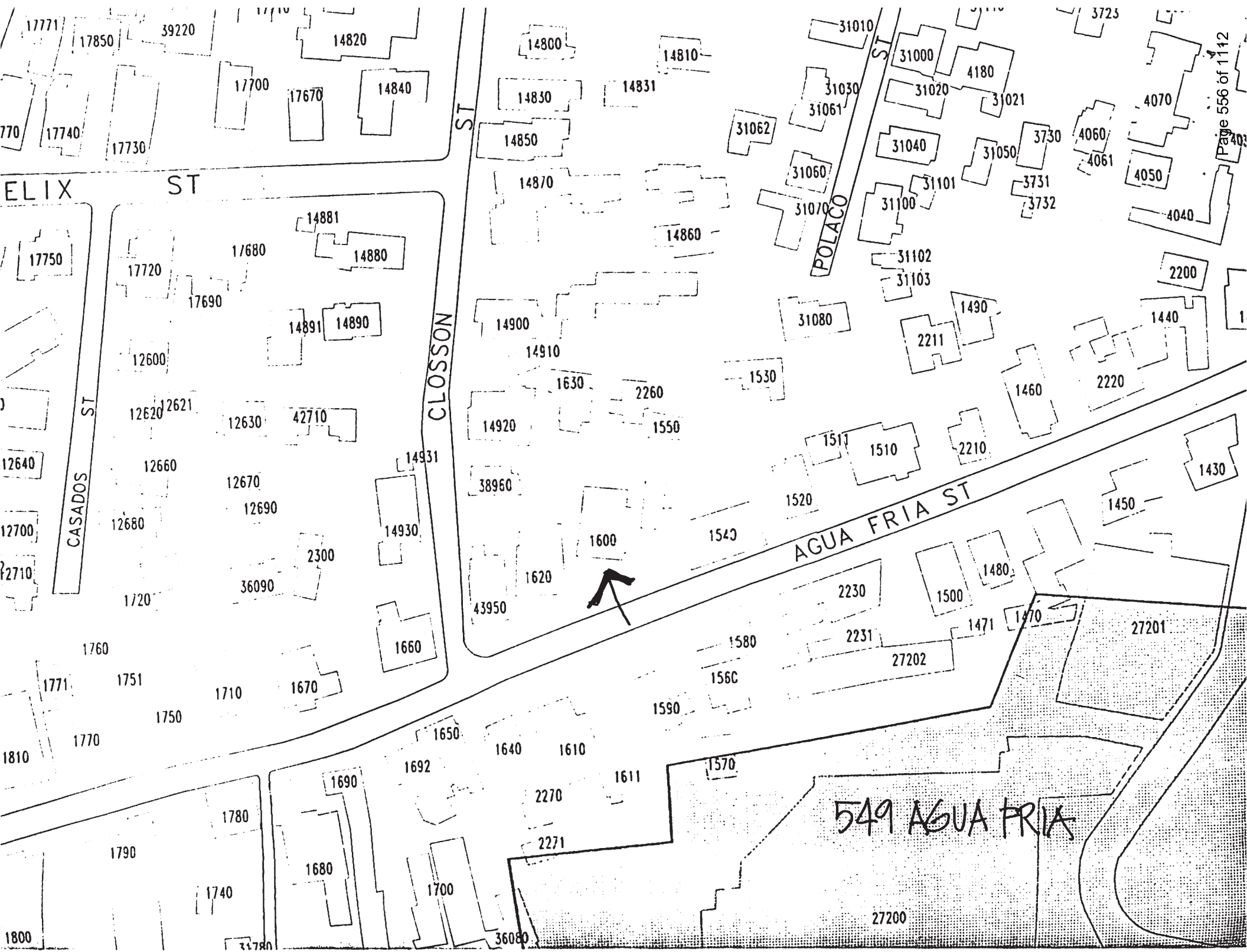
significance
___ eligible ✓ of interest ___ none
if eligible, why? CONTR'G.

comments
RF POSSIBLY ADDED EARLY 20TH C
LARGELY INTACT W/ ORIG WDWS, DOORS.
PORCH ALTERED - COBBLESTONE PYLONS SUGGESTS MORE
FLAT FRAMING ON ORIG (?).

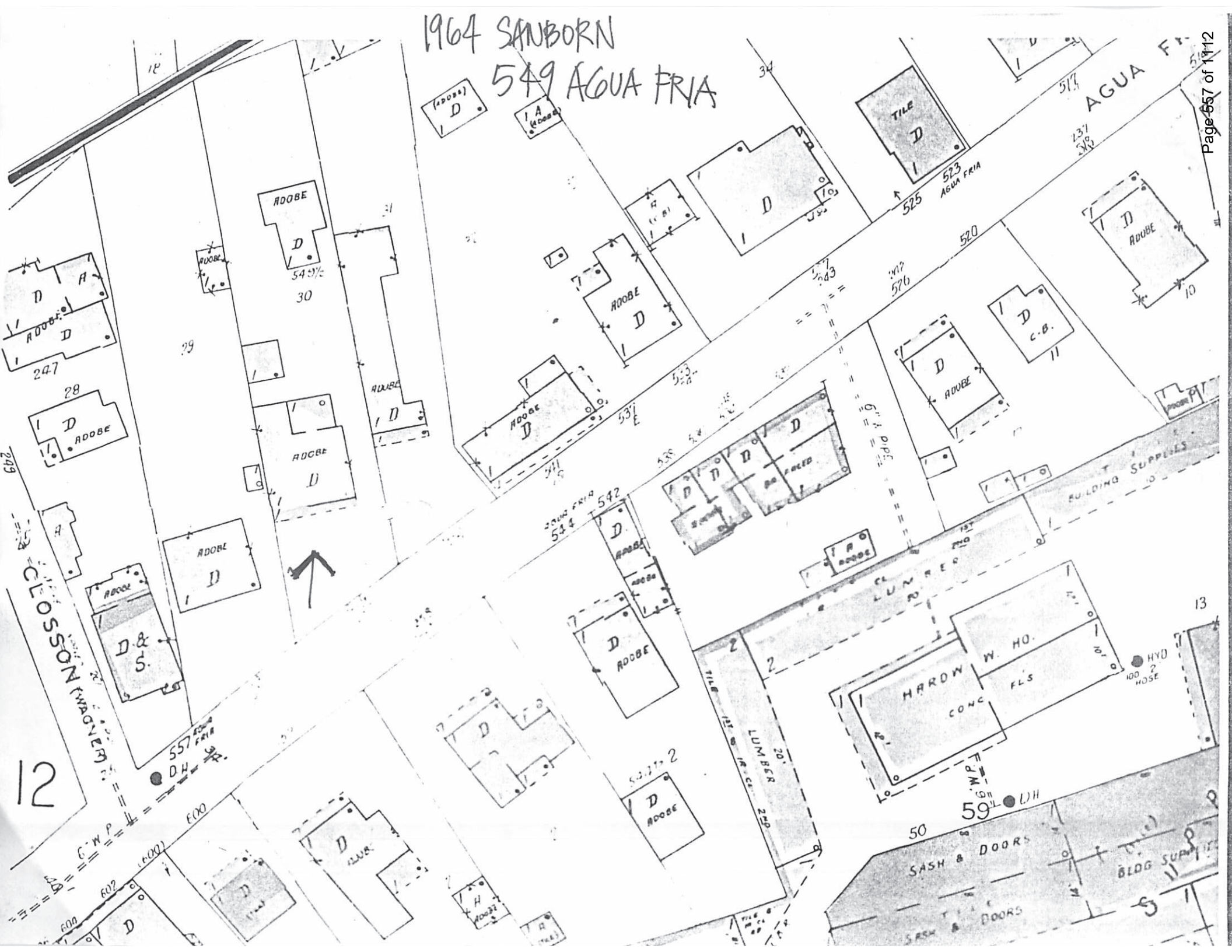
associated buildings? ___ yes
what type?

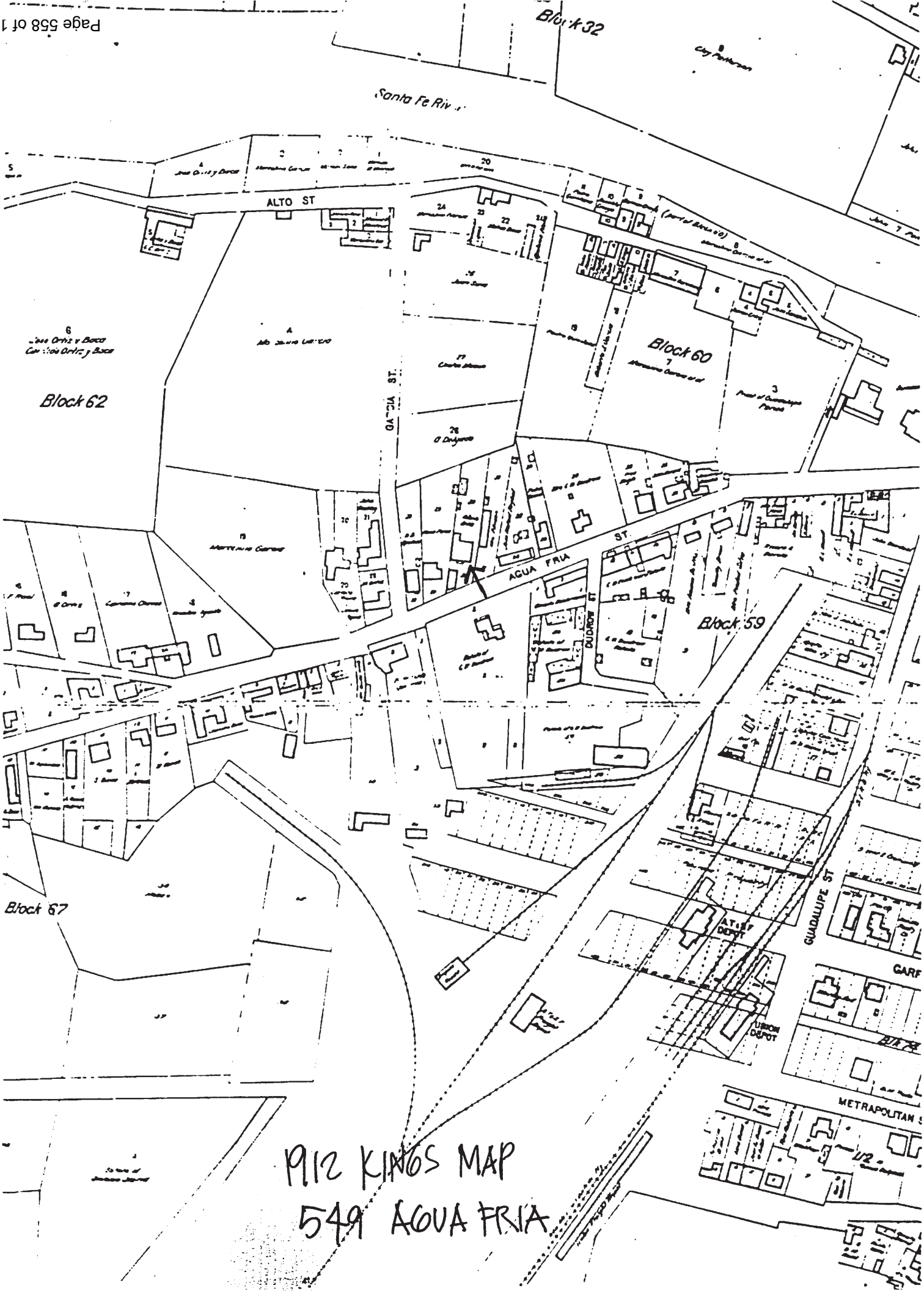
if inventoried, list ID nos.

see back? ___ yes


549 AGUA FRIA

1964 SANBORN
549 AGUA FRIA





1912 KINGS MAP
549 AGUA FRIA

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H160

building threatened?	surveyed	county	ID no.
yes	date 6/26/85 by HMW	SANTA FE	051613591

field map	number	UTM reference	easting	northing
SFHD # 7	591	zone 12 13		

location description

549 AGUA FRIA

city/town

SANTA FE

land grant/reservation

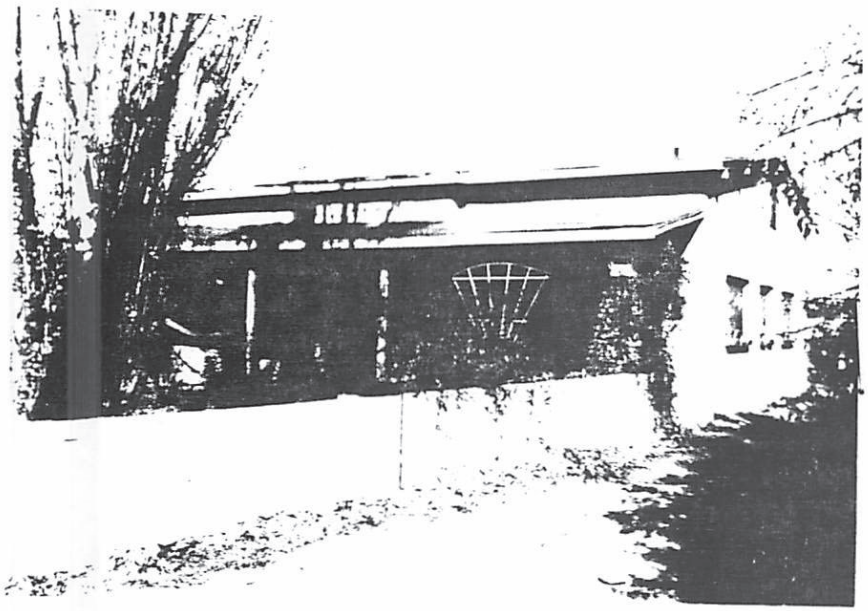
building name

HILARIO ORTIZ HOUSE : 1912 KING'S

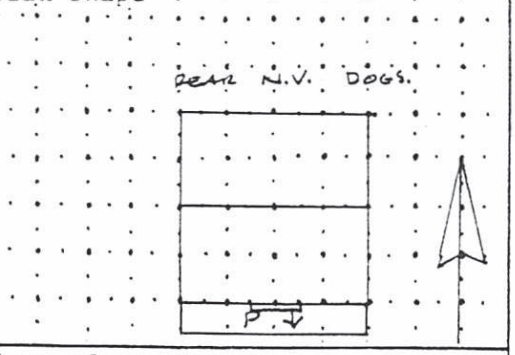
legal description

tnsp ___ N S range ___ E W sec ___ ___ ¼ ___ ¼

film roll	negative nos.	loc. of neg.
by SL no. SFHD 20	24	HPB



plan shape



date of construction

PRE 1912 estimate _____ actual

source

KING'S

use

present [residential]

other _____

historic [residential]

other _____

condition

___ excellent ✓ good

___ fair ___ deteriorating

style

NMV.

foundation material

UNK. CONC COVING LIP.

wall material/surface

ADOBE / STUCCO

degree of remodeling

✓ minor ___ moderate ___ major

describe:

PORCH

architectural features

SIDE GABLE RF COMPO RFING, EXP'D PURLINS

FRAME SHED PORCH; 2) STAIN / 1 LARGE D.H UNDER PORCH

& SGL LF SGL LIGHT WD DOOR.

PORCH HAS PYLON COBBLESTONE PIERS AT ENDS, 2 SHORTER

ONES IN CTR NOT IN USE.

SGL LIGHT TRIP CASM'TS @ E, CONC LUG SILLS.

surroundings

RES.

relationship to surroundings

✓ similar ___ not similar

district potential

___ yes ___ no

significance

___ eligible ✓ of interest ___ none

if eligible, why? contrib.

comments

RF POSSIBLY ADDED EARLY 20TH C,

LARGELY INTACT W/ ORIG WDWS, DOORS.

PORCH ALTERED - COBBLESTONE PYLONS SUGGESTS MORE

ELAB FRAMING ON ORIG (?).

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

copy

building threatened? yes	surveyed date 6/26/85 by HMW	county SANTA FE	ID no. 051613591
field map SFHD # 7	number 591	UTM reference zone 12 13	easting northing

location description: 549 AGUA FRIA

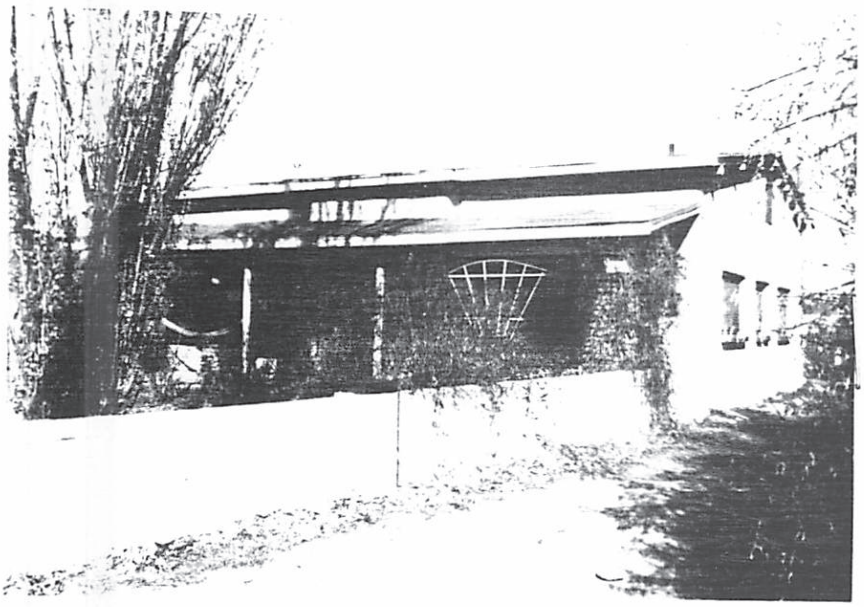
city/town: SANTA FE

land grant/reservation:

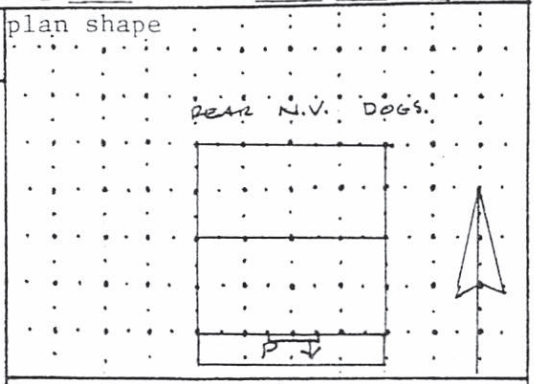
building name: HILARIO ORTIZ HOUSE : 1912 KING'S

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by SL no. SFHD 20 | negative nos. 24 | loc. of neg. HPB



plan shape



date of construction: PRE 1912 estimate ___ actual

source: KING'S

use
present: [residential]
other:
historic: [residential]
other:

condition
___excellent ✓good
___fair ___deteriorating

degree of remodeling
✓minor ___moderate ___major
describe: PORCH

surroundings: RES.

relationship to surroundings
✓similar ___not similar

district potential
___yes ___no

significance
___eligible ✓of interest ___none
if eligible, why? contrib.

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

style: NMV.

foundation: UNK. CONC COVING LIP.

wall material/surface: ADOBE / STUCCO

architectural features
SIDE GABLE RF COMPO RNING, EXP'D PURLINS
FRAME SHED PORCH; 2) STAIN / 1 LARGE D.H UNDER PORCH
& SOL UC SOL LIGHT MID DOOR.
PORCH HAS PYLON COBBLESTONE PIERS AT ENDS, 2 SHORTER
ONES IN CTR NOT IN USE.
SOL LIGHT TRIP CASM'TS @ E, CONC LUG SILLS.

comments
RF POSSIBLY ADDED EARLY 20TH C,
LARGELY INTACT W/ ORIG WDWS, DOORS.
PORCH ALTERED - COBBLESTONE PYLONS SUGGESTS MORE
FLAB FRAMING ON ORIG (?).

Winter St. scene Agua Fria? ca 1925 looking west

134568



photos by Central photographic Studio SEE GB5 #33,34

exist'g 518 exist'g exist'g

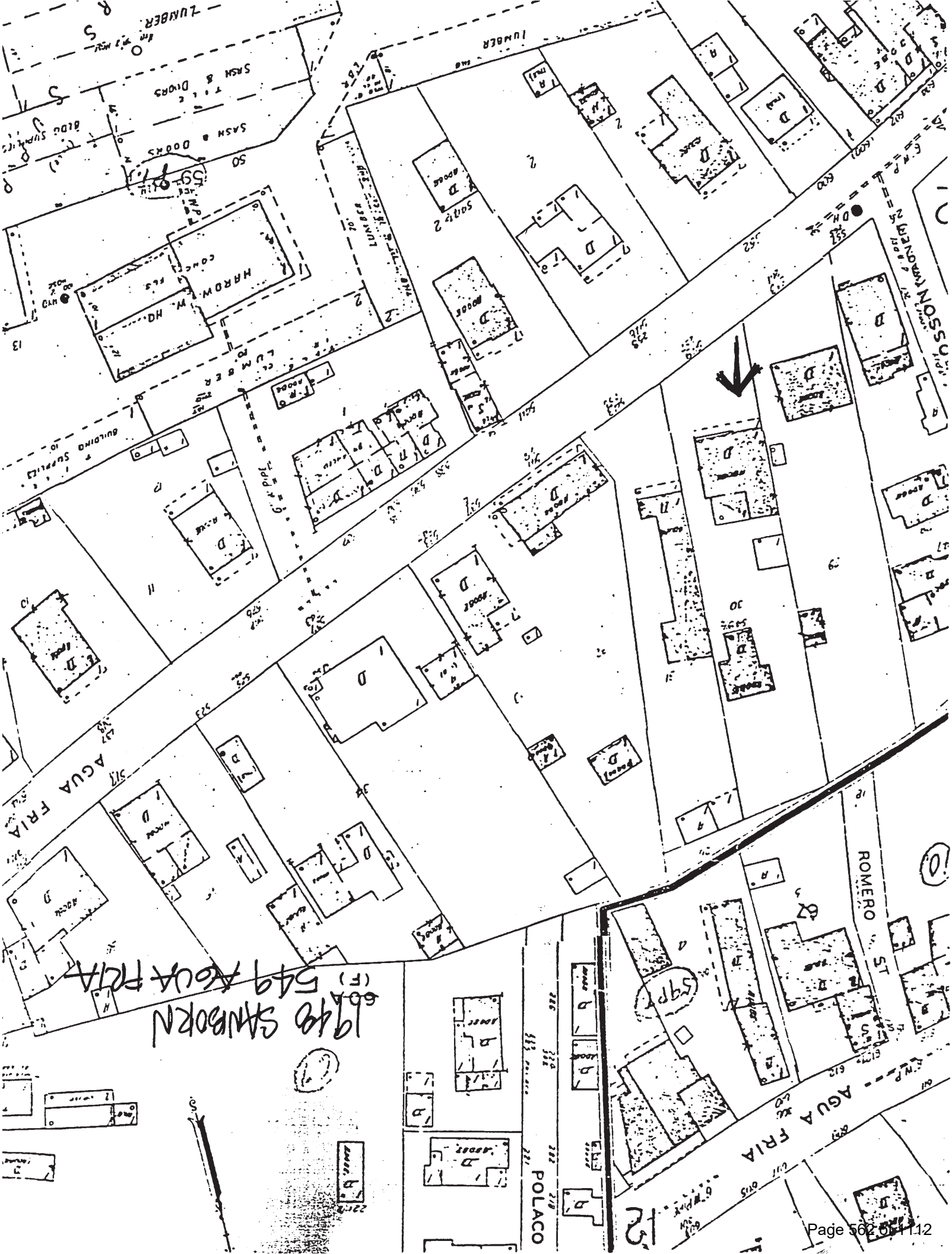
134567

Winter st scene Agua Fria

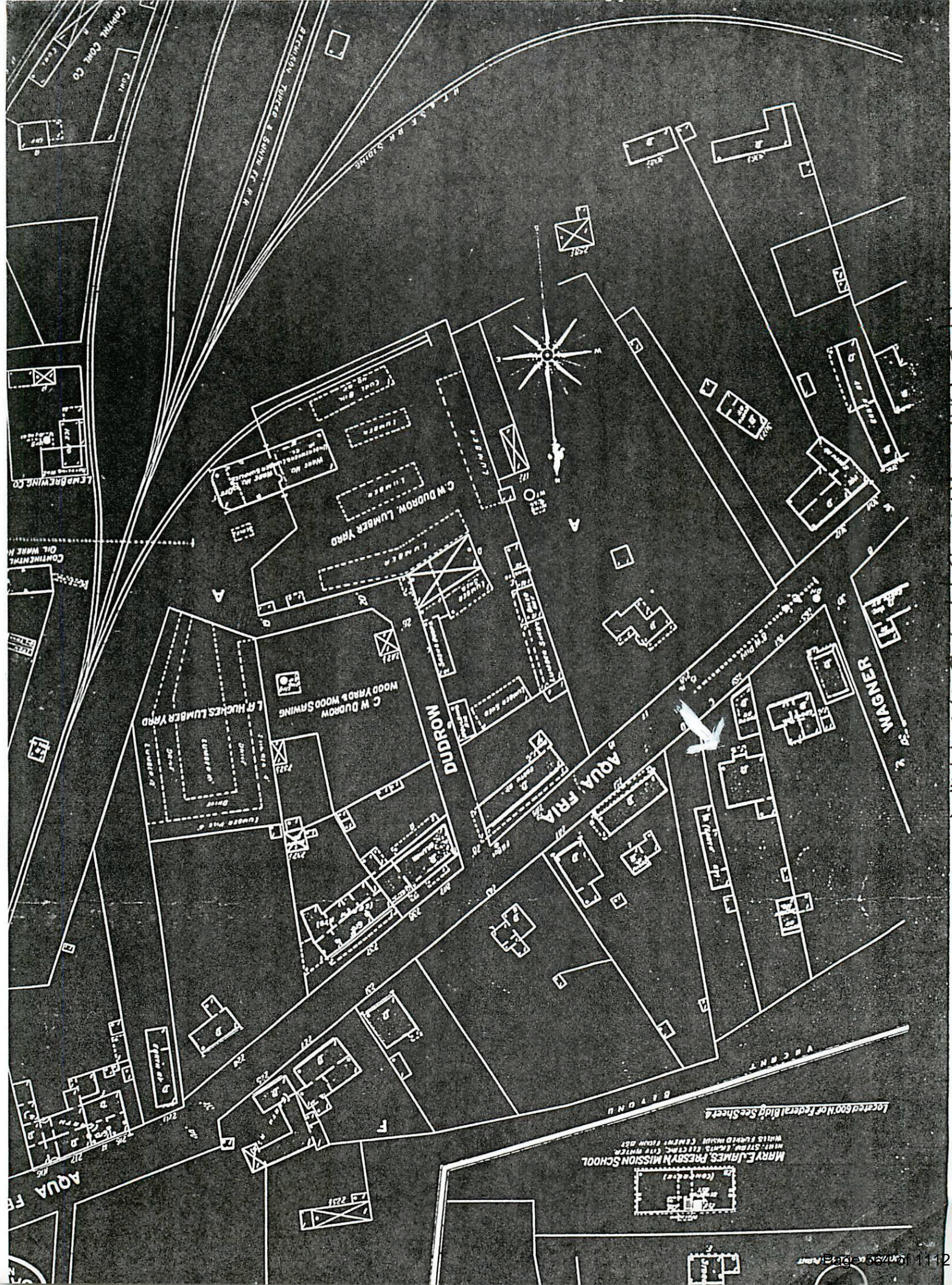
looking east



549 exist'g 548

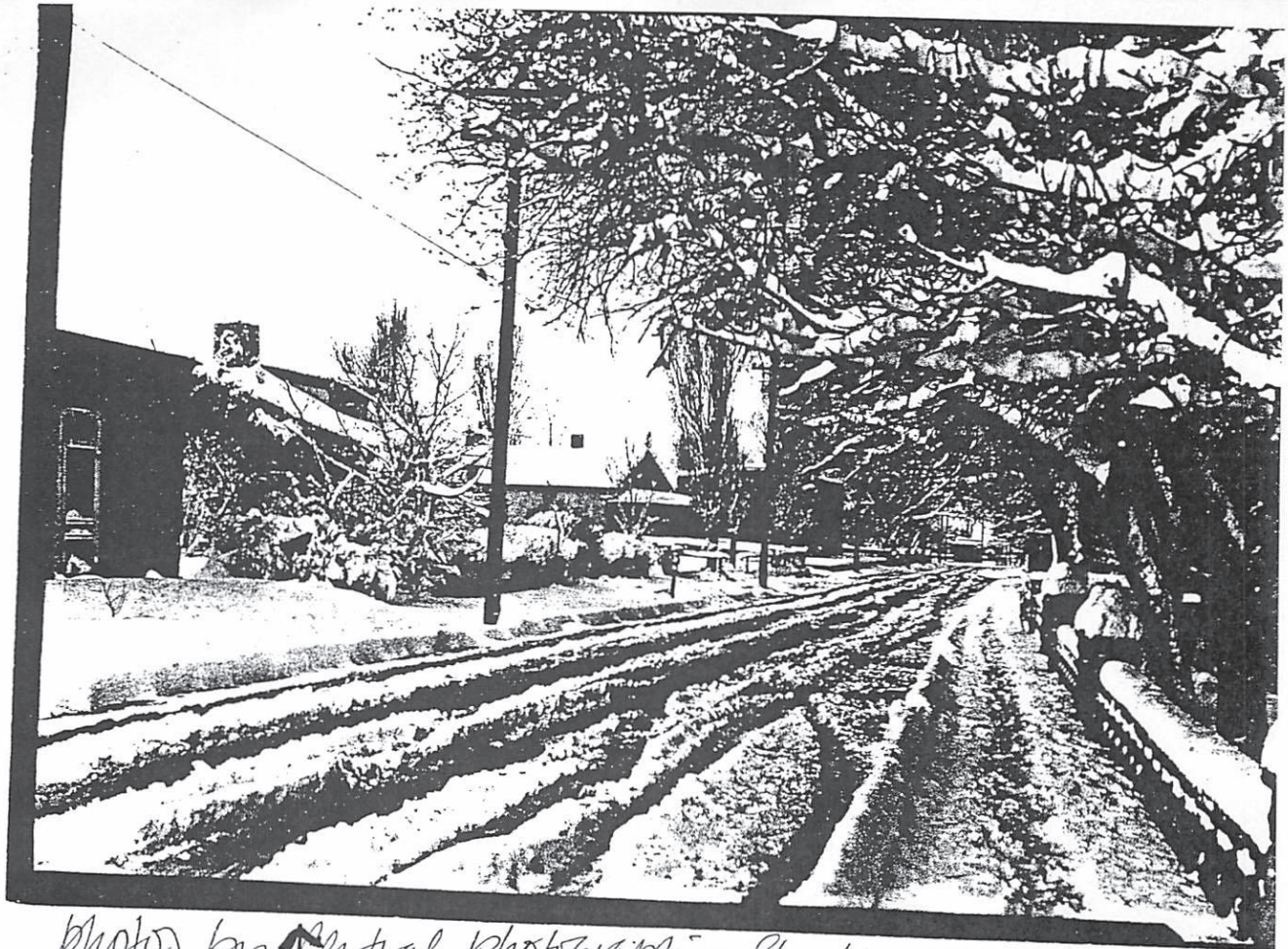

AGUA FRIA
ROMERO ST
POLACO
AGUA FRIA
1948 SANBORN
549 AGUA FRIA

1930 SANBORN 549 AGUA FRIA


1908 SANBORN 549 AGUA FRIA
AQUA FRIA
DUDROW
WAGNER
C.W DUDROW, LUMBER YARD
C W DUDROW WOOD YARD & WOOD SAWING
L.R. HUCKES LUMBER YARD
MARY E. JAMES, PRESBYTN MISSION SCHOOL
Located 600 N of Federal Bldg See Sheet 4

Winter St.
Scene
Agua Fria?
ca 1925
looking west

134568



photos by Central photographic Studio SEE GB5 #33,34

exist'g 518 exist'g exist'g

134567

Winter st
Scene
Agua Fria
looking
east



549 exist'g 548

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: June 8, 2025

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

Charles and Mamie Hesch Property – Garage
Hesch-Gonzales Cottage

2. Location:

459 ½ Agua Fria Street
Westside-Guadalupe Historic District – Santa Fe

3. Local Reference Number:
Santa Fe ID: H-226

4. County: Santa Fe
Parcel # 11115648

5. Property Type:
_x Buildings: dwelling
_x_Structures: wall
__ Site __ Object

6. Date of Survey:
May 23, 2025

7. Previous Survey Date(s):
_x_Yes: July 1985, Harry Weiss
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.68658,-105.9506579



10. Photo Information: John W. Murphey, photographer. Photo 1: South (front) elevation. Camera facing north.

11. Brief Description of the Property:

Originally constructed in the 1920s as a one-car adobe garage, this building was converted into a small residence in the late 1940s, with further expansion occurring in the 1960s. Now enclosing approximately 1,000 square feet, the Hesch-Gonzales cottage presents a modest Pueblo Revival appearance on its primary façade, with lumpy stucco and rounded edges. In contrast, the side elevations—particularly the deck elevation—are more angular and less stylistically articulated. The structure includes two bedrooms and features non-original fenestration, including a large picture window and double glass doors. A recent cobblestone garden lends some visual interest to the site. The building is designated Non-Contributing to the Westside-Guadalupe Historic District and bears no historical association with the 19th-century Hilario Ortiz House at the front of the property. ***Continued on Page 5.***

12. Who uses the property? Small house

13. Construction Date:
Date: 1920s,with 1940s and 1960s additions
_ x_Known __ Estimated Source: Sanborn maps and aerials

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

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



Source: Office of the Santa Fe County Assessor
parcel lines are not accurate

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com

For: Current owner

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

Current owner: Catherine Wynne and William West Humphrey
N/A

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ Unknown __ None __ Low __ Moderate __ High**
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: dwelling _x_ No Status: cobblestone garden wall
Per City of Santa Fe official designation map

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) __ Continuation Sheets, # pages: _____

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-226
Charles and Mamie Hesch Property – Garage Hesch-Gonzales Cottage	459 ½ Agua Fria Street Westside-Guadalupe Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: May 23, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove _x_ Other: cobblestone at front garden wall

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 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_ Parapets
Materials: _x_Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Single-Hung	Vinyl	1/1	4
Awning	Vinyl	1	2
Fixed	Vinyl	1	1
Sliding	Vinyl	1-1	2

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	½-light Wood Panel	Wood	2
Double	Full-light	Vinyl	1

12. Chimneys _x_Stucco clad, southwest corner

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Late 1940s; convert garage to apartment with addition; Sanborn maps and city directories
#2 Date: 1960s; create second addition to turn apartment into small dwelling (cottage); Sanborn maps and city directories
#3 Date: Recent; wholesale replacement of windows; visual evidence.
4 Date: Recent; construction of front garden wall; aerial photographs and visual evidence

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

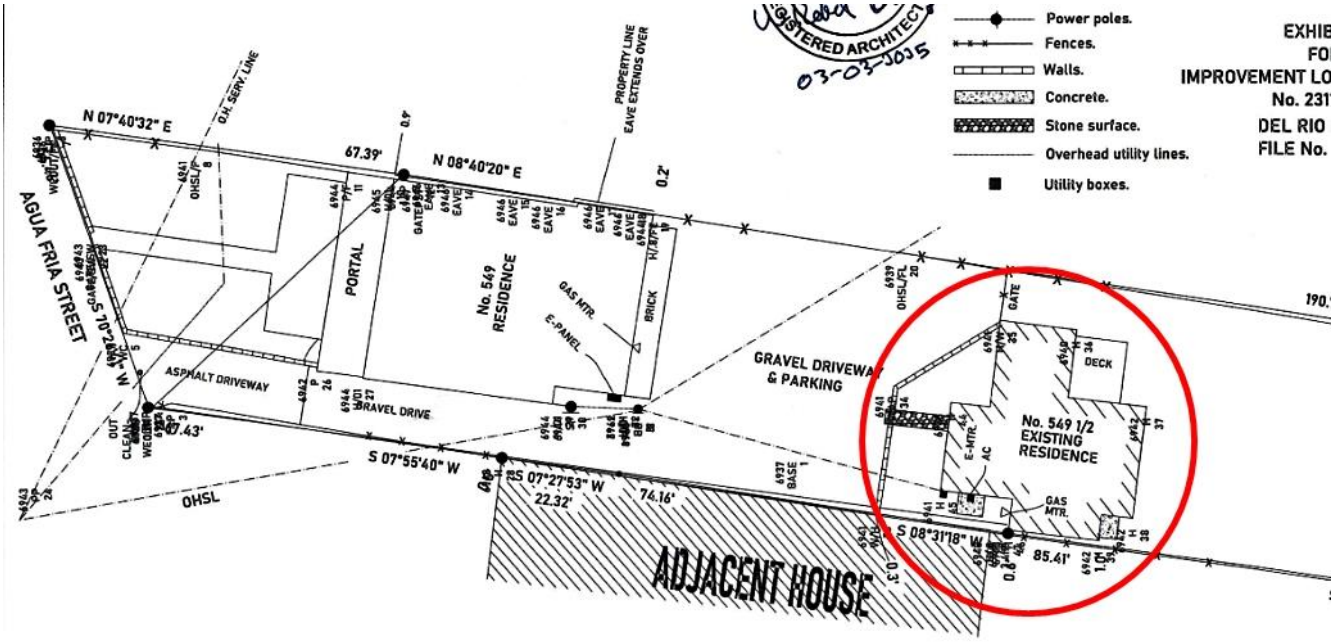
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of 2025 site plan. Courtesy of W. Robert Kreger, AIA



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: **Charles and Mamie Hesch Property– Garage Hesch-Gonzales Cottage**	**2. Location:** **459 ½ Agua Fria Street Westside-Guadalupe Historic District – Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-226** **4. County: Santa Fe** **5. Date of Survey: May 23, 2025**

Architectural Description Continued

Setting

The Hesch-Gonzales Cottage is located approximately 160 feet north of Agua Fria Street, positioned at the rear of a narrow lot (Photo 2). It stands behind the much larger and older Hilario Ortiz House, which underwent extensive remodeling in the 2000s (Photo 3). The contrast in architectural eras between the two structures is immediately apparent. Access to the cottage is via a narrow gravel driveway that terminates in front of the building. A visually striking cobblestone wall marks the approach (Photo 4), backed by a well-tended rose garden that contributes to the property's cottage-like character.

South (Front) Elevation

The south elevation reveals both the earliest and most recent phases of construction. On the east side, a large picture window—measuring approximately 3'10" by 4'11"—occupies what was likely the original garage door opening (Photo 5). The unit is recessed 4 inches into the adobe wall. All windows on the house, including this one, are modern vinyl replacements.

To the west is a steel grate security door, though the function of the entry behind it is unclear. Set back 7' 5" from the original wall plane is the 1960s addition, which also includes a large vinyl sliding window measuring 4'4" by 4'9" (Photo 6). The elevation terminates at the west end with a stuccoed corner chimney, also dating to the 1960s expansion.

West Elevation

The west elevation comprises both the 1940s and 1960s additions. At the south end, the 1960s volume is punctuated by a centered vinyl sliding window (Photo 7). Set back approximately 12'10", the earlier 1940s addition faces a recent deck (Photo 8). This façade has a single 1/1 vinyl window positioned unusually close to the south corner, suggesting that the 1960s addition disrupted what may have been a more balanced original design. An oversized, decorative scupper box draws attention at the roofline. Both sections of the west elevation are plain and lack distinctive architectural detailing.

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: **Charles and Mamie Hesch Property– Garage Hesch-Gonzales Cottage**	**2. Location:** **459 ½ Agua Fria Street Westside-Guadalupe Historic District – Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-226** **4. County: Santa Fe** **5. Date of Survey: May 23, 2025**

North Elevation

The north side of the home opens onto a landscaped garden featuring a curving gravel path, mature trees, and flowering shrubs. In contrast, the rear of the cottage is architecturally simple and minimally fenestrated (Photo 9). The west section includes a pair of recent double doors set beneath a boxed soffit with a shallow fascia board—visually suggestive of a Territorial detail that contrasts with the building's otherwise Pueblo Revival styling (Photo 10). The east portion presents a blank stuccoed wall interrupted only by a single off-center 1/1 vinyl window, modestly recessed (Photo 9).

East Elevation

A portion of this elevation resides less than 12" from the neighboring property. The south end, representing the original garage and late 1940s addition, has two vinyl windows, including a small awning unit at the laundry room (Photo 11). The north end includes an entry fitted with a half-light and three-panel wood door and a vinyl awning window (Photo 12). Between these two points, the elevation edges close to the neighboring property and includes a single 1/1 vinyl sash unit (Photo 13).

Interior

The interior was not accessible at the time of the site visit.

Front Yard Wall and Gate

A decorative cobble and brick garden wall encloses the small front yard and rose garden, evoking an English cottage-style aesthetic (Photo 4). The wall is constructed of tightly packed river cobbles set in mortar, with a curving, scalloped profile that rises to frame a central gate opening (Photo 14).

The wall stands approximately 33 inches high at its lowest points, increasing to 50 inches at the gate. The cobble section measures 8½ inches thick, and is capped with a 10⅛-inch-wide brick coping laid in a single course. The coping is both decorative and functional, shedding water and emphasizing the serpentine profile.

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: **Charles and Mamie Hesch Property– Garage Hesch-Gonzales Cottage**	**2. Location:** **459 ½ Agua Fria Street Westside-Guadalupe Historic District – Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-226** **4. County: Santa Fe** **5. Date of Survey: May 23, 2025**

Centered within the wall is a 34-inch-wide gate made of standard lumber boards (1½ inches by 3⅜ inches), assembled with modern fasteners and hardware (Photo 15). The gate is painted and of recent construction, and is not considered historic.

The wall's ornamental form and materials reflect a 20th-century garden design tradition that draws from vernacular English influences and the romanticized landscape treatments associated with the cottage garden styles.

Historical Overview

Erected in the 1930s as a one-car, rectangular adobe garage, the subject building was converted in the late 1940s into a small dwelling, which city directories confirm was used as an income-producing rental. It was enlarged again in the 1960s, reaching its current footprint—a modified "T" shape—by 1969.

The lot containing the subject building dates to the 19th century. The primary residence on the site—a one-and-a-half-story, side-gabled adobe structure—was constructed sometime between 1860 and 1908. This older front house has little architectural or functional connection to the later garage.

As shown on the 1912 King's Official Map of Santa Fe, the parcel was then owned by Hilario Ortiz, a lawyer, superintendent of county schools, and member of a prominent New Mexican political family (Fig. 1). At that time, the rear portion of the property—where the garage now stands—was empty. A stable, presumably for the family's horse and buggy, stood across from the present-day back house.

The Charles and Mamie Hesch Property

Following statehood, the property changed hands and was acquired by Johannes (John) Hesch, the son of German-born contractor and planing mill owner Phillip Hesch, who built the so-called Hesch House at 326 Read Street. John transferred the Agua Fria property to his son, Charles Hesch, via a warranty deed dated February 12, 1917.[1]

[1] Warranty Deed, John and Petra Hesch to Charles Hesch, recorded April 22, 1920, Book M3/Page 379, Instrument # 1920000494, Santa Fe County, New Mexico.

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Charles Hesch was born on February 28, 1893, and grew up on Agua Fria Street, where his father operated a carpentry shop.[2] In 1914, Charles married Mamie Lamberson, a New Mexico native whose father, John Lamberson, had come to the territory to farm.

The 1920 federal census—the first to document the Hesch household—recorded Charles (now going as Charly), then 27, working as a mechanic at the Closson & Closson garage on Don Gaspar Avenue.[3] The same year, Mamie was 25 and caring for their young son, Howard. The earliest available city directory, in 1928, confirms that Charles owned the house, listed under the 549 Agua Fria Street address.[4]

It was likely during the 1920s, amid the rise in automobile ownership, that Charles erected the rear garage. The simple structure appears on the 1930 Sanborn Fire Insurance Map as a windowless adobe rectangle measuring 16 by 24 feet (Fig. 2). The property had been cleared of an earlier small residence and two stables shown 18 years earlier on the 1912 King's map.

The Hesch household remained the same through the 1930s. Howard, their only child, began working at a young age, starting as a junior delivery boy and later becoming a parts man at a local car dealership. He completed high school and later attended St. Michael's College. By this time, Charles had advanced to foreman at the Closson & Closson garage.

Howard suffered a serious injury in an automobile accident in early 1942, requiring extended recovery in Denver.[5] After recuperating, he enlisted in the Army and was stationed at Fort Bliss. Though his earlier injuries prevented him from serving overseas, he remained on active duty stateside and attained the rank of staff sergeant. Persistent

[2] U.S. Census Bureau, Year: 1910; Census Place: Santa Fe Ward 2, Santa Fe, New Mexico; Roll: T624_918; Page: 4a; Enumeration District: 0224; FHL microfilm: 1374931.
[3] Ibid., Year: 1920; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 18A; Enumeration District: 129.
[4] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1940* (El Paso: Hudspeth Directory Company, 1928), 92.
[5] "In Old Santa Fe" [column], *Santa Fe New Mexican*, February 19, 1942, 1.

shoulder pain led to hospitalization in October 1944,[6] and he was honorably discharged the following month.[7]

A Family Motorcycle Business

Returning to Santa Fe in his early thirties, Howard did not follow a conventional path. Unlike many returning servicemen who resumed family life—he had briefly married a woman from Lamar, Colorado—Howard instead co-founded Santa Fe's first motorcycle dealership with his father. Whether out of self-direction, rebellion, or personal passion, the Santa Fe Cycle Company marked a new phase in his life.

Located at 215 Galisteo Street, the shop opened in February 1946, initially offering only bicycle sales and repairs. Within the year, it evolved—likely under Howard's influence—into a Harley-Davidson dealership (Fig. 3). It operated as a family enterprise: Howard's mother served as company secretary, and all three traveled to Milwaukee to attend a factory-sponsored mechanics course.[8] Howard also headed a local motorcycle club that organized charity rides and races, including a rally to Monterrey, Mexico.[9]

During this period, the family converted the former garage on their property into a residence, which by the late 1940s was listed as 549 ½ Agua Fria. Howard lived there, as confirmed by city directories. The 1948 Sanborn map captures the change, showing a rectangular addition along the structure's north elevation (Fig. 4). Shortly after the map's publication, Howard Nathan Hesch died following a brief illness at the age of 33.

Now in their mid-fifties, his parents, Charles and Mamie, attempted to sell the Santa Fe Cycle Company and later leased Howard's small house—a converted garage apartment he had returned to after the war—as a furnished rental.[10] From their back window, just sixty feet away, they would have seen the new tenant coming and going, a stranger now occupying the space their son once called home.

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[6] National Archives and Records Administration; Hospital Admission Card Files, ca. 1970 - ca. 1970; NAI: 570973; Record Group Number: Records of the Office of the Surgeon General (Army), 1775-1994; Record Group Title: 112.
[7] "In Old Santa Fe" [column], *Santa Fe New Mexican*, November 7, 1944, 8.
[8] "Paso por Aqui" [column], *Santa Fe New Mexican*, March 12, 1947, 7.
[9] "Motorcyclists to Monterrey Meet," *Santa Fe New Mexican*, August 20, 1947, 8.
[10] "Real Estate for Sale" [column], *Santa Fe New Mexican*, February 20, 1949, 12.

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The 1950 census recorded the older couple still working at the motorcycle shop, which had relocated to 1462 Cerrillos Road—a newly developed commercial strip across from the Santa Fe Indian School.[11] The area included the recently built King's Rest Court and the Neighbor's Hut, a drive-in hamburger stand. Nearly three miles from the city center, the new location may have proved too remote. Around this time, Mamie began selling home-cooked "Spanish meals" from their residence, possibly indicating financial strain.[12]

Charles L. Hesch died on May 13, just 19 days after the census enumerator visited their home, following what his obituary described as several months of illness. He was 57. This left Mamie on her own—but not alone.

Mamie and Maude

Down the street at 526 Agua Fria lived Mamie's younger sister, Maude, and her husband, Mercedes Gonzales. The sisters had already endured hardship. After their father's death during their teenage years, they moved into a boarding house on Capitol Street with their younger brother, Dwight. A World War I veteran, Dwight died in his thirties; following the custom of the time, his funeral was held at the Hesch home, the big house fronting Agua Fria Street.

Around 1955, Maude and Mercedes moved into the former garage. The couple led modest lives—Mercedes cut hair and Maude cleaned homes—and the small residence may have offered welcome support. It was during the 1950s that the former apartment was formally assigned the address 549 ½ Agua Fria Street. A 1958 aerial photograph shows the house largely unchanged from the time of its earlier conversion: a footprint in the shape of a "T." By that time, both homes had separate telephone lines (Fig. 5).

City directories from the 1960s show the sisters continuing to live on the property, each in her own house, with their own telephone, separated by approximately 60 feet. Both were retired.

[11] U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 73; Enumeration District: 26-8.
[12] "Personals" [column], *Santa Fe New Mexican*, February 6, 1950,7.

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A 1969 aerial photograph reveals that Maude's home had by then been enlarged with an east-west addition extending from the west wall of the original garage (Fig. 6).

Mamie L. Hesch died on August 8, 1976, at the age of 82. As was typical at the time, her household possessions—a couch, dressers, tables, rugs—were sold at an estate sale. Mamie left the entire property to her sister, with formal title transferred through a personal representative's deed on June 29, 1977.[13]

Post Hesch-Gonzales Changes

Maude died in her smaller home on March 7, 1984 at the age of 87. Her passing resulted in another estate sale, this one featuring antiques, jewelry, and linens. The entire property, including both homes, was sold eight months later to Les Crane.[14] City directories indicate that both homes were subsequently rented.

In 2003, Barbara and Federico Vigil acquired the property. Barbara, an attorney and state judge, renovated the front house—now designated a Significant structure—submitting an application to the Historic Districts Review Board in 2008 (H-08-075). The extensive restoration and renovation[15] likely extended to the back house (549 ½), which now features modern windows and doors and an English cottage-style rose garden in front. The current owners acquired the property in 2023.

[13] Personal Representative's Deed, Mercedes Gonzales, Mamie L. Hesch Deceased Estate to Maud [sic] Gonzales, recorded June 30, 1977, Book 349/Page 838, Instrument # 404787, Santa Fe County, New Mexico.
[14] Warranty Deed, Maud [sic] Gonzales Estate to Lee [sic] L. Crane, recorded December 31, 1984, Book 509/Page 814, Instrument # 558248, Santa Fe County, New Mexico.
[15] Paul Weideman, "Beautifully Restored Adobe on the Market," *Santa Fe New Mexican*, December 6, 2020, Home-30.

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Evaluation of Historical Status

The Hesch-Gonzales Cottage nominally meets the criteria for Contributing status, as its composite footprint is over 50 years old, being discernable on a 1969 aerial photograph.

Its most distinctive feature is the south (front) façade, which retains characteristic massing and Pueblo Revival style hallmarks. The remaining elevations are utilitarian in character and have been compromised by replacement fenestration.

For this reason, the building is recommended as Contributing, with its south elevation designated as the primary façade. The non-historic windows are excluded from this designation.

While the front garden wall is attractive and well-constructed, it is of recent construction and therefore ineligible for historic status.

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Illustrations

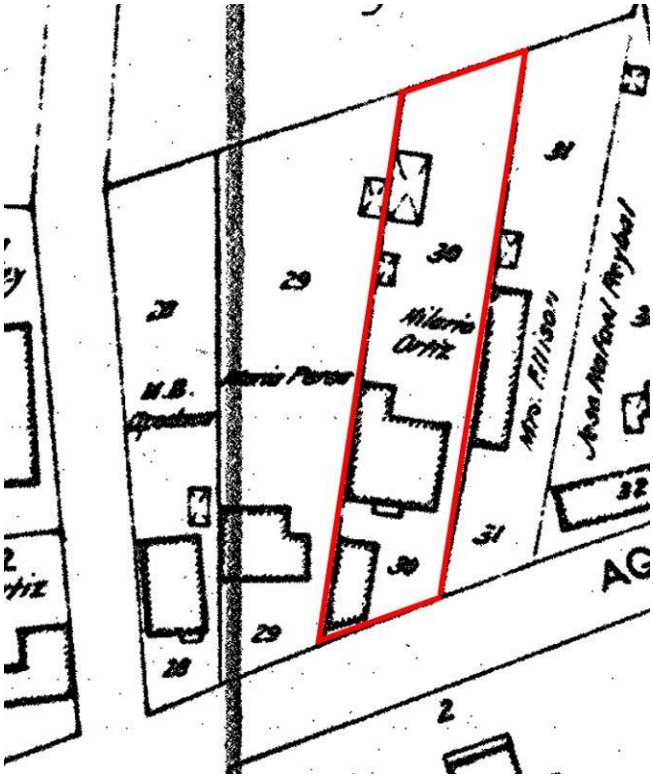

Figure 1: N. L. King, "Map of the City of Santa Fe," 1912. The property under Hilario Ortiz's ownership.

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Figure 2: Sanborn Map Company, "Santa Fe, Santa Fe County, New Mexico," January 1930. Original garage configuration.

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Figure 3: December 1946 advertisement for the Santa Fe Cycle Company. Courtesy of the Santa Fe New Mexican.

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Figure 4: Sanborn Map Company, "Santa Fe, Santa Fe County, New Mexico," January 1930, correction layer, August 1948. Garage converted to small apartment for Howard Hesch.

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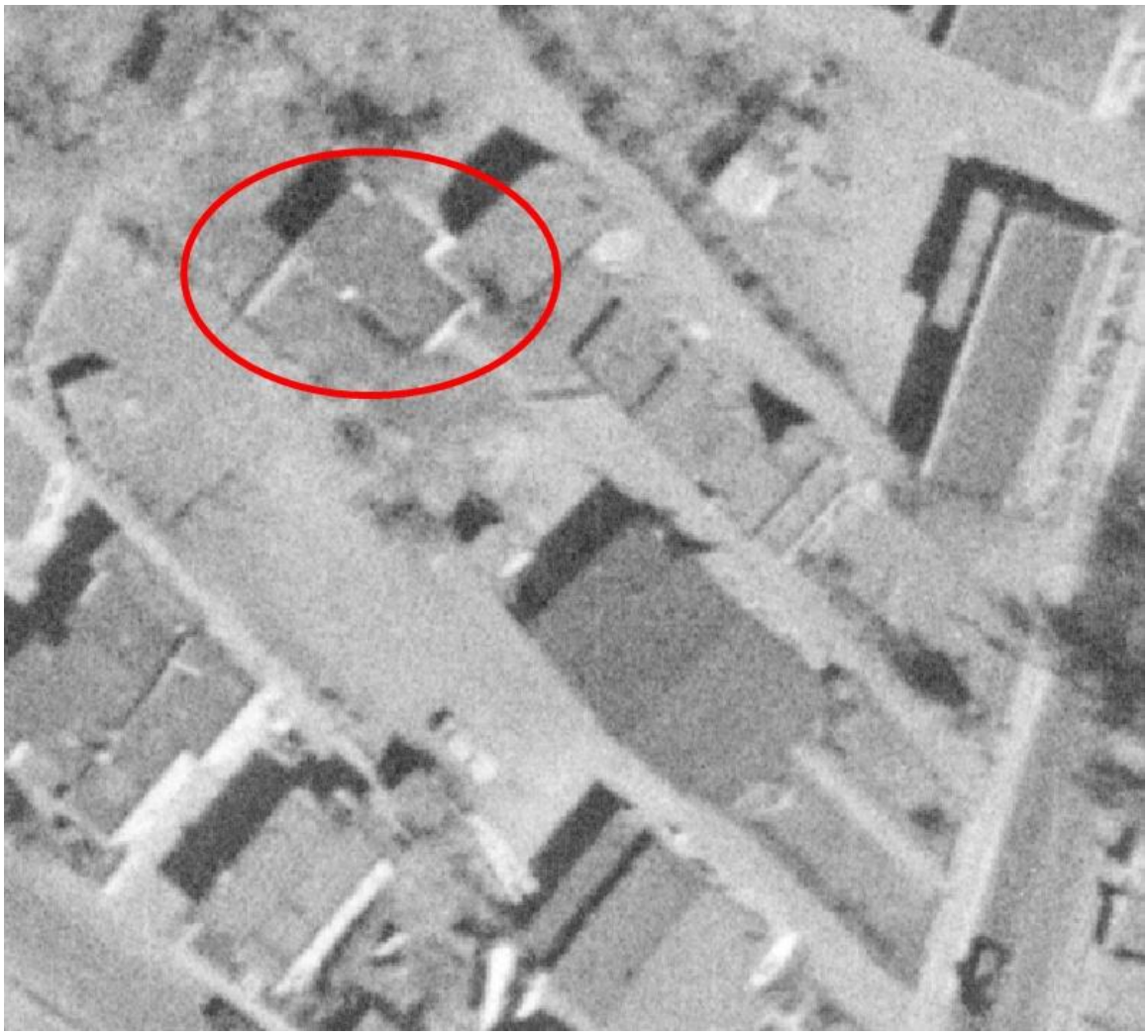

Figure 5: November 10, 1958, aerial photograph. Former garage has retained 1940s apartment footprint.

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Figure 6: February 27, 1969, aerial photograph. Former garage has expanded to the west with an addition reflecting its use during the Maude Gonzales period.

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Survey Photographs

(All images taken John W. Murphey, on May 23, 2025, unless otherwise noted)



Photo 2: View of Hesch-Gonzales Cottage (arrow) from north side on Agua Fria Street. Camera facing north.

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Photo 3: Hilario Ortiz House. Camera facing north.

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Photo 4: Subject dwelling and context. Camera facing north.

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Photo 5: South elevation. Window set in original garage door opening. Camera facing north.

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Photo 6: South elevation. Window in 1960s addition. Camera facing northeast.

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Photo 7: West elevation. Window in 1960s addition. Camera facing east.

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Photo 8: West elevation. Window in 1940s addition. Camera facing east.

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Photo 9: North elevation. Camera facing south.

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Photo 10: North elevation. Recent doors in 1960s addition. Camera facing south.

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Photo 11: East elevation, south end. Windows in original garage and 1940s addition. Camera facing northwest.

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Photo 12: East elevation, north end. Window and door in 1940s addition. Camera facing south.

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Photo 13: East elevation. Window in 1940s addition. Camera facing southwest.

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Photo 14: Front Garden Wall. Detail of masonry. Camera facing north.

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Photo 15: Gate. Detail of construction. Camera facing north.

City of Santa Fe, New Mexico

memo

DATE: August 12, 2025

TO: Historic Districts Review Board Members

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

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

2025-010839-HDRB, 433 Calle La Paz, Downtown & Eastside Historic District, contributing, Martinez Architecture Studio, agent for John C. Gregory and Pamela S Austin Revocable Trusts, owners, requests primary façade designation of the main residence, a historic status review with primary facade(s) designation, if applicable, for a casita and a garage structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other**: [previous case documents]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [2025 HCPI, window assessments]

STAFF RECOMMENDATION:

Staff recommends the historic status of the main residential structure be maintained as contributing with the north façade (R1), which retains the original and design designated as the primary facade, the garage be designated as contributing with the west (G4) as the primary façade and the guest house and yard walls be designated as non-contributing due to their age per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

Four motions will be required in this case. One motion is required for the designation of the main residence and assignment of primary facade(s), one is required for the designation of the garage and assignment of primary facade(s), one is required for the designation of the casita, and one required for the yard walls.

a. In case 2025-010839-HDRB, for 433 Calle la Paz, retain the main residence as contributing and designate facades (R1-R6) as primary façade(s).
b. In case 2025-010839-HDRB, for 433 Calle la Paz, downgrade the main residence to non-contributing.
c. In case 2025-010839-HDRB, for 433 Calle la Paz, designate the casita as non-contributing due to age, with the understanding that the status could be reviewed for an upgrade in status at a later date.
d. In case 2025-010839-HDRB, for 433 Calle la Paz, designate the garage as contributing and designate the (north G1, east G2, south G3, and/or west G4) façades as the primary façade(s).
e. In case 2025-010839-HDRB, for 433 Calle la Paz, designate the garage as non-contributing.
f. In case 2025-010839-HDRB, for 433 Calle la Paz, designate the yard walls on Calle la Paz and Camino Manzano as non-contributing due to age, with the understanding that the status could be reviewed for an upgrade in status at a later date.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1).

BACKGROUND & SUMMARY:

Streetscape:
The area that consists of Calle La Paz was an apple orchard in the 1920s. The properties in the area were developed with larger lots, heterogeneous designs, and houses that, for the most part, do not face the street. The addresses were Acequia Madre until 1938, when they were changed to Calle la Paz and Camino Manzano. Calle la Paz is a dirt road lined with yard walls and wood and wire fencing ranging from three feet to six feet in height at the edge of the road. The houses are set back from the road, from five to ten feet on average. Most of the streetscape is Spanish Pueblo Revival Style, and a few territorial style homes. Of the eight properties on the street, only two have free-standing street-facing garages. All of the properties back up along Camino Manzano. Camino Manzano is also a dirt road lined with yard walls and wood fencing. However, the street also has several structures that sit at the side of the road with no setbacks. The view of the properties on Calle la Paz from the Camino Manzano side consists of the rear of homes and backyard walls, fences, and gates.

This area, which includes Sosaya Lane and San Antonio Street, represents the first suburban-style development in the Eastside. Consistent setbacks, lot sizes, and relationship to the street are defining features of early suburbs that were woven into the historic context. Previously the urban design was more defined by access to acequias and long, narrow lots to provide space for orchards or agriculture.



Figure 1: Site Location

Property:
The 0.16-acre lot at 433 Calle la Paz was originally owned by Frank Hudson until 1960, when it became a rental unit. It was leased by Robert Neidorf when he purchased it in 1972. While Mr. Neidorf passed in 1988, his wife remained in the home until 2000, when she sold it to Lee Dirks. Mr. Dirks recently sold the property to its current owner. The property contains a main residence, a guest house, and a freestanding single vehicle garage with yard walls along each street and some wood fencing.

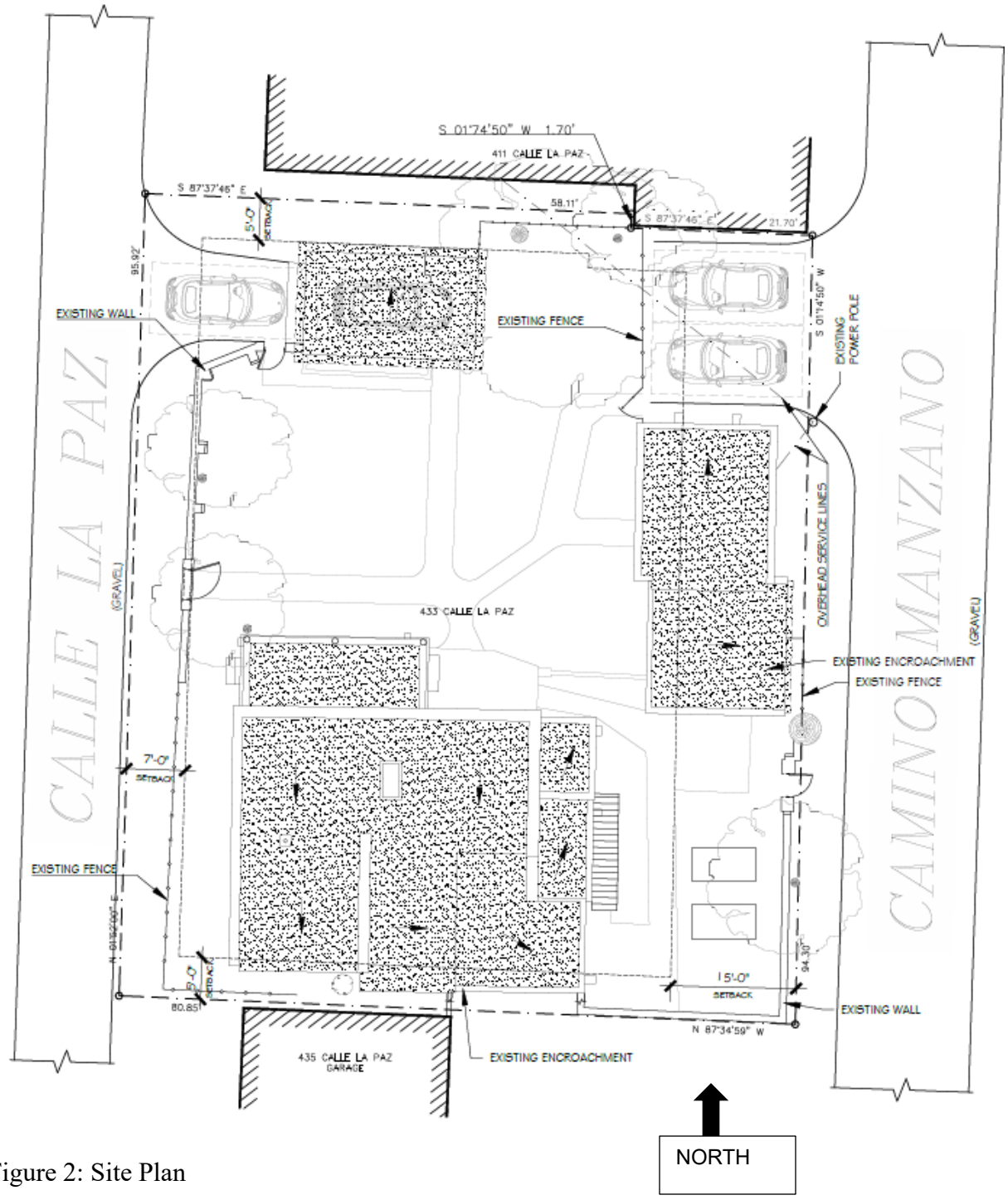


Figure 2: Site Plan

Buildings:



Figure 2: Main Residence

The 1,358 square foot single-family residence at 433 Calle la Paz is listed as contributing to the Downtown and Eastside Historic District. The original portion of the home was constructed in adobe sometime between 1912 and 1930, with four subsequent additions, all of which were constructed before 1970. The residence is a vernacular interpretation of Territorial Style with Pueblo Revival influence in the additions to the historic footprint. The roof heights vary, with most having a brick cornice, which was installed in 2001. The main entrance of the residence faces north and is covered by a portal that is off-center from the elevation due to one of the additions. The recent brick floor of the portal is several feet above ground level, and the roof is supported by wood posts set on concrete pier blocks. The residence retains its original fenestrations with mostly two-over-one wood windows, except one six-over-one wood-clad and one one-over-one vinyl window. The doors are wood, except for one metal door. The residence is stuccoed in cement stucco in "buckskin". Character-defining elements of the main residence include the original core, original fenestration openings fitted with two-over-one wood windows, and the brick cornice.

The applicant provided a window assessment of the windows and doors throughout the residence. There is a combination of historic and non-historic windows and doors in various stages of wear.


Figure 3: Casita

The 564 square foot casita is listed as non-contributing to the historic district. It was constructed in the early 1980s with frame construction that seems to encompass an older structure on its south end. The casita is a vernacular style with a passive solar design consisting of south-facing clerestory windows and interior brick floors. The main entrance faces west and has a metal panel door and sash windows. The south houses French doors and a sash window, and the upper level has the clerestory windows. The east façade contains wood windows, and the north façade has no openings. According to the window assessment, all windows are non-historic from 1987 to 2015.


Figure 4: Garage

The 264 square foot west-facing garage was constructed before 1958 of hollow clay tile blocks in a Spanish Pueblo Revival style. The roof has been modified with a flat roof with plywood overhang. The vehicle door is a double chevron wood overhead door in a natural color with blue trim surround that matches the blue of the roof overhang. There is a metal light fixture to the south of the door. The south façade holds a non-original 1990 wood pedestrian door painted red, and an eight-lite sash window turned on its side. The window assessment shows this window as a non-historic 1987 window. The north façade has no openings. The garage is a good example of this type of construction and design.



Figure 5: East Yard Wall

There are seventy-inch-tall yard walls along both Calle la Paz and Camino Manzano, which were constructed after 1983. In the 1983 survey photo, a much lower wall was in front of the residence, which was raised in height by 1991 as is illustrated in that survey photo. The west wall contains an arched gate opening that reaches ninety inches and holds a wooden gate. To the south is a seventy-two-inch wood plank fence. The yard wall on Camino Manzano starts at the south corner of the lot and runs to the edge of the guest house. Closer to the guest house is a wooden pedestrian gate topped with a header. At the south end of the guest house starts a seventy-two-inch plank fence that runs for about five to ten feet before ending in a wire fence that is damaged by the overgrown foliage that clings to it.


Figure 6: West Yard Wall

There is a single case on file for the property from 2001. Case H-01-126 was approved for replacing windows, a glass door, and add a new window all on the south and east elevation, raising the roof of the kitchen and installation of coping to match the existing coping, and install an outside stair to the basement on east elevation of the main house and replace the French doors on the south elevation of the guest house. The staff report of the case indicates that the south and east facades of the main residence are non-primary but does not clarify which façade is designated as the primary.

APPLICANT'S REQUEST:

The applicant requests:

1) Status confirmation with primary façade designation, if applicable, of the main residence and the casita.
2) Status designation with primary façade designation, if applicable, for the garage.
3) Status designation of the yard walls on Calle la Paz and Camino Manzano.

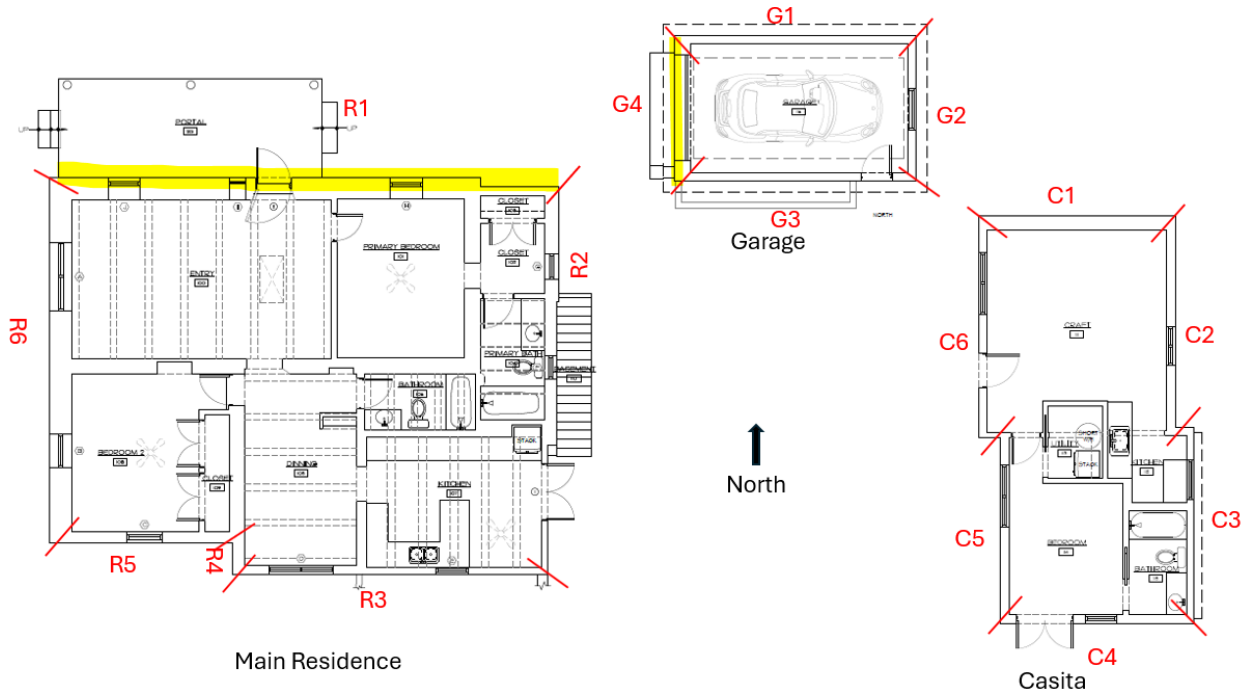


Figure 7: Façade Diagram

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.

(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.

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.

(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 complementary colors. Windows, doors, and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles; except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic, and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

H641

IDENTIFICATION

ADDRESS: 433 Calle la Paz
Camino del Monte Sol National Historic District

ID NUMBER: 051600051

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ~~S~~ RANGE 10 E ~~W~~ SEC 30 NW 1/4 NW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:

1930 ESTIMATE by 1938 ACTUAL

SOURCE(S) city directory 1930 survey plat

BUILDING DATA

ARCHITECTURAL STYLE:

Territorial Revival

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS:

residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? garage, guest house

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: guest house from shed

OVERALL CONDITION:

___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

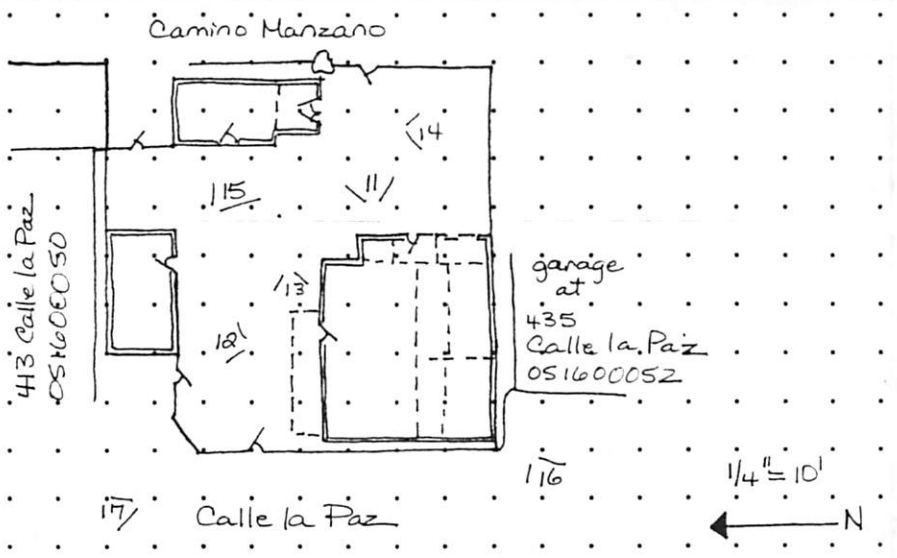
___ YES X NO

PHOTO



#12 north elevation

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 Contributing

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 9/91 BY DB

NEGATIVES WITH NMHPD ROLL # 13 NEG # 11 TO 17

ARCHITECTURAL AND LANDSCAPE FEATURES

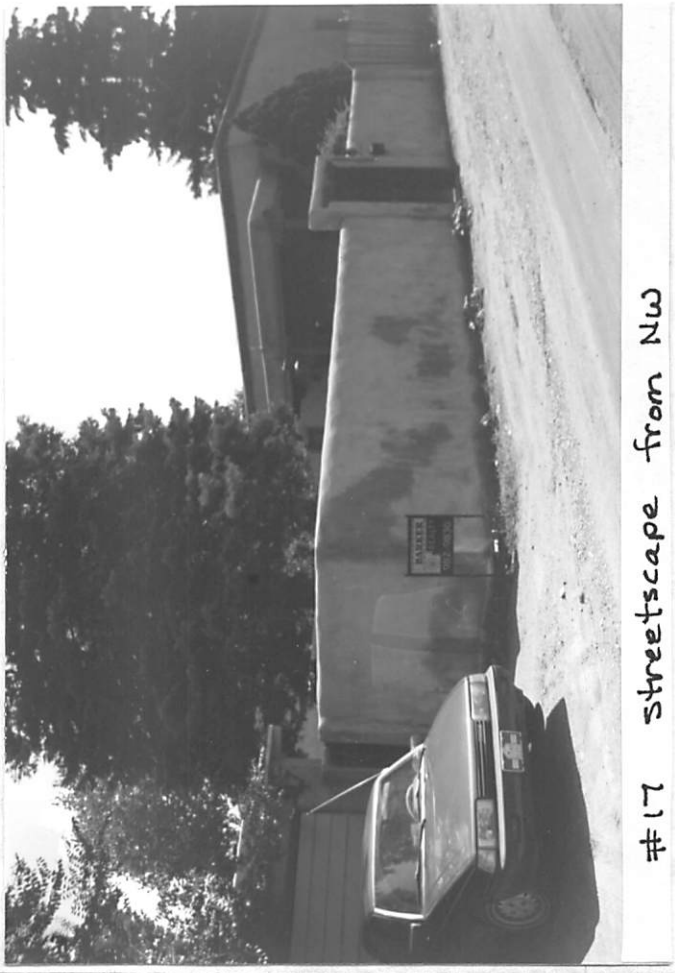
FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco	
FOUNDATIONS	not visible	
DOORS	wood panel with large light, top; sliding doors,	east; front is wood plank with three lights stepped
WINDOWS	4-light and 9-light casement, 2x1 DH ws, 1 fixed light N	
PORTALES	T&G ceiling, no exposed beams, hewn posts & corbels now	painted, raised concrete floor
CANALES	old wood/tin	gutter along E
PORCHES		
BALCONIES		
ROOFS	flat with coping on upper sections, parapets	on porch and east, shed-roofed section east; false parapets
COURTYARDS		
FENCES/WALLS	stucco and wood privacy wall/fence – east gate	has large corbel over. Buttresses on inner face of wall, west.
ARCH. DETAILS		
OTHER	garage – flat roof with	

COMMENTS guest – south section was shed – north section added – clerestory along S wall of addition. Flat roof with parapet, panel door, french on south. Wood sliding windows west.

ADDITIONAL PHOTOGRAPHS



#16 from southwest



#17 streetscape from NW

IDENTIFICATION

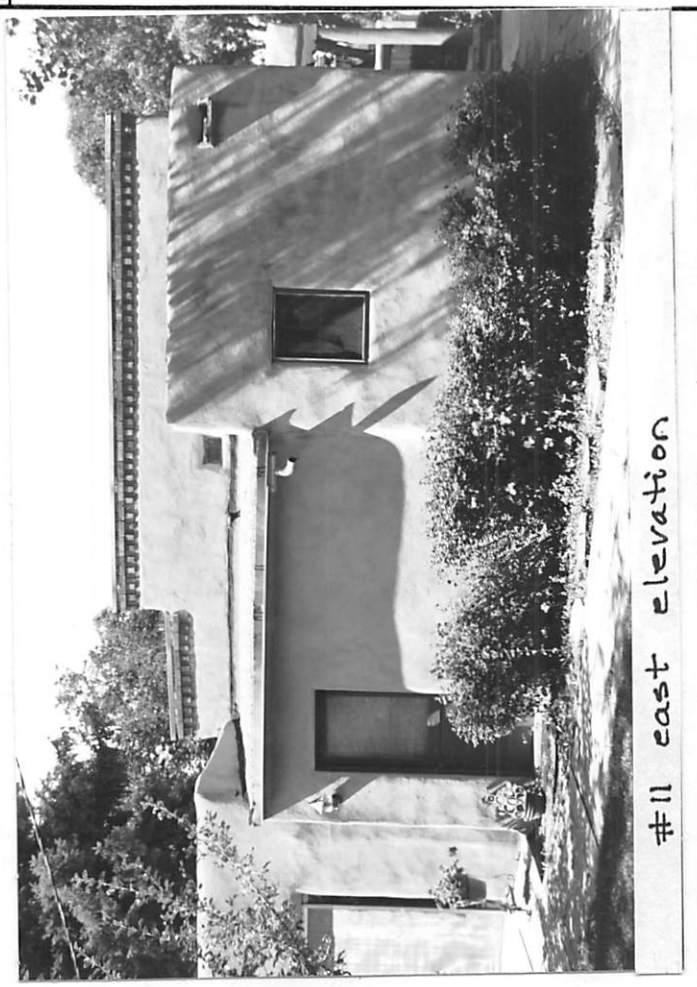
ADDRESS 433 Calle la Paz

Camino del Monte Sol National Historic District

ID NUMBER 051600051

SURVEYED/RESEARCHED

DATE 9/91 BY DB



#11 east elevation



#14 south, guest house



#13 guest house, west

IDENTIFICATION

ADDRESS 433 Calle la Paz
Camino del Monte Sol National Historic District

ID NUMBER 051600051

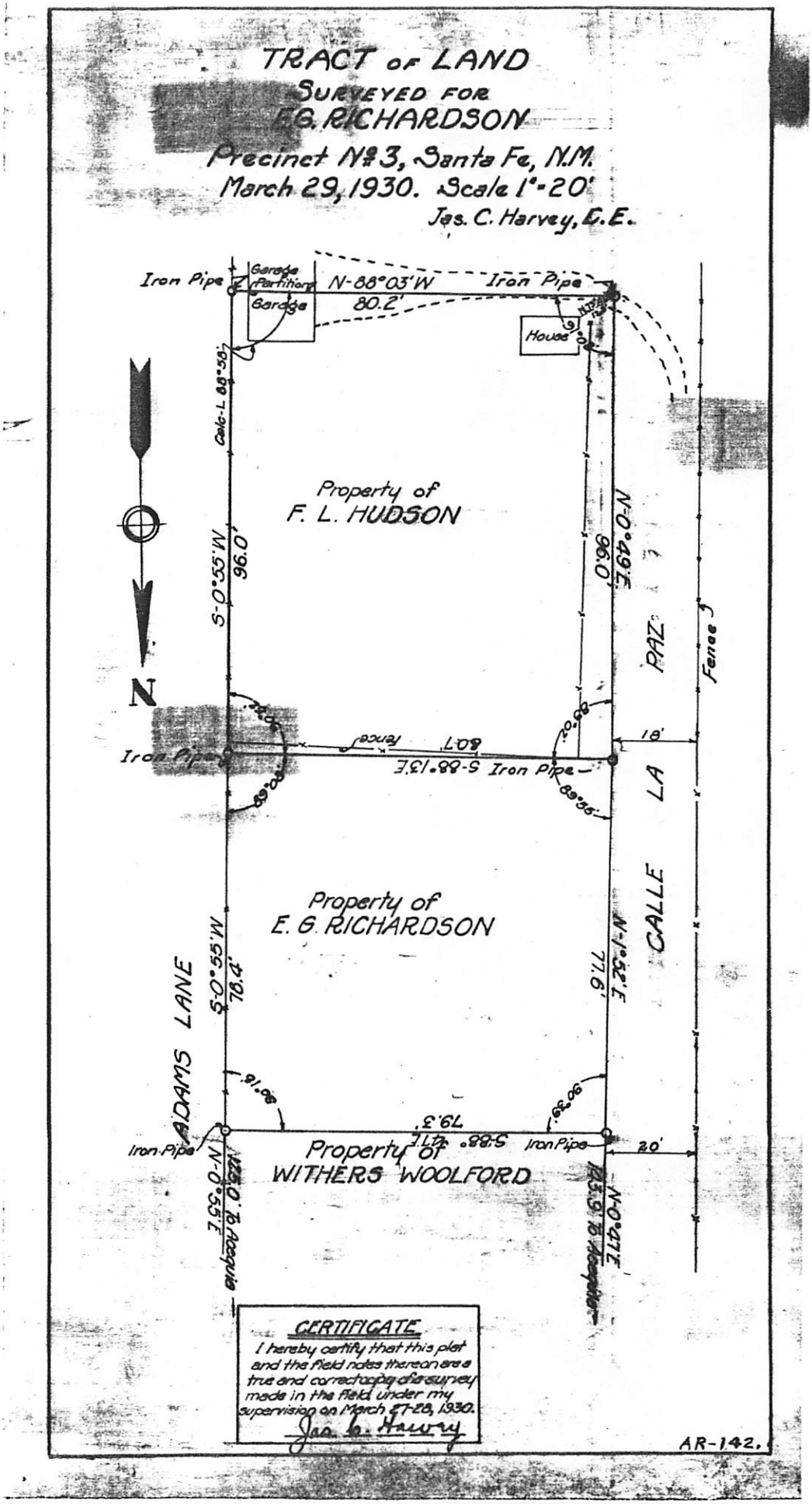
SURVEYED/RESEARCHED
DATE 9/91 BY DB

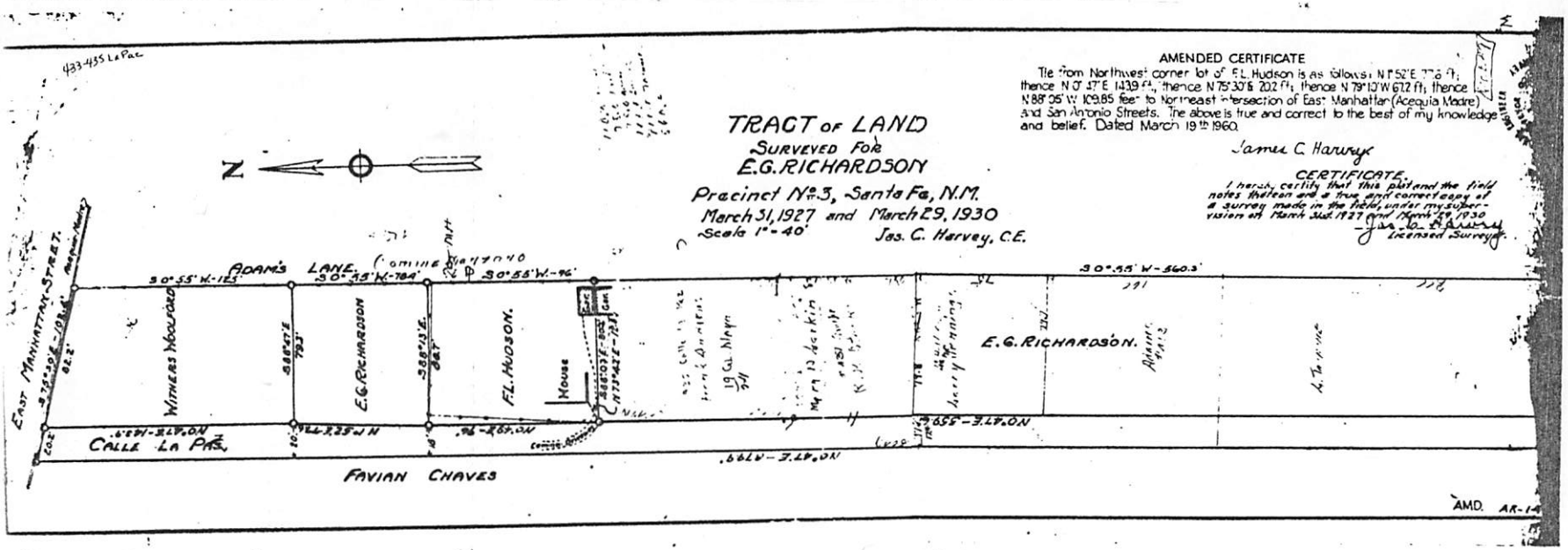


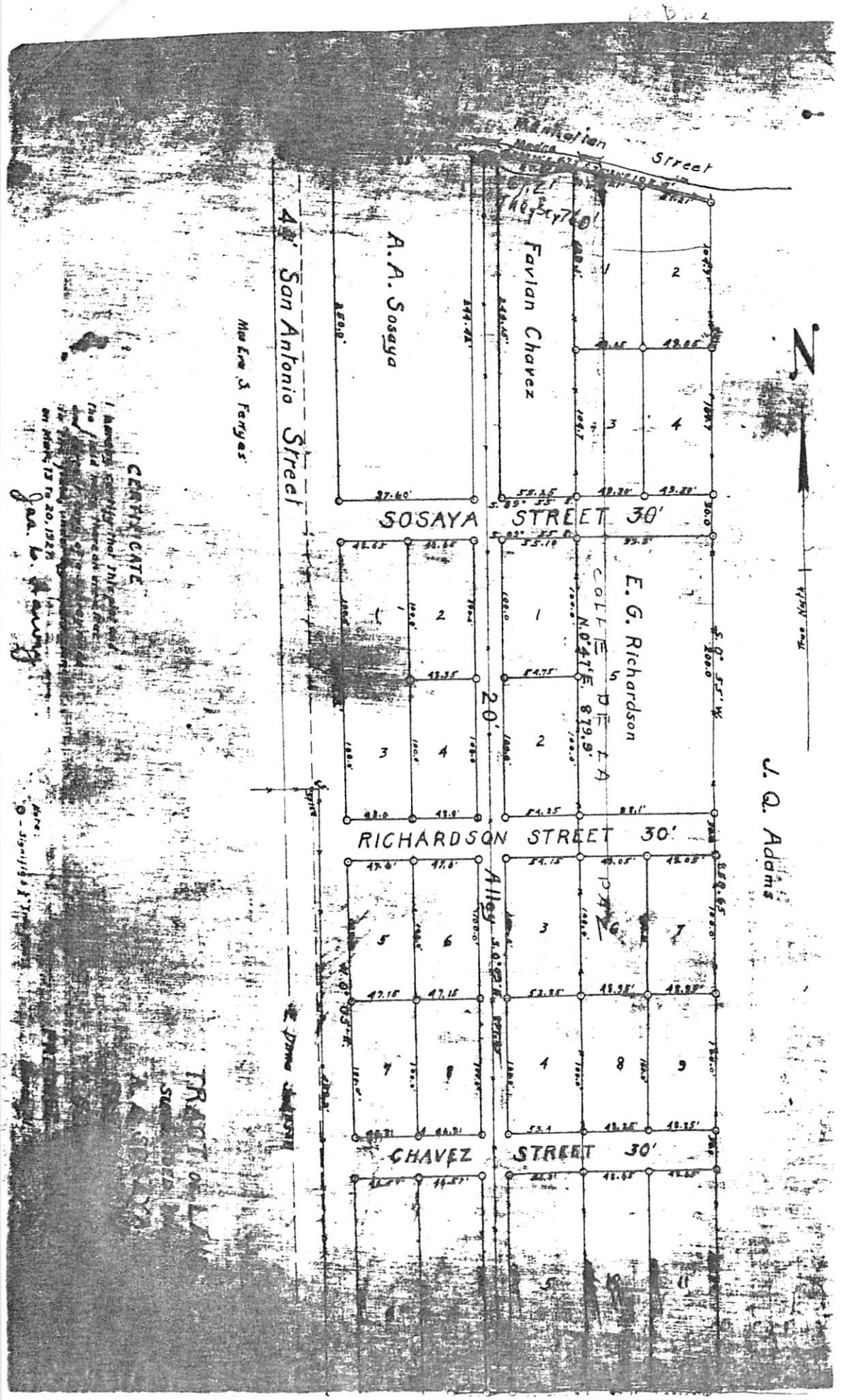
#15 garage from southeast

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

Verbie


TRACT OF LAND
SURVEYED FOR
E.G. RICHARDSON
Precinct No. 3, Santa Fe, N.M.
March 29, 1930. Scale 1"=20'
Jas. C. Harvey, C.E.
Iron Pipe
Garage Partition
Garage
N-88°03'W
80.2'
Iron Pipe
House
Calc-L 88°58'
Property of
F. L. HUDSON
S-0°55'W
96.0'
N-0°49'E
96.0'
PAZ
Fence
N
Iron Pipe
Fence
80.7'
S-88°13'E
Iron Pipe
18'
LA
CALLE
Property of
E. G. RICHARDSON
S-0°55'W
78.4'
N-1°52'E
77.6'
ADAMS LANE
Iron Pipe
79.3'
S-88°47'E
Iron Pipe
20'
Property of
WITHERS WOOLFORD
N-0°55'E
125.0' To Acequia
N-0°47'E
125.9' To Acequia
CERTIFICATE
I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made in the field under my supervision on March 27-28, 1930.
Jas. C. Harvey
AR-142.


TRACT of LAND
SURVEYED FOR
E.G. RICHARDSON
Precinct No. 3, Santa Fe, N.M.
March 31, 1927 and March 29, 1930
Scale 1" = 40'
Jas. C. Harvey, C.E.
AMENDED CERTIFICATE
CERTIFICATE
James C. Harvey
Licensed Surveyor
ADAMS LANE
EAST MANHATTAN STREET
WITHERS WOLFORD
E.G. RICHARDSON
FL. HUDSON
House
E.G. RICHARDSON.
CALLE LA PAZ
FAVIAN CHAVES
AMD. AR-14


Manhattan Street
A. A. Sosaya
Favian Chavez
San Antonio Street
SOSAYA STREET 30'
E. G. Richardson
COLLEGE OF LA PAZ
N.0°47'E. 879.9'
20'
RICHARDSON STREET 30'
Alley
CHAVEZ STREET 30'
J. Q. Adams
True North
CERTIFICATE

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 7-6-83 by mb	county Santa Fe	ID no. 051600051
field map Santa Fe, N.M.	number 1	UTM reference zone 12 13 easting	northing

location description: 433 La Paz

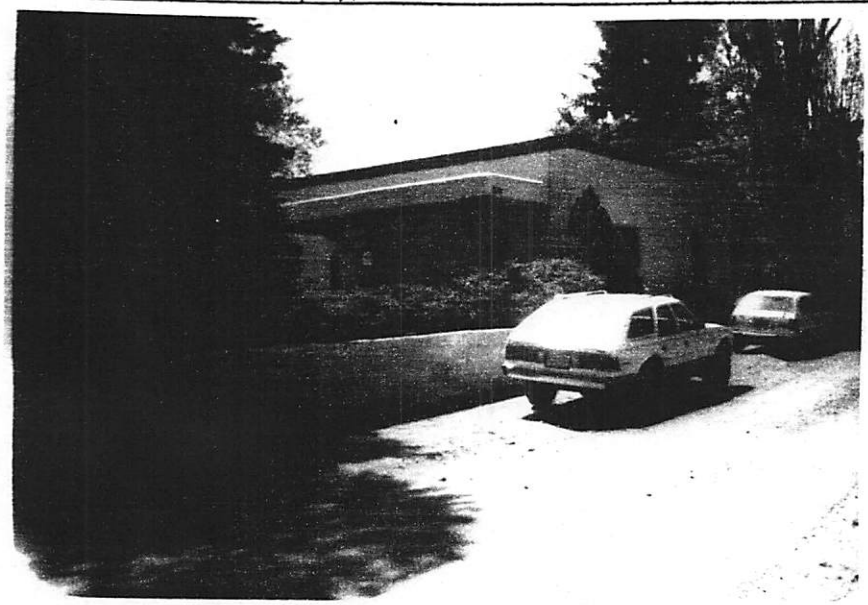
city/town: Santa Fe

land grant/reservation: ~~land grant/reservation~~

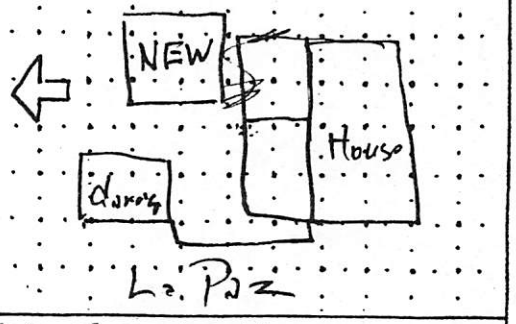
building name:

legal description: tnsp 17 N S range 10E W sec 30 NW¼ NW¼

film roll by mb no. 4 | negative nos. BW 1. | loc. of neg. HPB



plan shape



date of construction: ~~Pre 1482~~ 1930 estimate ____ actual

source: 1982 City Directory

use
present: residential
other: ____
historic: residential
other: ____

condition
___excellent X good
___fair ___deteriorating

degree of remodeling
___minor X moderate ___major
describe: Garage postwar
New studio under construction

surroundings: Residential

relationship to surroundings
^ similar ___not similar

district potential
X yes ___no

significance
___eligible ^ of interest ___none
if eligible, why?

associated buildings? ^ yes
what type?
Garage & Studio(?)
if inventoried, list ID nos.

see back? ___yes

style: Territorial Revival

foundation material: Not vis

wall material/surface: Stucco

architectural features
Dentil cop.
Windows - 6 lite wood casement 3/1 dbl hung. Bluetrim
Portal - pueblo firewall

comments
~~wall~~
hedge
wire fence
wood fence
landscape
street trees
stone curb
0 setback
acequia

Streetscape

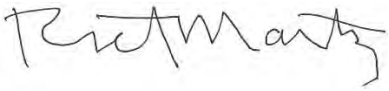
MARTINEZ ARCHITECTURE STUDIO PC
TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

STATUS REVIEW
433 Calle La Paz
July 14, 2025
Downtown/Eastside Historic District, Contributing status

EXISTING CONDITIONS:

On behalf of the property owners, John Gregory and Pamela Austin, the attached application requests a status review and primary elevation designation of the above-referenced property.

Sincerely,



Richard Martinez
Martinez Architecture Studio PC

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: July 12, 2025

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Frank and Alma Hudson House/ Robert and Mary Neidorf Residence	433 Camino la Paz Downtown and Eastside Historic District – Santa Fe	Santa Fe ID: H-641 4. County: Santa Fe Parcel # 10322816

5. Property Type:
_x Buildings: 3
_x_Structures: walls and fences
__ Site __ Object

6. Date of Survey:
May 28, 2025, JWM

7. Previous Survey Date(s):
_x Yes: July 6, 1983, Michael Belshaw, September 1991, Deborah Butcher
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6791818,-105.9319022



10. Photo Information; John W. Murphey, photographer. Photo 1: View of west elevation on Calle la Paz. Camera facing east.

11. Brief Description of the Property:

Erected between 1912 and 1930, the original core of the primary residence consists of a 17-by-36-foot adobe rectangle, to which at least four additions have been appended. These include a façade addition that postdates 1966. The property also contains an older one-bay garage at the northwest corner and a guesthouse along Camino Manzano which was constructed in the early 1980s. The property is enclosed by non-historic walls and fences. The primary house is classified as Contributing to the Downtown and Eastside Historic District; the garage, guesthouse, and walls have no status.

Continued on Page 5.

12. Who uses the property? Dwelling

13. Construction Date:
Date: Primary House, before 1930, with multiple additions after; Guesthouse, early 1980s; Garage, pre-1958
_x_Known _x_ Estimated Source: plat maps and aerial photographs

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __ Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

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



Source: Office of the Santa Fe County Assessor
Blue parcel lines are not accurate

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com

For: Current owner and Richard Martinez, AIA, NOMA NM

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

Current owner: John C. Gregory Revocable Trust & Pamela S. Austin Revocable Trust
N/A

19. Is Property Endangered? _x_ Unknown __ No __ Yes How?

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing: Primary House __ Non-contributing _x_ No Status: Guesthouse, Garage, and Walls and Fences
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Downtown and Eastside Historic District

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-641
Frank and Alma Hudson House/ Robert and Mary Neidorf Residence	433 Camino la Paz Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: May 28, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: All Buildings

_x_Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone: __ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood: __ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __Raised:
Materials: _x_ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__x Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _x_Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
__ Other:

10. Window Types

Operation	Material	Glazing	Number
Single-Hung	Wood	1/1	1
Single-Hung	Vinyl	1/1	1
Single-Hung	Wood	2/1	3
Single-Hung	Wood	2/2	2
Single-Hung	Clad Wood	6/1	1
Sash-Fixed Position	Wood	6	2
Sash-Fixed Position	Wood	8	2
Awning	Wood	1	1
Casement	Wood	4	1
Casement	Wood	4	1
Sliding	Wood	1-1	2
Clerestory	Wood	H-F-F-H	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	Plank	Wood	1
Single-Leaf	Panel	Wood	1
Single-Leaf	Panel	Metal	1
Double	French	Wood	2
Overhead	Garage	Wood	1

12. Chimneys _x_ N/A

13. Porches __ N/A
Type: _x_ Entry _x_Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Various; multiple additions to the primary house; most within the historic period; maps, aerial photographs, and visual evidence
#2 Date: Early 1980s; construction of guesthouse, potentially including an older structure; 1983 HBI form
#3 Date: Post-1978 (1983); alteration of existing and introduction of new walls and fences; aerial photographs and 1983 HBI form
#4 Date: c.2001; raising ceiling and roof of east side of primary house and adding brick coping; Case H-01-126
#5 Date: c.2001 replacement of a door and several windows of the primary house; Case H-01-126, visual evidence

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular; Passive Solar

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

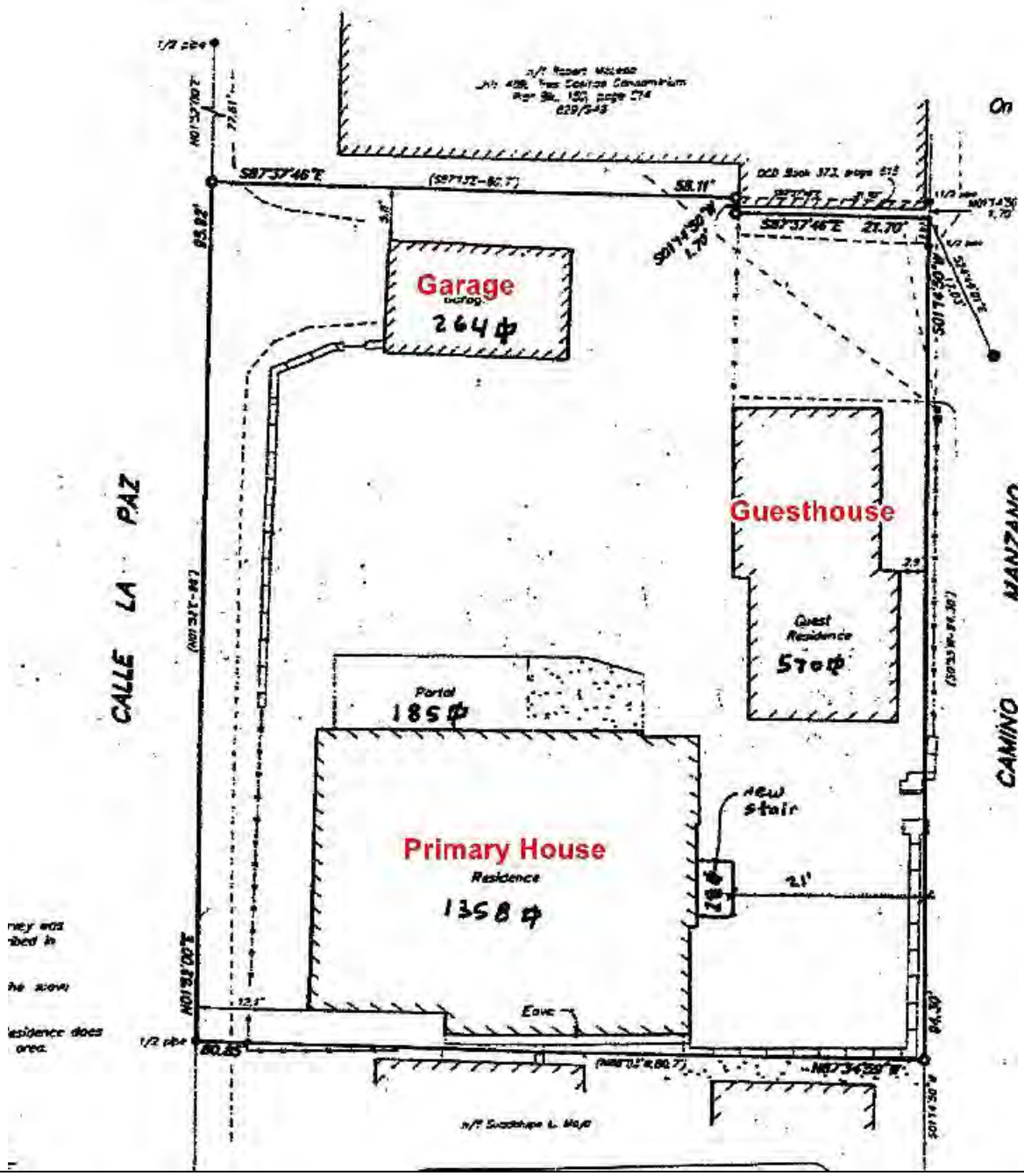
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 2000 survey boundary map. Courtesy of Sierra Land Surveying, Inc.



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Architectural Description Continued

Setting

The house and its ancillary structures occupy a roughly 0.16-acre rectangular lot on the east side of Calle la Paz, a short dirt lane constructed across a former apple orchard. Except for the garage, the property is mostly concealed by non-historic walls and fences erected after 1983 (Photos 1 & 34). Within the enclosure, the three buildings form a courtyard surfaced with gravel and brick walkways. Vegetation is limited to a few older trees, including an apricot tree and a recently planted bed of lavender.

Primary House

Dating to the early 20th century, the primary house remains mostly legible across its front façade, while its other elevations have been altered by additions largely completed by the 1970s (Photo 3)(Fig. 5). The house reflects a later vernacular interpretation of the Territorial style, with the closet addition exhibiting Pueblo Revival influences. The older sections are trimmed with a full cornice composed of a header, rowlock, and stretcher brick pattern running from top to bottom. The coping on the additions repeats the original brick pattern but lacks the dentil detailing at the rowlock course and uses a different color of brick. The brick cornice on the east façade was installed in 2001, following an increase in roof height by approximately one foot over the kitchen and bathroom areas.

The house and its additions display compound massing, articulated through varied roof heights and projecting volumes. The entire building is finished with a buckskin-colored cementitious stucco coat. Important character-defining elements include the historic rectangular core, original fenestration openings fitted with two-over-one wood windows, and the brick cornice.

North (Façade)

The façade presents an overall asymmetrical composition. It is horizontally oriented, with a dominant, nearly solid mass on the left (east) side offset by an open portal on the right (west) (Photo 3). Although the original core included a centered door flanked by

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symmetrically placed windows, the off-center portal and the 1970s closet-bathroom addition together give the façade its current asymmetrical appearance.

Portal

The portal sits approximately 24 inches above grade (Photo 4). It has recent brick flooring, and its decking is finished with unweathered tongue-and-groove boards. The structure is supported by wood posts measuring 26 inches in circumference, set on concrete pier blocks.

The front entrance consists of a 35½-by-78½-inch screwed plank door with stacked vision lights and decorative metal hinges (Photo 5). At its threshold, the front wall measures approximately 23 inches thick (Photo 6). To the right (west) is a vertical sidelight that, based on its placement and materials, is likely not original.

Windows

The windows flanking the entry illuminate the front room, originally a sala-like space that has since been subdivided. These windows are of a two-over-one wood sash design (Photo 7).

The interior muntin profile of the right (west) window has a ¼-inch face with simple bevel molding and is fitted with a surface-mounted cam-action sash lock (Photo 8). The window is set back approximately 12½ inches from the interior wall, reflecting the substantial depth of the adobe wall construction.

West

The west elevation faces Calle la Paz and contains the oldest portions of the house (Photo 10). The sala space is fenestrated by two six-light fixed sash windows with ¼-inch muntin profiles (Photo 11). The adjacent addition, which contains a bedroom, has a two-over-one hung-sash wood window with a ⅛-inch muntin face (Photo 12).

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South

Sitting close to the neighboring property, the south elevation incorporates the early bedroom and dining room additions, as well as the kitchen space which was already evident in a 1958 aerial photograph (Photo 13)(Fig. 3). Both the bedroom and dining room have modern replacement windows (Photos 14 & 15). The kitchen contains a recent two-over-two sash window.

East

The east elevation reveals a conglomeration of additions expressed through varied roof heights and parapet treatments (Photo 16). Starting at the south end are double 10-light modern doors opening into the kitchen (Photo 17). Next is a non-historic two-over-two window at the bathroom, followed by a four-light casement window at the closet (Photo 18). Both of these latter spaces were constructed after 1966 (Figs. 4 & 5).

Interior

The interior contains eight rooms, most of them resulting from additions made after the initial construction in the 1910s. The most significant space is the main front room, which appears to have originally functioned as a sala-like gathering area before being subdivided with a partition. The large section immediately behind the front entry door measures 13 feet ½ inch wide by 22 feet 4 inches long (Photo 19).

It has a slightly sloping ceiling, rising to 10 feet 10 inches at its highest point. Eight vigas span the room in a north-to-south orientation, topped with loose tongue-and-groove boards. The space is austere: features are limited to a simple baseboard finished with a strip of quarter round forming a shoe rail. The floor consists of 2 ⅛-inch-wide wood strips that have been coated with gray paint.

The partitioned section of the former sala now serves as the primary bedroom—a small, dark space with even less trim than the larger area Photo 20). Beyond it, to the east, lies the closet and bathroom addition, which is the most recent extension grafted onto the house (Photo 21).

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South of the front entry is a small dining area and an adjacent bathroom painted red, with flooring that shows signs of failure (Photo 22). The bedroom to the west, one of the earlier additions, is cramped and contains a furred-out closet (Photo 23). The kitchen to the east is completely modern in its design, finishes, and fenestration (Photo 24).
Each of the older rooms has a different ceiling height, and in the case of the front and dining rooms, the vigas are arranged in different directions. The second bedroom floor is 2 inches lower than that of the adjacent dining room. These variations suggest a pattern of accretive construction.

Guesthouse

Erected in the early 1980s, the roughly 564-square-foot guesthouse is primarily of frame construction (Photo 25). It has a boxy design with a large south-facing clerestory window, reflecting an intention to mimic passive solar construction. It features a double-height volume on the north and a lower, one-story section on the south. The south piece may have incorporated an earlier structure.

The main west façade has a metal panel door flanked by wood sliding sash windows (Photo 25). The south elevation, enclosing the kitchen, includes 10-light French doors and a modern 1/1 wood sash window (Photo 26), while the upper level holds the clerestory unit.

The east elevation, fronting Camino Manzano, contains a few modern wood windows (Photo 27). The north elevation is a solid wall without openings (Photo 28). Inside, the double-height space emphasizes the passive solar design with a solid north wall and brick floor meant to retain heat gained through the clerestory window (Photo 29); however, the frame construction and large, leaky windows undermine this intention.

Garage

Standing in the northwest corner of the property is a one-bay garage, which was already present in the 1958 aerial photograph (Fig. 3). Constructed of hollow clay tile blocks and finished with stucco matching the yard walls, the garage has a gross footprint of approximately 252 square feet. It has a flat roof that has been modified with a plywood overhang. The garage faces south and is fitted with a “double-chevron” wood overhead door (Photo 30). An older decorative metal lamp is mounted at the south corner.

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Pedestrian access is provided from the south through a non-original wood door, painted red (Photo 31). The east elevation contains an eight-light sash turned on its side (Photo 32), while the north elevation has no openings (Photo 33).

Walls and Fences

Based on aerial imagery and a photograph from the 1983 HBI survey, all of the walls and fences surrounding the property are of recent construction. A much lower front yard wall is visible in the 1983 survey photo (Fig. 6). This earlier wall appears to be no taller than four feet. Today, a wall in this location stands at 70 inches and incorporates an arched gate opening that reaches 90 inches at its apex (Photo 2). South of this wall begins a section of board fence, which reaches 72 inches at its highest point. Similar walls and fences are present along the east side of the property, fronting Camino Manzano (Photo 34). None of these enclosures are of historic age.

Historical Overview

Subdividing Farmland

The long, narrow tracts south of the Acequia Madre began as irrigated farmland, producing the small but essential crops that sustained Santa Fe's early residents. In the early 20th century, some of these fields gave way to orchards—most notably apples—before eventually being carved into modest residential parcels as the city's edge slowly pushed outward beyond its historic core.

One such story unfolds along Camino Manzano, first laid out as an apple orchard by Jacob W. Waffensmith (also recorded as Waffenschmidt), a physician who left Ohio in search of new ground and new chances. Waffensmith built his residence at 415 Camino Manzano, with its tall water tower which looks over the subject property.[1] As shown on

[1] "415 Camino Manzano, Joseph and Helen Flynn House and Associated Buildings, Santa Fe, Santa Fe County, New Mexico," New Mexico Historic Cultural Properties Inventory 1 & 2. Prepared for Hoopes + Associates, Architects, Ltd. Co., August 29, 2017; revised September 13, 2017

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the 1912 King's map, this house stands as the oldest documented dwelling in the immediate area[2] (Fig. 1).

In 1920, John Quincy Adams, a mechanic originally from Muskegon, Michigan, acquired Waffensmith's orchard and formally platted it as the *Los Arboles* (The Trees) Subdivision, dividing the former orchard into smaller residential lots. Adams joined a growing cadre of local investors and developers—notably real estate speculator Harry Dorman—who saw promise (and profit) in transforming the historic Hispanic agricultural long lots along the acequia into small suburban enclaves.

This pattern of land conversion mirrored a broader shift in early 20th-century Santa Fe, as irrigated fields were systematically repurposed to accommodate the city's quiet but steady residential spread. Among those drawn into this suburban transformation was Agustin A. Sosaya, a modest-scale builder known for his work in Pueblo and Territorial styles. Alongside Favian Chavez and E. G. Richardson—both of whom owned parcels along what would become Calle la Paz[3]—Sosaya helped develop a cluster of houses on San Antonio Street, offering a picturesque, if somewhat idealized, blend of local architectural traditions.

But Calle la Paz and its neighbor, Camino Manzano, developed differently—with larger lots, more heterogeneous designs, and houses that did not always face the street.

The Hudson Place

A 1928 deed shows that E. G. Richardson sold the parcel containing the subject house to Frank Lawson Hudson and his wife, Alma Hudson.[4] Frank, born in Mississippi in 1900, worked as a United States Postal Service letter carrier in his home state before being transferred in the late 1920s.

[2] The King's map indicates that the long strip of land containing the current parcel was then owned by the Christian Brothers, a Roman Catholic male order in charge of educational instruction, who established St. Michael's College.

[3] James C. Harvey, "Tract of Land Subdivided for A. A. Sosaya, Favian Chavez, E. G. Richardson, Precinct #3, Santa Fe, N. M. [subdivision plat map]," March 31, 1927.

[4] Agreement, E. G. and Ethel M. Richardson to Frank L. and Alm D. Hudson, recorded January 2, 1929, Book V, Page 115, Instrument #1929036716, Santa Fe County, New Mexico.

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The 1930 census places Hudson in the area now known as Calle la Paz, but does not provide a specific street address.[5] At that time, Calle la Paz had not yet been formally established as a street, and residents along the dirt road were assigned Acequia Madre addresses. This is confirmed by the 1930 city directory, which lists Hudson's residence as "716 Acequia Madre (1) rear."[6] Street addresses for Calle la Paz first appeared in 1938, placing Hudson at what is now 433 Calle la Paz.[7]

City directories and other sources show the Hudson family residing on the property through the early 1960s. The 1940 census, the first to record them at this location, lists Frank Hudson as the owner of the house, then valued at $4,800.[8] The household included Frank, age 39; Alma, 43, also born in Mississippi; and their son, Frank Jr., age 8, a New Mexico native.

A February 16, 1942 draft registration card offers a few more glimpses of Frank Hudson. At that time, he was still working as a clerk at the downtown post office under Postmaster Antonio F. Martinez.[9] As a postal employee, he received his mail in the "Clerk's Box," a detail as routine as it is revealing. The registration card notes that he stood 5 feet 11 inches tall, weighed 133 pounds, and was mostly bald.

By the mid-1950s, Frank had advanced to superintendent of the new Coronado Station Post Office, housed in the Your Foods Super Shopping Center. The shopping center was Santa Fe's first suburban retail experiment, drawn up by Truman Mathews, a former draftsman in John Gaw Meem's office. By then, the Hudson household had expanded to include Frank, Alma, Frank Jr., and Frank's widowed mother, Frances.[10]

---

[5] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 7B; Enumeration District: 0003; FHL microfilm: 2341134.
[6] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1930 (El Paso: Hudspeth Directory Company, 1930), 105.
[7] The street name originally included a "de," appearing as Calle de la Paz, a form that persisted through the late 1960s.
[8] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 61B; Enumeration District: 25-5A.
[9] National Archives at St. Louis; St. Louis, Missouri; WWII Draft Registration Cards For New Mexico, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 58.
[10] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1930 (El Paso: Hudspeth Directory Company, 1930), 105.

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After 37 years in the postal service—a career built on routine, reliability, and careful increments of promotion—Frank retired in August 1960. He and Alma left Santa Fe and moved to Kingsland, Texas, a quiet town in the Hill Country. They died within a month of each other in 1970, closing a story that began in Mississippi, ended in Texas, and included a thirty-year interlude in Santa Fe.

A Home for Tutors

The underlying ownership of the property during this period is unclear, but city directories indicate it was used as a rental. In 1964, Stephen J. Etzald, an insurance adjustor, and his wife, Juxi, rented the home.[11] Three years later, it was leased by Harvey L. Mead III and his wife, Claire. Harvey had joined the faculty of St. John's College a year earlier, where he taught philosophy—serving as a "tutor," in St. John's parlance.[12] The small private college would also supply the next tenant, and eventual owner, Robert A. Neidorf. He was also a tutor.

Neidorf, born in Chicago in 1930, received his B.A. and M.A. from the University of Chicago and his Ph.D. from Yale University.[13] He served as an assistant professor at Bucknell University in Pennsylvania and later taught at the State University of New York at Binghamton. Neidorf joined St. John's College in Annapolis in 1964 before transferring to the Santa Fe faculty in 1967. That same year, Harper and Row published his book *Deductive Forms: An Elementary Logic*, intended as an introduction to general logic. The book began with a quotation from René Descartes, continued for 407 pages, and was issued only in a single edition. Santa Fe would be his home.

Robert and his wife, Mary Frances Morris Neidorf, acquired the property in 1972; the following year, he was appointed dean of the college.[14] Robert Allen Neidorf died in 1988 at age 57. Mary Frances remained at the house on Calle la Paz until 2000, when she sold the property to Lee Dirks, who held it until recently.

[11] Ibid., (1964), 38 and 131.
[12] R.L. Polk & Co., *Santa Fe City Directory, 1967* (Dallas: R.L. Polk & Co., 1967), 45 and 310.
[13] "Neidorf, Robert Allen" [obituary], *The New Mexican*, February 5, 1988, A-4.
[14] Warranty Deed, Harold D. and Gracia S. Bruce to Mary M. and Robert Neidorf, recorded November 13, 1972, Book 205, Page 308, Instrument # 348546, Santa Fe County, New Mexico.

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Evaluation of Historical Status

Primary House

The primary house is designated as a Contributing Structure to the Downtown and Eastside Historic District. Its most important façade is the front (north-facing) elevation, which has been the least affected by additions and clearly communicates the building's original and historical character. Character-defining features of this façade include its original horizontal massing, window openings containing older two-over-one wood sash windows, and the brick cornice. By contrast, the east and south elevations are the most altered and have little architectural integrity. For these reasons, it is recommended that the house maintain its Contributing status, with the north elevation designated as the primary façade, specifically the portions that retain original design and materials.

Guesthouse

The guesthouse is primarily a creation of the 1980s and represents a poor example of a clerestory passive solar structure. Better examples of solar design can be found elsewhere in Santa Fe, including within city-designated historic districts. Accordingly, the recommendation is to assign it Non-contributing status.

Garage

The garage is at least 50 years old and represents a good example of its type. The recommendation is to assign it Contributing status, with the west elevation designated as the primary façade.

Walls and Fences

The walls and fences on the site are less than 50 years old and are not recommended for historical status.

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Illustrations

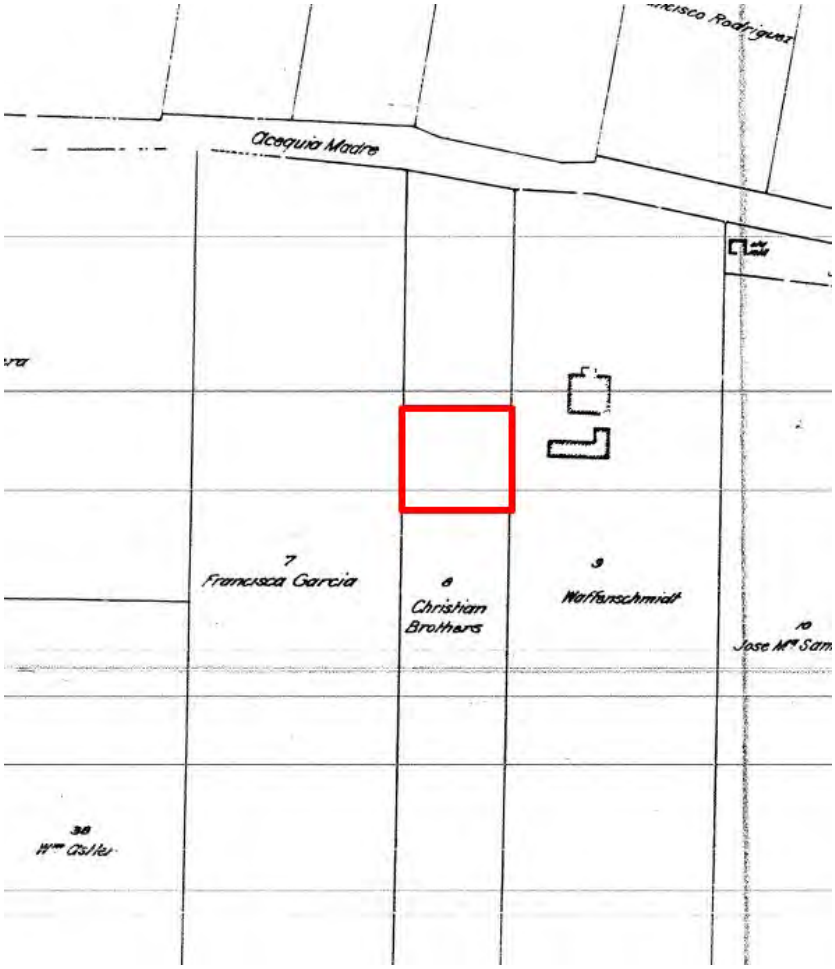

Figure 1: N. L. King, "Official Map of the City of Santa Fe," 1912.
The approximate location of the current lot is shown based on its alignment with the Waffenschmidt/Waffensmith house. However, both structures appear to be situated farther south of Acequia Madre than indicated on the map.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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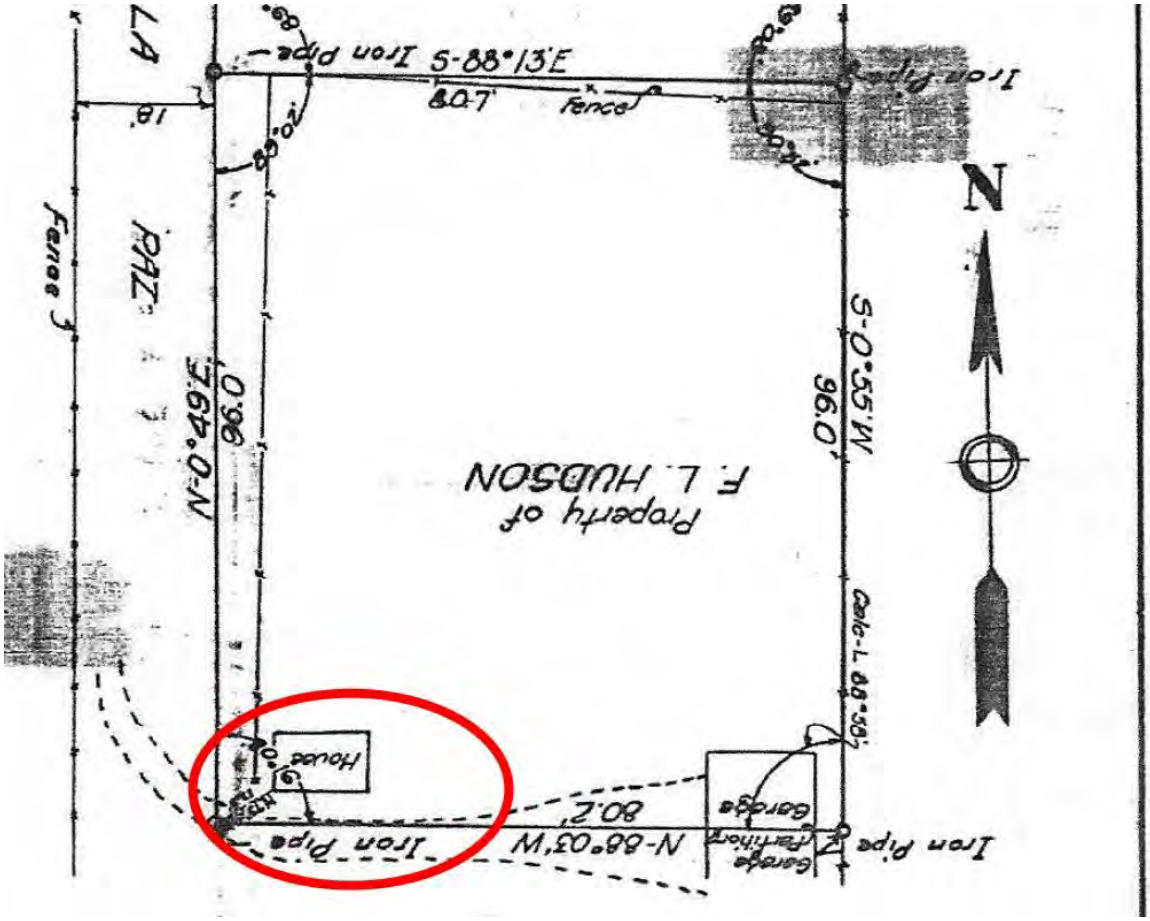

Figure 2: Portion of March 29, 1930, subdivision map. James C. Harvey, creator. Assumed subject house circled.

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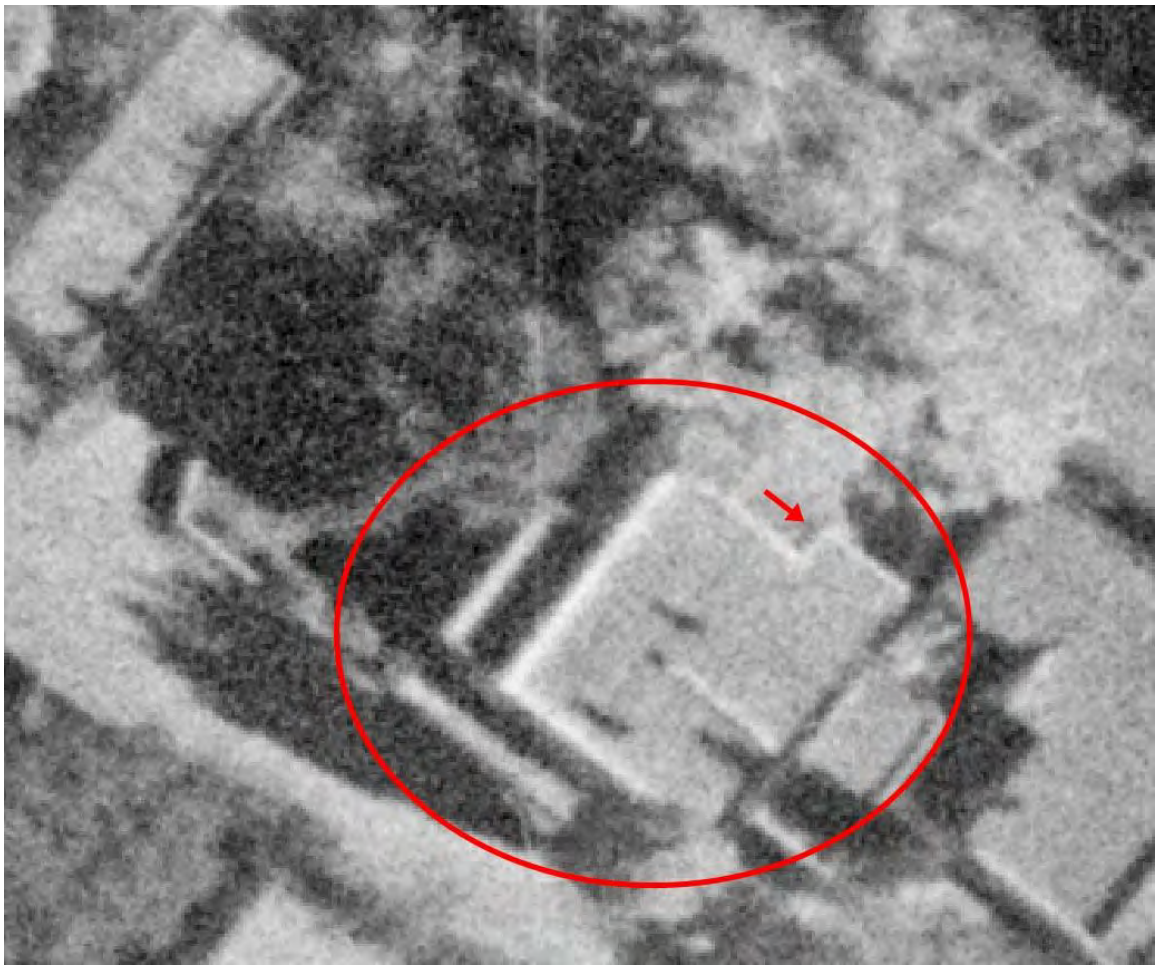

Figure 3: November 10, 1958, aerial photograph.
Arrow: The addition of what is now holding the kitchen. The closet-bathroom addition has yet to be constructed.

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Figure 4: May 2, 1966, aerial photograph.
Arrows: Top, existence of one-car garage; right, existence of small structure that might be incorporated into the current guesthouse. The closet-bathroom addition has yet to be constructed.

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May 11, 1973, aerial photograph.
Arrow: The closet-bathroom addition has been constructed.

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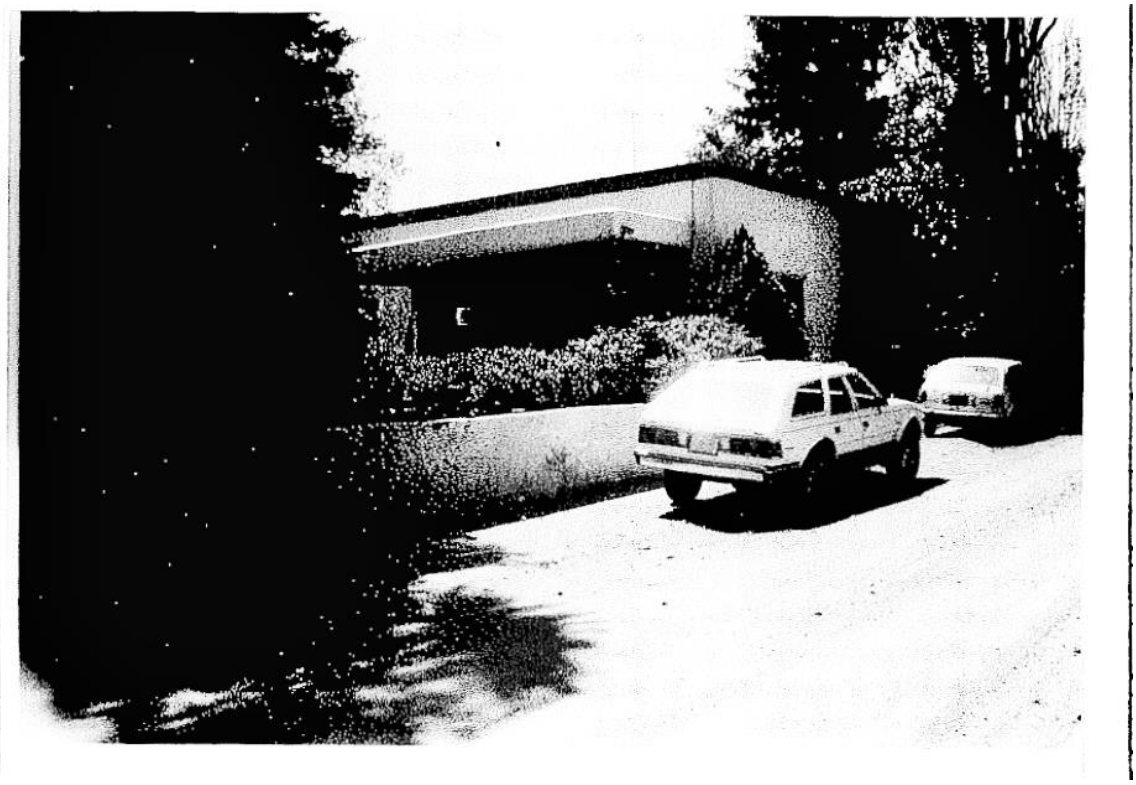

Figure 6: Copy of July 6, 1983, HBI survey photograph. Michael Belshaw.

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Survey Photographs

(All images taken by John W. Murphey, May 28, 2025)



Photo 2: West yard/privacy wall. Camera facing southeast.

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Photo 3: Primary House, north elevation. Camera facing south.

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Photo 4: Primary House, north elevation. Portal. Camera facing west.

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Photo 5: Primary House, north elevation. Entry door. Camera facing south.

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Photo 6: Primary House, north elevation. Entry door threshold. Camera facing down.

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Photo 7: Primary House, north elevation. East window. Camera facing south.

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Photo 8: Primary House, north elevation. West window detail. Camera facing down.

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

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Photo 9: Primary House, north elevation. West. Camera facing north.

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

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Photo 10: Primary House, west elevation. Camera facing south.

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Photo 11: Primary House, west elevation. North windows. Camera facing east.

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

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Photo 12: Primary House, west elevation. South windows. Camera facing east.

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Photo 13: Primary House, south elevation. Camera facing east.

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Photo 14: Primary House, south elevation. West window. Camera facing north.

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

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Photo 15: Primary House, south elevation. Middle window. Camera facing north.

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

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Photo 16: Primary House, east elevation. Camera facing west.

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Photo 17: Primary House, east elevation. Entry to kitchen. Camera facing west.

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

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Photo 18: Primary House, east elevation. Window at closet. Camera facing east.

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

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Photo 19: Primary House, interior of front room. Camera facing west.

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Photo 20: Primary House, interior of primary bedroom. Camera facing west.

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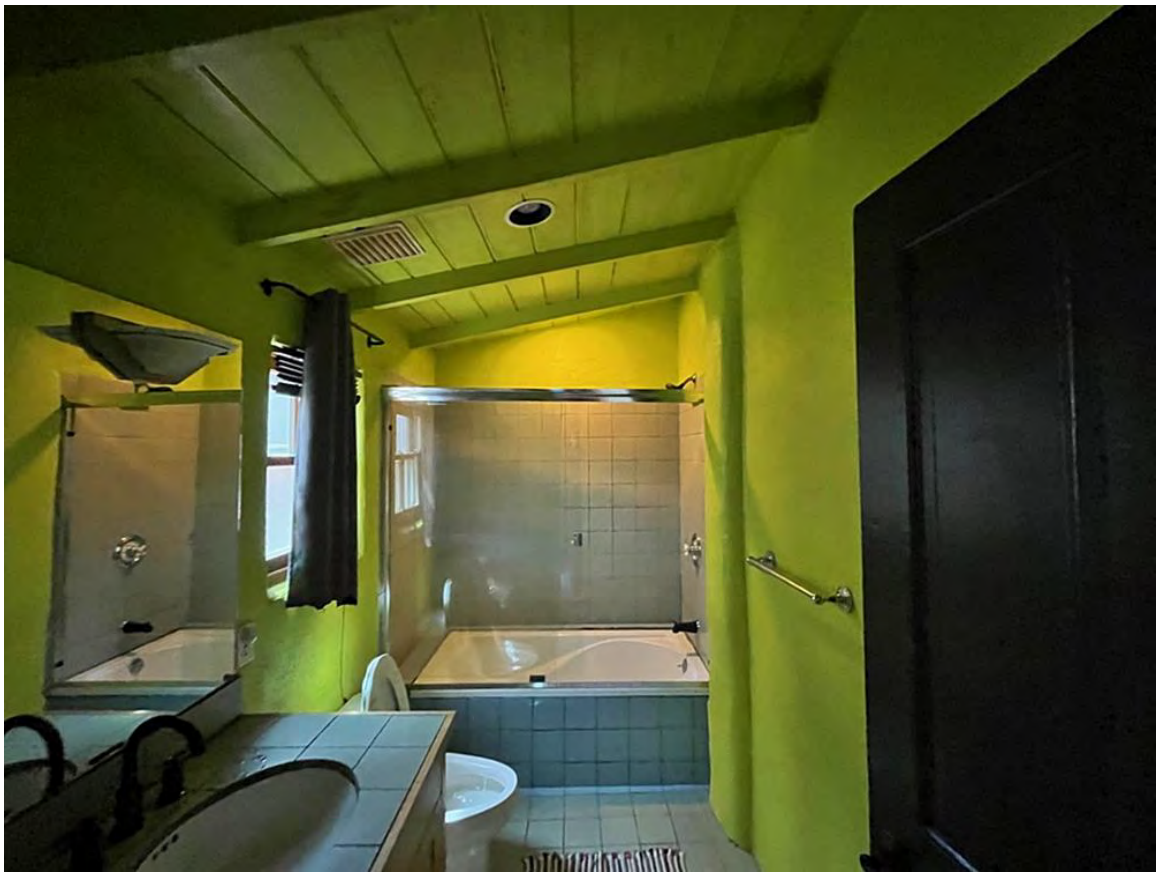

Photo 21: Primary House, interior of bathroom addition. Camera facing south.

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

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Photo 22: Primary House, interior of dining room. Camera facing south.

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Photo 23: Primary House, interior of second bedroom. Camera facing east.

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Photo 24 : Primary House, interior of kitchen. Camera facing west.

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Photo 25: Guesthouse, west elevation. Camera facing northeast.

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Photo 26: Guesthouse, south elevation. Camera facing north.

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Photo 27: Guesthouse, north elevation. Camera facing west.

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Photo 28: Guesthouse, south elevation. Camera facing south.

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Photo 29: Guesthouse, interior of main room. Camera facing north.

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Photo 30: Garage, west elevation. Camera facing east.

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Photo 31: Garage, south and east elevations. Camera facing northwest.

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Photo 32: Garage, east elevation. Window detail. Camera facing west.

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Photo 33: Garage, north elevation. Camera facing southeast.

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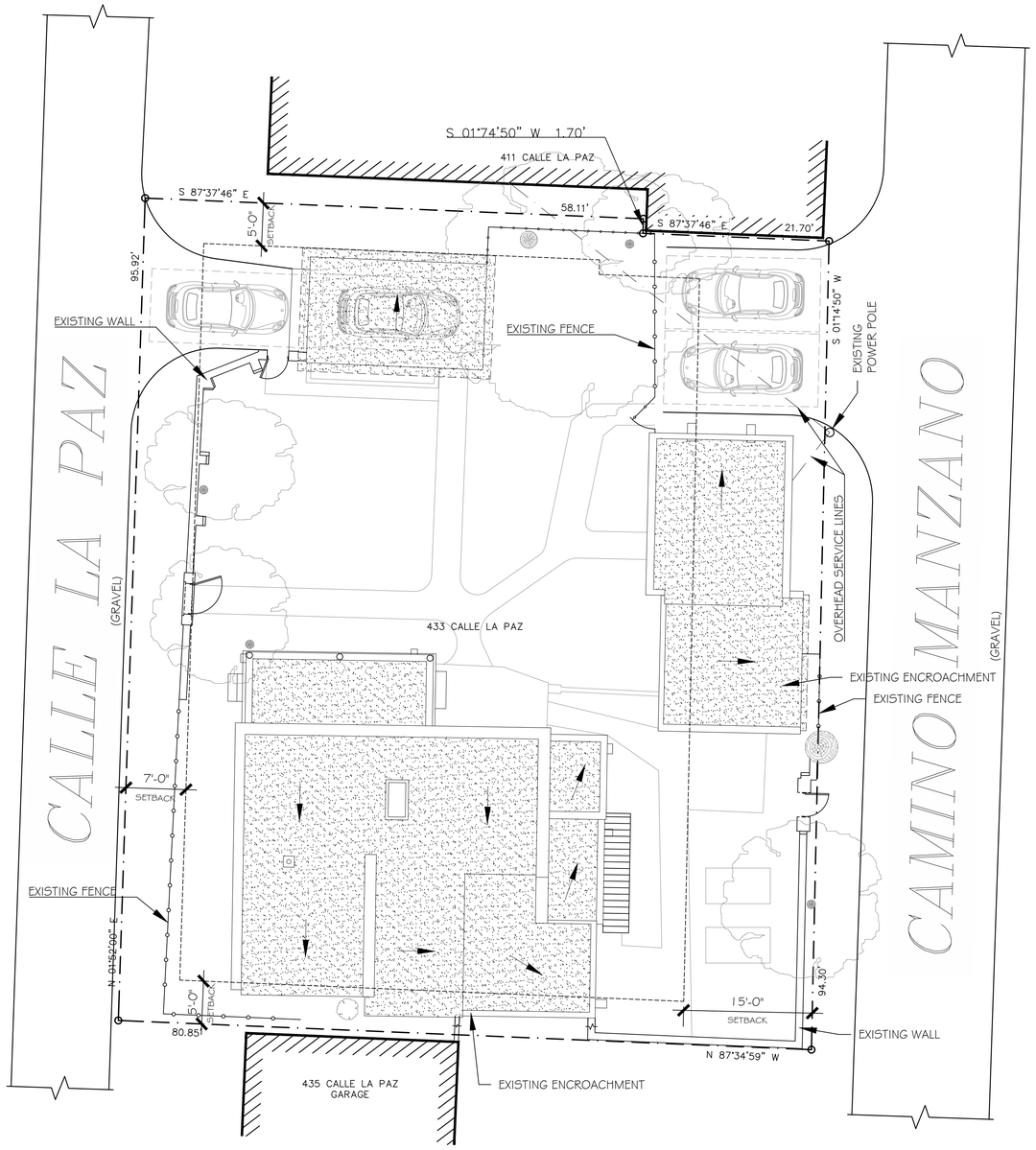
Photo 34: East yard/privacy wall along Camino Manzano. Camera facing southeast.



1 A-1.0 EXISTING SITE
SCALE: 1/8" = 1'-0"

NORTH

GRAPHIC SCALE: 1/8" = 1'-0"

0' 6' 12' 18' 36'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

RENOVATION
433 CALLE LA PAZ
SANTA FE,
NEW MEXICO

JULY 3, 2025

EXISTING SITE

A 1.0

SET #

AUSTIN-GREGORY - 2509

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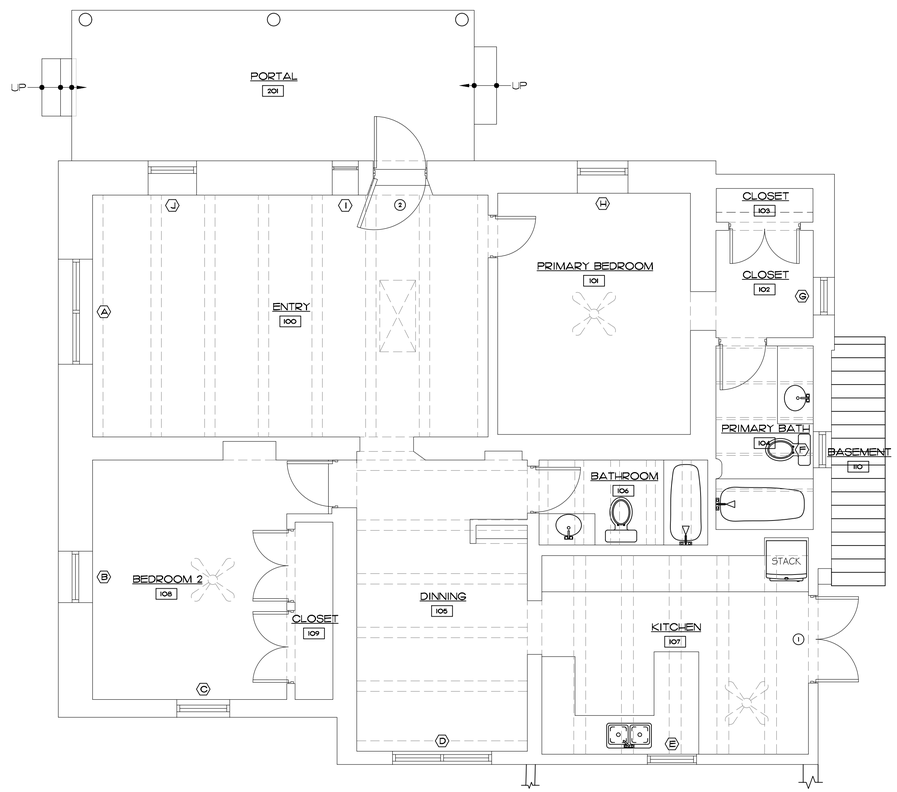

1 A-3.0 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

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

0' 3' 6' 12' 18'

MARTINEZ ARCHITECTURE STUDIO PC
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505-989-4958 studio@martinezarch.com

RENOVATION
433 CALLE LA PAZ
SANTA FE,
NEW MEXICO

JULY 3, 2025

MAIN HOUSE - EXISTING FLOOR PLAN

A
3.0

SET #

AUSTIN-GREGORY - 2509

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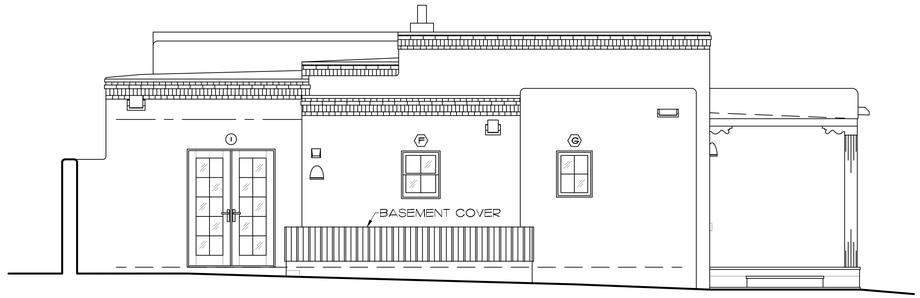
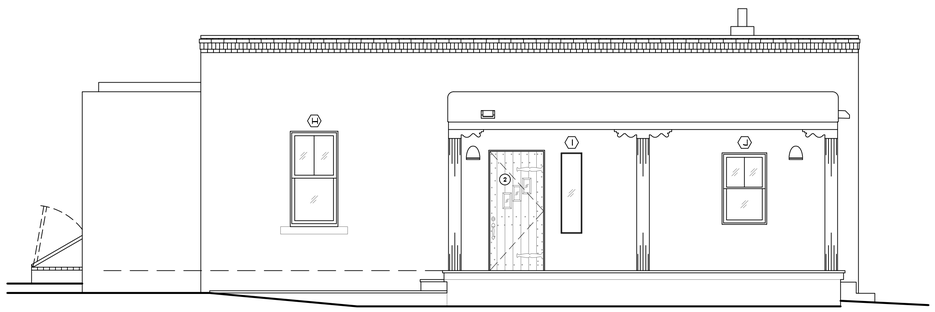


1 A-4.0 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-4.0 EXISITNG NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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RENOVATION
433 CALLE LA PAZ
SANTA FE,
NEW MEXICO

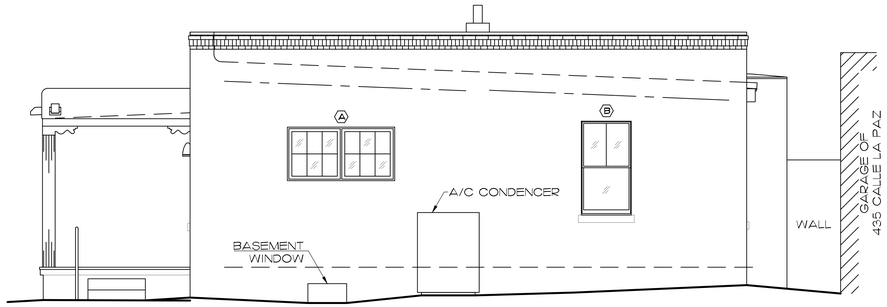
JULY 3, 2025

MAIN HOUSE - NORTH & EAST ELEVATIONS

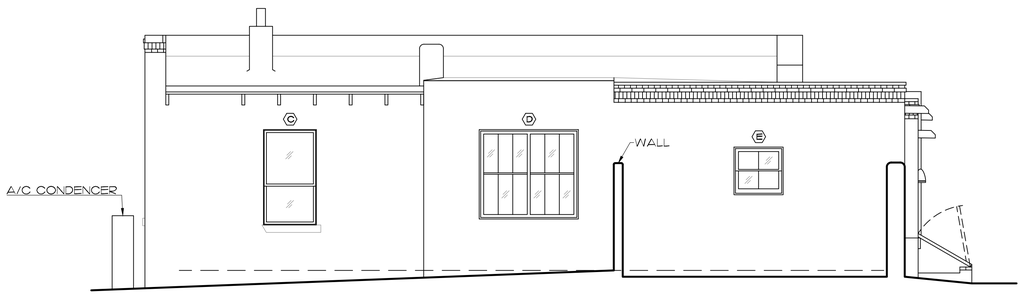
A
4.0

SET #

AUSTIN-GREGORY - 2509



1 EXISTING WEST ELEVATION
A-4.1 SCALE: 1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
A-4.1 SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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RENOVATION
433 CALLE LA PAZ
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NEW MEXICO

JULY 3, 2025

MAIN HOUSE - SOUTH & WEST ELEVATIONS

A
4.1

SET #

AUSTIN-GREGORY - 2509

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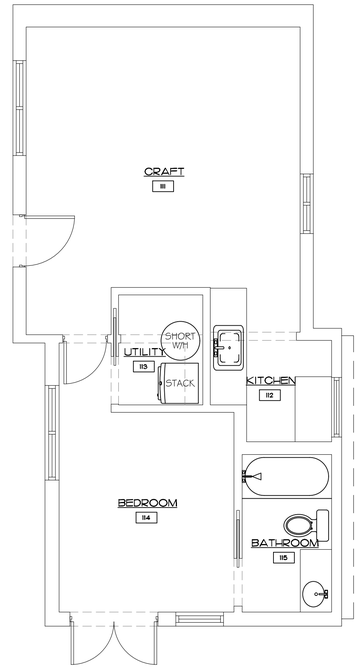

1 A-5.0 CASITA - EXISTING FLOOR PLAN

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

NORTH

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

0' 3' 6' 12' 18'

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433 CALLE LA PAZ
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JULY 3, 2025

CASITA - EXISTING FLOOR PLAN

A
5.0

SET #

AUSTIN-GREGORY - 2509

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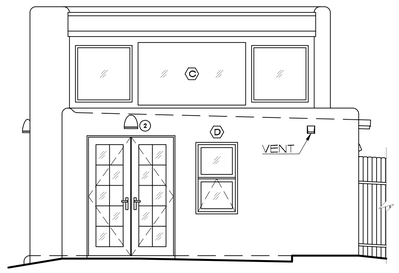
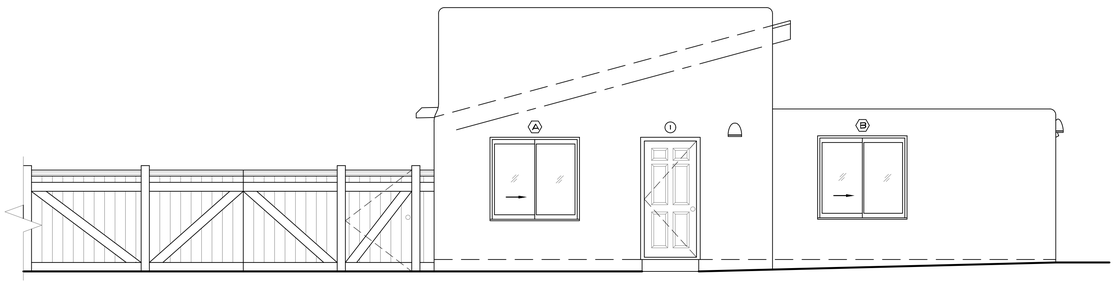


1 A-6.0 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-6.0 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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RENOVATION
433 CALLE LA PAZ
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NEW MEXICO

JULY 3, 2025

CASITA - WEST & SOUTH ELEVATIONS

A
6.0

SET #

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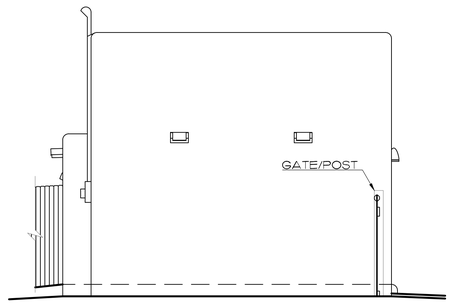
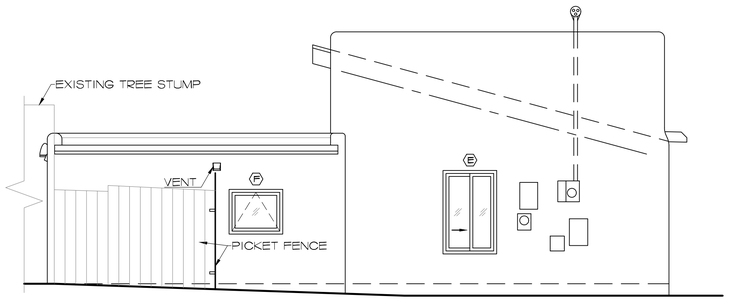


1 A-6.1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-6.1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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RENOVATION
433 CALLE LA PAZ
SANTA FE,
NEW MEXICO

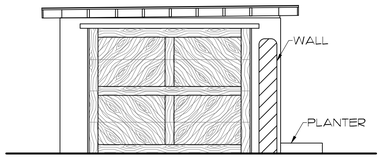
JULY 3, 2025

CASITA - EAST & NORTH ELEVATIONS

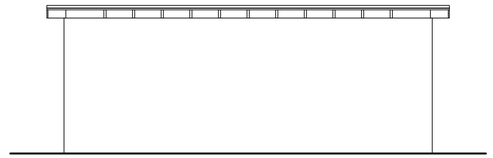
A
6.1

SET #

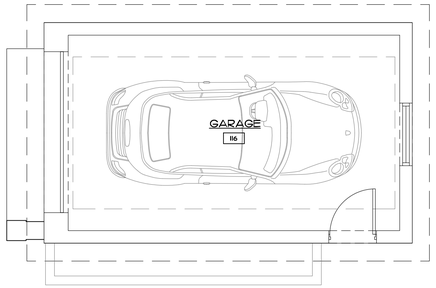
AUSTIN-GREGORY - 2509



1 A-6.2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

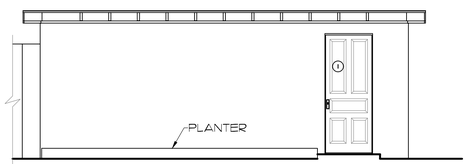


2 A-6.2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

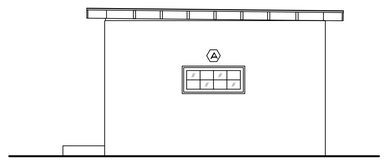


5 A-6.2 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH



3 A-6.2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A-6.2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

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

0' 3' 6' 12' 18'

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RENOVATION
433 CALLE LA PAZ
SANTA FE,
NEW MEXICO

JULY 3, 2025

GARAGE FLOOR AND ELEVATIONS - NO CHANGES PROPOSED

A
6.2

SET #

AUSTIN-GREGORY - 2509

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rpahistoric@gmail.com

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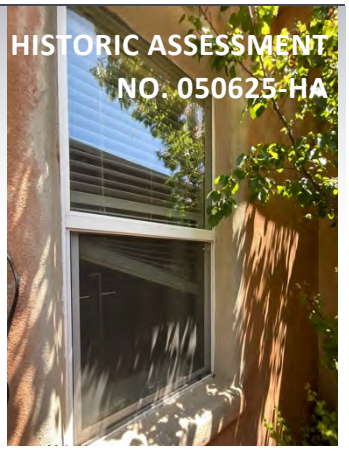
Santa Fe, NM 87501
studio@martinezarch.com



JOB	DATE
433 CALLE LA PAZ – MAIN HOUSE, SANTA FE, NM 87505	06/05/2025

LOCATION	DESCRIPTION
WEST	
MH-A	71 x 38 FXD/FXD (TWIN 35 ½ x 38) 3W2H BARN SASH
MH-B	32 x 64 DH 2W1H/1-LT
SOUTH	
MH-C	35 ½ x 64 SH WHITE VINYL 1/1 2001
MH-D	67 x 60 (TWIN 33 x 60) WHITE CLAD/WOOD 3W1H/3W1H – POZZI 2015
MH-E	33 x 32 DH WHITE CLAD/WOOD 3W1H/3W1H – POZZI 2015
EAST	
DR # MH-1	60 x 81 OUTSWING RH DOOR WHITE CLAD/WOOD 2W5H – POZZI 2015
MH-F	26 x 32 DH WHITE CLAD/WOOD 2W1H/2W1H – POZZI 2015
MH-G	21 x 31 FXD BARN SASH STOPPED INTO A FRAME, HAS A TINT FILM APPLIED TO GLASS 2W2H – HISTORIC BUT THE SASH IS ROTTED BEYOND REPAIR OVER 60%
NORTH	
MH-H	32 x 64 DH 2W1H/1-LT
DR # MH-2	36 x 80 RH 3-LITE/PLANK – HISTORIC
MH-I	14 x 51 FXD STOPPED IN INSULATED GLASS 1-LT – 1994
MH-J	29 x 48 DH 2W1H/1-LT

In closing, my professional opinion is as follows:

Windows B & H and J are historic however there are signs of water penetration underneath the sills of the water causing structural integrity damage to the adobe. The windows would need to be removed to properly flash the openings to stop the water penetration. The window jambs are the buck in the openings. Removal of the window would destroy the jamb and cause the historic window to be non-reusable and non-restorable.

DR #2 is historic.

Window G is historic however rotted beyond 40% and non-restorable.

Windows and doors A, C, D, E, DR #1, F and I are non-historic.

If the windows and doors are replaced must be matched to historic requirements and “like and kind” to the existing openings.

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

Assessment prepared by: Ra N. Patterson

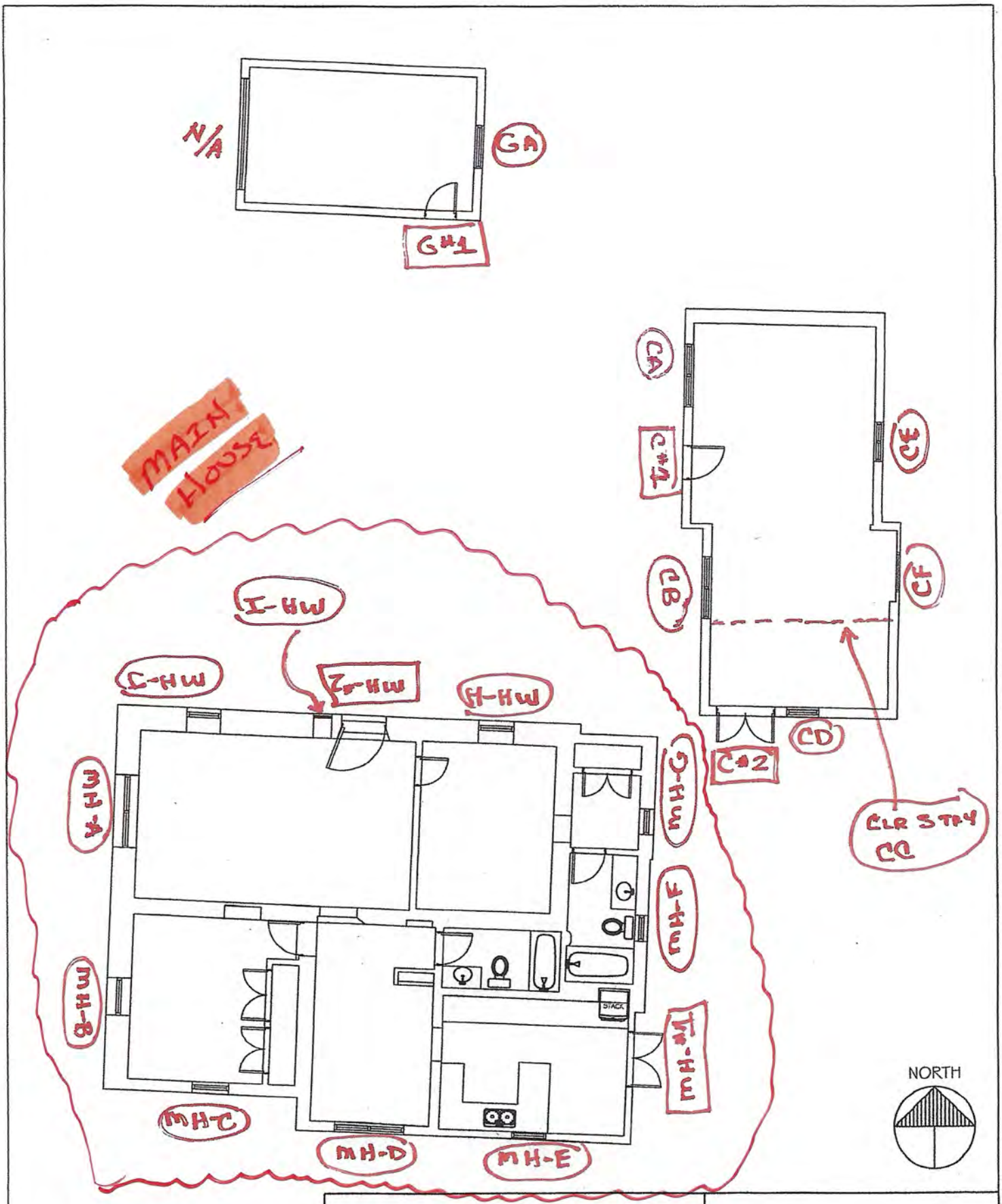
RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

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:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
MH-A	71 x 38 (TWIN 35 ½ x 38) FXD/FXD 3W2H BARN SASH	F	HISTORIC – NOT ORIGINAL, THE ORIGINAL WINDOWS WERE DOUBLE HUNGS, JAMB SHOW THAT TYPE OF CONSTRUCTION
MH-B	32 x 64 DOUBLE HUNG 2W1H/1-LT	F	HISTORIC
MH-C	35 ½ x 64 SINGLE HUNG WHITE VINYL 1/1	S	NON-HISTORIC – 2001
MH-D	67 x 60 (TWIN 33 x 60 DH) WHITE CLAD/WOOD 3W1H/3W1H	S	NON-HISTORIC – POZZI MANUFACTURED 2015
MH-E	33 x 32 DOUBLE HUNG WHITE CLAD/WOOD 3W1H/3W1H	S	NON-HISTORIC – POZZI MANUFACTURED 2015
DR #MH-1	60 x 81 OUTSWING RH DOOR WHITE CLAD/WOOD 2W5H		NON-HISTORIC – POZZI MANUFACTURED 2015
MH-F	26 x 32 DOUBLE HUNG WHITE CLAD/WOOD 2W1H/2W1H	S	NON-HISTORIC – POZZI MANUFACTURED 2015
MH-G	24 x 31 FXD BARN SASH – STOPPED INTO FRAME, HAS A TINT FILM ON GLASS	U	HISTORIC – SASH IS ROTTED BEYOND REPAIR OVER 60%
MH-H	32 x 64 DOUBLE HUNG 2W1H/1-LT	F	HISTORIC
DR # MH-2	36 x 80 RH 3-LITE PLANK INSWING DOOR ALL WOOD	S	HISTORIC
MH-I	14 x 51 FXD STOPPED WITH INSULATED GLASS	S	NON-HISTORIC – INSULATED GLASS WITH 1994 QUARTER ROUND STOP 1994
MH-J	29 x 48 DOUBLE HUNG 2W1H/1-LT	F	HISTORIC

NOTES:



AUSTIN-GREGORY
RENOVATION
433 CALLE LA PAZ,
SANTA FE, NEW MEXICO

MAY 28, 2025
SCALE: 3/32" = 1'-0"



Main House
Window
MH-A



Main House
Window
MH-B

Main House
Window
MH-C

Main House
Window
MH-D

Main House
Window
MH-E

Main House
Door
MH-#1

Main House
Window
MH-F

Main House
Window
MH-G

Main House
Window
MH-H

Main House
Door
MH-#2

Main House
Window
MH-I

Main House
Window
MH-J




433 Calle La Paz
Main House
West Elevation


433 Calle La Paz
Main House
South Elevation
1003269
City of Santa Fe


433 Calle La Paz
Main House
South Elevation

433 Calle La Paz
Main House
North
Elevation

433 Calle La Paz
Main House
South Elevation



433 Calle La Paz
Main House
West Elevation

433 Calle La Paz
Main House
East Elevation



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Santa Fe, NM, 87501
studio@martinezarch.com



JOB	DATE
433 CALLE LA PAZ – CASITA, SANTA FE, NM 87501	06/05/2025

LOCATION	DESCRIPTION
WEST	
CA	60 x 46 HS MARVIN 1987
DR #C1	36 x 80 LH INSWING FIBER GLASS DOOR THERMA TRU 1993
CB	60 x 46 HS MARVIN 1987
SOUTH	
DR #C2	60 x 81 RH OUTSWING DOOR WHITE CLAD/WOOD 2W5H – POZZI 2015
CC	32 x 28 AWNING/96 x 48 FXD IG/32 x 28 AWNING MARVIN 1998
CD	28 x 48 FXD/AWNING 1-LT MARVIN 1987
EAST	
CE	36 x 46 HS 1-LT MARVIN 1987
CF	36 x 30 AWNING 1-LT MARVIN 1987

In closing, my professional opinion is as follows:

All the windows and doors of the casita are non-historic (1987 – 2015) with no historical significance.

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

Assessment prepared by: *Ra N. Patterson*

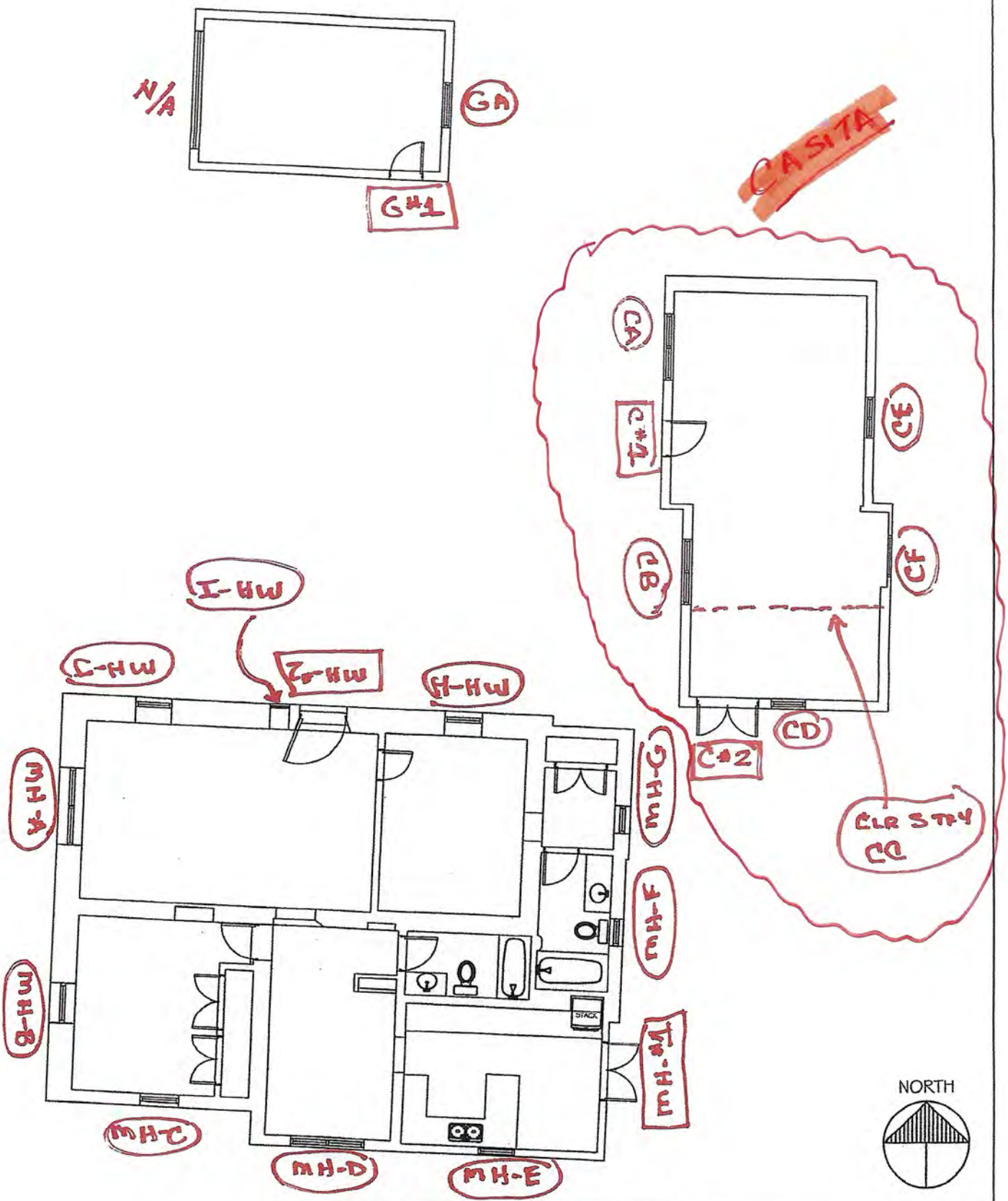
RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

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:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
CA	60 x 46 HS	F	NON-HISTORIC – MARVIN 1987
DR# C1	36 x 80 LH INSWING 6-PANEL FIBER GLASS DOOR	S	NON-HISTORIC – THERMA TRU 2015
CB	60 x 46 HS	F	NON-HISTORIC – MARVIN 1987
DR #C2	60 x 81 RH OUTSWING WHITE ALUMINUM CLAD/WOOD DOOR 2W5H	S	NON-HISTORIC – POZZI 2015
CC	32 x 28 AWNING/96 x 33/32 x 28 AWNING	F	NON-HISTORIC – MARVIN 1987
CD	28 x 48 FXD/AWNING	S	NON-HISTORIC – MARVIN 1987
CE	36 x 46 HORIZONTAL SLIDER 1-LT	S	NON-HISTORIC – MARVIN 1987
CF	36 x 30 AWNING 1-LT	S	NON-HISTORIC – MARVIN 1987

NOTES:



AUSTIN-GREGORY
RENOVATION
433 CALLE LA PAZ,
SANTA FE, NEW MEXICO

MAY 28, 2025
SCALE: 3/32" = 1'-0"

Casita
Window
CA

Text

Casita
Door
C#1

Casita
Window
CB

Casita
Door
C2

Casita
Window
Clr Stry
CC

Casita
Window
CD

Casita
Window
CE

Casita
Window
CF

433 Calle La Paz
Casita
West Elevation

433 Calle La Paz
Casita
South Elevation

433 Calle La Paz East Elevation

433 Calle La Paz
Casita
East
Elevation



433 Calle La Paz
Casita
South Elevation
Clr Stry

RPA & Associates, LLC.

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Santa Fe, NM, 87501
studio@martinezarch.com

HISTORIC ASSESSMENT
NO. 050625_G-HA



JOB	DATE
433 CALLE LA PAZ – GARAGE, SANTA FE, NM 87501	06/05/2025

LOCATION	DESCRIPTION
SOUTH	
DR G#1	32 x 81 RH 5-PANEL INSWING 1 ¼ INTERIOR DOOR 4 VERTICAL/HORIZONTAL
EAST	
GA	42 x 18 FXD BARN SASH 4W2H CASEMENT TURNED ON ITS SIDE LEFT SIDE STILL OSV IS ACTUALLY THE LARGER BOTTOM RAIL OF A CASEMENT

In closing, my professional opinion is as follows:

Both the door and window are non-historic and they are from another project or site.

The door is a Simpson of the era of 1990 and the window sash is a barn sash purchased from a local lumber yard/hardware and installed horizontal put in is truly a vertical sash. This window and door have no historical value to them.

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

Assessment prepared by: *Ra N. Patterson*

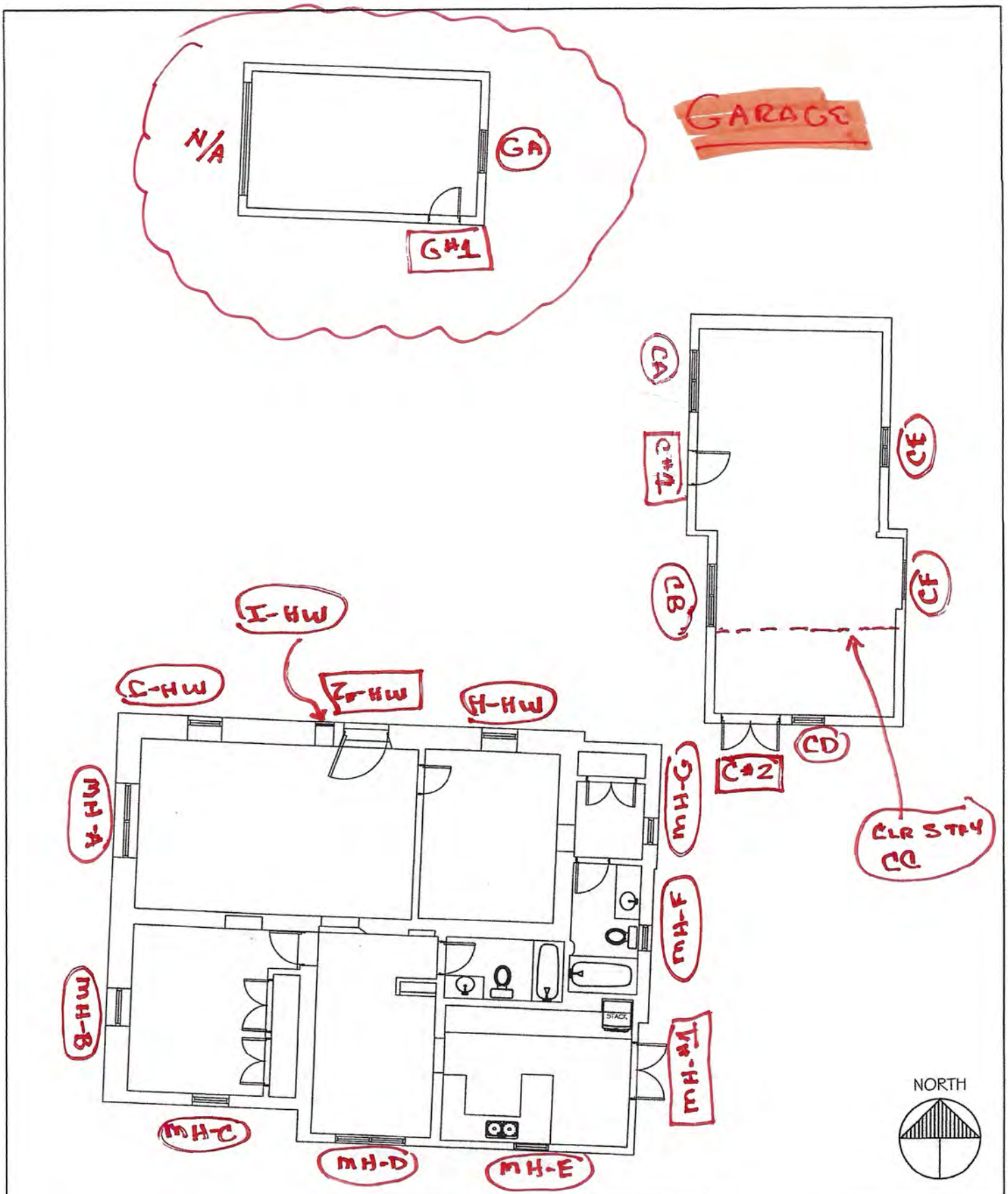
RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

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:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR G#1	32 x 81 RH 5-PANEL 1 ¼ THICK INTERIOR DOOR INSTALLED INTO AN EXTERIOR FRAME	F	NON-HISTORIC – NOT AN EXTERIOR DOOR, THE DOOR IS NOT OLDER THAN 50 YEARS, WITH NO EXPLANATION OF HOW IT BECAME AN EXTERIOR DOOR
GA	42 x 18 FXD CASEMENT BARN SASH 4W2H THIS VERTICAL CASEMENT SASH WAS INSTALLED AS AN AWNING HORIZONTALLY	U	NON-HISTORIC – A SASH STOPPED INTO THE STUCCO 1987

NOTES:



AUSTIN-GREGORY
RENOVATION
433 CALLE LA PAZ,
SANTA FE, NEW MEXICO

MAY 28, 2025
SCALE: 3/32" = 1'-0"

Garage
Door
G#1

Garage
1990s Hinges
G#1


Garage
Window
GA

433 Calle La Paz
Garage
South Elevation

Showing
P
“Pozzio”
Window Lock

Text

City of Santa Fe, New Mexico

Larry A. Delgado, Mayor
Jim Romero, City Manager

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
Jimmie Martinez, Dist. 1
Karen Heldmeyer, Dist. 2
Cristopher Moore, Dist. 2
Miguel M. Chavez, Dist. 3
Frank Montaño, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description : REHAB/RPL WDW & DR/BSMT STRS/RSE RF
Project number : 01-10100128
Case number : H-01-126
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **433 CALLE LA PAZ**
HISTORIC DISTRICT: **DOWNTOWN & EASTSIDE**

PROJECT NAMES:

OW - Lee Dirks & David Dirks
Santa Fe, NM 87501

433 Calle la Paz
505-989-3656

AP - Craig Hoopes & Assoc.
Santa Fe, NM 87501

500 Montezuma Ave, Suite 200C

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on August 28, 2001, acted on the above referenced case. The decision of the board was to approve your request as submitted.

For further information please call 955-6605.

Sincerely,

James M. Hewat
Historic Preservation Planner

Alysia Abbott
Historic Preservation Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

City of Santa Fe, New Mexico

Project description	: REHAB/RPL WDW & DR/BSMT STRS/RSE RF
Project number	: 01-10100128
Case number	: H-01-126
Project type	: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S) : 433 Calle la Paz

PROJECT NAMES:

OW - Lee Dirks & David Dirks Santa Fe, NM 87501	433 Calle la Paz (505) 989-3656
AP - Craig Hoopes & Assoc Santa Fe, NM 87501	500 Montezuma Ave, Suite 200C (505) 986-101

PROJECT DATA:

HISTORIC DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FAÇADE-EAST	YES
PUBLICLY VISIBLE FAÇADE-NORTH	YES
PUBLICLY VISIBLE FAÇADE-SOUTH	NO
PUBLICLY VISIBLE FAÇADE-WEST	NO
HISTORIC DISTRICT SURVEY NUMBER	H641
YEAR OF CONSTRUCTION	1938
PROJECT TYPE (NEW, ADD, ETC.)	CHANGES TO EXISTING
USE, EXISTING	RESIDENTIAL
USE, PROPOSE	RESIDENTIAL
HISTORIC BUILDING NAME	N/A

City of Santa Fe, New Mexico

memo

DATE: 28 August 2001

TO: Historic Design Review Board Members

VIA: Anne Condon, Planning and Land Use Director
Cyrus Samii, Planning Division Team Leader

FROM: **Alysia Abbott**, Historic Preservation Planner

ITEM & ISSUE:

CASE # **H-01-126**

ADDRESS 433 Calle La Paz
Historic Status Contributing
Historic District Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
X Case Synopsis	X Proposal Letter
X District Standards	X Vicinity Map
X State Historic Survey Sheet	X Site Plan/Floor Plan
_____ Other:	X Elevations
	X Photographs
	X Preliminary Zoning Review Sheet

STAFF RECOMMENDATION:

The proposed project meets the design guidelines for changes to contributing buildings in the Downtown & Eastside Historic District. Staff recommends approval of the project, provided that stucco and trim details for the project be submitted to staff prior to application for a building permit.

BACKGROUND & SUMMARY:

The applicant proposes the rehabilitation of a 1,358 Sq. Ft. residence and 570 Sq. Ft guest house at 422 Calle La Paz in the Downtown & Eastside historic District. The main residence was built before 1930. The guest house was converted from a shed post 1945 and is non-contributing.

On the South non-primary elevation, plans call for installation of a new two-over-two light window, replace an existing sliding glass door with a set of full-light, true divided French doors, closure of an existing exterior door opening, and installation of a new basement entrance.

On the East non-primary elevation, plans call for increasing an existing window opening to 5' by 5'8" and installing two six-over-six divided light windows.

The existing kitchen was added sometime after 1938. The date of the addition is not known. Plans call for rebuilding the existing shed roof on the addition as a flat roof, raising the roof height 1' to a height of 11'. The raised roof will remain 3' below the height of the existing house parapet. Brick coping to match the existing will be placed around the parapet.

On the guest house, plans call for replacement of existing French doors on the East elevation with new divided full light French doors.

Stucco and trim color were not specified in the application.

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

A. 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.

B. 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:

(1) With rare exception, buildings are of one (1) story, few have three (3) 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 (3) 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, 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;

(2) 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;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) 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;

(5) 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 inches (8") thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(6) 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.

C. 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:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, 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;

(5) The publicly visible facade 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. Facade surfaces under portales may be of contrasting or complimentary colors. Windows,doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

NEW MEXICO HISTORIC BUILDING INVENTORY — SANTA FE RESURVEY 1991

H641

IDENTIFICATION

ADDRESS: 433 Calle la Paz
Camino del Monte Sol National Historic District

ID NUMBER: 051600051

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ☒ RANGE 10 E ☐ SEC 30 NW 1/4 NW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

BUILDING DATA

DATE OF CONSTRUCTION:

1930 ESTIMATE by 1938 ACTUAL

SOURCE(S) city directory 1930 survey plat

ARCHITECTURAL STYLE:

Territorial Revival

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS:

residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? garage, guest house

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: guest house from shed

OVERALL CONDITION:

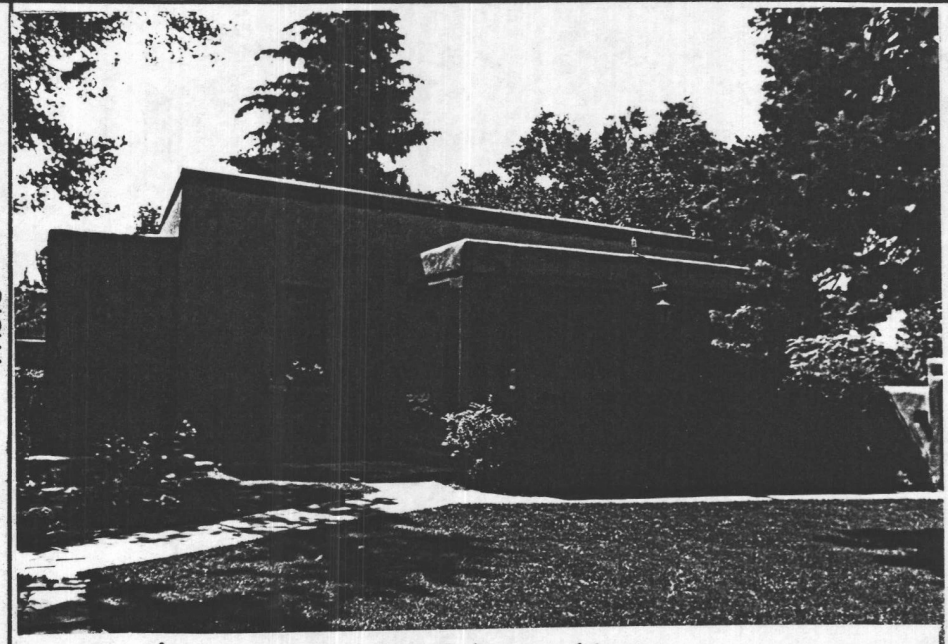
___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

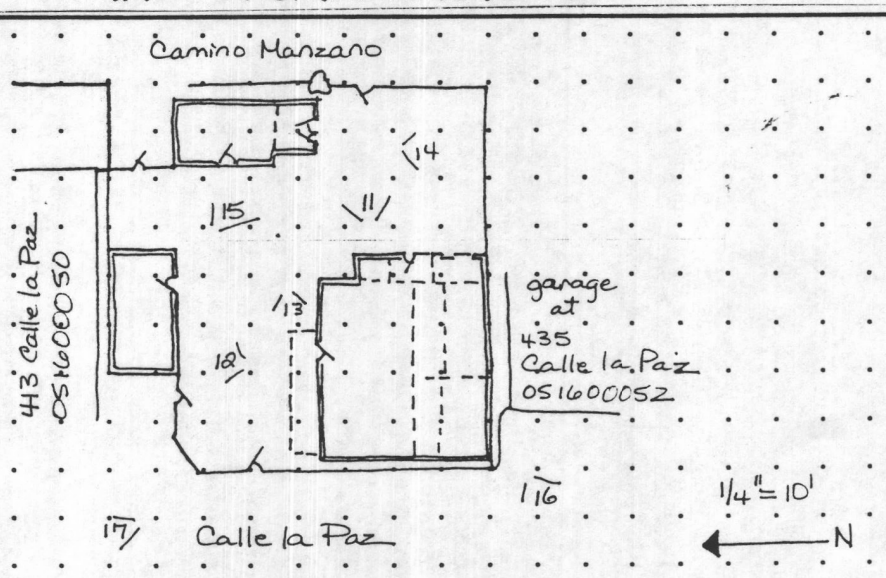
___ YES X NO

PHOTO



#12 north elevation

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 Contributing

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 9/91 BY DB

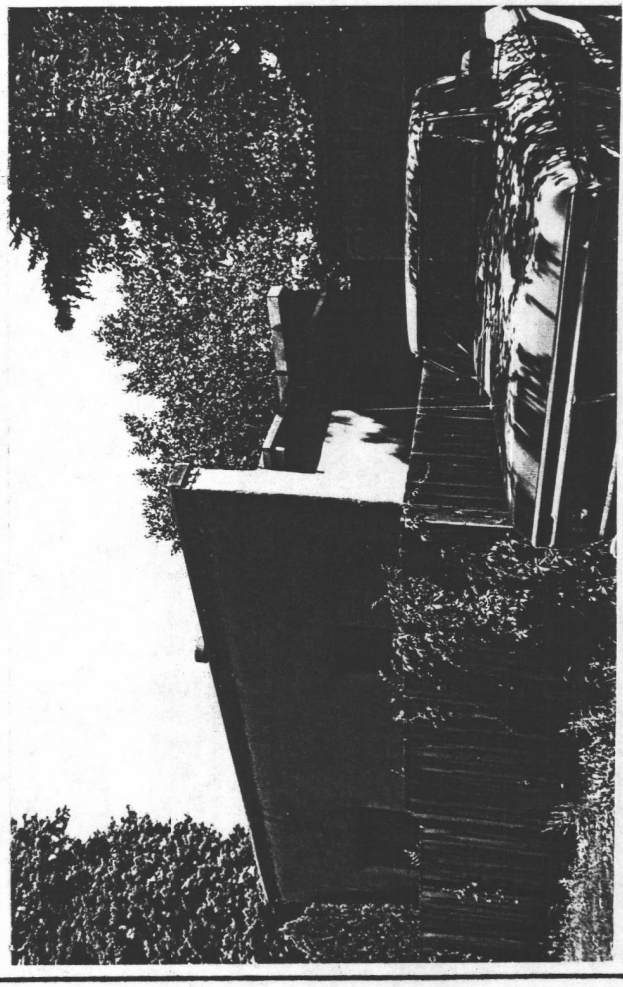
NEGATIVES WITH NMHPD ROLL # 13 NEG # 11 TO 17

ARCHITECTURAL AND LANDSCAPE FEATURES

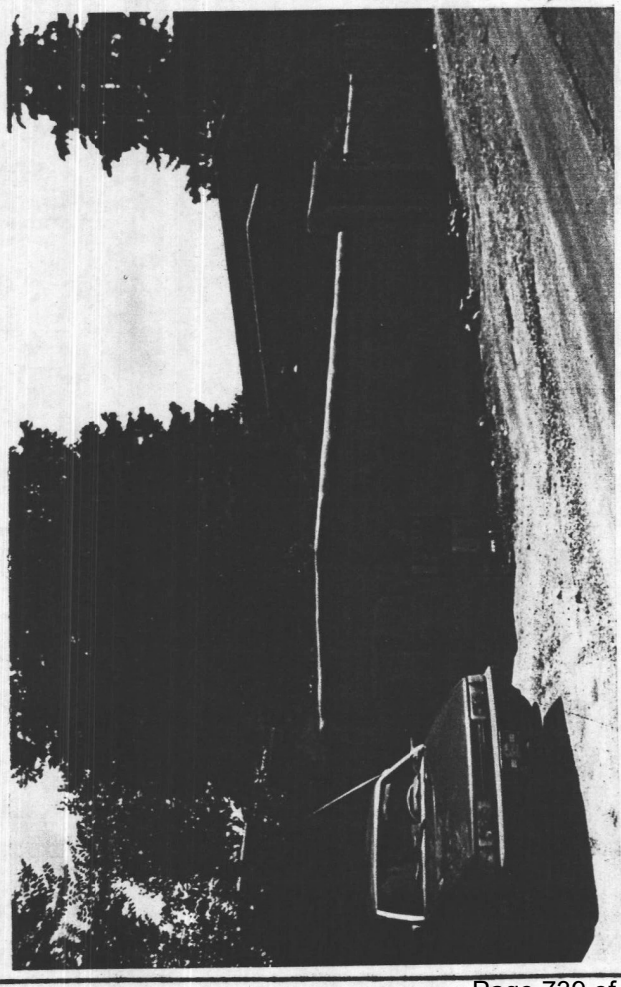
FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco	
FOUNDATIONS	not visible	
DOORS	wood panel with large light, top; sliding doors,	east; front is wood plank with three lights stepped
WINDOWS	4-light and 9-light casement, 2x1 DH WS, 1 fixed light N	
PORTALES	T&G ceiling, no exposed beams, hewn posts & corbels now	painted, raised concrete floor
CANALES	old wood/tin	gutter along E
PORCHES		
BALCONIES		
ROOFS	flat with coping on upper sections, parapets	on porch and east, shed-roofed section east; false parapets
COURTYARDS		
FENCES/WALLS	stucco and wood privacy wall/fence – east gate	has large corbel over. Buttresses on inner face of wall, west
ARCH. DETAILS		
OTHER	garage – flat roof with	

COMMENTS guest – south section was shed – north section added – clerestory along S wall of addition. Flat roof with parapet, panel door, french on south. Wood sliding windows west.

ADDITIONAL PHOTOGRAPHS



#16 from southwest



#17 streetscape from NW

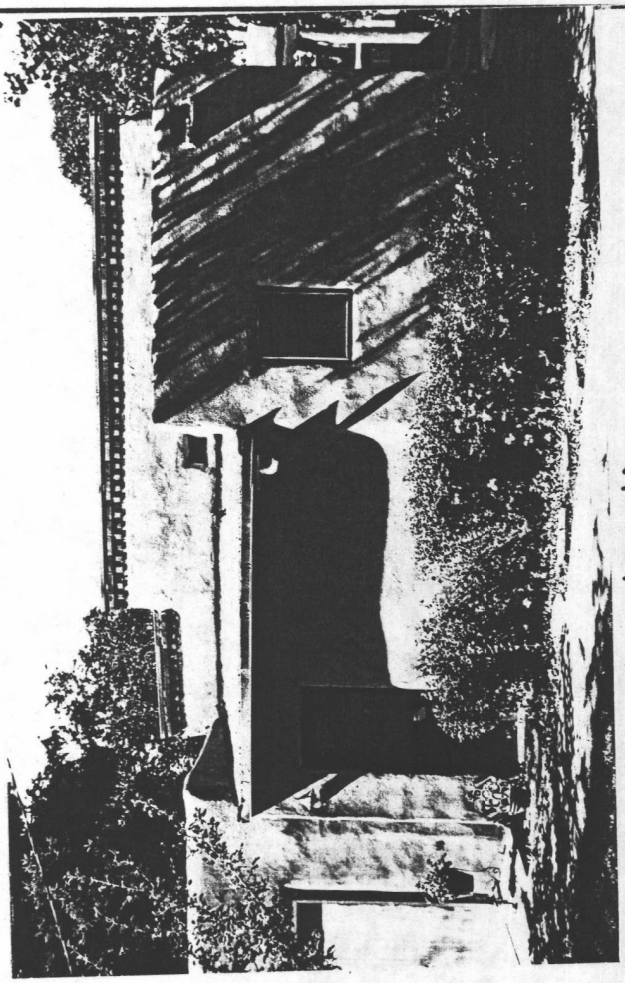
IDENTIFICATION

ADDRESS 433 Calle la Paz

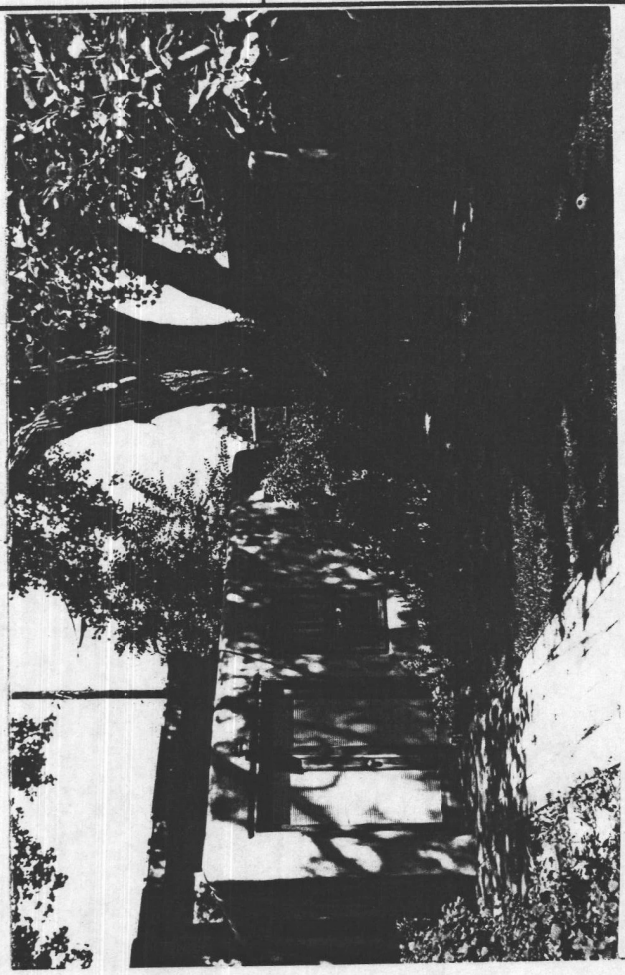
Camino del Monte Sol National Historic District

ID NUMBER 051600051

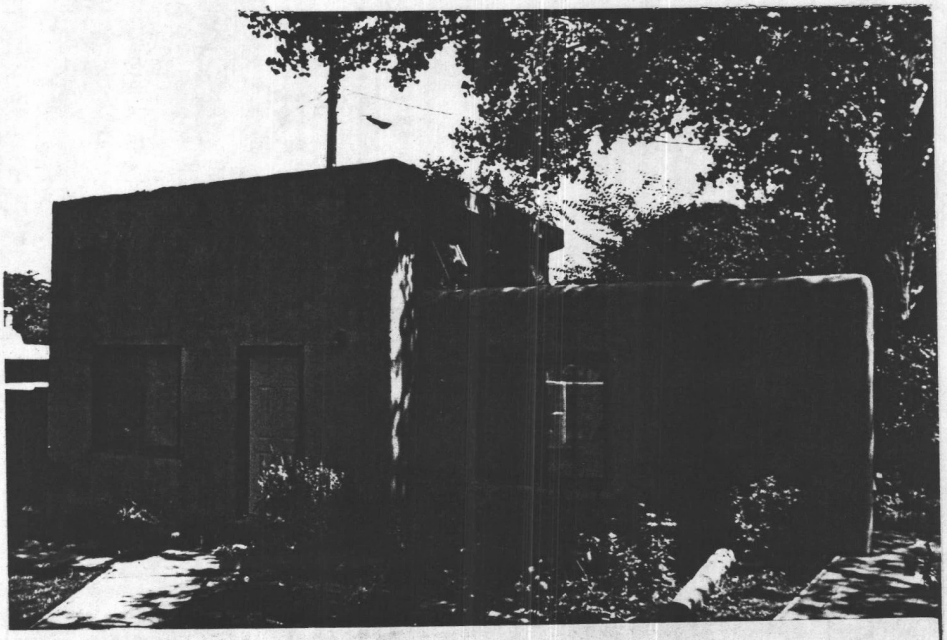
SURVEYED/RESEARCHED
DATE 9/91 BY DB



#11 east elevation



#14 south, guest house



#13 guest house, west

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

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 7-6-83 by mb	county Santa Fe	ID no. 051600051
field map Santa Fe, N.M.	number 1	UTM reference zone 12 13 easting	northing

location description: 433 La Paz

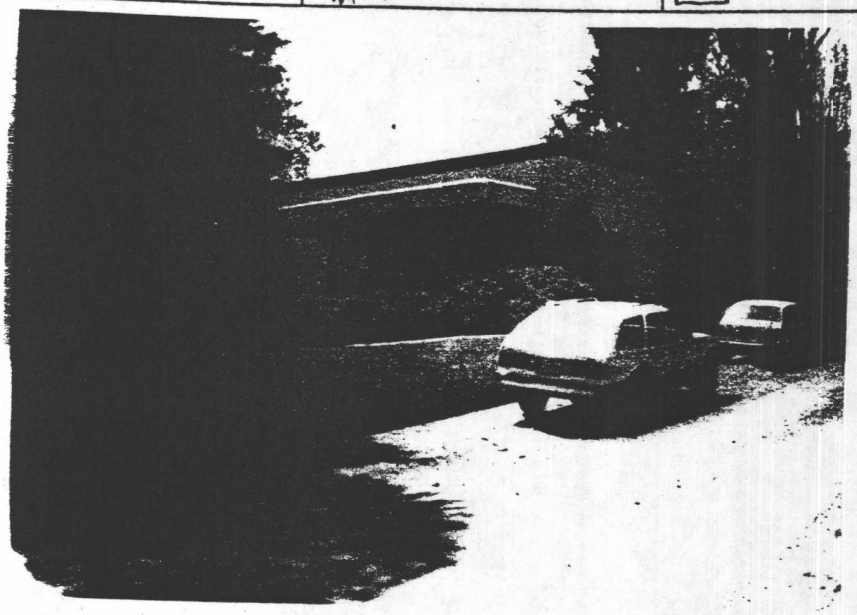
city/town: Santa Fe

land grant/reservation: ~~land grant/reservation~~

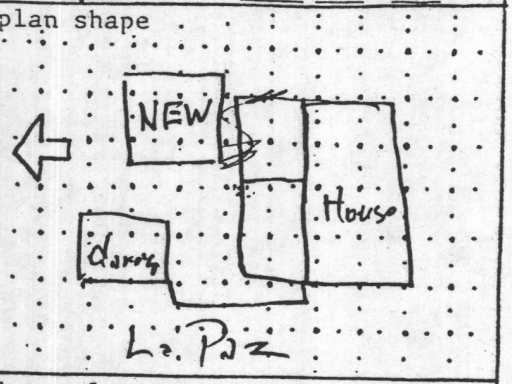
building name:

legal description: tnsp 17 N range 10E sec 30 NW¼ NW¼

film roll by mb no. 4 | negative nos. BW 1. | loc. of neg. HPB



plan shape



date of construction: Pre 1482 1930 estimate ____ actual

source: 1982 City Directory

use
present: residential
other:
historic: residential
other:

condition
___excellent X good
___fair ___deteriorating

degree of remodeling
___minor X moderate ___major
describe: Garage postwar
New studio under construction

style: Territorial Revival

foundation material: Not vis

wall material/surface: Stucco

architectural features
Dentil cop.
Windows - 6 lite wood casement 3/1 dbl hung. Bluetrim
Portal - pueblo firewall

surroundings: Residential

relationship to surroundings
X similar ___not similar

district potential
X yes ___no

significance
___eligible X of interest ___none
if eligible, why?

associated buildings? X yes
what type?
Garage & Studio(?)
if inventoried, list ID nos.

see back? ___yes

comments
Wall
hedge
wire fence
wood fence
landscape
street trees
stone curb
0 setback
acequia

Streetscape

CRAIG
HOOPES
& ASSOCIATES
ARCHITECTS

500
MONTEZUMA
AVE.
SUITE 200-C
SANTA FE, NM
87501

PHONE:
505.986.1010
FAX:
505.986.9898
E-MAIL:
cha@nets.com

July 26, 2001

Historical Review Board
City of Santa Fe
Santa Fe, NM 87501

RE: 433 Calle La Paz Historical Review Application

Dear Sirs:

This is a proposal for a renovation to a contributing building in the historic district on the East Side. This building was built around 1925, and is typical of the original residences in the neighborhood. There originally was a smaller home, and rooms were added onto the original home as they were needed and as the ability to add on was available. The GuestHouse was added much later.
The raised Kitchen and additional coping on that raised area will unify the building and make some of the additions appear more in the spirit of the original house. They are not to be raised as high as the highest parapets of the original house.

The proposed renovations are primarily interior renovations. The proposed exterior renovations are as follows:

Main House:
1 Replace Dining Room window with a larger window.
2 Replace exterior sliding glass door with French doors in the Kitchen.
3 Add a new window to match the nearby existing window in the new Bath.
4 Raise the Kitchen and New Bath Roof and install coping to match the existing coping.
5 Install an outside stair to the Basement outside the New Bath with a low hatch over the new stair.

Guest House
1 Replace exterior French doors with new French doors.

If you have any questions, please contact Craig Hoopes & Associates 986-1010.

Thank you.

Sincerely,

Michael Rodriguez

Michael Rodriguez

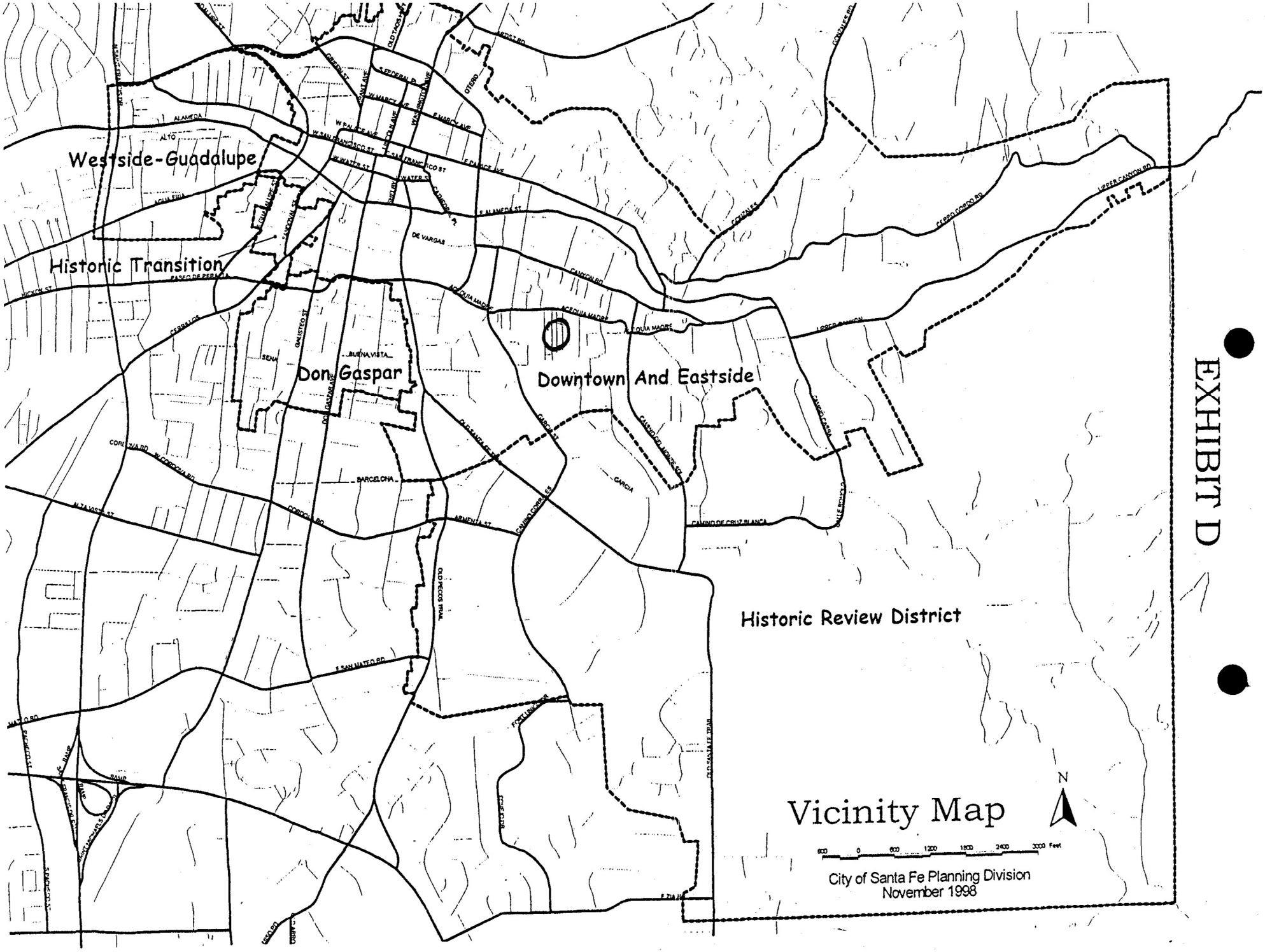

Westside-Guadalupe
Historic Transition
Don Gaspar
Downtown And Eastside
Historic Review District
Vicinity Map
N
City of Santa Fe Planning Division
November 1998

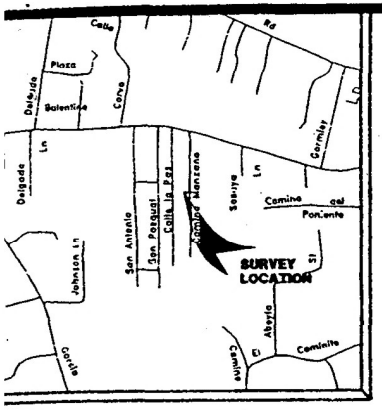
EXHIBIT D


433
RC8

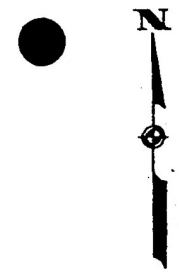
Boundary Survey Plat for Lee E. Dirks

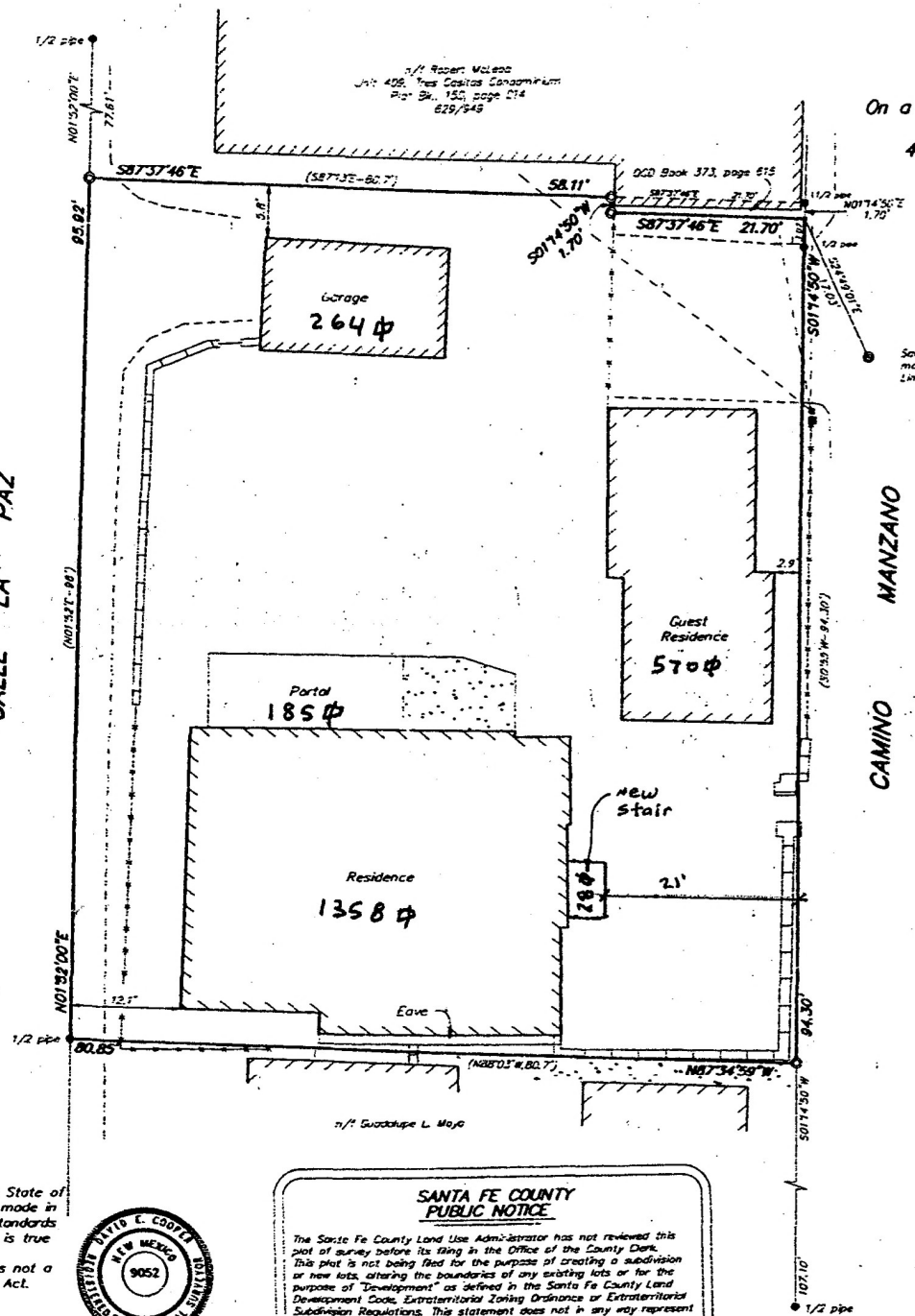
119023

On a tract of land lying and being situate within the City and County of Santa Fe, New Mexico
433 Calle la Paz ±7670.7 square feet



VICINITY MAP





GRAPHIC SCALE 1" = 15'

0 15 30 45

LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility poles and lines
- Utility boxes.
- Fences.
- Walls.
- Concrete.

NOTES

1. Basis of survey and basis of bearing for this survey was taken from the west line of subject lot as described in Deed recorded in Misc. Book 295, page 708.
2. Bearings and distances in parenthesis are from the above noted plat.
3. F.I.R.M. Panel No. 35007G-0005-C, Zone "C", Residence does not lies within a designated 100 year flood plain area.

CERTIFICATE

I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents 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.

This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.

June 28, 2000

David E. Cooper P.S. No. 9052

DAVID E. COOPER NEW MEXICO 9052 REGISTERED PROFESSIONAL SURVEYOR

SANTA FE COUNTY PUBLIC NOTICE

The Santa Fe County Land Use Administrator has not reviewed this plat of survey before its filing in the Office of the County Clerk. This plat is not being filed for the purpose of creating a subdivision or new lots, altering the boundaries of any existing lots or for the purpose of "Development" as defined in the Santa Fe County Land Development Code, Extraterritorial Zoning Ordinance or Extraterritorial Subdivision Regulations. This statement does not in any way represent official county approval of this plat.

COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO 1123-504

I hereby certify that this instrument was filed for record on the 19 day of July A.D. 2000 at 1:54 o'clock P.M. and was duly recorded in Book 491 Page 23 of the records of Santa Fe County.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, New Mexico

Deputy

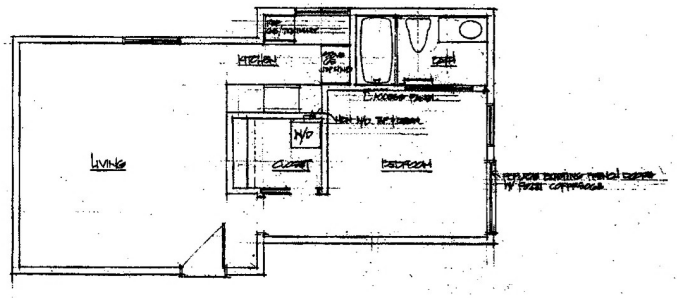
SANTA FE COUNTY CLERK SANTA FE COUNTY NEW MEXICO

SIERRA LAND SURVEYING, Inc.		
227 E. PALACE AVENUE, Ste. N	SANTA FE, NM	505-983-5932
Project No. C-033-0600	Dwg. DEC	Ck. DTC
	File: lds	Bk. 48

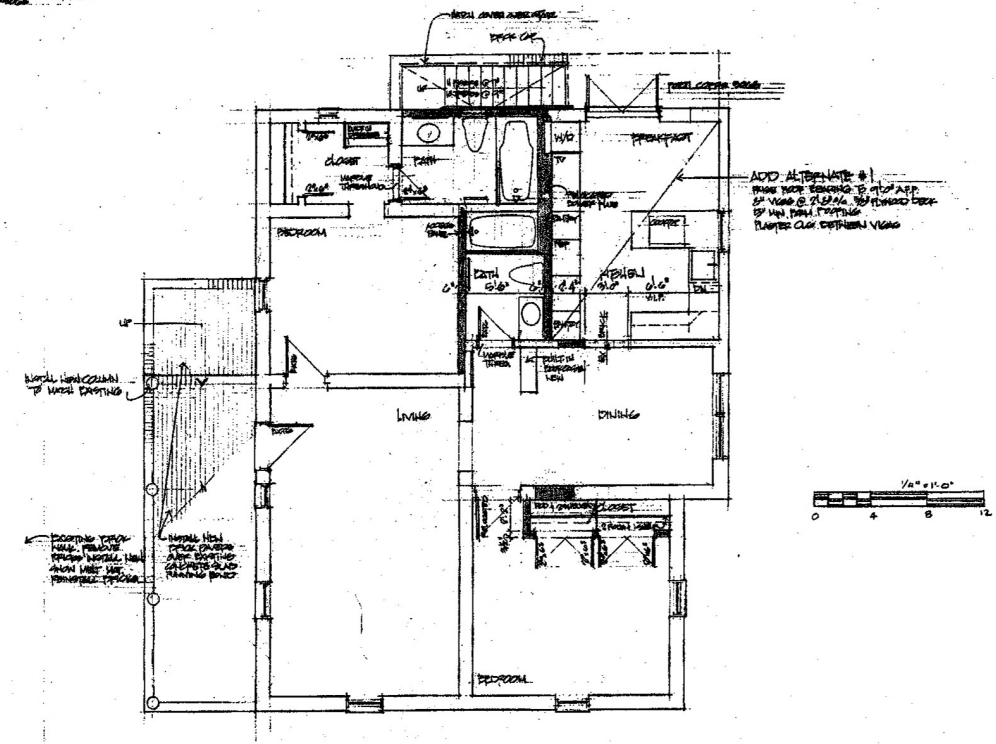
INDEXING INFORMATION FOR COUNTY CLERK

NAME	LOCATION	SUBDIVISION
Mary Neidorf	Sec. 30 T. 17N. R.10E.	n/a

U.P.C. 1-055-098-002-425



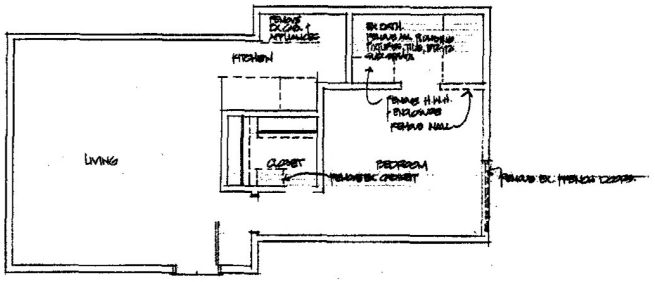
GUEST HOUSE



MAIN HOUSE

CRAIG HOOPES & ASSOCIATES
ARCHITECTS
420 SANDOWAL
SANTA FE, NM 87502
PHONE: 505.986.1030
FAX: 505.986.5896
E-MAIL: chs@nets.com

PROJECT:
DAVID DIRKS RESIDENCE
Project Number:
Date:
Drawing Title:
FLOOR PLAN
Drawing Number:
A-1



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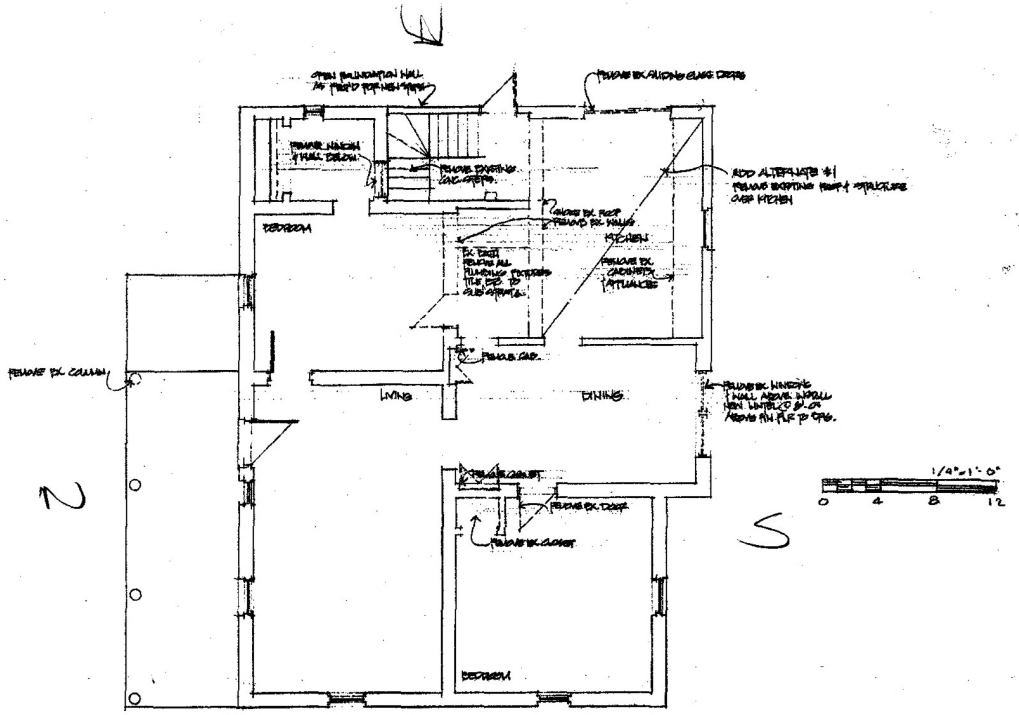
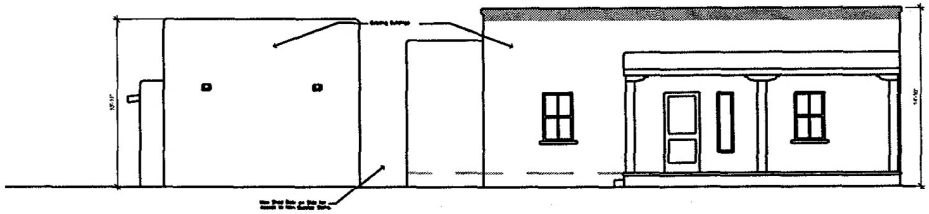


MAIN HOUSE

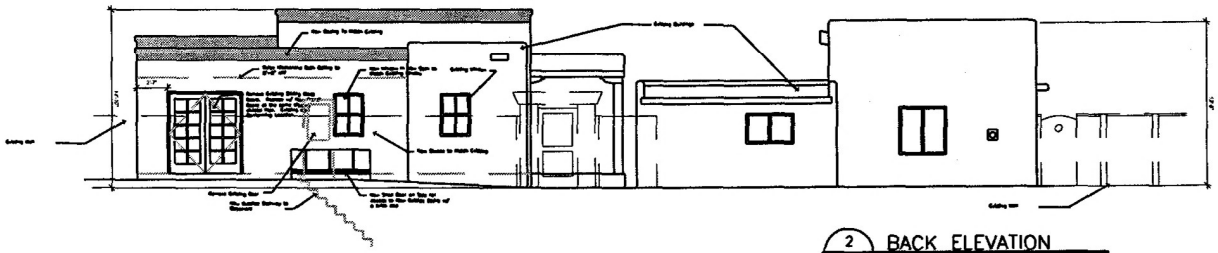
1/8"=1'-0"
0 4 8 12

CRAIG HOOPES & ASSOCIATES
ARCHITECTS

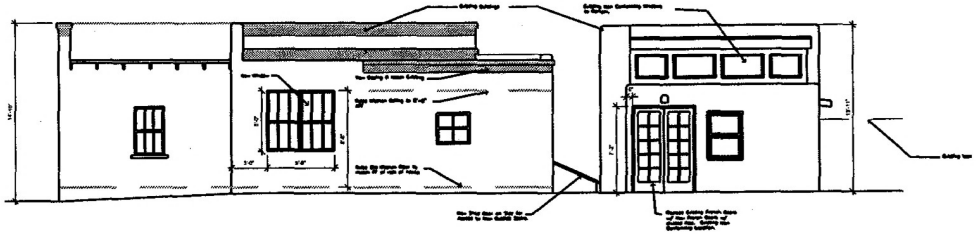
PROJECT: DAVID DIRKS RESIDENCE
Project Number:
Date:
Drawing Title: DEMOLITION
Drawing Number: D1



1 A2.0 LEFT ELEVATION
SCALE: 1/16"=1'-0"



2 A2.0 BACK ELEVATION
SCALE: 1/16"=1'-0"



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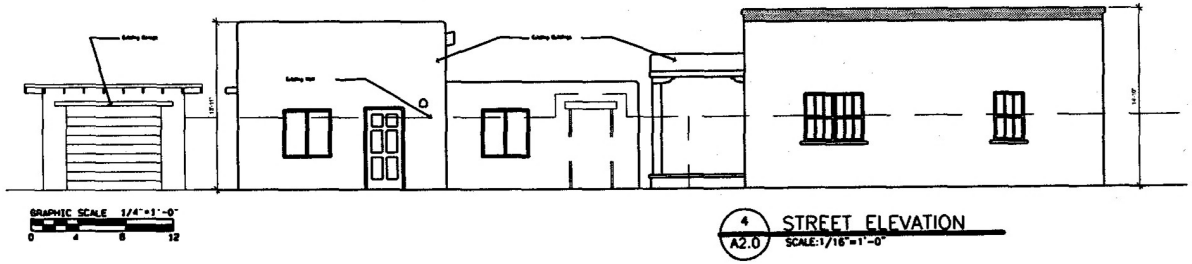
SCALE: 1/16"=1'-0"



4 A2.0 STREET ELEVATION
SCALE: 1/16"=1'-0"

CRAIG
HOOPES
& ASSOCIATES
ARCHITECTS

500 MONTEZUMA
SUITE 200-C
SANTA FE, NM 87501

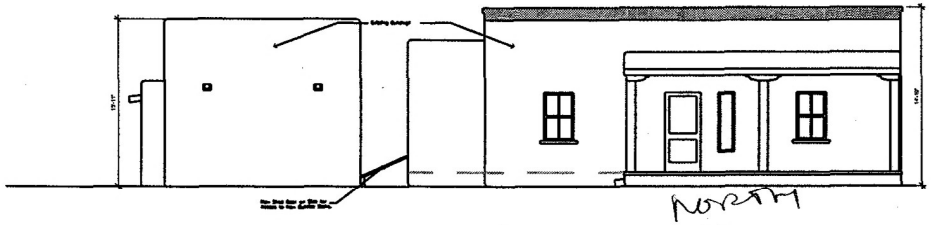
PHONE: 505.986.1010
FAX: 505.986.9898
E-MAIL: cha@nets.com

PROJECT:
DAVID DIRKS RESIDENCE
433 CALLE LA PAZ
SANTA FE, NEW MEXICO

DRAWING TITLE:
ELEVATIONS

CADFILE:
ELEV.DWG
ISSUE DATE:
1 AUGUST 2001
LAST REVISION DATE:

DRAWING NUMBER:
A-2.1



1 A2.0 LEFT ELEVATION
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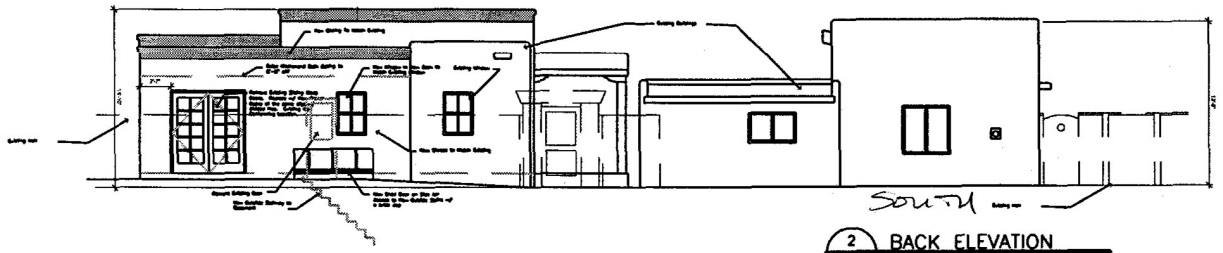
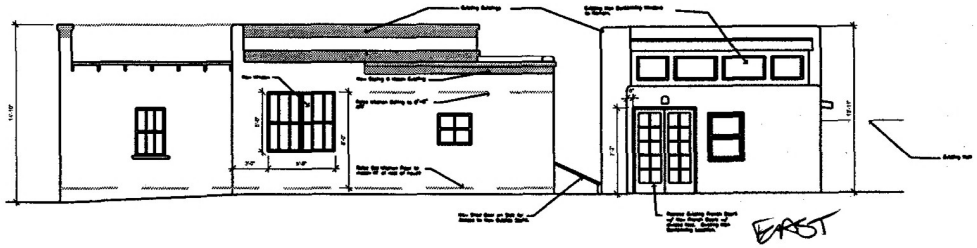
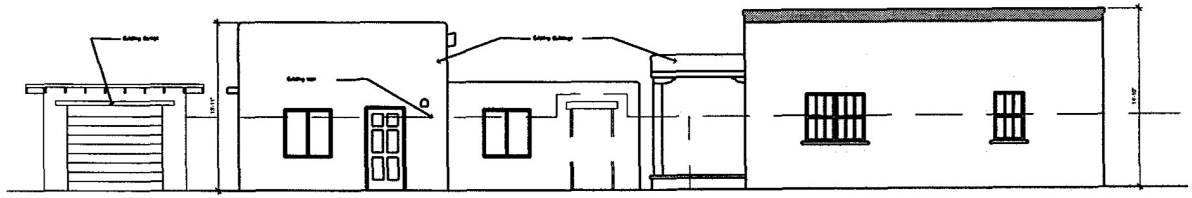


2 A2.0 BACK ELEVATION
SCALE:1/16"=1'-0"

GRAPHIC SCALE 1/4"=1'-0"



3 A2.0 RIGHT ELEVATION
SCALE:1/16"=1'-0"



4 A2.0 STREET ELEVATION
SCALE:1/16"=1'-0"
WEST

CRAIG
HOOPES
& ASSOCIATES
ARCHITECTS

500 MONTEZUMA
SUITE 200-C
SANTA FE, NM 87501

PHONE: 505.986.1010
FAX: 505.986.9898
E-MAIL: cha@nets.com

PROJECT:
DAVID DIRKS RESIDENCE
433 CALLE LA PAZ
SANTA FE, NEW MEXICO

DRAWING TITLE:
ELEVATIONS

CADFILE:
ELEV.DWG
ISSUE DATE:
1 AUGUST 2001
LAST REVISION DATE:

DRAWING NUMBER:
D-2.0

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 7/31/01

Property Owner of Record Lee Dirks

Applicant Name Craig Hoopes and Assoc Phone 986 1010

Site Address 433 Calle La Paz, Santa Fe, NM 87501

Proposed Construction Interior remodel, new outside stair

TO BE COMPLETED BY STAFF:

Zoning District RC-8 Subdivision _____ Lot ____ Block ____

Permitted Use : ☒ Section # 14-19.3
Accessory Use : ☐ Section # _____
Special Exception: ☐ Case # _____
Variance: ☐ Case # _____
Prohibited Use: ☐ Section # _____

Setbacks:
(Front) Provided N/A Minimum _____ (Rear) Provided 21' Minimum 15' . For Stairway addition
(Left Side) Provided N/A Minimum _____ (Right Side) Provided N/A Minimum _____
(Special Yard) Provided N/A Minimum _____

Density: N/A Open Space: N/A

Lot Size: N/A Total Roof Area: N/A Lot Coverage: N/A

Height 24' Max Wall Requirement: N/A

Parking: # Required N/A # Provided _____ Maneuverability _____

Other District Requirements: _____

Preliminary Approved ☒
Preliminary Approval w/ Conditions ☐ _____
Preliminary Rejection ☐

Comments: _____

Reviewer Arlc Shafer Date 7/27/01

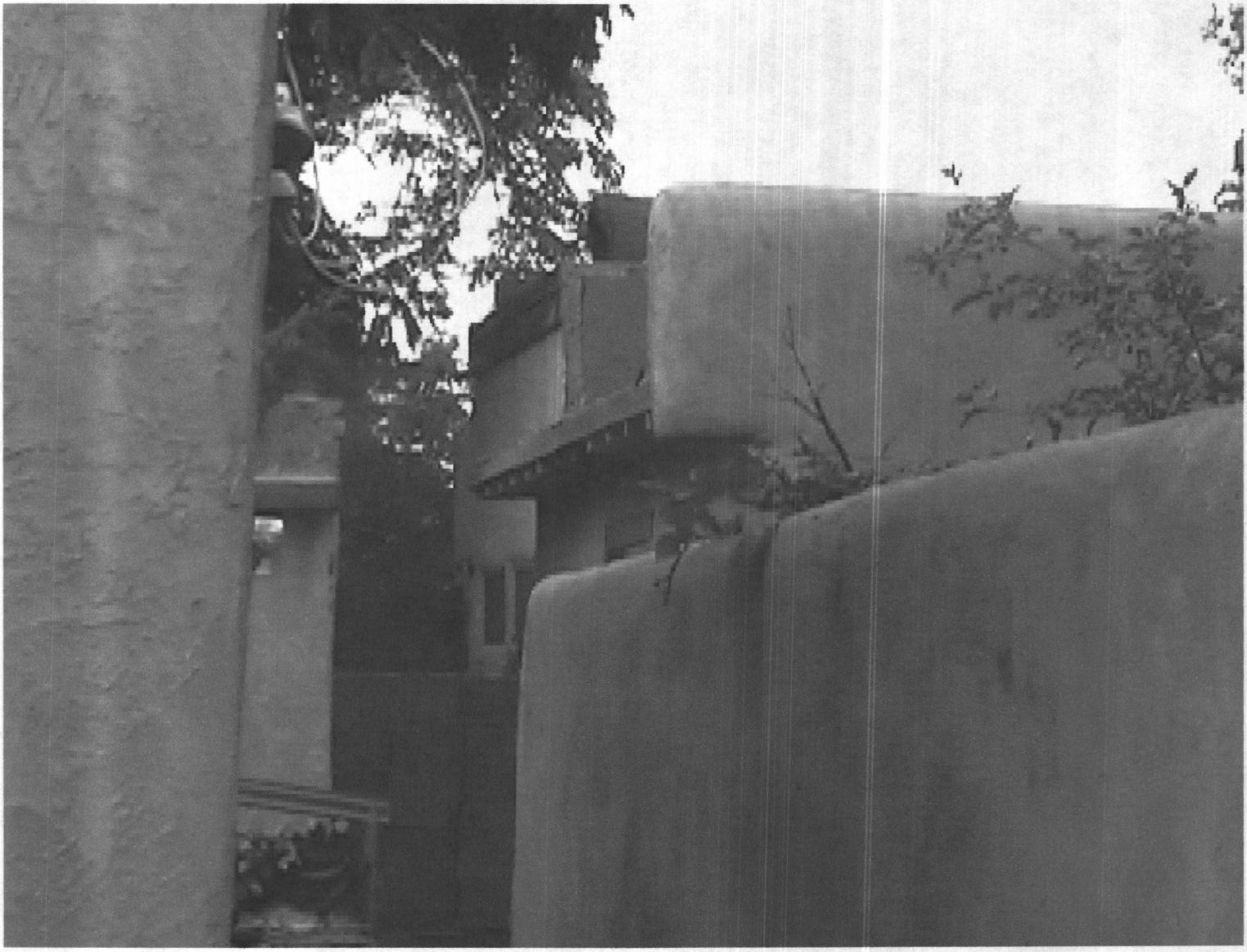
Prepared by: Mmontoya 12/99
Revised 4/3/2001



433 Calle La Paz Back



433 Calle La Paz Left



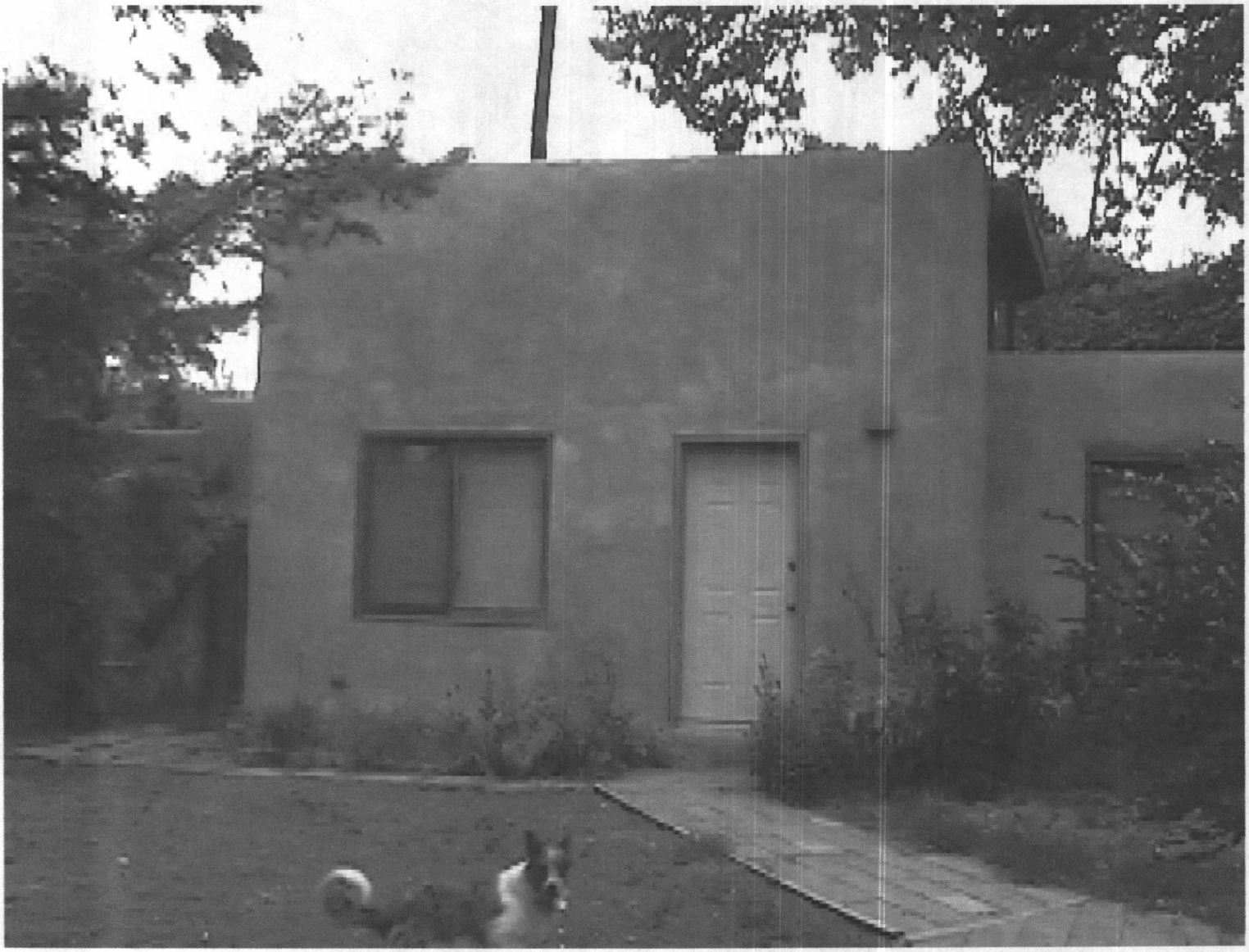
433 Calle La Paz

Right



433 Calle La Paz
Guest House

Back



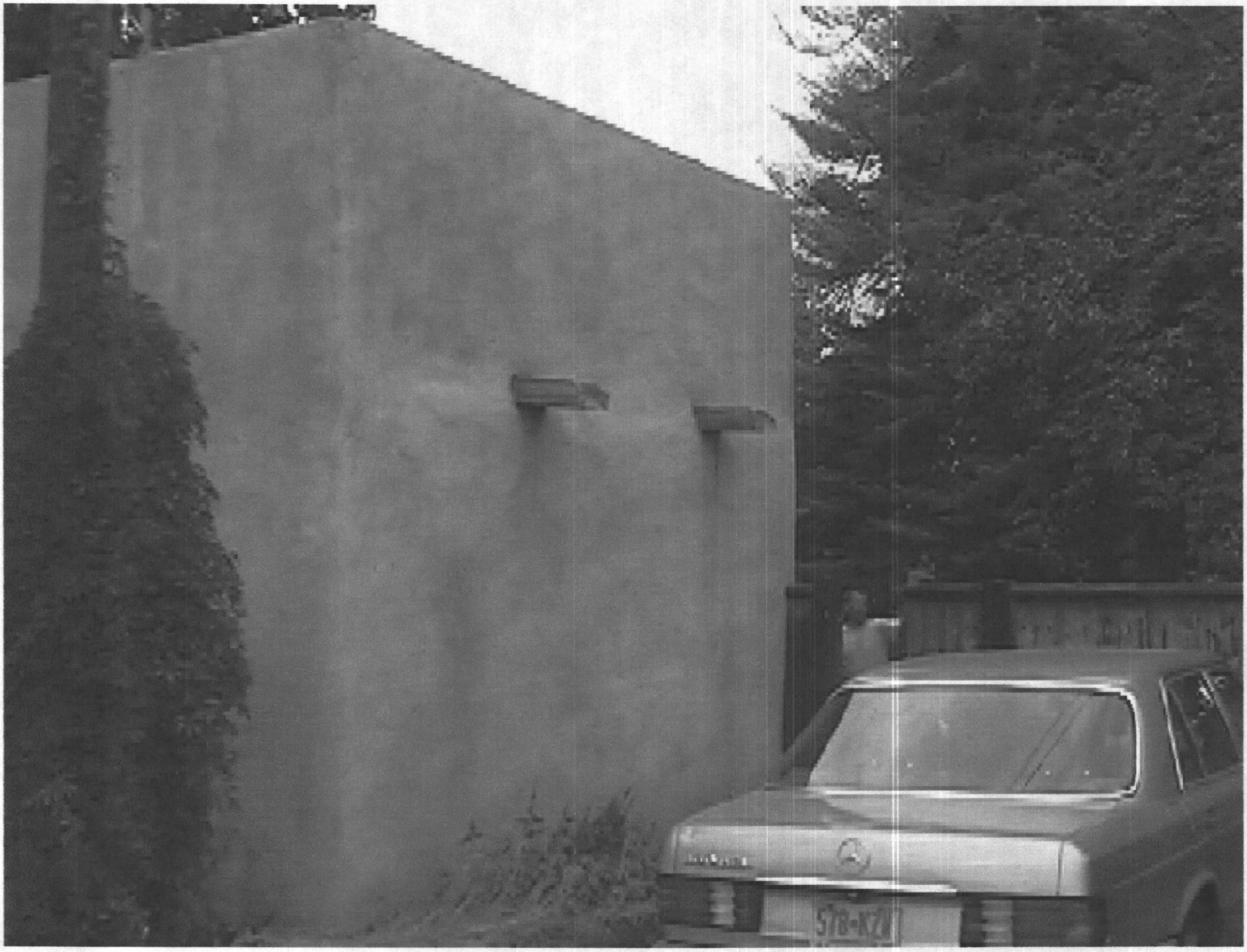
433 Calle La Paz
Guest House

Front



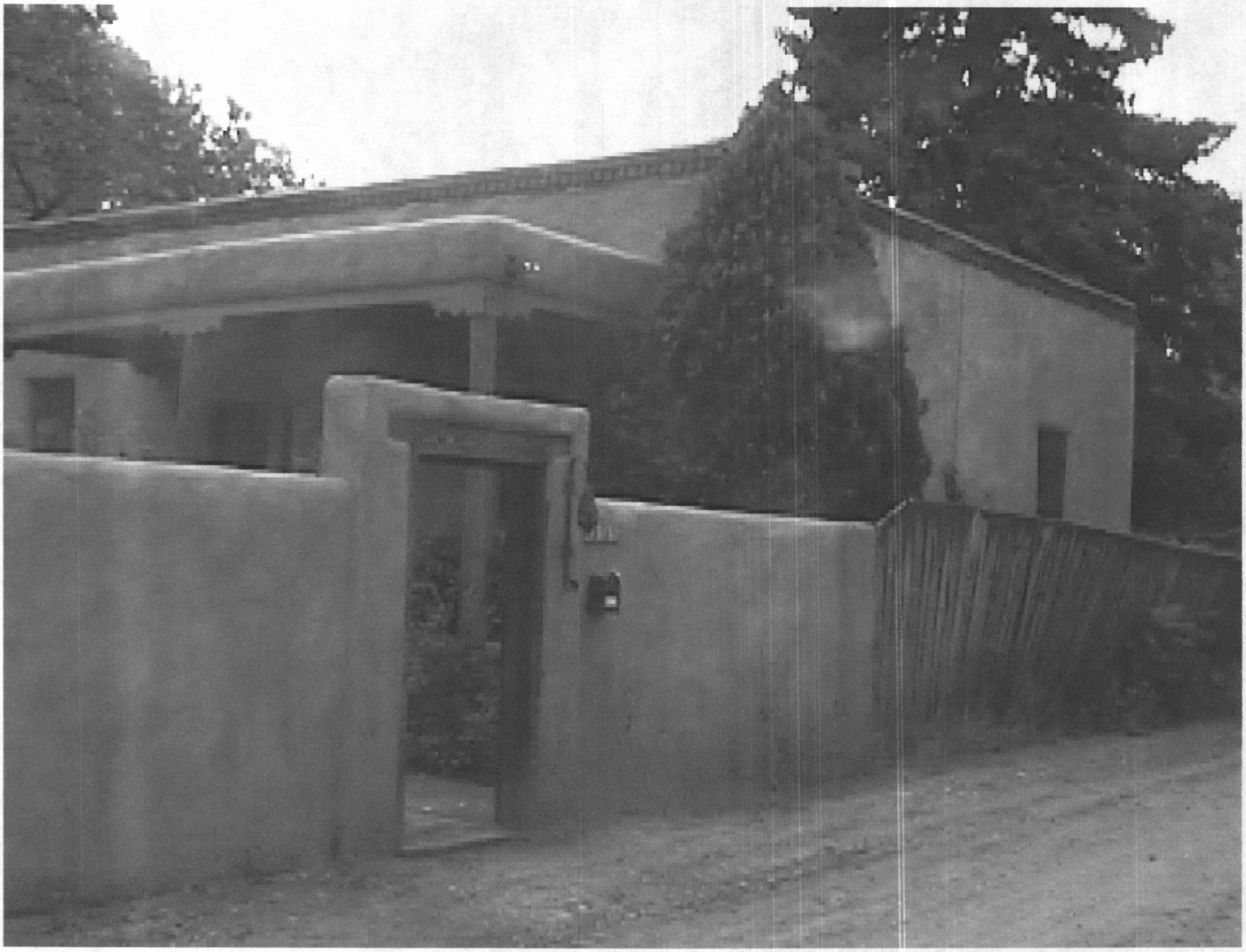
433 Calle La Paz
Guest House

Right



433 Calle La Paz
Guest House

Left

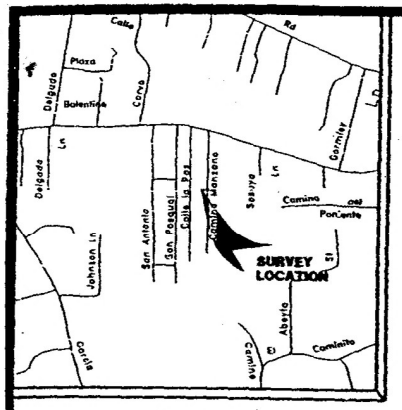


433 Calle La Paz Street View

Boundary Survey Plat for Lee E. Dirks

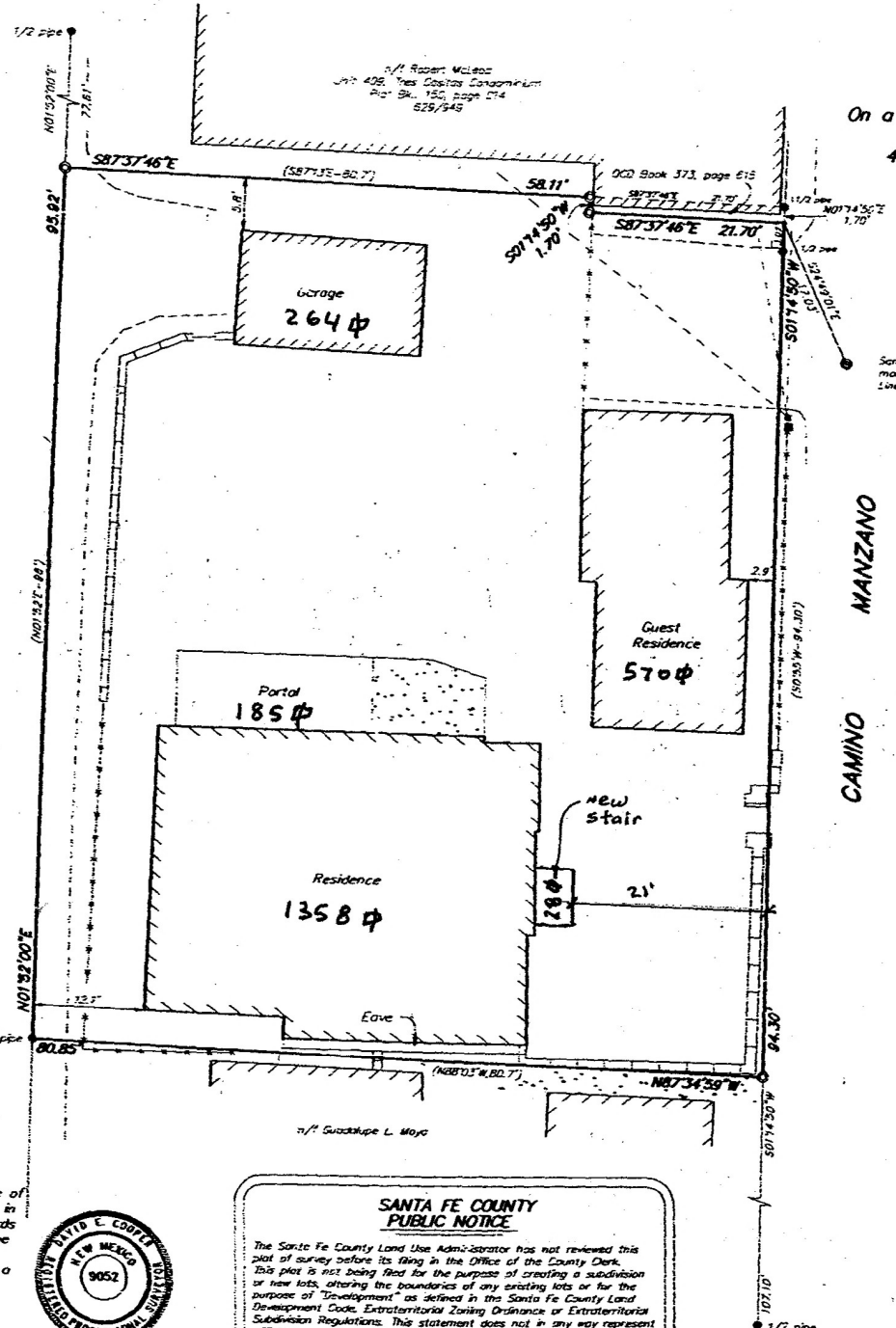
119023

On a tract of land lying and being situate within the City and County of Santa Fe, New Mexico
433 Calle la Paz ±7670.7 square feet



VICINITY MAP





GRAPHIC SCALE 1" = 15'

0 15 30 45

LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility poles and lines
- Utility boxes.
- Fences.
- Walls.
- Concrete.

NOTES

1.) Basis of survey and basis of bearing for this survey was taken from the west line of subject lot as described in Deed recorded in Misc. Book 295, page 708.

2. Bearings and distances in parenthesis are from the above noted plat.

3.) F.I.R.M. Panel No. 350070-0005-C, Zone "C", Residence does not lies within a designated 100 year flood plain area.

CERTIFICATE

I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents 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.

This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.

June 28, 2000

David E. Cooper P.S. No. 9052

DAVID E. COOPER NEW MEXICO 9052 REGISTERED PROFESSIONAL SURVEYOR

SANTA FE COUNTY PUBLIC NOTICE

The Santa Fe County Land Use Administrator has not reviewed this plat of survey before its filing in the Office of the County Clerk. This plat is not being filed for the purpose of creating a subdivision or new lots, altering the boundaries of any existing lots or for the purpose of "Development" as defined in the Santa Fe County Land Development Code, Extraterritorial Zoning Ordinance or Extraterritorial Subdivision Regulations. This statement does not in any way represent official county approval of this plat.

COUNTY OF SANTA FE
STATE OF NEW MEXICO 1123-504

I hereby certify that this instrument was filed for record on the 19 day of July A.D. 2000, at 1:34 o'clock P.m., and was duly recorded in Book 499, Page 23 of the records of Santa Fe County.

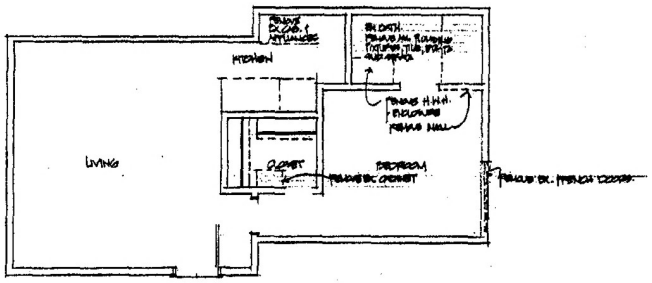
Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, New Mexico

Deputy

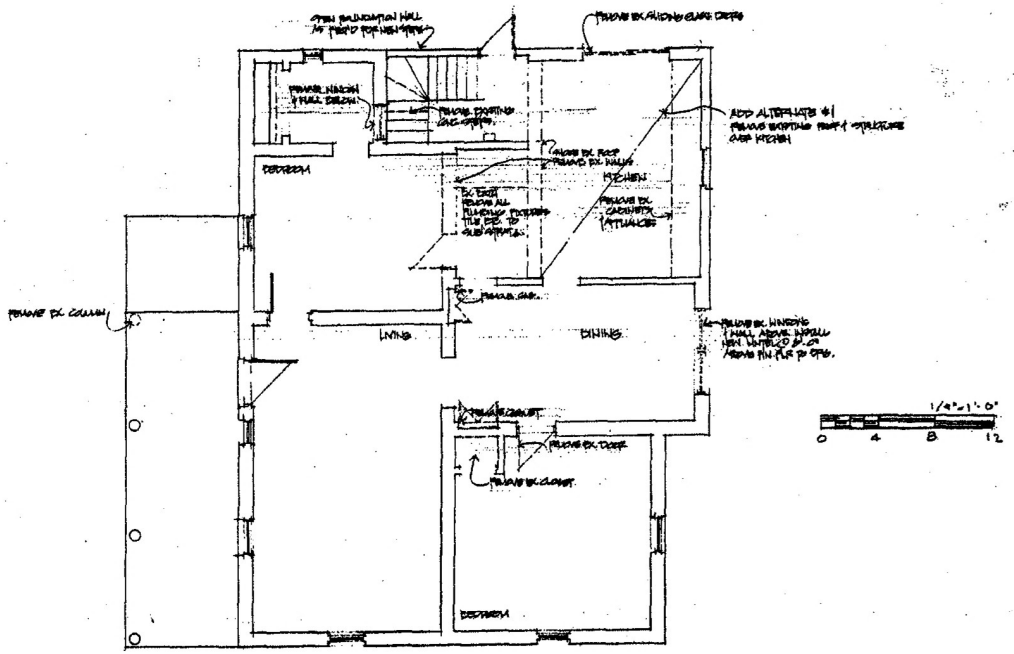
SIERRA LAND SURVEYING, Inc.		
227 E. PALACE AVENUE, Ste. N	SANTA FE, NM	505-983-5932
Project No. C-033-0600	Dwg. DEC	Ck. DTC
	File: tds	Bk. 48

INDEXING INFORMATION FOR COUNTY CLERK

NAME	LOCATION	SUBDIVISION
Mary Neidorf	Sec. 30 T. 17 N. R. 10 E.	n/a
U.P.C. 1-055-098-002-425		



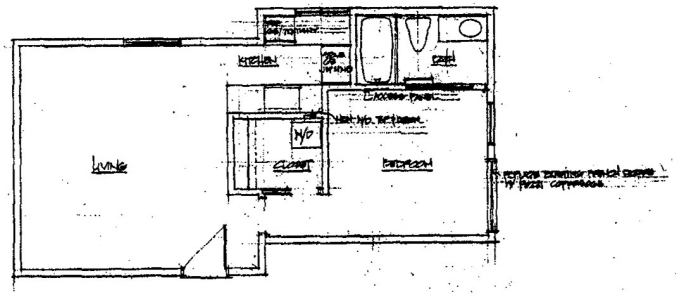
GUEST HOUSE



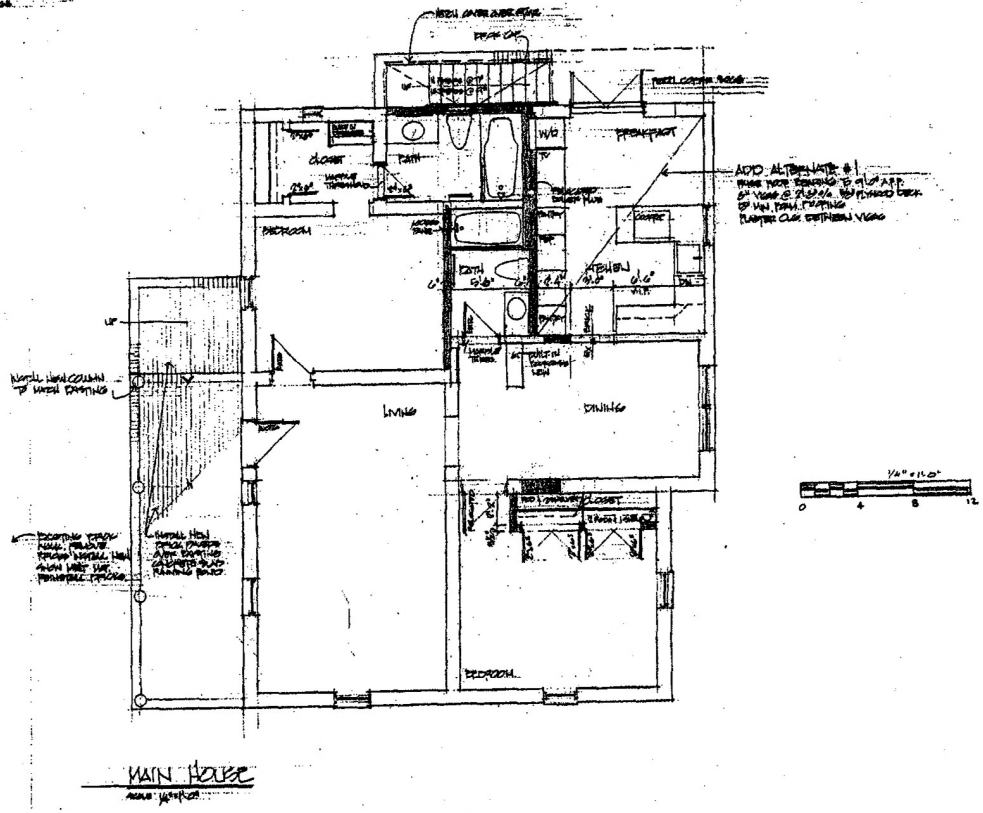
MAIN HOUSE

CRAIG HOOPES & ASSOCIATES
ARCHITECTS

PROJECT:
DAVID DIPPS RESIDENCE
Project Number:
Date:
Drawing Title:
DEMOLITION
Drawing Number:
D1



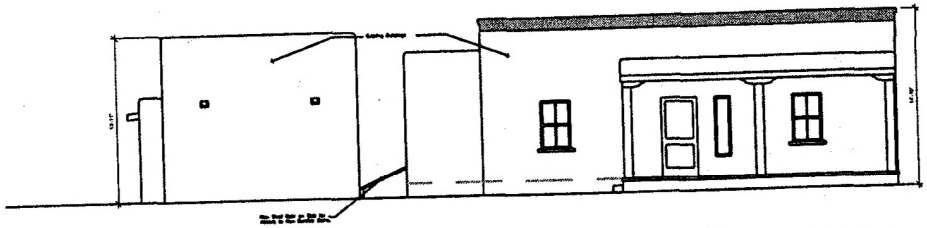
GUEST HOUSE



MAIN HOUSE

CRAIG HOOPES & ASSOCIATES
ARCHITECTS

PROJECT:
DAVID DIRKS RESIDENCE
Project Number:
Date:
Drawing Title:
FLOOR PLAN
Drawing Number:
A-1

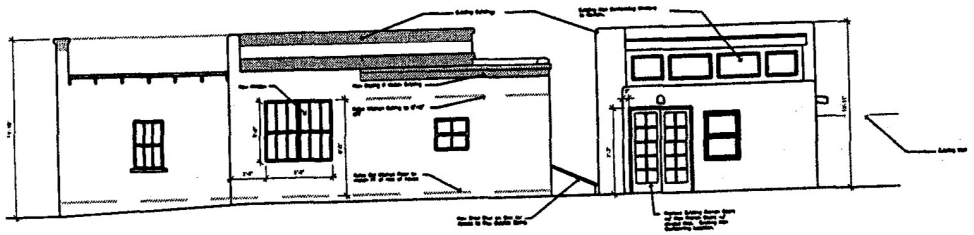


1 A2.0 LEFT ELEVATION
SCALE: 1/16"=1'-0"

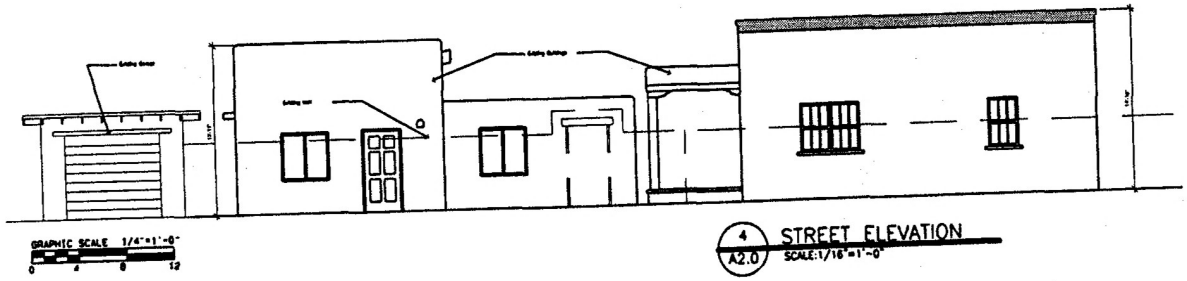


2 A2.0 BACK ELEVATION
SCALE: 1/16"=1'-0"

GRAPHIC SCALE 1/4"=1'-0"



3 A2.0 RIGHT ELEVATION
SCALE: 1/16"=1'-0"



GRAPHIC SCALE 1/4"=1'-0"
0 4 8 12

4 A2.0 STREET ELEVATION
SCALE: 1/16"=1'-0"

CRAIG HOOPES & ASSOCIATES
ARCHITECTS

500 MONTEZUMA
SUITE 200-C
SANTA FE, NM 87501

PHONE: 505.986.1010
FAX: 505.986.9898
E-MAIL: cha@nets.com

PROJECT:
DAVID DIRKS RESIDENCE
433 CALLE LA PAZ
SANTA FE, NEW MEXICO

DRAWING TITLE:
ELEVATIONS

CADFILE:
ELEV.DWG
ISSUE DATE:
1 AUGUST 2001
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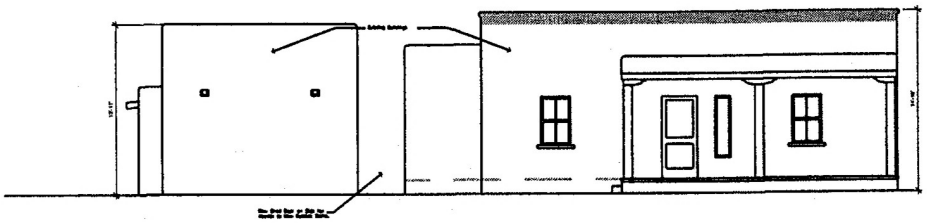
D-2.0



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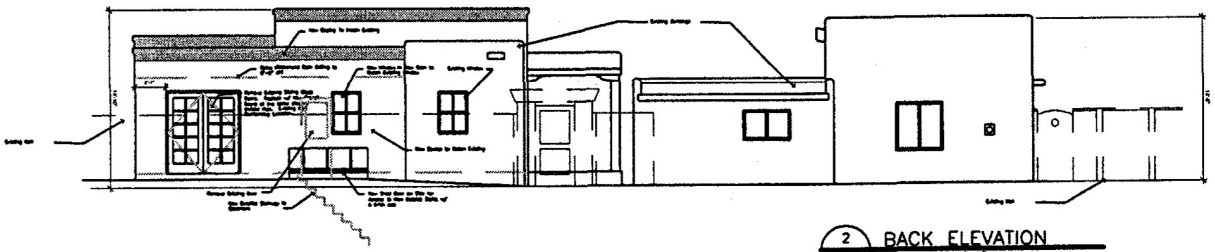

2 A2.0 BACK ELEVATION
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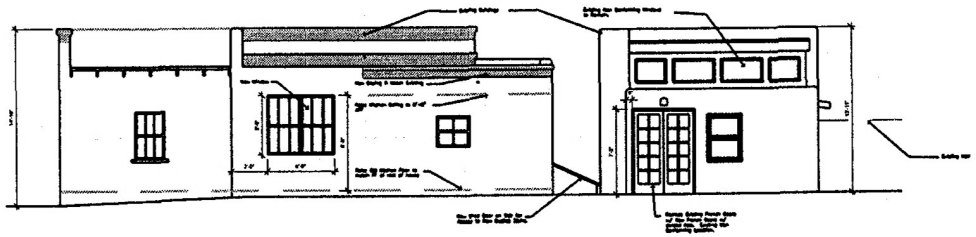
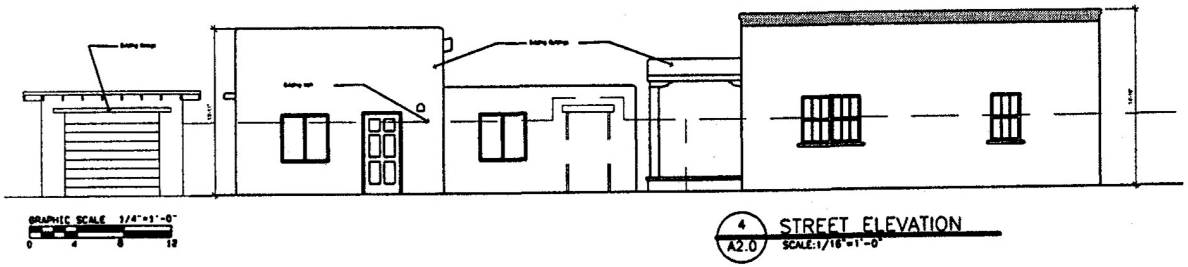


3 A2.0 RIGHT ELEVATION
SCALE: 1/16"=1'-0"



4 A2.0 STREET ELEVATION
SCALE: 1/16"=1'-0"

CRAIG
HOOPES
& ASSOCIATES
ARCHITECTS

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1 AUGUST 2001
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DRAWING NUMBER:
A-2.1

EXHIBIT (C)

RECEIVED
[redacted] 31 [redacted]
10:15 am

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ( )

Project Location: 433 Calle La Paz Santa Fe NM 87501

Owner: Lee Dirks / David Dirks Phone: 989 3656

Address: 433 Calle La Paz City, State, Zip Code: Santa Fe, NM 87501

Applicant: Craig Hoopes and Assoc Phone: 986 1010

Address: 500 Montezuma Ave Suite 200-C City, State, Zip Code: Santa Fe, NM 87501

Project Proposal: interior remodel, new outside stair

New Construction: Single-Family Residence ( ) Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition (✓) Remodel (✓) Addition ( ) Residential (✓)
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes (✓) No ( )

If yes, who? Alyssa Abbott Date? 7/27/01

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No (✓)

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

_____

What is the proposed height as illustrated in your project? 14'-10"

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes (✓) No ( )

If yes, who? PHIL SHAFER Date? 7/27/01 Phil Shafer

If you have not met with zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

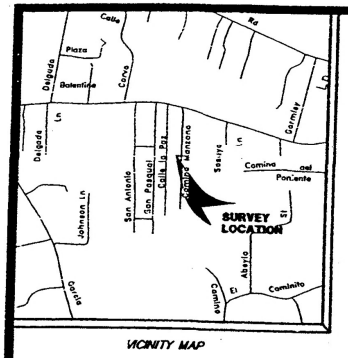
Michael Rodrigo
Signature of Applicant or Owner

7/31/01
Date

Boundary Survey Plat for Lee E. Dirks

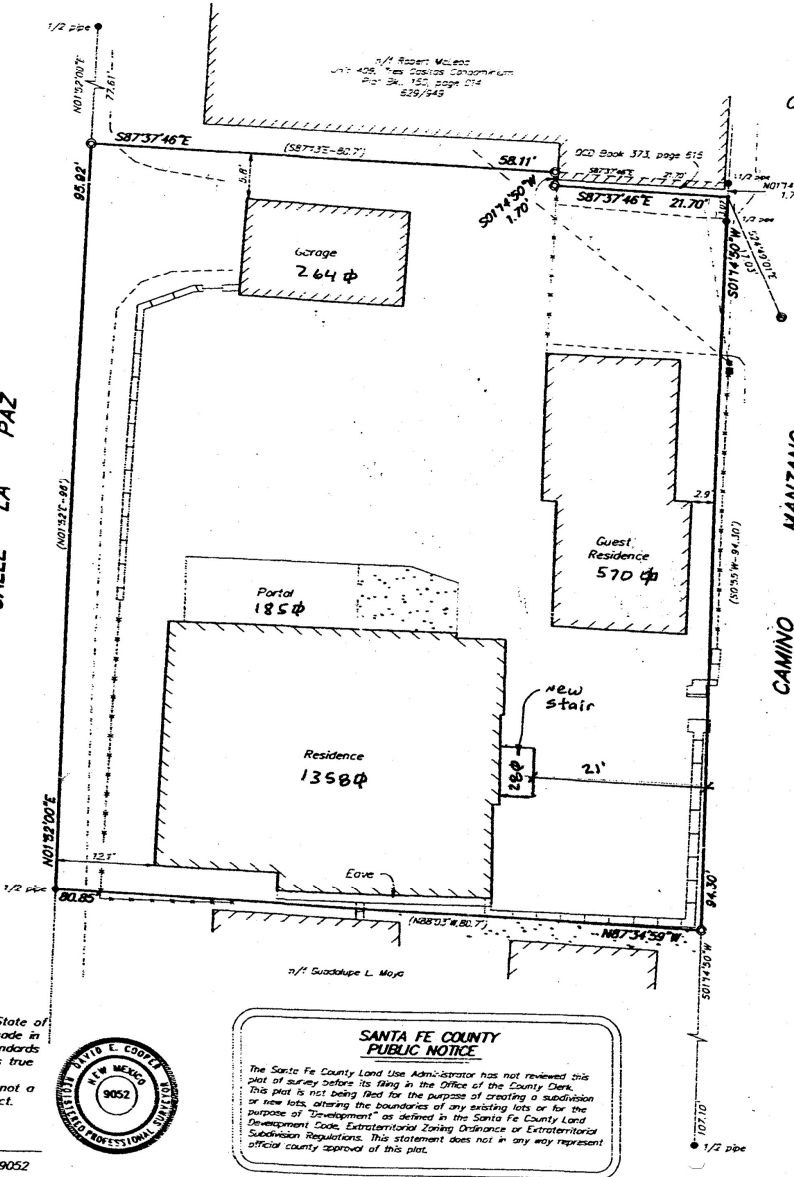
119023

On a tract of land lying and being situate within the City and County of Santa Fe, New Mexico
433 Calle lo Paz ±7670.7 square feet



VICINITY MAP





GRAPHIC SCALE 1" = 15'

0 15 30 45

LEGEND

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- Points found and used as noted.
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- Utility poles and lines
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2. Bearings and distances in parenthesis are from the above noted plat.

3.) F.I.R.M. Panel No. 35007G-0005-C, Zone "C", Residence does not lies within a designated 100 year flood plain area.

CERTIFICATE

I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents 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.

This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.

June 28, 2000

David E. Cooper

P.S. No. 9052

DAVID E. COOPER NEW MEXICO 9052 REGISTERED PROFESSIONAL SURVEYOR

SANTA FE COUNTY PUBLIC NOTICE

The Santa Fe County Land Use Administrator has not reviewed this plat of survey before its filing in the Office of the County Clerk. This plat is not being filed for the purpose of creating a subdivision or new lots, altering the boundaries of any existing lots or for the purpose of "Development" as defined in the Santa Fe County Land Development Code, Extraterritorial Zoning Ordinance or Extraterritorial Subdivision Regulations. This statement does not in any way represent official county approval of this plat.

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO 1123-504

I hereby certify that this instrument was filed for record on the 19 day of July A.D. 2000 at 1:54 o'clock P m. and was duly recorded in Book 499 Page 23 of the records of Santa Fe County.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, New Mexico

Deputy

SIERRA LAND SURVEYING, Inc.			
227 E. PALACE AVENUE, Ste. N	SANTA FE, NM	505-983-5932	
Project No. C-033-0600	Dwg. DEC	Ck. DTC	
	File: tds	Bk. 48	
INDEXING INFORMATION FOR COUNTY CLERK			
NAME	LOCATION	SUBDIVISION	
Mary Neidorf	Sec. 30 T. 17 N. R. 10 E.	n/a	
U.P.C. 1-055-098-002-425			

City of Santa Fe, New Mexico

memo

DATE: **August 12, 2025**

TO: **Historic Districts Review Board**

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

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

2025-010840-HDRB, 815 E. Alameda St. Unit 8, Downtown & Eastside Historic District, William Kleinschmidt, agent for Nancy Abruzzo Holdings LLC, owner, proposes to construct yard walls with pedestrian gates to the maximum allowable height of 4'-6".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
__x__ Other: [development plan, previous case documents, height calculations]	__x__ Photographs
	____ Other:

STAFF RECOMMENDATION:
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(E) Downtown and Eastside Design Standards.

Sample motions:

a. In case 2025-010840-HDRB, at 815 East Alameda Unit 8, approve or deny the application as submitted.

BACKGROUND & SUMMARY:

Streetscape:
The property at 815 East 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 restricted to parcel sections from twenty to one hundred feet wide, 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 Territorial. While there are two-story buildings, the majority are still lower single-story buildings with an average height on the streetscape of 12'5". The street is lined with low yard walls with an average height of 54" (4'6"). The properties have a higher density with a zoning of R21, which allows for up to 21 residences per acre. The yard walls are stuccoed concrete masonry units that are colored to match the corresponding building.

Site Description:
The 0.89-acre property that houses the Sangria Compound Condominiums is addressed as 815 and 817 East Alameda. The property is part of a phased Development Plan, which was amended most recently in 2025. Phase 1 consists of 0.3 acres and is addressed as 815 East Alameda units 1-3. Phase 2 is 0.21 acres, which is addressed as 817 East Alameda units 4-7, and phase 3 is 0.38 acres, which is listed as 815 East Alameda unit 8. Phases 1 and 2 are complete. This request is for phase 3 of the development plan, which is currently used for vehicle parking for the compound.

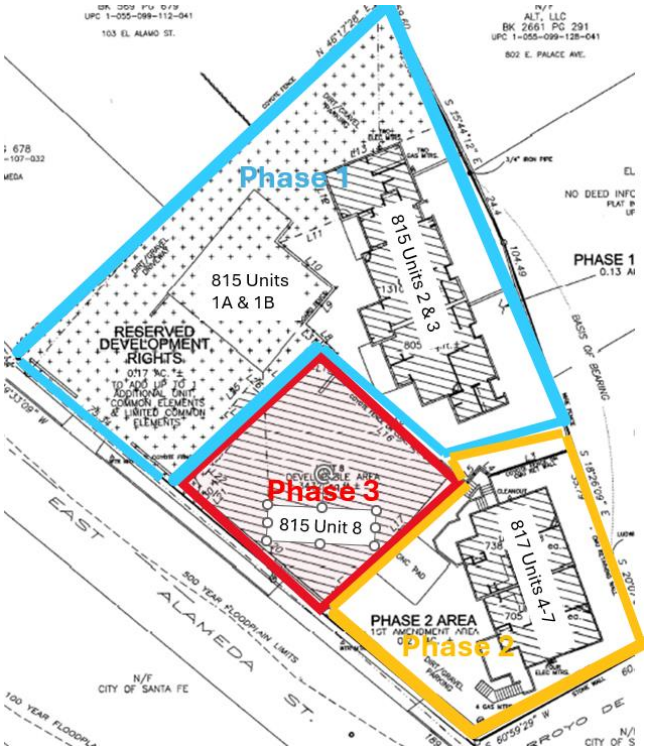


Figure 1: Development Plan Phases

The original structure on the lot is 815 East Alameda, which is a contributing two-story multifamily residence constructed in Territorial Revival style in 1949. This structure is now addressed as units 1A and 1B and is part of Phase 1 of the development plan.

The single-car garage on the property's west corner was converted to a Spanish Pueblo Revival-style living space in 1959. The unit was enlarged in 2006 and now includes units 2 and 3. The structure is designated as non-contributing.

The residences at 817 E Alameda, units 4 through 7, were constructed in a Vernacular style in 1964 and are designated as non-contributing. This structure is a two-story unit that had additions and window and door replacements in 2006 as approved under case H-05-084A and B. These additions resulted in the construction of units 6 and 7.

The area of the lot designated for 815 East Alameda Unit 8 was previously addressed as 817 East Alameda Unit 8, as it is in case H-05-084D. This case proposed the construction of the final building, phase 3 of the development plan. The HDRB approved the residence in March 2006; however, the structure was not constructed at that time, and the lot remains a gravel parking area. All streetscape and courtyard walls and fences, hardscaping, and exterior lighting were approved under case H-05-084E. The yard walls were approved at 3'-4' high rear lot line walls and coyote fences between 5-6' on May 9, 2006.

Due to the lapse of time since these approvals and changes in design, the applicant returned to the HDRB on June 10, 2025, for approval of Phase 3. Under case 2025-010490-HDRB, the Board approved the construction of a 2,204 sq. ft. single-story residence with an 882 sq. ft. portal to the maximum allowable height of 14'-5". The residence is designed in a Spanish Pueblo Revival style with 3" to 4" bullnosed corners and one chimney. Windows and doors have rounded corners and consist of wood units with metal cladding in either cream or light green and true divided lites. As part of this case, the HDRB denied the construction of a 6'0" high yard wall and installation of a 3'-0" high weathered steel planter along the exterior of the yard wall and building wall on the east side of the lot.

PREVIOUS CASE SUMMARIES:

ARC:

January 5, 2006 – Under case AR-01-2006, the Archaeological Review Committee (ARC) approved archaeological clearance for the development.

HDRB:

March 28, 2006 – Under case H-05-084D, the HDRB approved the construction of a single family residence at 817 E Alameda Street with the conditions that the reveal on the windows be at least three inches deep; the canales be tin lined; the stucco be cementitious in "Adobe" color, that the

wood trim be a tan-brown combination, that there be no rooftop equipment, and the fruit tree be saved.

May 9, 2006 – Under case H-05-084E, the HDRB approved the construction of streetscape yard walls at 3’ and 4’ high and side and rear lot line walls and coyote fences between 5’ and 6’ high, additional hardscaping, landscaping, and exterior lighting fixtures for both 815 and 817 east alameda street with the condition that the pueblo wall be rounded on the top.

June 10, 2025 – Under case 2025-010490-HDRB, approved the construction of a 2,204 sq. ft. single-story residence with a 882 sq. ft. portal to the maximum allowable height of 14’-5”. The residence is designed in a Spanish Pueblo Revival style with 3” to 4” bullnosed corners and one chimney. Windows and doors have rounded corners and consist of wood units with metal cladding in either cream or light green and true divided lites. As part of this case, the HDRB denied the construction of a 6’-0” high yard wall and installation of a 3’-0” high weathered steel planter along the exterior of the yard wall and building wall on the east side of the lot.

Administrative:

March 15, 2007 - Administrative Approval, Staff approved the extension of the case H-05-084E for one year for the construction of the yard walls, hardscaping, and lighting at 815 and 817 East Alameda.

May 9, 2007 - Administrative Approval, Staff approved the extension of the case H-05-084E for one year for the construction of the yard walls, hardscaping, and lighting at 815 and 817 East Alameda.

September 4, 2007 - Administrative Approval, Staff approved the renewal of the new structure permit, which was applied for due to delays by the city’s approval of the development plan at 817 East Alameda.

APPLICANT’S REQUEST:

The applicant proposes the following exterior alterations:

1) Raise the height of the existing non-historic 2007-yard walls on the south property line to the maximum allowable height of 4’-6”, where these walls currently range from 3’-0” to 4’-9”.
2) Remove an existing wall section to install a 3’ wide 4’-6” high wood pedestrian gate
3) Construct a circular coyote fence to 4’-6” around a newly planted fruit tree on the south street facing property line.
4) Construct a 4’-6” high yard wall, along the east and west property lines to enclose the yard.
5) Install a 3’ wide, 4’-6” high pedestrian gate in the west yard wall.
6) Stucco the yard wall in synthetic stucco from La Habra, colored “Adobe” or “Viejo Suffolk” to match the new residence.
7) Wood gates and frames will be natural wood with a semi-transparent medium-to-dark stain matching the woodwork of the portal. Gate hardware will be weathered steel.

8) Install exterior lighting, simple cube-shaped downlight sconces in black on the exterior of the courtyard walls at each gate.

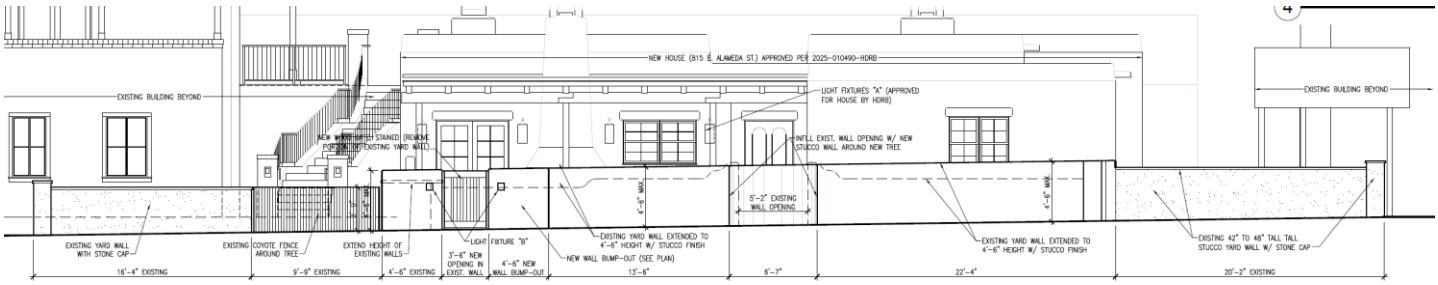


Figure 2: Proposed south (street-facing) elevation

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

(a) The continued existence and *preservation* of historical areas and *buildings*.

(b) The continued construction of *buildings* in 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.

(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 the 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* rooftop 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 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 a 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 above the average of the ridge height of the pitched roofs in the *streetscape*.

C. *Yard walls* and fences shall be limited to a height that does not exceed the average of the height of other *yard walls* 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 a mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible, provided that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and

(f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.

(2) Recent Santa Fe Style

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

(a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks,* or other design elements.

(b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;

(d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*.

(e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish, and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complementary colors. Windows, doors, and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles, except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic, and

(f) Flat roofs shall have not more than thirty (30) inches of overhang.

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)*: 815 E. Alameda Apartments

2 Location *(Address or description of location)*: 815 E. Alameda Santa Fe, NM

3 Local Reference Number: 0516123325

4 County: Santa Fe

5 Property Type: ☒ Building ☐ Structure ☐ Site ☐ Object

6 Date of this Survey: 11/23/04

7 UTM: Zone ___ Easting ___ Northing ___

8 Previous Survey Date: 3/__/85 ☐ No previous survey

9 Name of Project: Abruzzo Development Remodel



10 Photo Information: Roll #: _____ Negative Location: _____ View of: South (main) elevation facing E. Alameda

11 Brief Description of the Property *(What is it?)*: Multi-family dwelling

12 Who Uses the Property? *(Current and historic users and uses made of property. Indicate cultural affiliation of users.)*: Tenants; no known historical figures

13 Construction Date: Date: 1949 ☐ Known ☒ Estimated Santa Fe City Directory

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

15 Relationship to Surroundings: ☒ Similar ☐ Dissimilar

Comments: Apartments located on either side

Continued on other

1/6

HCPI Base Form (FORM 1) *(Continued from the other side)*

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Additional Perspective *(Photo, drawing, footprint, etc.; Indicate north arrow when possible.)* 815 E. Alameda



17 Surveyor

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

Edward Archuleta
PO Box 6861
Santa Fe, NM
505-820-7452

18 Owner (if known) & Other Knowledgeable People

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

Lenard Saiz
989-9471

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

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.)*

None

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? Architecturally + historically insignificant

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 Eastside Downtown ☐ State ☐ National ☒ Local

24 Supplemental Forms ☐ None ☒ HCPI Detail Form (FORM 2) ☒ Continuation Sheets, # pages: 4

2/6

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 No. _____

3 Local Reference Number: 0516123 25

1 Name of Property *(Historic and/or current name for property):* 815 E. Alameda Apartments

2 Location *(Address or description of location):* 815 E. Alameda Santa Fe, NM

4 County: Santa Fe

5 Date of Survey: 11/04

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Primary Construction Material

- ☐ Adobe
- ☐ Brick
- ☒ Composition Block
- ☐ Concrete:
- ☐ 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: Wood frame

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: Corrugate ☐ Metal: Pressed ☐ Metal: Standing Seam ☐ Metal: V-Crimp ☐ Tile: Terra Cotta ☐ Wood: Shingle

☒ Other: Fired brick coping

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
Casement	Steel	8 divided lite	4
"	"	16 "	1
"	"	25 "	1

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
Paneled	with transom	Wood	1

Notes:

12 Porches ☐ Not Applicable

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

13 Chimneys *(Describe whether interior or exterior and material)*: None visible

14 Other Significant Features *(Unique or outstanding features; Describe)*: None

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

3/6

16 Architectural Style

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

Notes:

17 ocuments Available and Their Locations *(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)*

Santa Fe City Directory
Santa Fe County Asseson Records

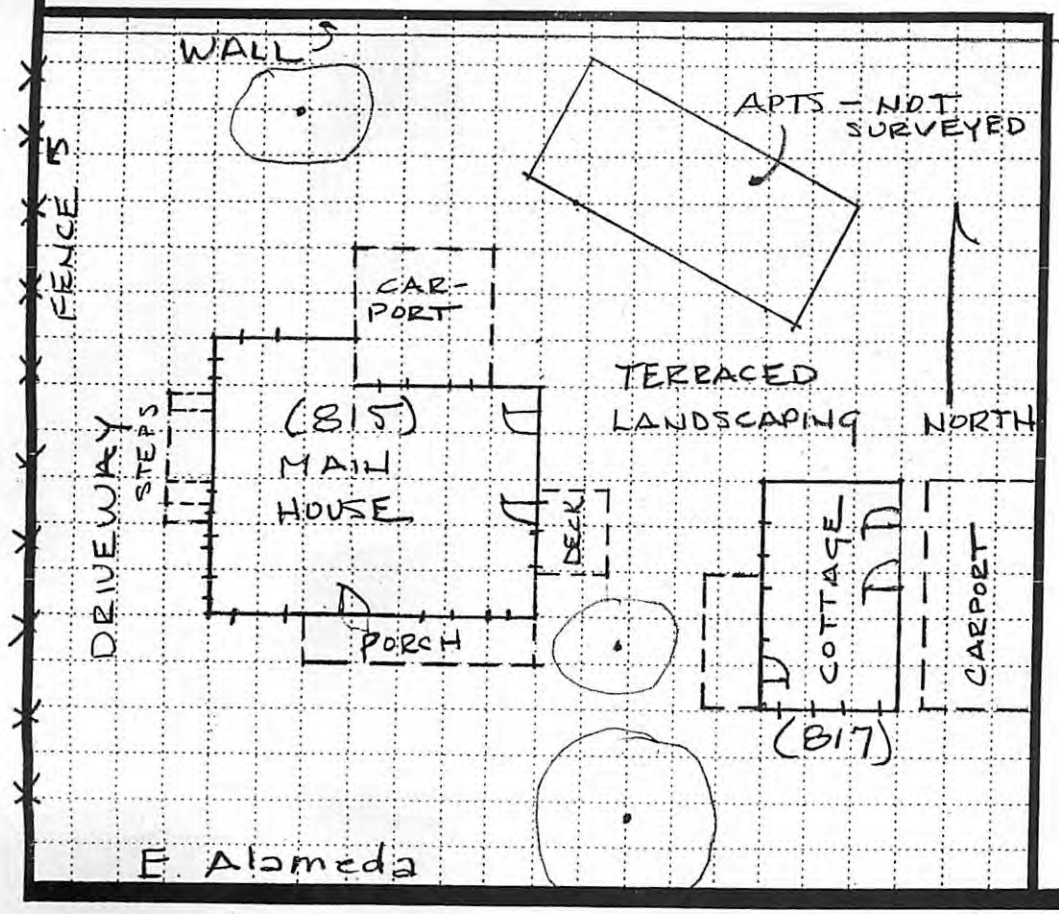
SITE

18 ttached or Associated Properties *(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)*

Cottage – Survey no. 0516123 24

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

Notes:

4/6

Historic Cultural Properties Inventory Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____

3 Local Reference Number 051612325

1 Name of Property *(Historic and/or current name for property)*
815 E. Alameda Apartments

2 Location *(Address or description of location)*
815 E. Alameda
Santa Fe, NM

4 County
Santa Fe

5 Date of Survey
11/23/04



Above: Southwest elevation



Above: North (rear) elevation

Continued on other side

5/6

Historic Cultural Properties Inventory Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ 3 Local Reference Number 051612325

1 Name of Property *(Historic and/or current name for property)*: 815 E. Alameda Apartments

2 Location *(Address or description of location)*: 815 E. Alameda Santa Fe, NM

4 County: Santa Fe

5 Date of Survey: 11/23/04



Southeast elevation - porch detail

Continued on other side

6/6

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H307

building threatened? yes	surveyed date 3/85 by SL	county SANTA FE	ID no. 0516 12325
field map SFHD # 5	number 2325	UTM reference zone 12 13	easting northing

location description

815 E. ALAMEDA (#1, 2, 3, 4, 5)

city/town
SANTA FE

land grant/reservation

building name

legal description
tnsp___ N S range___ E W sec___ ___¼ ___¼

film roll by SL no. 31	negative nos. 37	loc. of neg. HPB

plan shape



date of construction
Post. 145 estimate _____ actual
source
directory

use
present residential
other _____
historic residential
other _____

condition
___excellent ___good
___fair ___deteriorating

style

foundation material

wall material/surface

degree of remodeling
___minor ___moderate ___major
describe:

architectural features

surroundings
residential

relationship to surroundings
___similar ~not similar

district potential
✓yes ___no

significance
___eligible ___of interest ✓none
if eligible, why?
age

associated buildings? ___yes
what type?

if inventoried, list ID nos.

comments

see back? ___yes

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 278

building threatened? yes	surveyed date 3/85 by SL	county SANTA FE	ID no. 0516012324
field map SFHD #5	number 2324	UTM reference zone 12 13	easting northing

location description: 817 E ALAMEDA (#5)

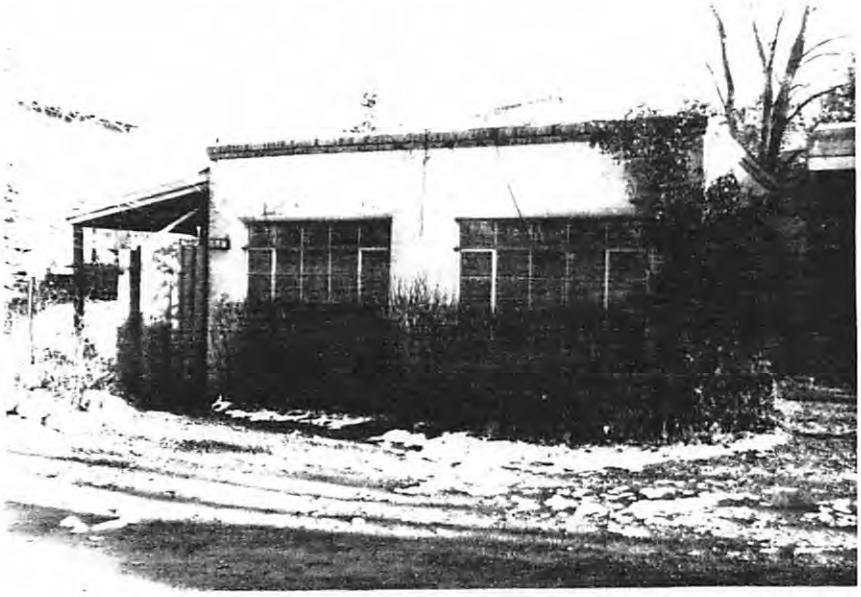
city/town: SANTA FE

land grant/reservation:

building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by SL no. 32	negative nos. 1	loc. of neg. HPB



plan shape:

date of construction: Post '45 estimate ___ actual

source: directory (appears older)

use
present: residential
other:
historic: residential
other:

condition
___excellent ___good
___fair ___deteriorating

wall material/surface:

degree of remodeling
___minor ___moderate ___major
describe:

architectural features:

surroundings: residential

relationship to surroundings
✓ similar ___not similar

district potential
✓ yes ___no

significance
___eligible ___of interest ✓ none

if eligible, why? age

associated buildings? ___yes
what type?

if inventoried, list ID nos.

comments:

see back? ___yes

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)*: 817 E. Alameda Apartment

2 Location *(Address or description of location)*: 817 E. Alameda #5 Santa Fe, NM

3 Local Reference Number: 051612324

4 County: Santa Fe

5 Property Type: ☒ Building ☐ Structure ☐ Site ☐ Object

6 Date of this Survey: 11/23/04

7 UTM: Zone ____ Easting ____ Northing ____

8 Previous Survey Date: 3/__/85 ☐ No previous survey

9 Name of Project: Abruzzo Development LLC



10 Photo Information: Roll #: _____ Negative Location: _____ View of: Southwest Elevation

11 Brief Description of the Property *(What is it?)*: Single family dwelling that is part of a larger apartment complex

12 Who Uses the Property? *(Current and historic users and uses made of property. Indicate cultural affiliation of users.)*: Tenant; no known historical figures

13 Construction Date: Date: 1959 ☐ Known ☒ Estimated Santa Fe County Assessor

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

15 Relationship to Surroundings: ☒ Similar ☐ Dissimilar

Comments: Apartments located on either side

Continued on other

1/5

HCPI Base Form (FORM 1) *(Continued from the other side)*

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Additional Perspective *(Photo, drawing, footprint, etc.; Indicate north arrow when possible.)* 817 E. Alameda



17 Surveyor

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

Edward Archuleta
PO Box 6861
Santa Fe, NM
505-820-7452

18 Owner (if known) & Other Knowledgeable People

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

Leonard Saiz
989-9471

Notes: *(If photo, include photo information, as in #10.)* South elevation facing E. Alameda

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.)*

None

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 ☒ Local

Why? Architecturally & historically insignificant

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 Downtown Eastside ☐ State ☐ National ☒ Local

24 Supplemental Forms ☐ None ☒ HCPI Detail Form (FORM 2) ☒ Continuation Sheets, # pages: 3

2/5

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 No. _____ 3 Local Reference Number 051612324

1 **Name of Property** *(Historic and/or current name for property)*: 817 E. Alameda Apartment

2 **Location** *(Address or description of location)*: 817 E. Alameda #5

4 **County**: Santa Fe

5 **Date of Survey**: 11/04

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 **Primary Construction Material**

- ☐ Adobe
- ☐ Brick
- ☒ Composition Block
- ☐ Concrete:
- ☐ 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: Wood frame

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: Corrugate ☐ Metal: Pressed ☐ Metal: Standing Seam ☐ Metal: V-Crimp ☐ Tile: Terra Cotta ☐ Wood: Shingle ☐ Other: Fired brick coping

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
Casement	Steel	25 divided lite	2
"	"	16 divided lite	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
Panel	sash	Wood	1

Notes:

12 **Porches** ☐ Not Applicable

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

13 **Chimneys** *(Describe whether interior or exterior and material)*: None visible

14 **Other Significant Features** *(Unique or outstanding features; Describe)*: None

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

3/5

817 E. Alameda

16 Architectural Style

☐ Not Applicable

☐ Art Deco/Streamline Modern	☐ Gothic Revival	☐ Mission Revival	☐ Prairie	☐ Spanish-Pueblo Revival
☐ Bungalow/Craftsman	☐ International	☐ Neo-Classical	☐ Queen Anne	☐ Territorial
☐ Colonial Revival	☐ Italianate	☐ Northern New Mexico	☐ Ranch	☒ Territorial Revival
☐ Folk Victorian	☐ Mediterranean	☐ Pueblo	☐ Spanish-Colonial	☐ Tudor Revival

Notes:

☐ Other: _____

17 Documents Available and Their Locations

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

Santa Fe City Directories
Santa Fe County Assessors

SITE

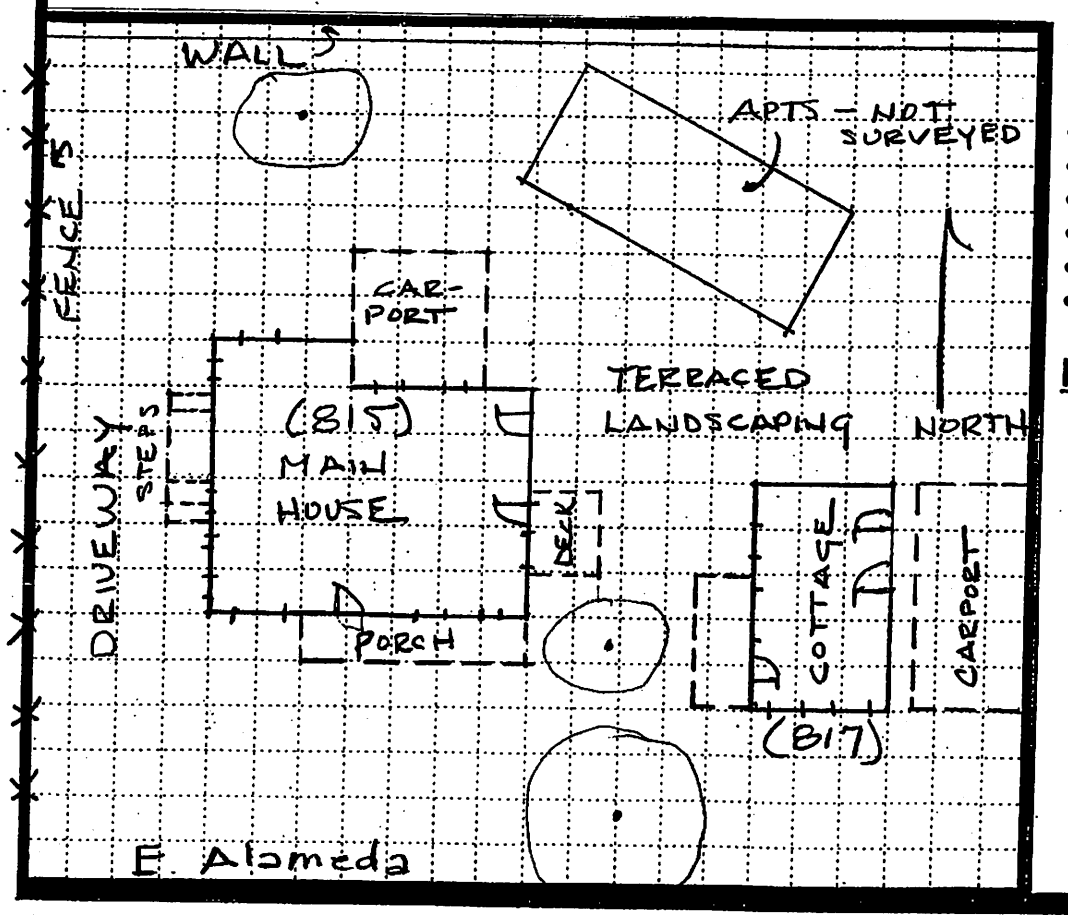
18 Attached or Associated Properties

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

Main house - Survey no. 0516 12325

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

Notes:

4/5

Historic Cultural Properties Inventory Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. | District No. | 3 Local Reference Number: 051612324

1 Name of Property (Historic and/or current name for property): 817 E. Alameda Apartment

2 Location (Address or description of location): 817 E. Alameda #5 Santa Fe, NM

4 County: Santa Fe

5 Date of Survey: 11/23/04



Above: East elevation



Above: Detail of rear east elevation

Continued on other side

5/5

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 278

building threatened? yes	surveyed date 3/85 by SL	county SANTA FE	ID no. 0516012324
field map SFHD #5	number 2324	UTM reference zone 12 13	easting northing

location description: 817 E ALAMEDA (#5)

city/town: SANTA FE

land grant/reservation: ~~land grant/reservation~~

building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by SL no. 32	negative nos. 1	loc. of neg. HPB



plan shape

date of construction: Post '45 estimate ___ actual

source: directory (appears older)

use
present: residential
other: ___
historic: residential
other: ___

condition
___ excellent ___ good
___ fair ___ deteriorating

wall material/surface:

degree of remodeling
___ minor ___ moderate ___ major
describe:

architectural features:

surroundings: residential

relationship to surroundings
✓ similar ___ not similar

district potential
✓ yes ___ no

significance
___ eligible ___ of interest ✓ none
if eligible, why? age

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

comments:

see back? ___ yes

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H306

building threatened? yes	surveyed date 3/85 by SL	county SANTA FE	ID no. 0516/2323
field map SFHD # 5	number 2323	UTM reference zone 12 13	easting northing

location description
817 E. ALAMEDA (#1,2,3,4)

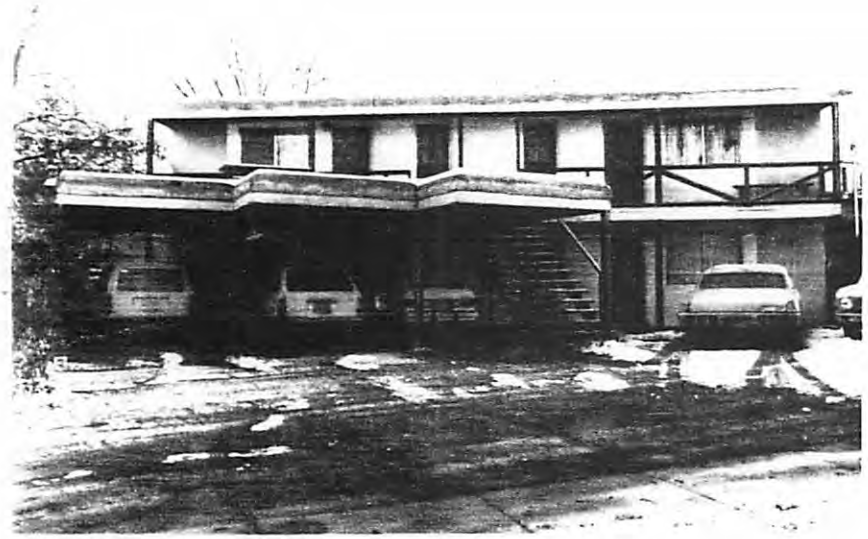
city/town
SANTA FE

land grant/reservation

building name

legal description
tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by SL no. 32	negative nos. 2	loc. of neg. HPB



plan shape

date of construction
Post '45 estimate _____ actual
source
directory

use
present residential
other _____
historic residential
other _____

condition
___excellent ___good
___fair ___deteriorating

wall material/surface

degree of remodeling
___minor ___moderate ___major
describe:

architectural features

surroundings
residential

relationship to surroundings
___similar ___✓not similar

district potential
___✓yes ___no

significance
___eligible ___of interest ___✓none
if eligible, why?
a9c

associated buildings? ___yes
what type?

if inventoried, list ID nos.

comments

see back? ___yes

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 6-25-2025

Property Owner of Record: Abruzzo Development LLC

Applicant/Agent Name: William Kleinschmidt, Architect

Contact Person Phone Number: (505) 761-0000

Site Address: 815 E. Alameda St., Unit 8

Proposed Construction Description: Yard walls on west, south and east side of house

TOTAL ROOF AREA: 8,931 s.f.

Zoning District: R-21

Overlay: ☐ Escarpment ☐ Flood Zone* ☐ Other:

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

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

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

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

Terrain: ☐ 30% slopes N/A

Lot Coverage : 39.80 %
☒ Open Space Required: 2,000 s.f.

Setbacks:
Proposed Front: 7' Minimum: 7'
2nd Front?
Proposed Rear: 15' Minimum: 15'
Proposed Sides: L 5' R 5' Minimum: 5'

Height: Proposed 14'-5"
Maximum Height: 14'-5" or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 13 Accessible 1
Minimum: 13

Bicycle Parking:**
Proposed: 0 Minimum: 0
** Commercial Requirement

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

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

William Kleinschmidt, Architect
PRINT NAME [☐OWNER ☐APPLICANT ☒AGENT]

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.

William Kleinschmidt, Architect
SIGNATURE

6-25-2025
DATE

To Be Completed By City Staff:

2025-010785PAR

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

Zoning Approval:
☒ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**
Comments/Conditions: legal lot of record provided, all fencing, walls, and posts must be within the property

REVIEWER: Rebekah Clausen **DATE:** 7/8/25

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

Revised 20 November 2020

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 12/30/2024	Property Owner of Record Abruzzo Development LLC						
Applicant/Agent Contact	William Kleinschmidt, Architect						
Site Address	815 E. Alameda St., Santa Fe, NM 87501						
Suite or Space # Unit 8	Subdivision Name El Alamo Subdivision (Kings Map)						
Lot # 20	Block # 48 and 48C, Tract B-1A and B-2A		Total Roof Area (square feet) 8,832				
Lot Coverage % 39.6	Lot Size (square feet) 22,435						
Proposed Construction Description	New one-story, single-family home constructed in current gravel parking lot.						
The following documents are required for review as applicable:	✓ Legal Lot of Record ✓ Building Plans ☐ Existing site plan w/ setbacks ✓ Proposed site plan w/ setbacks ✓ Existing & Proposed Elevations ✓ Development Plan						
Zoning District R-21	Overlay Districts ☐ Escarpment ☐ Flood Plain ☐ Other						
Proposed Setbacks	Front 7'	Rear 15'	Left Side 5'	Right Side 5'			
Required Setbacks	Front 7'	Rear 15'	Left Side 5'	Right Side 5'			
Proposed Height 16'	Max Height 24'	Parking Required 13	Provided 13	Bike Parking N/A	Provided N/A		

Historic Planning Case Manager Other

If you selected "other," please write in the name of your case manager. Not assigned yet

ADDITIONAL SUBMITALS (IF APPLICABLE)

☐ Y ☐ N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
☐ Y ☐ N Setback Affidavit and Agreement		
☐ Y ☐ N Site Visibility Triangle	☐ Y ☐ N Escarpment Slope Analysis	☐ Y ☐ N Flood Plain Grading Plan

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

William Kleinschmidt, Architect ☐ Owner ☐ Applicant ✓ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

☐ Preliminarily Reviewed	☒ Reviewed w/ conditions	☐ Denied

Comments/Conditions: Design of Development Plan will go before Historic Districts Review Board for approval. Once approved from the Historic District Review Board, any requested changes will be revised on the Minor Modification to a Development Plan and reviewed by staff prior to approval.

Preliminary Zoning Review completed by Rebekah Clouser Date 5/9/2025

Preliminary Zoning Review # 2025-010423-PAR

815 East Alameda St. (west) Height Calculation



Total: 136.9
Count: 11
Average: 12.4
Maximum Allowable Height: 14' 5"

DAR
12.22.04

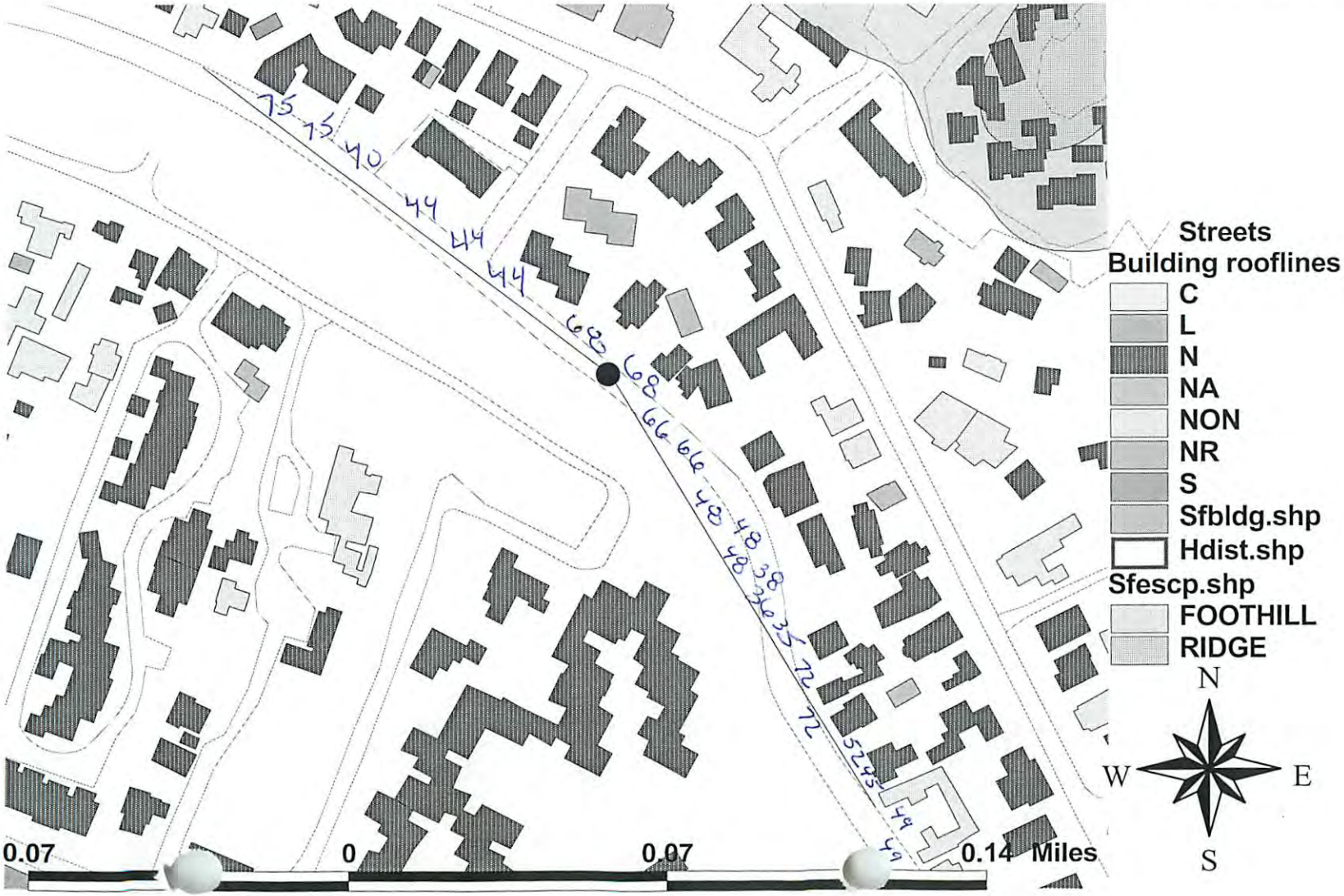
Building rooflines
- L
- S
- C
- N
- NA
- NON
- NR
- Sfbldg.shp
- Sfeor.shp
- Sfparcll.shp
- Hdist.shp

0.08 0 0.08 0.16 Miles

N
W E
S

815 & 817 East Alameda Wall Height Calculation

Total: 1182
Count: 22
Maximum Allowable Height: 54"



MCB
6/2/05

June 25, 2025

Proposal Letter

Proposal for new yard walls.
815 E. Alameda St., Unit 8 (Phase III of the Site Development Plan)

Owner: Nancy Abruzzo, N. Abruzzo Holdings LLC
Applicant: William Kleinschmidt, Architect

Background – Single-Family Residence Approval
A new, single-family residence and portal at 815 E. Alameda St. was recently approved by 2025-010490-HDRB. HDRB approved the residence but required that the yard walls shown in the proposal be revised and submitted to HDRB separately.

Background – Historical
Historic Status: Non-Contributing
Historic District: Downtown and Eastside
Principal Façade: South (Street-Facing)
Building Historic Style: Pueblo Revival

Site Development Plan Requirements
The overall project site is 22,435 s.f. (.515 Acres). Buildings comprise 8,005 s.f. of lot coverage. The overall site design meets the development plan and current zoning requirements for lot density, lot coverage by building footprint, lot coverage by roofs, open space (both common and private open space), building setbacks and building height, off-street vehicular parking, and landscaping.

Proposed Yard Walls
Yard walls are proposed on the west, south and east sides of the new residence at 815 E. Alameda St. to enclose a courtyard and portal. The residence has not been constructed yet, and the proposed yard walls will be included in the building permit application for the residence. The yard walls in front of Units 1A/1B (815 E. Alameda St.) and Units 4-7 (817 E. Alameda St.) will not be altered by this proposal. An existing 3’ tall coyote fence partially wrapping around the large cottonwood tree at the property will not be altered by this proposal.

Existing yard walls on the south side of the property run parallel to the street and sidewalk and will remain in place. These walls are set back approximately 3’ inside the property line and are constructed of 6” concrete block with a stucco finish with rounded corners and edges. There is a 5’-2” wide opening in the wall for pedestrian access. The walls vary in height from 3’-0” to 4’-9” depending on where they are measured.

We propose to extend the wall heights of these existing walls vertically to the maximum 4’-6” height allowed by Historic Preservation regulations. This will occur on the south yard walls facing the street. A 3’-6” section of the existing wall near the west end will be

removed so that a new, 3’ wide wood pedestrian gate can be installed there. An existing fruit tree will be removed for the new residence. We will replace that tree with a new fruit tree planted in the current opening of the existing yard wall, and then construct a new, semi-circular (in plan view) yard wall around the tree with a 4’-6” height.

The wall extensions and new walls will be constructed of 6” concrete block. The extensions and existing wall surfaces will receive a stucco finish matching the residence and all corners and edges will be rounded off. It will not be apparent the walls were extended after the stucco finish is completed.

Between the southeast corner of the new residence and the existing yard wall on the south, a new, 4’ long yard wall will be constructed in the north-south direction. The wall will be 4’-6” tall and constructed of 6” concrete block and stucco finish to match the south yard walls and house stucco color.

On the west side of the residence’s courtyard and portal, a new 4’-6” tall yard wall is proposed, constructed of 6” concrete block and stucco finish to match the south yard walls and house stucco color. The new wall will jog around an existing irrigation box and backflow preventer near the south end. This wall will have a 3’ wide wood pedestrian gate allowing access from the parking area to the portal. A concrete sidewalk is proposed between the vehicular parking area and the new west yard wall.

Materials, Finishes, Landscaping and Exterior Lighting
Stucco will be synthetic LaHabra Adobe, Viejo or Suffolk color to match the final color chosen for the residence. All stucco corners and edges will be rounded/bullnosed.

Wood gates and frames will be natural wood with a semi-transparent medium-to-dark stain matching the woodwork of the portal. Gate hardware will be weathered steel.

Exterior lighting on yard walls is proposed as simple cube-shaped downlight sconces, 6.5” cube, matte black color, with one 60W LED equivalent bulb, one fixture on either side of both gates on the public side of the walls.

Existing landscaping in the space between the existing south-facing yard walls and the sidewalk consists of healthy low shrubbery and small trees and will remain unchanged. A new fruit tree will be planted within the new semi-circular wall on the south side.

Thank you for your consideration of this proposal.

Bill Kleinschmidt
William Kleinschmidt, Architect
Santa Fe, New Mexico

505-761-0000
bill@wk-architect.com

City of Santa Fe

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

PROJECT DESC: 2025-010490-HDRB, 815 E. Alameda St. Unit 8, Downtown & Eastside Historic District, William Kleinschmidt, agent for Nancy Abruzzo Holdings LLC, owner, proposes to construct a 2,204 sq. ft. freestanding residence to the maximum allowable height of 14'-5" and a 6'-0" high yard wall with 8' high gate enclosures where the maximum allowable height is 4'-6". An exception is requested to 14-5.2(D)(9)(c)(ii)(C) to exceed the maximum allowable height of the yard wall.

CASE NUMBER: 2025-010490--HDRB

PROJECT TYPE: New Construction

LOCATION: 815 E ALAMEDA ST 8
Santa Fe, NM 87501

CONTACTS:			
	Applicant	William Kleinschmidt	P O Box 5249 P O Box 5249 Santa Fe, NM 87502
	Property Owner	NANCY ABRUZZO	11 SANDIA HEIGHTS DR NE ALBUQUERQUE, NM 87111

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jun 10, 2025. The decision of the Board was to approve the residential structure as submitted and deny the yard wall and planter as proposed.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

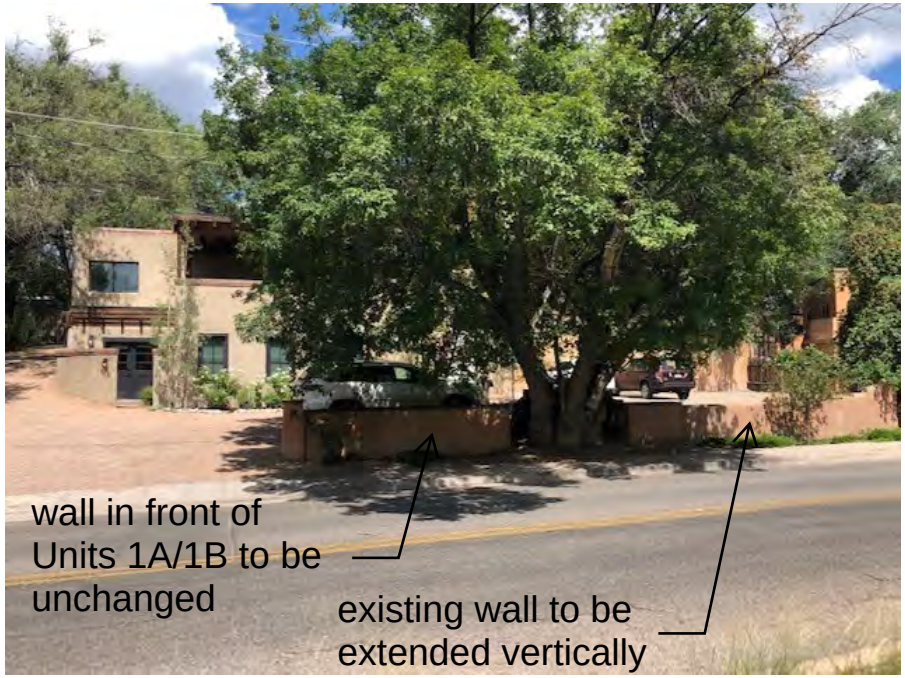
NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes 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





existing fruit tree to be removed and replaced





815 E. Alameda St. - Yard Walls





existing wall to be extended vertically

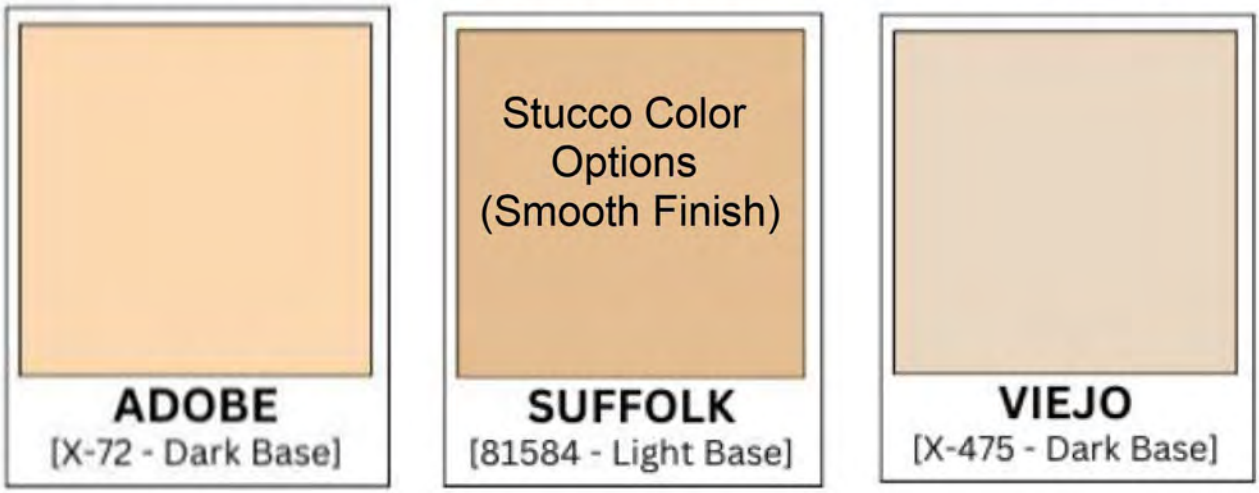
wall in front of Units 1A/1B to be unchanged

coyote fence to remain

new west yard wall to jog around existing irrigation box and backflow preventer

815 E. Alameda St. - Yard Walls

LaHabra Premium & Standard Colors









Semi-Transparent
Wood Stain Options
on Wood Gates and Frames

815 E. Alameda St.
Yard Walls



"Caleb" Lantern, 7" sq. x 20" tall, dark bronze color, two 40W LED equivalent bulbs



"Dusk to Dawn" Lantern 8" x 21", black or dark bronze color, two 40W LED equivalent bulbs

Exterior Light Fixture "A" Options

"A" fixtures approved on house per 2025-010490-HDRB
(shown for reference only)



C Cattleya, 6.5" sq., black color, 60W LED equivalent bulb

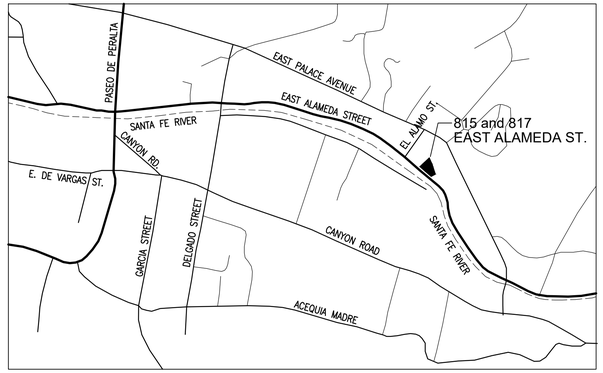
"B" fixtures on yard walls are part of this proposal

Exterior Light Fixture "B"

815 E. Alameda St.
Yard Walls

815 and 817 E. ALAMEDA ST.
TRACT B-1A AND B-2A

LYING WITHIN A PORTION OF LOT 20, BLOCK 48C
FROM 1924 OFFICAL MAP OF SANTA FE
EL ALAMO SUBDIVISION (KINGS MAP)
UPC: 1-055-099-123-000 22,435 S.F. (.515 Ac)



TRUE NORTH

2 VICINITY MAP

NO SCALE

SITE DATA

LOCATION: 815 E. ALAMEDA ST., UNIT 8, SANTA FE, NEW MEXICO 87501

PROPERTY OWNER: ABRUZZO DEVELOPMENT LLC
11 SANDIA HEIGHTS DR. NE, ALBUQUERQUE, NEW MEXICO 87122

LEGAL DESCRIPTION:
TRACT B-1A AND B-2A, WITHIN A PORTION OF LOT 20, BLOCK 48C AND LOT 20, BLOCK 48 - 1924 OFFICIAL MAP OF SANTA FE, EL ALAMO SUBDIVISION (KINGS MAP) CITY OF SANTA FE, NEW MEXICO

HISTORIC DISTRICT: DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS: NON-CONTRIBUTING
PRINCIPAL FACADE: SOUTH (STREET-FACING)

ZONING DISTRICT: R-21

PROPERTY AREA:	22,435 S.F. (0.515 ACRES)
MAX. GROSS DENSITY:	21 UNITS/ACRE (11 DWELLING UNITS ALLOWED)
PROPOSED DENSITY:	8 UNITS (7 EXISTING, ONE NEW PROPOSED)
MAX. LOT COVERAGE BY ROOF:	39.8%

PARKING SPACES REQUIRED AND PROVIDED: 13

ALLOWABLE BUILDING HEIGHT: 24' (ZONING), 14'-5" (HISTORIC)
PROPOSED BUILDING HEIGHT (FOR UNIT 8) 14'-5"

BUILDING SETBACKS:

FRONT (ALLOWABLE AND PROPOSED)	7'
REAR (ALLOWABLE AND PROPOSED)	15'
SIDE (ALLOWABLE AND PROPOSED)	5'

HDRB SUBMITTAL
7-14-2025

DATE: 6/25/2025 REV: REV: REV:

UNIT 8 YARD WALLS
ABRUZZO DEVELOPMENT

815 E. ALAMEDA STREET : SANTA FE, NEW MEXICO : 87501
WILLIAM KLEINSCHMIDT : ARCHITECT
P. O. BOX 5249 : SANTA FE, NEW MEXICO : 87502 : 505-761-0000 : bill@wk-architect.com

YARD WALLS C1.1

TRUE NORTH PLAN NORTH (50.13 Deg. Off True North)

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

LOT C
EL ALAMO SUBDIVISION

N/F
ALT, LLC
BK 2661 PG 291
UPC 1-055-099-128-041

802 E. PALACE AVE.

N/F
DUNN
BK 569 PG 679
UPC 1-055-099-112-041

103 EL ALAMO ST.

LOT D
EL ALAMO SUBDIVISION

NO DEED INFORMATION IN CO.
CLERKS OFFICE
PLAT INFORMATION: PLAT BK 7 PG 9
UPC 1-055-099-132-032

LOT E
EL ALAMO SUBDIVISION

N/F
WINTER PALACE, LLC
BK 2710 PG 899
PLAT INFORMATION: PLAT BK 414 PG 044
UPC 1-055-099-133-028

810 E. PALACE AVE.

59.60'
N 46°17'28" E
S 25°44'12" E
24.4'
S 25°44'12" E
104.49'
S 18°26'09" E
31.73'
S 20°07'00" E
60.84'
S 60°59'29" W
189.01'
N 49°33'09" W
161.32'
(137.6) (N 49°52' W)

CMU WALL
O. H. ELECTRICAL
COYOTE FENCE
WIRE FENCE
YARD WALL
CMU RETAINING WALL
CMU WALL & COYOTE FENCE
CMU RETAINING WALL WITH COYOTE FENCE
STONE WALL

GRAVEL PARKING
5' SIDE SETBACK
GRAVEL DRIVEWAY
15' REAR SETBACK
7' FRONT SETBACK
PROPERTY LINE

PATIO
PORTAL
FLAGSTONE
BACK-UP SPACE
COYOTE FENCE ENCLOSURES AROUND METERS
COYOTE FENCE AND GATE
EXISTING 9'-6" TALL CONCRETE RETAINING WALL WITH 5'-2" TALL COYOTE FENCE ON TOP
STAIR
LANDSCAPING
EXISTING TREE
ACCESSIBLE AISLE
EXISTING CONCRETE PAD
ACCESSIBLE PARKING
WHEEL STOPS
COMPACT CAR SPACE
42" TO 48" HIGH STUCCO YARD WALL TO REMAIN
MAILBOXES
CONCRETE
POWER POLE
WATER METER
RAMP
CONCRETE DRIVE APRON
COURT YARD
EXISTING STAIR
NEW 3' WIDE WOOD GATE
NEW CONCRETE WALK
EXISTING 3' COYOTE FENCE
NEW 4'-6" TALL YARD WALLS (STUCCO)
NEW PORTAL (FLAT ROOF)
472 s.f. (ROOF COVER)
NEW FRUIT TREE (REPLACES EXISTING TO BE REMOVED)
NEW 4'-6" TALL YARD WALL (STUCCO)
WATER JACK
ROOF OVERHANG
EXISTING YARD WALL EXTENDED TO 4'-6" TALL
NEW WALL BUMP
NEW 4'-6" TALL YARD WALL TO PROPERTY LINE
EXISTING IRRIGATION BOX AND BACKFLOW PREVENTER
EXISTING CONCRETE SIDEWALK
EXISTING CURB & GUTTER
STEEL GUARDRAIL
EAST ALAMEDA ST.
500 YEAR FLOODPLAIN LIMITS
ARROYO DE LA CANOVAS
N/F CITY OF SANTA FE

EXISTING ONE-STORY CONDOMINIUMS
815 E. ALAMEDA ST.
(PHASE II) UNITS 2 AND 3
PUEBLO REVIVAL STYLE
2,344 footprint gross s.f.

EXISTING TWO-STORY CONDOMINIUMS
815 E. ALAMEDA ST.
(PHASE I) TERRITORIAL STYLE
UNIT 1A (1st FLOOR)
UNIT 1B (2nd FLOOR)
1,830 footprint gross s.f.

EXISTING TWO-STORY CONDOMINIUMS
817 E. ALAMEDA ST.
(PHASE II) UNITS 4, 5, 6 AND 7
TERRITORIAL STYLE
1,627 footprint gross s.f.

PROPOSED ONE-STORY RESIDENCE
UNIT 8 – 815 E. ALAMEDA ST.
(PHASE III) PUEBLO REVIVAL STYLE
2,204 footprint gross s.f.
NEW HOUSE AND PORTAL APPROVED PER 2025-010490-HDRB

TRUE NORTH
PLAN NORTH
(50.13 Deg. Off True North)

1 PROPOSED SITE PLAN
1/8" = 1'-0"

HDRB SUBMITTAL
7-14-2025

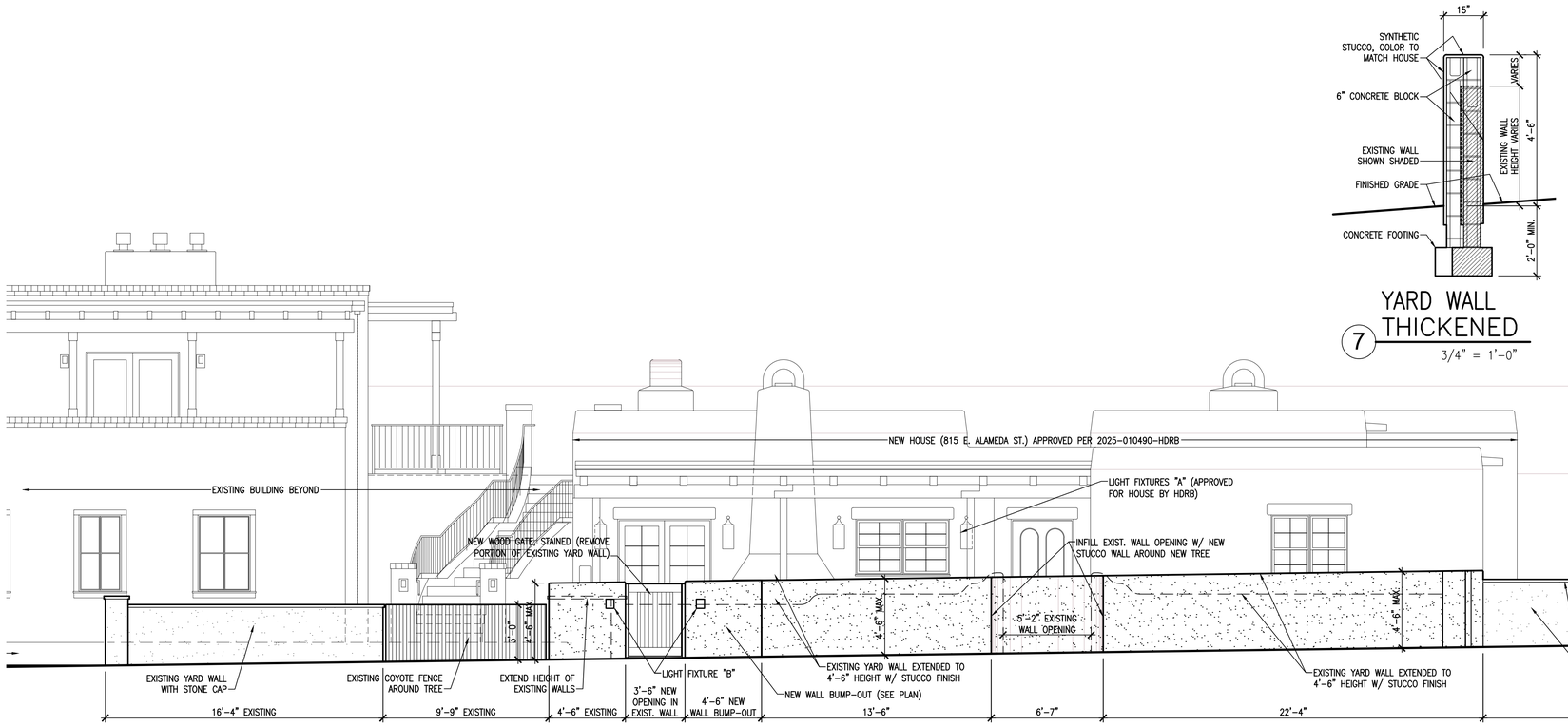
DATE: 6/25/2025 REV: REV: REV:

UNIT 8 YARD WALLS
ABRUZZO DEVELOPMENT

815 E. ALAMEDA STREET : SANTA FE, NEW MEXICO : 87501

WILLIAM KLEINSCHMIDT : ARCHITECT
P. O. BOX 5249 : SANTA FE, NEW MEXICO : 87502 : 505-761-0000 : bill@wk-architect.com

YARD WALLS C1.2

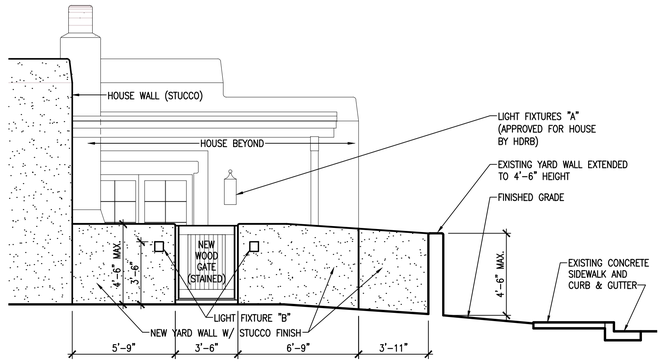


2 YARD WALL – SOUTH (STREET) ELEVATION

1/4" = 1'-0"

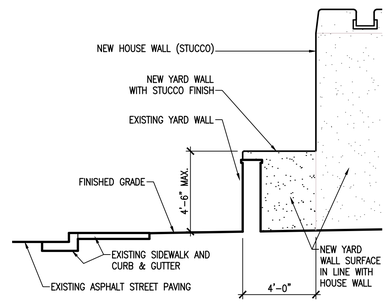
7 YARD WALL THICKENED

3/4" = 1'-0"



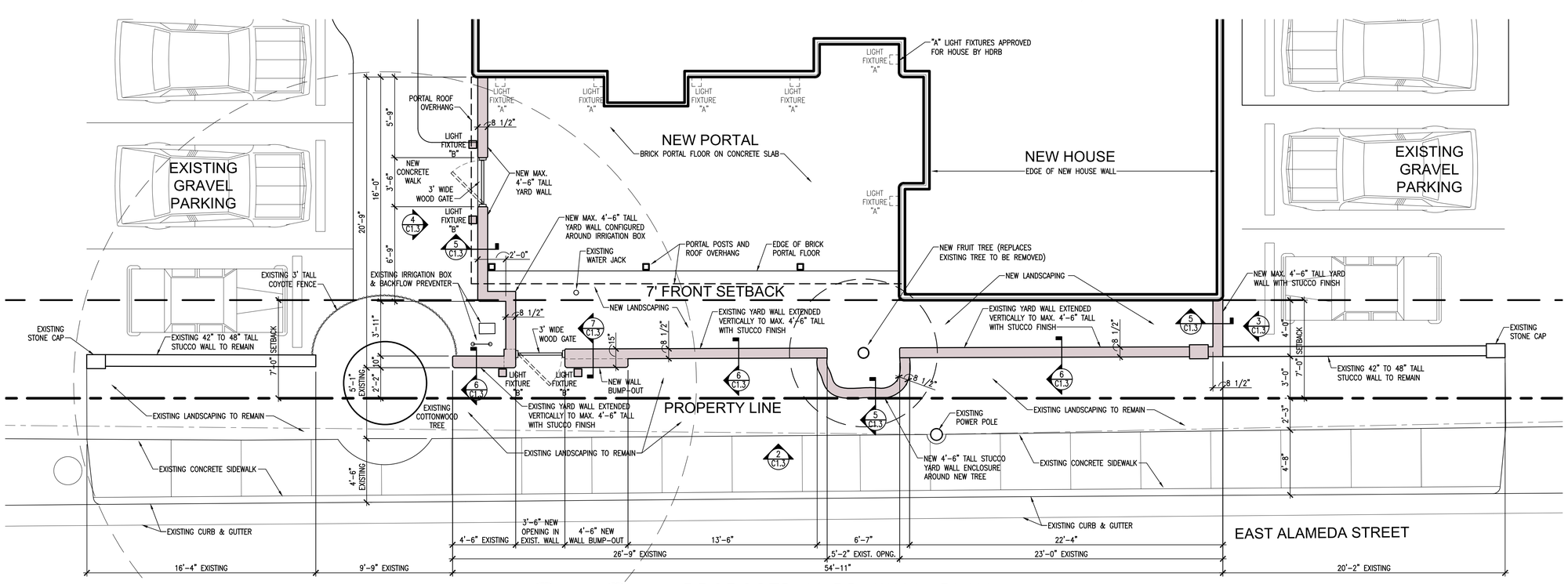
4 YARD WALL – WEST ELEVATION

1/4" = 1'-0"



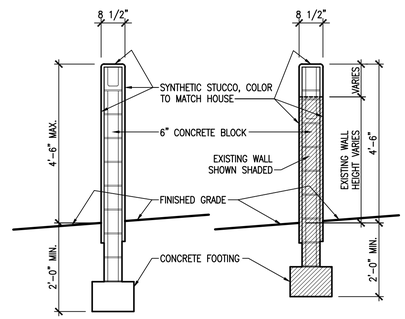
3 YARD WALL – EAST ELEVATION

1/4" = 1'-0"



1 PROPOSED YARD WALL PLAN

1/4" = 1'-0"



5 YARD WALL NEW

3/4" = 1'-0"

6 YARD WALL EXISTING

3/4" = 1'-0"

HDRB SUBMITTAL
7-14-2025

DATE: 6/25/2025 REV: REV: REV:

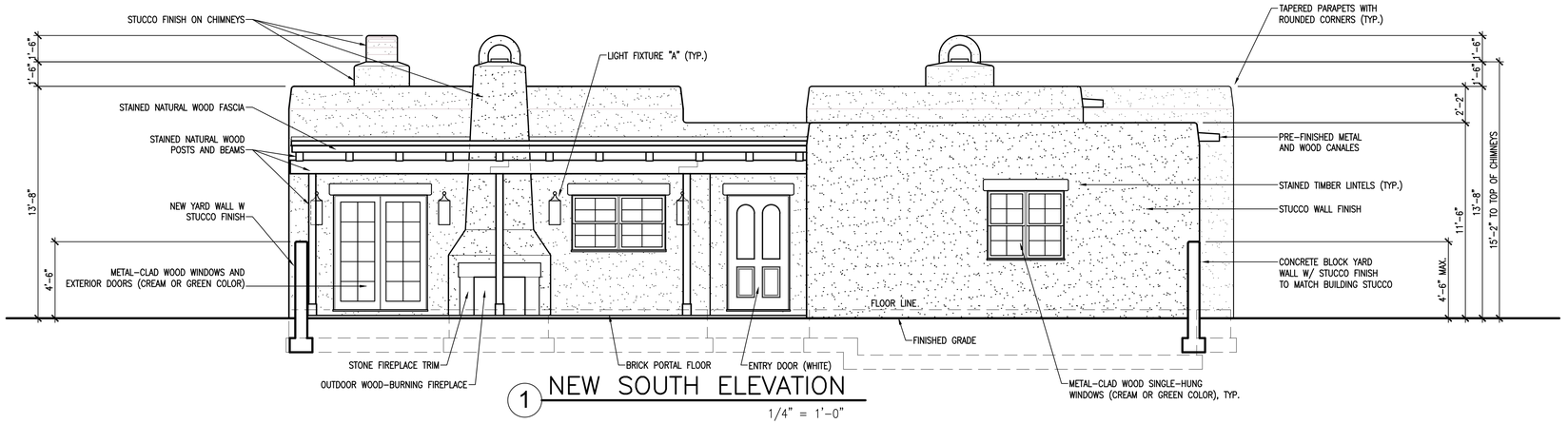
UNIT 8 YARD WALLS

ABRUZZO DEVELOPMENT

815 E. ALAMEDA STREET : SANTA FE, NEW MEXICO : 87501

WILLIAM KLEINSCHMIDT : ARCHITECT
P. O. BOX 5249 : SANTA FE, NEW MEXICO : 87502 : 505-761-0000 : bill@wk-architect.com

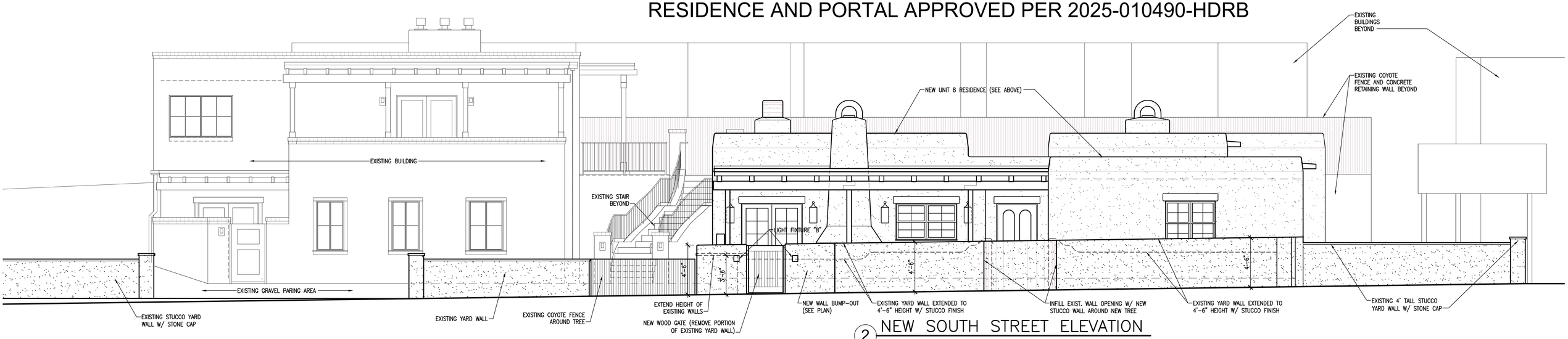
YARD WALLS C1.3



1 NEW SOUTH ELEVATION

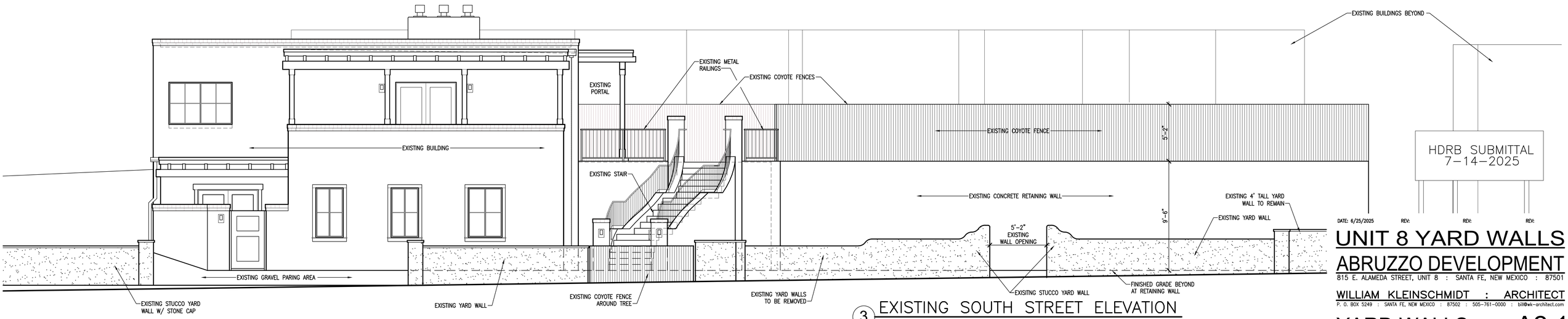
1/4" = 1'-0"

RESIDENCE AND PORTAL APPROVED PER 2025-010490-HDRB



2 NEW SOUTH STREET ELEVATION

1/4" = 1'-0"



3 EXISTING SOUTH STREET ELEVATION

1/4" = 1'-0"

HDRB SUBMITTAL
7-14-2025

DATE: 6/25/2025 REV: REV: REV:

UNIT 8 YARD WALLS

ABRUZZO DEVELOPMENT

815 E. ALAMEDA STREET, UNIT 8 : SANTA FE, NEW MEXICO : 87501

WILLIAM KLEINSCHMIDT : ARCHITECT
P. O. BOX 5249 : SANTA FE, NEW MEXICO : 87502 : 505-761-0000 : bill@wk-architect.com

YARD WALLS A2.1

#63849

WARRANTY DEED

THE DORSEY COMPANY, Stationers, Santa Fe, N. M.—C17707

Hazel Hallett Pond

TO

LeRoy Manuel et ux

STATE OF NEW MEXICO, County of Santa Fe } ss. # 63104

I hereby certify that this instrument was filed for record on the 2nd day of October A. D. 1940 at 1:25 o'clock P.M., and was duly recorded in Book 19 page 267

MARGARET D. ORTIZ
County Clerk
Frances L. Lucero
Deputy

THIS INDENTURE, Made the 11th day of September in the year of our Lord One Thousand, Nine Hundred and forty between Hazel Hallett Pond, a widow of Santa Fe, New Mexico party of the first part, and LeRoy Manuel and Laura Yates Manuel, his wife of Santa Fe, New Mexico parties of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars & other valuable consideration Lawful money of the United States of America/to her in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, and the said parties of the second part forever released and discharged therefrom, ha granted, bargained, sold, remised, released, conveyed, aliened, and confirmed, and by these presents do grant, bargain, sell, remise, release, convey, alien and confirm unto the said parties of the second part, and to their heirs, assigns, or successors, forever, all the following described lot s or parcel s of land and real estate, situate, lying and being in the County of Santa Fe State of New Mexico, to-wit.

All that certain lot or tract of land in Ward Number 4 of the City of Santa Fe, County of Santa Fe, State of New Mexico bounded on the North by Palace Avenue, on the East by property now or formerly of Mrs. Evelyn C. Reed, on the South by State Park or Parkway but commonly referred to as Alameda Street and on the West by property now or formerly of Mrs. Antonito Callahan and more particularly described as follows: Beginning at the northwest corner of Lot 13, Block 48A of the 1924 Official Map and marked by 3/4 inch black iron pipe and whence the northeast corner of south parapet wall of bridge over Arroyo Saia bears N. 64°55' W. 416.4 feet distant; thence S. 66°53' E. 238.5 feet to ½ inch galvanized iron pipe; thence S. 20°16' W. 226.6 feet to 3/4 inch black iron pipe; thence N. 66° 50' W. 206.1 feet to ½ inch galvanized iron pipe; thence N. 12°11' E. 230.6 feet to the place and point of beginning. Together with all right, title, and interest of the grantor herein, including any right or possibility of reverter of the grantor in and to the property situate immediately South and adjoining the tract herein described, which was conveyed by the grantor to the State of New Mexico to be used as a park or parkway in connection with a system of state parks in the city of Santa Fe, New Mexico, upon the condition that said land shall revert in case it shall ever cease to be used as a public park or parkway in connection with said system of state parks.

Together with all and singular the hereditaments, lands, tenements, and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever of the said party of the first part, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, the said premises above bargained and described, with the appurtenances unto the said parties of the second part, their heirs, successors or assigns forever.

And the said party of the first part, for her heirs, executors, administrators, successors or assigns, doth covenant, grant, bargain and agree to and with the said parties of the second part, their heirs, executors, administrators, successors or assigns, that at the time of the ensealing and delivery of these presents she is well seized of the premises above conveyed as of a good, sure, perfect and indefeasible estate of inheritance in law in fee simple and ha good right, full power, and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances, of what kind or nature soever; and the above bargained premises, in the quiet and peaceable possession of the parties of the second part, their heirs, successors or assigns, against all and every other person and persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in presence of

($11.00 IRS Affixed & Cancelled)

(sgd) Hazel Hallett Pond (L. S.)
(L. S.)
(L. S.)
(L. S.)

STATE OF NEW MEXICO, County of Santa Fe } ss.

On this 11th day of September, 1940, before me personally appeared Hazel Hallett Pond, a widow to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(sgd) Carl A. Bishop
Notary Public.

(Notarial Seal)

My Commission expires 2/17/1941.
O.K. (sgd) J.O. Seth

QUIT CLAIM DEED

JULIE YATES MANUEL, also known as LAURA YATES MANUEL

TO

LEROY MANUEL

STATE OF NEW MEXICO, COUNTY OF SANTA FE } ss. #66237

I hereby certify that this instrument was filed for record on the 22nd day of August A. D. 19 41 at 3:15 o'clock P.M., and duly recorded in Book 23 Page 24 of Records of Quit Claim Deeds.

E. J. Martinez
County Clerk.

(Sgd) Luis Ortiz
Deputy.

(Seal)

This Indenture Made the 21st day of August

in the year of our Lord one thousand nine hundred and Forty-One

between Julie Yates Manuel, also known as Laura Yates Manuel,

part y of the first part, and LeRoy Manuel,

part y of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten and No/100 ($10.00)

Dollars, lawful money of the United States of America, to her in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, do ex by these presents remise, release and forever quitclaim unto the said part y of the second part, and to his heirs and assigns all th at certain lot, piece or parcel of land situated in the County of Santa Fe and State of New Mexico, and bounded and particularly described as follows, towit:

All that certain lot or tract of land in Ward Number 4 of the City of Santa Fe, County of Santa Fe, State of New Mexico, bounded on the North by Palace Avenue, on the East by property now or formerly of Mrs. Evelyn C. Reed, on the South by State Park or Parkway but commonly referred to as Alameda Street and on the West by property now or formerly of Mrs. Antonito Callahan and more particularly described as follows:

Beginning at the northwest corner of Lot 13, Block 48A of the 1924 Official Map and marked by 3/4 inch black iron pipe and whence the northeast corner of south parapet wall of bridge over Arroyo Saiz bears N. 64° 55' W. 415.4 feet distant; thence S. 66° 53' E. 238.5 feet to ½ inch galvanized iron pipe; thence S. 20° 16' W. 226.6 feet to 3/4 inch black iron pipe; thence N. 66° 50' W. 208.1 feet to ½ inch galvanized iron pipe; thence N. 12° 11' E. 230.6 feet to the place and point of beginning.

Together with all right, title, and interest of the grantor herein, including any right or possibility of reverter of the grantor in and to the property situate immediately South and adjoining the tract herein described, which was conveyed by the grantor to the State of New Mexico to be used as a park or parkway in connection with a system of state parks in the City of Santa Fe, New Mexico, upon the condition that said land shall revert in case it shall ever cease to be used as a public park or parkway in connection with said system of state parks.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said part y of the second part, and unto his heirs and assigns forever

IN WITNESS WHEREOF, the said part y of the first part ha s hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

(Sgd) Julie Yates Manuel (Seal)
also known as Laura Yates Manuel (Seal)
(Seal)

STATE OF NEW MEXICO, County of Santa Fe } ss.

On this 21st day of August 19 41, before me personally appeared Julie Yates Manuel, also known as Laura Yates Manuel,

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

(Notarial Seal)

(Sgd) Irene H. Gordon
Notary Public

My Commission Expires:
March 6th, 1943

part, their heirs and assigns forever all the following described lot or parcel of land and real estate, situate, lying and being in the County of Santa Fe and State of New Mexico, to-wit:

One certain piece of land situate in precinct No. 5 measuring from north to south on the east side nine hundred (900) feet and on the south side nine hundred thirty (930) feet. From east to west on the north and on the south sides 150 feet.

Bounded on the north with property of Juan L. Ortiz; on the south with the Santa Fe River; on the east with property of Manuel Ortiz and on the west with property of Lino Montoya

This above described land in part of Tract one in Section five in Township sixteen north and in Section thirty-two in Township 17 north of range nine East of New Mexico Meridian Small holding Claim No. 454, Patent No. 392251 issued to Pablo Ortiz on the fourth of January 1923.

Recorded on the 30th day of March 1944 in Book C of the records of Pat. Page 108, Santa Fe County.

Parties of the first part will have free igress and ingress to their property to the south and north, the ingress and egress will be on the west side.

STATE OF MICHIGAN

County of Wayne

On this 11th day of May 1944, before me personally appeared Juan R. Ortiz, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal the day and year last above written.

Notarial Seal
My commission expires March 8, 1946

Sgd. Louis Stone
Notary Public Wayne County, Mich.

TOGETHER WITH ALL AND SINGULAR the hereditaments and appurtenances thereunto belonging or in anywise appertaining the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever, of the parties of the first part, either in law or equity, of in and to the above bargained premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises above bargined _____ and described, with the appurtenances, unto the said parties of the second part, their heirs and assigns forever. And the said parties of the first part, for their heirs, executors and administrators, do covenant and agree, to and with the said parties of the second part, their heirs and assigns, that at the time of the ensealing and delivery of these presents were well seized of the premises above conveyed, of a good, sure, perfect, absolute and indefeasible estate of inheritance in law and in fee simple and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of what kind and nature soever; and the above bargained premises in the quiet and peaceable possession of the parties of the second party, their heirs and assigns, against all and every person or persons lawfully claiming or to claim, the whole or any part thereof, the said parties of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Sgd. Elfido Ortiz (SEAL)
" John R. Ortiz (SEAL)
(SEAL)
(SEAL)

STATE OF NEW MEXICO)
)ss.
County of Santa Fe)

On this 5th day of May, 1944, before me personally appeared Elfido Ortiz, single to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal the day and year last above written.

Notarial Seal
My commission expires Nov. 16, 1947

Sgd. L. J. Sandoval Notary Public

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) #87574
[illegible]
17th December [illegible]
10:18 A [illegible]
34 Misc. 299
[illegible]
MARGARET ULIBARRI LUCERO
[illegible]
Sgd. Sally R. Sanchez
(seal)

EXECUTRIX' DEED

THIS INDENTURE, Made this 2nd day of December, 1947, between Edna Cobb, Walter, executrix of the estate of Elmer Morris Cobb, deceased, party of the first part, and Ada B. Pierson and Mabel F. Miller and Kenneth K. Miller, all of Santa Fe, New Mexico, and the survivor thereof, parties of the second part;

WITNESSETH:- WHEREAS, the said Elmer Morris Cobb, by his Last Will and Testament, dated April 21, 1944, after the payment of his debts, funeral expenses, and expenses of administration, devised the real estate hereinafter described to his daughters, Carrie Evelyn Reed and Edna Cobb Walter, and their heirs forever share and share alike; and

WHEREAS, the Last Will and Testament was duly admitted to probate in the Probate Court of the County of Santa Fe, State of New Mexico, on the 16th day of April 1945; and

WHEREAS, the party of the first part was, on said date, duly appointed executrix of the estate of said Elmer Morris Cobb, deceased, and on said date qualified as such executrix, and ever since that date has been and now is the duly appointed, qualified and acting executrix of the estate of the said Elmer Morris Cobb,

part, their heirs and assigns forever all the following described lot or parced of land and real estate, situate, lying and being in the County of Santa Fe and State of New Mexico, to-wit:

One certain piece of land situate in precinct No. 5 measuring from north to south on the east side nine hundred (900) feet and on the south side nine hundred thirty (930) feet. From east to west on the north and on the south sides 150 feet.

Bounded on the north with property of Juan L. Ortiz; on the south with the Santa Fe River; on the east with property of Manuel Ortiz and on the west with property of Lino Montoya.

This above described land in part of Tract one in Section five in Township sixteen north and in Section thirty-two in Township 17 north of range nine East of New Mexico Meridian Small holding Claim No. 454, Patent No. 892261 issued to Pablo Ortiz on the fourth of January 1923.

Recorded on the 30th day of March 1944 in Book C of the records of Pat. Page 108, Santa Fe County.

Parties of the first part will have free igress and ingress to their property to the south and north, the ingress and egress will be on the west side.

STATE OF MICHIGAN

County of Wayne

On this 11th day of May 1944, before me personally appeared Juan R. Ortiz, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal the day and year last above written.

Notarial Seal
My commission expires March 8, 1946

Sgd. Louis Stone
Notary Public Wayne County, Mich.

TOGETHER WITH ALL AND SINGULAR the hereditaments and appurtenances thereunto belonging or in anywise appertaining the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever, of the parties of the first part, either in law or equity, of in and to the above bargained premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises above bargined _____ and described, with the appurtenances, unto the said parties of the second part, their heirs and assigns forever. And the said parties of the first part, for their heirs, executors and administrators, do covenant and agree, to and with the said parties of the second part, their heirs and assigns, that at the time of the ensealing and delivery of these presents were well seized of the premises above conveyed, of a good, sure, perfect, absolute and indefeasible estate of inheritance in law and in fee simple and have good right, full power and lawful authority to grant, bargain sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of what kind and nature soever; and the above bargained premises in the quiet and peaceable possession of the parties of the second party, their heirs and assigns, against all and every person or persons lawfully claiming or to claim, the whole or any part thereof, the said parties of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Sgd. Elfido Ortiz (SEAL)
" John R. Ortiz (SEAL)
(SEAL)
(SEAL)

STATE OF NEW MEXICO)
)ss.
County of Santa Fe)

On this 5th day of May, 1944, before me personally appeared Elfido Ortiz, single to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal the day and year last above written.

Notarial Seal
My commission expires Nov. 16, 1947

Sgd. L. J. Sandoval Notary Public

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) #67674
17th December 1947
10:18 A
34 Misc. 299
MARGARET ULIBARRI LUCERO
Sgd. Sally R. Sanchez
(seal)

EXECUTRIX' DEED

THIS INDENTURE, Made this 2nd day of December, 1947, between Edna Cobb, Walter, executrix of the estate of Elmer Morris Cobb, deceased, party of the first part, and Ada B. Pierson and Mabel F. Miller and Kenneth K. Miller, all of Santa Fe, New Mexico, and the survivor thereof, parties of the second part;

WITNESSETH:- WHEREAS, the said Elmer Morris Cobb, by his Last Will and Testament, dated April 21, 1944, after the payment of his debts, funeral expenses, and expenses of administration, devised the real estate hereinafter described to his daughters, Carrie Evelyn Reed and Edna Cobb Walter, and their heirs forever share and share alike; and

WHEREAS, the Last Will and Testament was duly admitted to probate in the Probate Court of the County of Santa Fe, State of New Mexico, on the 16th day of April 1945; and

WHEREAS, the party of the first part was, on said date, duly appointed executrix of the estate of said Elmer Morris Cobb, deceased, and on said date qualified as such executrix, and ever since that date has been and now is the duly appointed, qualified and acting executrix of the estate of the said Elmer Morris Cobb,

deceased; and

WHEREAS, in said Last Will and Testament it was provided, among other things, that the party of the first part herein was, by said testator, nominated and appointed as such executrix; and

WHEREAS, it was further provided in said Last Will and Testament that the said Enda Cobb Walter be authorized and empowered as executrix of the estate of Elmer Morris Cobb, deceased, to sell and dispose of any and all real estate of which the said Elmer Morris Cobb might die seized and possessed, or in which he had any interest at the time of his death, wholly within the discretion of said executrix, in connection with the settlement of the estate of said decedent, and that she need not apply to any court for authority to make any sales; and

WHEREAS, the parties of the second part, in addition to a conveyance from the said Carrie Evelyn Reed and Edna Cobb Walter, as owners of the property hereinafter described, to the parties of the second part, conveying the premises hereinafter described to the parties of the second part, have requested the party of the first part, as executrix of the estate of Elmer Morris Cobb, deceased, to execute and deliver to them a deed of conveyance, conveying to them, as joint tenants with right of survivorship, any and all right, title and interest in and to the lands hereinafter described belonging to the estate of the said Elmer Morris Cobb, deceased, under the power of sale contained in said Last Will and Testament.

NOW, THEREFORE, this indenture witnesseth:- That in the exercise of the power of sale to her given by said Last Will and Testament, and in consideration of the payment to her of the sum of $10.00 by the parties of the second part, the receipt whereof is hereby acknowledged, the said party of the first part, executrix as aforesaid, does hereby grant, bargain, sell and convey unto the said parties of the second part, as joint tenants, and to the survivor of them, all of the right, title, and interest of the said estate of Elmer Morris Cobb, deceased, in and to the following described real estate, situate in the City and County of Santa Fe, State of New Mexico, and more particularly described as follows, to-wit:-

That certain tract and parcel of land and real estate situate on the south side of East Palace Avenue, Santa Fe, New Mexico, and more particularly described by survey description as follows:- Commencing at a point on the south side of East Palace Avenue for the Northwest corner of the property hereinafter described, from which point the center of the sanitary sewer manhole on East Palace Avenue bears S. 85° 30' E., 38.15 feet distant and the sewer manhole lying easterly therefrom in East Palace Avenue bears S. 68° 17' E., 304.9 feet distant; thence from said beginning point S. 65° 39' E., 90.1 feet to the northeast corner of this tract; thence S. 23° 16' W. 208.1 feet to the southeast corner of this tract; thence N. 78° 37' W., 80.25 feet to the southwest corner of this tract; thence N. 20° 16' E., 225.6 feet to a point on the southerly side of East Palace Avenue and the point and place of beginning; all as shown on plat of survey of said tract made by James C. Harvey, November 25, 1947.

Said tract being bounded on the north by East Palace Avenue, on the west by the property of A. K. Montgomery, on the south by East Alameda Street, and on the east by property now of Virginia H. Stauffer, and also being otherwise described as in Block 49 of King's Official Map of the City of Santa Fe, less that portion of the above described tract described in quitclaim deed dated September 20, 1934 and recorded in Book W of Quitclaim Deed Records of Santa Fe County, State of New Mexico, at page 437 thereof.

TO HAVE AND TO HOLD the same, together with all and singular the said premises, together with the appurtenances thereunto belonging or otherwise appertaining, and all the right, title and interest of the said party of the first part, as executrix of the estate of Elmer Morris Cobb, deceased, and of the estate of said decedent, in and to said premises either in law or in equity, unto the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF, the said party of the first part, as executrix of the estate of Elmer Morris Cobb, deceased, has hereunto set her hand and seal the day and year first above written.

Sgd. Edna Cobb Walter
Executrix of the Estate of
Elmer Morris Cobb, deceased

55¢ IRS AFFIXED AND CANCELLED

STATE OF NEW MEXICO)
)SS
COUNTY OF SANTA FE)

On this 2nd day of December 1947, before me personally appeared Edna Cobb Walter, executrix of the estate of Elmer Morris Cobb, deceased, to me known to be the person described in and who executed the foregoing instrument as such executrix, and acknowledged that she executed the same as her free act and deed, as executrix of the estate of Elmer Morris Cobb, deceased.

Witness my hand and seal the day and year last above written.

Notarial Seal
My commission expires: April 12, 1951

Sgd. Dorothy Fell Logan
Notary Public

#87575
17th December 1947.
10:19 A
34 Misc. 300
MARGARET ULIBARRI LUCERO
Sgd. Sally R. Sanchez
(Seal)

WARRANTY DEED
(JOINT TENANTS)

THIS INDENTURE, Made this 2nd day of December, 1947 between EDNA COBB WALTER, of Santa Fe, N. M. and CARRIE EVELYN REED, sometimes known as EVELYN COBB REED, of San Francisco, California, parties of the first part, and ADA P. PIERSON and MABEL F. MILLER & KENNETH R. MILLER all of Santa Fe, New Mexico, and the survivor of them, parties of the second part;

WITNESSETH: That the parties of the first part, for and in consideration of the Sum of One Dollar, to them in hand paid, the receipt whereof

WARRANTY DEED

530589

Frank R. Gomez and Alice L. Gomez, husband and wife, for consideration paid, grant

to East Alameda Partners a New Mexico general partnership

whose address is:

the following described real estate in Santa Fe County, New Mexico:

Beginning at a point on the South side of East Palace Avenue, in Santa Fe, New Mexico, which point marks the northwest corner of the property of A. K. Montgomery, and from said point the center of a sewer manhole bears N. 61° 51' W., 159.5 feet distant; and the center of another sewer manhole bears S. 80° 25' E., 61.5 feet; and from said beginning point which marks the northeast corner of the property herein described, running S. 12° 11' W., 230.6 feet to a point on the north side of East Alameda Street; thence N. 78° 19' W., 119.05 feet to the Southeast corner of the property of Mrs. James A. Rolls; thence N. 13° 23' E., 254.5 feet to the northeast corner of a stone pillar on the south side of East Palace Avenue, marking the northeast corner of the property of Mrs. James A. Rolls; thence along East Palace Avenue S. 66° 20' E., 115.8 feet to the point and place of beginning, being a portion of Lot 12, Block 48, King's Official Map of Santa Fe, New Mexico as shown by plat of survey made by James C. Harvey, a registered professional engineer, on December 24, 1948.

Subject to reservations, easements, and restrictions of record.

with warranty covenants.

WITNESS our hands & seals this 16th day of September 1985

Frank R. Gomez

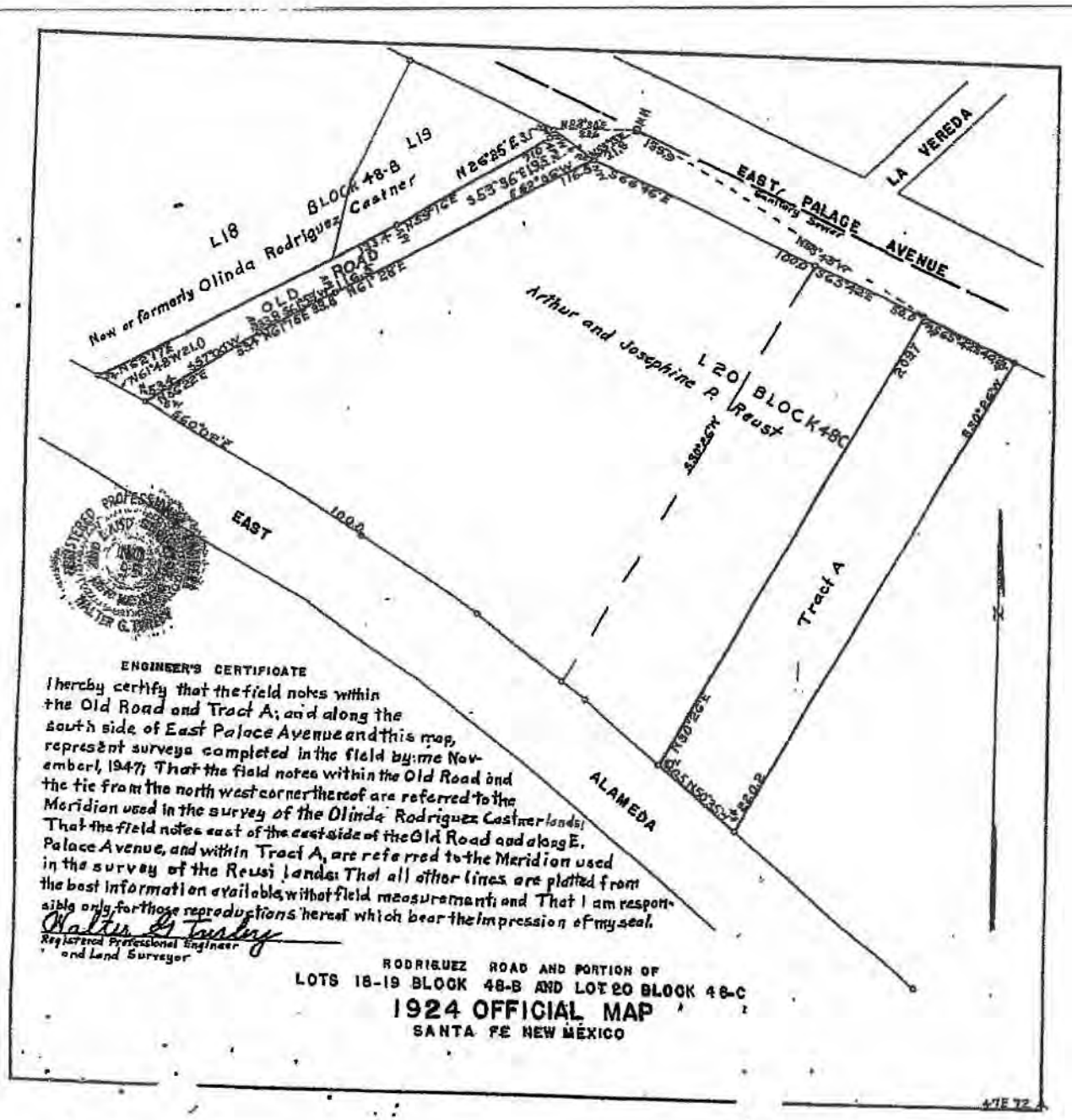
Alice L. Gomez

State of New Mexico)
)ss.
County of Santa Fe)

The foregoing instrument was acknowledged before me this 16th day of September, 1985 by Frank R. Gomez and Alice L. Gomez, husband and wife

My commission expires:
4/29/86

Diana Pollard, Notary Public


L18
BLOCK 48-B
L19
New or formerly Olinda Rodriguez Castner
OLD ROAD
N26°25'E
EAST PALACE AVENUE
LA VEREDA
Arthur and Josephine P. Reust
L20 BLOCK 48C
Tract A
EAST
100.0
ALAMEDA
ENGINEER'S CERTIFICATE
I hereby certify that the field notes within the Old Road and Tract A; and along the south side of East Palace Avenue and this map, represent surveys completed in the field by me November, 1947; That the field notes within the Old Road and the tie from the north west corner thereof are referred to the Meridian used in the survey of the Olinda Rodriguez Castner lands; That the field notes east of the east side of the Old Road and along E. Palace Avenue, and within Tract A, are referred to the Meridian used in the survey of the Reusi lands; That all other lines are platted from the best information available, without field measurements; and That I am responsible only for those reproductions hereof which bear the impression of my seal.
Walter G. Harding
Registered Professional Engineer and Land Surveyor
RODRIGUEZ ROAD AND PORTION OF
LOTS 18-19 BLOCK 48-B AND LOT 20 BLOCK 48-C
1924 OFFICIAL MAP
SANTA FE NEW MEXICO

256696

CORRECTION WARRANTY DEED

EDWARD S. CHANDLER and ALLEENE MOORE CHANDLER, his wife, for consideration paid, grants to EDWARD A. GONZALES and SOCORRO A. GONZALES, his wife, the following described real estate in Santa Fe County, New Mexico:

A portion of Lot 20, Block 48 of King's Official Map; also designated as a portion of Lot 20, Block 48-C of the 1924 Official Map of Santa Fe, New Mexico; also designated as Tracts B-1a and B-2a on a plat of survey made by Georg Vedeler, N.M.P.E. & L.S. No. 3707 on April 30, 1963, entitled "Tract of land surveyed for Edward S. Chandler," and more particularly described as follows, to-wit:

Beginning at a point marked by an iron stake set on the South side of Palace Avenue, from which the center of a manhole of the sanitary sewer bears N. 11° 00' W. 32.0 feet; thence S. 45° 51' W. 113.03 feet to a point which is the Northeast corner of the land herein described, and which said point is the point and place of beginning; thence S. 26° 18' E. 84.0 feet to a point; thence S. 18° 20' E. 104.74 feet to a point; thence S. 20° 07' E. 31.9 feet to a point which point is the Southeast corner of the lands herein described; thence S. 59° 45' W. 59.62 feet to a point which is the Southwest corner of the lands herein described; on the North side of the Alameda thence N. 49° 52' W. 53.65 feet to a point; thence N. 50° 02' W. 137.6 feet to a point, which point is the Northwest corner of the lands herein described; thence N. 45° 51' E. 161.97 feet to the point and place of beginning.

WITH WARRANTY COVENANTS.

This Correction Warranty Deed is given to correct a certain Warranty Deed dated March 6, 1968, where the grantors and grantees are the same and identical as hereinbefore stated.

WITNESS our hands and seals this 17th day of April, 1968.

Edward S. Chandler (SEAL)

Alleene Moore Chandler (SEAL)

256697

STATE OF NEW MEXICO)
) SS.
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT was acknowledged before me this 17th day of April, 1968, by EDWARD S. CHANDLER AND ALLEENE MOORE CHANDLER, his wife.

Edwin L. Zelter
NOTARY PUBLIC

My Commission Expires:
MY COMMISSION EXPIRES APRIL 22, 1970

STATE OF NEW MEXICO
COUNTY OF SANTA FE
I hereby certify that this instrument was filed or recorded on the 18 day of April A.D. 68 at 9:35 o'clock A M. and was duly recorded in book 256 page 696-697 of the records of Santa Fe County.
Witness my hand and Seal of Office
PITA T. GONZALES
County Clerk, Santa Fe County, N.M.
Deputy

(Correction Warranty Deed)

-2-

255509

WARRANTY DEED

EDWARD S. CHANDLER and ALLEENE MOORE CHANDLER, his wife, for consideration paid, grants to EDWARD A. GONZALES and SOCORRO A. GONZALES, his wife, the following described real estate in Santa Fe County, New Mexico:

That certain tract and parcel of land on Alameda Street, including the buildings thereon, all located in Ward No. 4, Santa Fe, New Mexico, as follows:

A portion of Lot 20, Block 48 of King's Official Map; also designated as a portion of Lot 20, Block 48-C of the 1924 Official Map of Santa Fe, New Mexico; also designated as Tract B as shown on a plat of survey made by Walter G. Turley Licensed Surveyor on January 30, 1950, entitled "Land Surveyed for Ruth Grandstaff, Ward No. 4, Santa Fe, New Mexico, and more particularly described as follows, to-wit:

Beginning at a point marked by an iron stake set on the south side of Palace Avenue, from which the center of a manhole of the Sanitary Sewer bears N. 11° 00' W., 32.0 feet distance; thence South 45° 51' W. 113.03 feet to a point which is the northeast corner of said Tract B, and which said point is the point and place of beginning; thence S. 26° 18' E. 84.0 feet to a point; thence S. 18° 20' E. 104.74 feet to a point which is the Southeast corner of Tract B; thence S. 72° 30' W. 85.4 feet to a point, which point is the Southwest corner of Tract B on the North side of the Alameda; thence N. 50° 02' W. 137.6 feet to a point, which point is the Northwest corner of Tract B; thence N. 45° 51' E. 161.97 feet to the place and point of beginning. All as shown on plat of survey made by Walter G. Turley, Licensed Surveyor, on January 30, 1950, entitled "Lands Surveyed for Ruth Grandstaff, Ward No. 4, Santa Fe, New Mexico.

WITH WARRANTY COVENANTS.

WITNESS our hands and seals this 1st day of March, 1968.

Edward S. Chandler (SEAL)

Alleene Moore Chandler (SEAL)

255510

STATE OF NEW MEXICO)
) SS.
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT was acknowledged before me this 1st day of March, 1968, by EDWARD S. CHANDLER AND ALLEENE MOORE CHANDLER, his wife.

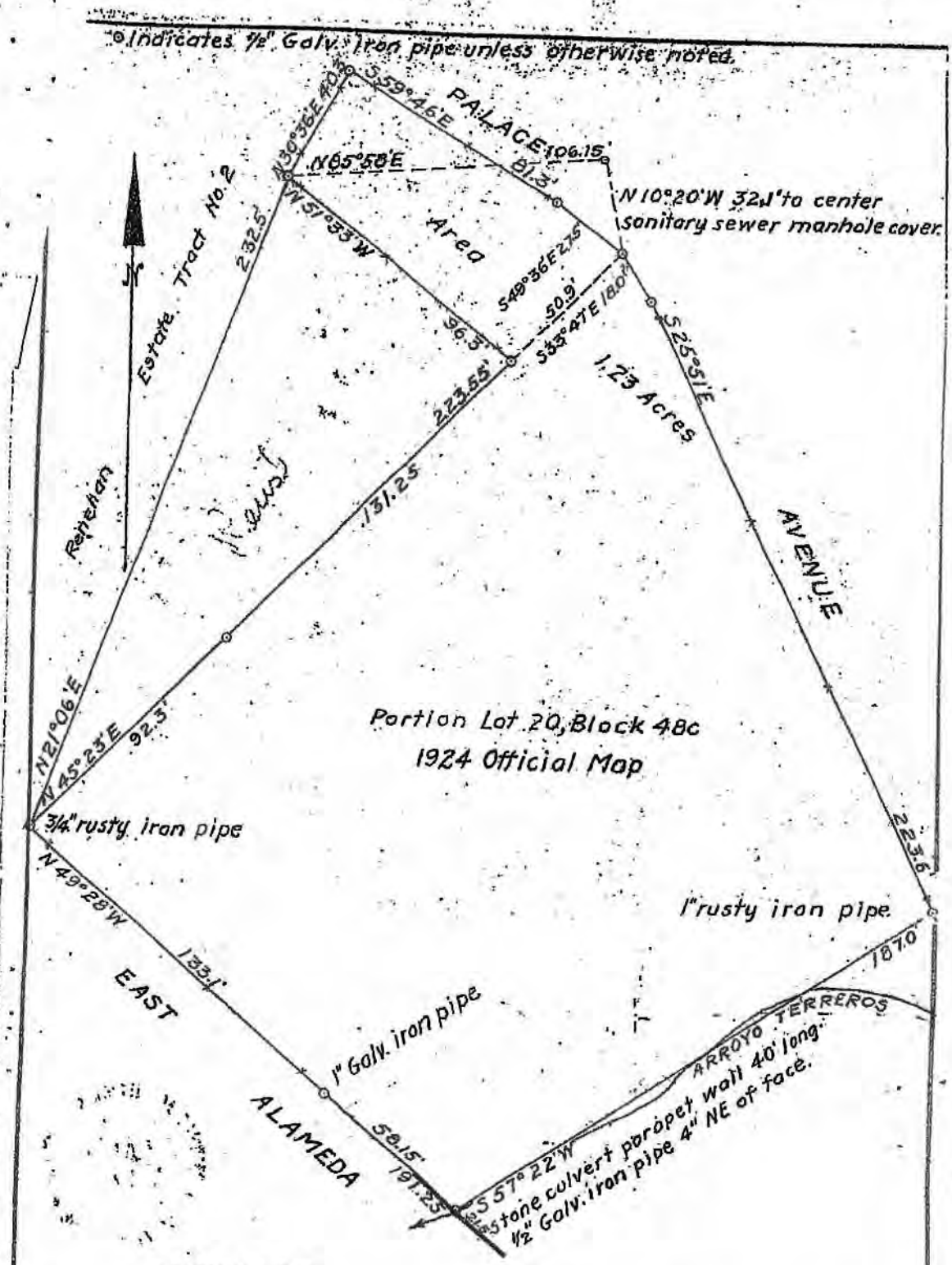
Edwin L. Zelter
NOTARY PUBLIC

My Commission Expires:
MY COMMISSION EXPIRES APRIL 22, 1970

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) ss. 306,791

I hereby certify that this instrument was filed for record on the 7th day of March A.D. 19 68 at 10:30 o'clock A M. and was duly recorded in book 255 page 504-510 of the records of Santa Fe County.
Witness my hand and seal of Office
PITA T. GONZALES
County Clerk, Santa Fe County, N.M.
Rose M. Chavez
Deputy

(Warranty Deed) -2-



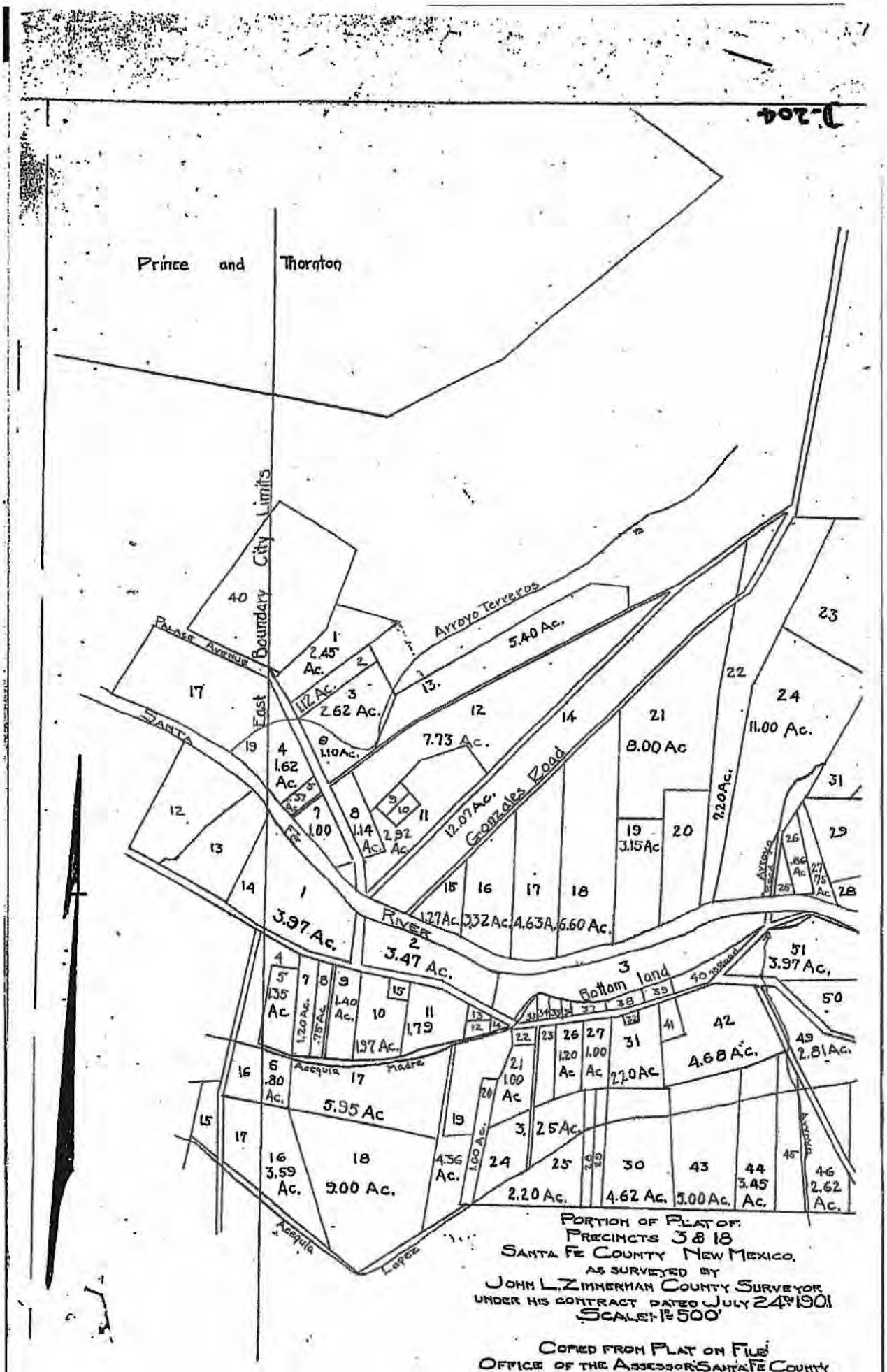
CERTIFICATE

I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made by me in the field Apr. 20th, 1942.

James C. Harvey.

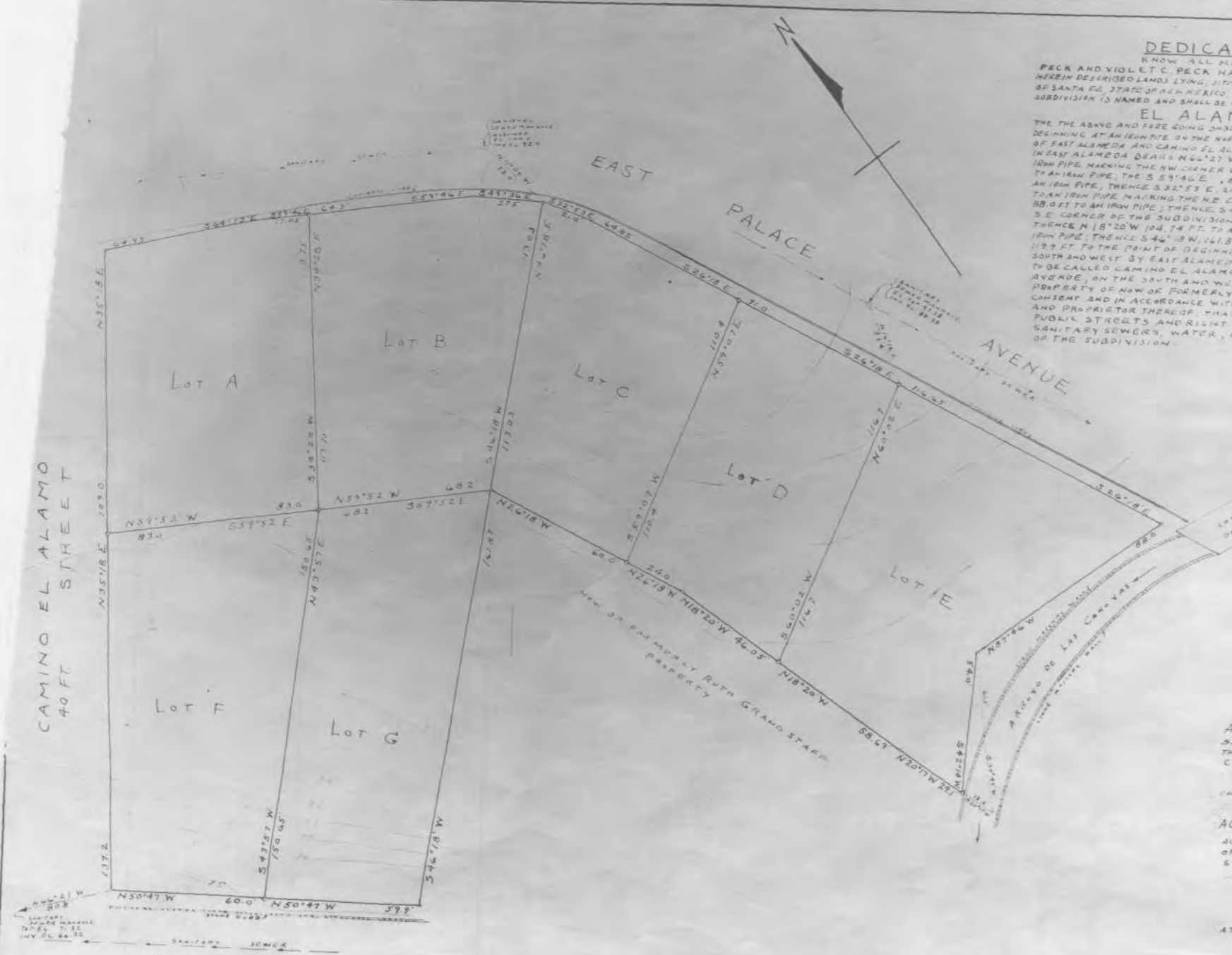
TRACT OF LAND
SURVEYED FOR
NEIL P. RENEHAN
PRECINCT 18 ~ SANTA FE, N.M.
April 20th, 1942 ~ Scale 1" = 40'

BL 420



PORTION OF PLAT OF
PRECINCTS 3 & 18
SANTA FE COUNTY NEW MEXICO.
AS SURVEYED BY
JOHN L. ZIMMERMAN COUNTY SURVEYOR
UNDER HIS CONTRACT DATED JULY 24th 1901
SCALE 1" = 500'

COPIED FROM PLAT ON FILE
OFFICE OF THE ASSESSOR SANTA FE COUNTY
SANTA FE NEW MEXICO
BY
WILLIAM CHAUVENET - DRAUGHTSMAN



DEDICATION

KNOW ALL MEN BY THESE PRESENT, THAT PERRY PECK AND VIOLET C. PECK HAVE MADE A SUBDIVISION OF THE HEREIN DESCRIBED LANDS LYING, SITUATE AND BEING IN THE CITY OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO, AS SHOWN ON THIS PLAT THEREOF, THAT SAID SUBDIVISION IS NAMED AND SHALL BE KNOWN AS THE

EL ALAMO SUBDIVISION

THE THE ABOVE AND FOREGOING SUBDIVISION OF THE FOLLOWING DESCRIBED LAND, TO WIT: BEGINNING AT AN IRON PIPE ON THE NORTHERLY SIDE OF EAST ALAMEDA AT THE INTERSECTION OF EAST ALAMEDA AND CAMINO EL ALAMO FROM WHENCE A SANITARY SEWER MANHOLE IN EAST ALAMEDA BEARS N 44°27' W. 90.8 FT.; THENCE N 35°18' E. 246.2 FT. TO AN IRON PIPE, MARKING THE NW CORNER OF THE SUBDIVISION; THENCE S 54°13' E. 64.93 FT. TO AN IRON PIPE, THE S 59°46' E. 81.3 FT. TO AN IRON PIPE; THENCE S 49°36' E. 225 FT. TO AN IRON PIPE, THENCE S 32°53' E. 61.0 FT. TO AN IRON PIPE; THE S 26°18' E. 252.5 FT. TO AN IRON PIPE MARKING THE NE CORNER OF THE SUBDIVISION; THENCE S 63°42' W. 88.0 FT. TO AN IRON PIPE; THENCE S 42°14' W. 54.0 FT. TO AN IRON PIPE MARKING THE SE CORNER OF THE SUBDIVISION; THENCE N 26°17' W., 29.1 FT. TO AN IRON PIPE; THENCE N 18°20' W. 104.74 FT. TO AN IRON PIPE; THENCE N 26°18' W. 84.0 FT. TO AN IRON PIPE; THENCE S 46° 19' W., 161.87 FT. TO AN IRON PIPE; THENCE N 30°47' W. 139.9 FT. TO THE POINT OF BEGINNING; THE SAID TRACT IS BOUNDED ON THE SOUTH AND WEST BY EAST ALAMEDA; ON THE WEST BY A 40 FT. UNNAMED STREET TO BE CALLED CAMINO EL ALAMO, ON THE NORTH AND EAST BY EAST PALACE AVENUE; ON THE SOUTH AND WEST BY ARROYO DE LAS CANAYAS AND THE PROPERTY OF NOW OR FORMERLY RUTH GRAND STAFF; IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR THEREOF; THAT THE STREETS SHOWN HEREON ARE ALREADY PUBLIC STREETS AND RIGHT OF WAY AND EXISTING THEREIN ARE SANITARY SEWERS, WATER, GAS, POWER, UTILITIES FOR SERVICE OF THE SUBDIVISION.

Perry Peck SEAL
PERRY PECK

Violet C. Peck SEAL
VIOLET C. PECK, WIFE

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

ON THIS 29th DAY OF FEBRUARY 1956 BEFORE ME PERSONALLY APPEARED PERRY PECK AND VIOLET C. PECK, HIS WIFE, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE ABOVE DEDICATION WAS EXECUTED AS HIS FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Dora B. Emerson
NOTARY PUBLIC

MY COMMISSION EXPIRES November 2, 1957

APPROVAL OF CITY PLANNING COMMISSION

SANTA FE, NEW MEXICO 26 APRIL 1956
THIS PLAT IS APPROVED FOR FILING BY THE CITY PLANNING PLANNING COMMISSION

CHAIRMAN _____ SECRETARY _____

ACCEPTANCE BY THE CITY OF SANTA FE

ACCEPTED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO IN MEETING ON THIS 8th DAY OF MAY 1956

Leon J. Murphy SEAL
MAYOR

ATTEST: M. Schardin
CITY CLERK

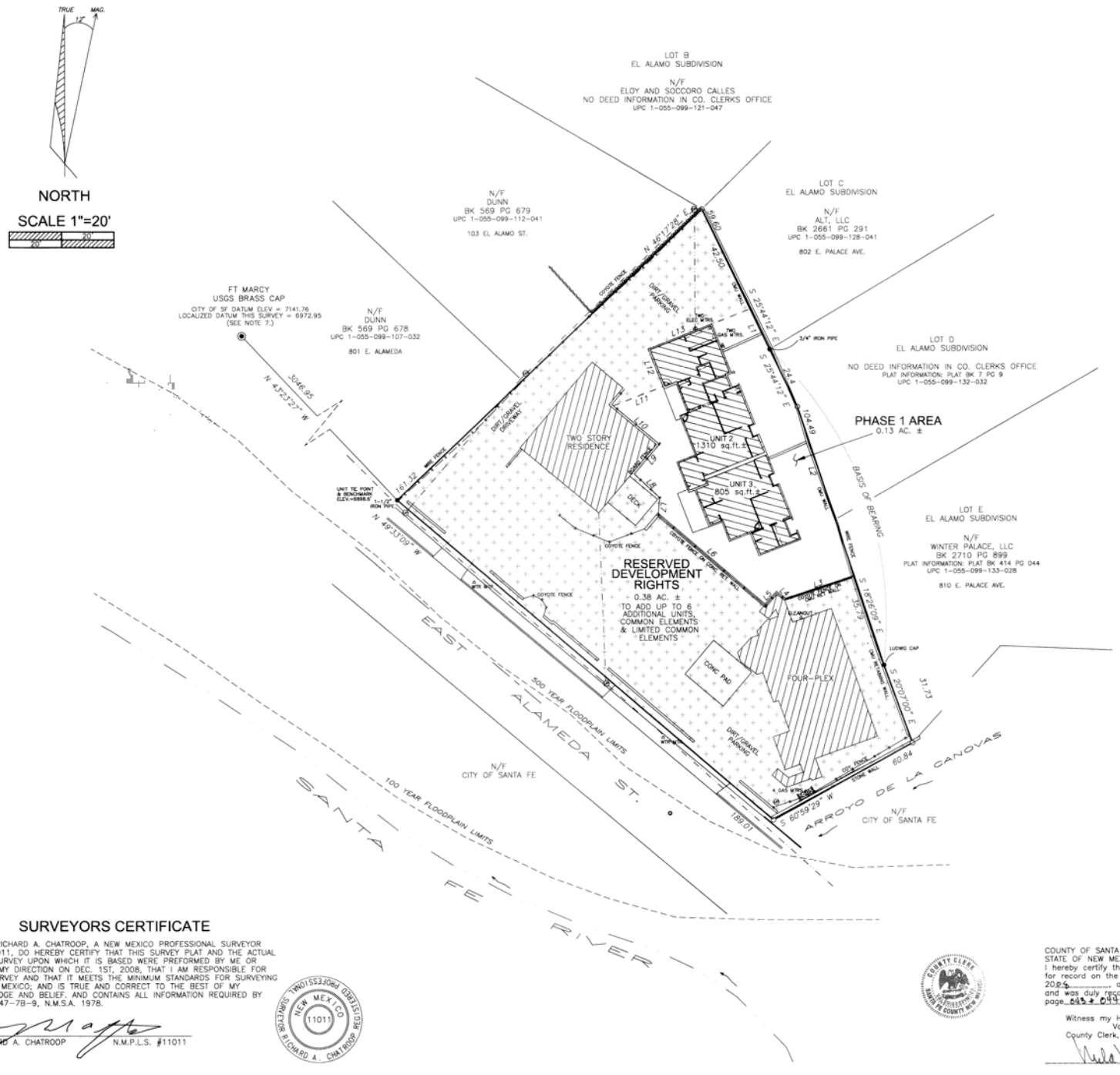
ENGINEERS CERTIFICATE

I CERTIFY THAT THIS PLAT AND FIELD NOTES THEREON ARE A TRUE AND CORRECT COPY OF A SURVEY MADE IN THE FIELD BY ME ON 22 FEBRUARY 1956.

Samuel P. Davalos
REG. PROF. ENG. & LAND SURVEYOR

PLAT
SHOWING SURVEY OF THE
EL ALAMO SUBDIVISION
PORTION OF LOT 20, BLOCK 48, KING'S MAP
SANTA FE NEW MEXICO
SCALE 1" = 20 FT.

⊙ INDICATES ORIGINAL CORNERS OF FORMER SURVEYS
O INDICATES IRON PIPE CORNERS SET FEBRUARY 1956



LEGEND AND NOTES

- ● DENOTES POINT FOUND AS NOTED
- ○ DENOTES POINT CALCULATED
- ○ DENOTES POINT TO BE SET 11011 CAP
- △ AS NOTED
- O DENOTES SANITARY SEWER MANHOLE
- DENOTES EDGE OF EASEMENT
- x x x x x DENOTES COYOTE FENCE
- - - - - - DENOTES LIMITS OF CONDOMINIUM PHASE 1

69400

1. BASIS OF BEARING IS FROM PLAT ENTITLED "BOUNDARY SURVEY FOR ABRUZZO TRACT B-1A AND B-2A" BY RICHARD A. CHATROOP NMPLS #11011, DATED 7/24/
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

CONDOMINIUM NOTES

DENOTES RESERVED DEVELOPMENT RIGHTS AREA TO ADD UP TO 6 UNITS TOGETHER WITH ASSOCIATED COMMON AND LIMITED COMMON ELEMENTS FOR SAID UNITS, SEE CONDOMINIUM DE

1. IMPROVEMENTS SHOWN WITHIN THE RESERVED DEVELOPMENT RIGHTS AREA ARE CURRENTLY UNDER VARIOUS STAGES OF CONSTRUCTION AND LOCATION SHOWN IS SUBJECT TO CHANGE.
3. UNIT IS DEFINED BY INTERIOR DIMENSIONS, SEE DECLARATION FOR SANGRIA COMPOUND, A CONDOMINIUM.
4. LCE DENOTES LIMITED COMMON ELEMENT.
5. ALL UNITS TIED TO UNIT TIE POINT.
7. ELEVATION BENCHMARK 6898.6' AT TOP OF PIPE AS SHOWN.
8. FOR INDIVIDUAL UNIT DETAIL SEE SHEET TWO.

PHASE 1 AREA DATA

LINE TABLE		
LINE	LENGTH	BEARING
L1	41.50	S25°44'12"E
L2	68.70	S18°26'09"E
L3	27.89	S71°33'55"W
L4	4.09	N53°21'03"W
L5	6.55	S41°06'27"W
L6	53.77	N49°35'37"W
L7	6.66	N04°46'46"E
L8	13.27	N46°57'25"W
L9	14.97	N39°54'37"E
L10	22.94	N50°09'36"W
L11	20.43	N68°32'45"E
L12	15.48	N21°47'18"W
L13	42.01	N68°41'19"E

SURVEYORS CERTIFICATE

I RICHARD A. CHATROOP, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 11011, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL FIELD SURVEY UPON WHICH IT IS BASED WERE PREFORMED BY ME OR UNDER MY DIRECTION ON DEC. 1ST, 2008, THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONTAINS ALL INFORMATION REQUIRED BY SECTIN 47-7B-9, N.M.S.A. 1978.

RICHARD A. CHATROOP N.M.P.L.S. #11011

NEW MEXICO 11011 REGISTERED PROFESSIONAL SURVEYOR RICHARD A. CHATROOP

COUNTY OF SANTA FE)SS 1596062
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 9th day of December A.D. 2008, at 3:59:44 o'clock ____ m. and was duly recorded in book 693 page 043 + 044 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Valerie Espinoza
County Clerk, Santa Fe County,N.M.
Deputy

CONDOMINIUM SURVEY OF
SANGRIA COMPOUND, A CONDOM

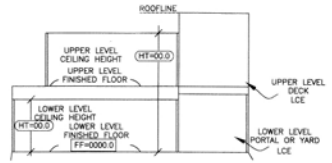
LYING WITHIN A PORTION OF LOT 20, BLOCK 48 AND WITHIN A PORTION OF LOT 20, BLOCK 48C FROM 1924 OFFICAL MAP OF SANTA FE.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 1101
(505) 470-0037 110 WAGON TRAIL RD. CERRILL

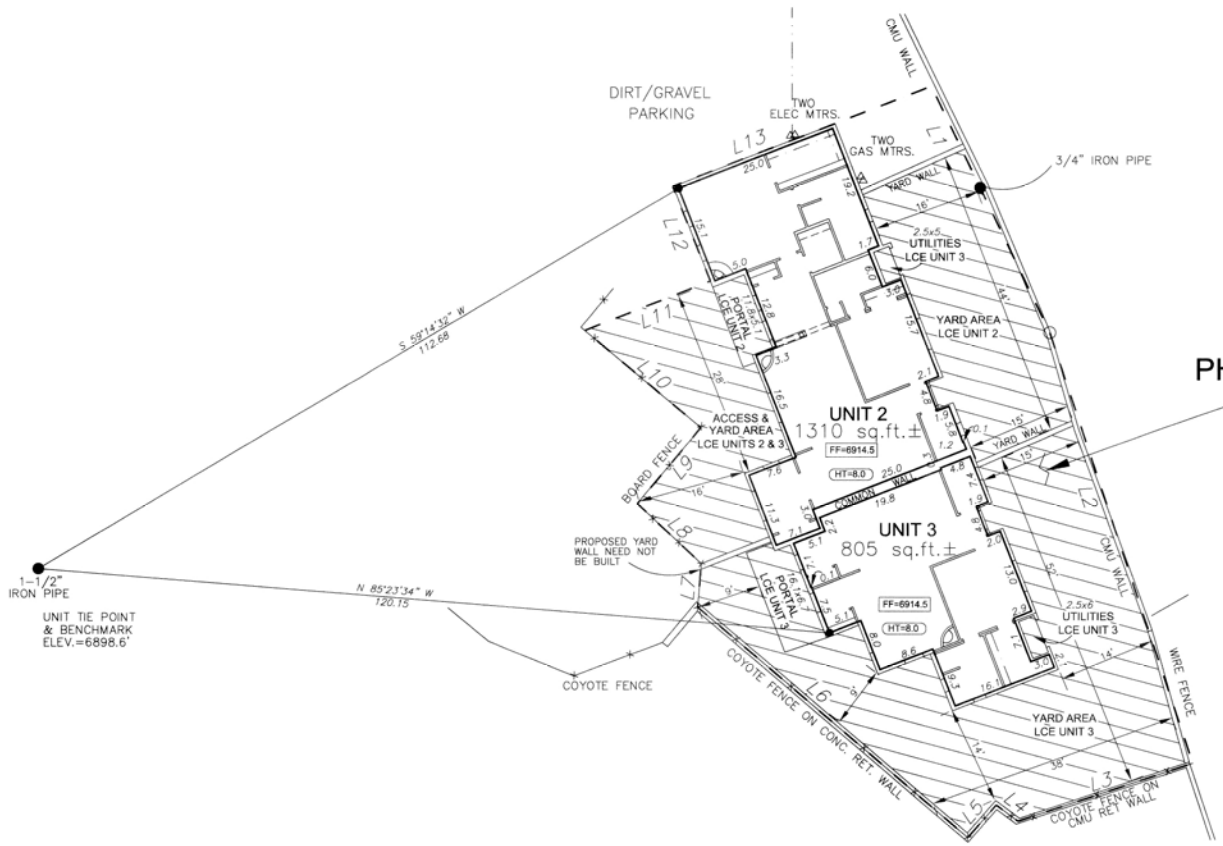
INDEXING INFORMATION FOR SANTA FE COUNTY RECORDERS OFFICE

OWNER: ABRUZZO
ORIGINAL UPC#: 1-055-099-123-000
LOCATION: WITHIN A PORTION OF LOT 20, BLK 48C AND LOT 1924 OFFICAL MAP OF SANTA FE.

6940044



TYPICAL UNIT VERTICAL ELEMENTS
CROSS SECTION VIEW



PHASE 1 AREA
0.13 AC. ±

LEGEND AND NOTES

LCE UNIT X — DENOTES UNIT'S LIMITED COMMON ELEMENT.

● — DENOTES UNIT TIE POINT

FF=000.0 — DENOTES FINISHED FLOOR HEIGHT

HT=00.0 — DENOTES CEILING HEIGHT ABOVE FINISHED FLOOR

– – – – – DENOTES LIMITS OF CONDOMINIUM PHASE 1

1. FOR ADDITIONAL UNIT INFORMATION REFER TO SHEET ONE

SCALE 1" = 10'

0 20 40 60

FEET

CONDOMINIUM SURVEY OF
SANGRIA COMPOUND, A CONDOMINIU

LYING WITHIN A PORTION OF LOT 20, BLOCK 48 AND WITHIN A PORTION OF LOT 20, BLOCK 48C FROM 1924 OFFICAL MAP OF SANTA FE.

COUNTY OF SANTA FE)SS
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 Espinoza
County Clerk, Santa Fe County,N.M.

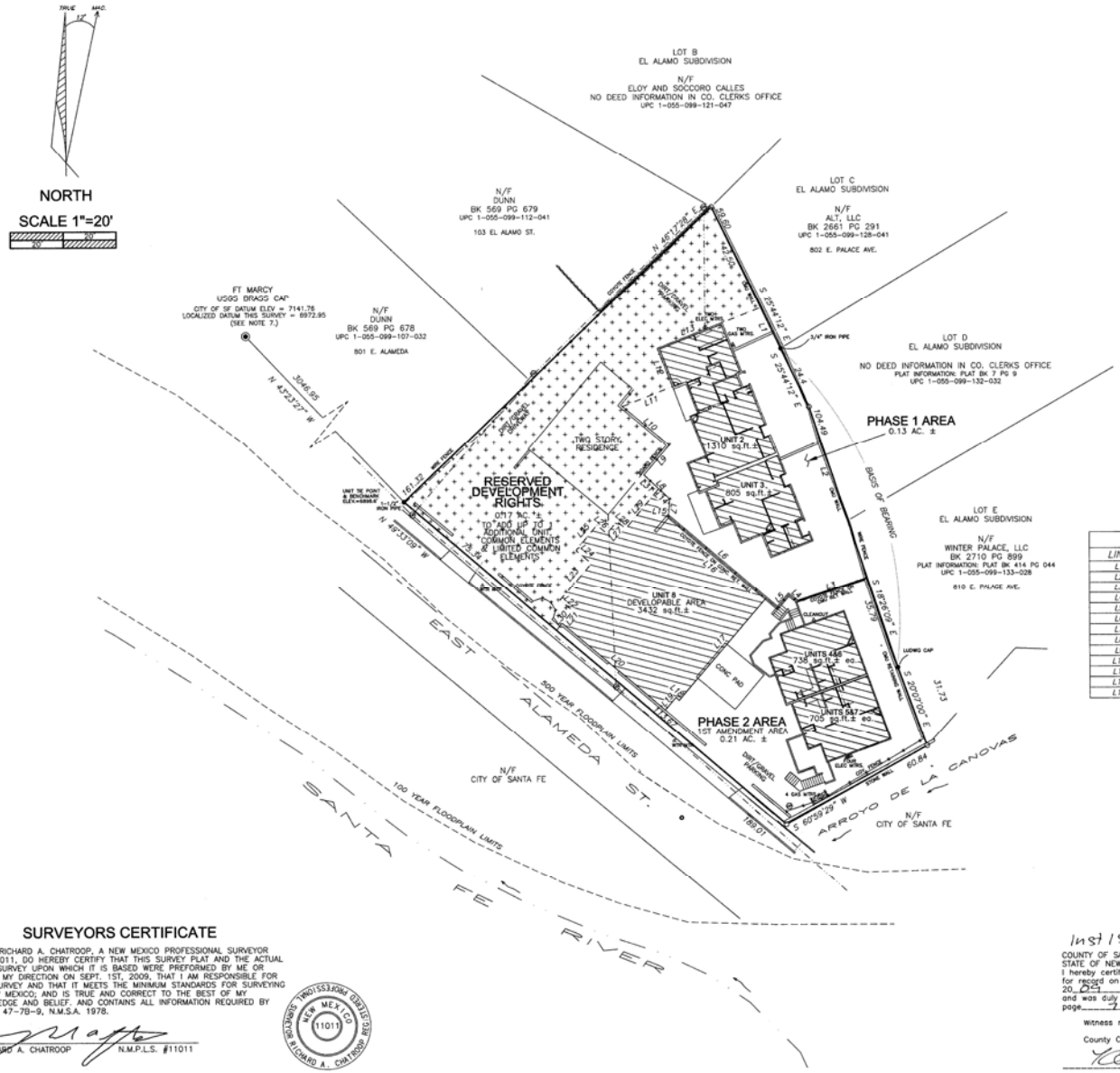
_____ Deputy

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL ROAD CERRILLOS, NM. 870

INDEXING INFORMATION FOR SANTA FE COUNTY RECORDERS OFFICE

OWNER: ABRUZZO
ORIGINAL UPC#: 1-055-099-123-000
LOCATION: WITHIN A PORTION OF LOT 20, BLK 48C AND LOT 20, BLK 1924 OFFICAL MAP OF SANTA FE.

SHEE



LEGEND AND NOTES

- ● DENOTES POINT FOUND AS NOTED
- ○ DENOTES POINT CALCULATED
- ○ DENOTES POINT TO BE SET 11011 CAP
- △ AS NOTED
- DENOTES SANITARY SEWER MANHOLE
- DENOTES EDGE OF EASEMENT
- DENOTES COYOTE FENCE
- DENOTES LIMITS OF CONDOMINIUM PHASE 1

1. BASIS OF BEARING IS FROM PLAT ENTITLED "BOUNDARY SURVEY FOR ABRUZZO OF TRACT B-1A AND B-2A" BY RICHARD A. CHATROOP NMPLS #11011, DATED 7/24/04.
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

CONDOMINIUM NOTES

DENOTES RESERVED DEVELOPMENT RIGHTS AREA TO ADD UP TO 1 UNIT TOGETHER WITH ASSOCIATED COMMON AND LIMITED COMMON ELEMENTS FOR SAID UNIT, SEE CONDOMINIUM DECLARATION.

1. IMPROVEMENTS SHOWN WITHIN THE RESERVED DEVELOPMENT RIGHTS AREA ARE CURRENTLY UNDER VARIOUS STAGES OF CONSTRUCTION AND LOCATION SHOWN IS SUBJECT TO CHANGE.
3. UNIT IS DEFINED BY INTERIOR DIMENSIONS, SEE DECLARATION FOR SANGRIA COMPOUND, A CONDOMINIUM.
4. LCE DENOTES LIMITED COMMON ELEMENT.
5. ALL UNITS TIED TO UNIT TIE POINT.
7. ELEVATION BENCHMARK 6898.6' AT TOP OF PIPE AS SHOWN.
8. FOR INDIVIDUAL UNIT DETAIL SEE SHEET FOUR

PHASE 1 AREA DATA

LINE TABLE

LINE	LENGTH	BEARING
L1	41.50	S25°44'12"E
L2	68.70	S18°26'09"E
L3	27.89	S71°37'55"W
L4	4.09	N53°21'03"W
L5	6.55	S41°06'27"W
L6	53.77	N49°35'37"W
L7	6.66	N04°46'46"E
L8	13.27	N46°57'25"W
L9	14.97	N39°54'37"E
L10	22.94	N50°09'36"W
L11	20.43	N68°32'45"E
L12	15.48	N21°47'18"W
L13	42.01	N68°41'19"E

PHASE 2 AREA & UNIT 8 AREA DATA

LINE TABLE

LINE	LENGTH	BEARING
L14	5.66	S46°57'25"E
L15	6.66	S24°46'46"W
L16	48.08	S49°35'37"E
L17	50.67	S40°24'23"W
L18	1.66	N49°35'37"W
L19	6.23	S40°24'23"W
L20	50.84	N49°35'37"W
L21	6.24	N40°24'23"E
L22	6.33	N49°35'37"W
L23	18.37	N40°24'23"E
L24	7.58	N49°38'46"W
L25	12.37	N39°44'48"E
L26	4.95	S50°15'12"E
L27	5.90	N39°41'43"E
L28	4.30	S49°52'36"E
L29	19.62	N39°44'48"E
L30	9.67	N40°24'23"E
L31	7.61	S46°57'25"E

SURVEYORS CERTIFICATE

I RICHARD A. CHATROOP, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 11011, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL FIELD SURVEY UPON WHICH IT IS BASED WERE PREFORMED BY ME OR UNDER MY DIRECTION ON SEPT. 1ST, 2009, THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. AND CONTAINS ALL INFORMATION REQUIRED BY SECTIN 47-7B-9, N.M.S.A. 1978.

RICHARD A. CHATROOP N.M.P.L.S. #11011

NEW MEX.CO 11011 PROFESSIONAL SURVEYOR RICHARD A. CHATROOP

Inst 1581583

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 23rd day of Oct A.D. 20 09 at 1:20 o'clock P m. and was duly recorded in book 710 page 32 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Valerie Espinoza
County Clerk, Santa Fe County,N.M.
Deputy

1ST AMENDMENT TO THE CONDOMINIUM SURVEY OF

SANGRIA COMPOUND, A CONDOMINIUM

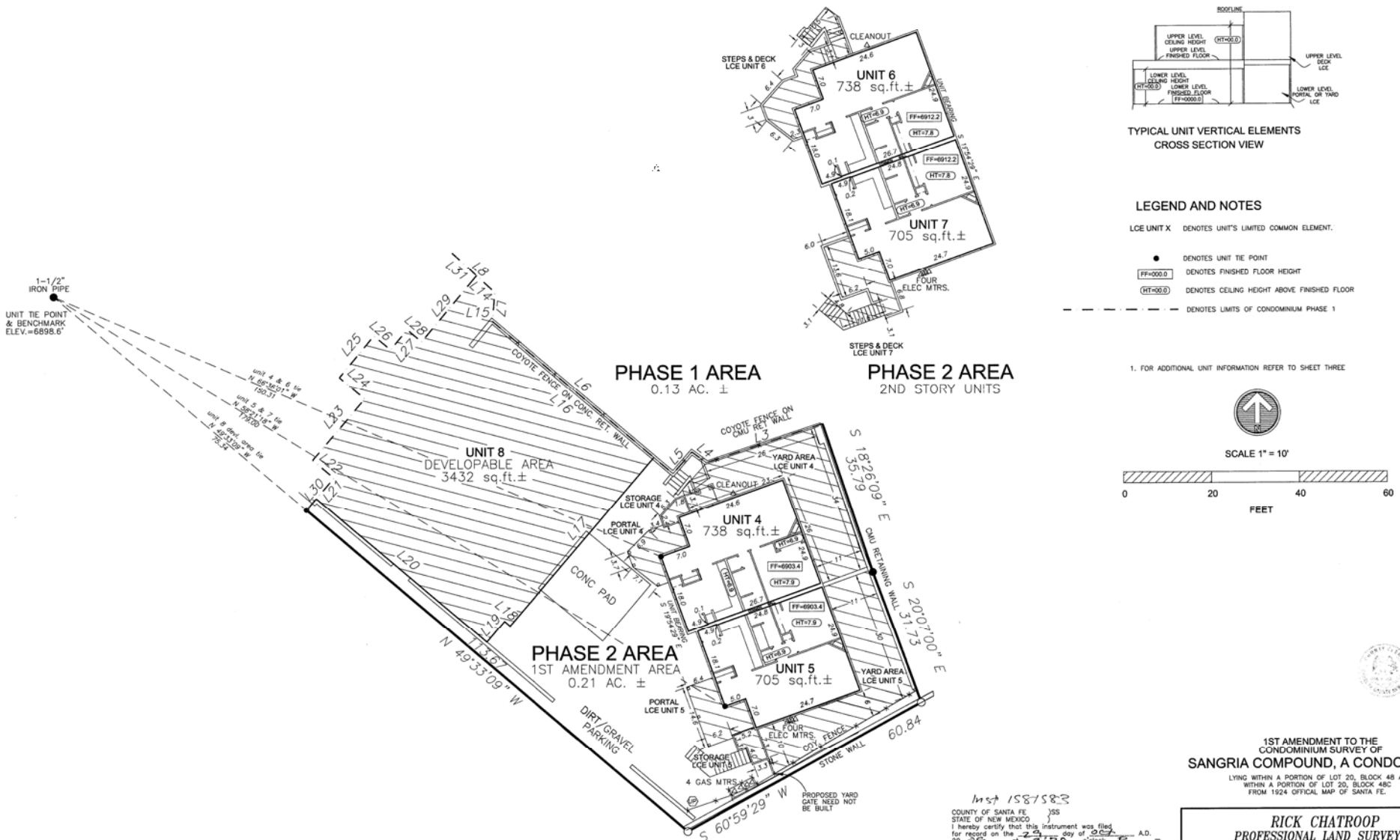
LYING WITHIN A PORTION OF LOT 2C, BLOCK 48 AND WITHIN A PORTION OF LOT 20, BLOCK 48C FROM 1924 OFFICAL MAP OF SANTA FE.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS NM. 87010

INDEXING INFORMATION FOR SANTA FE COUNTY RECORDERS OFFICE

OWNER: ABRUZZO
ORIGINAL UPC#: 1-055-099-123-C00
LOCATION: WITHIN A PORTION OF LOT 20, BLK 48C AND LOT 20, BLK 48 1924 OFFICAL MAP OF SANTA FE.

SHEET THREE



Inst 1587583

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 29 day of Dec A.D. 20 23 at 3:20 o'clock P m. and was duly recorded in book 110 page 7-8 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Valerie Espinoza
County Clerk, Santa Fe County, N.M.
Deputy

1ST AMENDMENT TO THE
CONDOMINIUM SURVEY OF
SANGRIA COMPOUND, A CONDOMINIUM

LYING WITHIN A PORTION OF LOT 20, BLOCK 48 AND
WITHIN A PORTION OF LOT 20, BLOCK 48C
FROM 1924 OFFICAL MAP OF SANTA FE.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL ROAD CERRILLOS, NM. 87010

INDEXING INFORMATION FOR SANTA FE COUNTY RECORDERS OFFICE

OWNER: ABRUZZO
ORIGINAL UPC#: 1-055-098-123-000
LOCATION: WITHIN A PORTION OF LOT 20, BLK 48C AND LOT 20, BLK 48 1924 OFFICAL MAP OF SANTA FE.

SHEET FOUR

ARCHAEOLOGICAL SUBMITTAL PERMIT AND APPROVAL

Case File Number AR-01-06 Date Application Submitted 1-05-06

District: Historic Downtown District X ; River & Trails-Regular ____ ; Santa Fe Trail ____ ; Suburban ____

Building Sq. Ft. ____ Development Acreage .5 acres

Project Description: Reconnaissance Report

Site Address/Location: 815-817 E. Alameda Property Owner: ____

Permit: Grading ____ ; Development ____ ; Building ____

Applicant Information: Name: Leonard Saiz

Mailing Address: P.O. Box 2211, SF, NM 87504 Phone No.: 505-690-2073

Archaeological Consultant: Thomas McIntosh, P.O. Box 909, Santa Fe, NM 87504

RECONNAISSANCE REPORT

1. X Project Archaeologist's Resume
2. X Vicinity Map
3. X Project Site Description
4. X Development Project Description
5. X Outline of Research & Methodology
6. X Site Map or Aerial Photograph at a Minimum of 1"=200' for Downtown Dist. & 1"=400' for other Districts
7. X Archival Research
   a. X Historic Maps & Aerial Photos
   b. X ARMS Files & Archaeological Reports
   c. X General Land Office (BLM) Surveys or Land Grant Plats
   d. X 1917 Hydrological Survey and Santa Fe Acequia System Report (needed if acequia present or nearby)
   e. X National and State Register Nominations (needed if in Historic Downtown District or near Historic Structure)
   f. X Historic Photos (needed if in Historic Downtown District)
   g. X Information from Title Abstract (if available)
8. X 2% Testing (Historic Downtown District Only)
9. X Description of Prehistoric & Historic Occupation & Land Use
10. X Description of Cultural Remains Discovered and Significance
11. X NM Site Inventory Forms and Other Documentation
12. X Recommended Site Significance
13. X Assessment of Development's Impact on Cultural Remains
14. X Recommended Treatment for Site
15. X Listing of Sources, i.e. historic maps, aerials, reports, etc.

X **ARC APPROVAL: MEETING DATE:** June 19, 2006
Special Conditions: X Yes (see attachment)
____ No

TREATMENT PLAN REQUIRED:

Yes: ____ No: ____

____ **TREATMENT PLAN ARC APPROVAL: MEETING DATE:** ____
Special Conditions: ____Yes (see attachment) ____No

PRELIMINARY TREATMENT REPORT

____ a. Research Design Outline
____ b. Site Map of Excavations
____ c. Other Documentation: Photographs and New Mexico Site Inventory Forms; if applicable
____ d. Description of Cultural Remains Discovered
____ e. Description of Prehistoric and Historic Occupation and Land Use
____ f. Listing of Sources

TREATMENT REPORT ARC APPROVAL: MEETING DATE: ____
Special Conditions: _____ Yes (see attachment) _____ No

FINAL TREATMENT REPORT

____ Date Final Report Due ____ Date Final Report Received

PLU010.PM5 - 9/94

Permit Approved: [signature] Date: 7/19/06
Archaeological Review Committee Chairperson

Vice Chair Rios said her opinion was that Ms. Price could leave and let the Board discuss it in further detail and then make their recommendations to Mr. Rasch.

Mr. Bell asked Ms. Price if she wanted to present more.

She said she didn't.

By motion and second, the Board unanimously approved postponing discussion of this proposal to the end of the meeting.

Ms. Farrar moved to approve the agenda as amended. Mr. Bell seconded the motion and it passed unanimously.

OLD BUSINESS TO REMAIN POSTPONED

None.

OLD BUSINESS

1. Case #H-05-84. 817 E. Alameda. Downtown & Eastside Historic District. Abruzzo Development, agents for Edward & Socorro Gonzales, proposes to construct a 2,231 sq. ft. single=family residence to the maximum allowable height of 15' 8", where the Board previously approved demolition of a 1,233 sq. ft. Non-Contributing building with replacement of a 1,876 sq. ft. building.

Ms. Barrett presented the staff report for this case [attached as Exhibit B]. The staff report said staff believed that this application was in compliance with Section 14-5.2 (E) Downtown and Eastside Design Standards but deferred to the Board regarding streetscape harmony. Staff also recommended that al yard walls, courtyard walls, and lighting come back to the Board for approval and that the canales be lined with tin.

She pointed out that there was also a hand drawn perspective handed out for the Board [attached as Exhibit C].

Vice Chair Rios asked if the walls were part of this application.

Ms. Barrett said they were not part of this application. She said the walls, landscaping, and exterior lighting would be present at a later meeting.

Present and sworn was Mr. Michael Duty, 1323 Paseo de Peralta, who said this was basically a cleaning up of previous design efforts. He said they got involved because they had to do a development plan for the record and it was under way. He said that all of the other units were approved and they adjusted the plan on this building so it would fit in better with the rest.

Vice Chair Rios asked if this application was 8" larger than the old one and 267 square feet.

Mr. Duty said that sounded correct.

Ms. Farrar said she was concerned that an apricot tree might be lost during demolition.

Mr. Duty said no existing trees would be removed.

Ms. Farrar said she was pleased to see the building had been designed and the treatment given.

Mr. Duty thanked her.

Vice Chair Rios asked what the lining for the canales would be. She noted that tin was the preferred lining.

Mr. Duty said tin was okay. He asked why copper could not be used.

Mr. Rasch explained that there was no precedent for copper in the historic district.

Ms. Farrar said some copper had been used but it was patina'd. He said they avoided the brightness of fresh copper.

Mr. Duty said the patina did not achieve full greenness in this dry climate.

Ms. Farrar agreed.

Vice Chair Rios said the drawing did not show the canales.

Mr. Duty said it was just a sketch and he didn't bother to put them in.

Ms. Barrett said they were in the elevations.

Ms. Shapiro referred to the 159' portal and asked if it was included in the square

footage of 3,231 square feet.

Mr. Duty said it was. He said the portal was interior in the courtyard and not to the exterior of the building. He said it once was an atrium.

Ms. Shapiro asked where the increase in square footage occurred.

Mr. Duty said he could not point to one particular place. He explained that the old plan had some peculiarities and, in the process of cleaning up the plan, it just grew a little bit. He said they did make the atrium larger and, when adding the roofing, it had the 159' there. He said that in terms of heated area, the program was the same: a three-bedroom building. He said the increase to heated area was marginal.

Ms. Shapiro referred to the site plan on page 19 and said she could see the building and the portal and asked if the wall shown in the back was part of the plan.

Mr. Duty said the area in the back was not included in the square footage, explaining that it was not heated and was not a portal. He said it was a courtyard with a retaining wall. He said there was a condition on the back with an old wall that was in structural failure. He said when they exposed that wall through the demolition they decided to rebuild part of it.

Ms. Shapiro asked if it would have a roof over it.

Mr. Duty said it would not.

Ms. Shapiro asked how high the wall was.

Mr. Duty said it was nine feet and was basically, a retaining wall.

Ms. Shapiro asked if the height of the building was increased to 16' 8".

Mr. Duty said it was at the maximum allowable of 15' 8".

Ms. Barrett confirmed that was the maximum allowable height.

Ms. Shapiro noted that none of the detail was specified and asked the applicant to describe them.

Mr. Duty said the windows would all be done with a stucco return on the sides and bottom and with an exposed wooden lintel above in a fairly classical style without window trim. He said the curvature of the parapet would be a couple of inches at the

top.

Ms. Shapiro asked about the corners.

Mr. Duty said they would receive the same treatment. He said they would go from a base rate of six inches to a top height of about three and a half inches.

Ms. Shapiro asked about the reveal of windows.

Mr. Duty it would be recessed about two inches on the framing and with stucco would be about three inches.

Ms. Shapiro asked if it would be foam sprayed on the outside.

Mr. Duty said it would not.

Vice Chair Rios asked if there would be rooftop equipment.

Mr. Duty said there would be none.

Vice Chair Rios asked what stucco color would be used. She asked if it would be the same or different from the surrounding buildings.

Ms. Barrett said the Board approved the two Pueblo Revival buildings to be Adobe colored and they approved Suede or Buckskin for the Territorial building.

Mr. Duty agreed and said this building would be Adobe.

Vice Chair Rios asked if that would be three Adobe colored buildings and two Suede colored.

Mr. Duty said there were four buildings: two Adobe and two Suede.

Vice Chair Rios asked if they were using cementitious stucco.

Mr. Duty said they would.

Ms. Shapiro asked if the windows were clad or just wood and what color.

Mr. Duty said they would have wood clad windows in light tan or light brown. He said the gates would also be light tan or brown, natural finish or light stain brown.

There were no speakers from the public regarding this case.

Ms. Shapiro moved to approve Case #H 05-84 according to staff recommendations with the following conditions: that the reveal on the windows be at least three inches deep; the canales be tin lined; the stucco be cementitious Adobe; that the wood trim be a tan-brown combination. Ms. Farrar seconded the motion with the condition that the fruit tree in the front be saved. Ms. Shapiro agreed and also added the condition that there be no rooftop equipment. The motion carried by unanimous voice vote.

2. Case #H-05-165. 122 Grant. Downtown & Eastside Historic District. Thomas Reidy & Associates, agent for Georgia Place, LLC, proposes to remodel a 2,372 sq. ft. Contributing building, restore exterior finishes, construct a 466 sq. ft. addition to match the existing height, and construct a carport and yard walls.

Mr. Rasch presented the staff report for this case [attached as Exhibit D]. The staff report recommended approval of this application which complies with Sections 14-5.2 (C) Regulation of contributing structures and (E) Downtown & Eastside Historic District design standards.

Mr. Bell said the minutes of the last meeting (January 24th) were not in the packet.

Mr. Rasch agreed, saying they have not been approved by the Board yet.

Mr. Bell said they were important to have because the whole discussion was very pertinent.

The applicant stated that he had a draft copy of them and was the only copy he had.

Mr. Bell said it was unfortunate because there were several Board members present who were not at that meeting. He noted it was a long meeting and the whole discussion should be available to the other members.

Vice Chair Rios asked if Mr. Bell wanted to share what took place.

Mr. Bell said no. He said he also wanted a chance to review those minutes. He said he thought they were going to have those minutes. He said he would review the draft copy and mention things as the discussion progressed.

Mr. Barrow suggested he bring them up after the discussion this evening.

Vice Chair Rios asked if Mr. Sommer was going to be presenting this evening.

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*

Councilors:
Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Construct a 2,231 sq. ft. single-family residence to the maximum allowable height of 15' 8", where the Board previously approved demolition of a 1,233 sq. ft. Non-Contributing building with replacement of a 1,876 sq. ft. building.
Project number: 05-10100084
Case number: H-05-084-B
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **817 E. Alameda**

PROJECT NAMES:

OW - Edward & Socorro Gonzales
Santa Fe, NM 87502
P.O. Box H 604
505-471-7620

AP - Abruzzo Development
Santa Fe, NM 87504
P.O. Box 2211
505-690-2073

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on March 28, 2006, acted on the above referenced case. The decision of the board was to approve your application with the following conditions: 1) that the window reveal is at least 3", 2) canales are lined with tin, 3) that cementitious "Adobe" stucco is used, 4) that lintels and window trim are tan/brown color, 5) that the apricot tree along the streetscape is saved, and 6) that there is no rooftop equipment.

For further information please call 955-6605.

Sincerely,

Marissa C. Barrett
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). YOUR PERMIT WILL BE DENIED IF THERE ARE ANY CHANGES ON PLANS THAT WERE APPROVED BY THE HDRB OR IF CONDITIONS OF THE APPROVAL ARE NOT MET. **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

City of Santa Fe, New Mexico

memo

DATE: March 28, 2006

TO: Historic Design Review Board Members

VIA: Reed Liming, Planning Division Director RL

FROM: Marissa C Barrett, Historic Preservation Planner MCB

CASE # H-05-84

ADDRESS: 817 E. Alameda
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ Case Synopsis

___ District Standards & Yard wall & fence standards.

_x_ Historic Survey Form

_x_ Zoning Review Sheet

_x_ Other: Building Inspector's Report
Building Height Calculation
Board Action Letters

APPLICANT SUBMITTALS

_x_ Proposed Letter

__ Vicinity Map

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

___ Other:

STAFF RECOMMENDATIONS:

Staff believes that this application is in compliance with Section 14-5.2 (E) Downtown and Eastside Design Standards but defers to the Board regarding streetscape harmony. Staff also recommends that all yard walls, courtyard walls, and lighting come back to the Board for approval and that the canales are lined with tin.

BACKGROUND AND SUMMARY:

The cottage house located at 817 East Alameda is Vernacular style with Territorial detailing and according to the 2004 Historic Cultural Properties Inventory and evidence presented by the applicant it was built in 1959. The Official Map lists the building as non-contributing to the Downtown and Eastside Historic District.

On February 8, 2005 and June 28, 2005 the HRDB conditional approved the application for additions and remodeling of three other units located on the same parcel. On October 25, 2005 the HDRB approved the reestablishment of the streetscape for the location of the 1,233 square foot cottage house with a 1,964 square foot single family residence and attached casita. The 15' high approved building was Spanish Pueblo Revival in style.

Due to development plan, use changes, and stylistic issues the approved building has been remodeled and now comes before the board for approval. This application proposes the following:

Construct an approximately 2,231 square foot single family residence to the maximum allowable height of 15' 8". The Spanish Pueblo Revival style building includes a 159 square foot portal on the south elevation. Also along the south, street facing elevation is a wood entry gate with wood header that leads to the portal and entry door.

The windows are simulated divided light with wood lintels. Doors include a divided light door, divided light French doors, and wood panel doors. Canales are proposed to run east to west. Canale lining was not submitted.

No skylights are indicated on the floor plan.

Both Spanish Pueblo Revival style buildings for this lot are proposed to be stuccoed with El Rey "Adobe" with all wood and window trim in brown as per the October 25th HDRB approval.

City of Santa Fe, New Mexico

memo

DATE: December 2, 2004

TO: David Rasch,
Historic Preservation Senior Planner

FROM: Pete Ortega
Acting Inspections and Enforcement Director

ITEM & ISSUE:
Demolition of structure at 815 E. Alameda ~~815~~ 817 E. Alameda correction

BACKGROUND & SUMMARY:
On November 22, 2004 an on site inspection was performed at the above mentioned address regarding the condition of an existing structure. It was determined that although the interior portion of the house has some code issues and could be remedied, the exterior portion is a concern.

A retaining wall at the North end portion of the house which retains about 6 feet of soil and was constructed of rock and mortar has developed cracks that have weakened the integrity of the wall which also helps support a badly decayed roof.

A crack that separates the additions has also occurred and presents a structural problem that violates the provisions of the current building code, not to mention life and safety issues.

RECOMMENDED ACTION:
It is therefore the recommendation of this office that the structure in question be allowed to be demolished.

Should you have any questions pertaining to this issue, please feel free to contact me at 955-6505.

Thank you.

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 817 EAST ALAMEDA

HISTORIC DISTRICT: (Please see attached map)
Downtown & Eastside [✓] Don Gaspar [ ] Westside-Guadalupe [ ]
Transition [ ] Historic Review [ ]
Historic Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: Demo of Existing Cottage & Reconstruction of new 2 unit Residence

CONSTRUCTION COST: $ 100,000.00 FEE: $ _____ + $20 Poster Cost = $ _____

OWNER: EDWARD & SOCORRO GONZALES **PHONE#:** 471-7620

OWNER ADDRESS: P.O. Box 4604

CITY, STATE, ZIP CODE: SANTA FE, NM 87502

APPLICANT: Abruzzo Development **PHONE #:** 690-2073

ADDRESS: P.O. Box 2211

CITY, STATE, ZIP CODE: SF NM 87504

NEW CONSTRUCTION:
Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [✓]

OTHER CONSTRUCTION:
Demolition [✓] Remodel [ ] Addition [ ] Residential [ ] Signs [ ] Wall/Fence [✓]
Antenna [ ]

PREAPPLICATION MEETING: Date: _____ Case Planner: _____

PRELIMINARY ZONING REVIEW: Date: 12/20/04 Planner: _____
(You must schedule a meeting with Zoning Planner Andrew Harnden @ 955-6654 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION
Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height?
YES [ ] NO [X]
If yes, please provide a written request for an updated maximum allowable height calculation.

What is the proposed height of your project? Less than 15'-8"

I certify that the documents submitted for the Historic Design Review Board meeting meets the minimum standards set forth in the Historic Districts Ordinance, Section 14-5.2 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

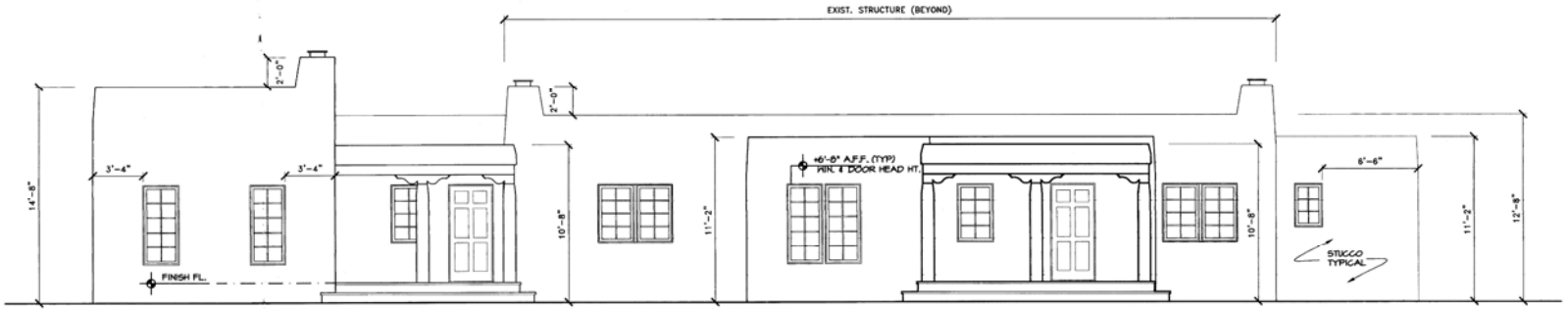
I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

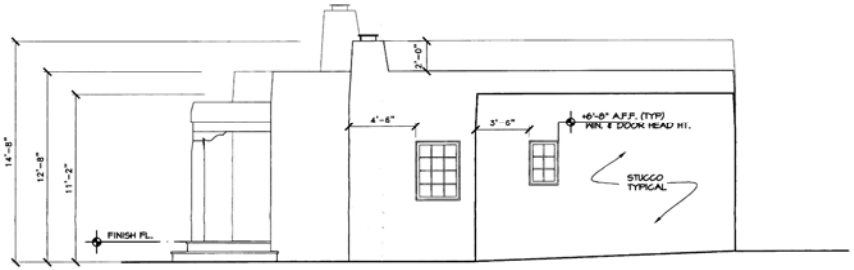
RECEIVED
SEP 2 2005
9:50 a.m.

Leonard Abruzzo
Signature of Applicant/Owner

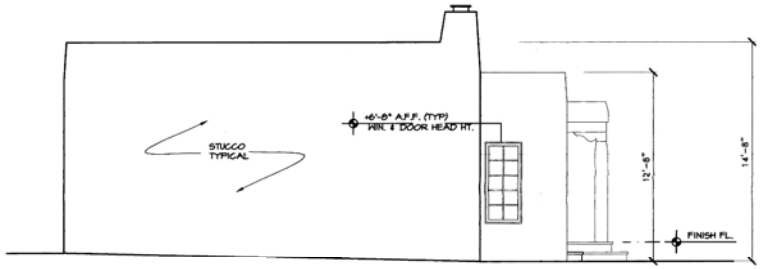
09/02/05
Date



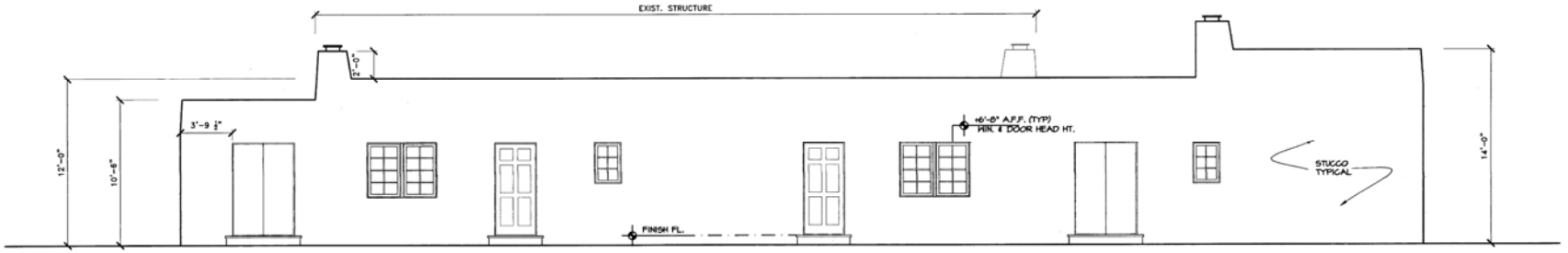
1 SOUTH ELEVATION
SCALE:1/4"=1'-0"



2 EAST ELEVATION
SCALE:1/4"=1'-0"



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



4 NORTH ELEVATION
SCALE:1/4"=1'-0"

SCALE 1/4" = 1'-0"
0' 1' 2' 4' 8'
16'-0"

PLOT DATE
FILE NAME

STATE OF NEW MEXICO
OLIVER MICHAEL DUTY
1825
REGISTERED ARCHITECT

SANGRIA COMPOUND - UNIT #2 & #3
ABRUZZO DEVELOPMENT
815 & 817 EAST ALAMEDA STREET
SANTA FE, NEW MEXICO

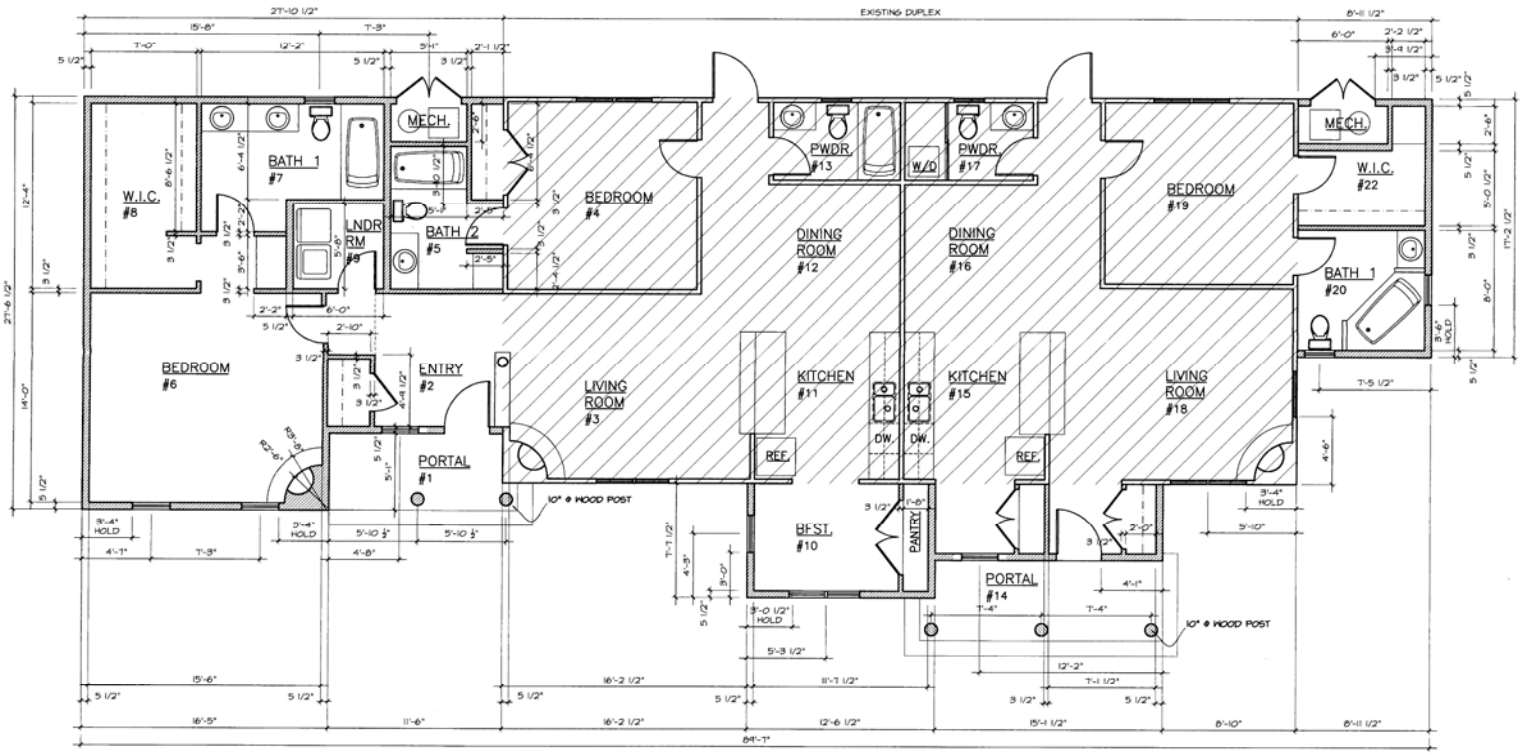
REVISIONS:

NO.	DATE	BY

DATE:
03-09-06
DRAWN BY:
AC/CHR
CHECKED BY:
OHD

DUTY & GERMANAS
ARCHITECTS
1923 PASEO DE PERALTA
SANTA FE, NM 87501
PH: (505) 984-8882
FAX: (505) 984-8888

SHEET
A3.0



= EXISTING BUILDING FOOTPRINT

= NEW WALLS

1 FLOOR PLAN

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

NORTH

SCALE 1/4" = 1'-0"

0 1' 2' 4' 8' 16'-0"

PLOT DATE

FILE NAME

STATE OF NEW MEXICO
OLIVER MICHAEL DUTY
1825
REGISTERED ARCHITECT

SANGRIA COMPOUND - UNITS # 2 & 3
ABRUZZO DEVELOPMENT

815 & 817 EAST ALAMEDA STREET
SANTA FE, NEW MEXICO

REVISIONS:

NO.	DATE	BY

DATE:
03-09-06

DRAWN BY:
GNR/AC

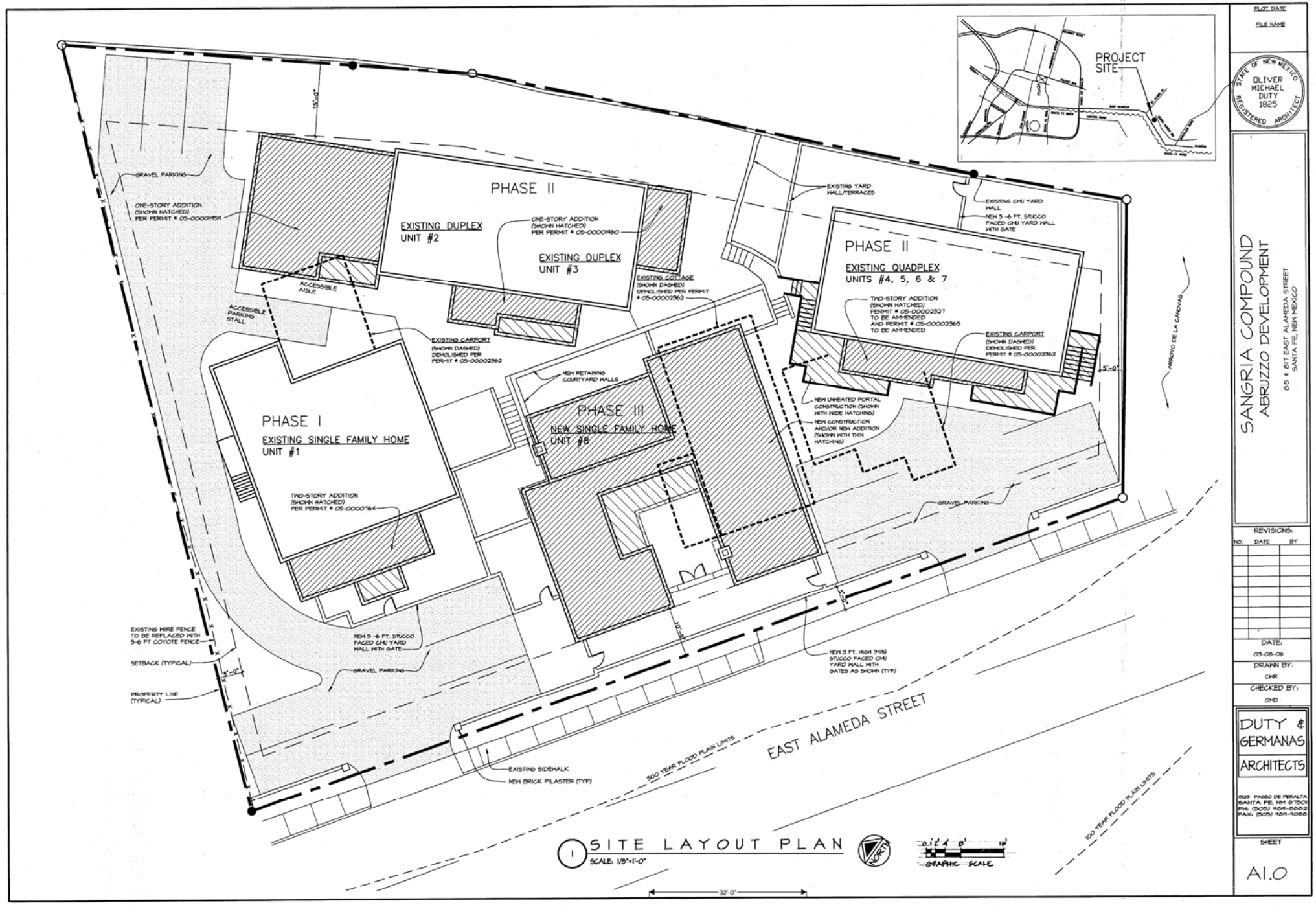
CHECKED BY:
OMD

DUTY & GERMANAS
ARCHITECTS

1825 PASEO DE PERALTA
SANTA FE, NM 87501
PH: (505) 984-8662
FAX: (505) 984-8088

SHEET

A2.0



1 SITE LAYOUT PLAN
SCALE: 1/8"=1'-0"

PLOT DATE
FILE NAME

STATE OF NEW MEXICO
OLIVER MICHAEL DUTY
1825
REGISTERED ARCHITECT

SANGRIA COMPOUND
ABRUZZO DEVELOPMENT
85 & 87 EAST ALAMEDA STREET
SANTA FE, NEW MEXICO

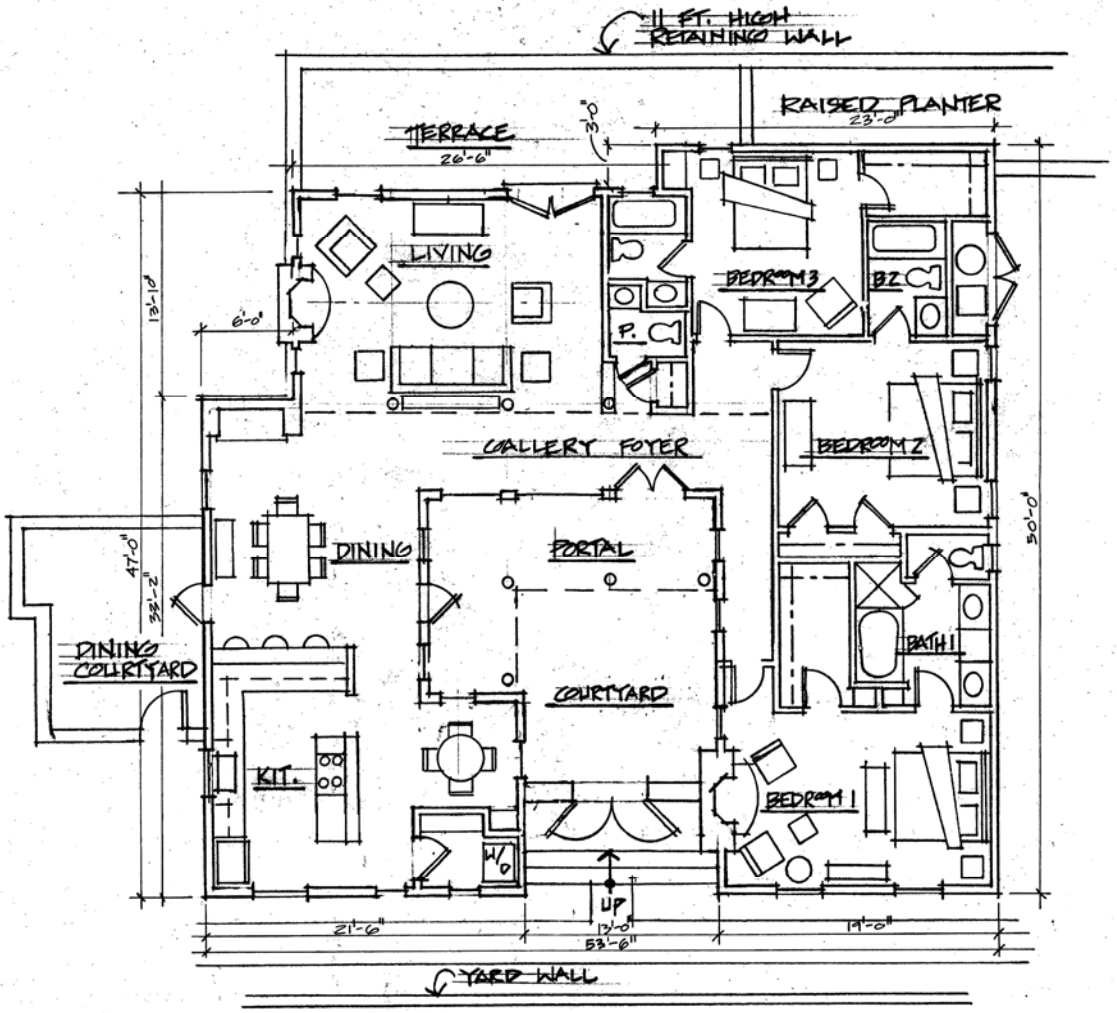
REVISIONS:

NO.	DATE	BY

DATE: 03-08-06
DRAWN BY: CNR
CHECKED BY: OMD

DUTY & GERMANAS ARCHITECTS
1523 PASEO DE PERALTA
SANTA FE, NM 87501
PH. (505) 984-8882
FAX: (505) 984-9088

SHEET
A1.0



1 FLOOR PLAN

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

16'-0"

NORTH

0 1' 2' 4' 8'

GRAPHIC SCALE

PLOT DATE

FILE NAME

SANGRIA COMPOUND - UNIT # 8

ABRUZZO DEVELOPMENT

815 & 817 EAST ALAMEDA STREET

SANTA FE, NEW MEXICO

REVISIONS:

NO.	DATE	BY

DATE:

03-08-06

DRAWN BY:

CHR

CHECKED BY:

CMD

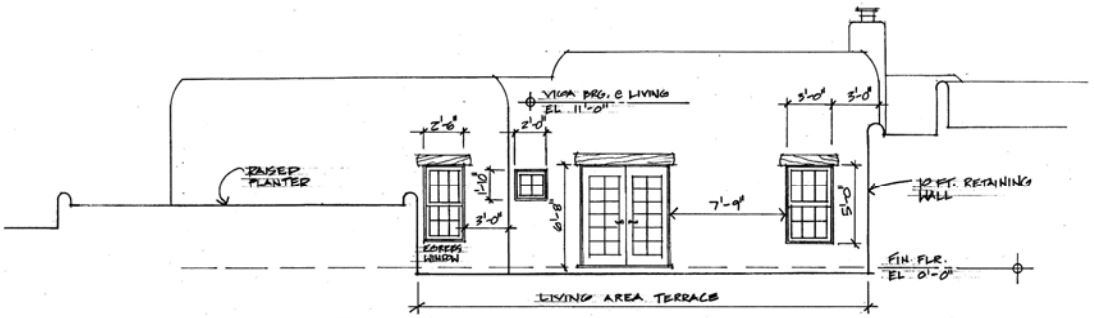
DUTY & GERMANAS

ARCHITECTS

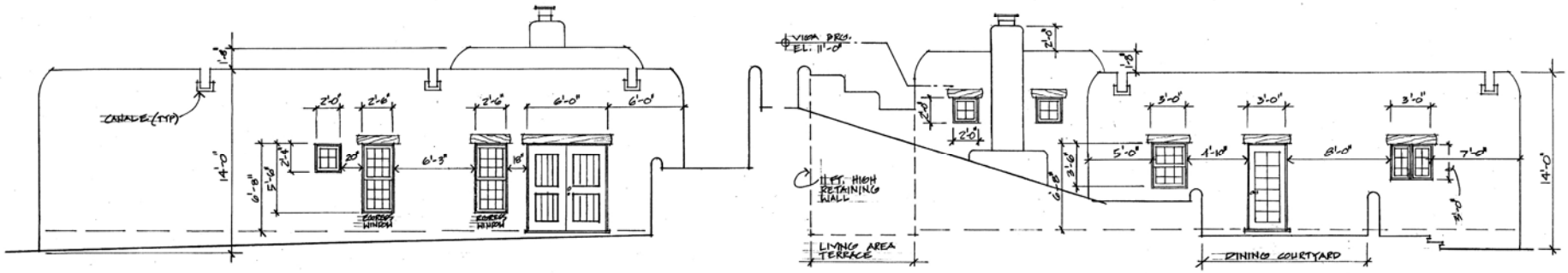
1525 PASEO DE PERALTA
SANTA FE, NM 87501
PH. (505) 984-0062
FAX: (505) 984-0092

SHEET

A2.0

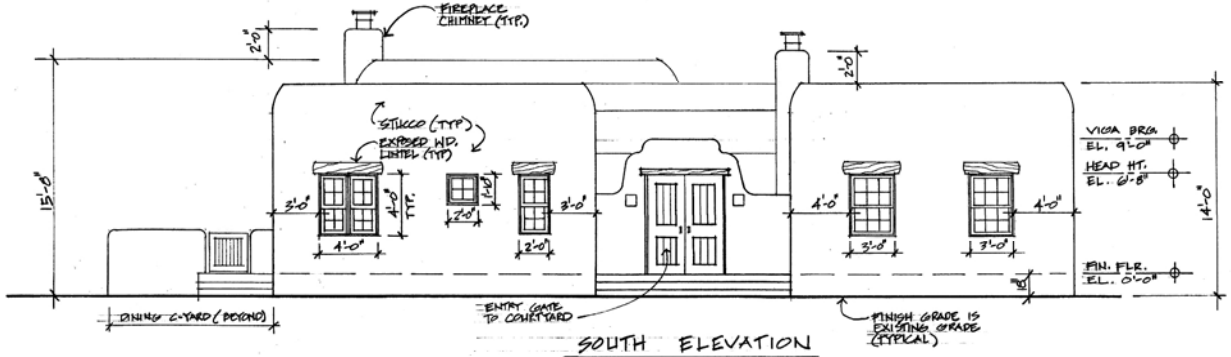


NORTH ELEVATION
1/4"



EAST ELEVATION
1/4"

WEST ELEVATION
1/4"



SOUTH ELEVATION
1/4" ALAMEDA ST. FACADE

GRAPHIC SCALE

PLOT DATE

FILE NAME

SANGRIA COMPOUND - UNIT # 8
ABRUZZO DEVELOPMENT
815 & 817 EAST ALAMEDA STREET
SANTA FE, NEW MEXICO

REVISIONS:

NO.	DATE	BY

DATE:
03-08-06

DRAWN BY:
CNR

CHECKED BY:
CMD

DUTY & GERMANAS
ARCHITECTS
1329 PASEO DE PERALTA
SANTA FE, NM 87501
PH. (505) 984-8880
FAX. (505) 984-8080

SHEET
A3.0

would submit an application to HPD, an application of what you intended to do and how to...

Ms. Shapiro requested a correction to the minutes on page 26: "Ms. Shapiro asked how the gate would interface with the ~~gate~~ wall."

There were no other corrections requested.

Ms. Shapiro moved to approve the minutes of March 28, 2006 as corrected. Mr. Bell seconded the motion and it passed by unanimous voice vote.

COMMUNICATIONS

Mr. Rasch pointed out that he had placed copies of the agenda and posters for Historic Preservation Week. He also displayed historic postcards and read captions from them.

ADMINISTRATIVE MATTERS

None.

OLD BUSINESS TO REMAIN POSTPONED

None.

OLD BUSINESS

Chair Pro Tem Barrow announced to the public that if anyone coming before the Board disagreed with the board's decisions that they would be able to appeal it to the Governing Body. He said that there would be a short time constraint for filing that appeal and asked that anyone wishing to appeal contact staff right away. He then said that if anyone was going to speak before the board that they would need to give their name and address to the recorder and be sworn in. He said the Board intended to end the meeting at 10:30 p.m.

1. **Case #H 05-84** 815-817 E. Alameda. Downtown & Eastside Historic District. Duty & Germanas, agents for Abruzzo Development, propose to construct streetscape yard walls between 3' and 4' high, side and rear lot line walls and coyote fences between 5' and 6' high, and additional hardscaping, landscaping, and lighting fixtures.

Ms. Barrett presented the staff report for this case [attached as Exhibit A] The staff report recommended an 8" height change for the 31' 3" section of the streetscape wall in front of Unit 2, otherwise staff believes that this application is in compliance with Section 14-5.2 (E) Downtown and Eastside Design Standards and recommended approval.

Mr. Barrow asked if in the staff report on page three, it was to be 3" or 3'.

Ms. Barrett said it was 3'; that the wall would drop down to three feet.

Present and sworn was Mr. Mike Duty, 1323 Paseo de Peralta, who said they would have no problem complying with the staff recommendation of an 8" height change for the wall.

Ms. Farrar said there seemed to be a lot of lighting. She asked Mr. Duty to explain it.

Mr. Duty said there were lots of spaces of different kinds and they wanted to get illumination on the property but without having a wash so they would be low wattage.

Mr. Barrow asked if there were some motion detectors.

Mr. Duty said there would be one by the parking area which would only go on when someone was parking there. He said the rest would be controlled by the owner.

Mr. Barrow asked if the low level lights would be controlled by the owner of each unit.

Mr. Duty said that was not decided yet. He said he thought the common lights would be on common circuitry and the ones for each unit would be controlled by the owner. He said the landscape on the right would be on a timer.

Mr. Barrow asked if the submittal included all lights.

Mr. Duty said it was.

Ms. Shapiro asked what the yellow lights were on the elevation.

Ms. Barrett said they were sconces on the walls of the units.

Ms. Shapiro asked if they went up to 100 watts.

Mr. Duty said that on units 4, 5, 6, and 7, they would be 60 watts. He said those were Territorial style. He said that on 2, 3, and 8, the units were Pueblo style with terra cotta.

Ms. Shapiro said she felt 100 watts was a lot.

Mr. Duty said that was the maximum. He said he thought terra cotta shielded the light a lot

and completely concealed the bulb.

Ms. Shapiro asked about the wall that faced East Alameda. She said they only had somewhat of an elevation.

Mr. Duty referred the Board to page 14, which showed the full elevation.

Ms. Shapiro wished she could see it in relation to the building. She asked for wall detail. She asked if part of it would have a Territorial top.

Mr. Duty agreed and said the rest would be rounded stucco. He said the tops would be completely rounded.

Ms. Shapiro asked if where it stepped down, it would have a little bump out.

Mr. Duty agreed. He said the wall stepped back and down.

Ms. Shapiro asked if it would be thicker by the gate.

Mr. Duty agreed, saying it would be a pilaster.

Mr. Bell asked about the blue lights along Alameda.

Mr. Duty said they were in the pilasters. He said they were the fixture type labeled as B in the plan.

Mr. Bell asked if they were facing out.

Mr. Duty said that was correct. He said they were primarily to illuminate the pilaster and the house numbers. He said it was a low level.

Mr. Bell asked if the 8" step would be up or down.

Ms. Barrett said it could be either way.

Mr. Duty said it was not a great idea to step it down at all. He said they would do it to stay in conformance. He said it made more sense to build it as drawn.

Ms. Barrett said stepping it up would not exceed the maximum height.

Ms. Farrar asked where that would occur.

Mr. Duty said it would be about 21' out.

Mr. Bell said that seemed fair.

Mr. Barrow asked if that would make a problem with the adjoining wall.

Mr. Duty said it would be a little different because the cap would be higher.

Ms. Farrar said she thought it was better as drawn.

Mr. Barrow said it was an abrupt change.

Mr. Duty asked if the Board liked it the way it was drawn.

Ms. Farrar said she did.

Mr. Duty said he requested that it be as drawn.

There were no speakers from the public regarding this case.

Ms. Barrow complimented the applicant and owner.

Ms. Farr moved to approve Case #H 05-084 as drawn. Ms. Shapiro seconded the motion and requested that the Pueblo wall be rounded on top as testified. Ms. Farrar agreed and the motion passed by unanimous voice vote.

2. **Case #H 06-09.** 604½ Galisteo. Don Gaspar Area Historic District. Stefanie Beninato, agent/owner, proposes to raise the roof from 9' to the maximum allowable height of 16' 8" on a Contributing building.

Ms. Barrett presented the staff report for this case [attached as Exhibit B]. The staff report found that this application did not comply with the pitch calculation and deferred to the Board regarding streetscape harmony.

Present and sworn was Ms. Stephanie Beninato, 604 Galisteo who said she did not understand the no pitch.

Ms. Barrett explained that when the proposal was first submitted, it was not for a pitched roof.

Mr. Rasch explained to the applicant that having a pitched roof would required that the defined streetscape have 50% or more of pitched roofs and it does not.

Ms. Beninato said the pitch was just for the second story. She said originally she came with a shed roof sloping to the east and wanted 18' on the west and 17' on the east. She said that was

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*

Councilors:
Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Construct streetscape yard walls between 3' and 4' high, side and rear lot line walls and coyote fences between 5' and 6' high, and additional hardscaping, landscaping, and lighting fixtures.
Project number: 05-10100084
Case number: H-05-084
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 815-817 E. Alameda

PROJECT NAMES:

OW - Abruzzo Development
Santa Fe, NM 87504

P.O. Box 211
505-690-2073

AP - Duty & Germanas Architects
Santa Fe, NM 87501

1233 Paseo de Peralta
505-989-8882

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on May 9, 2006, acted on the above referenced case. The decision of the board was to approve your application as submitted with the condition that the Spanish Pueblo Revival style wall is very rounded on top.

For further information please call 955-6605.

Sincerely,

Marissa C. Barrett
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). YOUR PERMIT WILL BE DENIED IF THERE ARE ANY CHANGES ON PLANS THAT WERE APPROVED BY THE HDRB OR IF CONDITIONS OF THE APPROVAL ARE NOT MET. **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

City of Santa Fe, New Mexico

memo

DATE: May 9, 2006

TO: Historic Design Review Board Members

VIA: Reed Liming, Planning Division Director RL

FROM: Marissa C Barrett, Historic Preservation Planner MCB

CASE # H-05-84

ADDRESS: 815 & 817 E. Alameda
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ Case Synopsis

_x_ District Standards & Yard wall & fence standards.

___ Historic Survey Form

_x_ Zoning Review Sheet

_x_ Other: Wall Height Calculation

APPLICANT SUBMITTALS

___ Proposed Letter

__ Vicinity Map

_x_ Site Plan/Floor Plan

_x_ Elevations

___Photographs

___Other:

STAFF RECOMMENDATIONS:

Staff recommends an 8" height change for the 31' 3" section of the streetscape wall in front of Unit 1, otherwise staff believes that this application is in compliance with Section 14-5.2 (E) Downtown and Eastside Design Standards and recommends approval.

BACKGROUND AND SUMMARY:

On February 8, 2005 and June 28, 2005 the HRDB conditionally approved the application for additions and remodeling of 815 East Alameda (Unit 1) and 817 E. Alameda (Units 2&3, and Units 4-7). On March 28, 2006 the HDRB approved the final building for 817 E. Alameda (Unit 8). The final conditions placed on the applicant were to come back to the Board with all streetscape and courtyard walls and fences, hardscaping, and exterior lighting.

This application proposes the following:

1. Construction of a 44" high stuccoed CMU courtyard wall at Unit 1, where the maximum allowable height is 72". The wall will have brick capping to match the Territorial building and a white wood pedestrian gate. Hardscaping at Unit 1 also includes stucco and brick capped terrace planter walls. The walls will be stuccoed with El Rey "Suede" to match the building.

2. Construct an approximately 16' long, 60" to 72" high courtyard wall separating the courtyards for Units 2 & 3 (north side) where the maximum allowable height is 72". The wall will be stuccoed with El Rey "Adobe" to match the building.

3. Construct an approximately 11' long, 60" to 72" high coyote fence separating the courtyard for Units 4,5 & Units 6,7 (north side) where the maximum allowable height is 72". A new coyote fence is also proposed along the north property line near Units 4-7 to replace an existing wire fence on a low CMU wall and on the property line on the west side. Proposed at the north east corner of Units 4-7 is an 8' long coyote fence and gate. All coyote fencing will have irregular latilla tops. Lastly proposed for Units 4-7 is an 18" CMU stuccoed and brick capped planter on the south elevation.

4. The streetscape wall facing Alameda Street will vary in style according to the style building it fronts. The 3' 8" high (where the maximum allowable is 4' 5") streetscape wall in front of Unit 1 which runs 21' 4" long in one section, breaks for 23' for entry, and runs another 31' 3" long will be Territorial in style. It will be stuccoed in El Rey "Suede" and have a brick capping to match the contributing building. The 31' 3" long section requires an 8" height change at 25'.

The wall proposed in front of Unit 8 is 3' high, where the maximum allowable height is 4' 5", and will run for 23' 3" will have a

step up to 3' 8"at the 5' 2" long wood gate and step back down to 3' for another 21' 5". The wall will have a rounded step up accent at the gate entry and will be stuccoed with El Rey "Adobe" to match the Spanish Pueblo Revival style building it fronts. The gate will be finished in a brown stain.

The final streetscape wall will be Territorial style to a height of 3' 8" (where the maximum allowable height is 4' 5"). The wall will run for 21' 6", have a 23' long non-gated or walled entrance area, and run again for 19' 6" more. The wall will be stuccoed in El Rey "Suede" and have a brick capping to match the building it fronts.

5. Proposed throughout the property are areas of flagstone patios and walkways.

6. Exterior light fixtures includes one incandescent motion sensor security light at the northwest corner of the property, 10 areas of low voltage step lighting (4 along street, 6 within the center of the property), 18 120 volt path lighting fixtures along the path areas of Units 2-8, and 21 decorative lighting fixtures on the Units. Unit 1 will have 5 3-tired pierced tin scones with 60 watt incandescent bulbs and Units 4-7 will have 6 of the same fixtures. Units 2-3 will have 4 terracotta style scones with the bulb wattage not to exceed 100 and Unit 8 will have 6 of the same fixtures. The motion fixture and the step lighting fixtures will be in the color bronze and the path lighting fixtures will be black.

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 12/20/04

Property Owner of Record Edward & Socorro Gonzales

Applicant Name Abruzzo Development Phone 690-2073

Site Address 815 E Alameda St

Proposed Construction Residential structures, parking and walls (future).

TO BE COMPLETED BY STAFF:

Zoning District RM1 Subdivision Metes and bounds Lot _____ Block _____

Permitted Use:	☒	Section # _____
Accessory Use:	☐	Section # _____
Special Exception:	☐	Case # _____
Variance:	☐	Case # _____
Prohibited Use:	☐	Section # _____

Setbacks:
(Front) Provided 10 Minimum 7 (Rear) Provided 15 Minimum 15

(Left Side) Provided 10'± Minimum 5 (Right Side) Provided 9'+/- Minimum 5'

(Special Yard) Provided _____ Minimum _____

Density: 16 du/ac Open Space: as provided

Lot Size: 22433 Total Roof Area: 6943 Lot Coverage: 31 %

Height: 21'8" proposed Wall Requirement: N/A

Parking: # Required 16 # Provided 16 (per applicant) Maneuverability acceptable

Other District Requirements: Visibility triangle compliance at time of wall proposals along Alameda.

Preliminary Approved	☐	
Preliminary Approval w/Conditions	☒	Provision of 16th parking space and visibility triangle compliance (when applicable)
Preliminary Rejection	☐	

Comments: _____

Reviewer _____ Date 12/20/04

Prepared by Mmontoya 12/99
Revised 4/3/2001

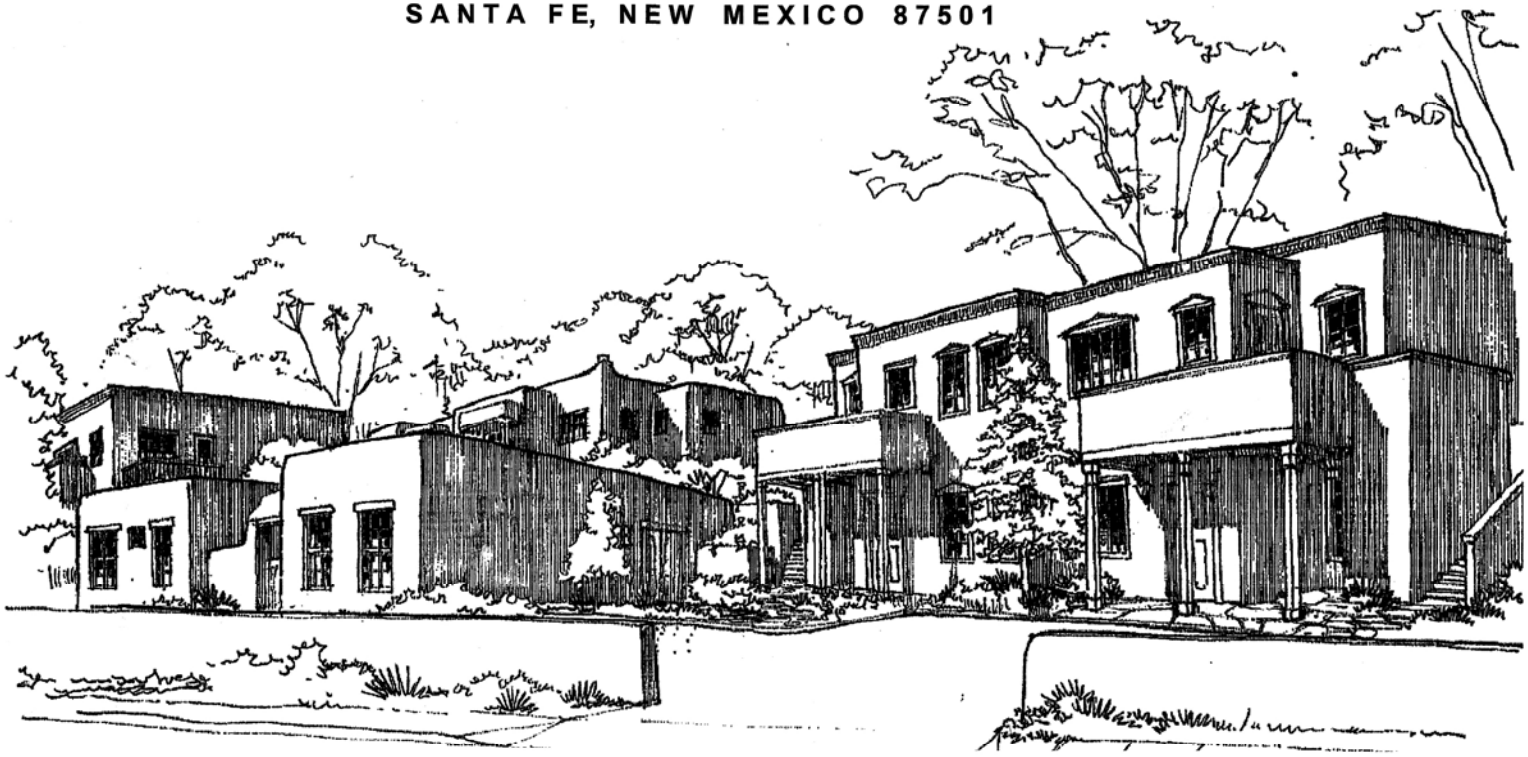
DEVELOPMENT PLAN

FOR

SANGRIA COMPOUND

815 & 817 EAST ALAMEDA STREET

SANTA FE, NEW MEXICO 87501



GENERAL CONTRACTOR

ANGELO L. TURICIANO
CONTACT: ANGELO TURICIANO
3500 RICHMOND DRIVE NE
ALBUQUERQUE, NEW MEXICO 87107
PH: (505) 208-4856

SURVEYOR

RICK CHATROOP PROFESSIONAL LAND SURVEYOR
CONTACT: RICK CHATROOP
110 WAGON TRAIL RD.
CERRILLOS, NEW MEXICO 87010
PH; (505) 470-0037

CONTENTS:

	COVER	A1.2	LANDSCAPE AND LIGHTING PLAN
	EXISTING CONDITIONS - BOUNDARY SURVEY	A1.3	GRADING AND DRAINAGE PLAN
A1.0	SITE LAYOUT PLAN	A1.4	SITE WALL ELEVATIONS
A1.1	CIRCULATION PLAN	A1.5	LIGHT FIXTURE "CUT SHEETS"

ISSUED FOR FINAL APPROVAL ON:

DATE: 04-10-06

STATE OF NEW MEXICO
OLIVER MICHAEL DUTY
1825
REGISTERED ARCHITECT

DUTY & GERMANAS ARCHITECTS, INC

1323 PASEO DE PERALTA - SANTA FE, NEW MEXICO 87501
Phone: 505-989-8882 Email: dutygermanasarch@qwest.net

PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.



LEGEND AND NOTES

- DENOTES POINT FOUND AS NOTED
- DENOTES 11011 CAPPED REBAR
- DENOTES POINT CALCULATED
- DENOTES USGS MONUMENT
- DENOTES EDGE OF FLOODPLAIN
- DENOTES OVERHEAD LINES
- DENOTES FENCE LINE
- DENOTES GAS LINE
- DENOTES WATER LINE
- DENOTES UNDERGROUND TEL. LINE
- DENOTES SEWER LINE

1. DATA IN ( ) IS FROM PLAT ENTITLED "TRACT OF LAND SURVEYED FOR EDWARD S. CHANDLER" BY GEORG VEDLER N.M.P.E. AND L.S. #3707, DATED APRIL 30, 1963. AND REFERENCED BY "CORRECTION WARRANTY DEED" RECORDED IN BOOK 256, PAGE 696 IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO.

2. DATA IN (( )) IS IDENTICAL TO DATA FROM PLAT OF NOTE NUMBER 1 ABOVE AND DATA FROM PLAT ENTITLED "EL ALAMO SUBDIVISION PORTION OF LOT 20, BLOCK 40, KINGS MAP" BY SAMUEL P. DAVALOS, L.S. 564, DATED FEB. 22,1956. AND RECORDED IN PLAT BOOK 7, PAGE 69 IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO.

3. DATA IN ((( ))) IS FROM PLAT ENTITLED " BOUNDARY SURVEY PLAT PREPARED FOR YATES FAMILY TRUST AND HUGHES FAMILY TRUST, LOT E EL ALAMO SUBDIVISION" BY JEFFERY L. LUDWIG, N.M.P.S., DATED MAY 24, 1999. AND FILED IN PLAT BOOK 414, PAGE 044 IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO.

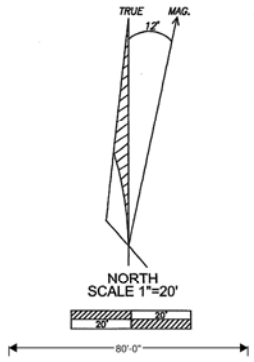
4. BASIS OF BEARING IS DERIVED FROM FOUND MONUMENTATION ALONG THE NE PROPERTY BOUNDARY AND DATA FROM THE PLATS OF NOTES 1, 2, AND 3 ABOVE.

5. FLOOD PLAIN INFORMATION PROVIDED BY THE CITY OF SANTA FE.

6. CONTOUR INTERVALS = 1 FT.

7. DATUM ELEVATION IS LOCALIZED. TO ADJUST TO THE CITY OF SANTA FE DATUM ADD 168.81 FT TO THE ELEVATION INFORMATION SHOWN ON THIS PLAN.

8. THE TWO LOT AND BLOCK DESIGNATIONS AND THE TRACT B-1A & B-2A ARE FROM THE CORRECTION WARRANTY DEED REFERENCED IN NOTE #1, AND ARE CONTAINED WITHIN ONE DESCRIPTION ON SAID DEED. THE CITY OF SANTA FE SHOULD BE CONSULTED TO DETERMINE STATUS OF ADDITIONAL LOTS.



SURVEYORS CERTIFICATE

I RICHARD A. CHATROOP, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 11011, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL FIELD SURVEY UPON WHICH IT IS BASED WERE PREFORMED BY ME OR UNDER MY DIRECTION ON JULY 24TH, 2004; THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD A. CHATROOP N.M.P.L.S.#11011

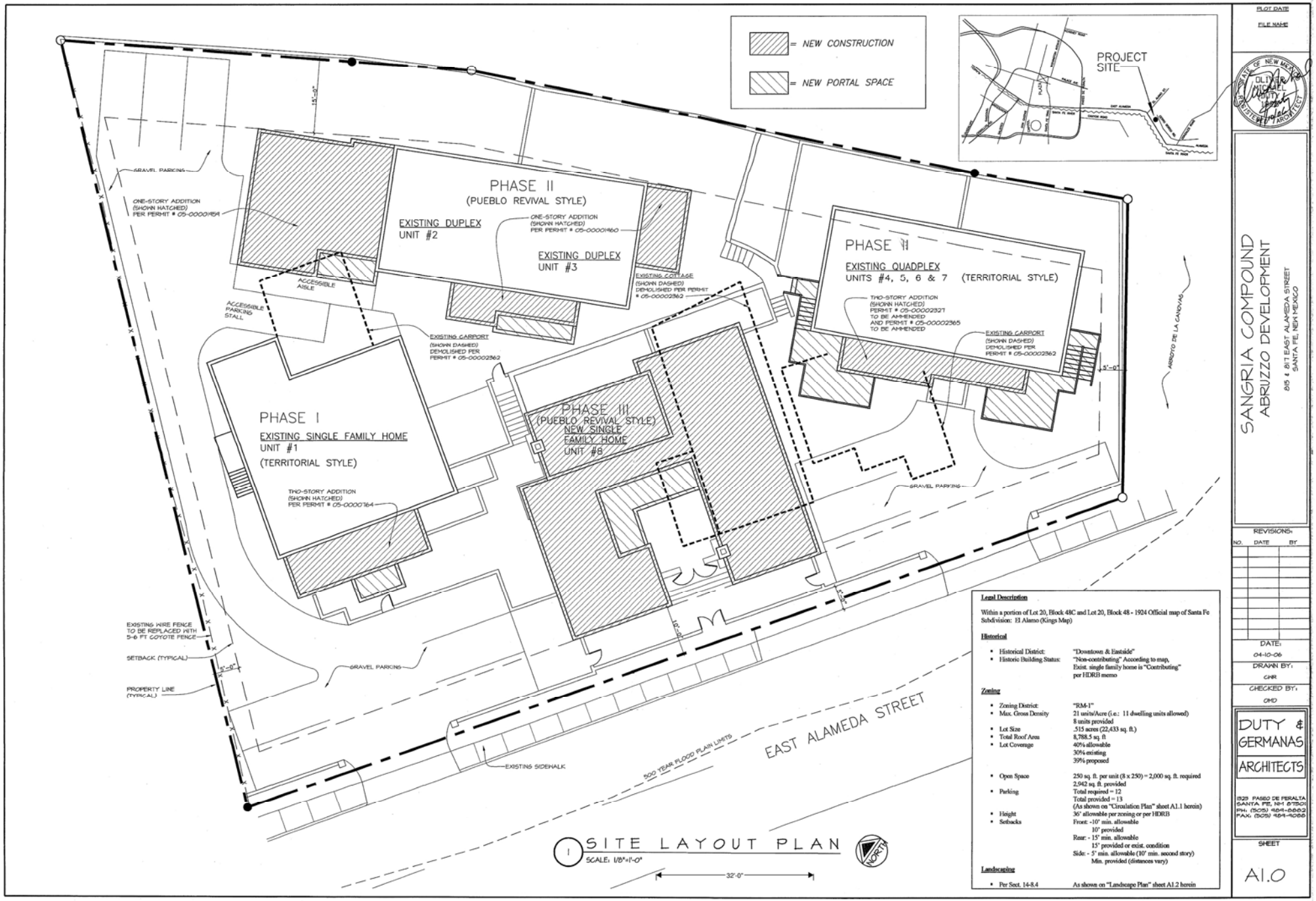
BOUNDARY SURVEY FOR
ABRUZZO
OF
TRACT B-1A AND B-2A

LYING WITHIN A PORTION OF LOT 20, BLOCK 48 AND WITHIN A PORTION OF LOT 20, BLOCK 48C FROM 1924 OFFICAL MAP OF SANTA FE.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS NM. 87010

INDEXING INFORMATION FOR SANTA FE COUNTY RECORDERS OFFICE

OWNER: ABRUZZO
ORIGINAL UPC#: 1-055-099-123-000
LOCATION: WITHIN A PORTION OF LOT 20, BLK 48C AND LOT 20, BLK 48 1924 OFFICAL MAP OF SANTA FE.



1 SITE LAYOUT PLAN
SCALE: 1/8"=1'-0"

Legal Description

Within a portion of Lot 20, Block 48C and Lot 20, Block 48 - 1924 Official map of Santa Fe Subdivision: El Alamo (Kings Map)

Historical

• Historical District:	"Downtown & Eastside"
• Historic Building Status:	"Non-contributing" According to map, Exist. single family home is "Contributing" per HDRB memo

Zoning

• Zoning District:	"RM-1"
• Max. Gross Density	21 units/Acre (i.e.: 11 dwelling units allowed) 8 units provided
• Lot Size	.515 acres (22,433 sq. ft.)
• Total Roof Area	8,788.5 sq. ft
• Lot Coverage	40% allowable 30% existing 39% proposed
• Open Space	250 sq. ft. per unit (8 x 250) = 2,000 sq. ft. required 2,942 sq. ft. provided
• Parking	Total required = 12 Total provided = 13 (As shown on "Circulation Plan" sheet A1.1 herein)
• Height	36' allowable per zoning or per HDRB
• Setbacks	Front: -10' min. allowable 10' provided Rear: - 15' min. allowable 15' provided or exist. condition Side: - 5' min. allowable (10' min. second story) Min. provided (distances vary)

Landscaping

• Per Sect. 14-8.4	As shown on "Landscape Plan" sheet A1.2 herein

PLOT DATE
FILE NAME

STATE OF NEW MEXICO
OLIVER MICHAEL DUTY
REGISTERED ARCHITECT

SANGRIA COMPOUND
ABRUZZO DEVELOPMENT
815 & 817 EAST ALAMEDA STREET
SANTA FE, NEW MEXICO

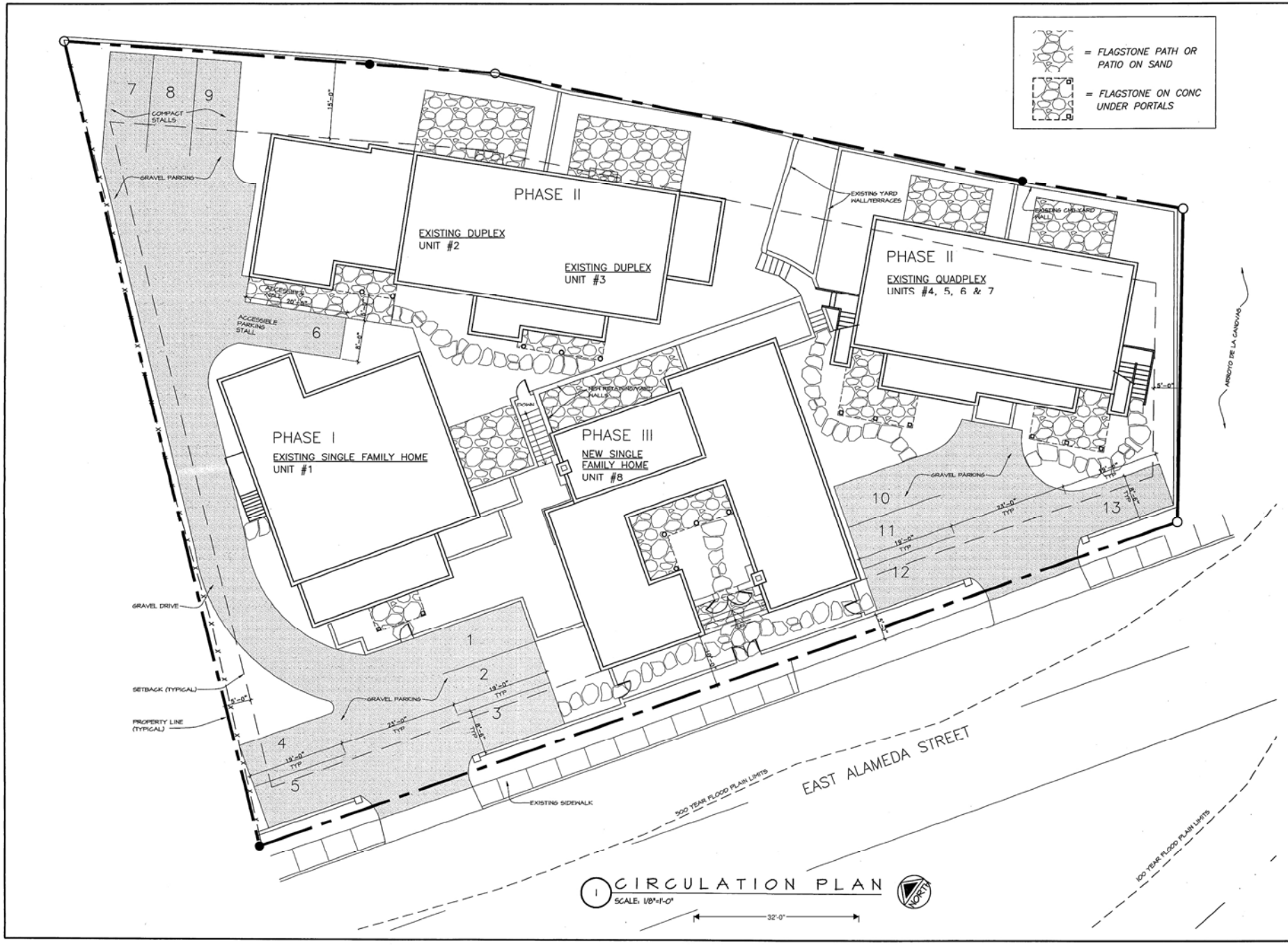
REVISIONS:

NO.	DATE	BY

DATE: 04-10-06
DRAWN BY: CNR
CHECKED BY: OMD

DUTY & GERMANAS ARCHITECTS
529 PASEO DE PERALTA
SANTA FE, NM 87501
PH: (505) 984-8882
FAX: (505) 984-8886

SHEET A1.0



1 CIRCULATION PLAN
SCALE: 1/8"=1'-0"

PLOT DATE
FILE NAME

STATE OF NEW MEXICO
OLIVER HITCHEN DUTY
1826
REGISTERED ARCHITECT

SANGRIA COMPOUND
ABRUZZO DEVELOPMENT
815 & 817 EAST ALAMEDA STREET
SANTA FE, NEW MEXICO

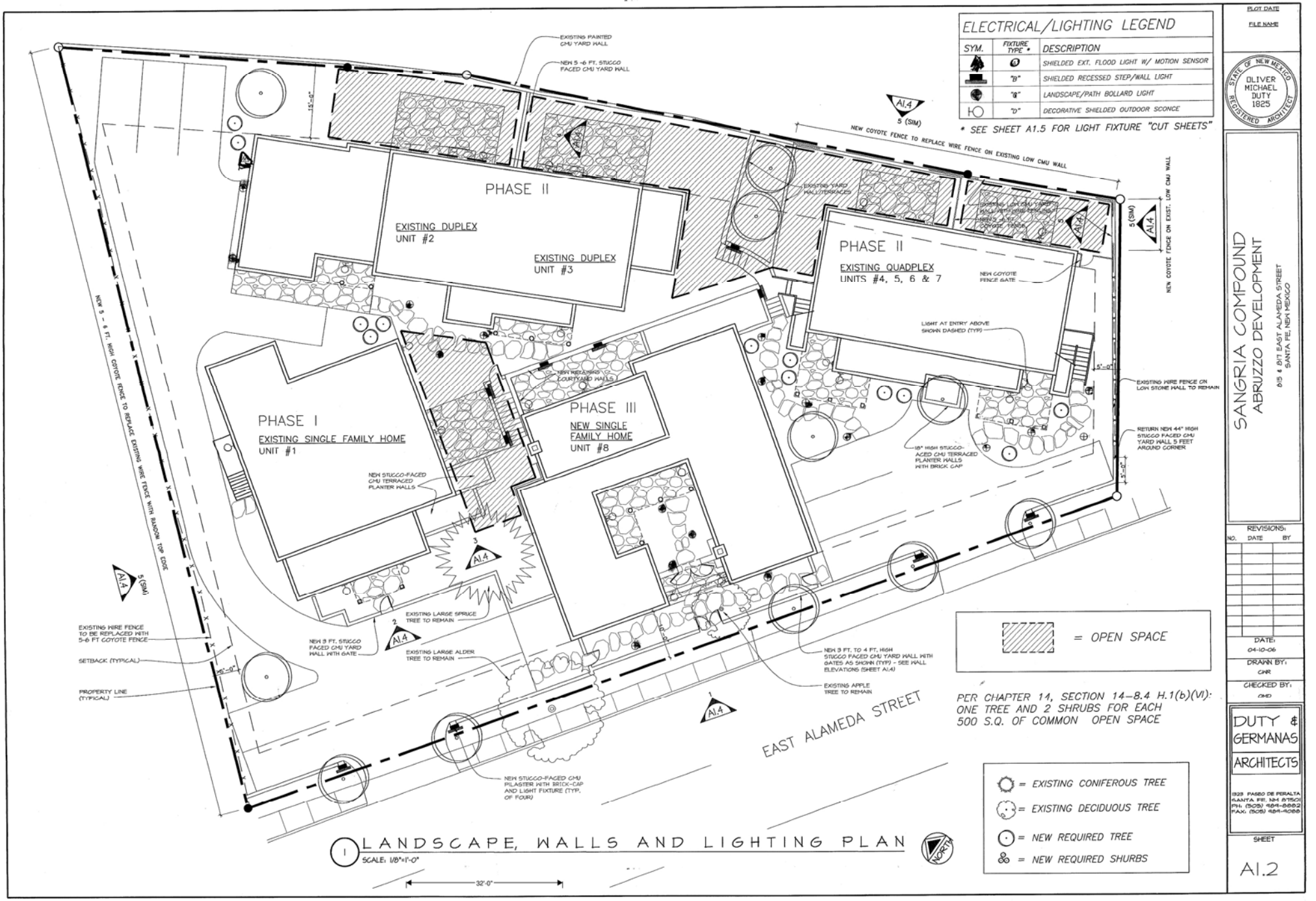
REVISIONS:

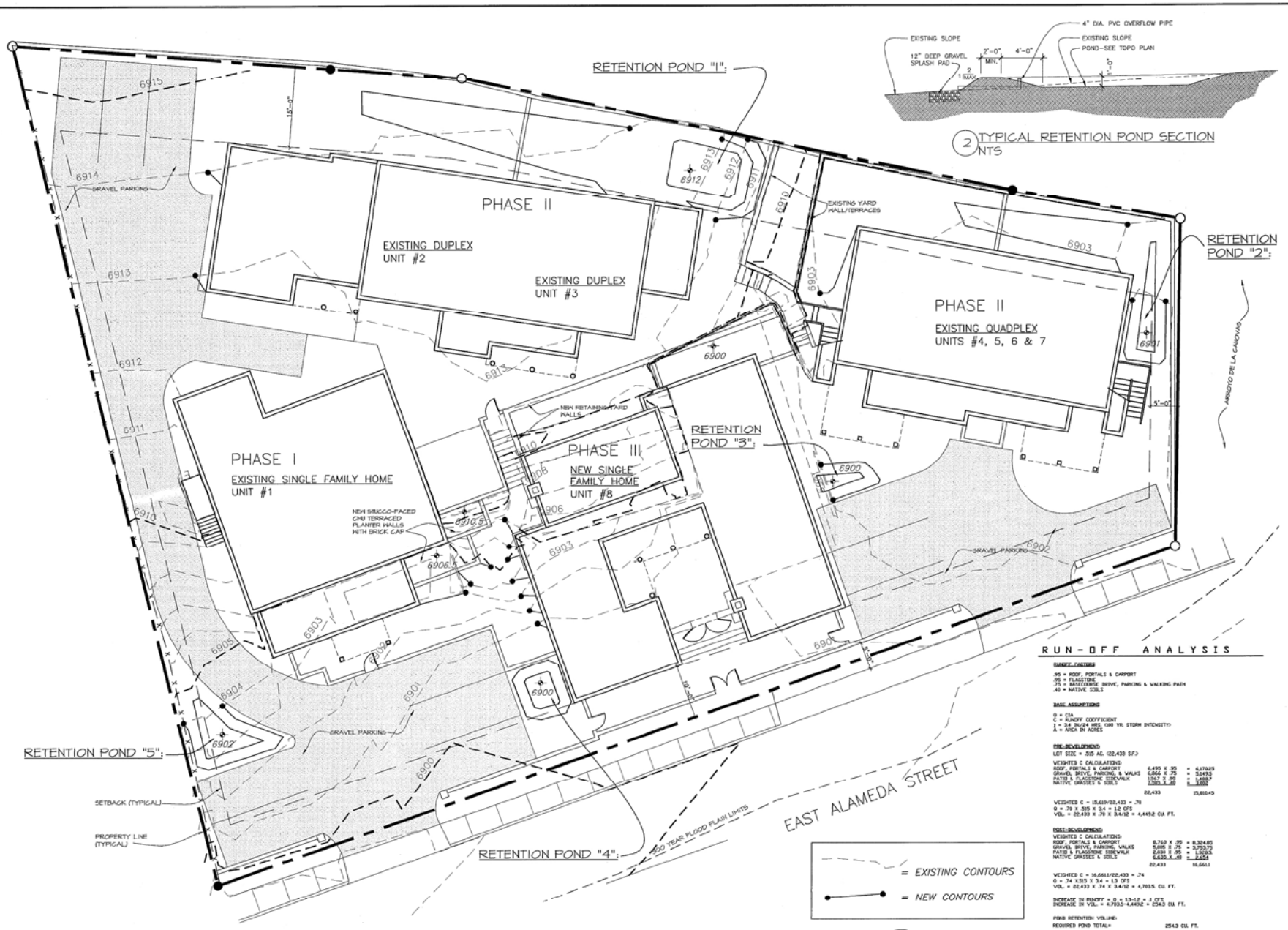
NO.	DATE	BY

DATE: 04-10-06
DRAWN BY: CHR
CHECKED BY: OMD

DUTY & GERMANAS ARCHITECTS
1525 PASEO DE PERALTA
SANTA FE, NM 87501
PH. (505) 982-8883
FAX: (505) 984-9088

SHEET
A1.1


ELECTRICAL/LIGHTING LEGEND
SYM. | FIXTURE TYPE * | DESCRIPTION
"B" SHIELDED RECESSED STEP/WALL LIGHT
"C" LANDSCAPE/PATH BOLLARD LIGHT
"D" DECORATIVE SHIELDED OUTDOOR SCONCE
* SEE SHEET A1.5 FOR LIGHT FIXTURE "CUT SHEETS"
EXISTING PAINTED CMU YARD WALL
NEW 5 -6 FT. STUCCO FACED CMU YARD WALL
NEW COYOTE FENCE TO REPLACE WIRE FENCE ON EXISTING LOW CMU WALL
PHASE II
EXISTING DUPLEX UNIT #2
EXISTING DUPLEX UNIT #3
PHASE II
EXISTING QUADPLEX UNITS #4, 5, 6 & 7
NEW COYOTE FENCE GATE
LIGHT AT ENTRY ABOVE SHOWN DASHED (TYP)
NEW COYOTE FENCE ON EXIST. LOW CMU WALL
EXISTING WIRE FENCE ON LOW STONE WALL TO REMAIN
RETURN NEW 44" HIGH STUCCO FACED CMU YARD WALL 5 FEET AROUND CORNER
18" HIGH STUCCO-ACED CMU TERRACED PLANTER WALLS WITH BRICK CAP
PHASE I
EXISTING SINGLE FAMILY HOME UNIT #1
NEW STUCCO-FACED CMU TERRACED PLANTER WALLS
PHASE III
NEW SINGLE FAMILY HOME UNIT #8
NEW 5 - 6 FT. HIGH COYOTE FENCE TO REPLACE EXISTING WIRE FENCE WITH RANDOM TOP EDGE
EXISTING WIRE FENCE TO BE REPLACED WITH 5-6 FT COYOTE FENCE
SETBACK (TYPICAL)
PROPERTY LINE (TYPICAL)
EXISTING LARGE SPRUCE TREE TO REMAIN
NEW 3 FT. STUCCO FACED CMU YARD WALL WITH GATE
EXISTING LARGE ALDER TREE TO REMAIN
NEW 3 FT. TO 4 FT. HIGH STUCCO FACED CMU YARD WALL WITH GATES AS SHOWN (TYP) - SEE WALL ELEVATIONS (SHEET A1.4)
EXISTING APPLE TREE TO REMAIN
NEW STUCCO-FACED CMU PILASTER WITH BRICK-CAP AND LIGHT FIXTURE (TYP. OF FOUR)
EAST ALAMEDA STREET
= OPEN SPACE
PER CHAPTER 14, SECTION 14-8.4 H.1(b)(VI): ONE TREE AND 2 SHRUBS FOR EACH 500 S.Q. OF COMMON OPEN SPACE
= EXISTING CONIFEROUS TREE
= EXISTING DECIDUOUS TREE
= NEW REQUIRED TREE
= NEW REQUIRED SHURBS
1 LANDSCAPE, WALLS AND LIGHTING PLAN
SCALE: 1/8"=1'-0"
32'-0"
NORTH
PLOT DATE
FILE NAME
STATE OF NEW MEXICO REGISTERED ARCHITECT DLIVER MICHAEL DUTY 1825
SANGRIA COMPOUND
ABRUZZO DEVELOPMENT
815 & 817 EAST ALAMEDA STREET
SANTA FE, NEW MEXICO
REVISIONS:
NO. DATE BY
DATE: 04-10-06
DRAWN BY: CHR
CHECKED BY: CMD
DUTY & GERMANAS ARCHITECTS
1223 PASEO DE PERALTA SANTA FE, NM 87501
PH: (505) 984-8882
FAX: (505) 984-8888
SHEET
A1.2



2 TYPICAL RETENTION POND SECTION
NTS

RUN-OFF ANALYSIS

RUNOFF FACTORS

.95 = ROOF, PORTALS & CARPORT
.95 = FLAGSTONE
.75 = BASECOURSE DRIVE, PARKING & WALKING PATH
.40 = NATIVE SOILS

BASE ASSUMPTIONS

Q = CIA
C = RUNOFF COEFFICIENT
I = 3.4 IN/24 HRS. (100 YR. STORM INTENSITY)
A = AREA IN ACRES

PRE-DEVELOPMENT

LOT SIZE = .515 AC. (22,433 S.F.)

WEIGHTED C CALCULATIONS:

ROOF, PORTALS & CARPORT	6,495 X .95	=	6,170.25
GRAVEL DRIVE, PARKING, & WALKS	6,866 X .75	=	5,149.5
PATIO & FLAGSTONE SIDEWALK	1,967 X .95	=	1,868.7
NATIVE GRASSES & SOILS	5,105 X .40	=	2,042
	22,433		15,810.45

WEIGHTED C = 15,629/22,433 = .70
Q = .70 X .515 X 3.4 = 1.2 CFS
VOL. = 22,433 X .70 X 3.4/12 = 4,449.2 CU. FT.

POST-DEVELOPMENT

WEIGHTED C CALCULATIONS:

ROOF, PORTALS & CARPORT	8,763 X .95	=	8,324.85
GRAVEL DRIVE, PARKING, WALKS	5,055 X .75	=	3,793.75
PATIO & FLAGSTONE SIDEWALK	2,030 X .95	=	1,928.5
NATIVE GRASSES & SOILS	6,625 X .40	=	2,654
	22,433		16,661.1

WEIGHTED C = 16,661.1/22,433 = .74
Q = .74 X 3.5 X 3.4 = 1.3 CFS
VOL. = 22,433 X .74 X 3.4/12 = 4,703.5 CU. FT.

INCREASE IN RUNOFF = Q = 1.3-1.2 = .1 CFS
INCREASE IN VOL. = 4,703.5-4,449.2 = 254.3 CU. FT.

POND RETENTION VOLUME:

REQUIRED POND TOTAL=	254.3 CU. FT.
RETENTION POND ONE =	109.1 CU. FT.
RETENTION POND TWO =	44.2 CU. FT.
RETENTION POND THREE =	17.4 CU. FT.
RETENTION POND FOUR =	36.2 CU. FT.
RETENTION POND FIVE =	59.0 CU. FT.
PROVIDED POND TOTAL=	259.9 CU. FT.

1 GRADING AND DRAINAGE PLAN

PLOT DATE
FILE NAME

STATE OF NEW MEXICO
REGISTERED ARCHITECT
DEBRA DUTY
10787
04-10-06

SANGRIA COMPOUND
ABRUZZO DEVELOPMENT
815 & 817 EAST ALAMEDA STREET
SANTA FE, NEW MEXICO

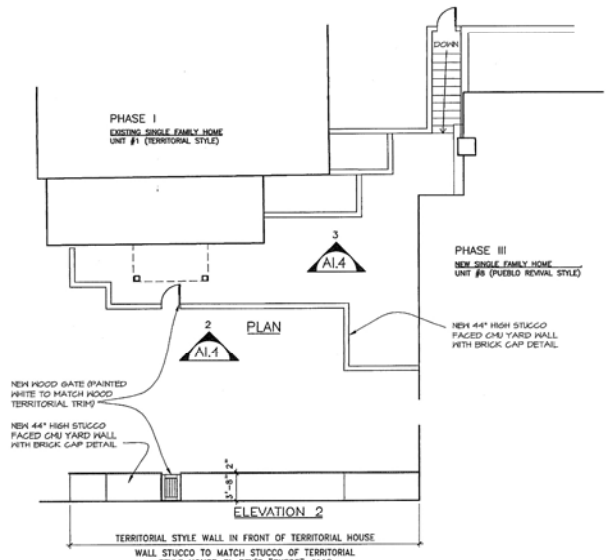
REVISIONS:

NO.	DATE	BY

DATE:
04-10-06
DRAWN BY:
CHR
CHECKED BY:
DMD

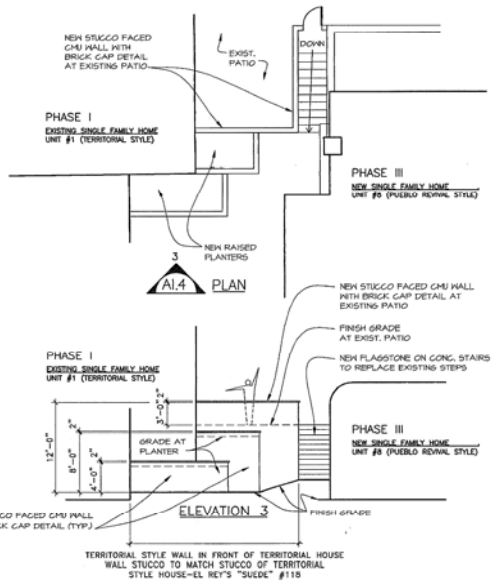
DUTY & GERMANAS ARCHITECTS
1929 PASEO DE PERALTA
SANTA FE, NM 87501
PH: (505) 984-8662
FAX: (505) 984-8088

SHEET
A1.3



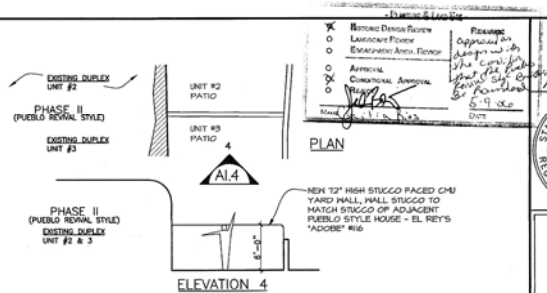
2 UNIT #1 COURTYARD WALLS

SCALE: 1/8"=1'-0"



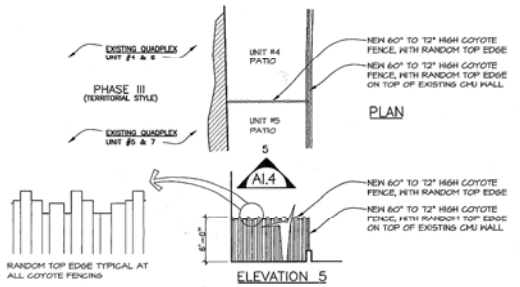
3 UNIT #1 PLANTER WALLS

SCALE: 1/8"=1'-0"



4 UNITS #2 & 3 PATIO WALL

SCALE: 1/8"=1'-0"



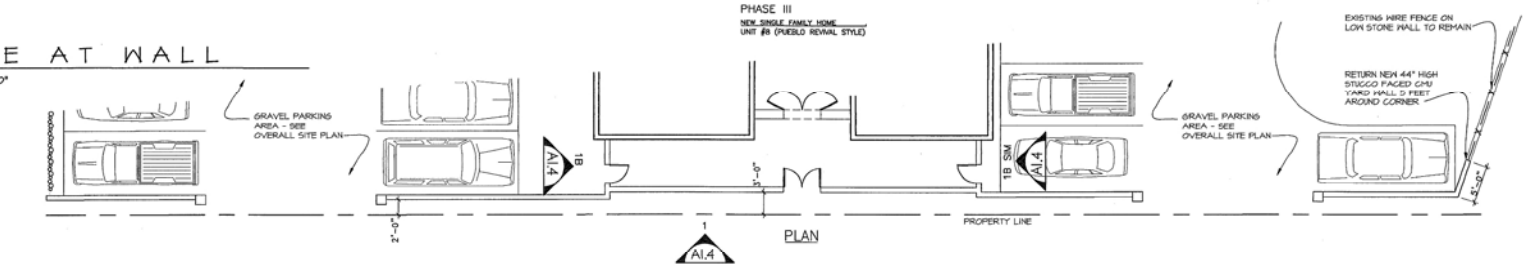
5 UNITS #4, 5, 6 & 7 PATIO WALL

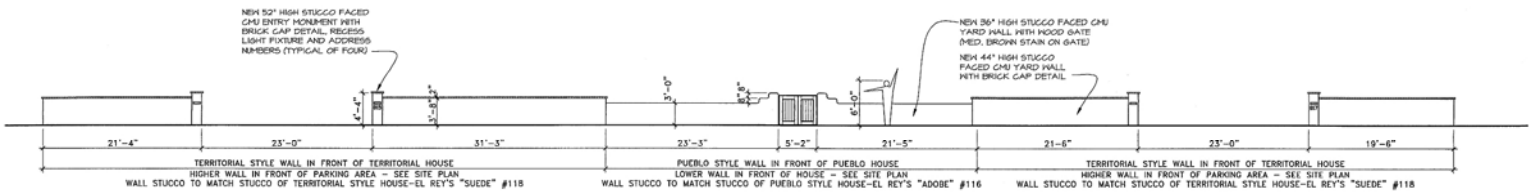
SCALE: 1/8"=1'-0"



1B GATE AT WALL

SCALE: 1/8"=1'-0"





1 PROPERTY ENTRY-STREET FACING WALL

SCALE: 1/8"=1'-0" 32'-0"

Historic Design Review
Landscape Review
Environmental Appl. Review
Approval
Conditional Approval
Flexibility approved in design in the case that the City Building Official determines that the proposed changes do not affect the intent of the approved Site Development Plan.
Date 5-9-06

STATE OF NEW MEXICO
OLIVER MICHAEL DUTY
1825
REGISTERED ARCHITECT

PLOT DATE
FILE NAME

SANGRIA COMPOUND
ABRUZZO DEVELOPMENT
815 & 817 EAST ALAMEDA STREET
SANTA FE, NEW MEXICO

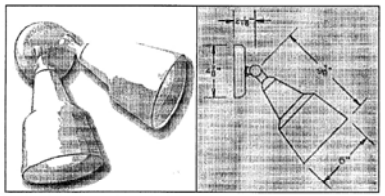
REVISIONS:

NO.	DATE	BY

DATE:
04-10-06
DRAWN BY:
CNR
CHECKED BY:
OMD

DUTY & GERMANAS
ARCHITECTS
1829 PASEO DE PERALTA
SANTA FE, NM 87501
PH: (505) 984-8882
FAX: (505) 984-8886

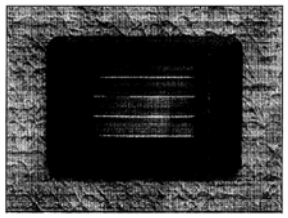
SHEET
A1.4



CST REMCRAFT 2062 Incandescent Security Lighting Fixture with R-40, Bronze (White Shown)

2060 Series Incandescent Security Bullet Fixtures can be used to provide the maximum illumination from a single location. They are ideally suited for lighting a large yard/patio or driveway and for security lighting. Its features include

1 LIGHT FIXTURE TYPE "A"
SCALE: N.T.S.

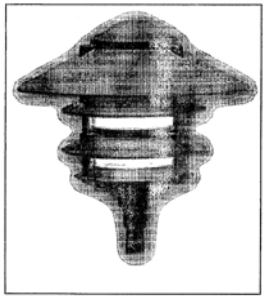


Kichler 15072 Low Voltage Louver Face Step Light, Color: Bronze

Use this low profile fixture to light staircases and steps. Make your decks and patios safer at night. Remember you will also need to order low voltage transformer(s) and low voltage cable.

Socket: 12-VOLT wedge base, Lamp: Type 912 (supplied with fixture),
Dimensions: 5"W x 3½"H x 2½"D

2 LIGHT FIXTURE TYPE "B"
SCALE: N.T.S.

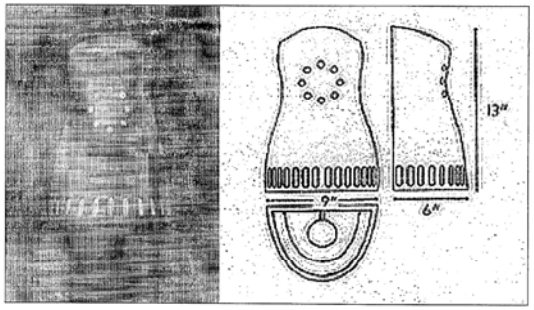


RAB LL23 Flair Garden Light 4-Tier 120 Volt, Color: Black

Rugged path lights with louvers directs light downward reducing light trespass, sky glow and glare and can assist with outdoor lighting control regulations

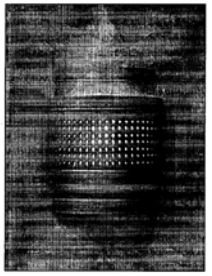
Takes 75 watt max
12" mounting stem with ½" threads sold separately below
Dimensions: 8.5" High 10" Diameter (top tier), 6" diameter lower tiers

3 LIGHT FIXTURE TYPE "C"
SCALE: N.T.S.



ON PUEBLO REVIVAL STYLE UNITS #2 &3 AND UNITS # 8

Pierced radial pattern in center front attractively adds to the light pattern. Fitted with weatherproof par socket. Interior or exterior application. One light bulb, 100 watts maximum.



ON TERRITORIAL STYLE UNIT #1 AND UNITS # 4,5,6 & 7

3-tiered pierced tin sconce with 60 watt incandescent lamp

Santa Fe Metal Clad, Inc.
2811 Siler Ln #2 Santa Fe, NM 87505
505.438.3857 fax 505.438.3859

4 LIGHT FIXTURE TYPE "D"
SCALE: N.T.S.

PLOT DATE:
FILE NAME:

STATE OF NEW MEXICO
OLIVER MICHAEL DUTY 1825
REGISTERED ARCHITECT

SANGRIA COMPOUND
ABRUZZO DEVELOPMENT
615 & 617 EAST ALAMEDA STREET
SANTA FE, NEW MEXICO

REVISIONS:
NO. DATE BY

DATE:
04-10-06
DRAWN BY:
CHR
CHECKED BY:
OMD

DUTY & GERMANAS
ARCHITECTS
1929 PASEO DE PERALTA
SANTA FE, NM 87505
PH. (505) 984-8882
FAX: (505) 984-8886

SHEET
A1.5

ADM#07-46

City of Santa Fe, New Mexico

HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

To: **Building Permit Office**

From: **David A. Rasch, Section Head** DR
Marissa C. Barrett, Case Planner MCB
Gary S. Moquino, Inspector

Date: March 15, 2007

The work proposed at 817 E Alameda **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.**

Proposed Work:

Extend H-05-084-B to March 28, 2008 as approved by the HDRB March 28 2006. New single family Residence

Thank You.

ADM#07-47

City of Santa Fe, New Mexico

HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

To: **Building Permit Office**

From: **David A. Rasch, Section Head** DR
Marissa C. Barrett, Case Planner MB
Gary S. Moquino, Inspector

Date: March 15, 2007

The work proposed at 815-817 E Alameda **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.**

Proposed Work:

Extend H-05-084 for yardwalls, coyote fences, hardscaping, landscaping + lighting. Extension good for May 9, 2008.

Thank You.

ADMN 07-198

City of Santa Fe, New Mexico

HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

To: **Building Permit Office**

From: **David A. Rasch, Section Head** DR
Marissa C. Barrett, Case Planner
Gary S. Moquino, Inspector

Date: 9.4.07

The work proposed at 817 E. Alameda **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.**

Proposed Work:

new structure permit applied for by delayed by City development plan approval.

Thank You.

April 4, 2025

Proposal Letter

815 E. Alameda St., Unit 8 (Phase III of the Site Development Plan)
Proposal for new single-family residence

Owner: Nancy Abruzzo, N. Abruzzo Holdings LLC
Applicant: William Kleinschmidt, Architect

Background – Site Development

A Site Development Plan for this property was approved for three condominium residential buildings (7 residential units) and one free-standing residence, totaling 4 buildings and 8 residences to be completed in three phases. Phases I and II are completed and involved the remodeling of, or additions to, existing structures on the property.

- Phase I: Units 1A and 1B, 815 E. Alameda St.
- Phase II: Units 2&3 (duplex), 815 E. Alameda St. and Units 4-7 (quadplex), 817 E. Alameda St.
- Phase III: Unit 8 (free-standing single-family residence), 815 E. Alameda St.

This proposal is for completion of Phase III of the development (Unit 8), to be constructed in what is currently a gravel parking area.

Background – Historical

- February 8, 2005 and June 28, 2005 - HDRB conditionally approved additions and remodeling of 815 E. Alameda (Unit 1, aka Units 1A and 1B) and 817 E. Alameda St. (Units 2 through 7).
- March 28, 2006 - HDRB approved the Unit 8 concept for 817 E. Alameda St.
- H-05-084 (May 6, 2006) – HDRB approval of courtyard walls, hardscaping, streetscaping, coyote fencing, patios and walkways, and exterior lighting at 815-817 E. Alameda St.
- H-05-007 (June 28, 2016) - HDRB approved the remodel of the existing Unit 1 structure and construction of a 2-story addition, creating Units 1A and 1B.
- Administrative Approvals: There have been six HDRB administrative approvals for minor exterior changes to Units 1A and 1B.

Historic Status: Non-Contributing
Historic District: Downtown and Eastside
Principal Façade: South (Street-Facing)
Building Historic Styles:

- Units 1A and 1B: Territorial
- Units 2 and 3: Pueblo Revival
- Units 4 – 7: Territorial
- Unit 8: Proposed Pueblo Revival

Site Development Plan Requirements
The overall project site is 22,435 s.f. (.515 Acres). Buildings comprise 8,005 s.f. of lot coverage (5,801 s.f. existing buildings + 2,204 s.f. for the proposed Unit 8 residence). The overall site design (including Unit 8) meets the development plan and current zoning requirements for lot density, lot coverage by building footprint, lot coverage by roofs, open space (both common and private open space), building setbacks and building height, off-street vehicular parking, and landscaping.

Proposed Unit 8 Size and Exterior Finishes

- 2,204 s.f., one-story, 3-bedroom single-family residence with 882 s.f. portal (total 3,086 s.f. covered roof area)
- Building Height (from finished grade): 14'-5" maximum
- Roof: Flat roof (white TPO membrane) with stucco parapets, roof will drain to internal roof drains, canales will serve as overflow devices
- Skylights: Will not be visible from street, hidden behind parapets
- Exterior Wall Finish: Synthetic stucco (all walls), LaHabra Adobe, Viejo or Suffolk color to be determined (smooth stucco finish)
- Bullnosed Corners: 3" to 4" bullnosed typical wall corners as shown on the proposed floor plan and exterior elevations, rounded corners to windows/doors
- Windows and Exterior Doors: Wood units with metal cladding (manufacturer unknown at this time), cream or light green color, with true divided lites, no single glass pane exceeds 30" dimension
- Exterior Woodwork and Posts/Beams: Sherwin Williams semi-transparent medium-to-dark wood stains and clear sealer for portal posts and beams, courtyard gate lintels and misc. exterior woodwork
- Portal Soffit: Natural pine 6" wide T&G decking with clear matte sealer
- Portal Floor: Brick finish over concrete slab
- Courtyard Walls: Concrete block and pilasters with stucco finish and bullnosed corners matching the building stucco color, proposed 6' tall walls with maximum 8' tall gate enclosures (see exception request below for street-facing yard walls exceeding 4'-6" height)
- Courtyard Gates: "Reclaimed" southwestern weathered/carved natural wood gates and frames (to be found/determined), matte clear sealer or stained (as noted above) finish
- Exterior Lighting (inside portal): Lantern-type wall sconces, 8"x20", matte dark bronze or black color, with two 40W LED equivalent bulbs (dimmable)
- Exterior Lighting (outside courtyard walls): Simple cube-shaped downlight sconce, 6.5" cube, matte black color, with one 60W LED equivalent bulb.

Exception Request for Street-Facing Yard Wall exceeding 4'-6" Height
The property owner requests an exception for a yard wall facing the street to exceed the 4'-6" height limitation for the purpose of providing privacy for the courtyard, portal and residence interior areas. Our responses to the exception criteria:

(i) Do not damage the character of the streetscape
Response:
The design, height and appearance of the proposed yard wall, courtyard gate enclosure and wood gate is in keeping with Santa Fe and Pueblo Revival styles generally accepted in the historic district, and will improve the character of the streetscape.

(ii) Prevent a hardship to the applicant or an injury to the public welfare
Response:
The proposed residence, portal and courtyard is close to the East Alameda Street sidewalk and vehicular street. A 6' tall yard wall along the sidewalk will enhance visual privacy and mitigate street noise for the courtyard, portal and dwelling interior. The proposed courtyard wall will not adversely affect the public welfare or result in injury, and there are examples of other yard walls along the sidewalk in 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
Response:
The proposed height of the yard wall and gate enclosure improves the city's heterogeneous character through the use of a traditional Santa Fe style appearance. The courtyard gate is proposed to be recessed deeply in the thickened wall, with a timber lintel and stucco roof over the gate (the application package includes an "inspiration" photo of the type of gate enclosure being proposed). The proposed design strengthens the residential nature and character of the historic district through this use of traditional styling.

(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 overall design and layout of the Unit 8 residence complies with the property's approved Site Development Plan. Property zoning allows for a dense collection of dwellings on the property, although the other dwellings on the property are set back farther from the street and have more privacy from the street than this proposed Unit 8 residence. The streetscape includes properties with varying densities of residential units. This property's development plan dictates a particular layout for the Unit 8 building footprint, portal and courtyard.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant
Response:
The proposed design must adhere to the general requirements of the property's Site Development Plan.

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

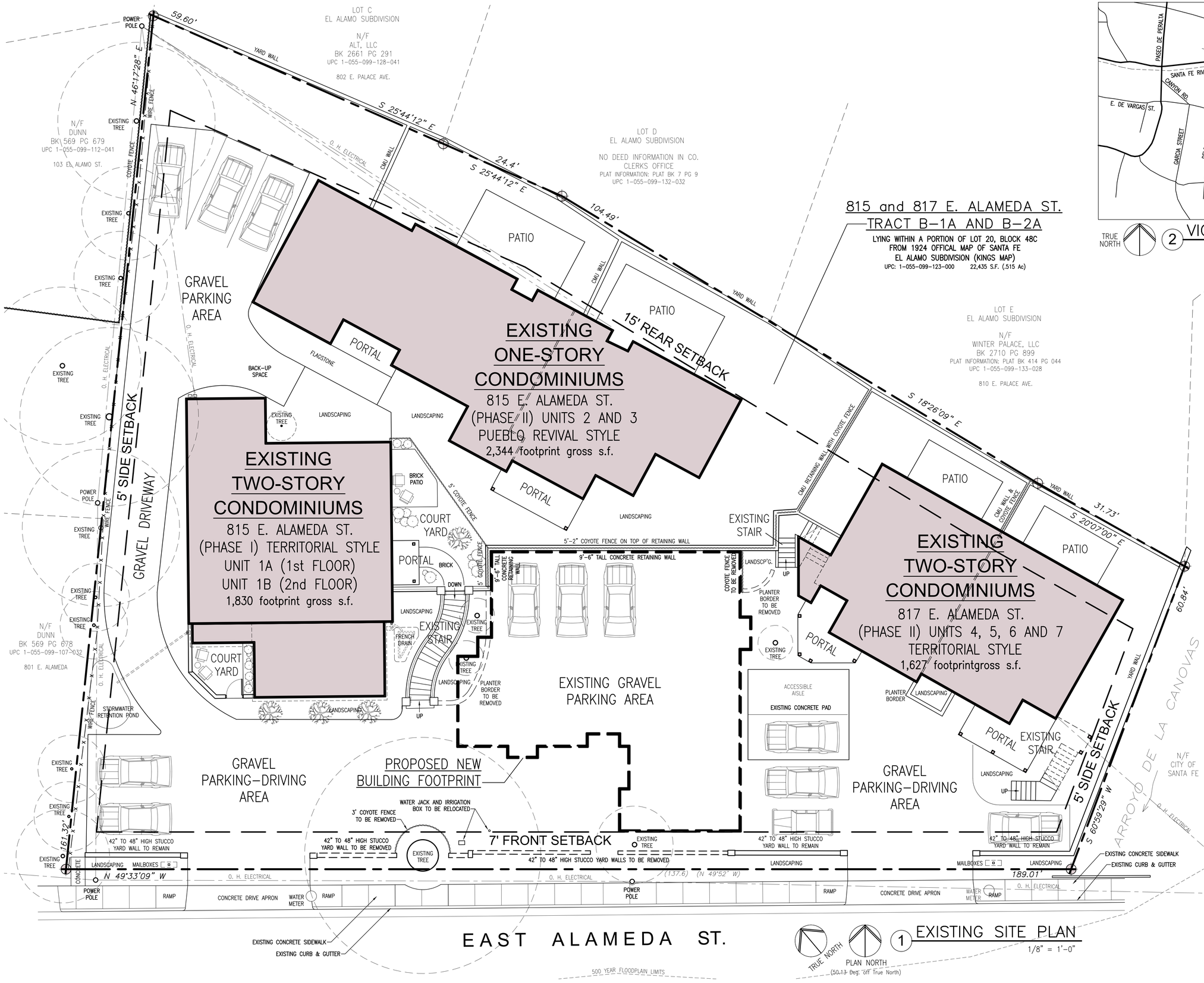
Response:

The proposed height and general appearance of the yard wall and gate enclosure provides a visual barrier for the residence in character with the streetscape and provides sound mitigation between the private residence and the public way along East Alameda Street. The appearance of the yard wall and gate will be pleasing to pedestrians and vehicular traffic moving past the proposed residence.

Thank you for your consideration of this proposed new structure.

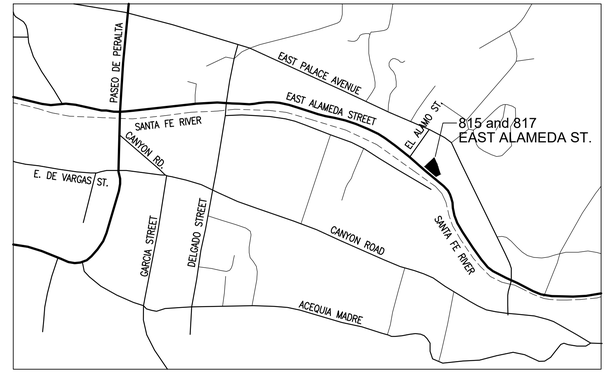
Bill Kleinschmidt
William Kleinschmidt, Architect
Santa Fe, New Mexico

505-761-0000
bill@wk-architect.com



1 EXISTING SITE PLAN

1/8" = 1'-0"



TRUE NORTH

2 VICINITY MAP

NO SCALE

815 and 817 E. ALAMEDA ST.

TRACT B-1A AND B-2A

LYING WITHIN A PORTION OF LOT 20, BLOCK 48C
FROM 1924 OFFICAL MAP OF SANTA FE
EL ALAMO SUBDIVISION (KINGS MAP)
UPC: 1-055-099-123-000 22,435 S.F. (.515 Ac)

SITE DATA

LOCATION:	815 E. ALAMEDA ST., UNIT 8, SANTA FE, NEW MEXICO 87501
PROPERTY OWNER:	ABRUZZO DEVELOPMENT LLC 11 SANDIA HEIGHTS DR. NE, ALBUQUERQUE, NEW MEXICO 87122
LEGAL DESCRIPTION:	TRACT B-1A AND B-2A, WITHIN A PORTION OF LOT 20, BLOCK 48C AND LOT 20, BLOCK 48 - 1924 OFFICIAL MAP OF SANTA FE, EL ALAMO SUBDIVISION (KINGS MAP) CITY OF SANTA FE, NEW MEXICO
HISTORIC DISTRICT:	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS:	NON-CONTRIBUTING
PRINCIPAL FACADE:	SOUTH (STREET-FACING)
ZONING DISTRICT:	R-21
PROPERTY AREA:	22,435 S.F. (0.515 ACRES)
MAX. GROSS DENSITY:	21 UNITS/ACRE (11 DWELLING UNITS ALLOWED)
PROPOSED DENSITY:	8 UNITS (7 EXISTING, ONE NEW PROPOSED)
MAX. LOT COVERAGE BY ROOF:	40%
PARKING SPACES REQUIRED AND PROVIDED:	13
ALLOWABLE BUILDING HEIGHT:	24' (ZONING), 14'-5" (HISTORIC)
PROPOSED BUILDING HEIGHT (FOR UNIT 8)	14'-5"
BUILDING SETBACKS:	
FRONT (ALLOWABLE AND PROPOSED)	7'
REAR (ALLOWABLE AND PROPOSED)	15'
SIDE (ALLOWABLE AND PROPOSED)	5'

HDRB SUBMITTAL
4-3-2025

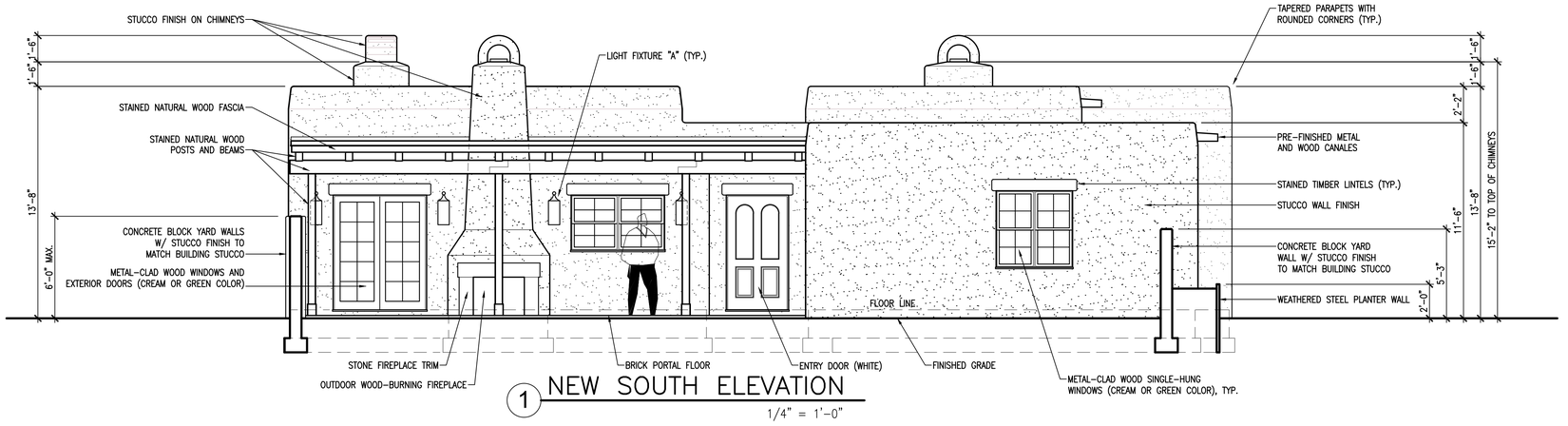
DATE: 4/3/2025 REV: REV: REV:

UNIT 8 CONSTRUCTION
ABRUZZO DEVELOPMENT

815 E. ALAMEDA STREET : SANTA FE, NEW MEXICO : 87501

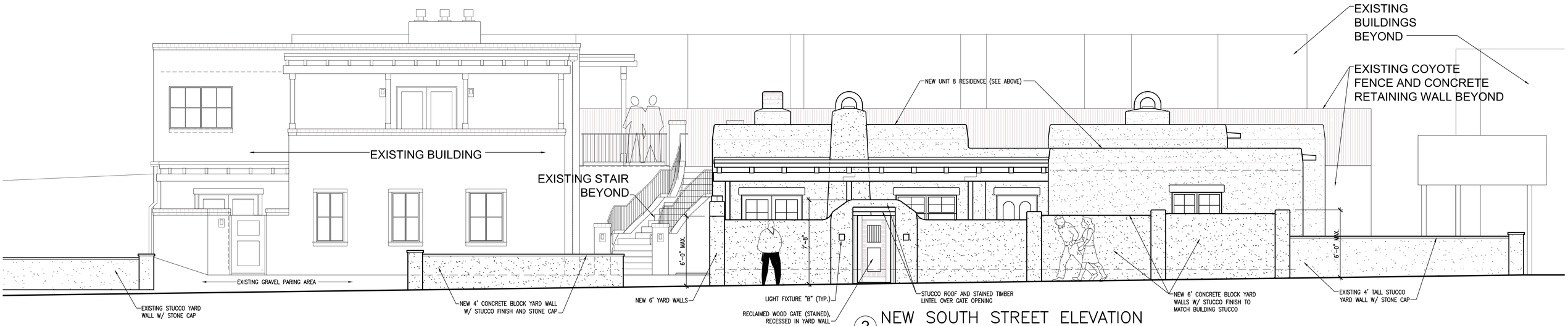
WILLIAM KLEINSCHMIDT : ARCHITECT
P. O. BOX 5249 : SANTA FE, NEW MEXICO : 87502 : 505-761-0000 : bill@wk-architect.com

C1.1



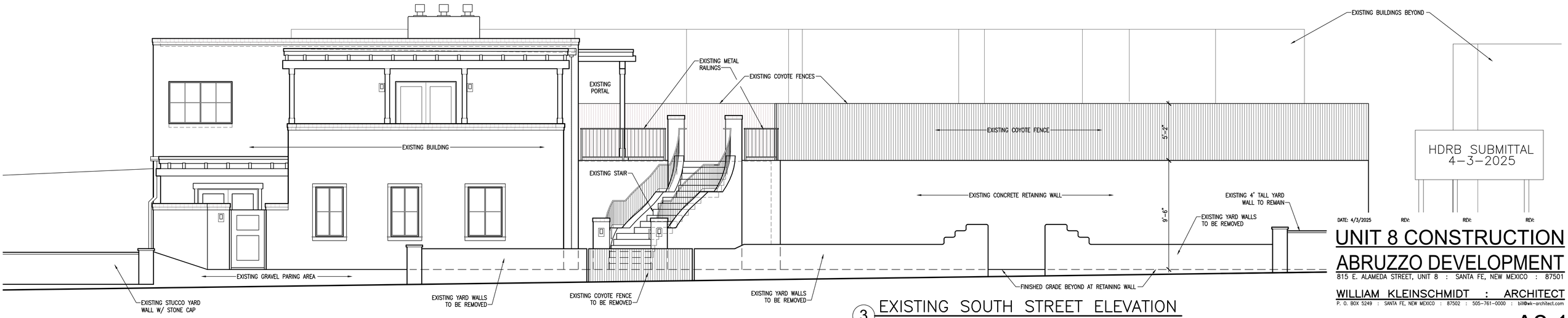
1 NEW SOUTH ELEVATION

1/4" = 1'-0"



2 NEW SOUTH STREET ELEVATION

1/4" = 1'-0"



3 EXISTING SOUTH STREET ELEVATION

1/4" = 1'-0"

HDRB SUBMITTAL
4-3-2025

DATE: 4/3/2025 REV: REV: REV:

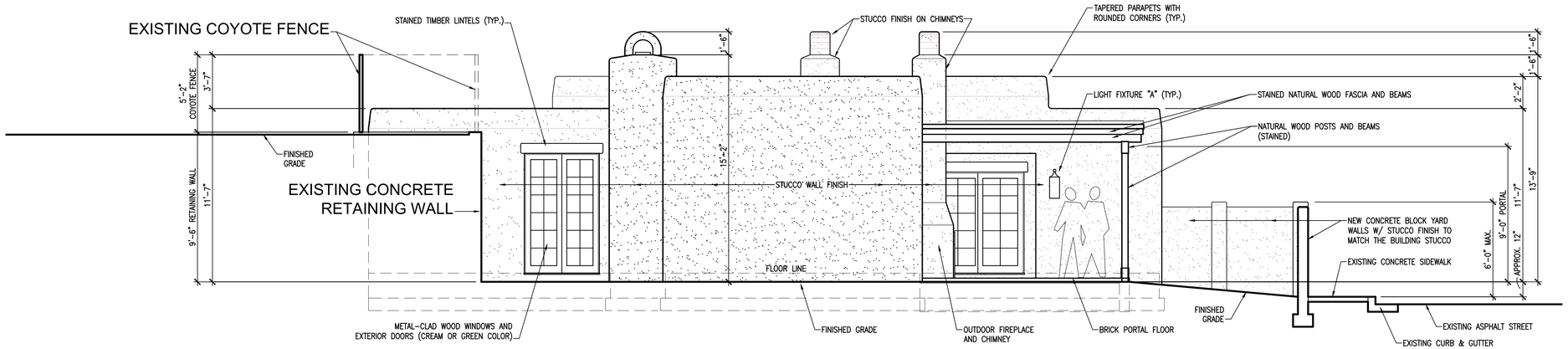
UNIT 8 CONSTRUCTION

ABRUZZO DEVELOPMENT

815 E. ALAMEDA STREET, UNIT 8 : SANTA FE, NEW MEXICO : 87501

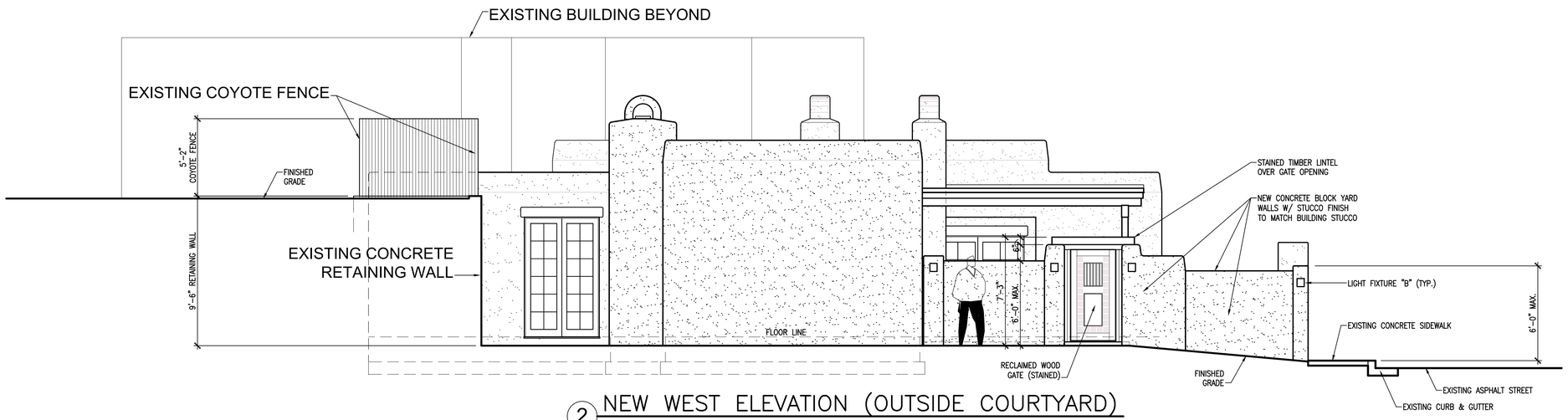
WILLIAM KLEINSCHMIDT : ARCHITECT
P. O. BOX 5249 : SANTA FE, NEW MEXICO : 87502 : 505-761-0000 : bill@wk-architect.com

A2.1



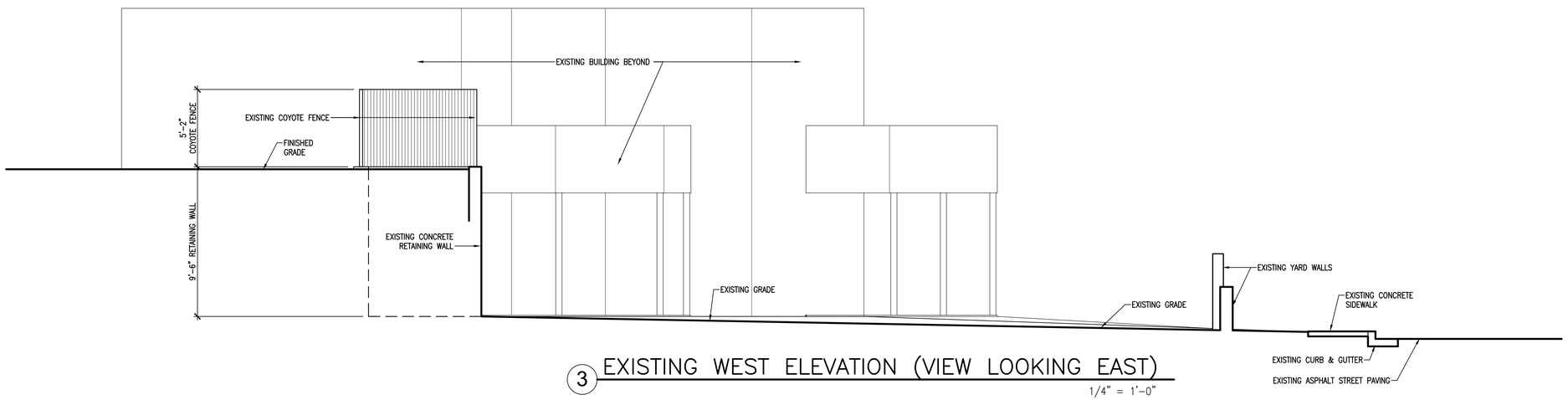
1 NEW WEST ELEVATION

1/4" = 1'-0"



2 NEW WEST ELEVATION (OUTSIDE COURTYARD)

1/4" = 1'-0"



3 EXISTING WEST ELEVATION (VIEW LOOKING EAST)

1/4" = 1'-0"

HDRB SUBMITTAL
4-3-2025

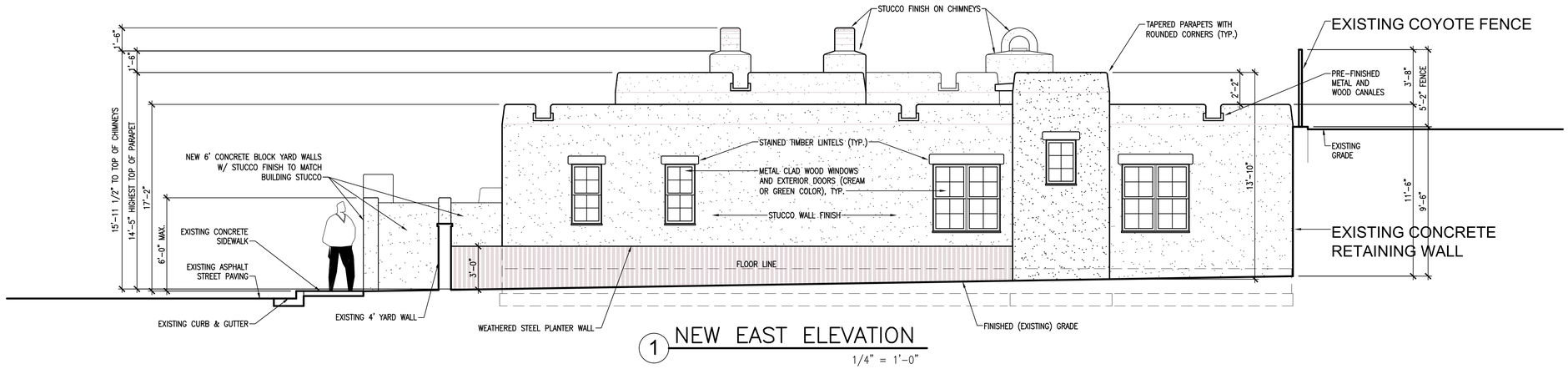
DATE: 4/3/2025 REV: REV: REV:

UNIT 8 CONSTRUCTION
ABRUZZO DEVELOPMENT

815 E. ALAMEDA STREET, UNIT 8 : SANTA FE, NEW MEXICO : 87501

WILLIAM KLEINSCHMIDT : ARCHITECT
P. O. BOX 5249 : SANTA FE, NEW MEXICO : 87502 : 505-761-0000 : bill@wk-architect.com

A2.2



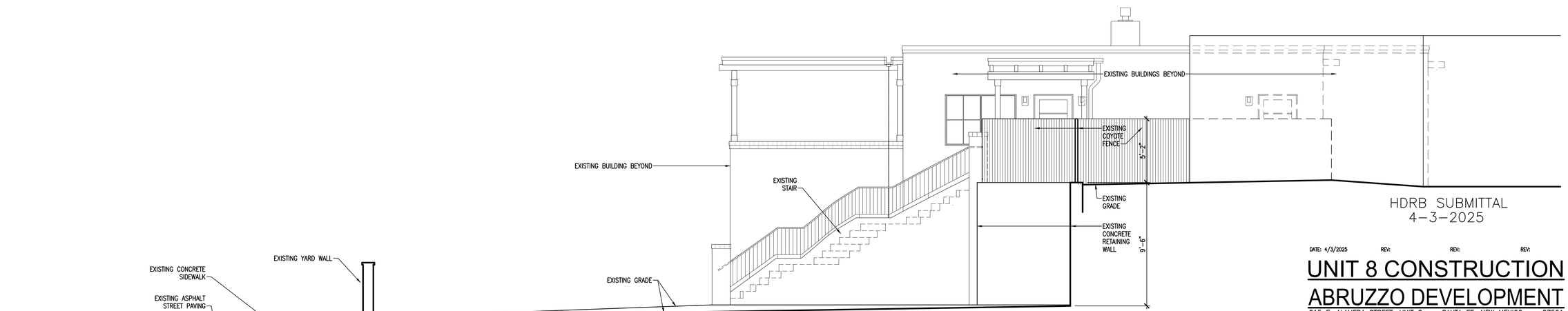
1 NEW EAST ELEVATION

1/4" = 1'-0"



2 NEW EAST ELEVATION (OUTSIDE COURTYARD)

1/4" = 1'-0"



3 EXISTING EAST ELEVATION (VIEW LOOKING WEST)

1/4" = 1'-0"

HDRB SUBMITTAL
4-3-2025

DATE: 4/3/2025 REV: REV: REV:

UNIT 8 CONSTRUCTION
ABRUZZO DEVELOPMENT

815 E. ALAMEDA STREET, UNIT 8 : SANTA FE, NEW MEXICO : 87501

WILLIAM KLEINSCHMIDT : ARCHITECT
P. O. BOX 5249 : SANTA FE, NEW MEXICO : 87502 : 505-761-0000 : bill@wk-architect.com

A2.3

City of Santa Fe, New Mexico

memo

DATE: August 12, 2025

TO: Historic Districts Review Board

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

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

---

2025-010871-HDRB, 439 Camino del Monte Sol, Downtown and Eastside Historic District, Contributing, Craig Hoopes, agent for Chris Greulich and Matthew Boland, owners, request status review with primary façade designation(s) if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
__x__ Historic Inventory Form	____ Site Plan/Floor Plan
____ Zoning Review Sheet	____ Elevations
____ Other: Proposed Façade Diagram and Previous Case Documents	____ Photographs
	____ Other:

STAFF RECOMMENDATION:
Staff recommends the historic status of the structure be upgraded to significant, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

a. Approve or deny Case #2025-010871 to upgrade the status to significant at 439 Camino del Monte Sol.

b. Approve or deny Case #2025-010871 to maintain contributing status and designate the north elevation as the primary façade at 439 Camino del Monte Sol.
c. Approve or deny Case #2025-010871 to downgrade the historic status to non-contributing at 439 Camino del Monte Sol.

BACKGROUND & SUMMARY:

The single-family residence at 439 Camino del Monte Sol Lot 1-A is listed as contributing to the Downtown and Eastside Historic District. The main residential structure was built in 1925 on a 0.73-acre parcel and comprises of 5,894 sq. ft. of roofed area. The 1991 New Mexico Historic Building Inventory (HBI) survey form records the architectural design style as Spanish-Pueblo Revival as seen by the adobe block and wooden viga construction material, recessed doors and windows, and flat roof with rounded parapets. The structure has undergone several alterations and additions in the 1990s as noted below, however the core structure maintains the original inception of design and character to the streetscape and district in which it resides. The recommended upgrade of historic status to significant will ensure the preservation and integrity of the structure for future generations.

It is important to note that, while there were many additions over time, most are historic. Those additions represent the evolution over time from art salon, to apartments, and now as a single-family residence. The addition of



Figure 1. North Facade I.



Figure 2. North Facade II.



Figure 3. East Facade I.



Figure 4. East Facade II.



Figure 5. East Facade III.



Figure 6. South Facade.



Figure 7. West Facade.

Previous cases at 439 Camino del Monte Sol Lot 1-A include:

On June 10, 2025, in Case No. 2025-010495-HDRB, the Historic Districts Review Board (Board) made a motion to postpone the case in favor of obtaining a new Historic Cultural Properties Inventory (HCPI) report for this building so Board members can review the status before reviewing the design that was proposed.

On November 5, 1997, in Case No. H-97-171, the Board moved to approve the application as submitted which included the removal of bay windows and French doors on the east elevation

creating a portal and restoring the historic profile of the east elevation, and the insertion of French doors beneath the proposed portal, and the construction of a dividing courtyard wall at the same height as the existing walls at the south of the building. The motion passed with a 6-0 vote for and none against.

On November 25, 1997, in Case No. H-97-172A, the Board moved to approve the application as submitted which included the construction of a new single-bay garage at the northwest section of the main house to a height of 9'-6" to 11' from grade. The motion passed with a 6-0 vote for and none against.

On November 25, 1997, in Case No. H-97-172B, the Board moved to approve the application as submitted which included the construction of a new single-bay garage on the east elevation of the main house to a height of 10' to 11' from grade. The motion passed with a 6-0 vote for and none against. The garage was never constructed by the gallery.

APPLICANT'S REQUEST:

The applicant requests status review with primary façade designation(s) if applicable.



Figure 1: Proposed Façade Diagram for Significant Status at 439 Camino del Monte Sol.

Primary Façade: ———



Figure 2: Proposed Façade Diagram for Contributing Status at 439 Camino del Monte Sol.

Primary Façade:

Non-primary Façade:

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.

(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.

DEFINITIONS:

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.

ARCHITECTURAL
History Services

John W. Murphey
Architectural Historian/Researcher/Planner
Santa Fe, New Mexico
San Francisco Bay Area, California
john@archhistoryservices.com
Maryland Business Listing L- 17332974
New Mexico CRS: First Light Consulting, CRS #03-224084-00-8

July 13, 2025 – *Revised July 23, 2025, upon receiving full set of John Gaw Meem drawings*

Craig Hoopes, AIA, NCARB
Hoopes Architects
333 Montezuma Avenue
Santa Fe, NM 87501

Re: 439 A Camino del Monte Sol – Evaluation for Significant Structure Status

Dear Mr. Hoopes:

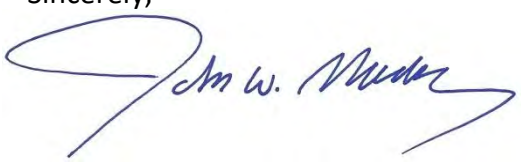
Per your June 13, 2025 email, I understand that the Historic Districts Review Board requested an evaluation of the above-referenced property for potential designation as a Significant Structure within the Downtown and Eastside Historic District. From this request, it appears the HDRB sought to determine whether the building might hold individual significance as a work associated with architect John Gaw Meem.

After reviewing period architectural drawings, early photographs, and available aerial imagery, it is clear that the building has undergone substantial alterations that have severely compromised its ability to convey Meem's original design for his client, Mary Hunter Austin. Over the decades following Austin's death in 1934, the structure experienced successive additions, expansions, and interior modifications that obscured or removed nearly all character-defining features from the Meem era. The only surviving façade is the original portion of the north elevation holding the entry door.

The building's cumulative changes — including the transformation of each elevation, reconfiguration of interior spaces, replacement of original fenestration, and introduction of non-historic design elements such as large skylights — have substantially eroded its historical integrity. These factors preclude the property from meeting the City of Santa Fe's requirements for Significant Structure status, which demand a high degree of integrity and clear representation of its period of significance.

The findings presented below summarize the property's historical evolution and provide a direct comparison between its original design of the Austin and Meem period, and its current altered condition, underscoring why it no longer embodies the distinctive characteristics necessary for Significant Structure designation.

Sincerely,



Capsule Property Development History

Mary Austin

Mary Hunter Austin (1868–1934) first arrived in Santa Fe in 1918, following an invitation from Ina Sizer Cassidy to visit the city. Austin, a well-known and respected playwright and author who had previously written about the Paiute Indians of the Mojave Desert, sought to expand her research into Native American cultures of the Southwest. Cassidy, a sculptor and writer, introduced Austin to Edgar Lee Hewett, director of the School of American Research, who could help facilitate her work.[1]

In late April 1918, Austin left New York City and boarded a train west to Santa Fe. She made an initial, brief scouting visit and returned that fall for a longer stay. The *Santa Fe New Mexican* noted her second arrival, announcing that the "famous novelist and playwright" would return to study "Pueblo tenure and Indian communal customs."[2]

In a letter to her publisher, Houghton Mifflin, Austin described her warm welcome, particularly at the School of American Research (then housed in the Palace of the Governors), where she began her studies: "I am now sitting in almost the oldest building... The school here has put every facility at my command and the field is so rich that I lie awake nights fearing somebody may take it away from me."[3] She was celebrated soon after in an article in *El Palacio*, which offered a glowing account of her career.[4]

Austin immediately immersed herself in Santa Fe's cultural life, establishing the Community Theater Association in December.[5] During this period, she also visited Mabel Dodge Luhan's home and salon, *Los Gallos*, in Taos. Luhan — the daughter of Charles Ganson, an immensely wealthy banker — had become a collector of artists and one of the country's most influential art patrons. The scene at Los Gallos inspired Austin, who envisioned creating a similar salon-like environment in Santa Fe.[6]

This vision led to Austin's acquisition of several parcels of land off Camino del Monte Sol, a road running from Acequia Madre to the Sunmount Sanatorium that was lined with artists' homes and studios. These purchases comprised three deeds issued between 1923 and 1926 for land acquired from the Romero and Sandoval families.[7] As she explained in her autobiography, the "circumstances were all favorably arrayed" to build a home. "I had a novel half-done, several good

[1] Augusta Fink, *I-Mary: A Biography of Mary Austin* (Tucson: The University of Arizona Press, 1983), 182.
[2] "Personal Gossip of the Town," *Santa Fe New Mexican*, October 12, 1918, 8.
[3] Quoted in Fink, *I-Mary*, 185.
[4] Ibid.
[5] "Community Theatre Association," *Santa Fe New Mexican*, December 4, 1918, 4.
[6] Ester F. Lanigan, *Mary Austin: Song of Maverick* (Tucson: The University of Arizona Press, 1989), 152-154.
[7] These deeds are recorded individually and referenced in the Executor's Deed from Harry P. Mera et al. to Clyde B. Gartner, recorded August 11, 1939, in Book 18, Page 58, Instrument No. 59844, records of Santa Fe County, New Mexico.

magazine commissions, and money on hand to accomplish the house as *I had planned it*."[8]

Casa Querida and John Gaw Meem

In 1925, Austin had her house constructed on Camino del Monte Sol. She later named it Casa Querida, or "The Beloved House," though never referred to is as such in *Earth Horizon*, her autobiography written at the home in 1932.

Austin — and several of her biographers — emphasized that she designed and built Casa Querida herself. She had done the same with her earlier home, Rose Cottage, in Carmel, California, 18 years before.[9] In her autobiography, she refers only briefly to the construction, stating: "I had rented a place at the top of the hill [a Frank Applegate property] and engaged a builder."[10] She never mentions an architect who may have assisted her with the design. However, upon examining John Gaw Meem's early project files, it appears that the young designer may have provided assistance to Austin in designing Casa Querida.

At that time, Meem was staying at Sunmount Sanatorium, where he opened an architectural practice in a shed with fellow patient Cassius D. McCormick. McCormick, an Indiana-born son of an industrialist, brought business acumen, project development experience, and financial resources to the partnership. On February 22, 1924, they announced their new firm, Meem & McCormick, Architects.[11] The pair quickly became involved in Santa Fe's booming residential construction scene, serving as consulting architects for a local real estate syndicate.

Through his contacts at Sunmount — most of them wealthy — Meem gained commissions for small residential and remodeling projects. His first chance at actual design came in 1924 when one of his fellow patients, Hubert Galt, a Chicago capitalist, purchased a five-room adobe house and asked Meem to develop a renovation scheme.[12]

This early work was followed the next year by a rush of new commissions for new homes, including one for Mary Austin. This work included formative projects such as the Ashley Pond House, the Meadors-Staples-Anthony House, and a dude ranch designed for the actor Tex Austin.

The file for the Mary Austin project is marked No. 9 and comes after the Ashley Pond project. It contains over 30 drawings, many of them studies, suggesting various façade and floor plan layouts. The surviving drawings show that Meem developed five different schemes for Austin (Fig. 2). This level of iteration is unusual and may indicate Meem's uncertainty or, more likely, that Austin was actively involved in the design process and requested multiple changes.

Austin was 25 years older than Meem and was in a much more powerful position than the young architect (or, more accurately at this point, designer), who was just beginning his career. They did

[8] Mary Austin, *Earth Horizon: Autobiography* (New York: Houghton Mifflin Co., 1932), 355. Emphasis added.
[9] Ibid. and Lanigan, *Mary Austin: Song of Maverick, 153.*
[10] Austin, *Earth Horizon: Autobiography*, 355.
[11] John W. Murphey and Alan "Mac" Watson, *John Gaw Meem Office* (National Register of Historic Places Nomination), Santa Fe, N.M.: New Mexico Historic Preservation Division, 2018, 31.
[12] Ibid., 28.

not appear to move in the same social circles. Austin was an activist, championing Native American rights and pushing for the passage of the Pueblo Lands Act of 1924; Meem seeking commissions and giving lectures to groups such as the Kiwanis, of which he was a member.

The drawings — many of them undated — begin to show the two (this is assumed) arriving at a design that would inform Casa Querida. Among these isa final construction set, dated May 25, 1925, illustrating the north, west, south, and east elevations of the planned house (Figs. 3-7). These drawings, coupled with photographs taken during its construction, help suggest what was actually built — a house quite different from the structure that stands on the site today (Figs. 23-27).

Austin's autobiography does not mention Meem in any connection but does discuss her friendship with Frank Applegate, an artist and sculptor who was also something of a designer. Applegate had redesigned the de la Peña House and is credited with work on other artists' homes and studios along Camino del Monte Sol. While Applegate's biographers state that Austin hired Meem to "design and build" the house—something an architect typically would not have done at the time—it appears Applegate instead served as an informal adviser during construction.[13] The biographers further claim that Applegate's wife, Betty Applegate McClung, recalled that he often ridiculed its design.[14]

Despite Meem's involvement, he is not mentioned in any contemporary accounts in the *Santa Fe New Mexican* connecting him to the house or to Mary Austin. Articles in 1925 do mention him in relation to other commissions, including the Tex Austin dude ranch, a house designed for Emory Stedman, a patio addition at Sunmount, and future work for the Church of the Holy Faith.[15]

A brief note in the *New Mexican* on May 27, 1925, stated that Mary Austin was building a home on Camino del Monte Sol, evidenced by "long rows of adobes, now baking in the sun."[16] Another article, a few months later, identified the building's contractor as Pete Harkins and listed its cost at $10,000.[17] Based on newspaper accounts, Casa Querida was completed in November 1925 and occupied by Mary Austin and her niece, Mary Hunter, in December. Several photographs were taken after its completion (Figs. 8-13; see also Figs. 23-27).

Casa Querida's front door opened into a viga-beam hallway that organized the house, which contained seven principal rooms (Fig. 27). The front area held the public spaces, including a large reception room where Austin hosted teas and led her salon. On the opposite side was an intimate sitting room and library (Fig. 12). This space featured a corner fireplace and a bookshelf that, according to a drawing by John Gaw Meem, could hold 3,000 books. A door to the east opened into Austin's writing room that included a vault for safeguarding her manuscripts. Based on photographs, theses rooms were decorated with handmade tin light fixtures, carved tables, and Native American pottery.

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[13] Daria Labinsky and Stan Hieronymus, *Frank Applegate of Santa Fe: Artist and Preservationist* (Albuquerque: LPD Press, 2001), 174.
[14] Ibid.
[15] Review of articles printed in the *Santa Fe New Mexican*, January to December 1925.
[16] "Many Fine Homes are Going up in Old Santa Fe," *Santa Fe New Mexican*, May 27, 1925, 5.
[17] "Building Activity is Continuing; Many Fine Homes Are Going Up," *Santa Fe New Mexican*, August 17, 1925, 6.

Continuing south, the hallway led to a bedroom and a living room. Mary Austin's bedroom was situated next to her study, while the living room stood to the west. A small kitchen occupied the southwest corner. A patio, or placita, was accessed through a door adjacent to a framed window wall in the living room. Along the west side of this patio, a wood arbor, or ramada, extended to connect the kitchen to the maid's quarters (Fig. 13).

The Genius Club

Similar to Mabel Dodge Luhan's gatherings in Taos, Mary Austin established her own salon in Santa Fe. She hosted teas and supported the so-called Genius Club, a literary circle centered on manuscript reviews and discussions of contemporary literary trends.[18] Artists and writer friends from New York and beyond often visited, including the much younger photographer Ansel Adams, with whom Austin collaborated on *Taos Pueblo* (1929).

Her Santa Fe circle included Gerald and Ina Sizer Cassidy, Gustave and Jane Baumann, Will and Helen Shuster, Andrew Dasburg, Ida Rauh Eastman, and Witter Bynner, all frequent visitors to Casa Querida. On one occasion, while Austin was hospitalized, she lent her home to Willa Cather, who reportedly wrote portions of her novel *Death Comes for the Archbishop* there.[19]

Austin remained an active advocate for Native American rights and the arts throughout her later years. She donated the tract of land north of Casa Querida to the Indian Arts Fund, a nonprofit organization established in 1925 by Andrew Dasburg, Frank Applegate, Kenneth Chapman, and others to promote Native art and support a planned school for its study.[20] Austin envisioned the property as the center of this activity and hoped to build a museum on the adjacent land.[21]

In her will, she designated the Indian Arts Fund as the recipient of her house and the rest of her property. However, the establishment of the Laboratory of Anthropology in 1927—backed by significant financial support from John D. Rockefeller Jr.—ultimately derailed her plans for an independent museum and educational center.[22] Her collection of Native American art and artifacts would eventually be donated to the Laboratory of Anthropology.

In her final years at Casa Querida, Austin focused on completing two novellas and her autobiography. Now in her sixties, she began to suffer from coronary disease, experiencing her first heart attack in 1933. Cerebral hemorrhages further impaired her speech and thinking. Her niece, summoned from Chicago to assist her, found—as one biographer described it—Austin's "business affairs... in a state of utter confusion, with neglected bills, misplaced royalty checks, and

[18] Fink, *I-Mary*, 231. Fink mistakenly claims that Austin formed the Genius Club, but evidence suggests it existed before she moved permanently to Santa Fe. Newspaper articles indicate that her presence, as an experienced writer, lent significant credibility to the group and helped local participants, such as Frank Applegate, get published.
[19] Austin, *Earth Horizon*, 359.
[20] Warranty Deed, Mary Austin to Indian Arts Fund, recorded August 28, 1926, Book T, Page 642, Instrument # 32140, Santa Fe County, New Mexico.
[21] Ibid., 361.
[22] Fink, *I-Mary*, 231-32.

practically no cash in the bank."[23]

Mary Hunter Austin died in her Casa Querida on August 13, 1934. She was 65.

After Austin

Following her death, Casa Querida was initially used as Austin intended: to support the work of the Indian Arts Fund. This began the following year, when the house hosted the annual meeting of the New Mexico Association of Indian Affairs in March. Beginning in 1936, Casa Querida's function expanded to include musical performances and art events. However, it is unclear how successful these activities were in sustaining the building and grounds financially.

By 1938, the Board of Trustees of the Indian Arts Fund held a special meeting to consider filing a petition with the District Court of Santa Fe County to sell the property.[24] In 1939, Harry P. Mera, Kenneth M. Chapman, and Mary Cabot Wheelwright—acting as executors of Austin's estate—formally petitioned the court for permission to sell Casa Querida. They argued that the estate's personal property was insufficient to cover Austin's outstanding debts and to fulfill the distributions promised to her legatees, including the Indian Arts Fund. Ultimately, following a formal court order in July 1939, the executors were authorized to sell the property at a private sale, despite this outcome conflicting with Austin's original vision for Casa Querida.[25]

The executors then sold the property to Clyde B. Gartner.[26] Clyde was the wife of James Gartner, a Tulsa oil executive; both were active arts patrons in Tulsa, and Clyde long held a dream of establishing an art school in Santa Fe.[27] Founded in 1937, the Arsuna School of Fine Arts aimed to create a fully accredited academic art program for elementary-age students. Its name, derived from its motto "Art Is One," reflected a philosophy of unified, comprehensive creative development.

The faculty included several notable artists, such as Raymond Jonson and Alfred Morang, along with others whose names have faded with passage of time. Local resident Michael Lujan taught Spanish "not as something to be studied," as an Arsuna advertisement stated, "but as a language to be enjoyed."[28] Among the visiting lecturers was novelist Erskine Caldwell, whose *Tobacco Road* had been a best-seller in 1932. With the onset of World War II, this ambitious—and likely costly—arts-focused school closed its doors.

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[23] Quoted in Fink, *I-Mary*, 257.
[24] "Notice of Special Meeting of Board of Trustees of Indian Arts Fund [legal notice], *Santa Fe New Mexican*, March 2, 1938, 7.
[25] Executor's Deed from Harry P. Mera et al. to Clyde B. Gartner, recorded August 11, 1939, in Book 18, Page 58, Instrument No. 59844, records of Santa Fe County, New Mexico.
[26] Quitclaim Deed, Harry P. Mera, et al, trustees, to Clyde B. Gartner, recorded August 11, 1939, Book 18, Page 61, Instrument # 59846, Santa Fe County, New Mexico.
[27] "Clyde Gartner's School of Fine Arts in Santa Fe is Realization of Dream of Many Years," *Tulsa Daily World*, July 3, 1938, Section 4, 3.
[28] "Arsuna School of Fine Arts [one-page advertisement], *Santa Fe New Mexican*, July 26, 1940, *Artists and Writers* supplement, 3.

The appearance of the Mary Austin House during this period, as depicted in a sketch by one of the school's instructors, closely resembled what Meem had drawn twenty years earlier (Fig. 14). A photograph published in the *Tulsa Tribune* in July 1939 (Fig.15) provides a more accurate depiction. Both this image and the sketch indicate that the house had not yet received the east addition across the front façade.

Clyde Gartner retained ownership of the property, converting it into apartments soon afterward. The conversion began with a single unit and gradually expanded to seven separate apartments.[29] This transformation likely required subdividing the original seven-room house into smaller living spaces, with the addition of kitchenettes and extra bathrooms. To accommodate further apartments, the footprint of the building was likely expanded.

A November 10, 1958 aerial photograph provides the clearest overhead view of the former Casa Querida and illustrates the extensive alterations carried out after Mary Austin's death in 1934 to convert the residence into apartments (Fig. 17). These modifications included substantial expansions at both ends of the front façade which changed its overall length, design, and sense of balance. As a result, the original east and west elevations from the Austin/Meem period were completely obscured, including the distinctive west chimney.

Additional alterations were also made to the rear elevation, creating a courtyard enclosed by building walls—a configuration that did not exist during Austin's occupancy and do not appear in an aerial from 1948 (Fig. 16).

Alterations intensified in the mid-1970s, when the property was converted into the Gerald Peters Gallery. This gallery, followed later by the Chiaroscuro Gallery, introduced substantial changes to the building's interior layout, including the reconfiguration of room divisions and modifications to fenestration—particularly along the west elevation, which historically contained the living room and kitchen.

Further additions were constructed along both the east and west elevations. Original windows were removed and replaced, and large skylights were installed on the roof. As a result, the rooms documented during Mary Austin's lifetime are no longer identifiable, and many of the building's original elevations have been fundamentally altered. Many of these projects, both proposed and approved, were reviewed by the then–Historic Design Review Board and were evidently permitted.

[29] This is based on review of Santa Fe city directories from 1943 to 1959. A newspaper advertisement in 1943 for what is assumed to be the first apartment described it as two rooms with a kitchenette and bath with a patio. "For Rent," *Santa Fe New Mexican*, February 10, 1943, 7.

Significant Structures Analysis

The current building does not meet the ordinance definition of a Significant Structure, either on its own merits or through its association with Mary Hunter Austin or John Gaw Meem.

While the building is over 50 years old, it does not exhibit the "distinctive characteristics of a type, period, or method of construction" as required. Instead, it is an amalgamation of additions erected over approximately 75 years. These additions, along with subsequent alterations, have obscured or removed design motifs and character-defining features from the Austin/Meem period.

Furthermore, the building does not "retain a high level of historic integrity," an important prerequisite for Significant Structure status. Each elevation has been modified by at least one addition, and in some cases, multiple additions, further compromising its integrity.

Although the building meets the criteria for listing in the National Register of Historic Places as part of the Camino del Monte Sol Historic District (listed in 1988), this federal designation recognizes it as a contributing resource to the district. The National Register designation does not impose the same stringent integrity requirements as those established by the City of Santa Fe for Significant Structures.

While the building is historically associated with Mary Austin and, to a lesser extent, John Gaw Meem, changes made after Austin's death and following Meem's involvement have substantially erased the design and characteristics from their period. Additionally, the building no longer retains sufficient integrity to reflect its association with the Arsuna Fine Arts School period.

In summary, the building, as it stands today, does not meet the criteria for designation as a Significant Structure within the Downtown and Eastside Historic District.

Santa Fe, New Mexico - Code of Ordinances, CHAPTER 14 - LAND DEVELOPMENT Article 14-12.1 - DEFINITIONS, 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.

Illustrations

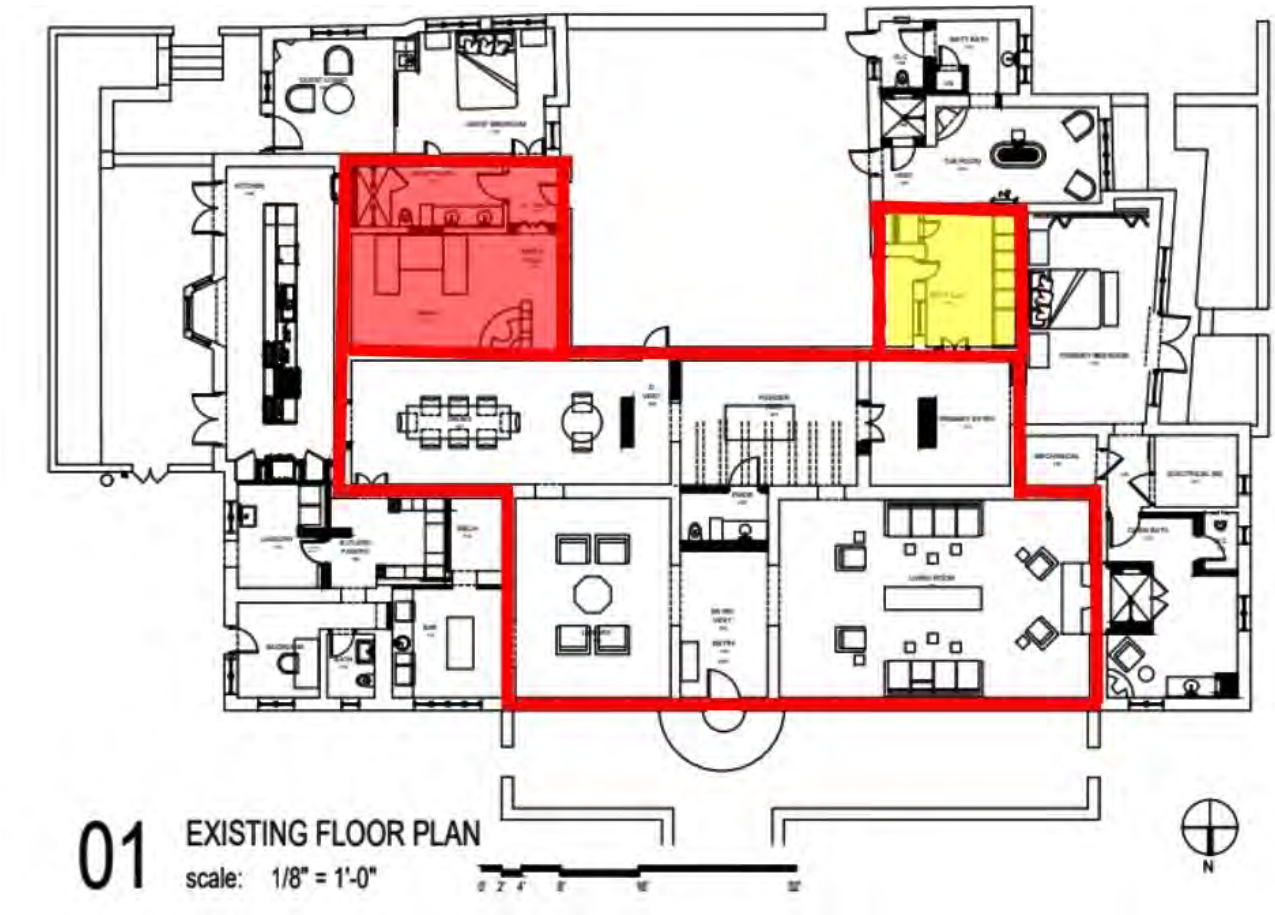

Figure 1: Existing floor plan. Red lines indicate assumed Austin/Meem era wall perimeter footprint, based on the 1925 John Gaw Meem drawings and 1925 construction photography. Solid yellow indicates an area where the walls have been modified; red where a room was likely added after initial construction but is shown in Meem's floor plan.



Figure 2: Preliminary study drawing, north elevation. April 14, 1925.
Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

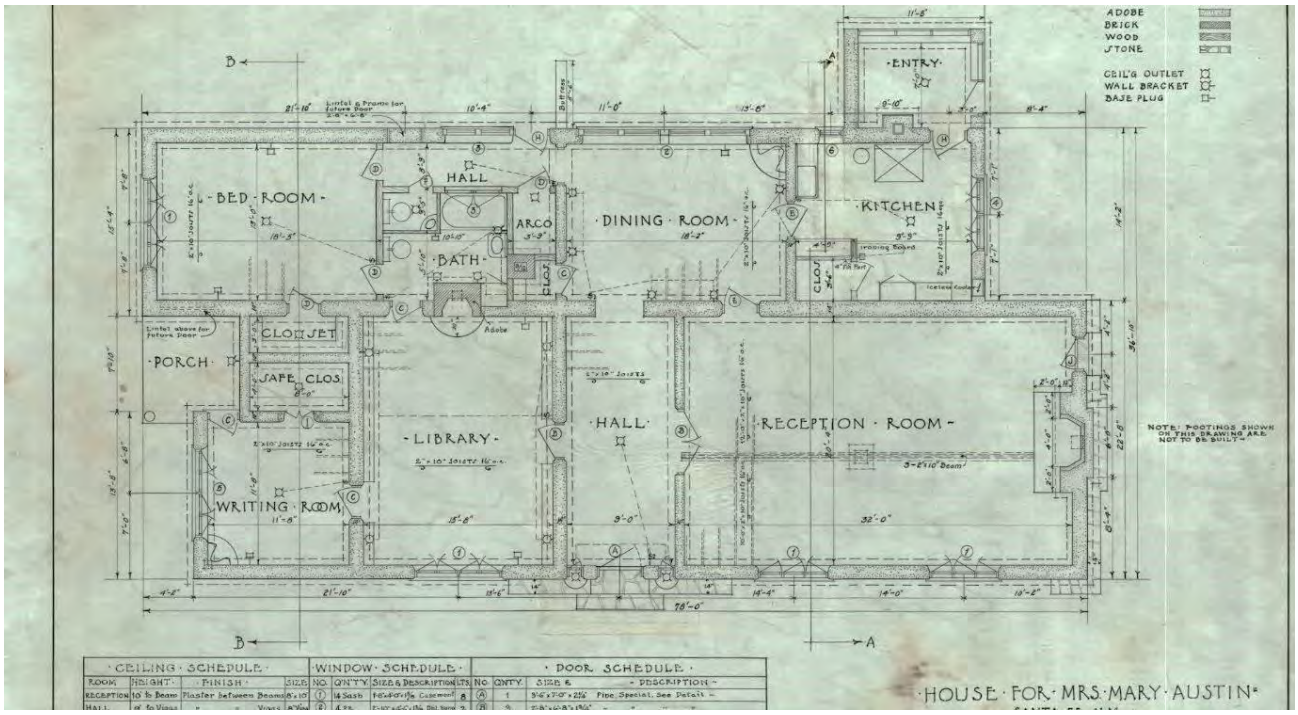

Figure 3: Construction drawing, floor plan, May 25, 1925.
Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

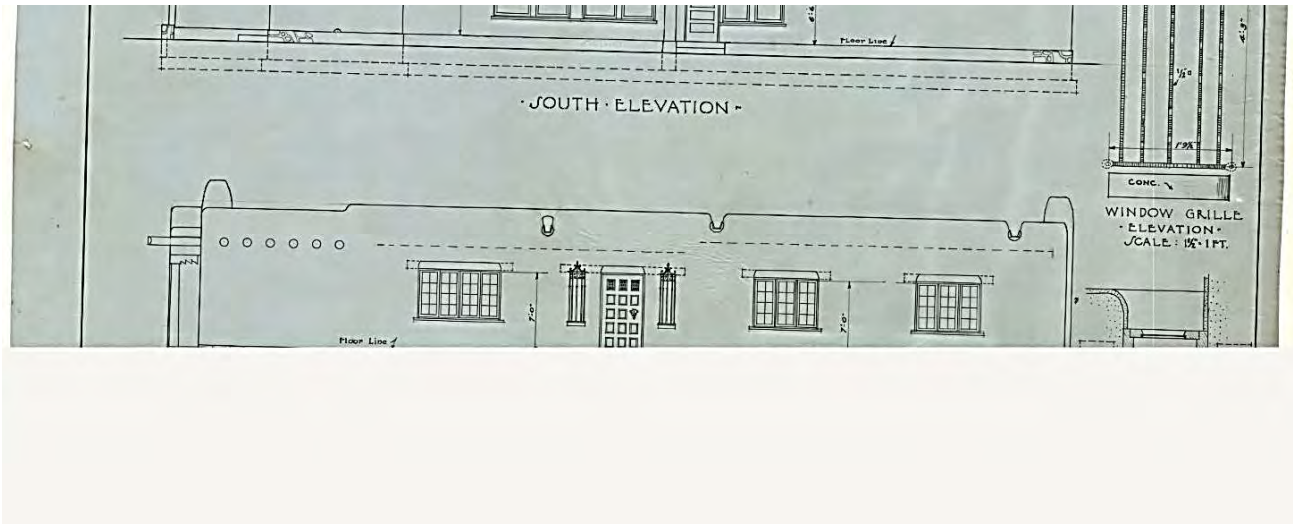

Figure 4: Construction drawing, north elevation, May 25, 1925. Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

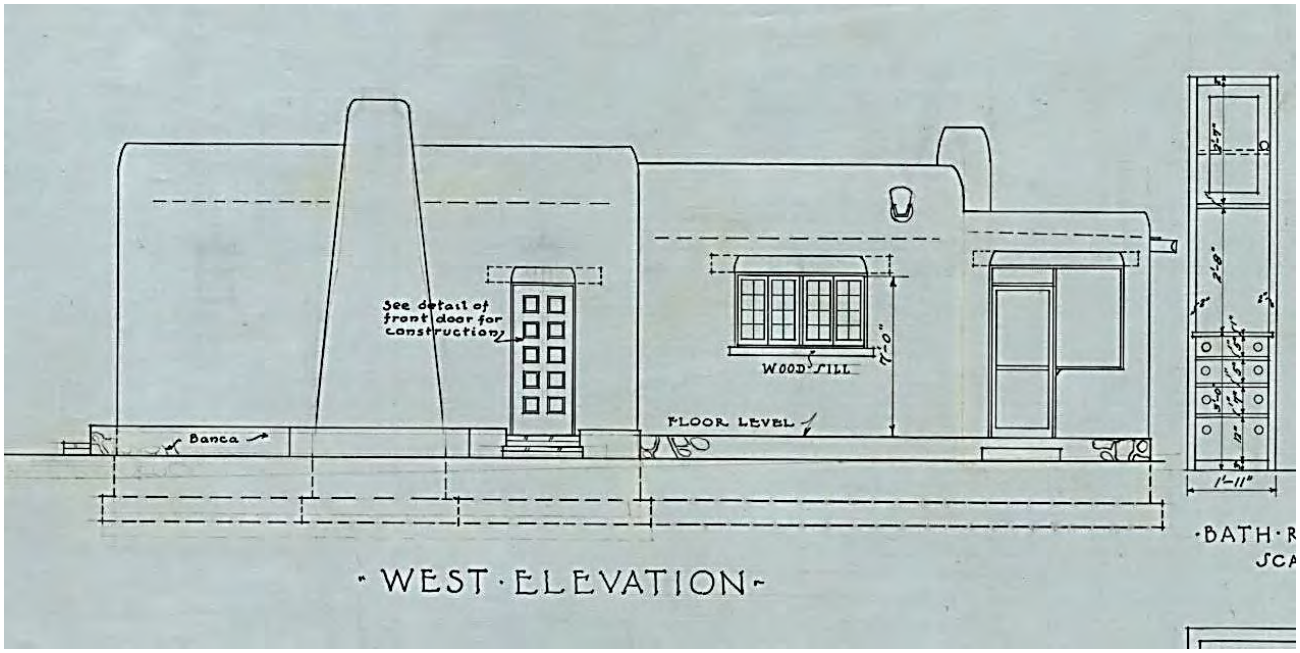

Figure 5: Construction drawing, west elevation, May 25, 1925. Note penciled in door right (south) of fireplace. Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

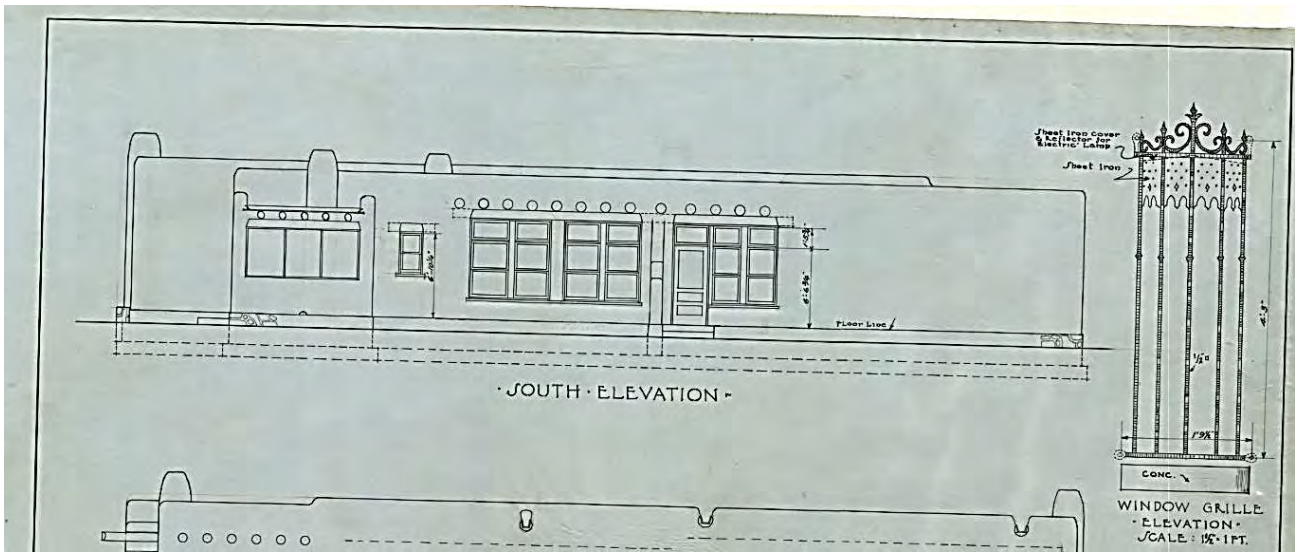

Figure 6: Construction drawing, south elevation, May 25, 1925.
Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

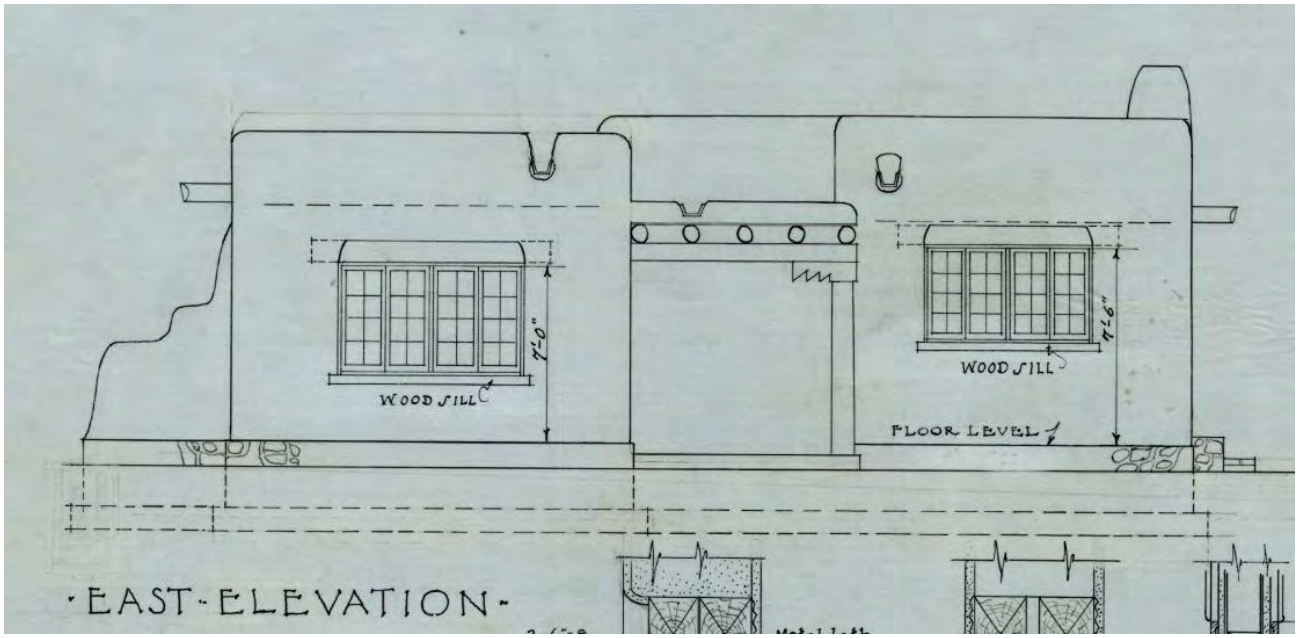

Figure 7: Construction drawing, east elevation, May 25, 1925.
Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.



Figure 8: South and east elevations under construction, 1925.
Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.



Figure 9: Front (North) elevation facing west, 1925. Note shorter façade.
Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.



Figure 10: Mary Austin standing at west façade. Note chimney and what also appears to be note. Note also distant building, which appears to be the maid's which is likely incorporated into the current footprint. Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.

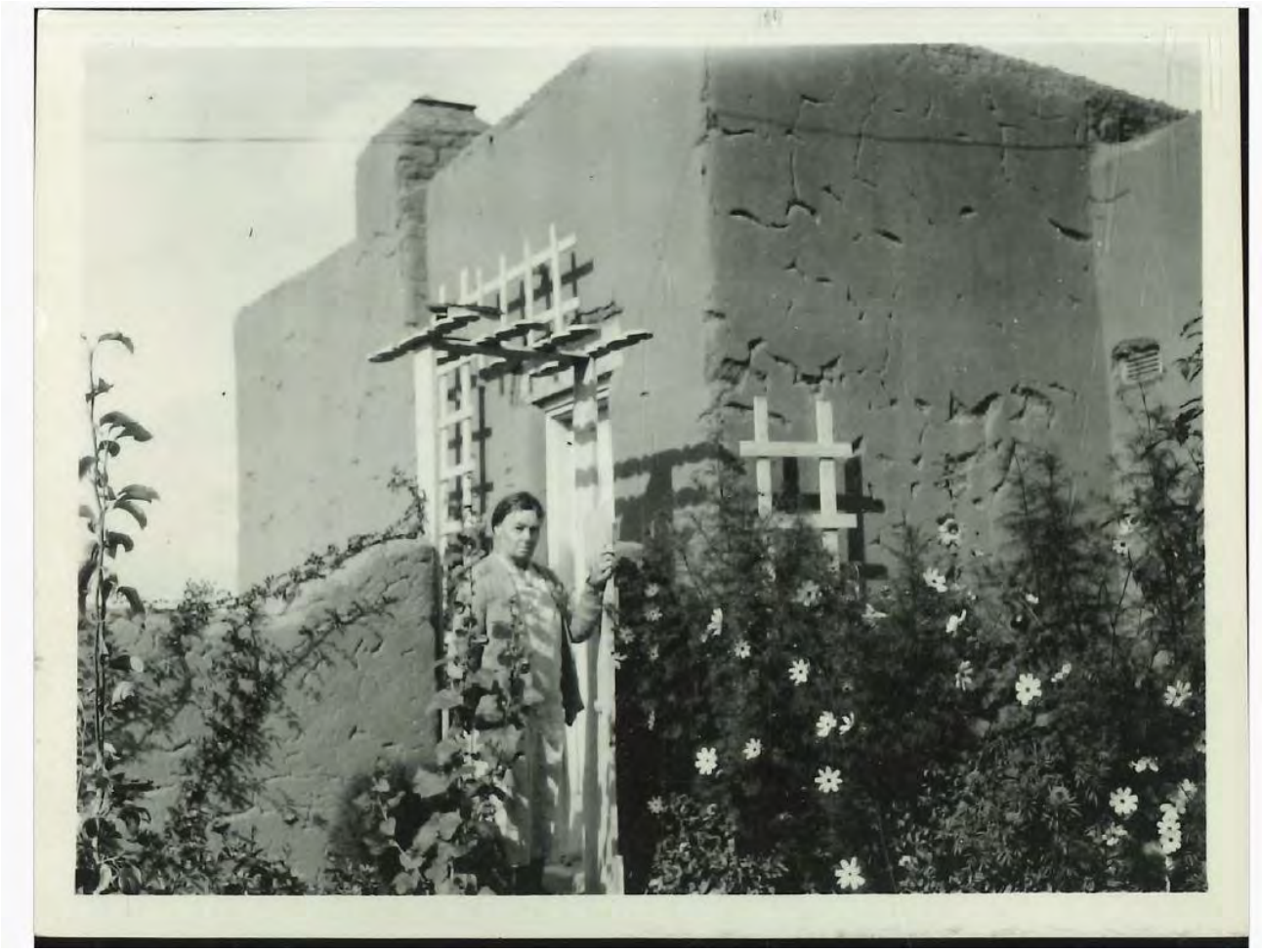

Figure 11: Mary Austin at west façade, standing south of chimney, 1925. Note original setback. Both elements are obscured now behind additions. Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.



Figure 12: Sitting room and library. Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.



Figure 13: Arbor connecting the house to the maid's quarters. This feature has been removed, and the space has been infilled with new construction. Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.



Figure 14: Circa 1940 ink sketch rendering for Arsuna School of Fine Arts. Note how the façade conforms to the length of Austin/Meem period. Creator, Dorothy Stauffer. Courtesy of Jonson Gallery of the University of New Mexico Art Museum.



New Mexico Art School Headed by an Ex-Tulsan

This is a picture of Mary Austin's former home in Santa Fe, N. M., which has been selected as the permanent home of the Arsuna School of Fine Arts, directed by Clyde Gartner, Tulsan.

Figure 15: Photograph of Arsuna School of Fine Arts appearing in the July 16, 1939 edition of the *Tulsa Tribune*.



Figure 16: October 25, 1948, aerial photograph. Note the building now has one extension across the south elevation.

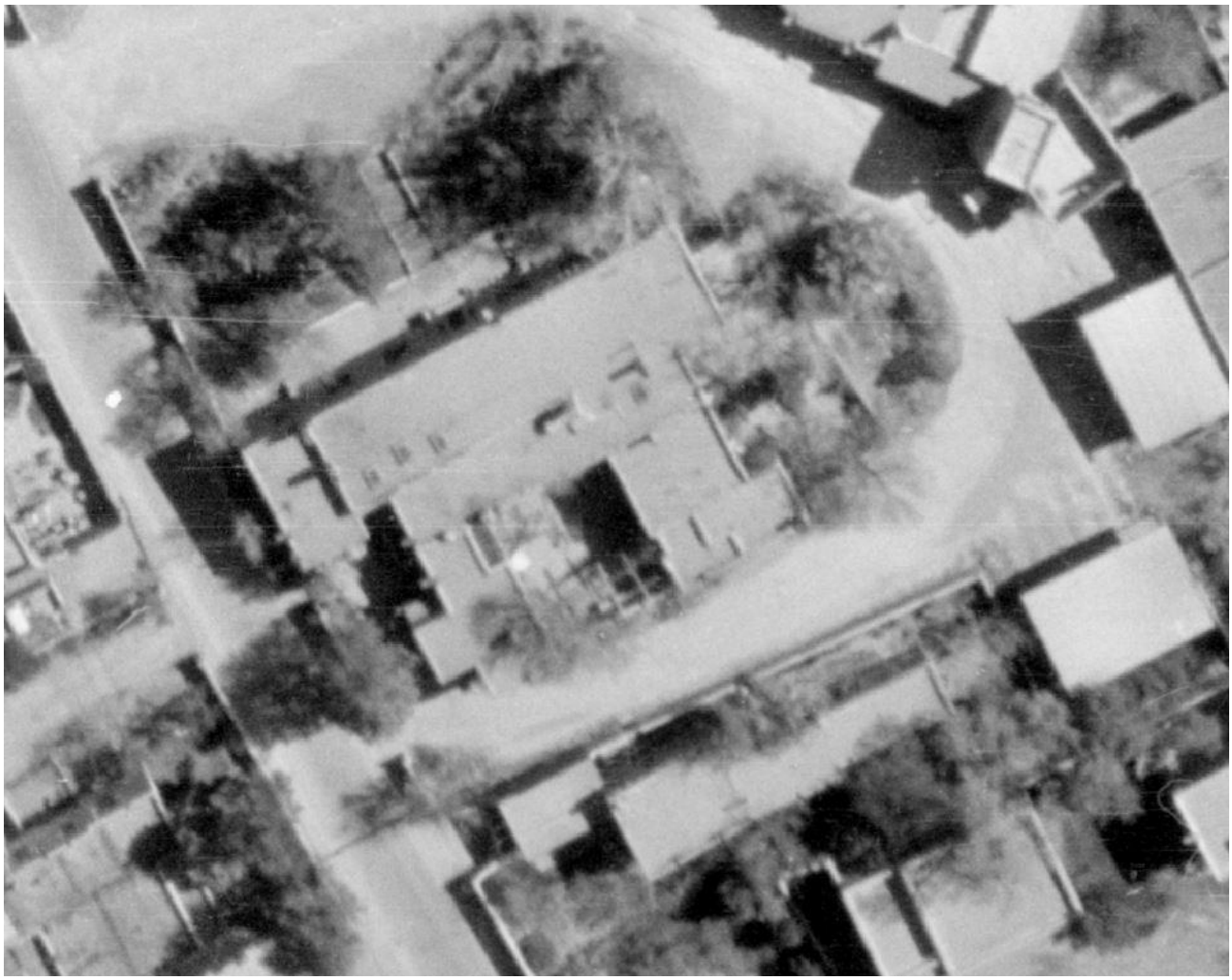

Figure 17: November 10, 1958, aerial photograph. Note how the house now has multiple additions and extensions. Compare with Figure 1 and Figure 3.



Figure 18: North elevation. Red indicates post-Austin/Meem additions.
All current photographs taken by Gulia Caporuscio, July 5, 2025.



Figure 19: West elevation. Red indicates post-Austin/Meem additions.



Figure 20: West elevation. Red indicates post-Austin/Meem additions.



Figure 21: Courtyard. Red indicates post-Austin/Meem additions.



Figure 22: North and east elevations. Red indicates post-Austin/Meem additions.



Figure 23: Comparison. North elevation, 1925 and 2025. Arrow indicates addition.

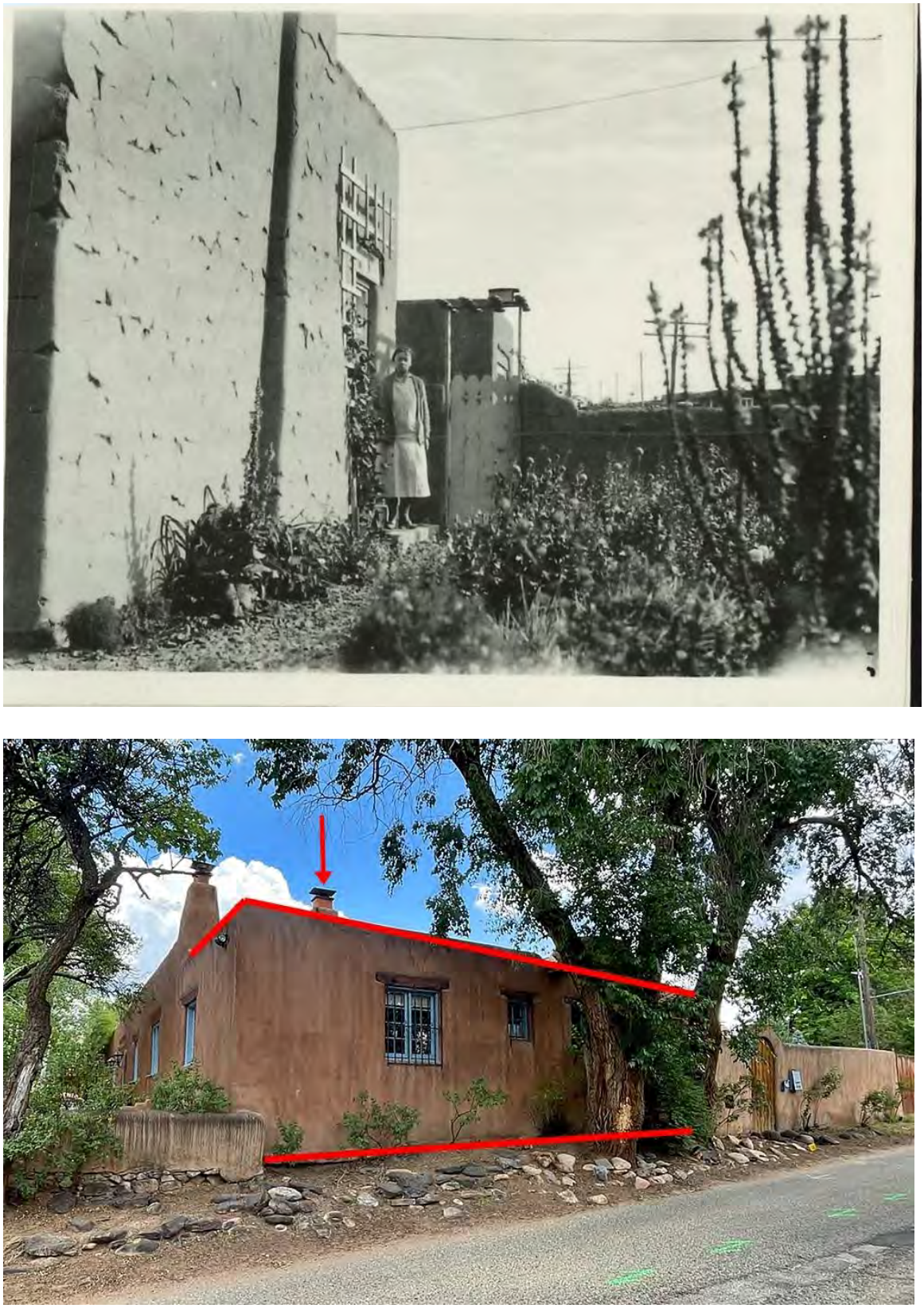

Figure 24: Comparison. West elevation, 1925 and 2025. Arrow indicates the location of the original chimney.



Figure 25: Comparison. South and east elevations, 1925 and 2025. Red indicates post-Austin/Meem additions.





Figure 26: Comparison. West elevation, 1925 and 2025. Red indicates post-Austin/Meem additions. Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.



Figure 27: Comparison North entry hall, 1925 and 2025. Current photo courtesy of Zillow.

City of Santa Fe, New Mexico

memo

DATE: August 12, 2025

TO: Historic Districts Review Board

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

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

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2025-010872-HDRB, 836 Don Cubero Ave, Don Gaspar Area Historic District, Contributing, Daniel Strongwater, agent for Anthony Cao, owner, requests status review with primary façade designation(s) if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	___ Proposal Letter
_x_ Historic Inventory Form	___ Site Plan/Floor Plan
___ Zoning Review Sheet	___ Elevations
_x_ Other: Proposed Façade Diagram and Previous Case Documents	___ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the main structure and detached guesthouse be maintained as contributing with the east facades designated as primary as indicated as numbers one on the Proposed Façade Diagram and the yard wall designated as contributing, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

a. Approve or deny Case #2025-010872 to maintain contributing status for the main structure and detached guesthouse and the yard wall designated as contributing at 836 Don Cubero Ave.
b. Approve or deny Case #2025-010872 to upgrade the historic status to significant for the main structure, detached guesthouse, and designate the yard wall as contributing at 836 Don Cubero Ave.
c. Approve or deny Case #2025-010872 to downgrade the historic status to non-contributing for the main structure, detached guesthouse, and the yard wall at 836 Don Cubero Ave.

BACKGROUND & SUMMARY:

The single-family residence and detached guesthouse at 836 Don Cubero Avenue are listed as contributing to the Don Gaspar Area Historic District as recorded in the 1995 New Mexico Historic Building Inventory (HBI) survey report and in a previous Historic Design Review Board (Board) staff report in 2003. There are no records in the Historic Preservation Division (HPD) case files that indicate when the structures at 836 Don Cubero Ave received status or primary façade designation. Most likely the property received status in the 1980s during "drive-by" property reviews including an assignment of historic status by then-HPD staff. The applicant is coming before the Board to determine the primary facades for the contributing structures on the property. There is no request to change the historic status of the building.

In 2003, Mr. Greg Allegretti from Allegretti Architects established a good summation of the development of 836 Don Cubero Ave. The 1995 HBI survey report lists both the main house and the detached guesthouse as contributing structures. The Sanborn map of 1930 shows the main house was constructed by that time and the HBI report records the actual date as 1928. The detached guest house was constructed between 1930 and 1936 as illustrated on the Sanborne maps. In 1968, several phases of construction resulted in the enclosure of a rear porch, demolition of another rear porch, addition of a small room, and various portals within the courtyard. The attached garage on the south elevation of the main house was constructed sometime after 1968 but the date is uncertain at this time.

Previous cases for 836 Don Cubero Ave include:

In 2003, in Case No. H-03-153, the Board approved the request for the following renovations with the conditions that multi-paned windows on the east elevation are retained and the existing garage doors or the lumber are utilized on the remodeling of the garage. Below are the approved renovations:

1) Remodel the existing garage to house a master bedroom.
    a. The east, street-facing elevation will be altered slightly, by removal of the 7'x9'-6" wood panel garage door. A new wood siding wall will be constructed in this location to mimic the appearance of the garage door. A paired 2'-6"x2' casement window will be installed in this new wall.
    b. The paired 2'-6"x2' casement windows on the rear, west elevation will be replaced

with 6’-8”x2’-8” French doors with 5’-6”x1’-6” lights.

c. The under built roof on the garage will be removed and rebuilt. The new parapet will have a maximum height of 10’, which will be 6” lower than the existing adjacent parapet on the main building.

2) Remodel the main house with many interior changes. The exterior will be affected only at the rear, west elevation. Six existing windows and an existing portal on this non-primary elevation will be removed. The existing portal will be enclosed as an interior hallway.
    a. The double set of paired 3’-6”x1’-6” casement windows at the north end of this elevation will be replaced with French doors that are the same as those to be installed in the master bedroom.
    b. The four 2’-6”x1’-6” casement windows at the center of this elevation will be replaced with a 4’x3’-6” picture window flanked by two 4’x2’-6” casement windows and French doors like the others.
    c. A new portal will be constructed with exposed wooden elements including viga posts and carved corbels along the entire addition on this elevation. The portal will have a maximum height of 10’ to the top of the new parapet. The existing adjacent building has a maximum height of approximately 14’.
3) Remodel the existing detached building to house an office. Two existing portals, one attached to the east elevation of the detached building and the other attached to the west elevation of the garage, will be removed.
    a. A new “U” shaped portal will be constructed to attach the new office building to the new master bedroom. This portal will have details similar to the new portal at the rear of the main building.
4) Remodel the back walled courtyard to create a garden and several outdoor activity areas.
    a. The existing concrete slab that covers this courtyard will be removed for garden plantings.
    b. The existing tile banco, at the northwest corner of the garage, will be removed.
    c. The existing angled fireplace at the north perimeter wall will be removed. This fireplace will be reconstructed in the same location but reoriented in line with the wall. The fireplace may be reconstructed, in a similar fashion, on the west wall as an option.

APPLICANT’S REQUEST:

The applicant requests status review with primary façade designation(s) if applicable.

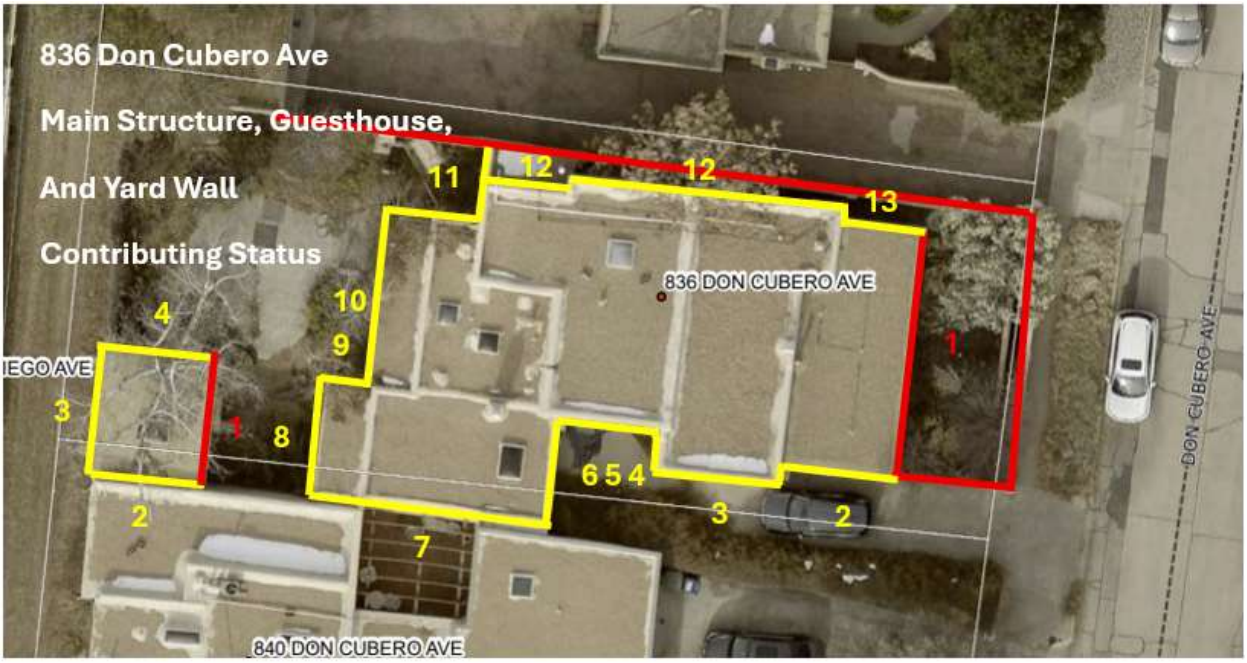


Figure 1: Proposed Façade Diagram for Contributing Status at 836 Don Cubero Ave.

Primary Façade:

Non-primary Façade:

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.

(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.

7-45 § 30; Ord. #2020-22, § 16)

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 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.

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

Larry A. Delgado, *Mayor*
Jim Romero, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description: Remodel an existing 2,367 sq. ft. Contributing residence and a Non-Contributing shed with 380 sq. ft. of additions
Project number: 03-10100153
Case number: H-03-153
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **836 Don Cubero**
HISTORIC DISTRICT: **DON GASPAR HISTORIC DISTRICT**

PROJECT NAMES:

OW - Wilson Scanlan
Santa Fe, NM 87505

836 Don Cubero Avenue

AP - Greg Allegretti
Santa Fe, NM 87505

1925 Aspen Drive
505-986-9033

BOARD ACTION

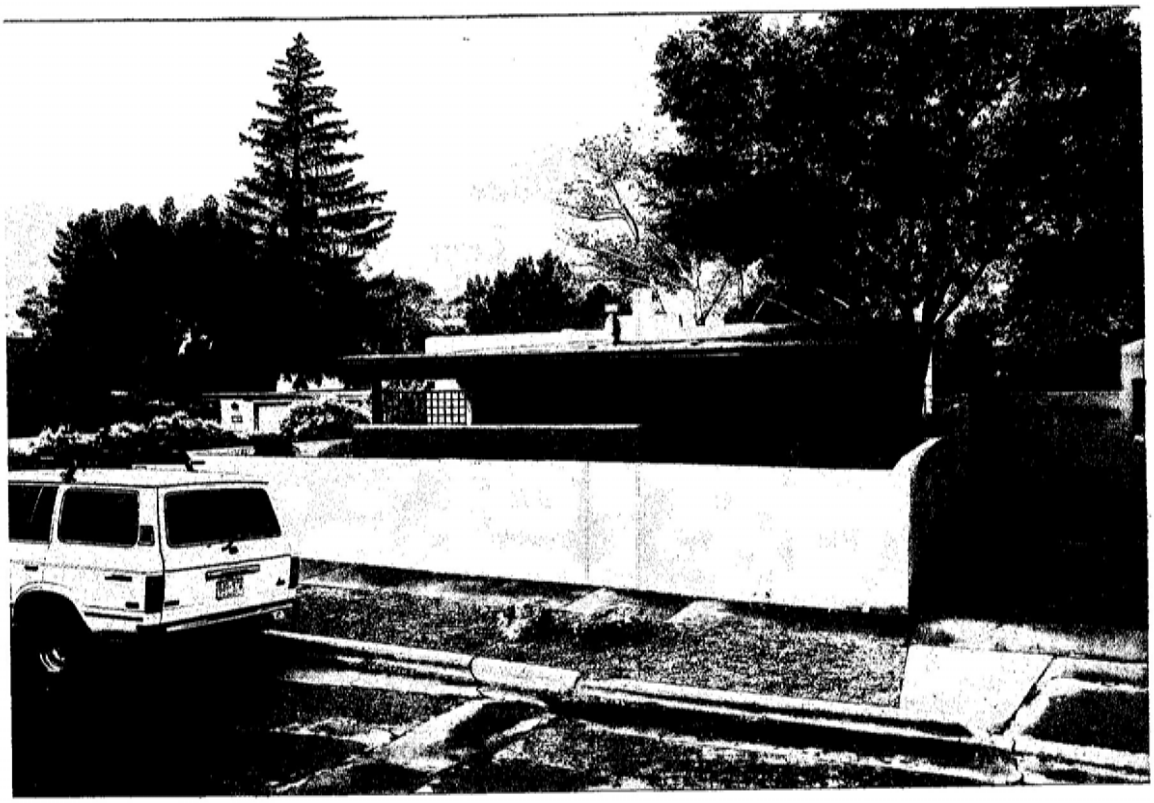
This is to certify that the Historic Design Review Board (HDRB) at their meeting on November 13, 2003, acted on the above referenced case. The decision of the board was to approve your request with the conditions that multi-paned windows on the east elevation are retained and the existing garage doors or the lumber are utilized on the remodeling of the garage.

For further information please call 955-6605.

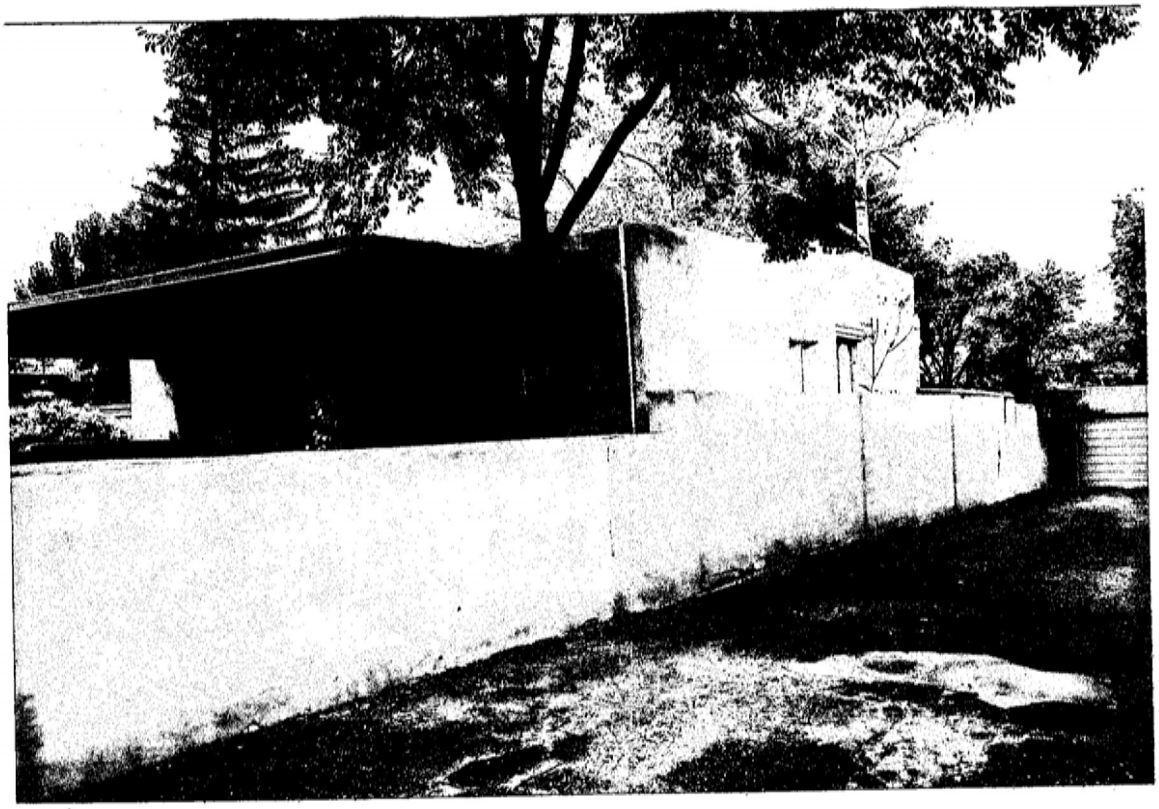
Sincerely,

David A. Rasch
Historic Preservation Planner

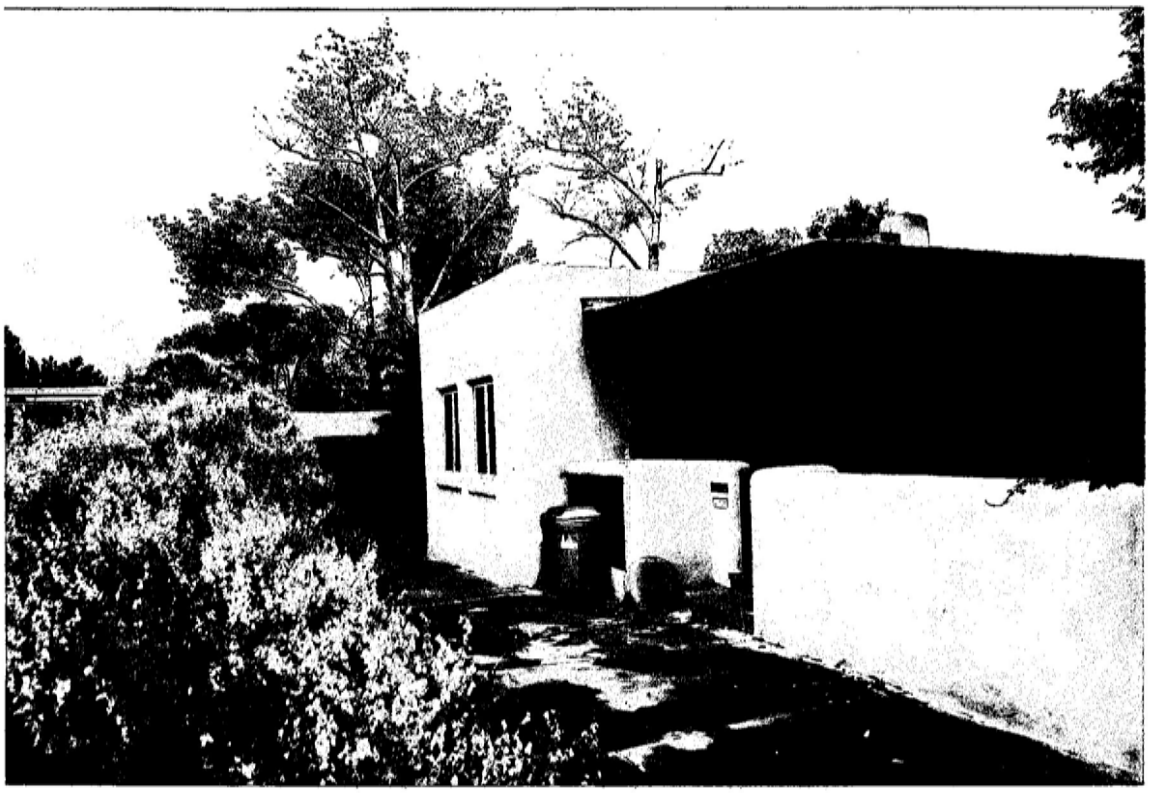
NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**



836 Don Cubero Ave.
Main House
East Elevation



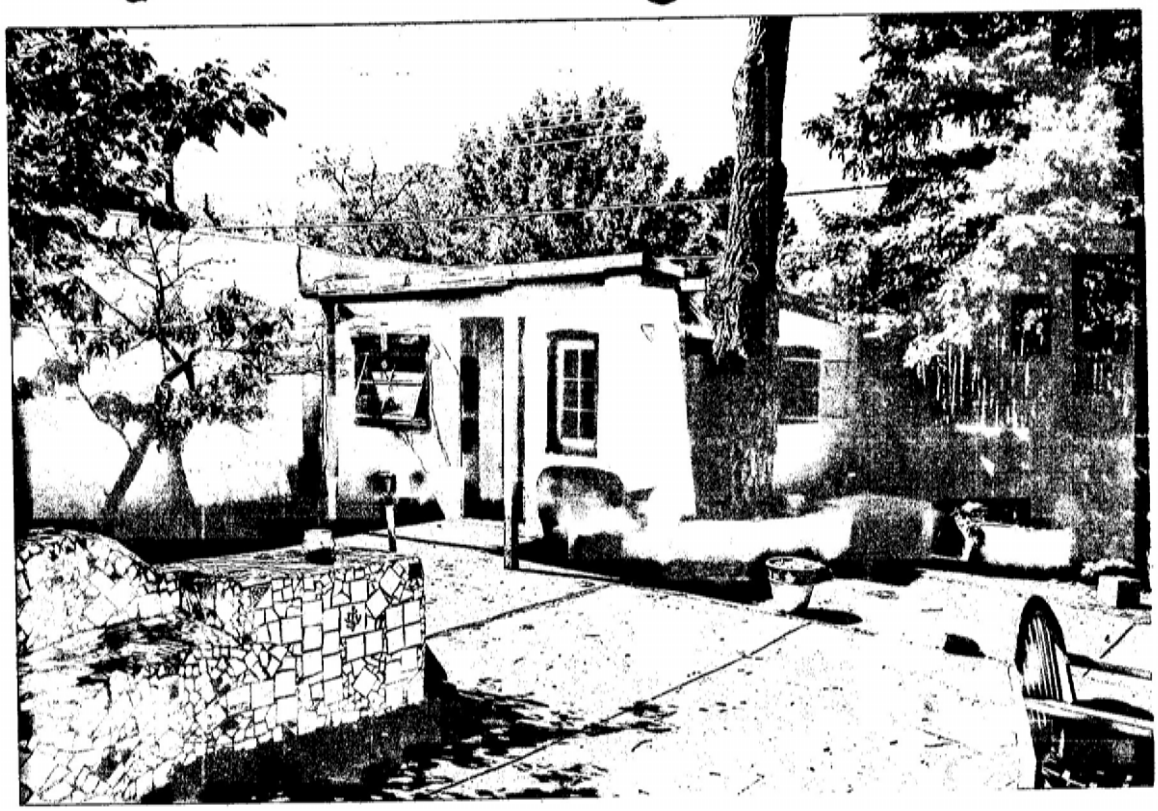
836 Don Cubero Ave.
Main House
North Elevation



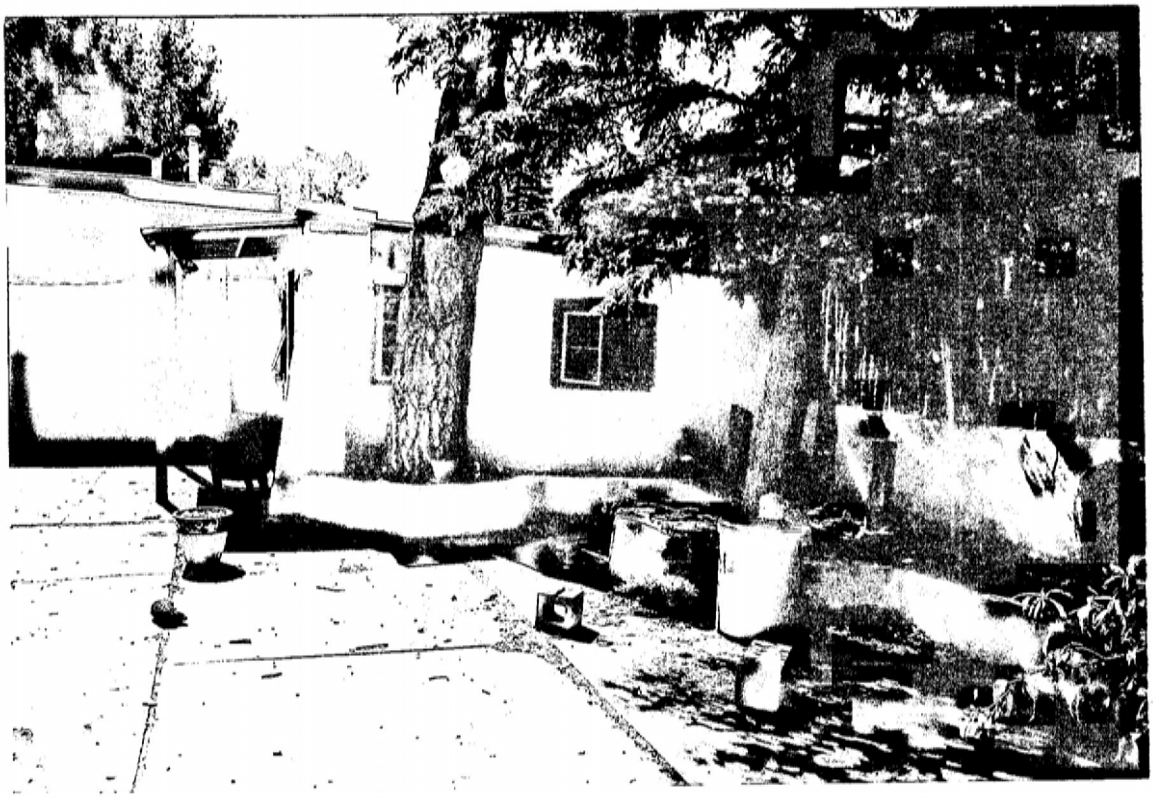
836 Don Cubero Ave.
Main House
South Elevation



836 Don Cubero Ave.
Main House
West Elevation



836 Don Cubero Ave.
Home Office
East Elevation



836 Don Cubero Ave.

Home Office
North Elevation

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 10·6·2003

Property Owner of Record WILSON SCANLAN

Applicant Name G. ALLEGRETTI Phone 986-9053

Site Address 836 DON CUBERO

Proposed Construction ADDITION / REMODELING TO RESIDENCE.

TO BE COMPLETED BY STAFF:

Zoning District RS Don Gaspar Subdistrict Subdivision _____ Lot _____ Block _____

Permitted Use:	☑	Section # _____
Accessory Use:	☐	Section # _____
Special Exception:	☐	Case # _____
Variance:	☐	Case # _____
Prohibited Use:	☐	Section # _____

Setbacks:
(Front) Provided 30'(apx.) Minimum _____ (Rear) Provided Ø - existing Minimum _____

(Left Side) Provided 6'(apx.) Minimum _____ (Right Side) Provided Ø - existing Minimum _____

(Special Yard) Provided _____ Minimum _____

Density: _____ Open Space: Private Open Space 2900 sf (apx.)

Lot Size: 6212 sf Total Roof Area: 2892 sf Lot Coverage: 46.57%

Height: 15'(apx.) Wall Requirement: _____

Parking: # Required 2 # Provided 2 Maneuverability _____

Other District Requirements: _____

Preliminary Approved	☑	
Preliminary Approval w/Conditions	☐	_____
Preliminary Rejection	☐	

Comments: _____

Reviewer Andrew Hamlin Date 10/06/03

Prepared by Mmontoya 12/99
Revised 4/3/2001

City of Santa Fe, New Mexico

memo

DATE: 11.4.03

TO: Historic Design Review Board Members

VIA: Sandra Aguilar, Planning & Land Use Department Director
Reed Liming, Planning Division Director RL

FROM: David Rasch, Historic Preservation Planner DR

CASE #: H-03-153

ADDRESS: 836 Don Cubero
Historic Status: Contributing
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ Case Synopsis

___ District Standards & Yard wall & fence standards.

_x_ State Historic Survey Sheets

___ Other:

APPLICANT SUBMITTALS

_x_ Proposal Letter

_x_ Vicinity Map

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

_x_ Other. Zoning review sheet

STAFF RECOMMENDATION:

Staff recommends approval of this project which complies with Section 14-5.2 (H) Don Gaspar Area Historic District Standards.

BACKGROUND & SUMMARY:

836 Don Cubero is a single-family residence that was built before 1928 in the New Mexico Vernacular manner. A small detached building was constructed at the rear of the property between 1930 and 1936. The main building had substantial remodeling with an addition at the rear and a garage built after 1968. The building is listed as Contributing in the Don Gaspar Area Historic District. The applicant proposes to remodel the property with four items.

1. The applicant proposes to remodel the existing garage to house a master bedroom.

a. The east, street-facing elevation will be altered slightly, by removal of the 7' x 9' 6" wood panel garage door. A new wood siding wall will be constructed in this location to mimic the appearance of the garage door. A paired 2' 6" x 2' casement window will be installed in this new wall.

b. The paired 2' 6" x 2' casement windows on the rear, west elevation will be replaced with 6' 8" x 2' 8" French doors with 5' 6" x 1' 6" lights.

c. The under built roof on the garage will be removed and rebuilt. The new parapet will have a maximum height of 10', which will be 6" lower than the existing adjacent parapet on the main building.

2. The applicant proposes to remodel the main house with many interior changes. The exterior will be affected only at the rear, west elevation. Six existing windows and an existing portal on this non-primary elevation will be removed. The existing portal will be enclosed as an interior hallway.

a. The double set of paired 3' 6" x 1' 6" casement windows at the north end of this elevation will be replaced with French doors that are the same as those to be installed in the master bedroom.

b. The four 2' 6" x 1' 6" casement windows at the center of this elevation will be replaced with a 4' x 3' 6" picture window flanked by two 4' x 2' 6" casement windows and French doors like the others.

c. A new portal will be constructed with exposed wooden elements including viga posts and carved corbels along the entire addition on this elevation. The portal will have a maximum height of 10' to the top of the new parapet. The existing adjacent building has a maximum height of approximately 14'.

3. The applicant proposes to remodel the existing detached building to house an office. Two existing portals, one attached to the east elevation of the detached building and the other attached to the west elevation of the garage will be removed.

A new "U" shaped portal will be constructed to attach the new office building to the new master bedroom. This portal will have details similar to the new portal on the rear of the main building.

4. The applicant proposes to remodel the back walled courtyard to create a garden and several outdoor activity areas.

a. The existing concrete slab that covers this courtyard will be removed for garden plantings.

b. The existing tiled banco, at the northwest corner of the garage, will be removed.

c. The existing angled fireplace at the north perimeter wall will be removed. This fireplace will be reconstructed in the same location, but reoriented in line with the wall. The fireplace may be reconstructed, in a similar fashion, on the west wall as an option.

ALLEGRETTI ♦ ARCHITECTS

10-7-2003

Santa Fe Historic Design Review Board
Santa Fe, New Mexico

Re: 863 Don Cubero Avenue

Dear Board Members:

The attached application requests approval to remodel and add onto an existing residence at 836 Don Cubero Avenue. This application proposes selected demolition, remodeling, and a small addition within a private courtyard at the rear of the lot. The existing attached garage will be converted into a master bedroom. These changes will affect the street façade only slightly.

Specifically, this project proposes the following:

- At the Private Courtyard:
  Selected demolition will include portals, exterior walls, doors and windows. The existing under-built roof structure at the attached garage will be removed and re-built. A new hallway will be constructed in place of one of the portals. New portals will be constructed. An existing exterior fireplace will be removed and re-built.

- At the Street Façade:
  The existing garage door will be replaced with new exterior wall and window. A new parapet will be constructed to accommodate the new roof structure above the attached garage (which will become a master bedroom).

The 1995 Santa Fe Historic Building Survey lists both the main house and the detached "guest house" as contributing structures. Sanborne maps show that the main house was initially constructed prior to 1930. The small detached structure was added at the rear of the property sometime between 1930 and 1936. After 1968, several phases of construction resulted in the enclosure of a rear porch, demolition of another rear porch, addition of a small room and various portals within the courtyard. The front portal and attached garage were added after 1968.

Thank you for your consideration.

Sincerely,

Greg Allegretti
Architect, AIA

PHONE-FAX: (505) 986-9033
1925 ASPEN DRIVE SUITE 802-B, SANTA FE, NM 87505

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 836 Don Cubero Avenue

HISTORIC DISTRICT: (Please see attached map)
Downtown & Eastside [ ] Don Gaspar [X] Westside-Guadalupe [ ]
Transition [ ] Historic Review [ ]
Historic Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: Selected Demolition · Remodel · Addition.

CONSTRUCTION COST: $ 50,000 **FEE:** $ 250 + $20 Poster Cost = $ 270

OWNER: Wilson Scanlan **PHONE#:**

OWNER ADDRESS: 836 Don Cubero Ave., Santa Fe, NM 87505

CITY, STATE, ZIP CODE:

APPLICANT: Greg Aubrey · Architect **PHONE #:** 505.986.9033

ADDRESS: 1925 Aspen Drive, Suite 307-B,

CITY, STATE, ZIP CODE: Santa Fe, NM 87505

NEW CONSTRUCTION:
Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [ ]

OTHER CONSTRUCTION:
Demolition [X] Remodel [X] Addition [X] Residential [ ] Signs [ ] Wall/Fence [ ]
Antenna [ ]

PREAPPLICATION MEETING: Date: 9/26/03 Case Planner: David Raach

PRELIMINARY ZONING REVIEW: Date: 10/6/03 Planner: Andrew Harnden
(You must schedule a meeting with Zoning Planner Andrew Harnden @ 955-6654 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION
Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height?
YES [ ] NO [X]
If yes, please provide a written request for an updated maximum allowable height calculation.

What is the proposed height of your project?

I certify that the documents submitted for the Historic Design Review Board meeting meets the minimum standards set forth in the Historic Districts Ordinance, Section 14-5.2 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

RECEIVED
OCT 7 2003
1:30 p.m.

Signature of Applicant/Owner

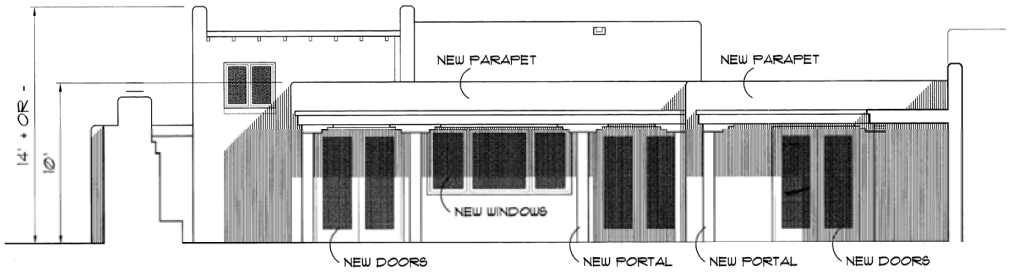
10/7/2003
Date

H-03-153



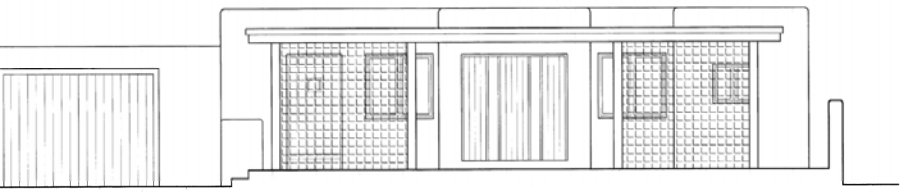
EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-Ø"



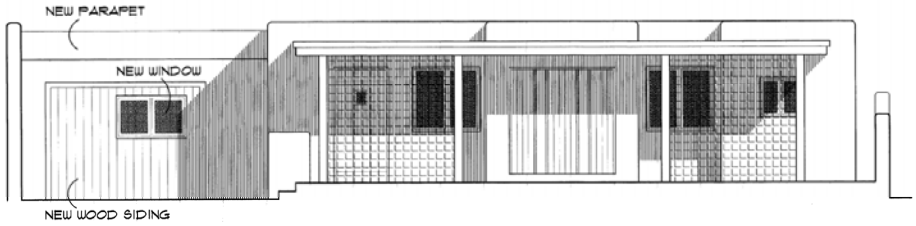
MAIN HOUSE: PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-Ø"



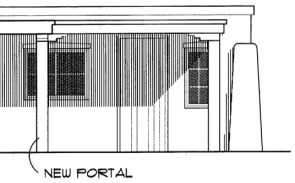
MAIN HOUSE: EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-Ø"



MAIN HOUSE: PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-Ø"



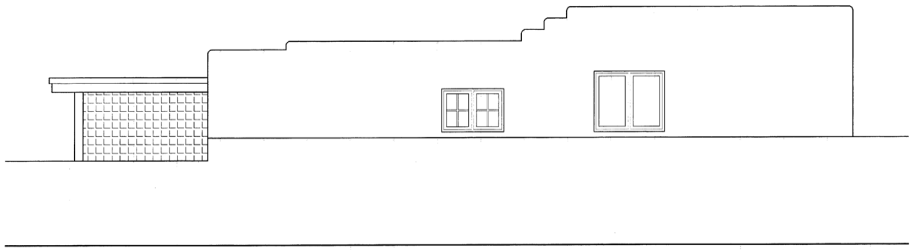
E: PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-Ø"



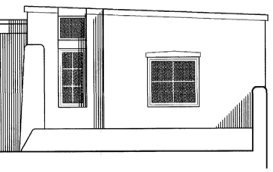
OFFICE: EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-Ø"



MAIN HOUSE: EXISTING AND PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-Ø"



E: PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-Ø"



OFFICE: EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-Ø"



MAIN HOUSE: EXISTING AND PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-Ø"

16'-0"

allegr
archit

1925 ASPEN DRIVE, SUITE
505.986.9033

- PLANNING & LAND USE -
- HISTORIC DESIGN REVIEW
- LANDSCAPE REVIEW
- ESCARPMENT ARCH. REVIEW
- APPROVAL
- CONDITIONAL APPROVAL
- REJECT

NAME A. Christopher Purvis for Cecilia Ruston

4 2 0
3 1 4

project

scanlan house re

836 don cubero avenue
santa fe, new mexico

drawn G.A.

scale AS NOTED

date 10-6-03

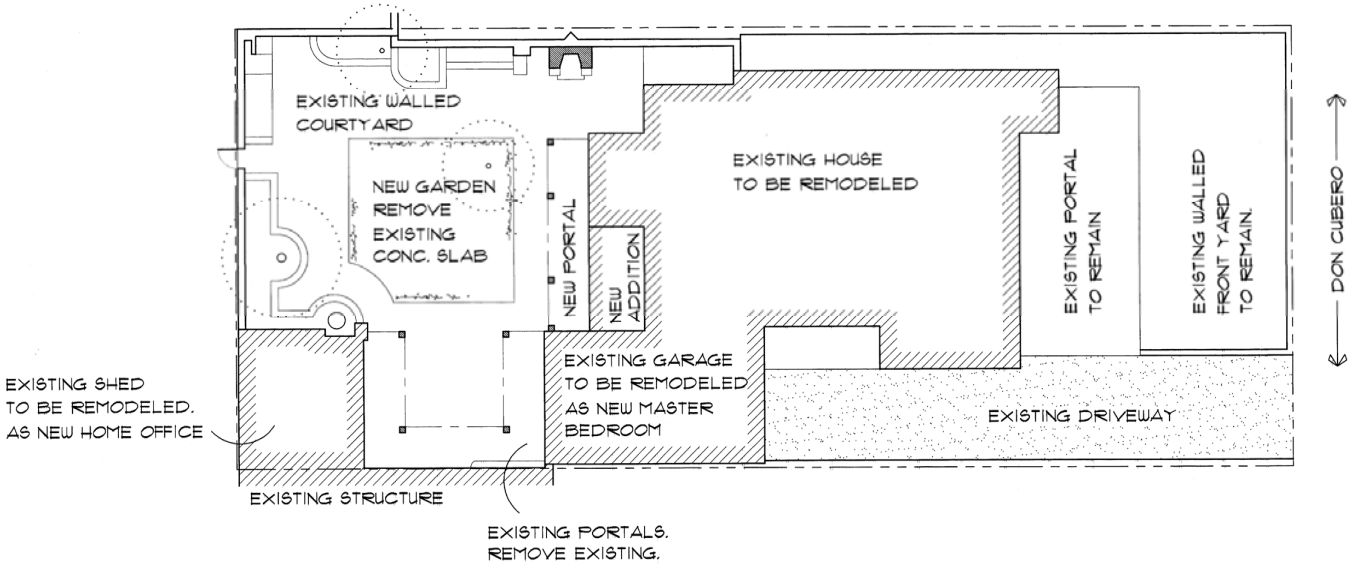
revisions:

10-17-03: EXISTING ELEVATION

sheet title

ELEVATIONS

sheet no.



SITE PLAN

SCALE: 1/8" = 1'-0"

32'-0"

AREA TAKE-OFFS:

GROSS HEATED FLOOR AREA:

HOUSE (MAIN FLOOR):	1,912 SF
HOME OFFICE	240 SF
	2,152 SF

PORTALS:

EXISTING:	415 SF
NEW:	325 SF
	740 SF

LOT AREA:	6,212 SF
TOTAL UNDER ROOF:	2,892 SF
LOT COVERAGE:	46.57%
PRIVATE OPEN SPACE:	2,976 SF

allegr
archit

1925 ASPEN DRIVE, SUITE
505.986.9033

8 4 0

6 2 8

project

scanlan house re

836 don cubero avenue
santa fe, new mexico

drawn G.A.

scale AS NOTED

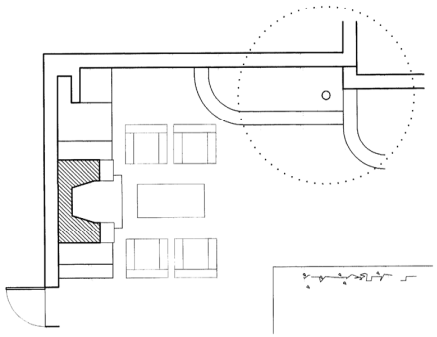
date 10-6-03

revisions:

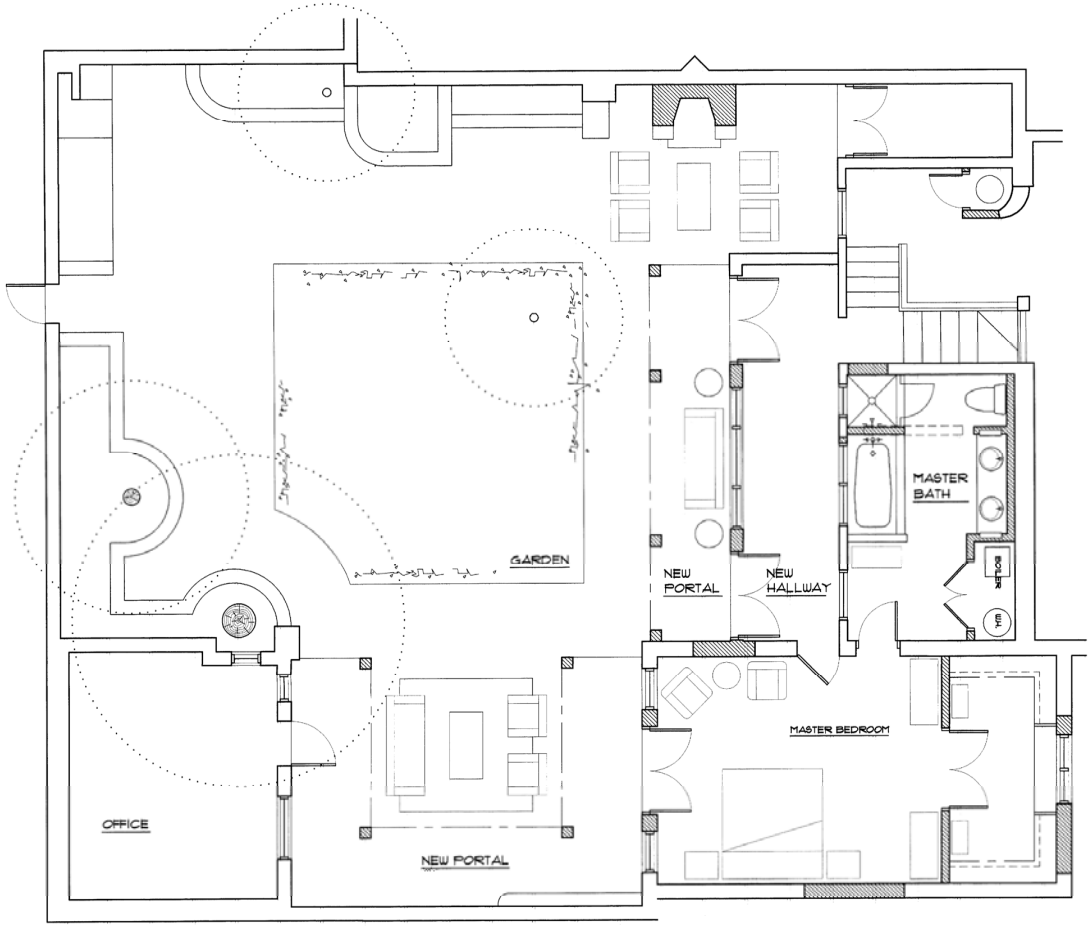
sheet title

SITE PLAN

sheet no.



ALTERNATE FIREPLACE LOCATION
SCALE: 1/4" = 1'-0"



PROPOSED FLOOR PLAN
930 SF REMODEL AREA
SCALE: 1/4" = 1'-0"
16'-0"

EXISTING WALLS

NEW WALLS

allegre
archite
1925 ASPEN DRIVE, SUITE 802
505.986.9033

4 2 0 8
3 1 4

project

scanlan house remo

836 don cubero avenue
santa fe, new mexico

drawn G.A.

scale AS NOTED

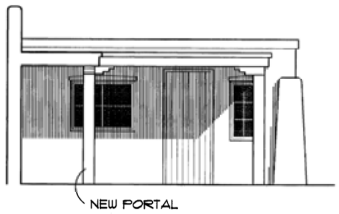
date 10-6-03

revisions:

sheet title

FLOOR PLAN

sheet no.



OFFICE: PROPOSED EAST ELEVATION

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



OFFICE: PROPOSED NORTH ELEVATION

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



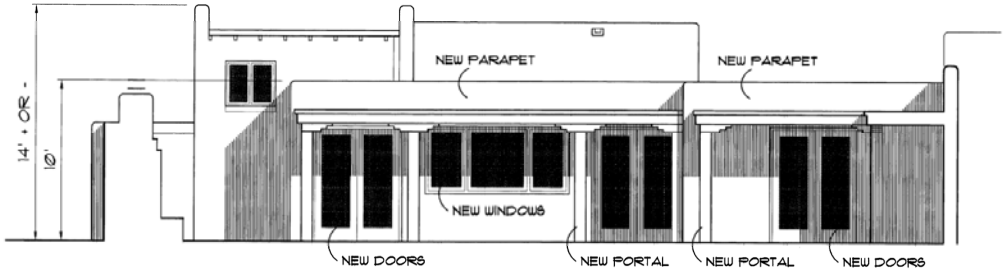
OFFICE: EXISTING EAST ELEVATION

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



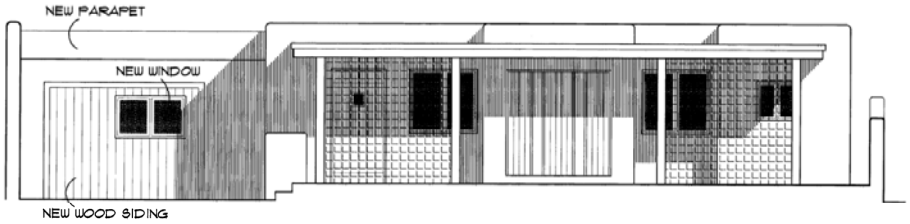
OFFICE: EXISTING NORTH ELEVATION

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



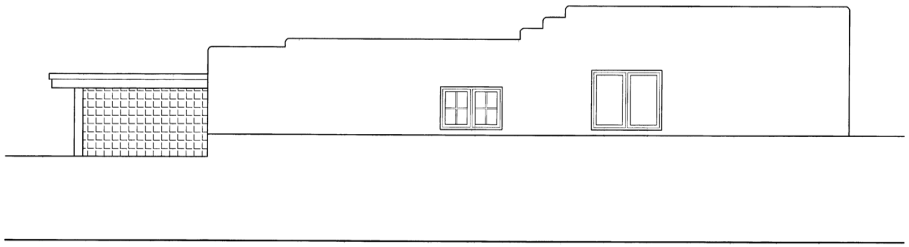
MAIN HOUSE: PROPOSED WEST ELEVATION

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



MAIN HOUSE: PROPOSED EAST ELEVATION

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



MAIN HOUSE: EXISTING AND PROPOSED NORTH ELEVATION

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



MAIN HOUSE: EXISTING AND PROPOSED SOUTH ELEVATION

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

16'-0"

allegret
architec

1925 ASPEN DRIVE, SUITE 202-
505.986.9033

4 2 0 8

3 | 4

project

scanlan house remod

836 don cubero avenue
santa fe, new mexico

drawn G.A.

scale AS NOTED

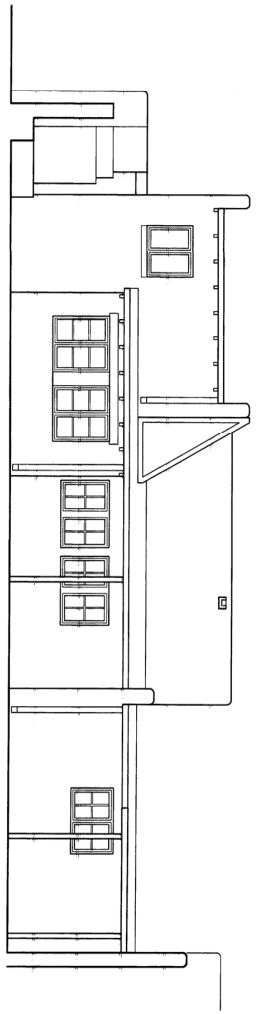
date 10-6-03

revisions:

sheet title

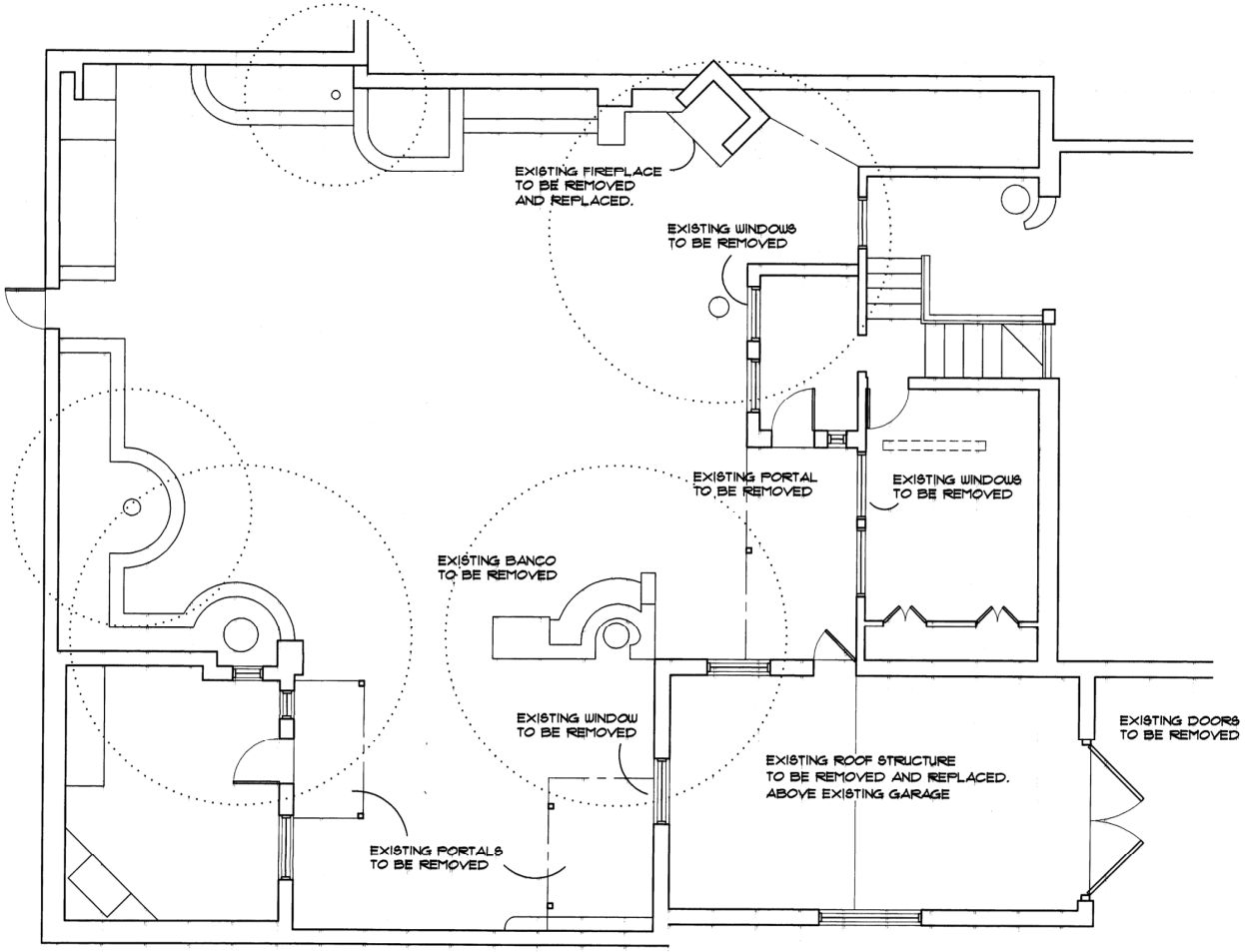
ELEVATIONS

sheet no.



EXISTING WEST ELEVATION

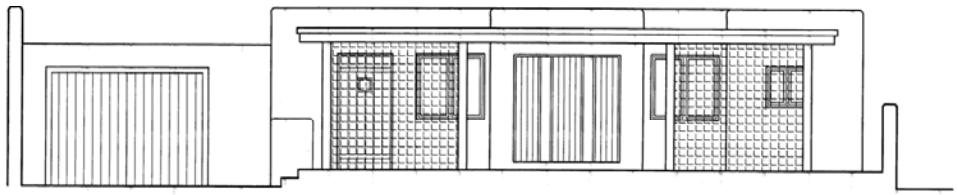
SCALE: 1/4" = 1'-0"



AS-BUILT FLOOR PLAN

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

16'-0"



MAIN HOUSE: EXISTING EAST ELEVATION

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

allegr
archit

1925 ASPEN DRIVE, SUIT
505.986.9033

4 2 0
3 | 4

project

scanlan house re

836 don cubero avenue
santa fe, new mexico

drawn G.A.

scale AS NOTED

date 10-6-2003

revisions:

sheet title

AS-BUILT PLAN + ELEVAT

sheet no.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 836 Don Cubero

ID NUMBER: 0516 00604

BUILDING NAME:

SANTA FE ID NUMBER: H 1683

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 26 NE 1/4 SE 1/4

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

DATE OF CONSTRUCTION:

____ ESTIMATE by 1928 ACTUAL

SOURCE(S) city directory 1930 Sanborn

BUILDING DATA

ARCHITECTURAL STYLE: Vernacular

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

___ MINOR __ MODERATE

X MAJOR addition, rear; porch removed & new one added; door moved

EXPLAIN:

OVERALL CONDITION:

___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

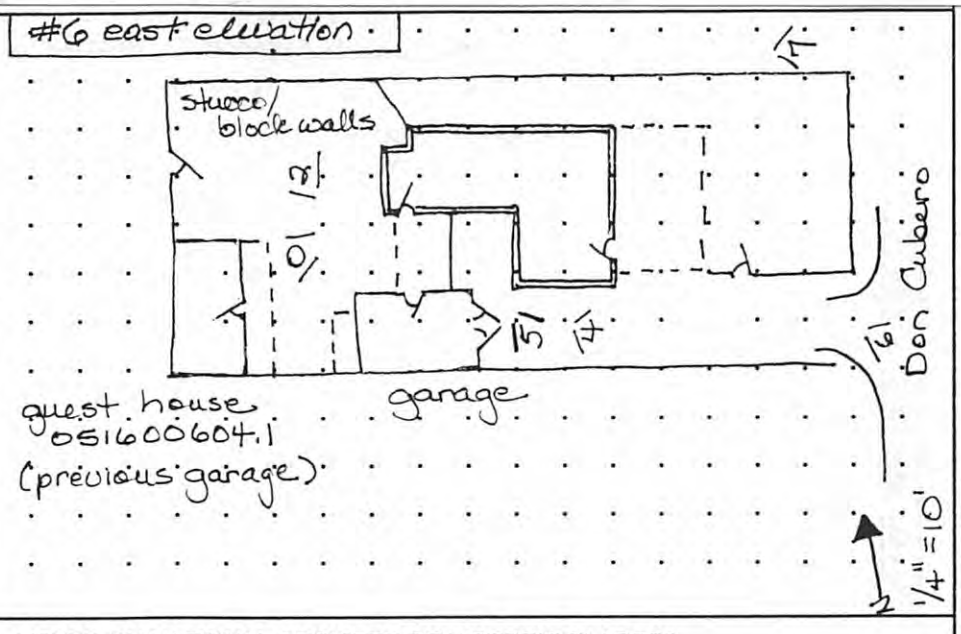
___ YES X NO

PHOTO



SITE PLAN

#6 east elevation



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

___ CONTRIBUTING X NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 5/95 BY DB

NEGATIVES WITH NMHPD ROLL # DB4 NEG # 0 ~~10~~ 2

DB4

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat, plain parapet
BUILDING WALLS	tan stucco over adobe
FOUNDATIONS	not visible - has basement
DOORS	wood plank wood panel
WINDOWS	6 light wood csmts. in trios on S, projecting stuccoed sills; paired 6 light wood casements on S; one aluminum slider on N, others 6 light wood csmt.; metal fixed & csmt. on W
PORCHES OR PORTALES	E – large patio cover, wood with round posts, wood beams & corbels W - inset SW - wood roof with metal fascia, 4X4 posts
BALCONIES	
~~GARAGE – COURTYARDS~~	flat roof stucco with metal garage doors, wood herringbone door N, 6 light and 4 light wood csmts., small wood porch on W
FENCES/WALLS	low stucco wall around front, wrought iron gate
ARCH. DETAILS	
OTHER	basement window well on S has steel casement "greenhouse"
COMMENTS	Addition on W - 1½ story (site slopes down) with solar clerestory over casements on S, steel casements in west wall, aluminum slider W, upper story. Owner reports door moved from side to front on E. Porch removed (porte-cochere?) and patio cover added along main facade. Previous garage now guest house. Garage added after 1968.

ADDITIONAL PHOTOGRAPHS



#7 north elevation

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 836 Don Cubero (guest)

ID NUMBER: 0516 000604.1

BUILDING NAME:

SANTA FE ID NUMBER: H1683.1

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 26 NE 1/4 SE 1/4

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

DATE OF CONSTRUCTION:

____ ESTIMATE by 1948 ACTUAL

SOURCE(S) Sanborn map

BUILDING DATA

ARCHITECTURAL STYLE: Vernacular

USE:

HISTORIC: ~~residential~~

OTHER garage

PRESENT: (residential)

OTHER ____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? house at 836

IF INVENTORIED, LIST ID NUMBER(S)

0516000604

DEGREE OF REMODELING:

___ MINOR ___ MODERATE

X MAJOR converted to guest house

EXPLAIN: from garage

OVERALL CONDITION:

___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

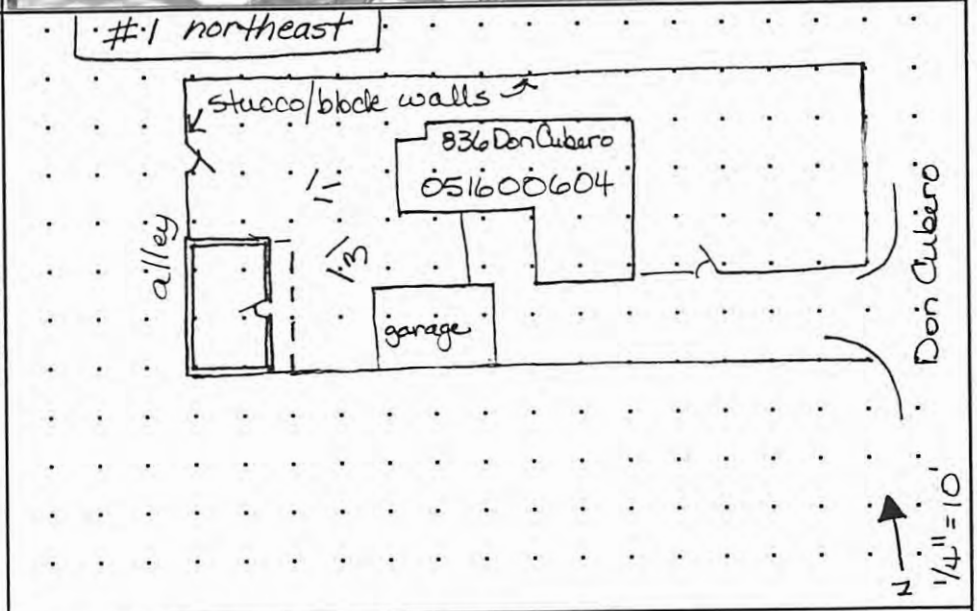
___ YES X NO

PHOTO



#1 northeast

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

___ CONTRIBUTING X NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

___ SIGNIFICANT ___ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 5/95 BY DB

NEGATIVES WITH NMHPD ROLL # DB4 NEG # 1 ~~TO~~ 3

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	shed roof with wood & metal fascia
BUILDING WALLS	brown stucco
FOUNDATIONS	not visible
DOORS	wood plank
WINDOWS	wood and metal casements, wood awning windows, pedimented lintels and wood frames
PORCHES OR PORTALES	E - small wood porch with shed roof, 4X4 posts
BALCONIES	
COURTYARDS	
FENCES/WALLS	
ARCH. DETAILS	
OTHER	
COMMENTS	Sanborn maps 1948 and 1968 show this as garage.

ADDITIONAL PHOTOGRAPHS



#3 east elevation

IDENTIFICATION

ADDRESS

836 Don Cubero

ID NUMBER: 0516 000604

SANTA FE ID NUMBER: H1683

SURVEYED/RESEARCHED

DATE 5/95 BY DB



#2 from NW, garage at right



#0 west elevation

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

IDENTIFICATION

ADDRESS

836 Don Cubero

ID NUMBER: 0516 00604

SANTA FE ID NUMBER: H1683

SURVEYED/RESEARCHED

DATE 5/95 BY DB



#5 south center



#4 garage, east

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1683

building threatened? yes	surveyed date by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 604	UTM reference zone 12 (13)	easting 414310 northing 3[illegible]

location description: 836 Don Cubero

city/town: Santa Fe

land grant/reservation:

building name:

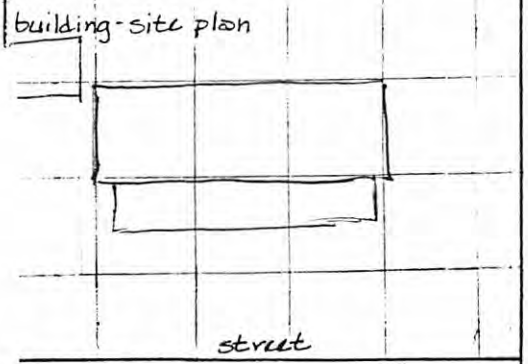
legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by E.T. no.

negative nos. 26A 28

loc. of neg. City of Santa Fe

building-site plan





ate of construction

___ estimate ___ actual

ource

se

resent (residential)

other ___

istoric (residential)

other ___

ondition

___ excellent ✓ good

___ fair ___ deteriorating

style

foundation material: ~~S~~ n.v.

wall material/surface: stucco

degree of remodeling

✓ minor ___ moderate ___ major

describe:

architectural features

sliding wood & casement windows

broad porch

parapet

surroundings: res.

relationship to surroundings

✓ similar ___ not similar

district potential

✓ yes ___ no

significance

___ significant ___ contributing

✓ supporting ___ intrusive

comments

4' stucco wall

associated buildings? ✓ yes

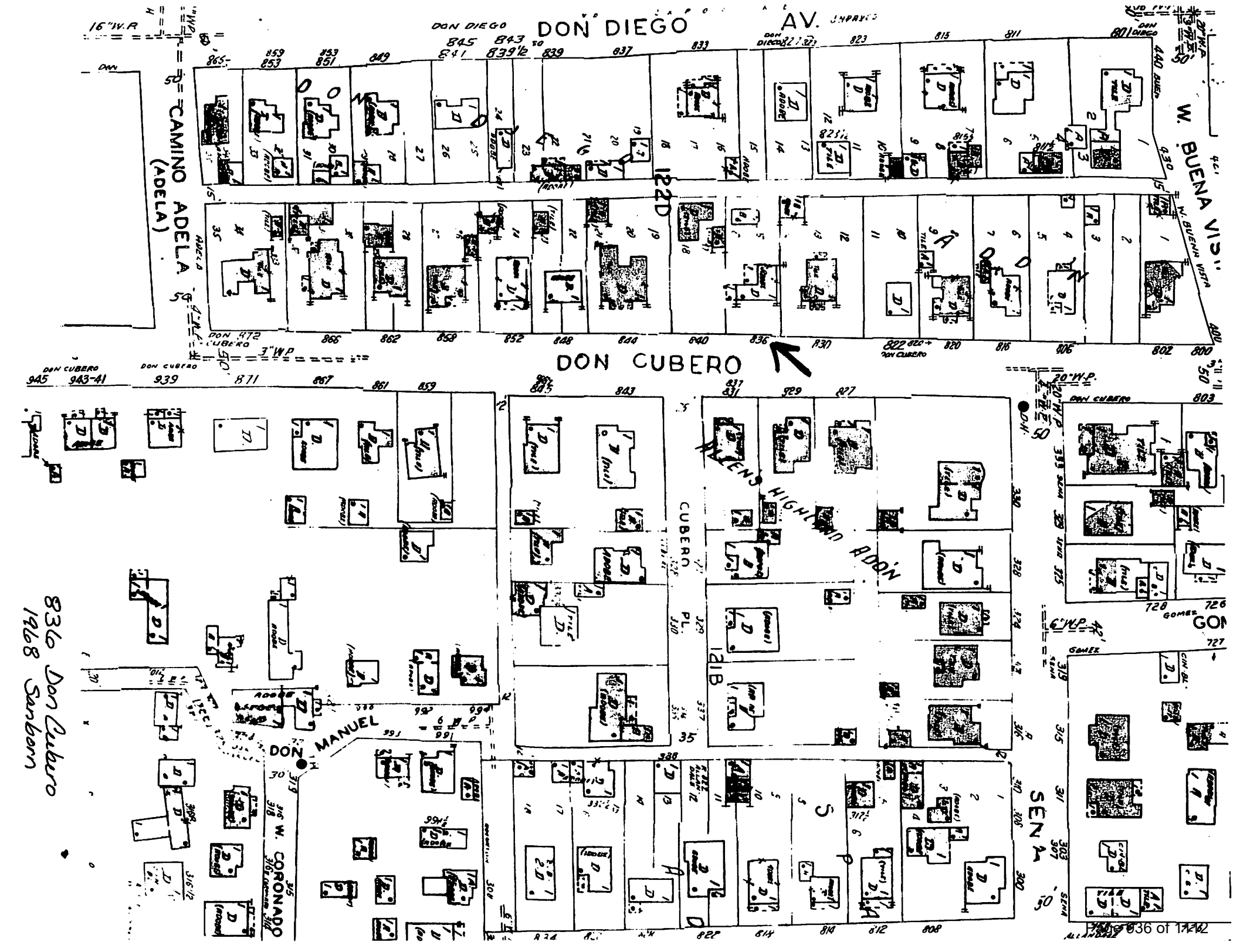
what type? garage

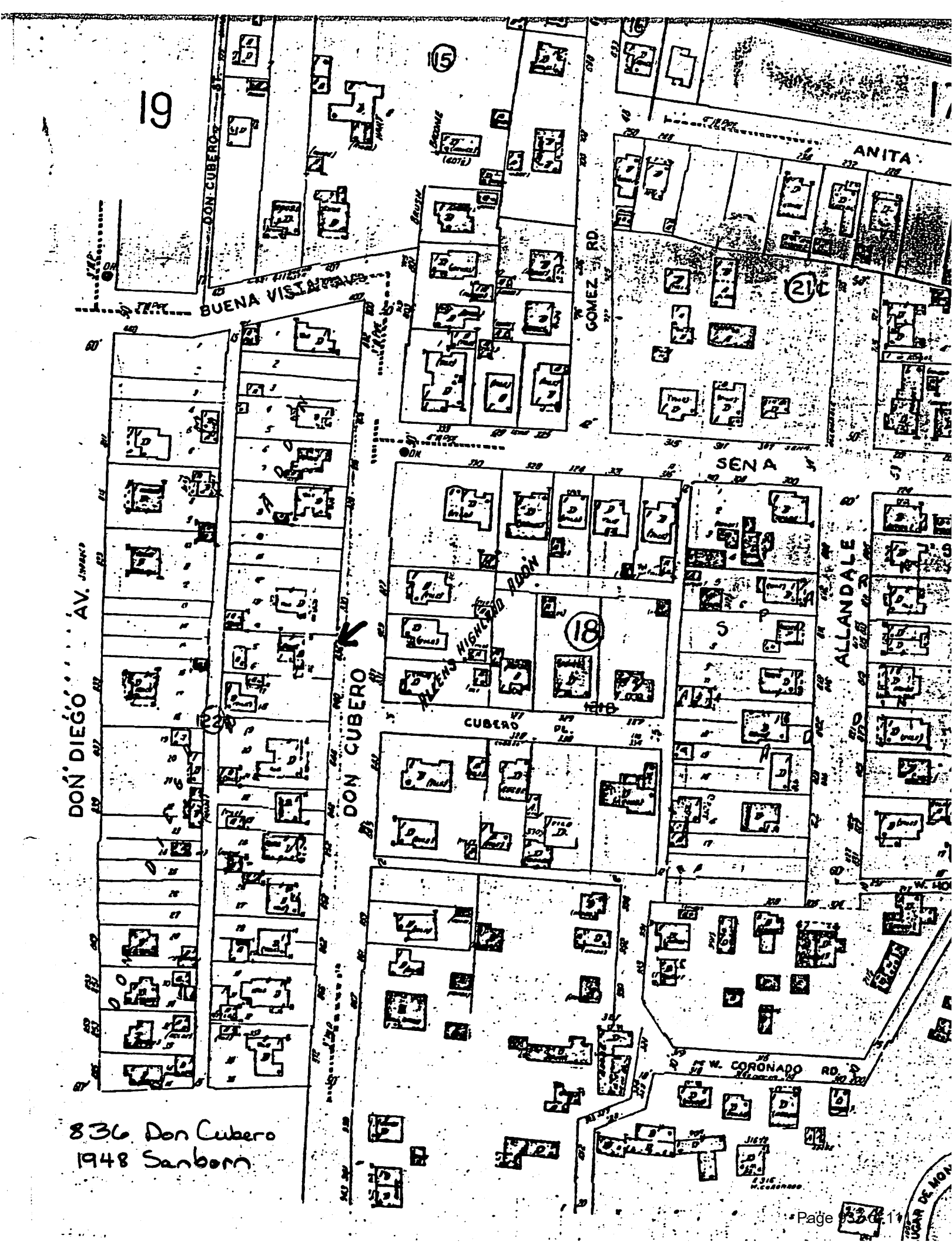
if inventoried, list ID nos.

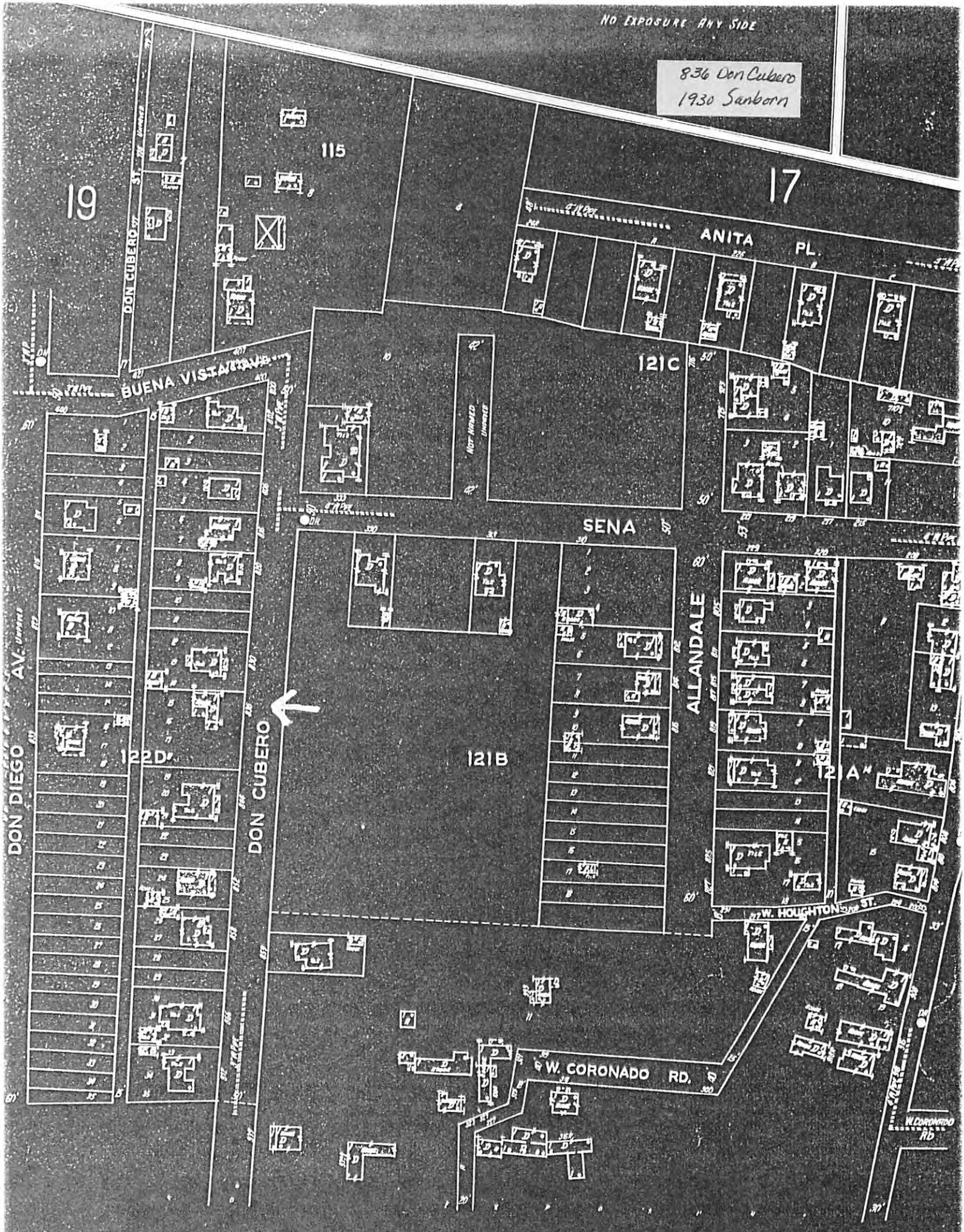
1936 cd - Telahaki MJ

1928 cd - Wolf EF dentist

see back? ___ yes


DON DIEGO AV.
CAMINO ADELA (ADELA)
W. BUENA VISTA
DON CUBERO
ALLENS HIGHLAND ADDN
CUBERO PL.
DON MANUEL
W. CORONADO
SENA
GOMEZ
836 Don Cubero
1968 Sanborn


19
DON CUBERO
BUENA VISTA
GOMEZ RD.
ANITA
SENA
ALLANDALE
DON DIEGO AV.
DON CUBERO
CUBERO
W. CORONADO RD.
836 Don Cubero
1948 Sanborn


NO EXPOSURE ANY SIDE
836 Don Cubero
1930 Sanborn
19
115
17
ANITA PL.
DON CUBERO
BUENA VISTA AV.
121C
NOT NUMBERED
SENA
ALLANDALE
DON DIEGO AV.
122D
121B
DON CUBERO
121A
W. HOUGHTON ST.
W. CORONADO RD.
W. CORONADO RD.

City of Santa Fe, New Mexico

memo

DATE: August 12, 2025

TO: Historic Districts Review Board

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

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

---

2025-010873-HDRB, 219 and 219 A Washington Ave, Downtown and Eastside Historic District, Contributing, Robert Evans, agent for Dennis Price, owner, requests approval for a 1,357 sq. ft. addition including a two-story structure to a height of 22'-0" at 219 Washington Ave and construct a new 1,661 sq. ft. two-story structure at 219 A Washington Ave to a height of 24'-6" where the max allowable is 20'-1". Exceptions are requested to 14-5.2(D)(2)(d) an addition shall not exceed fifty percent of the square footage of the existing footprint and 14-5.2(D)(9) height.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Previous Case Documents

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** 219 and 219 A Proposed Construction Renderings

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that all the exception criteria have been met and 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.

Sample motions:

a. Approve or deny Case #2025-010873 to allow these alterations to 219 and 219 A Washington Ave.
b. Approve or deny Case #2025-010873 to allow these alterations to 219 and 219 A Washington Ave subject to conditions.
c. Approve or deny the exceptions to 14-5.2(D)(2)(d) an addition shall not exceed fifty percent of the square footage of the existing footprint and 14-5.2(D)(9) height.
d. Approve or deny Case #2025-010873 to allow those alterations to 219 and 219 A Washington Ave that do not require an exception.

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

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). As the total ground disturbance will exceed 2,500 square feet, archaeological clearance is required.

The applicant has provided a contract with an approved archaeologist on the City of Santa Fe's List of Approved Archaeologists and Historians for the Historic Downtown Archaeological Review District and for all ground disturbing activities associated with the proposed construction and development of this property.

BACKGROUND & SUMMARY:

The professional office building at 219 Washington Ave is listed as contributing to the Downtown and Eastside Historic District with the west street facing façade designated as primary. The following paragraphs are a summation previously described by Mr. Ramón Sarason, former planner for the Historic Preservation Division (HPD) in a recent case for the subject property to the Historic Districts Review Board (Board) in 2024.

The commercial building at 219 Washington Ave occupies the northwest corner of the former Levi A. Hughes estate and is characterized as a low, flat-roof building that initially served as a garage. The non-descript structure faces Washington Ave and sits directly adjacent to a wide sidewalk made of glazed clay blocks. To the north is a concrete walkway leading to the former McKee Office Building. To the south is the lawn of the onetime Levi A. and Christine L. Hughes residence.

Constructed between 1930 and 1942, the garage is made of structural clay pentiles and finished with stucco and painted in a buckskin color. The previous garage faces the street, which has been altered with the infill of a door and windows. These include two sets of large multi-light wood windows that sit on low bulkheads faced with stretcher row brick. The public access to the building is through a ¾"-glass door at the northwest corner. The structure is currently utilized for commercial business purposes.

Previous cases for 219 Washington Ave include:

On February 27, 2024, in Case No. 2024-007814-HDRB, the Board approved a remodel with exceptions with the condition that the replacement windows be true simulated divided lights or actual divided lights. The approved renovations are stated below:

> 1) Renovations and Alterations to the north, west, south, and east elevations of the structure.
> 2) North Façade includes the introduction of new windows to provide additional natural light to the proposed sleeping rooms. Exception required Section 14-5.2(D) (5) (a).
> 3) West Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Exception required Section 14-5.2(D) (5) (a).
> 4) South Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Introduction of a new window to provide additional natural light to the proposed sleeping room. Exception required Section 14-5.2(D) (5) (a).
> 5) East Façade includes removal of the existing north door and introduction of a new entrance door in the enlarged existing opening. Introduction of a new window in a previous center door opening to provide additional natural light to the proposed sleeping room. The existing opening will be reduced in size. Introduction of a new window in the existing south opening to provide additional natural light to the proposed bathroom. Exception required Section 14-5.2(D) (5) (a).
> 6) The existing Storage Area will be renovated in the interior and will replace the existing door with a new door in the existing opening.

On October 22, 2019, in Case No. 2019-000994-HDRB, the Board upgraded the historic status to contributing and designated the western, street facing façade as primary.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) 1. Construct a proposed rear addition (219A) to the East rear façade of the existing building 219. The addition will be designated for:
    a. Laundry – 92 SF
    b. Unit 4 Portal – 51 SF
    c. Unit 4 bathroom – 40 SF
    d. The existing rear one-story Storage area (100 SF) will be rebuilt in the same location, to introduce a new Laundry area and a bathroom for Unit 4.
    e. A new one-story portal addition (51 SF) will provide egress for Unit 2 and connect with the Laundry room.
    f. Unit 4 – Basement – 352 SF (Mechanical & Utility Room + Storage)
    g. Unit 4 – 445 SF
    h. TOTAL = 628 SF

2) Construct a new two-story addition will provide Unit 4 (445 SF) on the first floor and Unit 5 (284 SF) on the second floor. Access to Unit 5 on the second floor will be provided by a covered exterior stairway to a roof deck on the first floor below. Access to Basement will be provided by a covered exterior stairway below. Second floor is not allowed within 10 feet of property line.
3) Construct a new two-story addition will provide Units 6 (464 SF) & 7 (459 SF) on the first floor and Units 8 (369 SF) & 9 (369 SF) on the second floor. Access to Units 8 & 9 on the second floor will be provided by a covered exterior stairway to a roof deck on the first floor below. Access to Basement will be provided by a covered exterior stairway below. Per zoning code standards, the second floor is not allowed within 10 feet of property line.

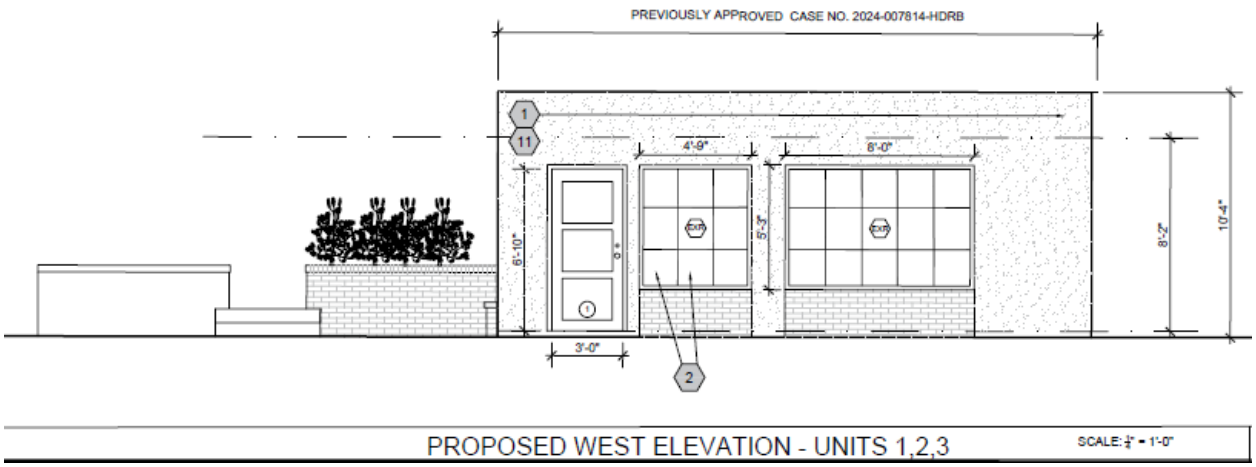


Figure 1. 219 Washington Ave street facing facade.

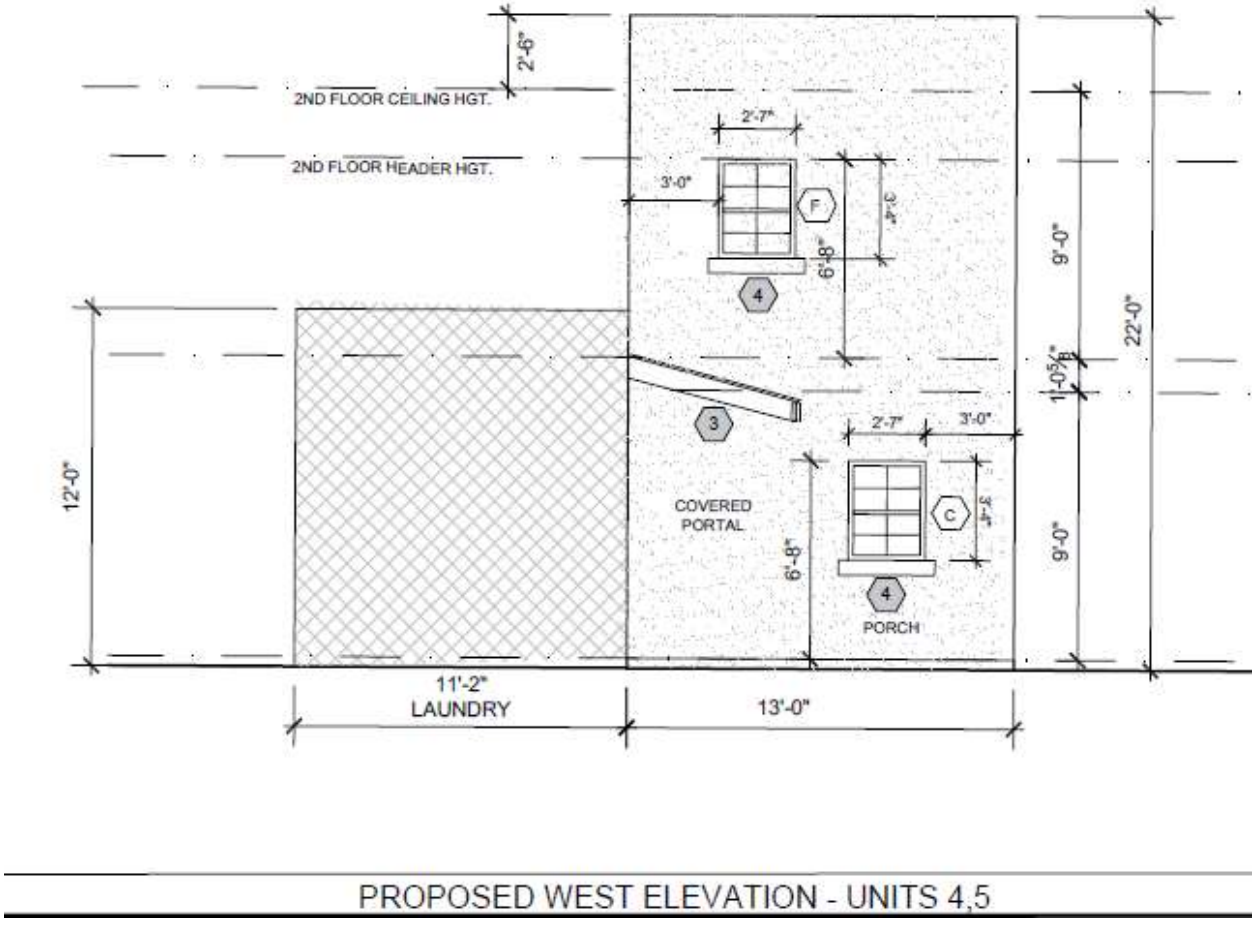


Figure 2. 219 Washington Ave proposed addition street facing façade.

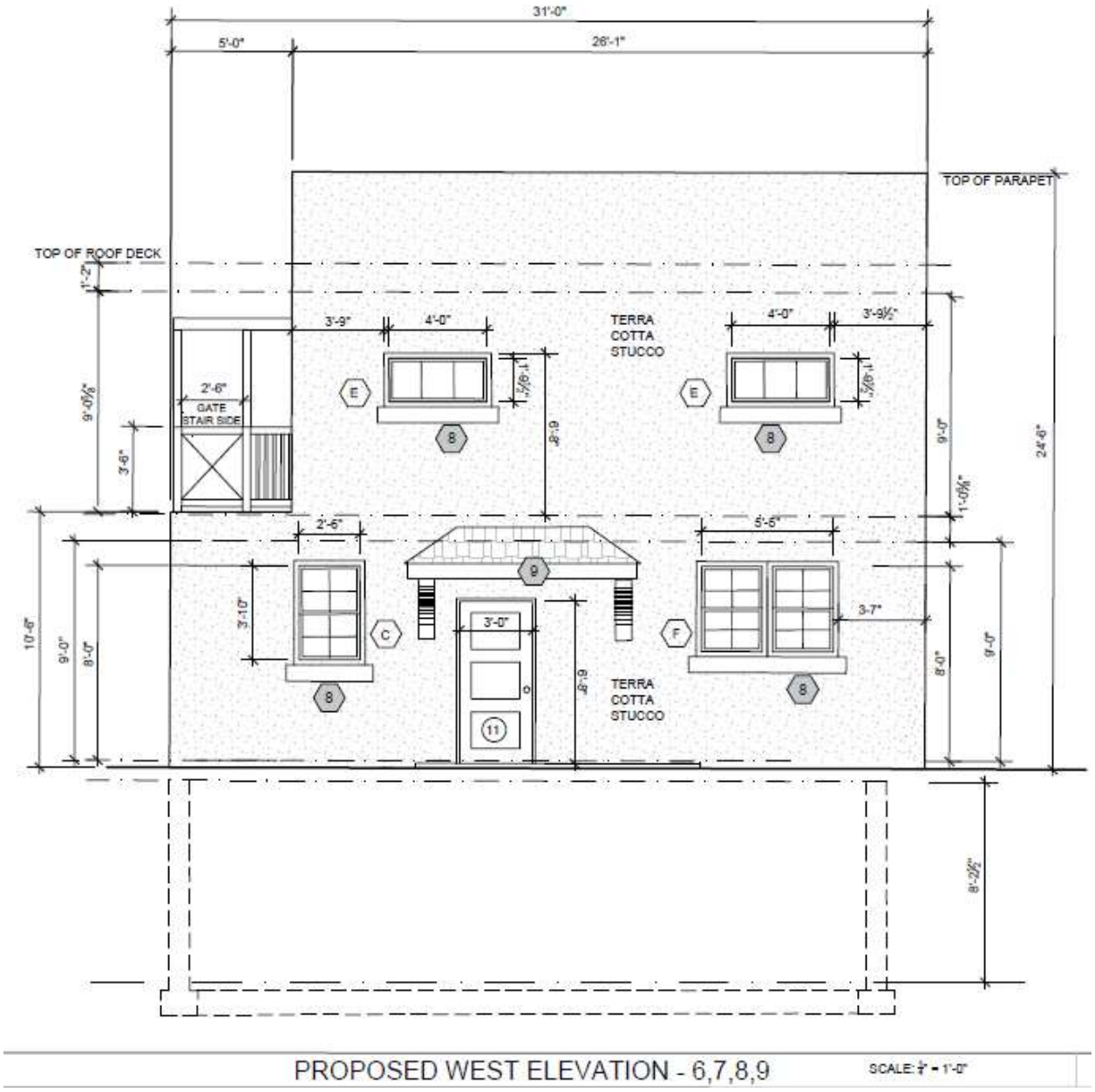


Figure 3. 219A Washington Ave proposed new construction street facing façade.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(d) an addition shall not exceed fifty percent of the square footage of the existing footprint: Staff requested an exception to 14-5.2(D)(2)(d) due to the proposed 628 sq. ft. of additions exceeds fifty percent of the existing footprint of 897 sq. ft.

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

Applicant Response: The new construction proposed is located in the rear of the property and not viewable from the street or adjacent properties.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The original structure at 219 Washington Ave served as a garage. It was renovated and became office space. The proposed development of the property will not impact the contributing status or the west primary street facing façade. The additional square footage is necessary for the remodeling of the structure from professional office space to hotel space.

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

Applicant Response: The construction of the addition on 219 (Units 4,5) and the new building (Units 6,7,8,9) are requested for 219 Wahington Ave for the development of individual rental units to meet the access, daylighting requirements and layout of the units interiors.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. There will be no injury to the public welfare as all ADA and construction code requirements will be met. Furthermore, the proposed construction is comparable to and compatible with adjacent construction and will retain the character of the Downtown & Eastside Historic District.

(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 construction proposed will blend with the existing 219 and 215 structures. Windows and doors will match the existing historic buildings. Portal design will match the existing 215 building. Exterior stairs will match existing stairs on 215 with white metal as specified.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed development of the property will not impact the contributing status or the west primary street facing façade. The additional square footage will be minimally visible and not adversely impact the Washington Ave streetscape.

Exception to 14-5.2(D)(9) height: Staff requested an exception to 14-5.2(D)(9) for proposing a design that exceeds the maximum allowable height of 20'-1" to 22' and 24'-6" respectively.

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

Applicant Response: The location of this structure (219A) is in the rear between the parking lot and the front 219 Building.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed height of 22' at (219) and 24'-6" at (219A) is greater than the

maximum allowable height of 20'-1" by 1'-11" to 4'-5" respectively. The adjacent two-story building at 215 Washington Ave is currently 29'-8" high. The variation of the proposed (219A) will be 5'-2" shorter than (215) which will provide less of a visual impact on the streetscape and will not impact the contributing structures in the vicinity adversely.

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

Applicant Response: The ceiling heights and parapets cause the building height to exceed the allowable height by 1'-11" to 4'-5" respectively.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The design of the Spanish Pueblo Revival structure necessitates high ceilings and deep parapets. The need for the height exception will allow the applicant to achieve their desired outcome while taking into consideration of the neighboring contributing structures and Washington Ave streetscape. A rendering has been provided to illustrate the proposed buildings relationship with other buildings on the site and the Washington Ave 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: The heights of the existing garage (on the property in the rear), the heights of the proposed structure (219A) and the existing structure (219) step their max height in a gradual fashion towards Washington Ave.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed addition and new construction at (219) and (219A) step back from Washington Ave to prevent overwhelming the streetscape with large two-story structures. The step-up takes place on the property to the east which varies the heights of the buildings.

(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: Special conditions and circumstances are the 9' ceiling heights in (219A), which allow more volume in the units and balance the smaller room size with a higher ceiling. Also, the Planning and Zoning requirements allow a height of 26'-6".

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The City's Current Planning team has reviewed the design and finds that it meets approval given the current zoning code. As for the City's Historic Preservation team finds that the design and height will not adversely impact the neighboring contributing structures or the Washington Ave streetscape.

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

Applicant Response: Special conditions and circumstances balancing the heights of the existing buildings on the streetscape with the proposed building is a result of the existing building heights.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed height of 22' at (219) and 24'-6" at (219A) is greater than the maximum allowable height of 20'-1" by 1'-11" to 4'-5" respectively, however is 5'-2" shorter than the adjacent two-story building at 215 Washington Ave. The variation of the proposed (219A) will provide less of a visual impact on the streetscape and will not impact the contributing structures in the vicinity adversely given it will be stepped back to the east from Washington Ave.

(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: Keeping the proposed heights of the proposed building (219A) in concert with the existing garage (property behind 219A) and the existing 219 with additions will have the least negative impact on the streetscape.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed design and height of (219) and (219A) will not detract from what is currently established on the Washington Ave streetscape. The variation of heights rise as they extend east from Washington Ave and do not overwhelm the Washington Ave 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.

(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).

(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.

(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:

(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:

CASE NUMBER: 2019-000994--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 215 WASHINGTON AVE
Santa Fe, NM 87501

CONTACTS:	Owner	Dennis Price	215 Washington
	Applicant	Daniel Lujan	

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Oct 22, 2019. The decision of the Board was to designate on 215 Washington the west, north, and east façades as primary (#1-8) excluding the southern, single-story addition, the buttress on the south east side, the eastern second-story door and exterior stairway, and any non-historic features. The Board specifically pointed out the two-story massing, the roof style, and the symmetrical windows. The Board also upgraded 219 Washington from non-contributing to contributing referencing the age and historic usage as a residential garage and designating the western, street-facing façade as primary.

For further information please call 505-955-6605.

Sincerely,

Carlos Gemora

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. 10 6/24/2019

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007829-HDRB, 407 W. Buena Vista St., Member Biedscheid moved to approve the application as submitted and recommend by staff. The motion was seconded by Member Guida.

VOTE: The motion passed by (5-0) roll call vote with Members Bienvenu, Guida, Valdo, Aguilar Medrano and Biedscheid voting in favor and none voting against.

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=XNlGQnhI3BM (2:25:52 – 2:34:47)

f. **2024-007814-HDRB. 219 Washington Ave.** Downtown & Eastside Historic District. Contributing. John Padilla, agent for Dennis Price, owner, proposes door and window replacement on the south, east, and west elevations and insertion of new windows on the north elevation. An exception is requested to Section 14-5.2(D)(5)(a) for door and window replacement on the primary facade, and Section 14-5.2(D)(1)(a) removal of historic material. (Ramon Sarason)

BACKGROUND & SUMMARY:

219 Washington occupies the northwest corner of the former Levi A. Hughes estate is a low, flatroof building that initially worked as a garage. The non-descript structure faces Washington Avenue and sits directly adjacent to a wide sidewalk made of glazed clay blocks. To the north is a concrete walkway leading to the former McKee Office Building. To the south is the lawn of the onetime Levi A. and Christine L. Hughes residence.

Constructed between 1930 and 1942, the garage is made of structural clay tile and finished with stucco painted in a buckskin color. The previous garage faces the street with an altered facade.

Its bay has been filled with doors and windows. These include two sets of large multi-light wood windows that sit on low bulkheads faced with stretcher row brick. The public access to the building is through a ¾-glass door at the northwest corner. The structure is currently utilized for commercial business.

This property was brought before the Board October, 22, 2019 (Case # 2019-0994-HDRB) and the structure was upgraded to contributing and the western, street facing façade designated as primary.

Now, the applicant proposes the following exterior alterations:

1) Renovations and Alterations to the north, west, south, and east elevations of the structure.
2) North Façade includes the introduction of new windows to provide additional natural light to the proposed sleeping rooms. Exception required Section 14-5.2(D) (5)(a).
3) West Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Exception required Section 14-5.2(D) (5)(a).
4) South Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Introduction of a new window to provide dditional natural light to the proposed sleeping room. Exception required Section 14-5.2(D) (5) (a).
5) East Façade includes removal of the existing north door and introduction of a new entrance door in the enlarged existing opening. Introduction of a new window in a previous center door opening to provide additional natural light to the proposed sleeping room. The existing opening will be reduced in size. Introduction of a new window in the existing south opening to provide additional natural light to the proposed bathroom. Exception required Section 14-5.2(D) (5) (a).
6) The existing Storage Area will be renovated in the interior and will replace the existing door with a new door in the existing opening.

STAFF RECOMMENDATION:

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

Member Bienvenu said, regarding the exception criteria, the applicant took on exceptions for all the facades. The Board only needs to address an exception request for the west facade because the window and door alterations elsewhere don't require an exception. He said the exception request for the west façade is an ADA issue.

APPLICANT PRESENTATION:

John Padilla, PO Box 22986, Santa Fe, was sworn. He said the primary façade is the west elevation. The intent is to take a from a business office and convert

it to hotel rooms. The primary façade does have an existing 2' 8" (width) door. They want to ensure that accessibility is there. The property at 215 currently has an ADA compliant unit that has direct access off the ground floor. It is an accessibility issue for this group of three units. It is the primary façade. They want to be compliant with accessibility that is the exception they brought forth.

Member Guida said it's an artful job. Point of clarification on his understanding is that two openings were infill, they were garage doors at one time. Drawings suggest that head of the door and window don't line up.

Mr. Padilla said he didn't recall that the line is continuous because it is a different height.

Chair Rios asked if the windows are going to be true divided light.

Mr. Padilla said they were going to do simulated divided light, if that is the wishes of the Board.

Mr. Sarason pointed out on the west elevation where the vine is, there's an eave that is not indicated on the drawings. That facilitates holding up the vines.

Mr. Padilla said there's not intent to change the primary façade only the door.

Chair Rios said simulated in this case is fine because when you look at it, it looks like true divided light.

PUBLIC HEARING

John Eddy, previously sworn, said he was glad the Board was talking about divided lights. He asked about the door. whether it is a style and rail door.

Mr. Padilla said it is a style and rail door, it is solid.

Chair Rios asked if on the simulated divided lights, they are going to have thickness to it.

Mr. Padilla said yes, if it is a condition of approval, it will be simulated divided light.

Stefanie Beninato, previously sworn, she really likes the building.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007814-HDRB, 219 Washington Ave., Member Bienvenu moved that findings be entered that all exception criteria have been met, particularly noting the necessity for accessibility, requiring a slight modification to the door opening on the primary façade; and that the application be approved on the condition that as represented by the applicant that the replacement windows be true simulated divided lights or actual divided lights. The motion was seconded by Member Guida, with friendly amendment that the Board clarify that the exceptions are required only for the primary facade and not the others.

Member Bienvenu accepted the friendly amendment.

VOTE: The motion passed by (5-0) roll call vote with Members Guida, Valdo, Aguilar Medrano, Biedscheid and Bienvenu voting in favor and none voting against.

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=XNlGQnhI3BM (2:34:47 – 2:58:14)

g. **2024-007885-HDRB. 646 Old Santa Fe Trl.** Downtown & Eastside Historic District. Contributing. Daniel Strongwater, agent for 646 Old Santa Fe Trail LLC, owner, proposes door replacement on the east and west elevations, historic window repair and replacement of non-historic windows, the modification of a parapet on the north elevation, construction of an ADA ramp on the south elevation, and the addition of a porch on the west elevation. (Heather Lamboy)

BACKGROUND & SUMMARY:

The building at 646 Old Santa Fe Trail originally was constructed as a single-family residence and listed as contributing to the Downtown and Eastside Historic District.

While there have been changes and additions made to the property in the past, there are no formal HDRB cases. Those changes were made prior to the consistent record keeping by the Division starting in the 1990s.

Now, the applicant proposes the following exterior alterations:

1. Window replacement on all elevations. The applicant has provided a window assessment that determines the overall condition of the windows. Two of the original historic windows will be repaired on the east and north elevations, and replacement windows will match the original 6/1 divided lite windows.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted:

Property Owner of Record: Dennis Price

Applicant/Agent Name: Robert D. Evans

Contact Person Phone Number: 505 919-9744

Site Address: 215-219 Washington Avenue

Proposed Construction Description: Interior Renovations & Additions

TOTAL ROOF AREA: 7341 SF

Zoning District: BCD-MAR

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

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

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

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

Use of Structure:
- ☐ Residential
- ☑ Commercial Type of Use: Mini-Hotel

Terrain: ☐ 30% slopes n/a

Lot Coverage : 40.9 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: EXIST Minimum: EXIST
2nd Front? —
Proposed Rear: 24' Minimum: ____
Proposed Sides: L 5' R EXIST Minimum: ____

Height: Proposed 26'-6 1/2"
Maximum Height: _____ or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 19 Accessible 1
Minimum: 20 (2 OFFSITE)

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

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

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

Robert D. Evans [☐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.

Robert D. Evans 2/19/2025
SIGNATURE **DATE**

To Be Completed By City Staff:

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

Notes: _____

Zoning Approval:
☑ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**
Comments/Conditions: _____
2025-010378--PAR

REVIEWER: Joel Cruz-Haber **DATE:** 4/28/2025

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

Revised 20 November 2020

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:	2. Location:	3. Local Reference Number:
Levi A. & Christine L. Hughes House - Garage - Parcel # 910006023	219 Washington Avenue (historically 217 Washington Avenue) *Downtown and Eastside Historic District*	Santa Fe ID #: N/A 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
August 25, 2019

7. Previous Survey Date(s):

__ Yes:
_x_No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.689859, -105.936543



10. Photo Information: John Murphey, photographer. View of north and west elevations, facing southeast.

11. Brief Description of the Property:

Occupying the northwest corner of the former Levi A. Hughes estate is a low, flat-roof building that initially worked as a garage. The non-descript structure faces Washington Avenue and sits directly adjacent to a wide sidewalk made of glazed clay blocks. To the north is a concrete walkway leading to the former McKee Office Building. To the south is the lawn of the onetime Levi A. and Christine L. Hughes residence.

Constructed between 1930 and 1942, the garage is made of structural clay tile and finished with stucco painted in a buckskin color. The previous garage faces the street with an altered façade. Its bay has been filled in with doors and windows. These include two sets of large multi-light wood windows that sit on low bulkheads faced with stretcher row brick. The public access to the building is through a ¾-glass door at the northwest corner.

Continued on Page 5.

12. Who uses the property? Office

13. Construction Date: Unknown
Date: c.1930 to 1942
__Known _x_ Estimated Source: Sanborn Fire Insurance maps

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

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SEP 25 2019
BY: MS

HCPI Base Form (FORM 1) *(Continued from other side)*

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



Source: Santa Fe County Assessor

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
First Light Consulting
Architectural History Services
505-577-7593
John@archhistoryservices.com

For: Dennis and Patricia Price

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

Owner: Dennis and Patricia Price

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
Alterations have adversely affected its historic integrity.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing __ No Status
Per City of Santa Fe official designation map, as accessed on September 20, 2019

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, September 24, 2019

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*
HCPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Levi A. & Christine L. Hughes House - Garage -	219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: August 25, 2019

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

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

Known Building Material: Structural Clay Tile

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

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

9. Roof: __ N/A

Shape: _x_Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: __ Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other: Tar and Modified Bitumen

10. Windows __ N/A

Operation	Material	Glazing	Number
Fixed	Wood	9	1
Fixed	Wood	15	1
Casement	Steel	2	1

Full extent of fenestration was not visible because of ivy.

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	¾-Glass	Wood	1
Single-Leaf	10-light	Wood	1
Single-Leaf	Panel	Wood	1
Single-Leaf	Panel & Light	Steel	1
Single-Leaf	Solid	Wood	1

12. Chimneys _x_ N/A
(describe whether interior or exterior and material)

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: X __ No known modifications

#1 Date: c.1950s; removal of garage doors and installation of pedestrian entry and windows; visual and material evidence.
2 Date: post-1975; addition of utility shed; aerial photograph.

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

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

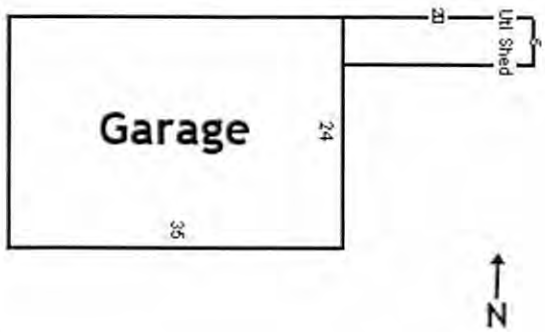
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19.Site Plan: Modification of Santa Fe County Assessor drawing.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	**2. Location:** 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**

Architectural Description Continued

A dense swarm of English ivy covers most of the building's south exposure and part of its roof. What is visible is a single, 10-light wood door (Photo 2). The north elevation presents a blank wall to the walkway (Photo 3).

The east elevation is penetrated with a few openings holding an altered steel casement window as well as an older wood-panel door, in which one of the panels has been replaced with a louvered metal vent. A shed-roof porch shelters the entry. Attached this elevation is a 100-square-foot frame utility shed (Photo 4). The primitive addition includes a solid wood door at its east end.

A thin stucco archway connects it to the adjacent Levi A. and Christine L. Hughes House to the south.

Historical Overview

The garage's construction (c.1930 to 1942) places it during Levi A. Hughes' ownership of the property (see Levi A. and Christine L. Hughes HCPI form). Hughes (1858-1934) was an important Santa Fe business leader and financier.

Starting with George Washington Schoch, the original owner of the house, the property included a building used to house either a horse or an automobile – beginning with a stable, and ending with the present building. Sanborn Fire Insurance maps track this progression.

In 1902, during Schoch's ownership, the lot included a one-story stable with firewalls, tucked into the northeast corner of the lot (Figure 1). By 1908, three year's after Hughes' purchase of the property, the lot included another stable of equal size (Figure 2).

As the house evolved, so did the stables. In 1921, four years before Hughes would retire from First National Bank, the stables were replaced by a one-story concrete garage (Figure 3). By 1930, the concrete garage had been displaced by a small adobe building, potentially a tool shed, with a new concrete L-plan garage to the south (Figure 4). The 1942 Sanborn map shows a new structural clay tile garage situated at the northwest, representing likely the present building (Figure 5).

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Levi Allen Hughes died on April 8, 1934, after a prolonged illness. His wife Christine L. Hughes continued to live the in the house through the mid-1940s, after which time it was leased to a string of short-term tenants and then turned into apartments.

The following decade, the property was converted into commercial use. The back portion — containing a pool, a tennis court, and garden — was sold in 1950, with the improvements demolished in order to build the McKee Office Building.

The old house was reworked into offices, initially holding the Mountain States Telephone and Telegraph Company. In the late 1950s, the Santa Fe Business College took over the former manse. At some point during this conversion, the street-side garage evolved into commercial use. The most striking change was filling the garage bay with a pedestrian door and large windows.

For many years it held printing businesses, starting in the early 1950s, with the Graphic Printing Company, a commercial printing and advertising firm. This was followed by the Vergara Printing Company, a local company specializing in offset lithography. During this period, the retail space was identified as 217 Washington Avenue. It then shifted to small office space for insurance companies and realtors. A chiropractor is current ensconced in the former garage.

Historic Integrity

The principal façade of the garage was altered in the c.1950s for commercial use. This involved removing the main character-defining feature of the building — its wide bay and garage door — and replacing it with a pedestrian entry and multi-light windows. Given this change, and its now ambiguous relationship with the street, the building no longer communicates its use as a garage.[1]

[1] The author only discovered its original use by reviewing Sanborn maps.

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Evaluation of Historical Status

The building itself has no architectural interest or discernable style. In addition, subsequent alterations and the shed attachment have impacted its already damaged historic integrity. Its presence does not complement the Levi A. and Christine L. Hughes House.

For these reasons, the recommendation is to designate the building a Noncontributing structure to the Downtown and Santa Fe Historic District.

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Illustrations

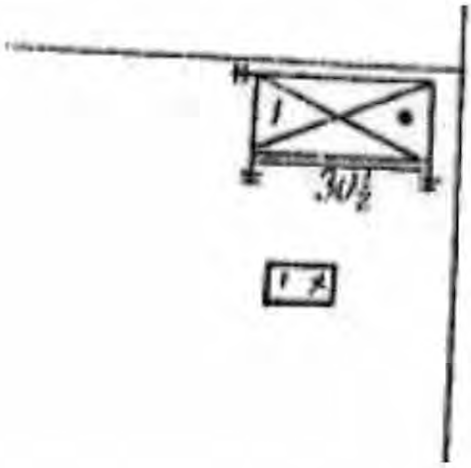

Figure 1: 1902 Sanborn map showing stable.

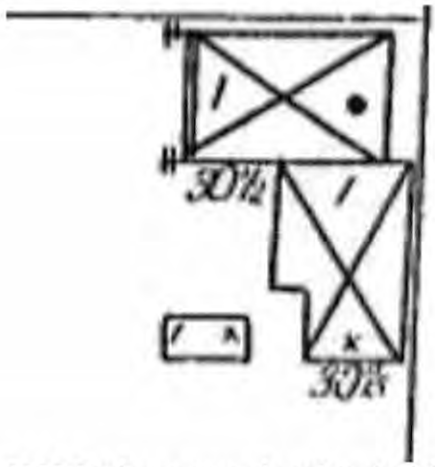

Figure 2: 1908 Sanborn map showing double stables.

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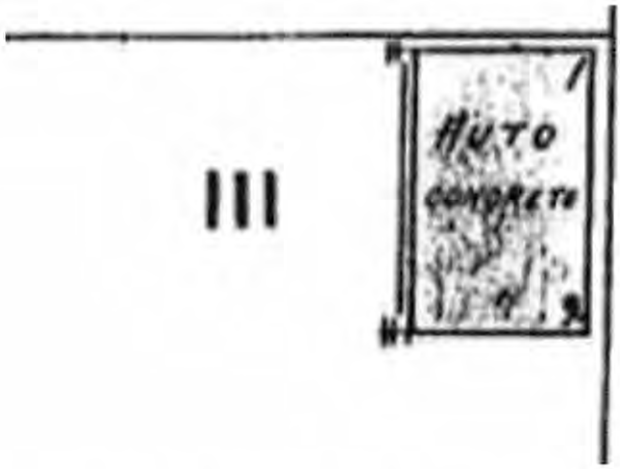

Figure 3: 1921 Sanborn map showing concrete garage.

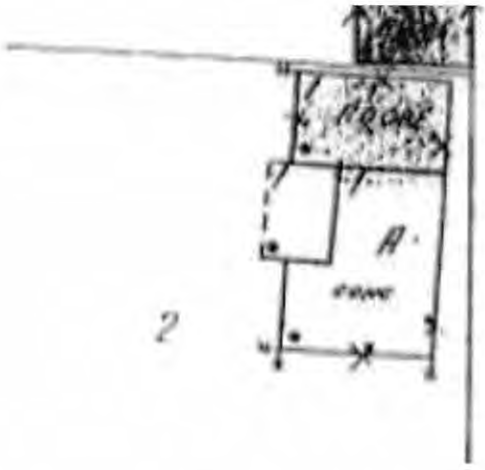

Figure 4: 1930 Sanborn map showing adobe building and new concrete garage.

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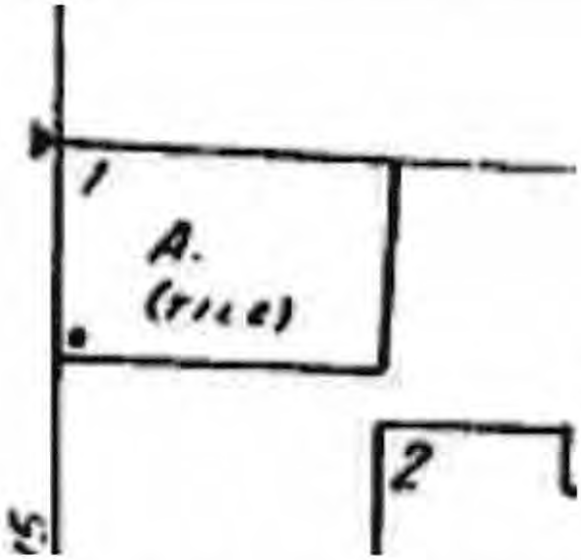

Figure 5: 1942 Sanborn map showing presence of current building.

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Survey Photographs

All photographs taken by John W. Murphey on August 25, 2019, unless otherwise noted.



Photo 1: West (front) elevation.
Camera facing northeast.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 2: Setting and south elevation.
Camera facing northeast.

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

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Photo 3: North elevation, concrete walkway at right corner.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 4: East elevation, shed addition in foreground.
Camera facing west.

L+R DESIGN SERVICES

Building Design | Permit Services | Interior Consultation | Construction Management
P.O. Box 4 | Ojo Caliente, NM 87549 | 505-919-9744 | redc52@gmail.com

July 21, 2025

Paul Duran
Senior Planner
Historic Preservation Division
Planning & Land Use Department

RE: Historic Districts Review Board
Renovations, Additions & Alterations
219 – 219A Washington Avenue, Santa Fe, NM

Dear Paul,
On behalf of the Owner, who I am representing before the Historic Preservation Division, we request a review of the proposed renovations, additions and alterations to 219 Washington Avenue. The address is the New Tract B-2, "Lot Line Adjustment" of Tract B-2 and B-1A, recorded on December 23, 2016, in the records of Santa Fe County attached to this application.

My client at this time proposes improvements for the property designated as a contributing structure at 219 Washington Avenue in the Downtown and Eastside Historic District.
The proposed improvements include:

Building 219 Renovations were previously approved **Case No. 2024-007814-HDRB**

a. North Façade includes the introduction of (4) new windows (wood divided lite) to provide additional natural light and a second means of egress, in the event of fire, required for the proposed sleeping rooms. **Exception approved Case No. 2024-007814-HDRB**
b. West Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. **Exception approved Case No. 2024-007814-HDRB**
c. South Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Introduction of a new window to provide additional natural light to the proposed sleeping room.
Exception approved Case No. 2024-007814-HDRB
d. East Façade includes removal of the existing north door and introduction of a new entrance door in the enlarged existing opening. Introduction of a new window in a previous center door opening to provide additional natural light to the proposed sleeping room. The existing opening will be reduced in size. Introduction of a new window in the existing south opening to provide additional natural light to the proposed bathroom.
Exception approved Case No. 2024-007814-HDRB

Addition – Renovations – New Building **PROPOSED NEW CASE HDRB**

1. Construct a proposed rear addition (219A) to the East rear façade of Existing building 219
The addition will be designated for:
   - Laundry – 92 SF
   - Unit 4 Portal – 51 SF
   - Unit 4 bathroom – 40 SF

   •The existing rear one-story Storage area (100 SF) will be rebuilt in the same location, to introduce a new Laundry area and a bathroom for Unit 4.

•A new one-story portal addition (51 SF) will provide egress for Unit 2 and connect with the Laundry room.
Unit 4 – Basement – 352 SF (Mechanical & Utility Room + Storage)

- Unit 4 – 445 SF
- **TOTAL = 628 SF**

2. Construct a new two-story addition will provide Unit 4 (445 SF) on the first floor and Unit 5 (284 SF) on the second floor. Access to Unit 5 on the second floor will be provided by a covered exterior stairway to a roof deck on the first floor below. Access to Basement will be provided by a covered exterior stairway below. Second floor is not allowed within 10 feet of property line.

3. Construct a new two-story addition will provide Units 6 (464 SF) & 7 (459 SF) on the first floor and Units 8 (369 SF) & 9 (369 SF) on the second floor. Access to Units 8 & 9 on the second floor will be provided by a covered exterior stairway to a roof deck on the first floor below. Access to Basement will be provided by a covered exterior stairway below. Second floor is not allowed within 10 feet of property line.

4. No work is proposed for Building 215 Washington Ave. The renovation for this building was previously approved on October 22, 2019, Case no. 2019-000994-HDRB.

The allowable by Code is not to exceed 50% of the existing footprint (897 SF) or 448.5 SF.
Exception required for the additional square footage 189.5 SF,
Section 14-5.2(D)(2)(d) of the Santa Fe Land Development Code.

For such an exception we must conclusively demonstrate, and the board shall make a positive finding of the fact that such exceptions comply with all the criteria listed as follows:

(i) Does not damage the character of the District or impact the contributing status of the structures.
The new construction proposed is located in the rear of the property and not viewable from the street or adjacent properties.

(ii) Are required to prevent a hardship to the Owner or an injury to the public welfare.
The construction of the addition on 219 (Units 4,5) and the new building (Units 6,7,8,9) are requested for 219 Wahington Avenue for the development of individual rental units to meet the access, daylighting requirements and layout of the units interiors.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.
The new construction proposed will blend with the existing 219 and 215 structures.
Windows and doors will match the existing historic buildings
Portal design will match the existing 215 building
Exterior stairs will match existing stairs on 215 with white metal as specified.

Height, Pitch, Scale, Massing, and Floor Stepbacks

The allowable height by Historic Regulations is not to exceed 23'-6".

The proposed height for the new building (219A - Units 6,7,8,9,) is 24'6".

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). In order to approve an exception, the board shall make findings of fact that the applicant conclusively demonstrated that requested exceptions comply with all the criteria listed as follows: (Ord. No. 2023-27 § 1)

Exception Criteria for Height: 14-5.2(D)(9) height.

(i) **Does not damage the character of the streetscape ;**
The location of this structure (219A) is in the rear between the parking lot and the front 219 Building.

(ii) **Prevent a hardship to the applicant or an injury to the public welfare;**
The ceiling heights and parapets cause the Building height to exceed the allowable by 12". The Parking Garage on the property behind the East side of 219 prevents any additional detriment to 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;**
The heights of the Existing Garage (on the property in the rear), the heights of the proposed structure 219A and the existing structure (219) step their max height in a gradual fashion towards Washington Ave.

(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 ;**
Special conditions and circumstances are the 9' ceiling heights in 219A, which allow more volume in the units and balance the smaller room size with a higher ceiling. Also, the Planning & Zoning requirements allow a height of 24'-6".

(v) **Are due to special conditions and circumstances which are not a result of the actions of the applicant ; and**
Special conditions and circumstances balancing the heights of the existing buildings on the streetscape with the proposed building is a result of the existing building heights.

(vi) **Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).**
Keeping the heights of the proposed building (219A) in concert with the existing garage (property behind 219A) and the existing 219 w/additions will have the least negative impact on the streetscape.

It is our desire to have the Historic Districts Review Board (HDRB) determine the submission meets the standards of the district.

Thank you for your consideration of our request and please let me know if you require any further information.

Sincerely,

Robert D. Evans

Robert D. Evans
D Designer/Owner agent

GENERAL NOTES

AMERICAN INSTITUTE OF ARCHITECTS Document A201, "General Conditions of the Contract for Construction," Latest Edition incorporated by reference into these documents.

1. ALLOWANCES: Allow sums appropriate to the quality of the project where called for by the Drawings. The cost of each item to be paid for out of the cash allowances shall be confirmed by Change Order including materials, labor, insurance, payroll taxes, bonds, transportation, equipment rental, etc. and an agreed percentage covering overhead and profit. Credit is drawn from this account only by Change Order. Any funds remaining at the close of project shall be credited to the Owner by Change Order. See AIA A201 Article 3 Contractor.

2. CONSTRUCTION STANDARDS: All construction and materials shall be as specified and as required by the current adopted editions of the IBC, IPC, IMC, NFPA, NEC, and all Local and State amendments to the above at the time of permit issue. All articles, materials and equipment shall be installed, applied, connected as directed by the manufacturer's specifications and instructions except where otherwise noted.

3. COORDINATION: All work to be provided by Owner, (N.I.C., Not in Contract) shall be coordinated by Contractor in order to assure proper interface with the work in the Contract. Notify Owner of any conflicts which exist or delays in work which may result.

4. DEMOLITION: Demolition work shall be executed in an orderly and careful manner with due consideration of Owner's property. Contractor shall exercise care to protect any new construction or existing construction adjacent to the demolition work. Contractor shall be responsible for the protection of uncovered utilities. Contractors to field measure and confirm all dimensions in their individual trades. All work to be demolished shall be removed from the property except salvage materials directed by the Owner or Architect.

CAUTION: Electrical contractor shall be responsible for insuring that each and every abandoned wire is permanently and effectively 'electrically dead'. At no point (along it's length) shall the abandoned wire remain physically connected to a device or other electrical equipment or to any remaining active circuit.

5. DIMENSIONS:
a. Do not scale off drawings; where inadequate dimensional control information provided in drawings contact Architect.
b. All dimensions in remodel work are to the face of existing finish.
c. All dimensions in new work are to face of concrete/sheathing or face of studs unless otherwise noted.

6. EROSION CONTROL: (See civil plans and specifications)

7. GUARANTEE: The Contractor shall unconditionally guarantee all work performed and materials and equipment furnished under the Contract against defects in materials and workmanship for a period of one year from the date of final acceptance of the completed work by the Owner. Extended guarantees on specific items as noted in plans and specifications. See AIA 201 Article 3 Contractor.

8. INSURANCE: The Contractor and each Subcontractor shall provide Certificates of Insurance prior to commencing work. Coverage limits and types shall be verified with Owner. See AIA A201 Article 3 Contractor.

9. ORGANIZATION OF WORK: Contractor shall perform and organize work sequence so as to minimize wherever possible any disruption and inconvenience to existing facilities. A construction schedule shall be provided to the Owner and Architect.

10. PERMITS: Permits and inspections required shall be obtained and paid for by Contractor and billed at direct cost to Owner. See AIA A201 Article 3 Contractor.

11. REPORTS: All work shall be conformance with reports, studies and calculations prepared for the project including, but not limited to geotechnical, energy compliances and structural analysis.

12. SAFETY: The Contractor shall be solely responsible for the safety of all persons on the site and shall comply with all local, State and Federal safety standards. See AIA A201 Article 10. Including but not limited to the following. All scaffolds, hoists, stays, ladders, support, or other mechanical contrivance erected or constructed for use in the work and all temporary shoring, forming, bracing, etc. shall be constructed in accordance with all applicable Federal, State, and local laws, regulations, and ordinances. The design, safety and legal compliances shall be the exclusive responsibility of the contractor who, when necessary to ensure such safety and compliance, shall retain and pay for the services of a registered Structural Engineer to provide the design and details necessary for such construction or contrivance at no additional cost to the owner.

13. SECURITY: The Contractor shall be responsible for coordination of any temporary security measures required. Security methods shall be approved by the Owner.

14. SHORING: It shall be the Contractor's sole responsibility to design and provide adequate shoring, bracing, etc., during demolition and construction.

15. SIMILAR CONDITIONS: Conditions which are not detailed shall be similar in nature to other project details. Details noted typical shall apply to similar conditions.

16. SITE CONDITIONS: Construction access shall be through areas of the site designated as a construction unloading and storage area. Protection of existing construction and clean-up requirements apply to these areas.
Remove all trees, shrubs, grass and weeds including stumps and roots in their entirety. Felling of trees shall be done in a manner to avoid any damage to improvements, (including adjacent public and private property), survey stakes, utilities and trees scheduled to remain. Remove all materials from site (no burning on site allowed), leaving site clean, neat and ready for subsequent work. The job site shall be maintained in a clean, orderly condition free of debris and litter, and shall not be unreasonably encumbered with any materials or equipment. Each Subcontractor immediately upon completion of each phase of his work shall remove al trash and debris as a result of his operation. Verify location of trash containers and parking areas to be used with Owner and local regulatory agencies having jurisdiction. See AIA A201 Article 3 Contractor.

17. STORAGE: All material stored on the site shall be properly stacked and protected per manufacturer instructions to prevent damage and deterioration until use. Failure to protect materials may be cause for rejection of work.

18. STRUCTURAL INTEGRITY: There shall be no alteration of any existing or new structural component of the building without prior written approval of the Architect. If such work takes place, the Contractor shall make good any structural defect or corollary damage incurred to the satisfaction of Architect.

19. SURFACE ACCEPTANCE: Surfaces previously installed or prepared by another trade shall be inspected carefully before applying subsequent materials or finishes. If an unsatisfactory condition to receive finish exists, notify the General Contractor and Architect in writing, immediately, otherwise assume full responsibility for resulting appearance and condition of finished surface.

20. SUBMITTALS: No portion of the work requiring a shop drawing or sample submission shall be commenced until the submission has been reviewed by the Architect. Six (6) copies of submittals are to be provided for review in the following areas of work: Appliances, bath accessories, cabinets, doors, floor coverings, hardware, HVAC systems, light fixtures, paint/stain finishes, plumbing fixtures, roofing, sealants, stucco finish, waterproofing systems, windows and alternate products. See AIA A201 Article 3 Contractor.

21. SUPPORTS: Provide all necessary blocking, backing and framing for light fixtures, electrical devices and all other items requiring support.

22. UTILITIES: Notify Owner 48 hours prior to commencing any work that may require temporary disconnect of any utility service.

23. VERIFICATION: The Contractor shall verify all dimensions and site conditions before commencing work. Should an error or discrepancy appear in the Contract Documents, notify the Architect at once for instruction on how to proceed. If the Contractor proceeds with the work affected without instructions from the Architect, the Contractor shall make good any resulting damage or defect to the satisfaction of the Architect. See AIA A201 Article 3 Contractor.

24. WORKMANSHIP: The Contractor shall do all cutting, fitting or patching of his work that may be required to make its several parts fit together properly and shall not endanger any other work by cutting, excavating or otherwise altering the total work or any part of it. Contractor shall exercise care to protect any existing construction scheduled to remain or new construction so that integrity and finish is not impaired. All patching, repairing and replacing of materials and surfaces, cut or damaged in execution of work, shall be done with applicable materials so that surfaces replaced will, upon completion, match surrounding similar surfaces. See AIA A201 Article 3 Contractor.

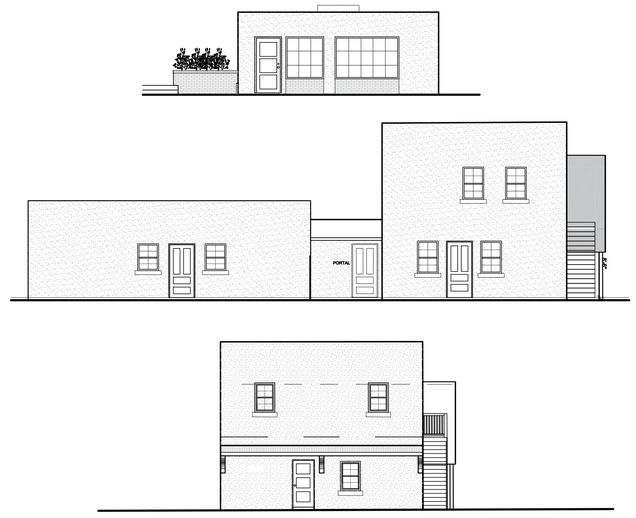
DESIGN DATA

ADOPTED BUILDING CODES

THE CITY OF SANTA FE HAS ADOPTED THE FOLLOWING SET INTERNATIONAL AND STATE OF NEW MEXICO CONSTRUCTION CODES, INCLUDING SANTA FE SPECIFIC AMENDMENTS TO THE UNIFORM PLUMBING CODE AND INTERNATIONAL FIRE CODE. THE CITY OF SANTA FE HAS ALSO ADOPTED A GREEN BUILDING CODE THAT APPLIES TO THE CONSTRUCTION OF NEW SINGLE FAMILY RESIDENTIAL DWELLINGS AND ACCESSORY DWELLINGS (GUEST HOUSES).

2021 NM COMMERCIAL BUILDING CODE (2021 IBC AS AMENDED BY THE STATE OF NEW MEXICO
2021 NM RESIDENTIAL BUILDING CODE (2021 IRC AS AMENDED BY THE STATE OF NEW MEXICO AND CITY OF SANTA FE GREEN BUILDING CODE)
2021 NM EXISTING BUILDING CODE (2021 INTERNATIONAL EXISTING BUILDING CODE AS AMENDED BY THE STATE OF NEW MEXICO)
2021 NM PLUMBING CODE (2021 UNIFORM PLUMBING CODE AS AMENDED BY THE STATE OF NEW MEXICO AND CITY OF SANTA FE UPC AMENDMENTS)
2021 NM MECHANICAL CODE (2021 UNIFORM MECHANICAL CODE AS AMENDED BY THE STATE OF NEW MEXICO)
2021 NM ELECTRICAL CODE (2020 NATIONAL ELECTRICAL CODE AS AMENDED BY THE STATE OF NEW MEXICO)
2021 NM ELECTRICAL SAFETY CODE (2012 NATIONAL ELECTRICAL SAFETY CODE AS AMENDED BY THE STATE OF NEW MEXICO)
2021 NM EARTHEN BUILDING MATERIAL SAFETY CODE
2021 NM HISTORIC EARTHEN BUILDINGS CODE
2018 NM ENERGY CONSERVATION CODE
2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSSHTC AS AMENDED BY THE STATE OF NEW MEXICO)
2012 NM SOLAR ENERGY CODE (2012 UNIFORM SOLAR ENERGY CODE AS AMENDED BY THE STATE OF NEW MEXICO)
2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS
NEW MEXICO ADMINISTRATIVE CODE (NMAC) 14.5.1 GENERAL PROVISIONS; 14.5.2 PERMITS; 14.5.3 INSPECTIONS
2017 ICC A117.1 - 2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

ADDITIONS & RENOVATIONS to 219 - 219A WASHINGTON AVE. Santa Fe, NM



PROJECT & CODE INFORMATION

EXISTING BUILDING BUSINESS GROUP - B
FULLY SPRINKLED
ONE STORY (EXISTING)

USE AND OCCUPANCY 2021 IBC CHAPTER 3
SECTION 303 - RESIDENTIAL MOTEL R-1 (TRANSIENT IN NATURE)

ALLOWABLE BUILDING AREA 2021 IBC CHAPTER 5 (TABLE 506.2)
ALLOWABLE AREA FACTOR TYPE V-B = 6000 SF.

REQUIRED SEPARATION (RESIDENTIAL UNIT WITH AUTOMATIC SPRINKLERS)
R-1 (UNIT SEPARATION) 1 HOURS (TABLE 508.4)

TYPE OF CONSTRUCTION 2021 IBC CHAPTER 6
SECTION 602 TABLE 601
TYPE V-B

BEARING WALLS	0 HRS.
NON BEARING WALLS	0 HRS.
INTERIOR WALLS	0 HRS.
FLOOR CONSTRUCTION	0 HRS.
ROOF CONSTRUCTION	0 HRS.

FIRE PROTECTION
PROPOSED SPRINKLERED
PORTABLE FIRE EXTINGUISHERS 2021 IFC
TABLE 906.3 (1)
LIGHT (LOW) HAZARD 2-A/3000 SF (MAX) / 75 FEET MAX. TRAVEL DISTANCE

MEANS OF EGRESS 2021 IBC CHAPTER 10
TABLE 1004.5 MAX FLOOR AREA ALLOWANCE PER OCCUPANT

PROPOSED USE	EXISTING FLR. AREA	TOTAL AREA	LOAD FACTOR	OCC LOAD
(R-1) UNITS 01- 03	890 SF GROSS	890 SF GROSS	150 GROSS	6
(R-1) UNITS 4,5	461 SF GROSS	461 SF GROSS	150 GROSS	3
(S-2) LAUNDRY/MECH	99 SF GROSS	99 SF GROSS	300 GROSS	1
(R-1) UNITS 6,7,8,9	900 SF GROSS	900 SF GROSS	150 GROSS	6
				16

MEN = 8 WOMEN = 8

NUMBER OF EXITS
SECTION 1006 NUMBER OF EXITS AND EXIT DOORWAYS
TABLE 1006.3.3
OCCUPANT LOAD = 16
NUMBER OF EXITS REQUIRED - 1
NUMBER OF EXITS PROVIDED - 1

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES 2021 IBC CHAPTER 29

PLUMBING SYSTEMS TABLE 2902.1

CLASSIFICATION: ASSEMBLY GROUP A-3
TOTAL OCCUPANTS = 16 MENS = 8 WOMEN = 8

NUMBER OF FIXTURES REQUIRED (R-1 RESIDENTIAL UNIIT) 1 BATH IN EA. UNIT	REQUIRED	PROVIDED
MEN WC = 1/150	1	1
WOMEN WC = 1/75	1	1
MEN LAV = 1/200	1	1
WOMEN LAV = 1/200	1	1
DRINKING FOUNTAIN =1/1000	0	0
SERVICE SINK = 1	1	1



VICINITY MAP NTS

ARCHITECTURAL
PADILLA ASSOCIATES
P.O.BOX 692
SANTA FE, NM 87506
505-660-2192

L+R DESIGN SERVICES
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OJO CALIENTE, NM 87549
505-919-9744

MEP
HIGGINS ENGINEERING, LLC
88 MOLINA ROAD
PERALTA, NM 87042
505-269-7298

FPE
ACCENT FIRE SAFETY ASSOC.
FIRE SAFETY ASSOC. P.C.
P.O.BOX 16175
SANTA FE, NM 87592-6175

DESIGN TEAM

ARCHITECTURAL

AC	COVER SHEET/PROJECT INFO
SP-1	EXISTING SITE PLAN
SP-2	PROPOSED SITE PLAN
FP-B	PROPOSED FOUNDATION/BASEMENT PLANS
FP-1	PROPOSED FIRST FLOOR PLANS & SCHEDULES
FP-2	PROPOSED SECOND FLOOR PLANS & SCHEDULES
A-1.4	EXISTING/DEMOLITION & PROPOSED ROOF PLANS
A-2	UNITS 1,2,3 EXISTING/DEMOLITION ELEVATIONS
A-2.1	UNITS 1,2,3 PROPOSED ELEVATIONS
A-2.2	UNITS 4,5 PROPOSED ELEVATIONS
A-2.3	UNITS 6,7,8,9 PROPOSED ELEVATIONS

DRAWING INDEX

HDRB SUBMITTAL SET

RENOVATIONS & ADDITIONS
MINI-HOTEL for:
DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:
COVER SHEET'& PROJECT INFORMATION

P.O.Box 4
Ojo Caliente, N.M. 87579
505.919.9744 phone
redc52@gmail.com

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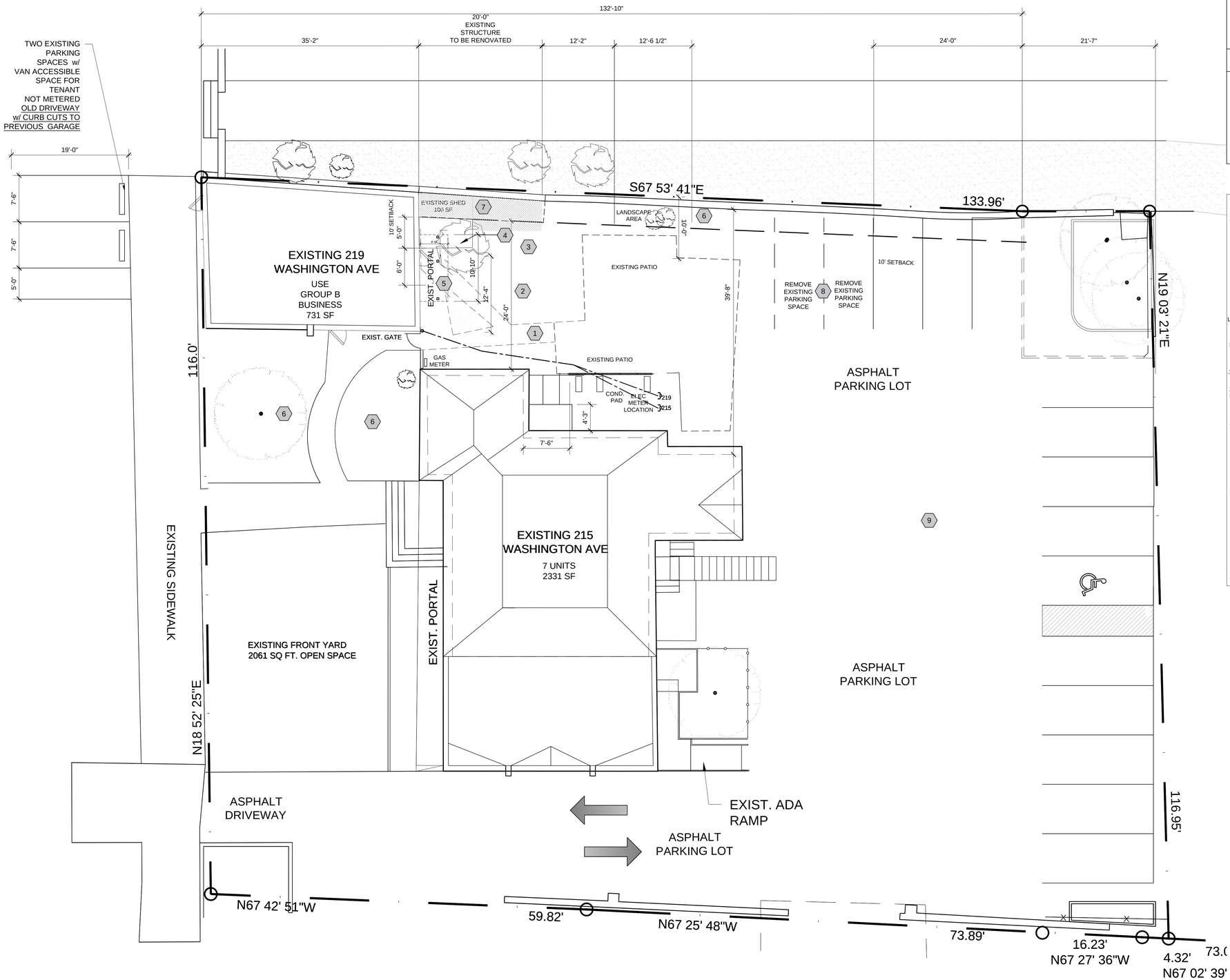
L+R DESIGN SERVICES, 2025

Date: 07.21.2025
revised:

Sheet: AC



EXISTING SITE PLAN SHEET KEYED NOTES

GENERAL:

1. EXISTING CONCRETE WALK TO BE REMOVED
2. EXISTING PATIO
3. EXISTING LANDSCAPE AREA
4. EXISTING TREE TO BE REMOVED
5. EXISTING PORTAL & WOOD COLUMNS TO BE REMOVED
6. LANDSCAPE PROVIDED WITH 2020 RENOVATION OF 215 WASHINGTON AVE PERMIT #20-5596
7. EXISTING SHED (5'-0" x 20'-0") TO BE REBUILT ON EXISTING FOOTPRINT
8. REMOVE 2 EXISTING PARKING SPACES FOR BUILDING AREA
9. 13 EXISTING PARKING SPACES

LEGEND

- EXISTING GRAVEL DRIVE
- EXISTING STRUCTURES TO REMAIN
- EXISTING EASEMENT

AREA CALCULATIONS

	EXISTING	PROPOSED
EXISTING		
BUILDING (219) HEATED: UNITS 1, 2, 3	897.00 SF	
REAR SHED NOT HEATED:	100.00 SF	
	997.00 SF	
EXISTING BUILDING (215) HEATED:	3762.00 SF	
EXISTING BASEMENT (215):	349.00 SF	
LAUNDRY & MECHANICAL (219)	100.00 SF	
EXISTING LOT COVERAGE TOTAL:	5208.00 SF	
LOT PARCEL AREA:	17,940.00 SF .412 AC. +/-	
LOT COVERAGE:	17.6%	
ALLOWABLE LOT COVERAGE:	NO REQUIREMENT	

MAXIMUM HGT OF STRUCTURES: 27' MAX. WITH STEPBACKS
CHANGE IN EXISTING BUILDING HEIGHT UNIT 5 EXISTING: 12'-4" PROPOSED 2NDFLR: 21'-0"

ZONING DISTRICT: BCDMAR
HDR DISTRICT: DOWNTOWN & EAST SIDE HISTORIC DISTRICT
BUSINESS CAPITOL DISTRICT
EAST MARCY SUB DISTRICT

HDRB ACTION ON OCTOBER 22, 2019
CASE # 2019-000994-HDRB
215 WASHINGTON AVE.
DESIGNATED WEST, NORTH & EAST FACADES AS PRIMARY.
219 WASHINGTON AVE. WAS UPGRADED FROM NON-CONTRIBUTING TO CONTRIBUTING AND DESIGNATED THE WESTERN STREET-FACING FACADE AS PRIMARY.

PARKING: 14-8.6(C)(2)
1 PARKING SPACE PER RENTAL UNIT FOR HOTELS & MOTELS IN BCD
REQUIRED PARKING SPACES:
215 (7 UNITS)
213 (4 UNITS LEASED TO MARKET STEER)
PARKING SPACE PROVIDED:
EXIST. 16 PARKING SPACES & 1 VAN HANDICAPPED SPACE

BICYCLE SPACES: 4 EXISTING

MINIMUM OPEN SPACE: 10% OF LOT AREA: 1,794 SQ FT
EXISTING FRONT OPEN SPACE: 2,061 SQ FT

CHANGE OF USE
EXISTING USE GROUP: B, BUSINESS
USE GROUP: R-1 RESIDENTIAL, SLEEPING UNITS WITH PRIMARILY TRANSIENT OCCUPANTS

RENOVATIONS & ADDITIONS MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

EXISTING SITE PLAN

P.O.Box 4
Ojo Caliente, N.M. 87579
505.919.9744 phone
redcs2@gmail.com

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(c)E DESIGN SERVICES, 2025

HDRB SUBMITTAL SET

Date: 07.21.2025
revised:

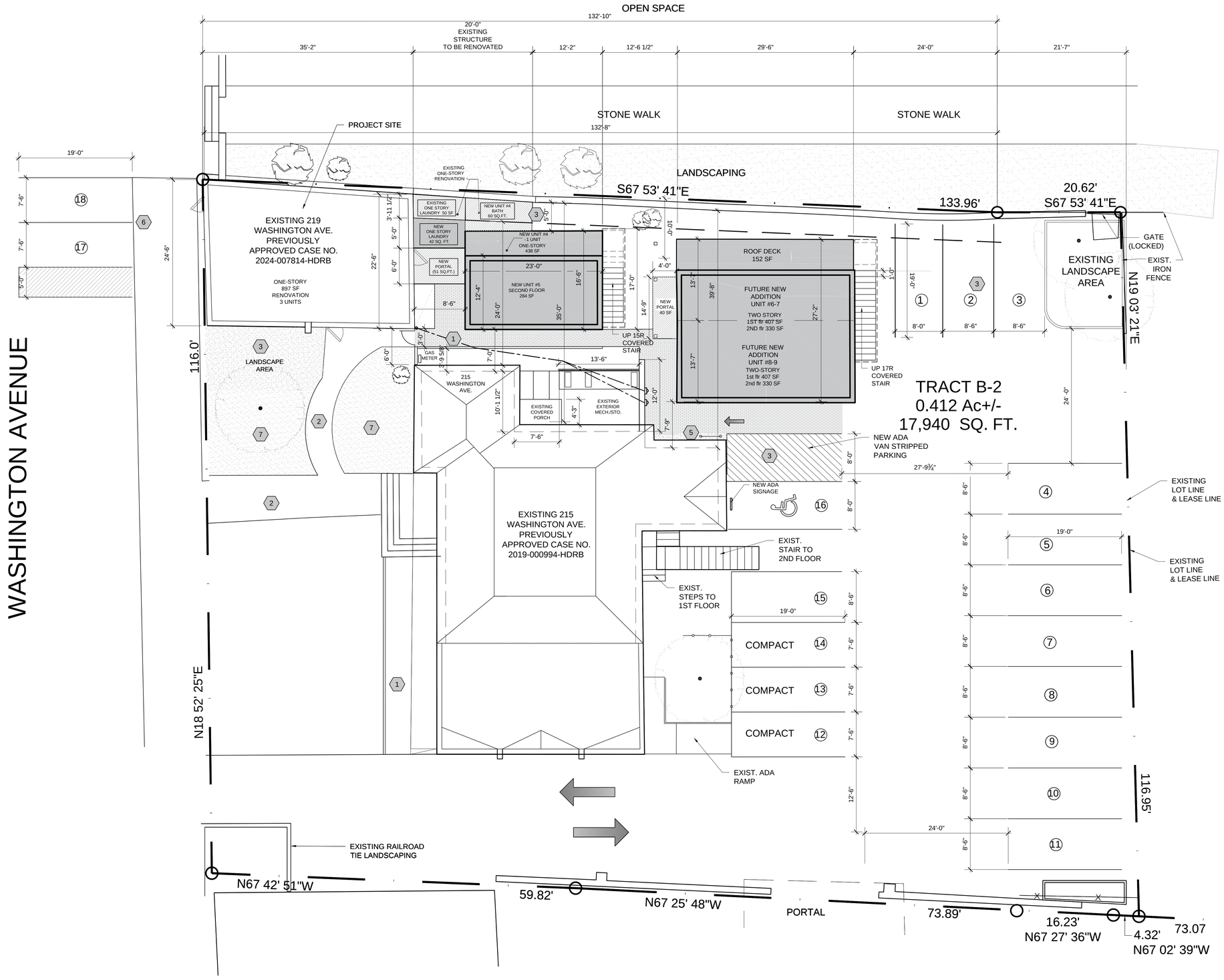
SP-1

Sheet:

EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

1



PROPOSED SITE PLAN SHEET KEYED NOTES

GENERAL:

1. INSTALL NEW 3'-0 CONCRETE WALK
2. EXISTING BRICK WALK
3. EXISTING LANDSCAPE AREA TO REMAIN
4. NEW ADA PARKING SPACE VAN ACCESSIBLE
5. EXISTING BICYLE RACK (6)
6. IDENTIFY PARKING SPACES (2) #17, #18
   NEW PRIVATE PARKING SIGNAGE
7. LANDSCAPE PLAN - APPROVED WITH 215 WASHINGTON AVE RENOVATION PERMIT #2020-5596

LEGEND

- EXISTING GRAVEL DRIVE
- EXISTING STRUCTURES TO REMAIN
- EXISTING EASEMENT

AREA CALCULATIONS

	EXISTING	PROPOSED
EXISTING		
BUILDING (219) HEATED: UNITS 1, 2, 3	897.00 SF	
REAR SHED NOT HEATED:	100.00 SF	
	997.00 SF	
EXISTING BUILDING (215) HEATED:	3762.00 SF	
EXISTING BASEMENT (215):	349.00 SF	
EXISTING LOT COVERAGE TOTAL:	4759.00 SF	
PROPOSED		
LAUNDRY		
UNIT 4 BASEMENT	379.00 SF	
UNIT 4 LAUNDRY		92.00 SF
UNIT 4 FIRST FLOOR		438.00 SF
UNIT 4 PORTAL		51.00 SF
UNIT 5 SECOND FLOOR		284.00 SF
UNIT 5 COVERED EXTERIOR STAIRWAY		72.00 SF
UNIT 6 FIRST FLOOR		459.00 SF
UNIT 7 FIRST FLOOR		464.00 SF
UNIT 6 PORTAL		59.00 SF
UNIT 6 BASEMENT	974.00 SF	
UNIT 8 SECOND FLOOR		332.00 SF
UNIT 9 SECOND FLOOR		332.00 SF
TOTAL: PROPOSED ROOFED AREA:		944.00 SF
TOTAL: EXISTING 219 ROOFED AREA:		997.00 SF
TOTAL: EXISTING 215 ROOFED AREA:		3762.00 SF
TOTAL: EXISTING & PROPOSED ROOFED AREA:		
ROOF COVERAGE - 219 (UNITS 1,2,3)		997.00 SF
ROOF COVERAGE - 219 (UNIT 4,5)		284.00 SF
ROOF DECK 2ND - 219 (UNIT 4,5)	96.00 SF	
ROOF COVERAGE - 219 (UNIT 6,7,8,9)		660.00 SF
ROOF DECK 2ND - 219 (UNIT 6,7,8,9)	152.00 SF	
ROOF PORTAL - 219 (UNIT 6,7,8,9)		59.00 SF
		2000.00 SF
		3762.00 SF
TOTAL ROOFED AREA		5762.00 SF
LOT PARCEL AREA:	17,940.00 SF .412 AC.+/-	17,940.00 SF .412 AC.+/-
LOT COVERAGE:	26.5%	32.1%
ALLOWABLE LOT COVERAGE:	NO REQUIREMENT	

MAXIMUM HGT OF STRUCTURES: 27' MAX. WITH STEPBACKS
CHANGE IN EXISTING BUILDING HEIGHT UNIT 5 EXISTING: 12'-4"
PROPOSED 2NDFLR: 21'-0"

ZONING DISTRICT: BCDMAR
HDR DISTRICT: DOWNTOWN & EAST SIDE HISTORIC DISTRICT
BUSINESS CAPITOL DISTRICT
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HDRB ACTION ON OCTOBER 22, 2019
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PARKING: 14-8.6(C)(2)
1 PARKING SPACE PER RENTAL UNIT FOR HOTELS & MOTELS IN BCD
REQUIRED PARKING SPACES:
215 (7 UNITS)
219 (9 UNITS)
213 (4 UNITS LEASED TO MARKET STEER)
PARKING SPACE PROVIDED:
EXIST. 16 PARKING SPACES & 1 VAN HANDICAPPED SPACE
NEW TOTAL: 18 PARKING SPACES + 2 SPACES OFF SITE (SEE NEW PARKING AGREEMENT)

BICYCLE RACKS: 6 SPACES

MINIMUM OPEN SPACE: 10% OF LOT AREA: 1,794 SQ FT
EXISTING FRONT OPEN SPACE: 2,061 SQ FT

USE GROUP: R-1 RESIDENTIAL, SLEEPING UNITS WITH PRIMARILY TRANSIENT OCCUPANTS

BUILDINGS REQUIRED TO BE FULLY SPRINKLERED

RENOVATIONS & ADDITIONS MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

PROPOSED SITE PLAN

P.O.Box 4
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L&R DESIGN SERVICES, 2025

HDRB SUBMITTAL SET

Date: 07.21.2025
revised:

Sheet: SP-2

PROPOSED SITE PLAN | SCALE: 1/8" = 1'-0" | 1

WINDOW SCHEDULE

#	MANUFACTURER	FRAME SIZE	R.O. SIZE	JAMB WIDTH	TYPE	QTY.	REMARKS
A	BY OWNER	3'-0" x 4'-6"	39" x 54"	V.I.F.	DH	4	UNIT 01 & 02
B	BY OWNER	2'-6" x 3'-0"	33" x 39" - V.I.F.	V.I.F.	DH	1	UNIT 02 - KITCHENTTE
C	BY OWNER	3'-0" x 4'-0"	31" x 43"	V.I.F.	DH	2	UNIT 02 / UNIT 03 - BATH
D	BY OWNER	3'-0" x 3'-6"	39" x 45"	V.I.F.	DH	2	UNIT 06 / UNIT 07
E	BY OWNER	4'-0" x 1'-6"	51" x 21"	V.I.F.	FIXED	2	UNIT 06 / UNIT 07
F	BY OWNER	3'-0" x 3'-6"	39" x 45"	V.I.F.	DH	2	UNIT 06 / UNIT 07/ UNIT 8/ UNIT 9

NOTE:
ALL WINDOWS:
1. VERIFY R. O. IN FIELD & CHECK MANUFACTURER FOR ROUGH OPENING REQUIREMENTS
2. CONTRACTOR MAY SUBSTITUTE WINDOW MANUFACTURER W/ APPROVAL BY THE OWNER.
3. VINYL CLAD EXTERIOR (COLOR: BY OWNER), INTERIOR WOOD PAINTED (COLOR SELECTED BY OWNER)

WINDOW TYPES

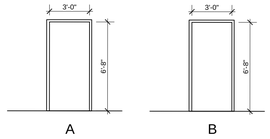


DOOR SCHEDULE

FLOOR PLAN

#	SIZE (NOM)	THK	FRAME TYPE	ROUGH OPENING	DR TYP.	JAMB WIDTH	MFG.	HARDWARE	LOCATION
1	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 1 - ENTRY
2	2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 1 - BATH
3	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PASSAGE	UNIT 3 - BATH
4	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 3 - ENTRY
5	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 2 - BATH
6	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	PASSAGE	UNIT 2 - ENTRY
7	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	LAUNDRY - ENTRY
8	2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 4 - BATH
9	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 4 - ENTRY

DOOR TYPES



PROPOSED PLAN SHEET KEYED NOTES

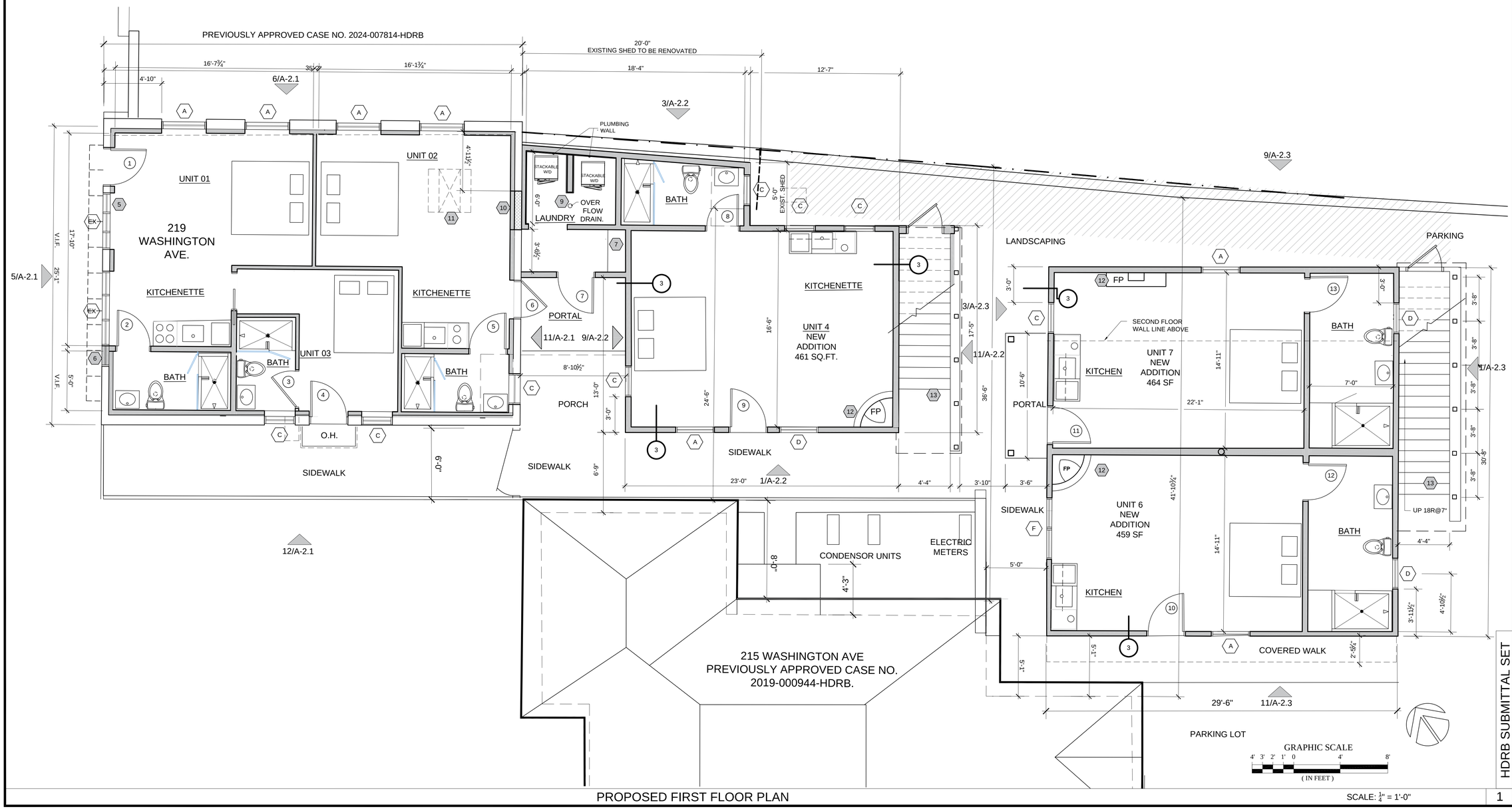
GENERAL:
1. INSTALL NEW 2" x 6" WALL STUDS @16"O.C. w/ 5/8" GYP. BOARD
2. INSTALL NEW 2" x 4" WALL STUDS @16"O.C. w/ 5/8" GYP. BOARD
3. WIDEN DOOR FRAME OPENING TO ACCOMODATE NEW 3'-0 x 6'-8 DOOR & FRAME, PATCH, SAND & PAINT, COLOR BY OWNER
4. INSTALL NEW WINDOWS & FRAMES, PATCH, SAND & PAINT, COLOR BY OWNER
5. REPAIR EXISTING WINDOW PANES AS NECESSARY, PATCH, SAND & PAINT
6. BLOCK PANE IN FRONT OF NEW WALL
7. FOLDING TABLE
8.
9. OVERFLOW DRAIN LOCATION
10. INFILL OPENING
11. EXISTING SKYLITE TO REMAIN
12. VENTLESS GAS LOGS
13. EXTERIOR WHITE METAL STAIRS & LANDING AT TOP w/COVERED ROOF

LEGEND

NEW 2" x 6" WALLS STUDS @ 16" O.C. w/ 5/8" GYP. BOARD

EXISTING WALLS TO REMAIN

3 ONE HOUR EXTERIOR WALL RATING - UL 305 OPENINGS <25%



PROPOSED FIRST FLOOR PLAN

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

1

HDRB SUBMITTAL SET

RENOVATIONS & ADDITIONS
MINI-HOTEL for:
DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

PROPOSED FIRST FLOOR PLAN SCHEDULES

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FP-1

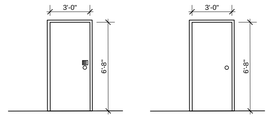
Sheet:

DOOR SCHEDULE

FLOOR PLAN

#	SIZE (NOM)	THK.	FRAME TYPE	ROUGH OPENING	DR TYP	JAMB WIDTH	MFG.	HARDWARE
1	3'-0" x 6'-8"	1-3/4"	WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD
2	3'-0" x 6'-8"	1-3/4"	WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET
3	3'-0" x 6'-8"	1-3/4"	WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PASSAGE
4	3'-0" x 6'-8"	1-3/4"	WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD
5	3'-0" x 6'-8"	1-3/4"	WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET
6	3'-0" x 6'-8"	1-3/4"	WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	PASSAGE

DOOR TYPES



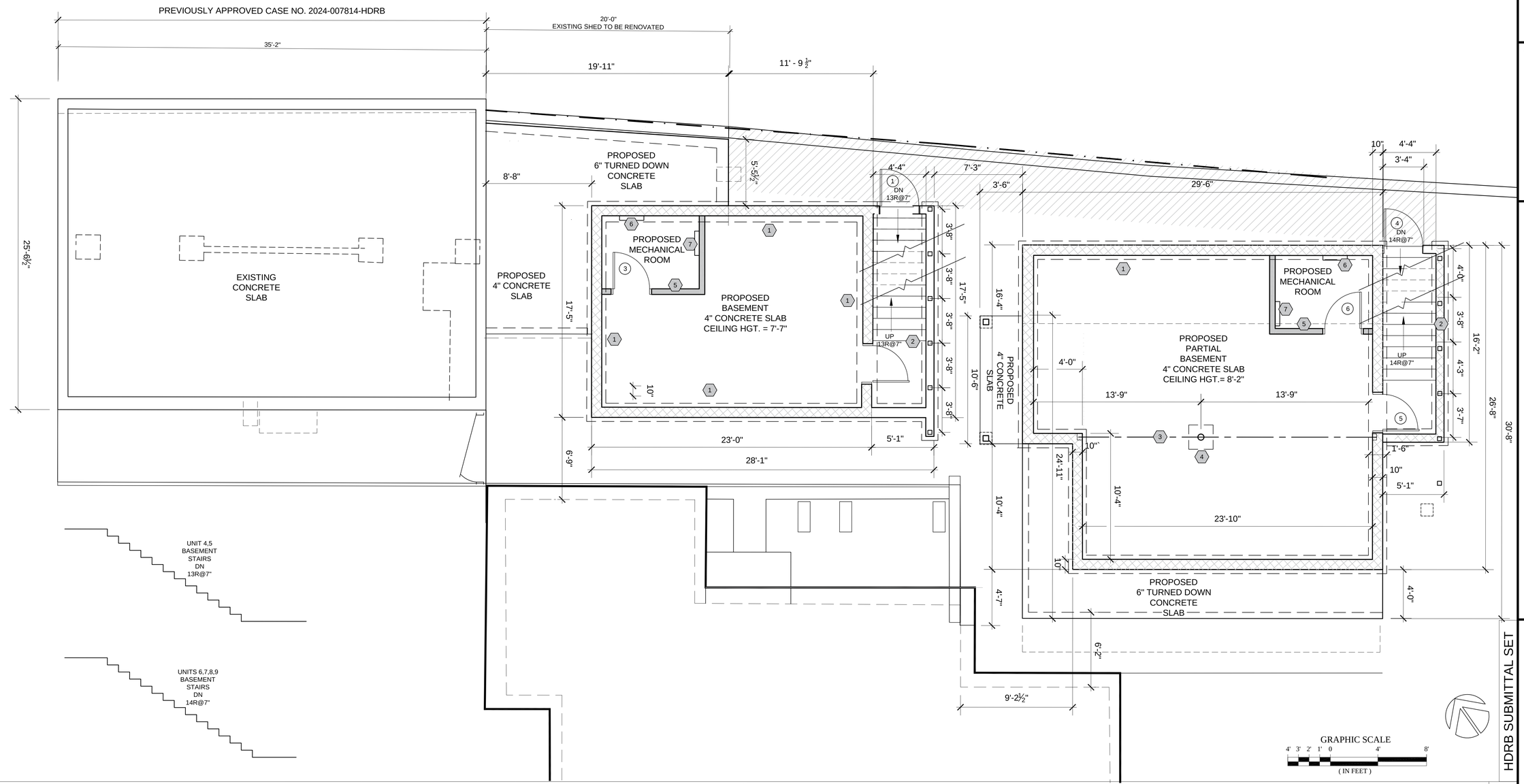
PROP. BASEMENT PLAN SHT KEYED NOTES (X)

GENERAL:

1. 10" REIFORCED CMU FOUNDATION WALL w/18" x 12" CONCRETE FOOTING
2. 8" REINFORCED CMU FOUNDATION WALL w/18" x 12" CONCRETE FOOTING
3. FLOOR BEAM ABOVE TO CARRY FIRST FLOOR FRAMING, SEE STRUCTURAL
4. 3 1/2" ADJ. STEEL COLUMN ON 24" x 24" x 12" CONCRETE FOOTING
5. 2" x 6" WALL STUDS @16" O.C. w/5/8" TYPE 'x' FIRECODE GYP. BOARD
6. ELECTRIC PANEL, SEE ELECTRICAL
7. ON-DEMAND HOT WATER HEATER, SEE PLUMBING

LEGEND

- EXISTING WALLS TO REMAIN
- NEW 10" CMU REINFORCED FOUNDATION WALL
- NEW 8" REINFORCED FOUNDATION WALL
- NEW 2" x 6" WALLS STUDS @ 16" O.C. w/ 5/8" "TYPE X" F.C. GYP. BOARD



PROPOSED FOUNDATION/BASEMENT PLAN

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

1

HDRB SUBMITTAL SET

RENOVATIONS & ADDITIONS
MINI-HOTEL for:
DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

PROPOSED FOUNDATION BASEMENT PLAN

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FP-B

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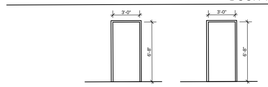
DOOR & WINDOW SCHEDULES

DOOR SCHEDULE

Ⓧ	FLOOR PLAN SIZE (NOM)	THK	FRAME TYPE	ROUGH OPENING	DR TYP	JAMB WIDTH	MFG.	HARDWARE	LOCATION	REMARKS
1	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 1 - ENTRY	UNIT 4,5 - BASEMENT STAIRS
2	2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 1 - BATH	UNIT 4,5 - BASEMENT STAIRS
3	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PASSAGE	UNIT 3 - BATH	UNIT 4,5 - MECHANICAL ROOM
4	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 3 - ENTRY	UNIT 6,7,8,9 - BASEMENT STAIRS
5	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 2 - BATH	UNIT 6,7,8,9 - BASEMENT STAIRS
6	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	PASSAGE	UNIT 2 - ENTRY	UNIT 6,7,8,9 - MECHACNICAL ROOM
7	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	LAUNDRY - ENTRY	
8	2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 4 - BATH	
9	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 4 - ENTRY	

DOOR TYPES



WINDOW SCHEDULE

Ⓥ	MANUFACTURER	FRAME SIZE	R.O. SIZE	JAMB WIDTH	TYPE	QTY.	REMARKS
A	BY OWNER	3'-0" x 4'-6"	39" x 54"	V.I.F.	DH	4	UNIT 01 & 02
B	BY OWNER	2'-8" x 3'-0"	33" x 39" - V.I.F.	V.I.F.	DH	1	UNIT 02 - KITCHENTTE
C	BY OWNER	3'-0" x 4'-0"	31" x 43"	V.I.F.	DH	2	UNIT 02 / UNIT 03 - BATH
D	BY OWNER	3'-0" x 3'-6"	39" x 45"	V.I.F.	DH	2	UNIT 06 / UNIT 07
E	BY OWNER	4'-0" x 1'-6"	51" x 21"	V.I.F.	FIXED	2	UNIT 06 / UNIT 07
F	BY OWNER	3'-0" x 2'-6"	39" x 45"	V.I.F.	DH	2	UNIT 06 / UNIT 07/ UNIT 8/ UNIT 9

NOTE:
ALL WINDOWS:
1. VERIFY R. O. IN FIELD & CHECK MANUFACTURER FOR ROUGH OPENING REQUIREMENTS
2. CONTRACTOR MAY SUBSTITUTE WINDOW MANUFACTURER W/ APPROVAL BY THE OWNER.
3. VINYL CLAD EXTERIOR (COLOR: BY OWNER), INTERIOR WOOD PAINTED (COLOR SELECTED BY OWNER)

WINDOW TYPES



PROPOSED PLAN SHEET KEYED NOTES (X)

GENERAL:

1. INSTALL NEW 2" x 6" WALL STUDS @16"O.C. w/ 5/8" GYP. BOARD
2. INSTALL NEW 2" x 4" WALL STUDS @16"O.C. w/ 5/8" GYP. BOARD
3. INSTALL NEW WINDOWS & FRAMES, PATCH, SAND & PAINT, COLOR BY OWNER
4. NEW 2'-0" OVERHANG
5. EXTERIOR EXIT METAL STAIRWAYS TO SECOND FLOOR TO MATCH 215 AND BE PROTECTED FROM WEATHER
6. NEW RINNAI INSTANT HWL
7. NEW ELECTRIC PANEL LOCATION
8. OVERFLOW DRAIN LOCATION
9. INSTALL NEW 3/4" T.&G. PLYWOOD DECK ON EXISTING FLOOR OF SHED
10. EXISTING SKYLITE TO REMAIN
11. REPLACE MISSING GLASS PANES - FRONT WINDOW
12. BRICK BORDER AROUND NEW PLANTING AREAS
13. VENTLESS GAS LOGS

LEGEND

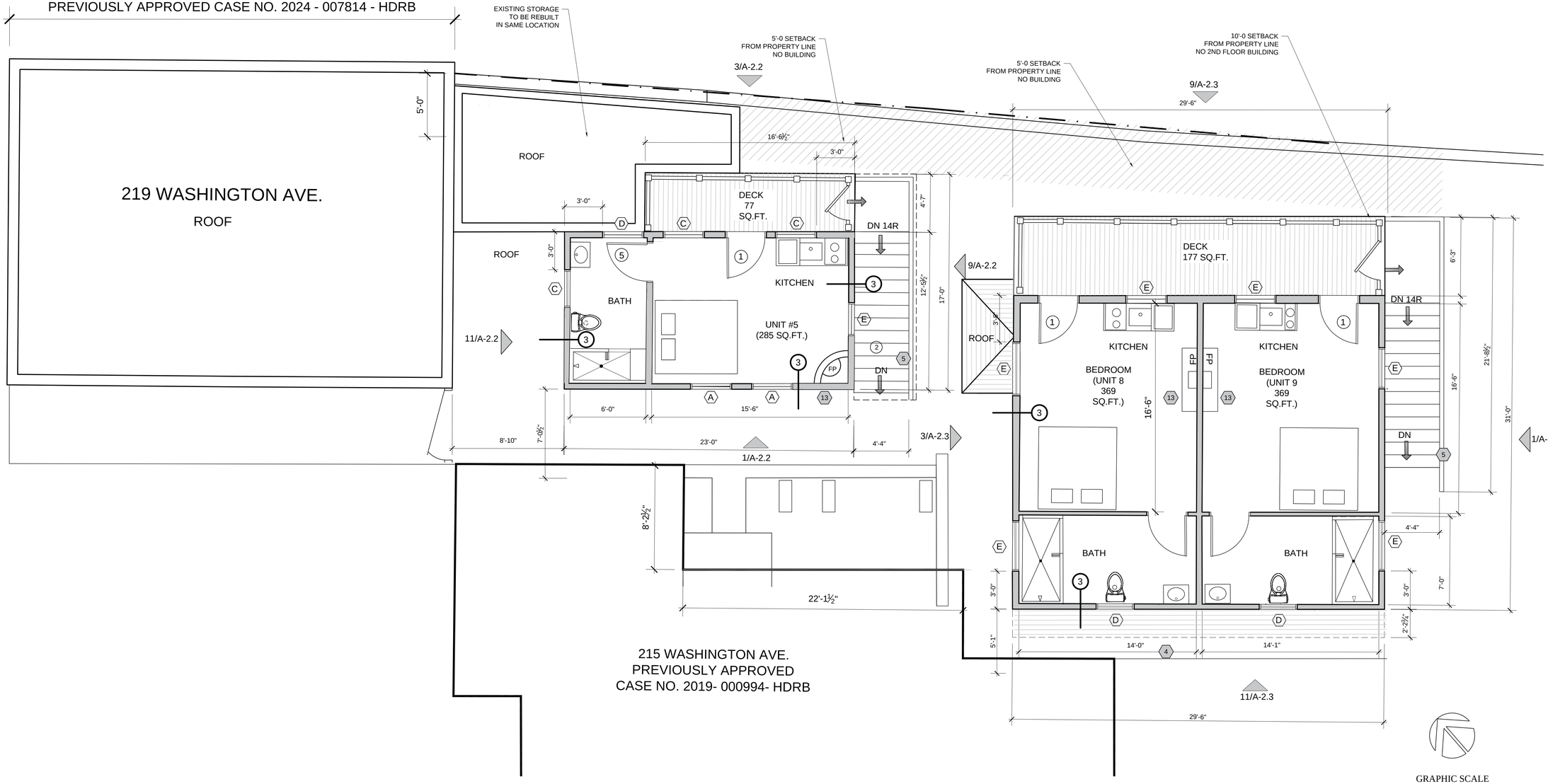
PROPOSED WALLS
NEW 2" x 6" WALLS STUDS @ 16" O.C. w/ 5/8" GYP. BOARD

EXISTING WALLS TO REMAIN"

EXISTING RAISED FLOOR TO BE REMOVED

(3) ONE HOUR RATED EXTERIOR WALL - UL 305
OPENINGS < 25% IBC TABLE 705.5 FIRE RESISTANCE RATING

PREVIOUSLY APPROVED CASE NO. 2024 - 007814 - HDRB



GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

PROPOSED SECOND FLOOR PLAN — SCALE: 1/4" = 1'-0" — 1

HDRB SUBMITTAL SET

RENOVATIONS & ADDITIONS
MINI-HOTEL for:
DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:
PROPOSED SECOND FLOOR PLAN SCHEDULES

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Sheet: FP-2

LEGEND

NEW 2" x 6" WALLS STUDS @ 16" O.C.

EXISTING WALLS TO REMAIN

ROOF DRAINAGE CALCULATIONS

ROOF AREA: 818 SQFT

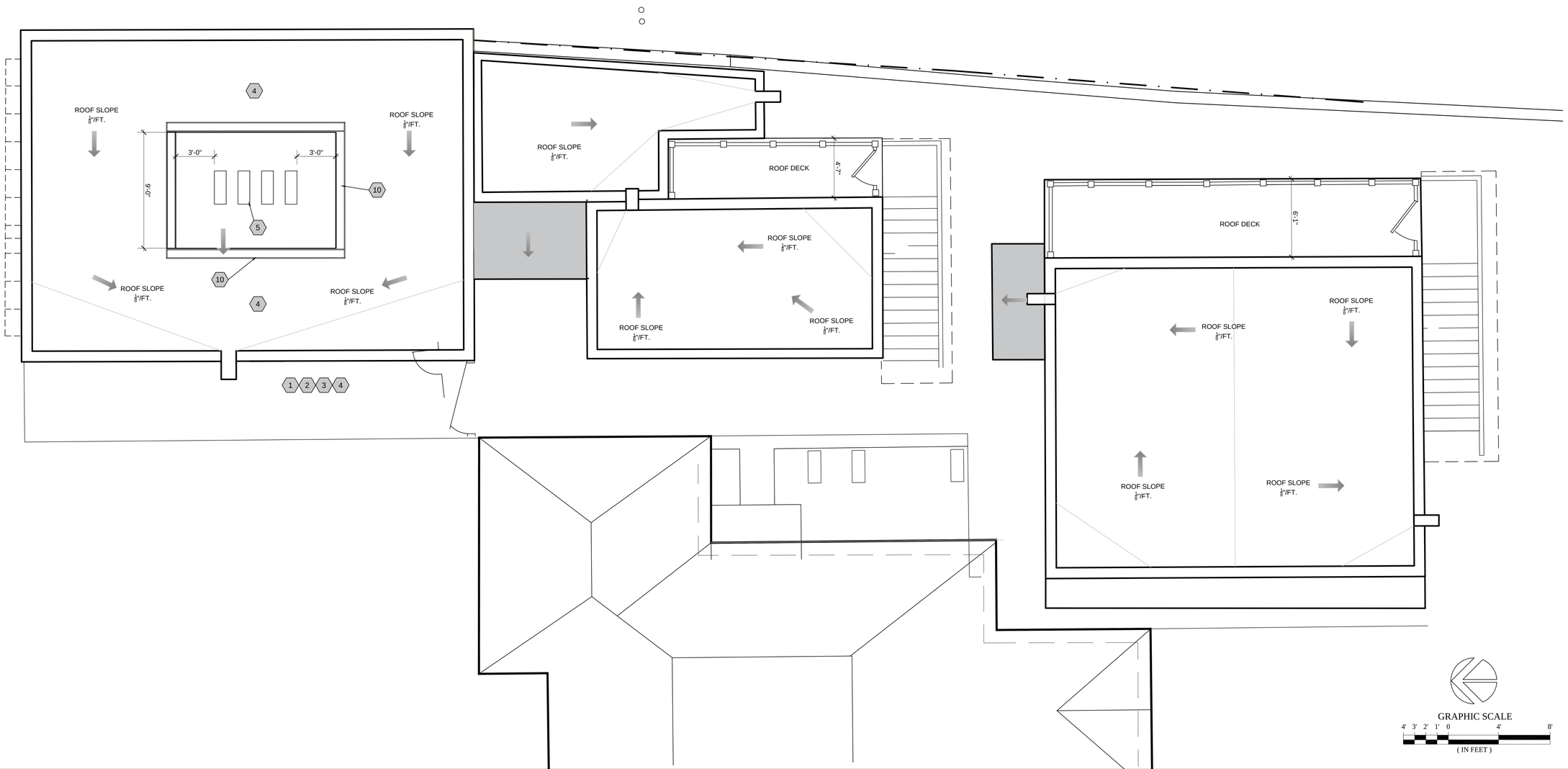
1 CANALE = 400 SF OF AREA

PROPOSED ROOF PLAN SHEET KEYED NOTES

GENERAL:

1. INSPECT ROOF FOR WATER DAMAGE AND AREAS THAT NEED REPAIR DETERMINE NEED FOR NEW ROOF
2. INSPECT AROUND ROOF VENT OPENINGS WHERE VENTS HAVE BEEN REMOVED REPAIR AND PATCH
3. PROVIDE NEW ROOF CAPS FOR NEW VENT OPENINGS (SEE MEP)
4. REPLACE ROOF FINISH AS NECESSARY, MOISTURE-PROTECT WOOD EDGES
5. EXHAUST AND RE-CIRCULATION SEE MECHANICAL DRAWINGS
6. NEW HVAC MINI-SPLIT CONDENSERS ON ROOF. SEE MECHANICAL DWG FOR TIE-DOWN TO ROOF.
7. EXISTING WOOD OVERHANG - INSPECT, REPAIR, SAND & STAIN
8. EXISTING WOOD CANALE - INSPECT, REPAIR, WATERPROOF LINING
9. MECHANICAL CONDENSERS MOUNTED ON ROOF PER MFG. SPECIFICATIONS, (4 TYP.)
10. ROOF SCREENING TO PROVIDE VISUAL BLOCK OF ROOFTOP EQUIPMENT
11. NEW TPO ROOF - TAN FINISH

ROOFTOP EQUIPMENT SCREENING SCALE: 3/8" = 1'-0" 16



PROPOSED ROOF PLAN SCALE: 1/4" = 1'-0" 9

EXISTING/DEMOLITION - 219 ROOF PLAN SCALE: 1/4" = 1'-0" 1

HBRD SUBMITTAL SET

RENOVATIONS & ADDITIONS
MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

EXISTING/DEMO & PROPOSED ROOF PLANS

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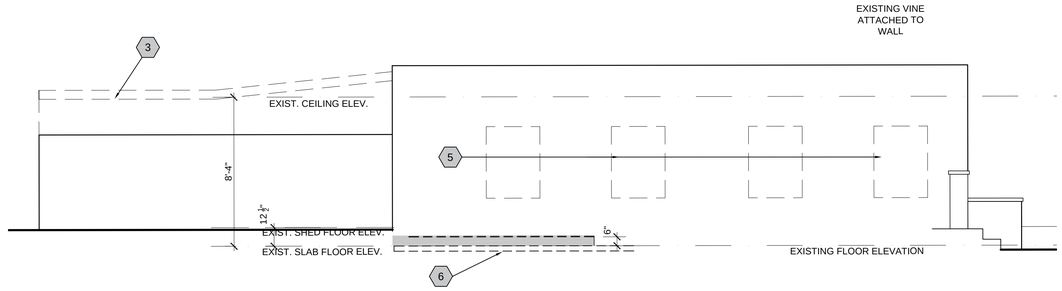
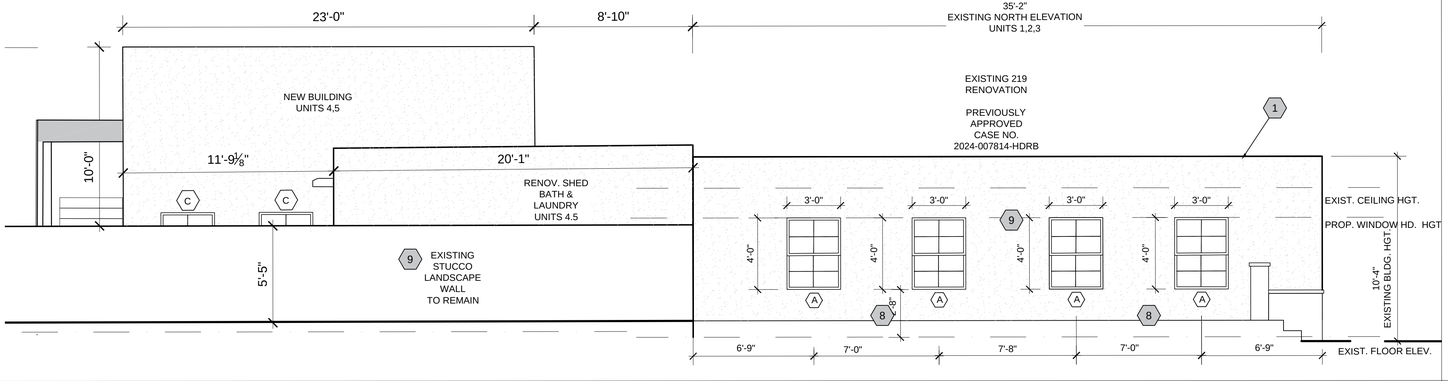
EXISTING/DEMO PLAN SHEET KEYED NOTES

GENERAL:

1. REMOVE DOOR & FRAME, COMPLETE. ROUGH-IN FOR NEW DOOR 36" x 84" WIDEN DOOR FRAME ROUGH OPENING TO 39" AND HEIGHT TO 87"
2. REMOVE DOORS, WINDOWS & FRAMES COMPLETE
3. EXISTING SHED TO BE REMOVED IN REAR YARD & REBUILT ON EXIST. FOOTPRINT
4. DEMO CONCRETE LANDING - DROP GRADE 3" +/- (V.I.F.)
5. CUT OUT WALL FOR NEW WINDOWS & ROUGH FRAME FOR OPENING
6. EXISTING INTERIOR RAISED FLOOR TO BE REMOVED
7. REPLACE (2) PANES WITH NEW GLAZING TO MATCH EXISTING '

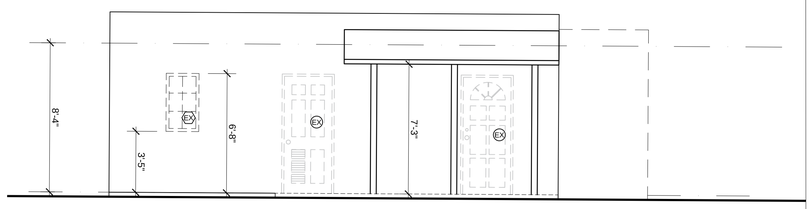


EXISTING NORTH ELEVATION - UNITS 1,2,3 SCALE: 1/4" = 1'-0" | 8

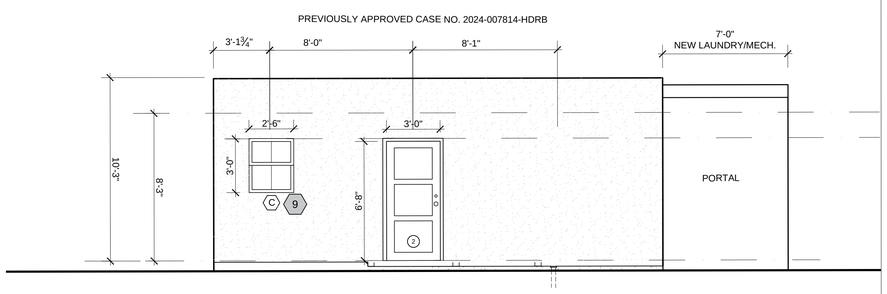


PROPOSED NORTH ELEVATION - UNITS 1,2,3 SCALE: 1/4" = 1'-0" | 7

PREVIOUSLY APPROVED CASE NO. 007814-HDRB



EXISTING EAST ELEVATION SCALE: 1/4" = 1'-0" | 6



PREVIOUSLY APPROVED CASE NO. 007814-HDRB

GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

PROPOSED EAST ELEVATION SCALE: 1/4" = 1'-0" | 5

HDRB SUBMITTAL

RENOVATIONS & ADDITIONS MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

UNITS 1,2,3
NORTH & EAST
EXISTING
PROPOSED
ELEVATIONS

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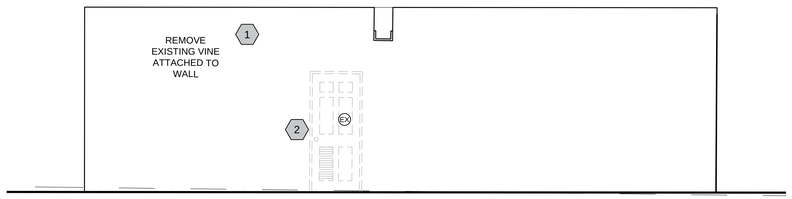
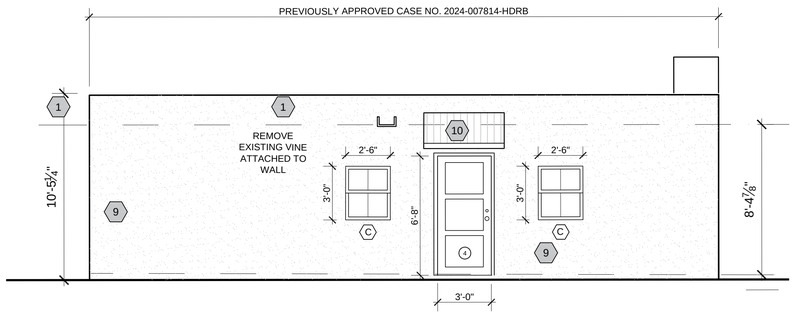
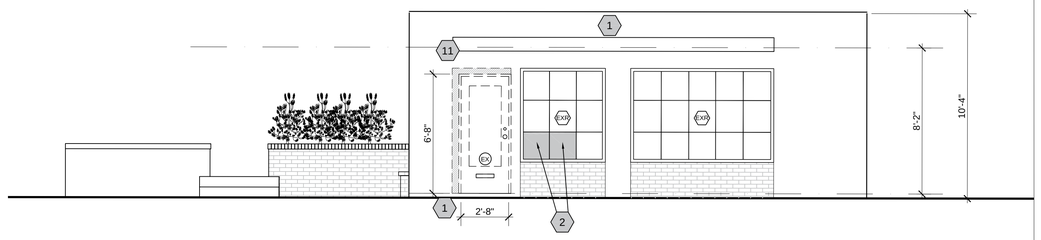


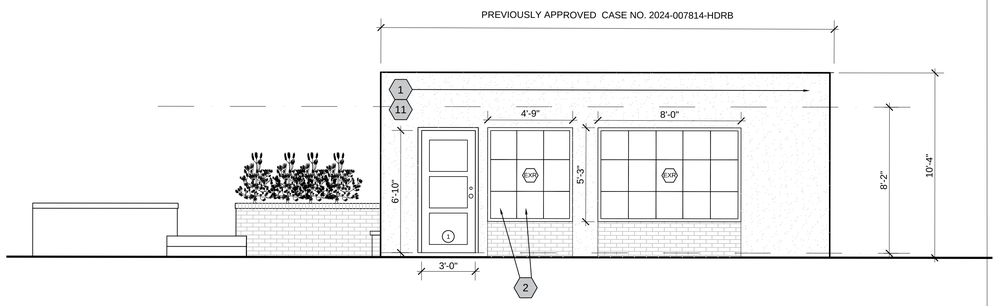
EXISTING SOUTH ELEVATION - UNITS 1,2,3 | 12



PROPOSED SOUTH ELEVATION - UNITS 1,2,3 | 7



EXISTING WEST ELEVATION - UNITS 1,2,3 SCALE: ¼" = 1'-0" | 6



PROPOSED WEST ELEVATION - UNITS 1,2,3 SCALE: ¼" = 1'-0" | 5

PROPOSED PLAN SHEET KEYED NOTES

GENERAL:

1. REMOVE EXISTING VINE TO ACCOMODATE NEW WINDOW AND DOOR VERIFY ROOT DAMAGE IN STUCCO WALL
2. RENOVATE OPENINGS WITH NEW WINDOW & DOOR, REPAIR WALL, AND PATCH AS NECESSARY, SAND AND PAINT, COLOR BY HDRB.
3. REAR PORTAL COLUMNS & FRAMING TO BE REPAIRED, SAND & PAINT
4. SET EXIST. PORTAL COLUMNS AT NEW SIDEWALK HEIGHT W/NEW ANCHORS
5. NEW 3" CONCRETE SLAB W/ 6x6X1.0 WWF
6. NEW SUMP DRAIN IN NEW CONC. SLAB
7. FINISH & COLOR ON RENOVATED SHED BY HDRB
8. SEE LANDSCAPE PLANS FOR GRADE CHANGE AREA
9. RE-STUCCO EXTERIOR WALLS
10. INSTALL OVERHANG ROOF OVER UNIT 3 EXTERIOR DOOR
11. EVALUATE & REPAIR EXISTING OVERHANG

PREVIOUSLY APPROVED CASE NO. 007814-HDRB

PREVIOUSLY APPROVED CASE NO. 007814-HDRB

GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

HDRB SUBMITTAL

RENOVATIONS & ADDITIONS
MINI-HOTEL for:
DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

UNITS 1,2,3
SOUTH & WEST
EXISTING
PROPOSED
ELEVATIONS

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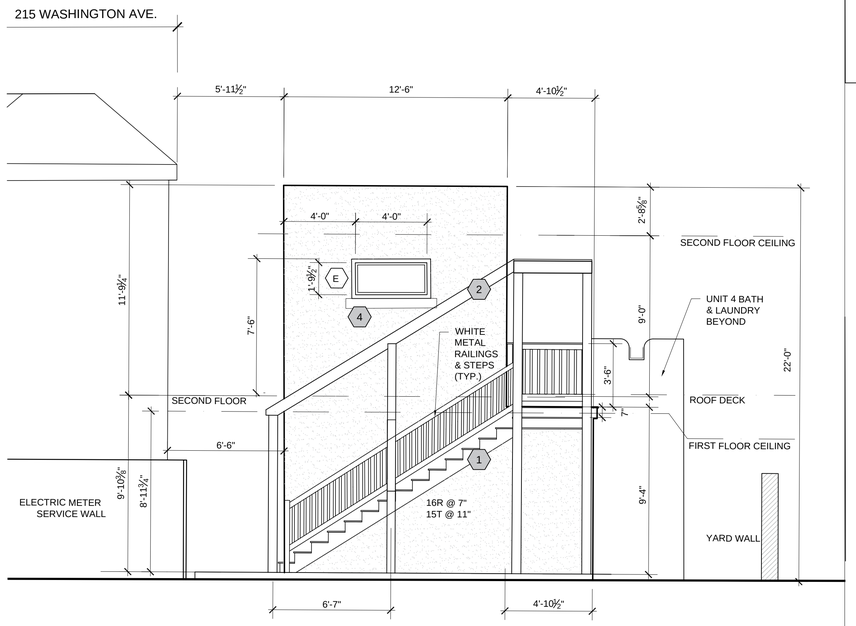
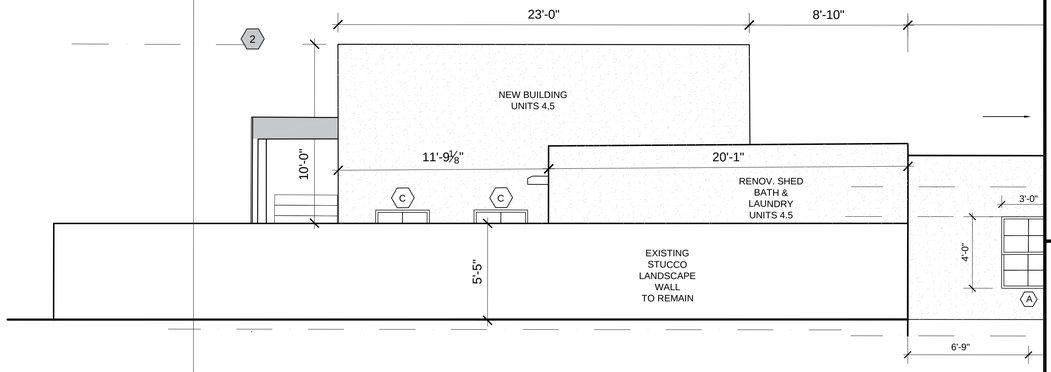
PROPOSED ELEVATIONS SHEET KEYED NOTES

GENERAL:

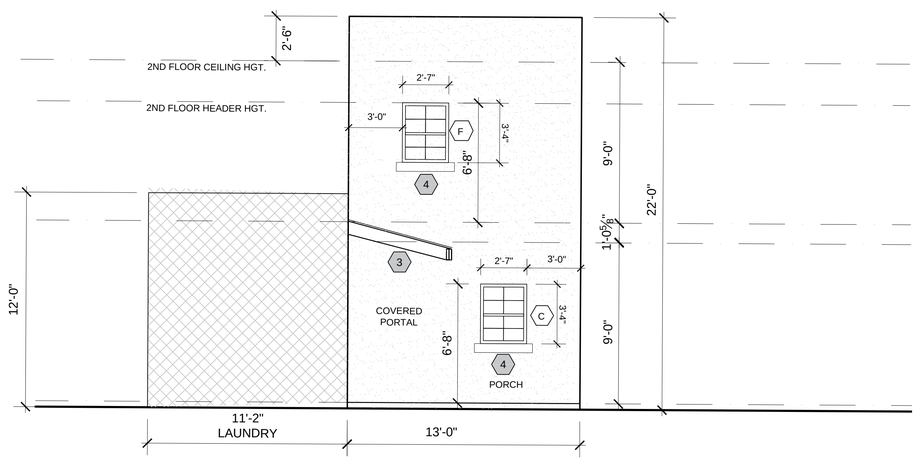
1. STAIRS TO SECOND FLOOR TO BE WHITE METAL GUARDS, HANDRAILS & TREADS (SLIP RESISTANT)
2. EXTERIOR ROOF COVERING OVER EXTERIOR STAIRS (WHITE METAL)
3. PORTAL ROOF OVER UNIT 2 ENTRY DOOR
4. STONE SILL TO MATCH BLDG. 215
5.



PROPOSED EAST ELEVATION - UNITS 4,5 SCALE: ¼" = 1'-0" 11



PROPOSED NORTH ELEVATION - UNITS 4,5 SCALE: ¼" = 1'-0" 3



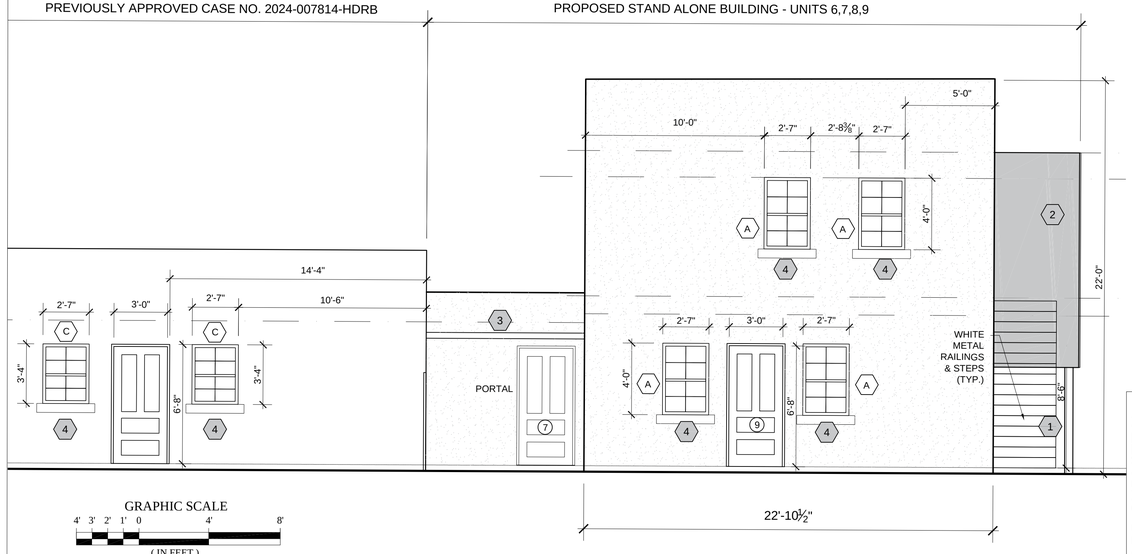
PROPOSED WEST ELEVATION - UNITS 4,5 SCALE: ¼" = 1'-0" 9

35'-2"

219 WASHINTON AVENUE
EXISTING BUILDING
RENOVATE FOR 3 UNITS

PREVIOUSLY APPROVED CASE NO. 2024-007814-HDRB

PROPOSED STAND ALONE BUILDING - UNITS 6,7,8,9



GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

PROPOSED SOUTH ELEVATION - UNITS 4-5 SCALE: ¼" = 1'-0" 1

HDRB SUBMITTAL

RENOVATIONS & ADDITIONS
MINI-HOTEL for:
DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

UNITS 4 & 5
PROPOSED
ELEVATIONS

P.O.Box 4
Ojo Caliente, N.M. 87579
505.919.9744 phone
redc52@gmail.com

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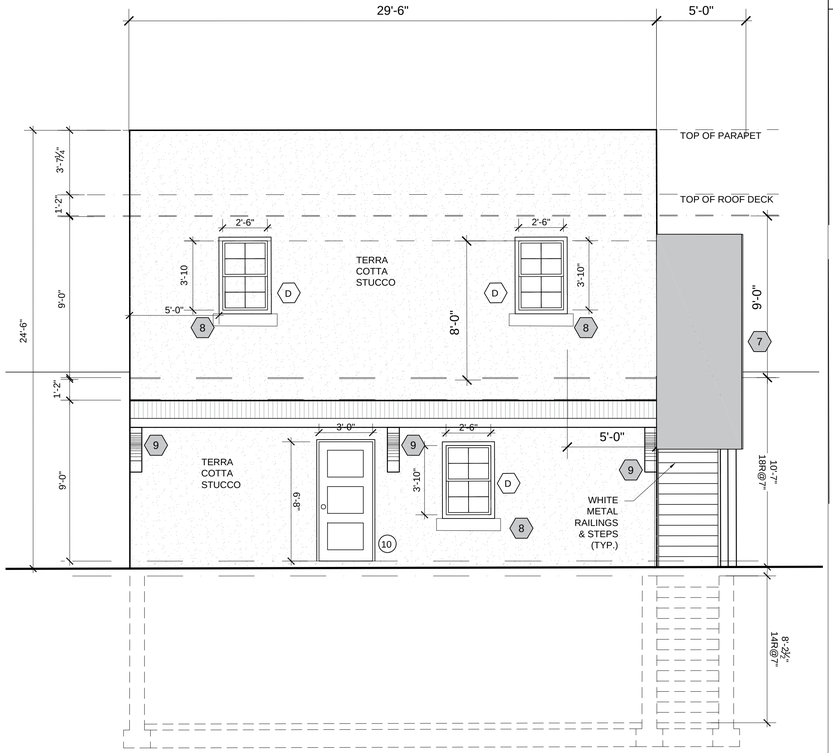
L+R DESIGN SERVICES 2025

Date: 07.21.2025
revised:

A-2.2

Sheet:

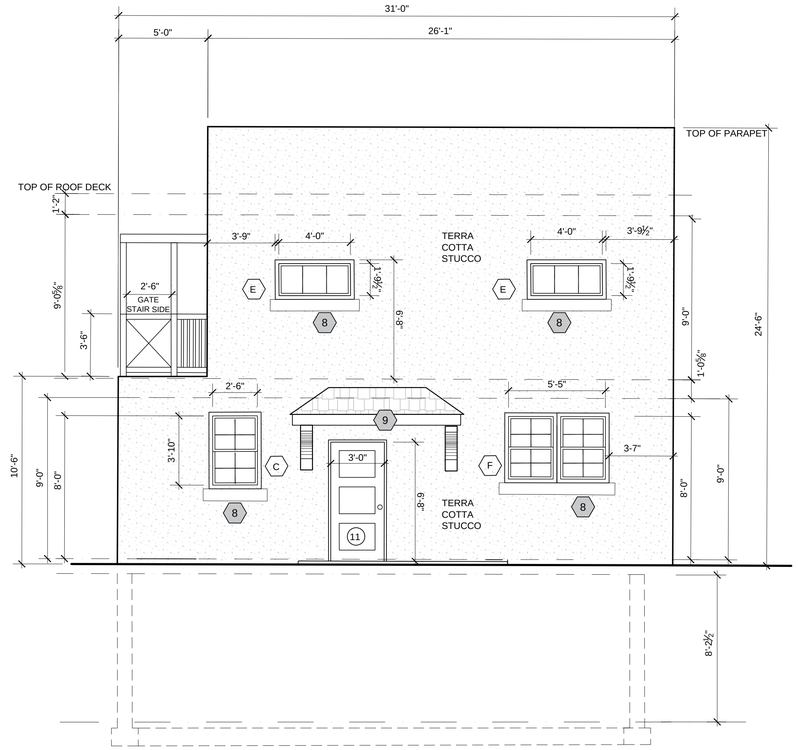


PROPOSED SOUTH ELEVATION - UNITS 6,7,8,9, SCALE: ¼" = 1'-0" 11

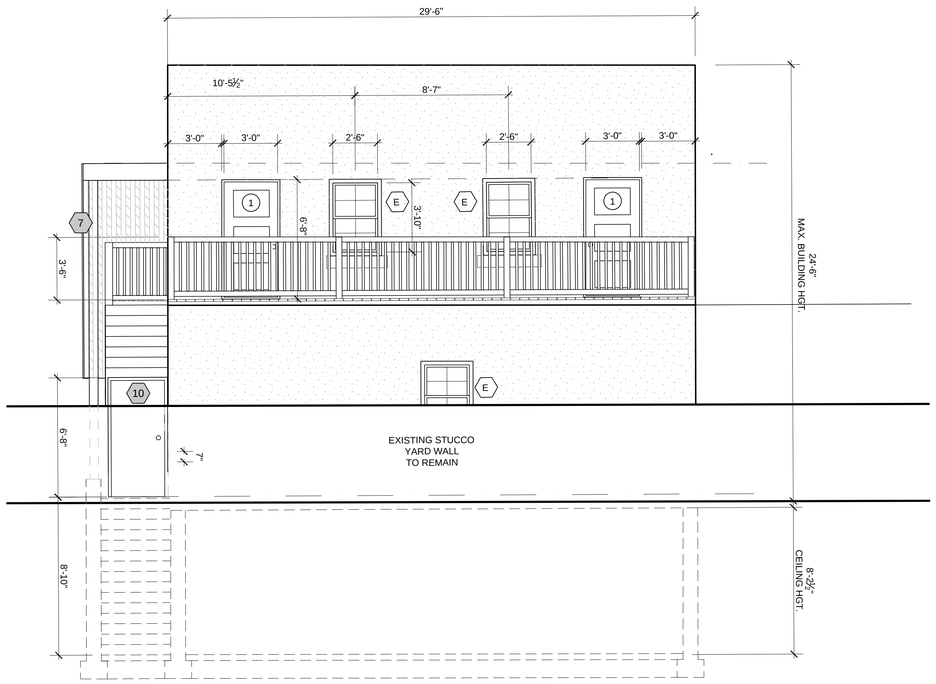
PROPOSED ELEVTIONS SHEET KEYED NOTES

GENERAL:

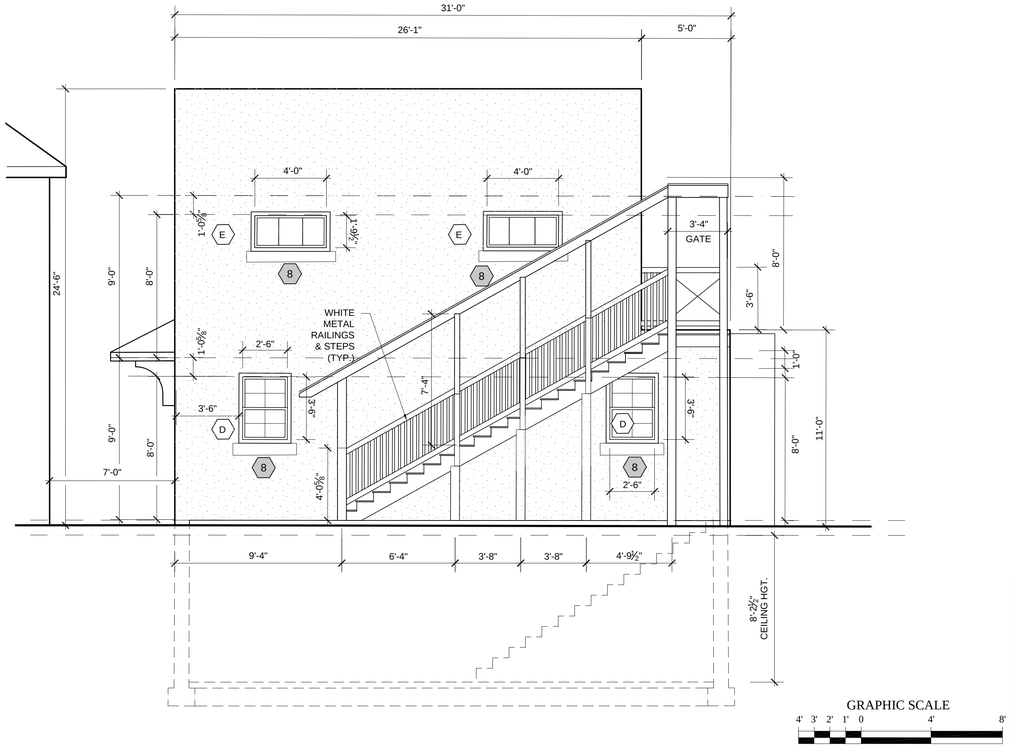
1.
2. SET NEW PORTAL COLUMNS AT NEW SIDEWALK HEIGHT W/NEW ANCHORS
3. NEW 3" CONCRETE SLAB W/ 6x6X1.0 WWF
4. NEW SUMP DRAIN IN NEW CONC. SLAB
5. FINISH & COLOR ON RENOVATED SHED BY HDRB
6. SEE LANDSCAPE PLANS FOR GRADE CHANGE AREA
7. EXTERIOR COVERED STAIR, METAL TREADS, OPEN RISER, TYPICAL
8. STONE SILL - MATCH BLDG. 215
9. DECORATIVE WOOD BRACE - SUPPORT FOR OVERHANG
10. EXTERIOR DOOR TO BASEMENT STAIRS BEHIND EXISTING WALL



PROPOSED WEST ELEVATION - 6,7,8,9 SCALE: ¼" = 1'-0" 3



PROPOSED NORTH ELEVATION - UNITS 6,7,8,9 SCALE: ¼" = 1'-0" 9



PROPOSED EAST ELEVATION 6,7,8,9 SCALE: ¼" = 1'-0" 1

HDRB SUBMITTAL

RENOVATIONS & ADDITIONS
MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

UNITS 6,7,8,9
PROPOSED
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P.O.Box 4
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L+R DESIGN SERVICES, 2025

Date: 07.21.2025
revised:

A-2.3

Sheet:


215





City of Santa Fe, New Mexico

memo

DATE: August 12, 2025

TO: Historic Districts Review Board

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

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

---

2025-010874-HDRB, 423 ½ A W. San Francisco St., Downtown and Eastside Historic District, Contributing, Walter Klump, agent for Ellen Yarrell, owner, requests approval for the proposed remodel including replacement of all doors and windows, infilling one door, widening one window, and other exterior alterations. Exceptions are requested to 14-5.2(D)(5)(a)(i) historic windows shall be re-stored wherever possible and 14-5.2(D)(5)(a)(iii) no existing opening shall be closed.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Façade Diagram and Previous Case Files

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Historic Door and Window Assessment

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that all the exception criteria have been met and 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.

Staff recommends that the proposed stucco be installed utilizing the same rough texture of the existing stucco to retain the historic character of the building.

Sample motions:

a. Approve or deny Case #2025-010874 to allow these alterations to 423 A W. San Francisco Street.
b. Approve or deny Case #2025-010874 to allow these alterations to 423 A W. San Francisco Street subject to conditions.
c. Approve or deny the exceptions to 14-5.2(D)(5)(a)(i) historic windows shall be re-stored wherever possible and 14-5.2(D)(5)(a)(iii) no existing opening shall be closed.
d. Approve or deny Case #2025-010874 to allow those alterations to 423 A W. San Francisco Street 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 before proceeding for a building permit.

BACKGROUND & SUMMARY:

The single-family residence and garage at 423 ½ W. San Francisco Street Unit: A, are listed as contributing to the Downtown and Eastside Historic District with the south and east elevations designated as primary on the main structure and the north and west elevations designated as primary on the garage. The main residential structure was constructed around the 1880s on a 0.08-acre parcel and comprised of approximately 1,093 sq. ft. of heated space. The main residential structure was built in the Vernacular and Spanish Pueblo Revival design style as seen by the rectangular building shape, adobe block construction material, and recessed three over one window.

Mr. John Murphey has provided a detailed summation of the property in his 2025 Historic Cultural Properties Inventory (HCPI) survey form. The archival research identified in the Sanborn maps showed the west addition occurred pre-1930s with an addition to the west and east on the main residential structure sometime between 1930-1948 (2025:3). The garage structure was constructed sometime post-1948. Window and door alterations have and a latilla portal have been recorded on the south and west facades in the 1990s. The north façade is currently a painted mural cinderblock wall associated with 126 N. Guadalupe Street Concrete Jungle Smoke Shop parking area.

Prior to April 8, 2025, Case No. 2025-010102-HDRB, Historic Districts Review Board (Board) status review hearing, there were no known previous status evaluations, Board cases, Historic Cultural Properties Inventory (HCPI), or Historic Building Inventory (HBI) survey forms completed on the subject property. The Board upgraded the historic status of the main structure and garage to contributing and designated the south and east elevations as primary on the main structure and the north and west elevations as primary on the garage.



Figure 1. Vicinity Map.



Figure 2. Primary Façade Diagram: 423 A W. San Francisco Street

Primary:

Non-primary:

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

Main Residential Structure:

1) Stucco the East, South, and West facades of the exterior with cementitious stucco color "Sand", in a smooth texture.
2) Remove both existing non-historic portales in front of the South façade.
3) Remove all existing non-historic lighting fixtures from exterior facades and install Artesanos Imports sconces.
4) Replace all existing canales with in-kind galvanized steel trough units.
5) Replace broken coyote fence in front of the southern façade in kind.
6) Build 3' stucco yard wall with wood gate between Main House and Garage.
7) Remove all non-historic aluminum storm doors and windows and replace all non-historic windows with Kolbe heritage series all wood simulated divided lite windows. The selected Kolbe Heritage Series windows feature primed pine sash with simulated divided lights, using 7/8" wide beveled wood muntin bars on both the exterior and interior faces, along with an internal spacer ("performance" type) to replicate the appearance of true divided panes. The 1/1 windows across the south façade of the central core were selected to replicate units that existed prior to the 1990s renovation. Knowledge of the original design of the other windows throughout the house is unclear, and the historical window consultant selected light configurations considered appropriate to the period and to the existing openings.
8) Seal south elevation door #2 and remove door hardware.
9) Install Gree condenser in front of South Facade near the existing mechanical equipment and garbage bins. It will be obstructed by coyote fence.
10) Infill 1/2-Light door opening on the South facade. The interior has been filled in by a previous owner. The exterior does not contribute to the historic character of the district. Requires an exception.
11) Install double door on the East facade for egress code compliance. Proposed door is in-kind to the existing front doors and adds to the historic character of the district. Requires an exception.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(a)(iii) no existing opening shall be closed: The applicant requests an exception to infill a door on the south primary façade. The existing opening has been partially filled in from the interior by a prior owner. The primary goal of the proposed exception is to address egress to the east wing. The door has the appearance of a functional exit from the exterior but does not function as a door.

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

Applicant Response: The existing doors are not historic and, especially in their present state, do not add to the character of the district. The glass panes display interior drywall, and the door has subsequently been covered with a curtain. The removal of the door and stucco infill will improve the existing aesthetic by concealing the existing condition.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The current door has been determined as non-historic by the architectural assessment and is inoperable from the exterior and interior. Infilling the opening will not adversely impact the primary façade or the contributing status of the main structure as non-historic modifications to this opening were made.

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

Applicant Response: The existing condition of this door presents financial and practical hardship on the applicant. Restoring the interior opening and converting it back into a functional exit would require significant demolition and reconfiguration of the existing bathroom, resulting in substantial construction costs and disruption. Furthermore, re-establishing an operable door in this location would compromise both privacy and safety for the homeowner. Bathroom doors are not typically placed on a front façade. In this case, the home's position — directly facing another house and abutting the back of an alley — creates additional privacy concerns and a significant security vulnerability.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The current door does not serve the owner as an opening and infilling the door would provide the owner with the proper security measures necessary to live in a safe structure.

(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 proposed removal of the non-functional exterior door and stucco infill supports the exception criterion to "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." Specifically, eliminating this non-functional door allows for the reconfiguration of the interior space to fully meet current building and safety codes, including providing a new, code-compliant egress door on another wall. This modification enables the room to be used as a fully functional bedroom, accommodating a wider range of residents, including individuals with mobility challenges who require safe, accessible, and private living space. Maintaining outdated or impractical features, such as a non-functional exterior door opening into a bathroom, limits the usability and flexibility of historic homes and may discourage continued occupancy. By permitting this modification, the City supports adaptive use and long-term residential viability, which directly advances the stated goal of allowing residents to remain in historic districts while respecting both life-safety and preservation considerations.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed removal of the non-functional exterior door by infilling and stuccoing over provides the least impactful design option for the homeowner. The infilling of the door will not impact the south primary façade adversely or the contributing status.

Exception to 14-5.2(D)(5)(a)(i) historic windows shall be re-stored wherever possible and no opening shall be widened or narrowed: The applicant requests an exception to remove the current window and install a full height door changing the dimensions of the opening on the east primary façade.

The proposed door is primarily to improve occupant safety by ensuring that the East Wing bedroom meets current egress requirements. Neither the existing non-historic window on the east facade nor the existing windows on the south facade meet the net clear height minimum size specifications set by the International Residential Code (IRC) for emergency escape and rescue openings. Furthermore, relying on the bathroom windows for egress presents issues related to privacy and the risk of the bathroom door being locked, which could hinder a quick exit during emergencies. To address these concerns, we propose replacing the non-compliant window on the east wall with a full-height door. This modification will provide a direct and unobstructed exit route from the bedroom to the outside.

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

Applicant Response: The proposed double doors (Kolbe Heritage, all wood simulated divided lite) will be built in-kind to the existing doors located on the South Facade. This modification will not affect the character of the historic house or the district as a whole. This portion of the building is not visible from a public right-of-way

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed double door entry on the east primary façade will not adversely impact the contributing status of the structure given the window change will occur on a non-publicly visible façade.

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

Applicant Response: The proposed change addresses the life safety of the occupants of the existing building by allowing unobstructed egress to the outside patio.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed change will provide the homeowner with the necessary egress from the bedroom to the patio.

(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: Beyond safety considerations, the proposed door will facilitate improved access to an existing patio, promoting a seamless indoor-outdoor living experience. This enhancement supports contemporary living standards while respecting the building's historic context.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed double door entry on the east primary façade will not adversely impact

the contributing status of the structure given the window change will occur on a non-publicly visible façade.

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.

(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).

(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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: March 10, 2025

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Rosina Chavez House	423 A West San Francisco Street Downtown and Eastside Historic District Santa Fe	Santa Fe ID: N/A 4. County: Santa Fe Parcel # 10468150

5. Property Type:
_x Buildings: dwelling and garage
__ Structures:
__ Site __ Object

6. Date of Survey:
February 27, 2025

7. Previous Survey Date(s):
__ Yes:
No: _x_

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.689145,-105.9446937



10. Photo Information: John W. Murphey, photographer. Photo 1: View of south elevation. Camera facing northeast.

11. Brief Description of the Property:

An old adobe building is located north of West San Francisco and hidden from public view. The central core of the building and its most important feature may date to the 1880s. Lower rooms are attached to the central block, some complementary, others distracting. Including the central core, the building holds four rooms arranged in a line, made of adobe, hollow clay tile, and frame construction. In total, the building encloses approximately 1,093' of heated space. Most of the fenestration was replaced in the early 1990s during renovation. This work also changed the internal configuration of the central core and added a ramada across the façade. The property includes a post-1948 garage. Currently, the dwelling and the garage are designated Non-Contributing to the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: Central Block, potentially 1880s, with subsequent additions.
_ _Known _x_ Estimated Source: historic maps, Sanborn Fire Insurance maps, aerial photographs

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

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



Source: Office of the Santa Fe County Assessor
Blue parcel lines are not accurate; adjusted with lines

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com

For: The Yarrell 2021 Management Trust

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

Current owner: The Yarrell 2021 Management Trust
N/A

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ Unknown __ None __ Low __ Moderate __ High**
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: house and garage __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Downtown and Eastside Historic District

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: N/A
Rosina Chavez House	423 A West San Francisco Street Downtown and Eastside Historic District Santa Fe	4. County: Santa Fe
		5. Date of Survey: February 27, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: _x_Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __Raised:
Materials: _x_ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__x Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Single-Hung	Wood	1/1	2
Single-Hung	Vinyl	1/1	2
Single-Hung	Vinyl	3/1	2
Fixed Sash	Wood	6	2
Casement	Wood	1-1	1
Casement	Wood	6-1	

11. Door Types

Type	Style	Material	Number
Single-Leaf	15-light	Wood	2
Single-Leaf	4-light over 2-panel	Wood	1
Single-Leaf	4-light over 3-panel	Wood	1
Garage	Outswing	Wood	2

12. Chimneys _x_ N/

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Pre-1930, west addition to central block; Sanborn maps
#2 Date: 1930-1948; west and east additions to central; Sanborn maps and aerials.
#3 Date: c.1990s; replacement of windows and doors and introduction of ramada-style porches; construction photos and material evidence.

16. Primary Architectural Style __ Not Applicable

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

Notes: __ Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

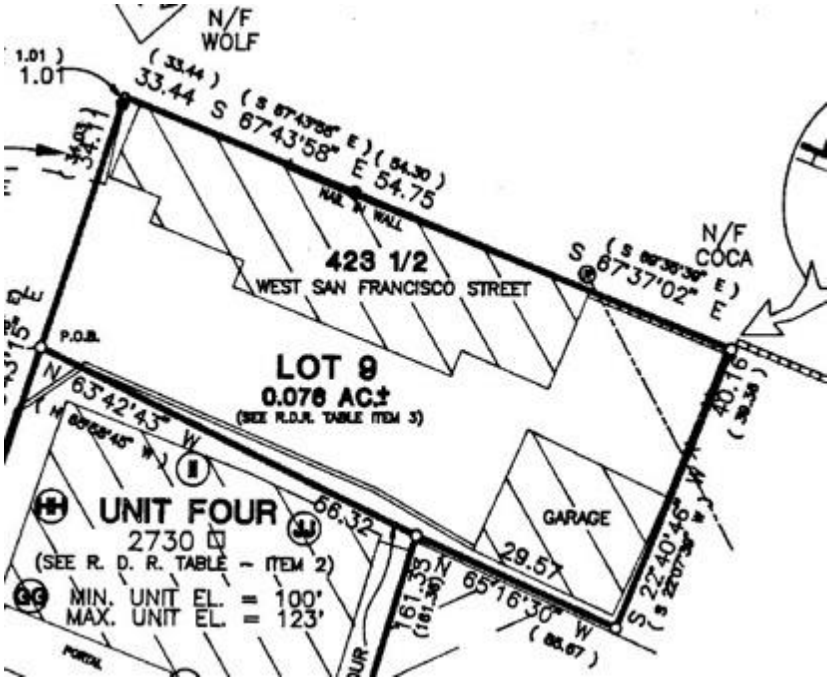
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 1995 survey plat. Courtesy of Rick Chatroop.



For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
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Architectural Description Continued

Setting

The subject building, recognized in this survey as the Rosina Chavez House (Fig. 1) is located on the north side of West Santa Francisco Street, near its intersection with North Guadalupe Street. It is situated down a 170' long gravel driveway and is out of view (Photo 2). It is surrounded by a mix of buildings that are both historic and modern. Some of these tie directly to its genealogy; others are recent and removed contextual buildings associated with the house.

Starting at the street is the renovated Erwin residence, which is contemporaneous with the core block of the subject dwelling, but altered (Photo 3). Further down the driveway on the right (east) is a line of apartments constructed in the 1940s (Photo 4). On the left (west) are modern buildings operated by Zona Rosa Vacation Rentals. At the end of the driveway is a recent structure that destroyed the original Trinidad Chavez house, which was historically part of the subject property.

Dwelling

The subject building sits at the east end of the driveway along a narrow 0.08-acre parcel originally part of a larger lot fronting North Guadalupe Street (Photo 5). The building spans approximately 70' along the north lot line as a string of four volumes of different construction periods and materials. The oldest of these, Room 3, potentially dates to the 1880s and is the historical and most architecturally significant piece of the structure.

South Elevation and Interior (from west to east)

Room 1 – Bathroom

The building begins at the west end with Room 1, likely the youngest and least visually appealing addition (Photo 7). Constructed after 1948, this room is approximately 56 square feet and contains a bathroom. It is made of hollow tile construction (Photo 8) and was updated during the 1990s renovation. The room has a single opening with two replacement wood casement windows, each with six lights (Photo 9). The presence of two electric meter boxes suggests the building was once divided into two separate

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dwelling units. As with the rest of the house, the stucco has a brocade finish typical of the 1960s and 70s.

Room 2 – Bedroom

The next room to the east historically served as a kitchen during the Rosina Chavez period. This approximately 114-square-foot room is constructed of adobe and is depicted on the 1930 Sanborn Fire Insurance map, the first map to cover the area, as a small garage (Fig. 5). Its exterior features a doorway with an older four-light over two-panel wood door (Photo 11), which is visible in one of the pre-renovation photos when the space was still used as a kitchen (Photo 12). Adjacent to the east is a set of non-original wood casement windows with single lights. The room has clay tile flooring (Photo 13); its viga ceiling has plaster coving between the beams, which was likely added during renovation (Photo 14).

The threshold of the east door rises 7 ⅛" to align with the floor of the central block, indicating that Room 2 was likely an addition.

Room 3 (Central Block) – Kitchen and Living Room

Projecting out approximately 4' from the kitchen, the central block is the building's oldest and most significant piece (Photo 15). It presents a strong example of late 19th and early 20th-century vernacular construction with its tall profile, adjacent doors, and what may be brick coping under built-up stucco. Its construction is of traditional adobe brick covered with multiple layers of stucco, suggesting an older vintage (Photo 16).

The façade features a pattern of alternating window and door openings, possibly reflecting its design as two separate dwellings (Photo 17). The doors installed during the renovation are 15-light units (Photo 18), while the windows are 1/1 replacement wood sash. The window openings have heavy lug sills, each having a depth of 7 ½ inches. Photographs taken during the renovation show that entries originally had glass and wood panel doors. The 9 ½" deep jambs suggest that the door openings may date from the historic period.

The interior, measuring 104 square feet, features an informal kitchen nook in the southwest corner created during the renovation (Photo 19). Historically consisting of

two rooms, the central block's interior was opened during the renovation to create a combined kitchen and living area (Photo 20).

The renovation included removing the interior dividing wall and ceiling (Photo 21). The vigas and rough-sawn boards were painted white, and skylights were added to the roof, resulting in a light, airy, and anachronistic sala-like space (Photo 22). The flooring consists of 3⅛" wood strips that change color at the point where the core was divided into two rooms (Photo 23).

Room 4 – Bedroom and Bath

The last room is set back 40" from the core block and has a lower roof height (Photo 24). Constructed after 1948, the volume appears to be made of concrete blocks. The entrance to the outside is through an older four-light, three-panel wood door, which is flanked by 1/1 vinyl sash windows (Photos 24 & 25).

An additional opening on the east elevation contains a 3/1 wood-hung sash window (Photo 26). Both this window and the units on the south elevation are flush with the wall, indicating non-adobe block construction. Its single room measures approximately 114 square feet and has wide board flooring (Photo 27). The southeast corner of the room is occupied by a corner bathroom addition which takes up a significant portion of the space.

North Elevation

The back side of the building faces a parking lot associated with North Guadalupe Street (Photo 28). None of the rooms have openings on this façade. The exterior walls of Rooms 3 and 4 are covered with murals (Photos 28 & 29). The remaining elevation is a solid painted wall facing a private residence (Photo 30).

Garage

Squeezed into the southeast corner of the property is a garage that, based on Sanborn maps, was erected after 1948 (Photo 31). It faces west with a low-pitch gable roof and is partially dug into the ground. It has two 48 ½" wide, outward-swinging, screw-

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assembled wood doors at the front. There are two 6-light sash windows separated by a mullion on the north elevation (Photos 32 & 33).

Historical Overview

A Rectangle on a Map

In 1884, a German-born engineer, Hugo Hartmann, sketched a rectangular building at the back of a long lot fronting Jefferson Street (Fig. 2). The name of the owner of the lot holding the house is hard to decipher but could be Jesus Lucero. The owner's name is immaterial, as the lot and its owner would change following the arrival of the Denver & Rio Grande Railroad three years later.

The new railroad, running down the center of Jefferson Street, transformed the landscape. Within a few years, the land fronting its tracks was subdivided into frontage parcels populated with new buildings. This appears to be the case of the rectangle Hartmann drew in 1884. Its lot was subdivided, with the possible Lucero home no longer having direct access to Jefferson Street. With this development, its orientation turned south, becoming a “back” house on West San Francisco Street.

Pino and Chavez

The first clear understanding of the house— possibly the rectangle shown on the Hartmann map — comes with the Norman King map of 1912 (Fig. 3). Here, the rectangle is accessed by a driveway off West San Francisco Street and is shown to be owned by Petrilino Pino. It is adjacent to land on the west owned by Trinidad Chavez. The two property owners shared something in common — a young woman named Refugio.

In 1902, Petrolino Pino, a railroad watchman, married Refugio Chavez, the oldest daughter of Trinidad and Candelaria Chavez. The couple established a home east of the Chavez property, presumably on the lot holding the subject building. The federal census of 1910 recorded Petrolino and Regufio residing in a separate household adjacent to the

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Chavez property. The census noted they had three children, but none were recorded as part of the household.[1]

While no obituary was located, public records suggest Petrolino died before 1930. The census of that year documented Refugio in a household with her mother and an adopted child named Candelaria.[2] Refugio and her mother are shown to own separate homes, indicating they live adjacent to each other though they were counted as a single household. City directories begin to identify the subject property with the 425 West San Francisco Street address.

A Sanborn Fire Insurance map published in the same year as the census displayed the house but did not provide an address (Figs. 3 & 4). Based on the street addresses indicated on the map, the house would be presumably identified as "425," as this number is absent.

The insurance map captures the subject building in its clearest form to date. At the center is the core adobe block, a one-story building with windows facing south. Adjacent to the west is an adobe garage with windows facing west. A larger adobe garage with no windows is attached to the east, though sitting on a separate property, the land formerly owned by Lucero.

Refugio continued living on the property, which city directories identify as 425 West San Francisco Street. The 1940 census recorded her heading a household at this address.[3] It included her adopted daughter, Candelaria, and three grandchildren, with the youngest being an infant. Candelaria worked as a housekeeper in a private home, with Refugio, now at age 59, presumably watching over the children during the day. The 1940 city directory listed Bernarda Archuleta, a widow, living as a renter at 425 ½ West San Francisco Street.[4]

---

[1] U.S. Census Bureau, Year: 1910; Census Place: Santa Fe Ward 3, Santa Fe, New Mexico; Roll: T624_918; Page: 9a; Enumeration District: 0225; FHL microfilm: 1374931.
[2] Ibid., U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 1A; Enumeration District: 0011; FHL microfilm: 2341134.
[3] Ibid., Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 3B; Enumeration District: 25-18.
[4] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1940* (El Paso: Hudspeth Directory Company, 1940), 333.

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At some point in the 1930s or ’40s, a house and set of apartments were constructed on an empty lot south of what is assumed to have been Refugio’s home. These appear on the 1948 Sanborn map as 425 and 425 ½ West San Francisco Street, with the subject house again shown without a street address (Figs. 6 & 7). This complicates understanding the property’s lineage until Rosina Chavez acquired the subject home.

Rosina’s Home

Rosina Chavez gained the subject property through marriage to Manuel Chavez, Refugio’s younger brother.

Rosina was born in Galisteo in 1902 as Eutimia Chavez, the oldest daughter of Margarito and Maria Chavez. She grew up in the village where her father was a barber.[5] After her mother’s death, the family moved to the mining town of Cerrillos. Margarito initially worked as a shoemaker, subsequently opening a barber shop.[6] Eutimia attended school and likely watched over her younger siblings. She later worked as a waitress at the town’s hotel.

By the mid-1930s, Eutimia had married Manuel Chavez and moved to the property at 425 West San Francisco, presumably sharing the building with her sister-in-law, Refugio Chavez. They later moved to another property on Alto Street, where her father had relocated, but moved back to the Chavez property on West San Francisco Street by 1942.

The 1944 city lists Eutimia living alone at 425 ½ West San Francisco Street. She was now going by the first name Rosina. She worked in the laundry at Bruns Military Hospital on Cerrillos Road.[7] Her husband, Manuel Chavez, a World War I veteran and carpenter, died four years later, on July 2, 1948.

[5] U.S. Census Bureau, Year: 1910; Census Place: Galisteo, Santa Fe, New Mexico; Roll: T624_918; Page: 6b; Enumeration District: 0230; FHL microfilm: 1374931.
[6] Year: 1920; Census Place: Cerrillos, Santa Fe, New Mexico; Roll: T625_1080; Page: 2A; Enumeration District: 133.
[7] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1944* (El Paso: Hudspeth Directory Company, 1944), 99.

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The Sanborn map of the same year shows the evolution of property and the subject house. It has the same footprint as the building drawn eighteen years earlier, except for a frame extension made to the west side of the garage (Fig. 7).

Rosina remarried Alfonso Ruiz, a metal worker, in the early 1950s. Ruiz filed for divorce in 1955.[8] City directories, however, suggest they remained married, living in the home at 425 ½ West San Francisco Street until the late 1950s.

An aerial from 1958 captures the house during this period (Fig. 8). By this time, the property boundary had extended eastward into the lot where the abutting garage once stood. This structure had been demolished and replaced by a small addition set back from the core block (Room 4). The west end of the house had received a small volume — the space now containing the bathroom (Room 1). In the southeast corner sat a separate building, now the garage.

Based on city directories, Rosina continued living on the property, changing her name back to Chavez. She worked in several cafeterias, including at Carlos Gilbert Elementary and Santa Fe High School. Toward the end of her career, she received training as a nurse's aide, working in that position until the early 1980s.[9]

In 1986, at the age of 84, Rosina deeded her property to herself and her two nieces.[10] The deed describes a three-room adobe house with a driveway, clearly identifying the property in question. Three years later, Rosina and her nieces sold the land to Dona Cost.[11] After the sale, Rosina moved to California to live with one of her nieces. Rosina Eutimia Chavez passed away in 1992 in Chico, California, at the age of 90. Her remains were returned to New Mexico, where she now rests in a white marble crypt at Rosario Cemetery overlooking U.S. Highway 285.

[8] "Divorce Suits Filed," *Santa Fe New Mexican*, May 3, 1955, 3.

[9] This is based on a review of city directories, from 1963 to 1983.

[10] Quitclaim Deed, Rosina Chavez (Eutimia Chavez) to Rosina Chavez, Irene Herne, and Mary T. Brandau, recorded June 6, 1986, Book 552/Page 905, Instrument # 594244, Santa Fe County, New Mexico.

[11] Warranty Deed, Rosina Chavez, Irene Herne, and Mary T. Brandau to Dona J. Cost, recorded September 27, 1989, Book 660/Page 391, Instrument # Instrument # 594244, Santa Fe County, New Mexico.

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Changes

Dona Cost had more in mind than buying a small adobe. The North Dakota native had also purchased properties holding the house fronting West San Francisco Street, which had been converted into a restaurant, as well as the line of apartments and the dwelling behind it. Cost renovated these acquisitions into vacation rentals.[12]

Photographs from this period show Rosina's old house undergoing significant renovations. The ceiling of the central room was removed, exposing the vigas, and the adobe walls were cut to accommodate new electrical conduit. A room that had previously served as the kitchen was converted into a bedroom. Older doors and windows were replaced with new ones, and a rustic ramada was installed across the façade of the main block.

In 1995, most of Cost's vacation homes were transformed into the Placita San Francisco Compound, a condominium complex. However, Rosina's former house, then addressed 423 ½ West San Francisco Street, was not converted.

In 2001, Cost transferred ownership of Rosina's renovated home to her daughter, Holly Cost, and her husband, José Gutierrez. The house was eventually sold outside the family.

Evaluation of Historical Status

Due to its hidden location, the Chavez house has been overlooked in previous surveys and has apparently never been recorded. However, applying the standard 50-year threshold for historic significance, the house qualifies as Contributing, as the current ground plan was in place by 1958. As such, both the house and the garage meet the criteria for Contributing eligibility.

When considering the appropriate primary façade for the house, a different threshold applies. Given that the central block may date from the 1880s and represents a building

[12] Amy Cost, telephone conversation with John W. Murphey, February 27, 2025.

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form and door and window pattern typical of that period (Fig. 10), it seems fitting to designate the south elevation of this section (Room 4) as the primary façade.

While the lesser appendages are of age and reflect accretive growth, they do not hold the same level of significance as the central block.

The garage's primary façade seems logically to be the west elevation.

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Illustrations



Figure 1: Undated (likely late 1980s) photograph of Rosina Chavez. Courtesy of Ellen Yarrell.

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Figure 2: Hugo Hartmann, "Map of the City of Santa Fe, N.M.," 1884.
Highlighted building may be the subject structure.

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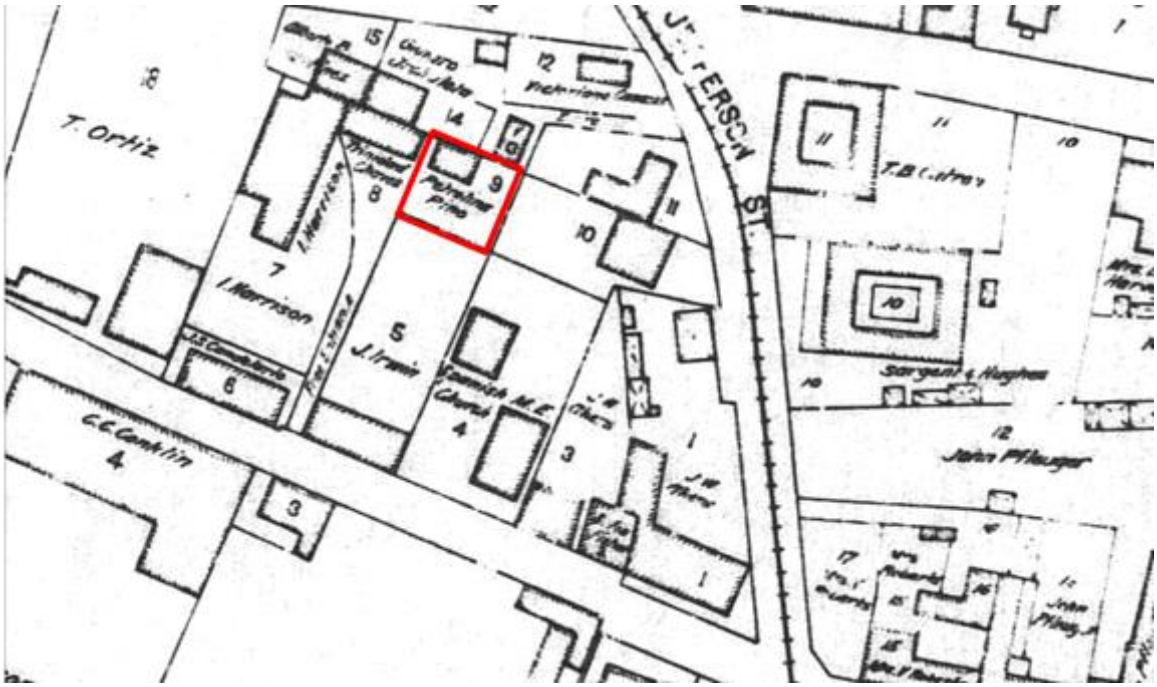

Figure 3: N. L. King, "Map of the City of Santa Fe," 1912.
Highlighted lot and house indicated to be owned by Petrilino Pino. Note Trinidad Chavez property stood adjacent to the west.

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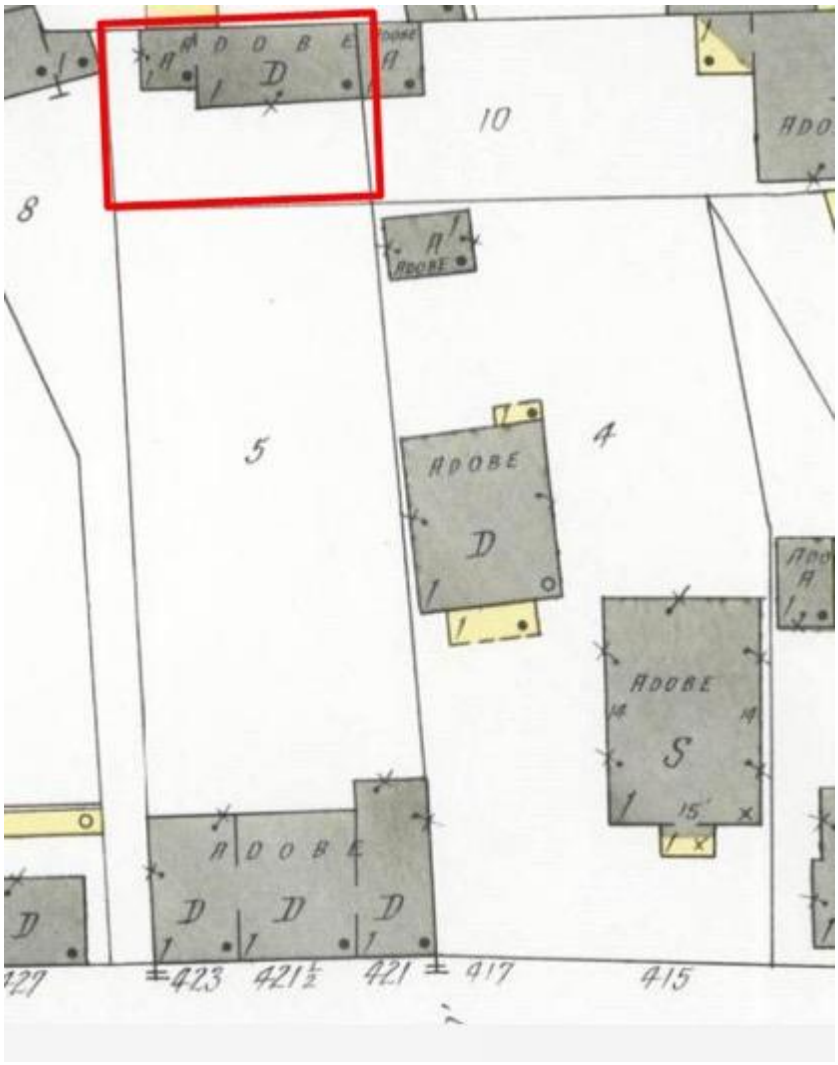

Figure 4: 1930 Sanborn Fire Insurance map. Subject property highlighted. The property was owned by Refugio Chavez during this period.

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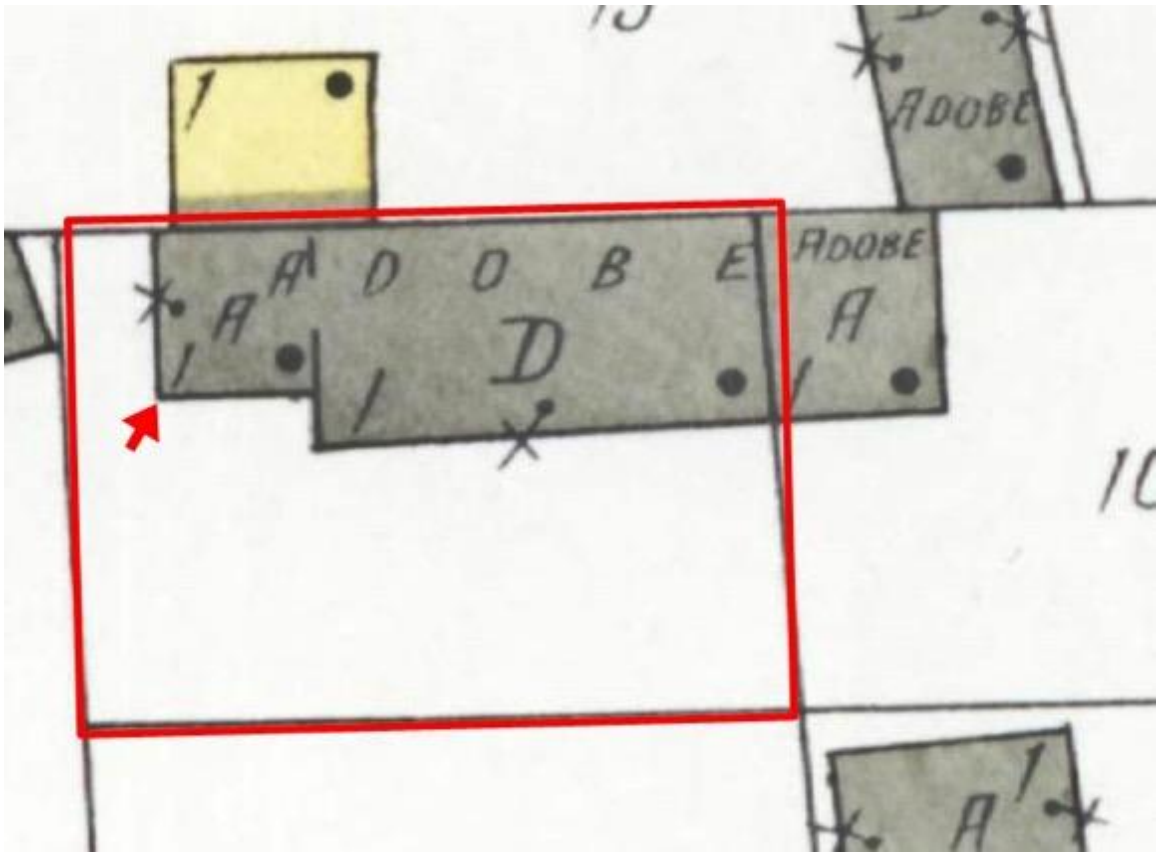

Figure 5: 1930 Sanborn Fire Insurance map. Subject property highlighted. Note what is assumed to be Room 2 was a garage.

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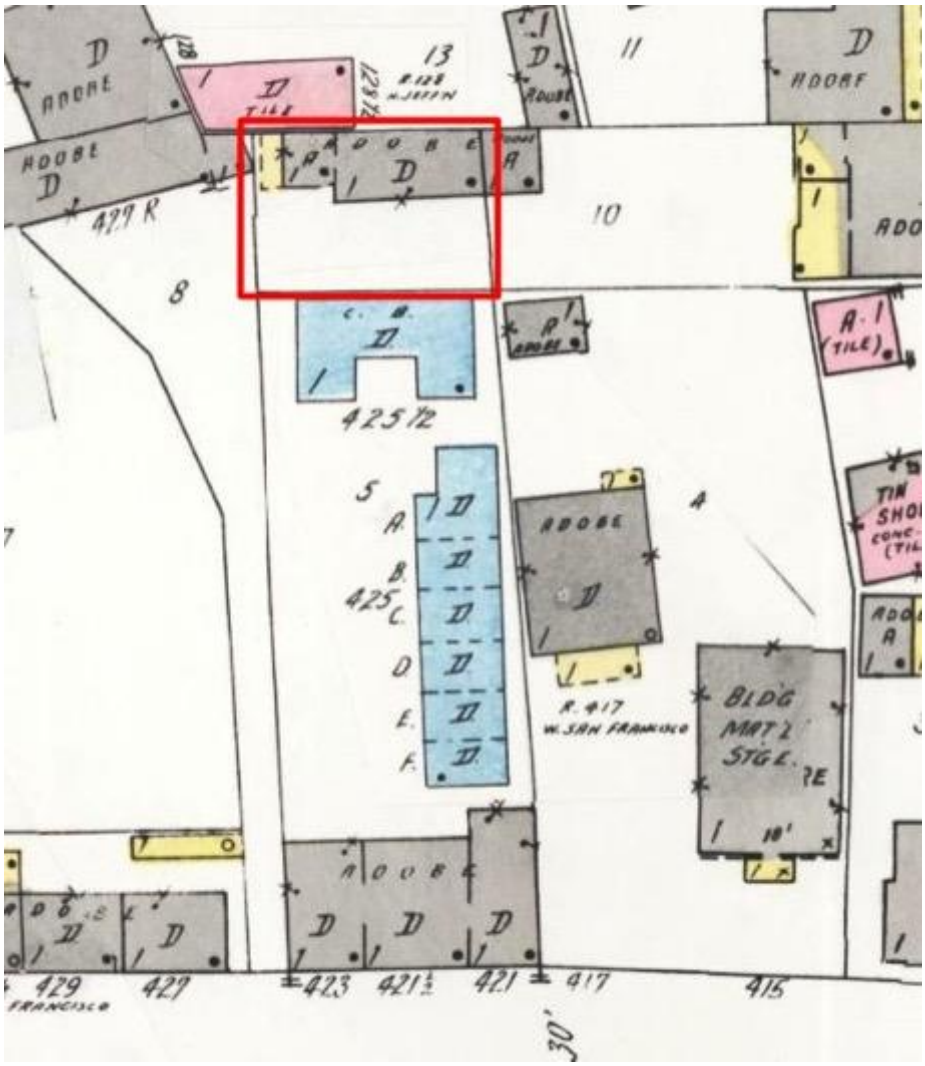

Figure 6: 1948 Sanborn Fire Insurance map. Subject property highlighted. Note development of the of the residence and apartments to the south.

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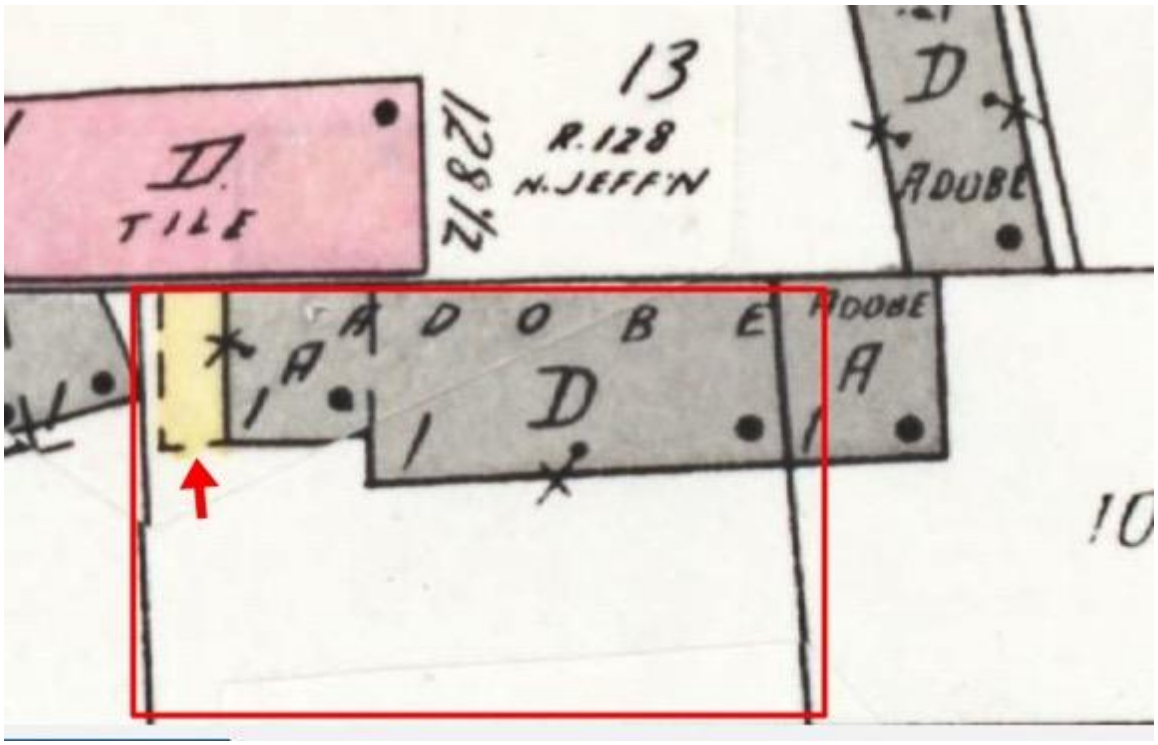

Figure 7: 1948 Sanborn Fire Insurance map. Note frame structure where Room 1 stands today.

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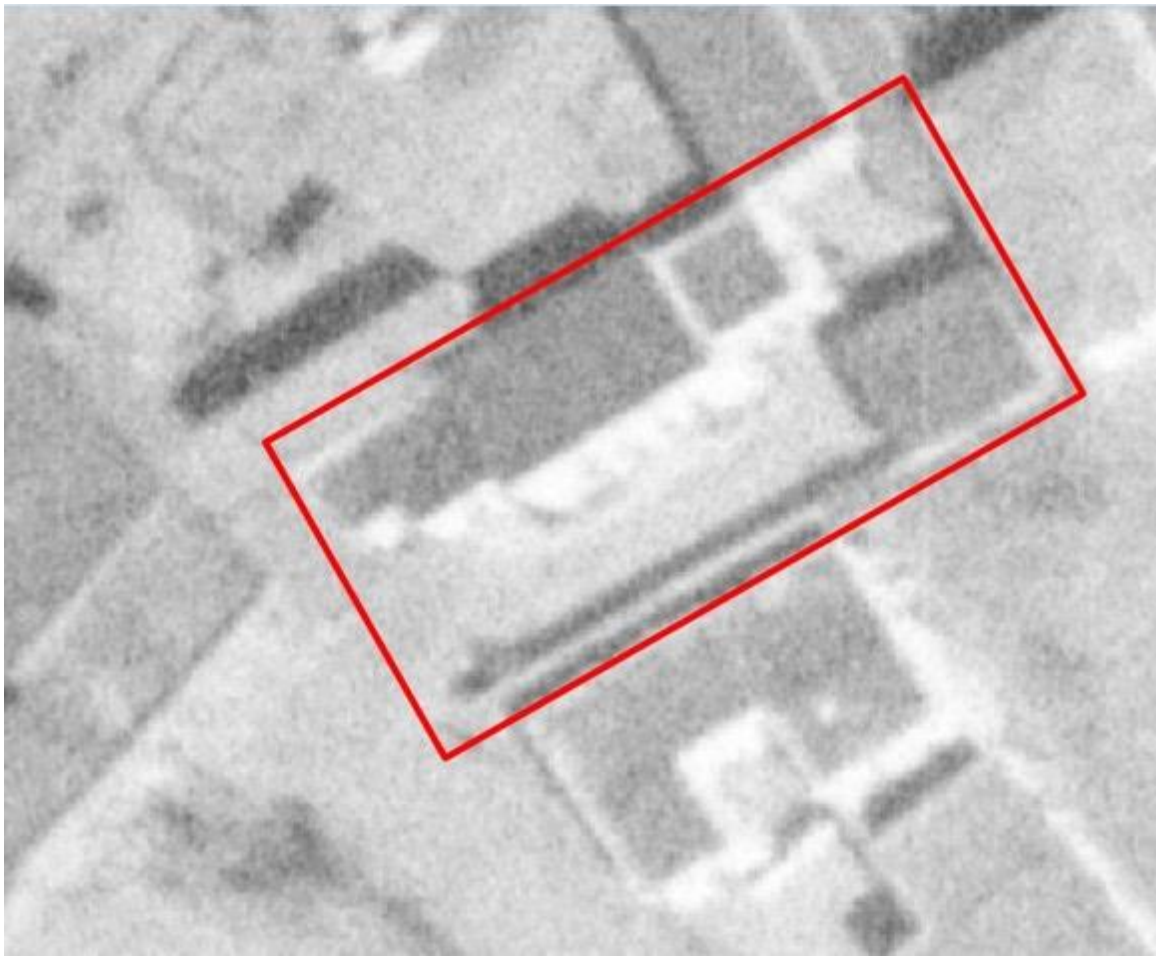

Figure 8: November 10, 1958, aerial photograph.
The current building footprint appears to be in place by this time.

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Figure 9: September 11, 1978, aerial photograph.
Reverse direction perspective of property.

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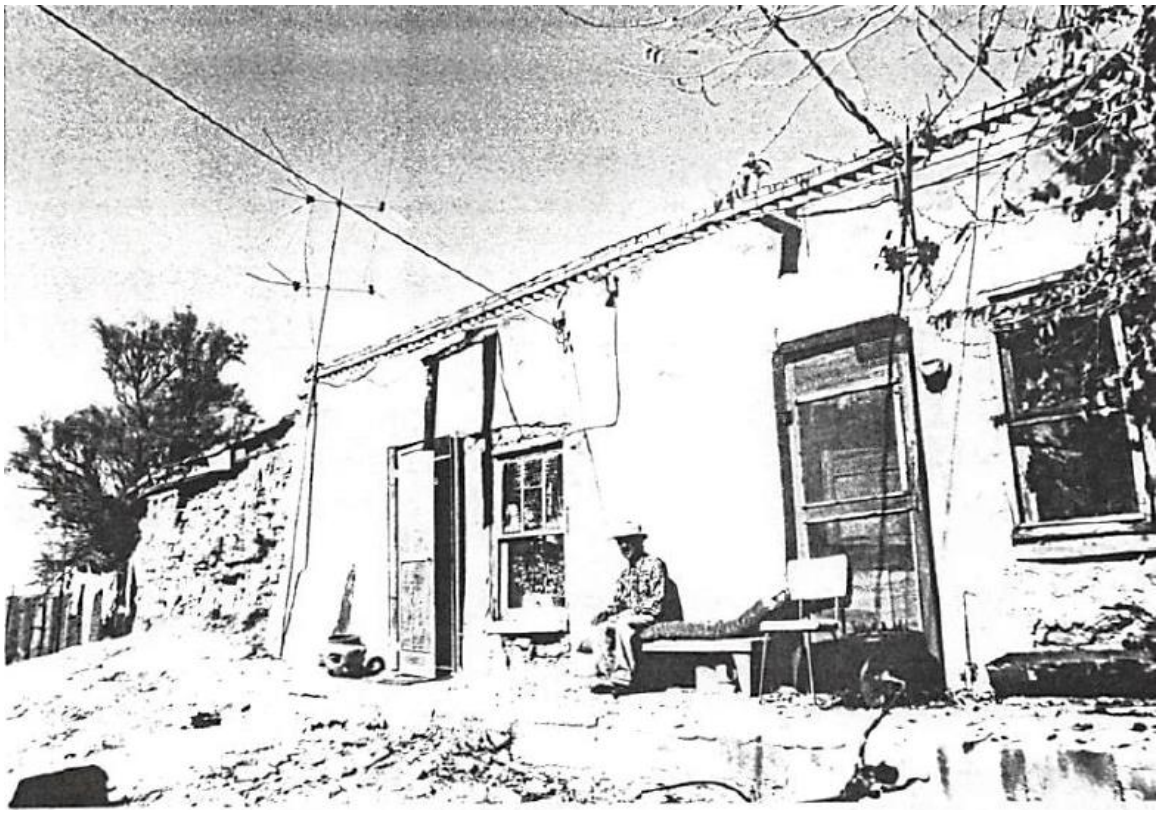

Figure 10: Copy of photograph of what has been described as the original Trinidad Chavez House. Courtesy of NMCRIS.

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Survey Photographs

(All images taken by John W. Murphey on February 27, 2025)



Photo 2: View down entry drive. Subject property not visible. Camera facing north.

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Photo 3: Altered former Erwin House, also attributed as the Trinidad Chavez House, although this does not appear to be accurate. Camera facing northeast.

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Photo 4: Residence and apartments constructed between 1930 and 1948. Camera facing northeast.

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Photo 5: Subject property. Camera facing northeast.

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Photo 6: West end of subject building, holding Rooms 1 and 2. White building to the left, replaced the Trinidad Chavez House. Camera facing north.

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Photo 7: Room 1. Camera facing north.

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Photo 8: Room 1. Interior showing tile construction behind the plumbing access door.

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Photo 8: Room 1. Window. Camera facing north.

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Photo 10: Room 2. Camera facing north.

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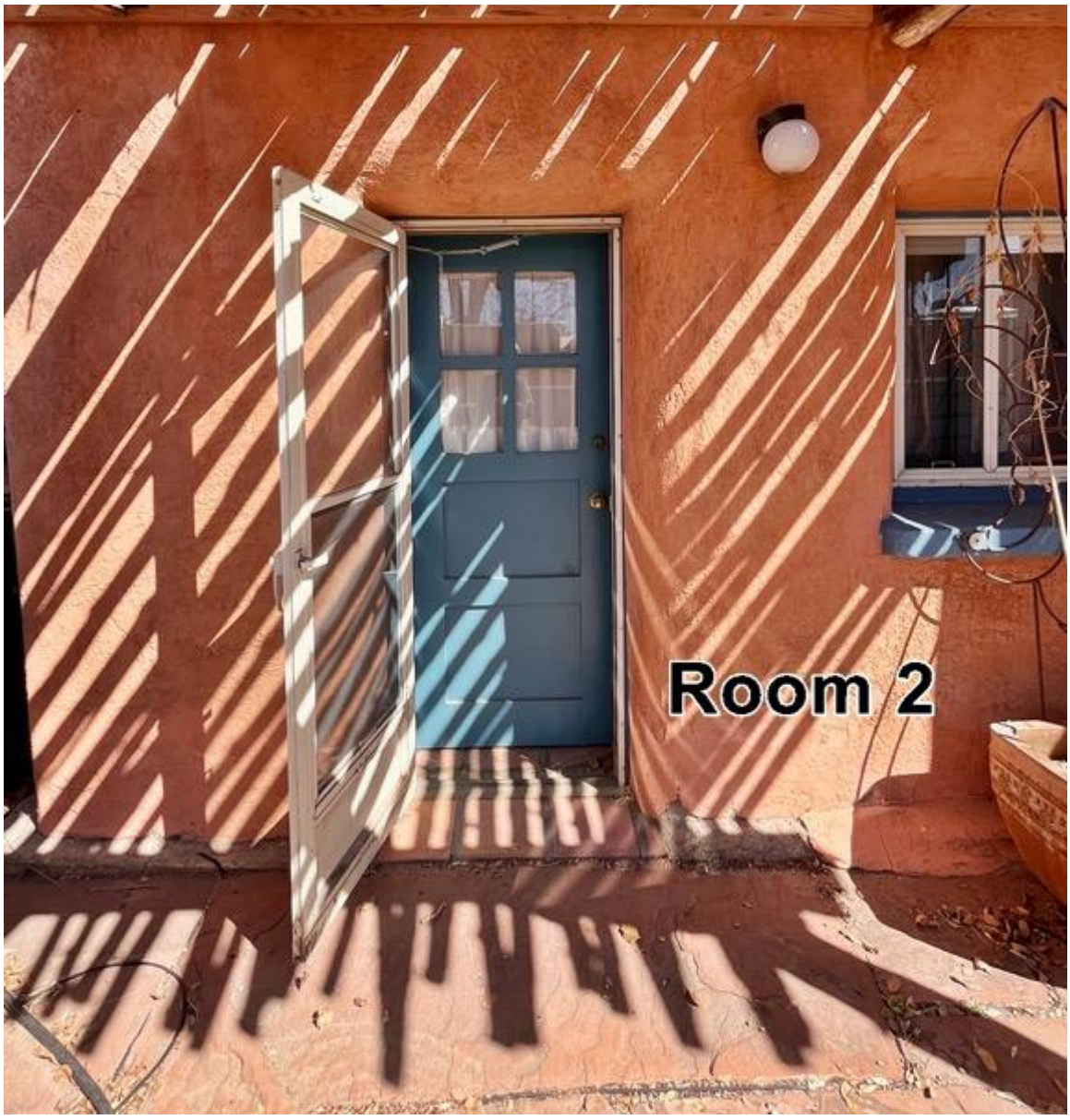

Photo 11: Room 2. Door and window. Camera facing north.

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Photo 12: Room 2. 1990s renovation photograph. Camera facing west. Courtesy of Heidi Cost.

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Photo 13: Room 2. Interior. Camera facing west.

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Photo 14: Room 2. Interior, ceiling.

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Photo 15: Room 3 (Central Block). Camera facing northeast.

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Photo 16: Exterior exposure of Room 3 at east wall, showing multiple layers of stucco and plaster.

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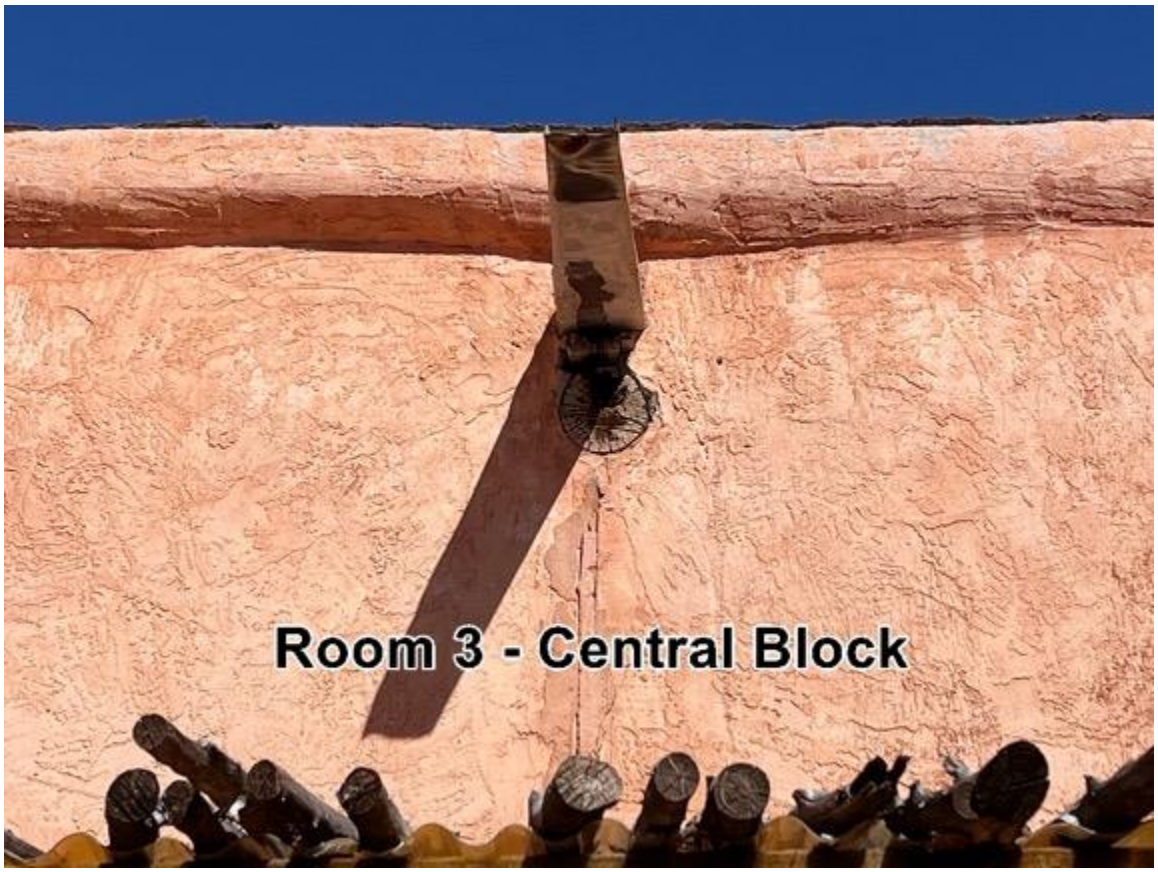

Photo 16: Room 3. Tin or galvanized metal *canale*.

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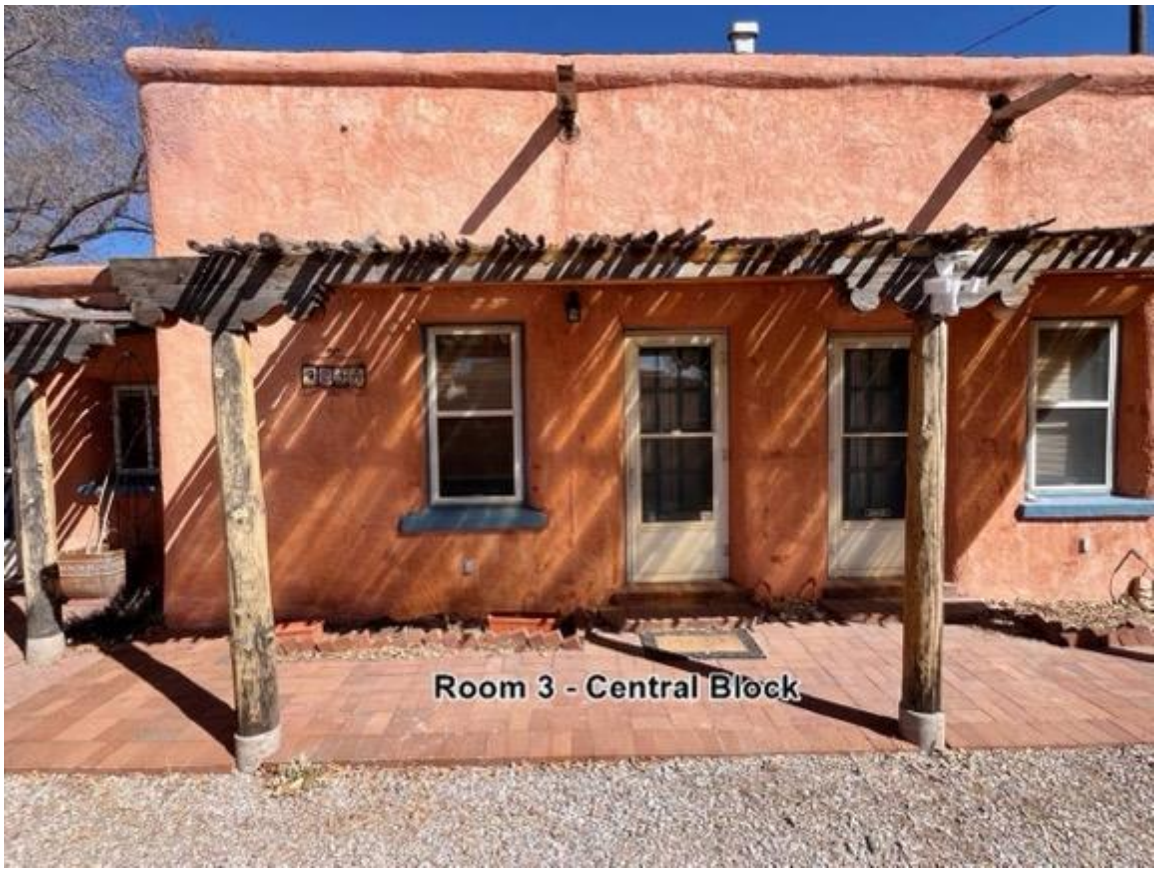

Photo 17: Room 3. Fenestration pattern. Camera facing north.

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Photo 18: Room 3. West door. Camera facing north.

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Photo 19: Room 3. Interior. Camera facing east.

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Photo 20: Room 3. Installation of kitchen at southwest corner. Camera facing southwest. Courtesy of Heidi Cost.

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Photo 21: Room 3. 1990s renovation photograph. Camera facing southeast. Note conduit cuts in the adobe walls, removal of ceiling, and older window and door. Courtesy of Heidi Cost.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Rosina Chavez House**	**2. Location:** **423 A West San Francisco Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: February 27, 2025**



Photo 22: Room 3. Interior ceiling.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Rosina Chavez House**	**2. Location:** **423 A West San Francisco Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: February 27, 2025**



Photo 23: Room 3. Interior, change of floor coloring and shoe molding.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Rosina Chavez House**	**2. Location:** **423 A West San Francisco Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: February 27, 2025**



Photo 24: Room 4. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Rosina Chavez House**	**2. Location:** **423 A West San Francisco Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: February 27, 2025**



Photo 25: Room 4. Door. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Rosina Chavez House**	**2. Location:** **423 A West San Francisco Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: February 27, 2025**



Photo 26: Room 4. East elevation. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Rosina Chavez House**	**2. Location:** **423 A West San Francisco Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: February 27, 2025**



Photo 27: Room 4. Interior, frame bathroom enclosure. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Rosina Chavez House**	**2. Location:** **423 A West San Francisco Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: February 27, 2025**



Photo 28: Subject building. North elevation at North Guadalupe Street parking lot. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Rosina Chavez House**	**2. Location:** **423 A West San Francisco Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: February 27, 2025**



Photo 29: Room 3. North elevation, viga ends highlighted.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Rosina Chavez House**	**2. Location:** **423 A West San Francisco Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: February 27, 2025**



Photo 30: Room 2. North elevation. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Rosina Chavez House**	**2. Location:** **423 A West San Francisco Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: February 27, 2025**



Photo 31: Garage. West elevation. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Rosina Chavez House**	**2. Location:** **423 A West San Francisco Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: February 27, 2025**



Photo 32: Garage. North elevation. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Rosina Chavez House**	**2. Location:** **423 A West San Francisco Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: February 27, 2025**



Photo 33: Garage. North elevation. Window. Camera facing south.



Figure 2. Primary Façade Diagram: 423 A W. San Francisco Street

Primary: ——

Non-primary: ——

City of Santa Fe

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

PROJECT DESC: 2025-010102-HDRB, 423 W. San Francisco St. ½ Unit: A, Downtown and Eastside Historic District, Non-contributing. Ellen Yarrell, owner, requests status review and primary façade designation(s) if applicable.

CASE NUMBER: 2025-010102--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 423 W SAN FRANCISCO ST A 1/2
Santa Fe, NM 87501

CONTACTS:			
	Applicant	Ellen A Yarrell	719 Bomar St. 719 Bomar St. ST Houston, TX 77006
	Property Owner	Ellen A Yarrell	719 Bomar St. 719 Bomar St. ST Houston, TX 77006

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Apr 08, 2025. The decision of the Board was to designate the main structure as contributing with the southside and eastside being the primary facades excluding any non-historic material and also designate the garage as contributing with the west and north facades as primary.

For further information please call 505-955-6605.

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.**

HDRB PACKET

423 A W. SAN FRANCISCO

Ellen Yarrell



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Project Vision

My goal for restoration of the property is in complete concert with the guiding principles of the HDRB. I want to preserve the footprint, color and style. I truly love the Santa Fe Style and embrace its ambience. Since the 423A property is on one floor, it is more accessible for my brother, Lee, who is 78 and has Parkinson's Disease now, moving into more serious phase soon. Lee's son Dr. Stewart Anderson lives with his family and practices medicine in Santa Fe. My hope is that Lee can come and stay in the 423A property for periods of time so he can spend precious time with his family. The addition of a door on the East façade will open the small living space by accessing a patio for dining and relaxation without the need for steps. The door will also provide a safe exit in case of fire or another hazard. Since the East façade has no streetscape, an added door will not detract from the property's historical integrity.

Personally, I too, am excited about the property because it is on the ground floor. In the property next door that I own, both bedrooms are on the second floor plus there is a six step staircase to access the house (425 WSF). The deck is on the second floor which makes access difficult and discourages use for outdoor dining.

Unfortunately, the prior owners of 423A did not maintain the property. My plan is to refurbish the exterior to comply with the restrictions on the South façade focusing on both historic compliance and safety. The property is hidden from the street. Therefore, the owners who own property on either side of the driveway (which I own) have increased security protections to discourage street people from camping in the hidden pockets. I think the addition of the privacy wall and gate between the garage and the main house, plus the electric garage door, will afford me safety since I will reside there alone.

I am intellectually, emotionally and financially invested in Santa Fe and want to ensure the harmonious outward appearance in concert with the needs of modern living.

Property History

423 A W. San Francisco St., named the Rosina Chavez house, is an old adobe building north of West San Francisco St. and hidden from public view. The house was designated Contributing at the April 8, 2025, Historic Districts Review Board hearing. The central core of the building and its most important feature may date to the 1880s. Originally a duplex, there are two front doors entering the central core. Additions to the building flank either side of the central core, hereafter referred to as the western wing and the eastern wing. The western wing is composed of two rooms comprising the master suite. The eastern wing is a single room with a half bath. In total, the building encloses approximately 1093 Square feet of heated space.

Most of the fenestration was replaced in the early 1990s during renovation. None of the windows are historic except the jambs (see attached window assessment). The renovation also changed the internal configuration of the central core and added portales across the façade.

The property includes a post-1948 garage. The garage was designated Contributing at the April 8, 2025, Historic Districts Review Board hearing.

Proposed Work Items

Main House

A. Stucco the East, South, and West facades of the exterior. Cementitious stucco. El Rey Sand. Smooth finish.

B. Remove both existing non-historic portales in front of the South facade

C. Remove all existing non-historic lighting fixtures from exterior facades

D. Install Artesanos Imports sconces

E. Replace all existing canales with in-kind galvanized steel trough units

F. Replace broken coyote fence in front of the southern facade

G. Build 3’ stucco yard wall with wood gate between Main House and Garage

H. Remove all non-historic aluminum storm doors and windows

I. Replace all non-historic windows with Kolbe heritage series all wood simulated divided lite windows.

- The selected Kolbe Heritage Series windows feature primed pine sash with simulated divided lights, using 7/8" wide beveled wood muntin bars on both the exterior and interior faces, along with an internal spacer (“performance” type) to replicate the appearance of true divided panes.
- The 1/1 windows across the south façade of the central core were selected to replicate units that existed prior to the 1990s renovation. Knowledge of the original design of the other windows throughout the house is unclear, and the historical window consultant selected light configurations considered appropriate to the period and to the existing openings.

J. Seal south elevation door #2 and Remove door hardware

K. Install Gree condenser in front of South Facade near the existing mechanical equipment and garbage bins. It will be obstructed by coyote fence.

L. Fill 1/2-Light door opening on the South facade. The interior has been filled in by a previous owner. The exterior does not contribute to the historic character of the district. May require an exception.

M. Install double door on the East facade for egress code compliance. Proposed door is in-kind to the existing front doors and adds to the historic character of the district. May require an exception

Proposed Exceptions

EXCEPTION 1

14-5.2(D)(5)(a)(iii) No existing opening shall be closed

(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.



A. **Remove existing non-historic doors, complete partial fill-in, and finish with stucco** The existing opening has been partially filled in from the interior by a prior owner. The primary goal of the proposed exception is to address egress to the east wing. The door has the appearance of a functional exit from the exterior but does not function as a door.

(i) The proposed removal of the non-functional exterior door and stucco inful supports the exception criterion “Do not damage the character of the district.” The existing doors are not historic and, especially in their present state, do not add to the character of the district. The glass panes display interior drywall, and the door has subsequently been covered with a curtain. The removal of the door and stucco infill will improve the existing aesthetic by concealing the existing condition.

(ii) The existing condition of this door presents financial and practical hardship on the applicant. Restoring the interior opening and converting it back into a functional exit would require significant demolition and reconfiguration of the existing bathroom, resulting in substantial construction costs and disruption. Furthermore, re-establishing an operable door in this location would compromise both privacy and safety for the homeowner. Bathroom doors are not typically placed on a front façade. In this case, the home’s position — directly facing another house and abutting the back of an alley — creates additional privacy concerns and a significant security vulnerability

(iii) The proposed removal of the non-functional exterior door and stucco infill supports the exception criterion to "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." Specifically, eliminating this non-functional door allows for the reconfiguration of the interior space to fully meet current building and safety codes,

including providing a new, code-compliant egress door on another wall. This modification enables the room to be used as a fully functional bedroom, accommodating a wider range of residents, including individuals with mobility challenges who require safe, accessible, and private living space. Maintaining outdated or impractical features, such as a non-functional exterior door opening into a bathroom, limits the usability and flexibility of historic homes and may discourage continued occupancy. By permitting this modification, the City supports adaptive use and long-term residential viability, which directly advances the stated goal of allowing residents to remain in historic districts while respecting both life-safety and preservation considerations.

EXCEPTION 2

14-5.2(D)(5)(a)(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.



(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.

B. **Install double door on the East facade where existing non-historic window.** The proposed door is primarily to improve occupant safety by ensuring that the East Wing bedroom meets current egress requirements. Neither the existing non-historic window on the east wall nor the existing windows on the south wall meet the net clear height minimum size specifications set by the International Residential Code (IRC) for emergency escape and rescue openings. Furthermore, relying on the bathroom windows for egress presents issues

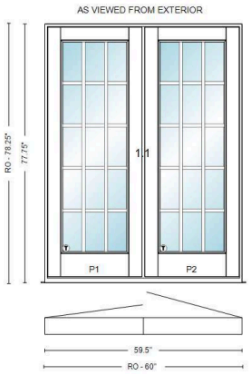
related to privacy and the risk of the bathroom door being locked, which could hinder a quick exit during emergencies. To address these concerns, we propose replacing the non-compliant window on the east wall with a full-height door. This modification will provide a direct and unobstructed exit route from the bedroom to the outside.

(i) The proposed double doors (Kolbe Heritage, all wood simulated divided lite) will be built in-kind to the existing doors located on the South Facade. This modification will not affect the character of the historic house or the district as a whole. This portion of the building is not visible from a public right-of-way

(ii) The proposed change addresses the life safety of the occupants of the existing building by allowing unobstructed egress to the outside patio.

(iii) Beyond safety considerations, the proposed door will facilitate improved access to an existing patio, promoting a seamless indoor-outdoor living experience. This enhancement supports contemporary living standards while respecting the building's historic context.

Rough Opening Schedule



007 #5

Quantity: 1

Heritage Rectangle Exterior Swinging Door

Rough Opening: 60" X 78 1/4"

Frame Size: 59 1/2" X 77 3/4"

Unit Dimension: 59 1/2" X 77 3/4"

007	**#5**	**EA**	(1)	**$6,727.94**	**$6,727.94**

PERFORMANCE: Standard Performance, Job Specification PG Rating Entry: Do Not Specify

UNIT - Heritage Rectangle Exterior Swinging Door - Complete Unit, Inswing, Heritage, Hinging (As Door Pulls Towards You): Active - Active : Primary Left, Wood Sash, Full Lite, Panel Sticking: Beveled Sticking, 1 3/4" Panel, Frame Thickness: 1 3/4", 7/8" Performance Divided Lites, Second Bar Size: 0", Wood Exterior Bar, Bar Profile - Exterior: Beveled, Bar Profile - Interior: Beveled, Champagne Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E with Therma Plus, Mill Finish Spacer, High Altitude, Glass Preserve / Neat+ Coating: Glass Preserve without Neat+ Coating, Beveled Glazing Bead, Tempered

HARDWARE-ACCESSORIES: Multi-Point Lock, Primary Panel MPT Locking Points: Standard Lock, Door Lock Type: European Style-Deadbolt on Bottom, Verona, Satin Nickel - PVD Hardware, Half Cylinder on Inactive Panel, Keyed As Pulled From Shelf, Stainless Steel Strike, Lock Height: Standard Lock Height, Backset: 45 mm, Adjustable Hinges, Satin Nickel Hinges, Astragal, Astragal Type: Wood Low Profile

CASING-JAMBS-TRIM: Aluminum Sill, Door Sill Color: Dark Bronze Anodized, 4 9/16" Jambs

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Unfinished, Unfinished Interior Frame, Unfinished Interior Sash, Black Weatherstrip, Standard Fingerjoints

MANUFACTURER NOTES:
Units with Ovolo or Square Exterior Bar or unfinished, double coat clear, stain with double coat sealer, stain with 20% sheen, high performance clear or custom latex with wood exterior PDL bars will not have a PDL warranty.



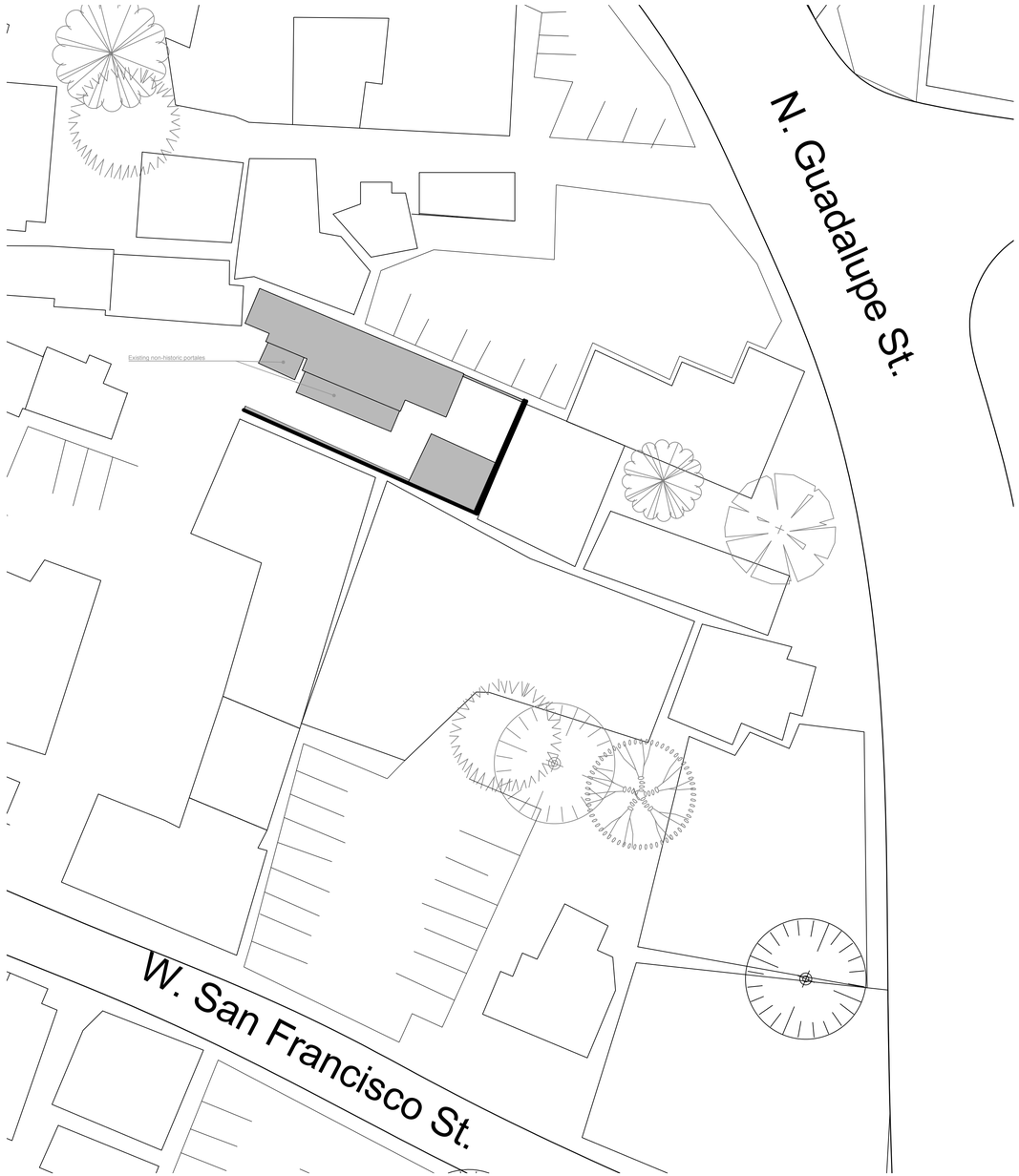
Scaled to Fit

Rough Opening: 60" X 78 1/4"

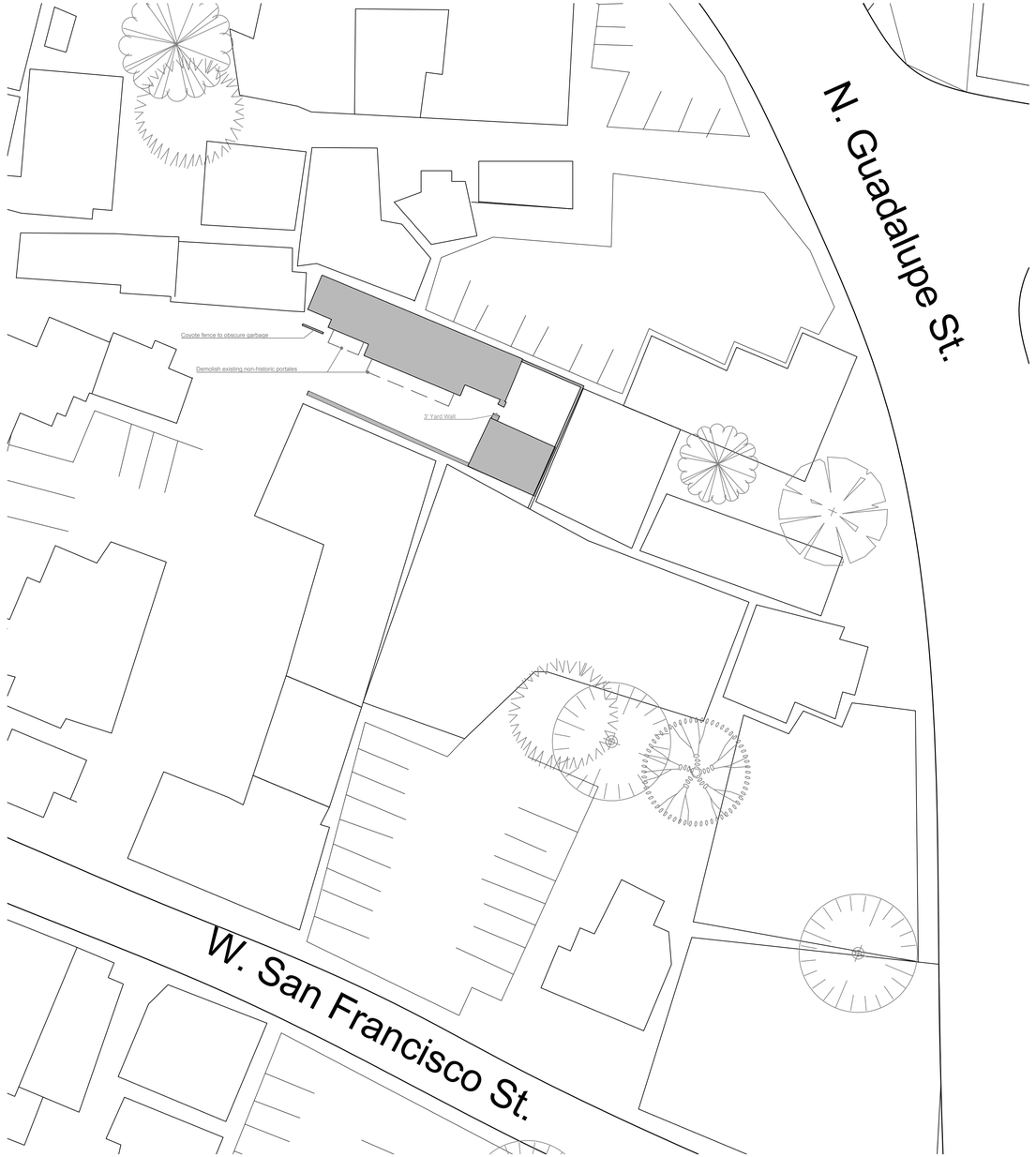
Frame Size: 59 1/2" X 77 3/4"

Unit Dimension: 59 1/2" X 77 3/4"

Existing Site Plan



Proposed Site Plan



Scale & Orientation

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ft ft ft ft ft

N

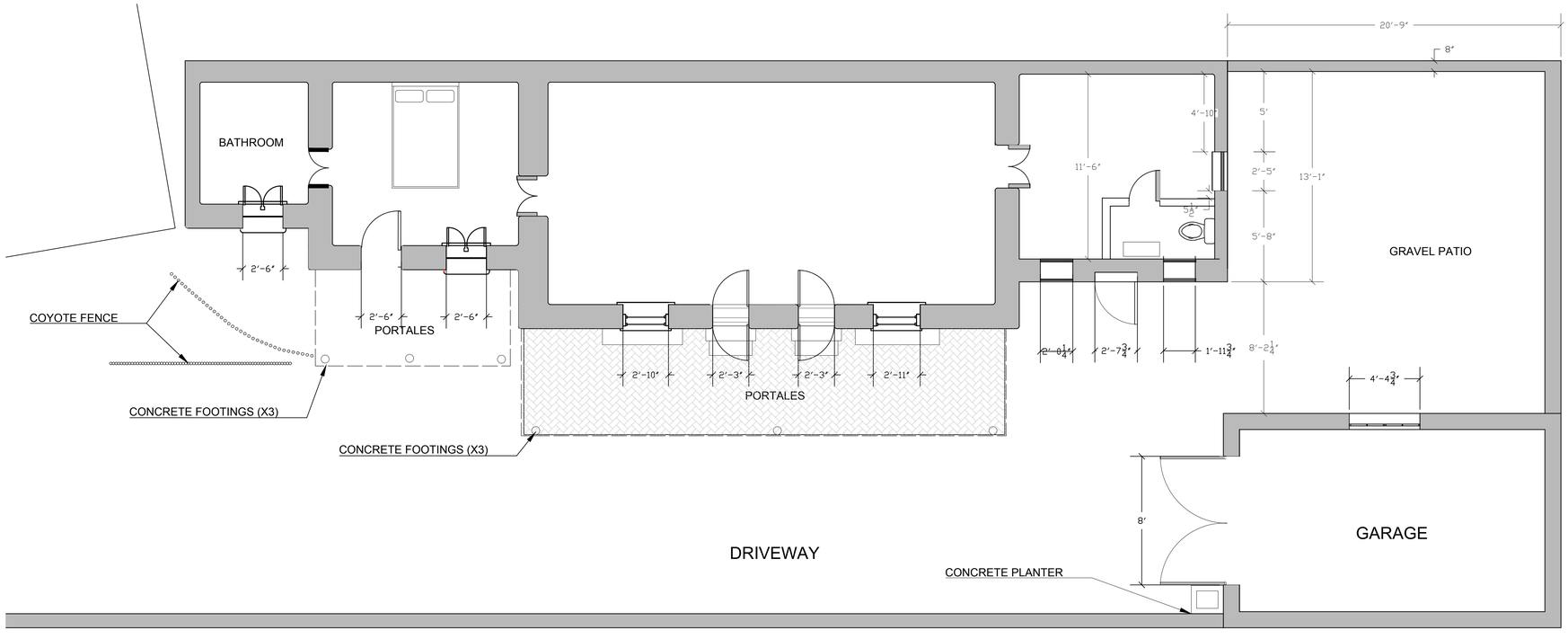
walter.k.STUDIO

Project. 423 A W. San Francisco St.

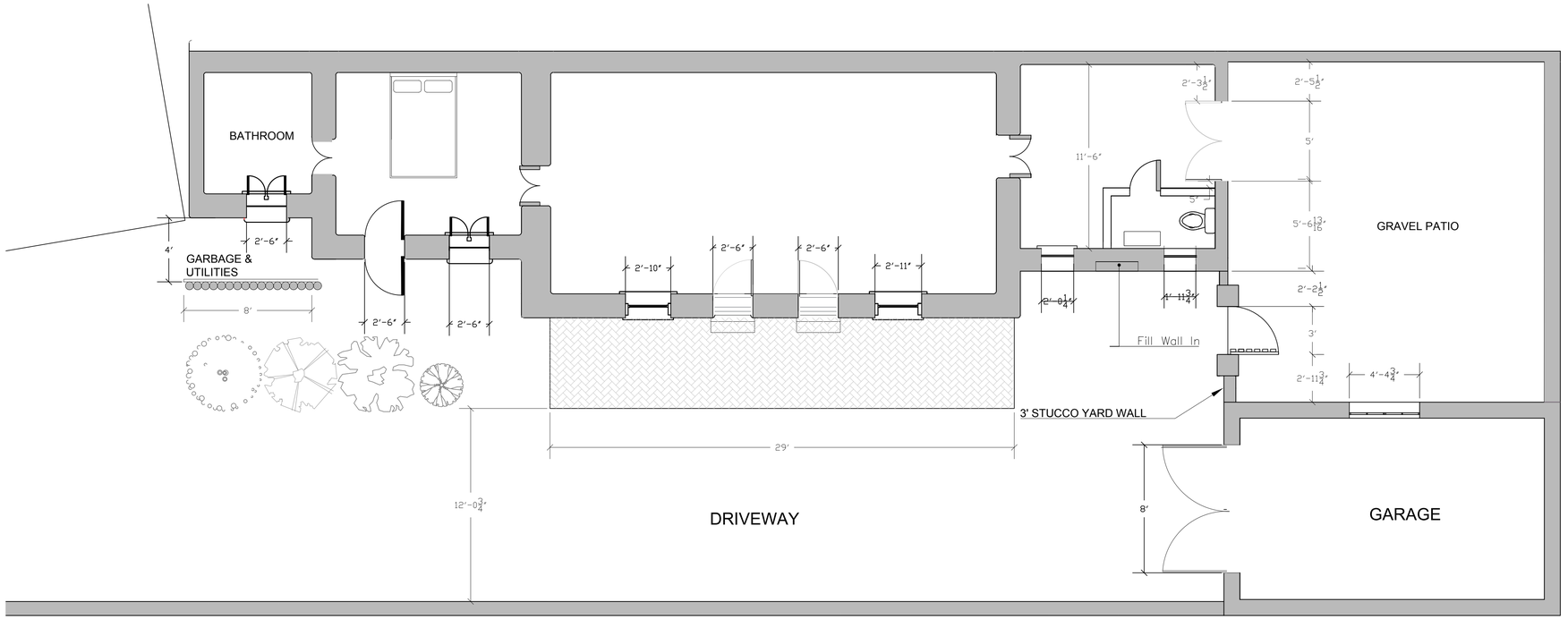
Paper. A1. Drawn WK Revision. R3 Scale 1" = 20'

Client Ellen Yarrell Date 07.08.2025

Site Plans



Existing Plan



Proposed Plan

Scale & Orientation

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walter.k.STUDIO

Project. 423 A W. San Francisco St.

Drawing No.

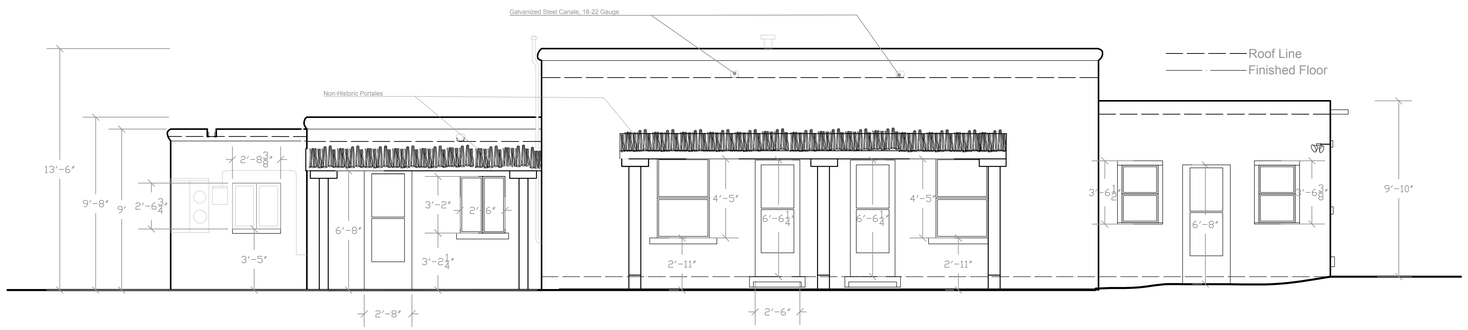
Note.

Revision. R3

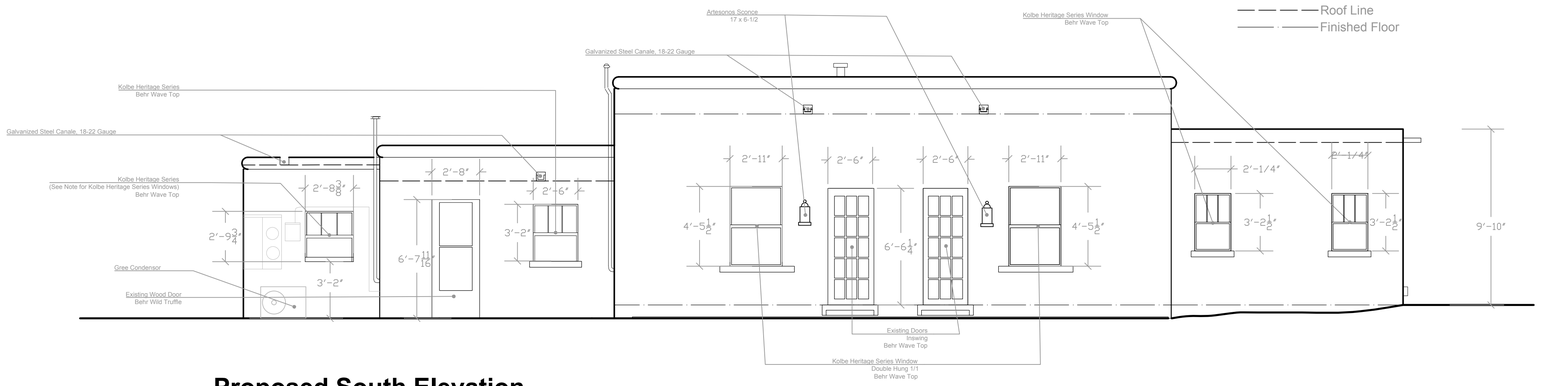
Paper. A2 | Drawn WK | Checked. | Scale 1/4" = 1'

Client Ellen Yarrell | Date 07.08.2025

Plans



Existing South Elevation



Proposed South Elevation

Scale & Orientation

0 1 5 10
ft ft ft ft

N

walter.k.STUDIO

Project. 423 A W. San Francisco St.

Drawing No.

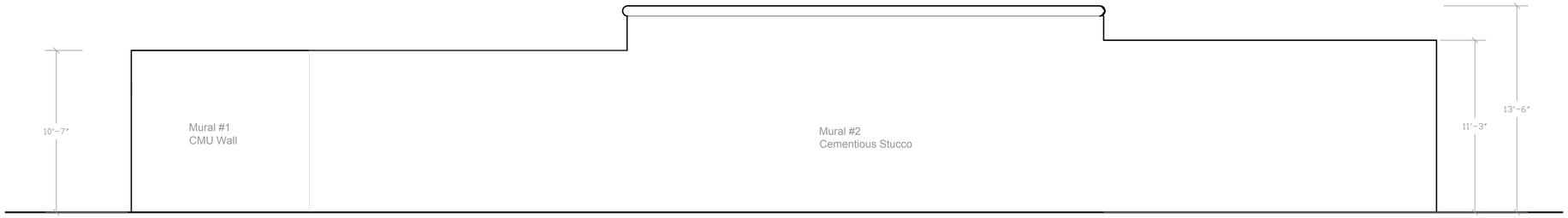
Note.

Revision. R3

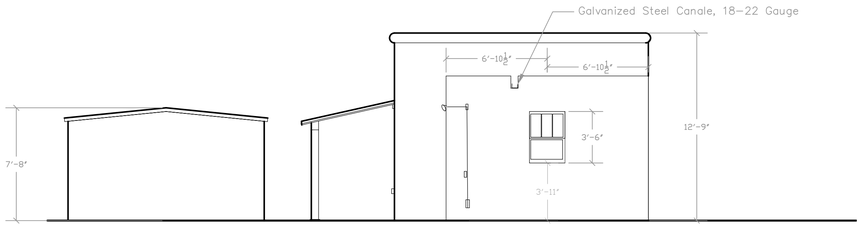
Paper. A3 | Drawn WK | Checked. | Scale 1/4" = 1'

Client Ellen Yarrell | Date 07.11.2025

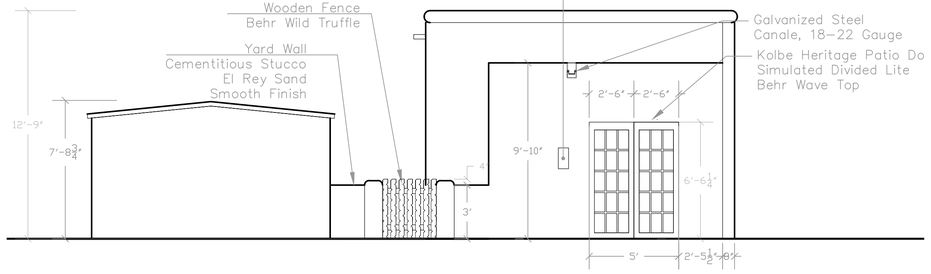
South Elevations



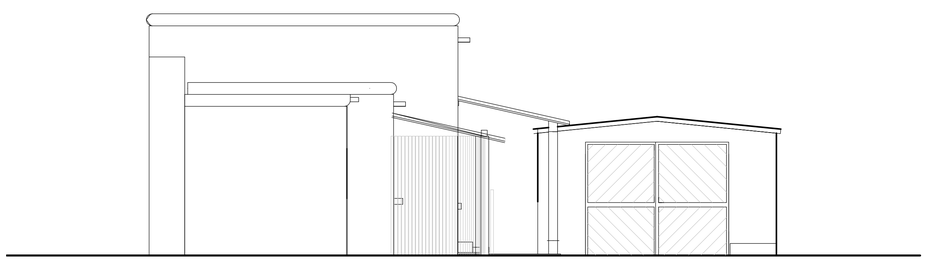
North Elevation (No Proposed Changes)



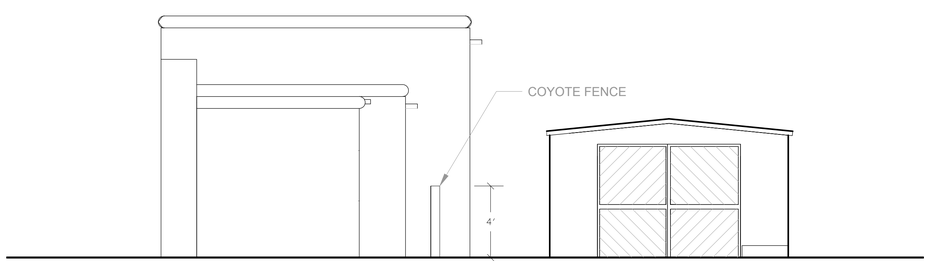
Existing East Elevation



Proposed East Elevation



Existing West Elevation



Proposed West Elevation

Scale & Orientation

0 1 5 10
ft ft ft ft

N

walter.k.STUDIO

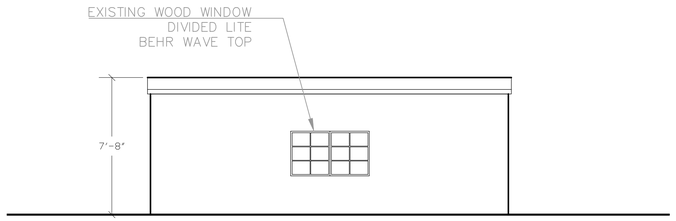
Project. 423 A W. San Francisco St.

Revision. R3

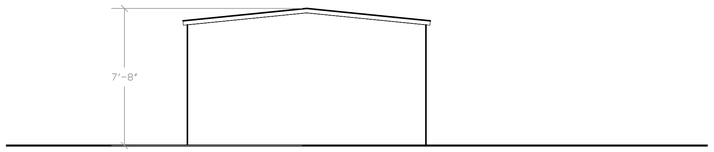
Paper. A4 DrawnWK Checked. Scale¼" = 1'

ClientEllen Yarrell Date07.11.2025

North, East, West Elevations



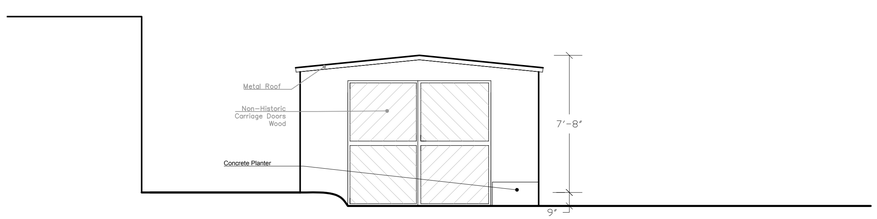
Existing North Elevation (No Proposed Changes)



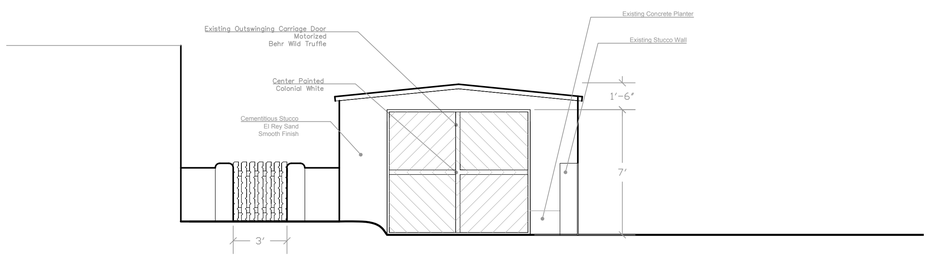
Existing East Elevation (No Proposed Changes)



Existing South Elevation (No Proposed Changes)



Existing West Elevation



Proposed West Elevation

Scale & Orientation

0 1 5 10
ft ft ft ft

N

walter.k.STUDIO

Project. 423 A W. San Francisco St.

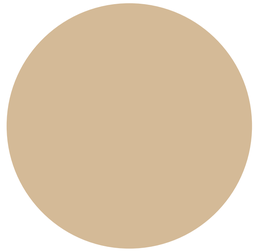
Drawing No.
Worktage.

Note.
Revision. R3

Paper. A5 | DrawnWK | Checked. | Scale 1/4" = 1'

Client Ellen Yarrell | Date 07.11.2025

Garage Elevations & Schedule



El Rey Sand

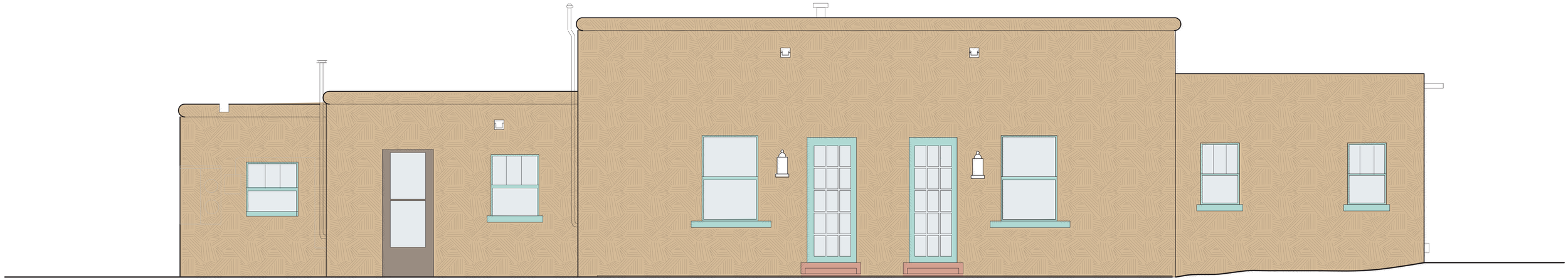
Behr Wave Top

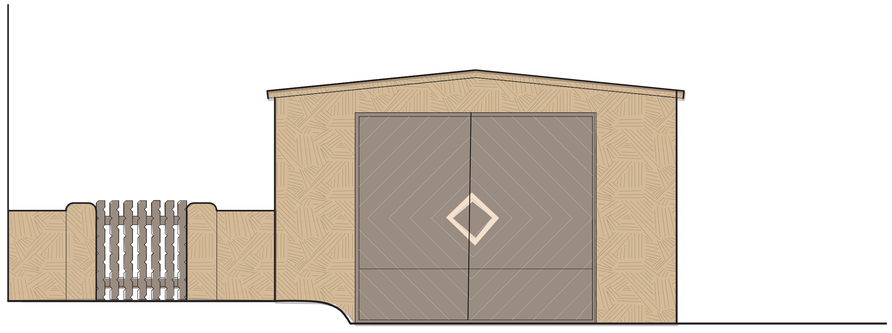


Behr Wild Truffle



Smooth Finish

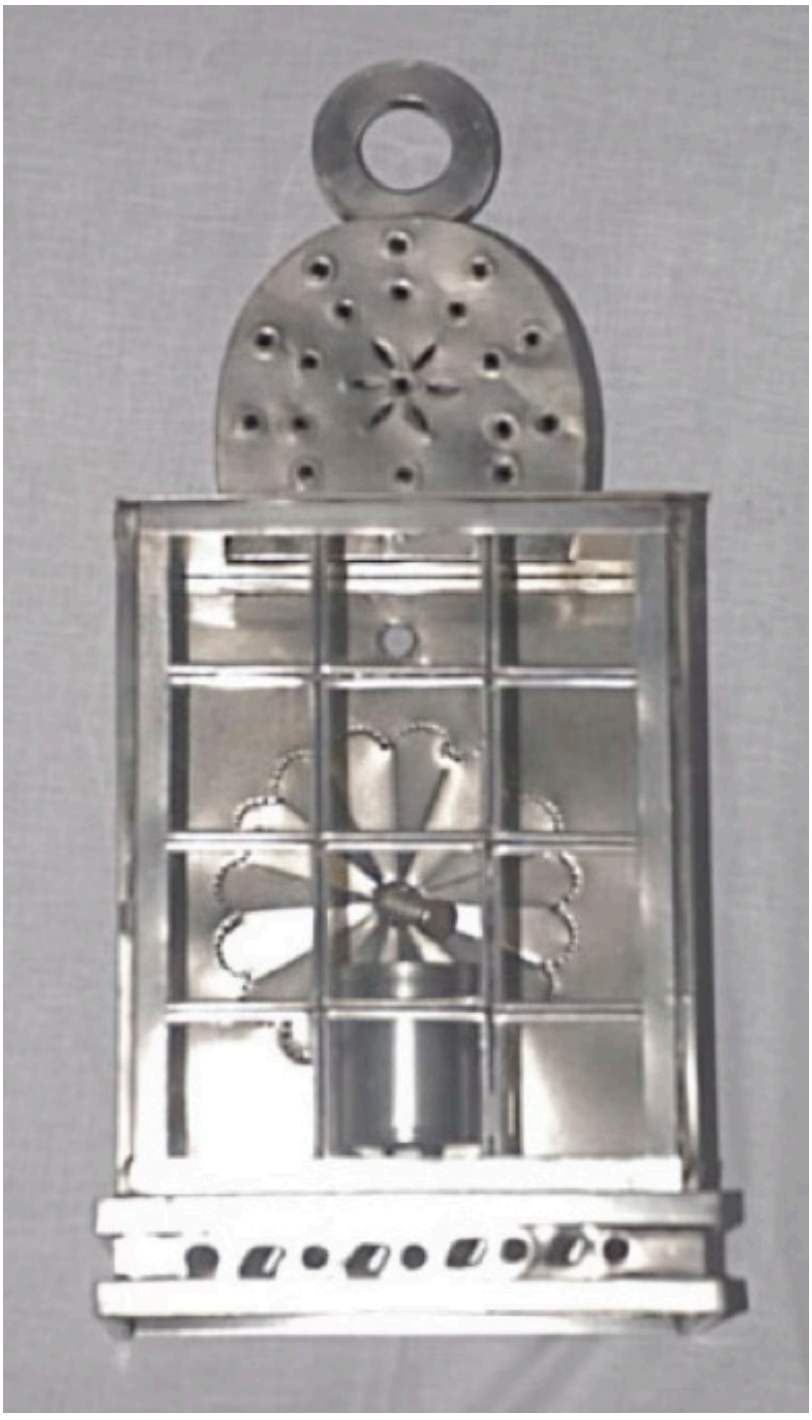




Proposed Window and Door Schedule

Window and/or Door Location	Window and/or Door	Window or Door Type:	Rough Opening
	Manufacturer;	Casement, DoubleHung etc;	
	Model designation		
SOUTH Facade			
I	Kolbe Heritage Series	DH All Wood Simulated Divided Lite; 3/1	2’ - 8 3/8” (W) x 2’ - 9 3/4” (H)
J	Kolbe Heritage Series	DH All Wood Simulated Divided Lite; 3/1	2’ - 6” (W) x 3’ - 2” (H)
K	Kolbe Heritage Series	DH All Wood Simulated Divided Lite; 1/1	2’ - 11” (W) x 4’ - 5 1/2” (H)
L	Kolbe Heritage Series	DH All Wood Simulated Divided Lite; 1/1	2’ - 11” (W) x 4’ - 5 1/2" (H)
M	Kolbe Heritage Series	DH All Wood Simulated Divided Lite; 3/1	2’ - 1/4” (W) x 3’-2 1/2” (H)
N	Kolbe Heritage Series	DH All Wood Simulated Divided Lite; 3/1	2’ - 1/4” (W) x 3’-2 1/2” (H)
EAST Facade			
DR # 5	Kolbe Heritage Series	Double Inswing All Wood Simulated Divided Lite	5’ (W)- x 6’ - 6 1/4” (H)

Artesanos Imports Co. Sconce
17 x 6 1/2 x 5 1/2



RPA & Associates, LLC

PRESERVING OUR HISTORY

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P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

HISTORIC ASSESSMENT
NO. 120525-HA



TO Ellen Yarrell
432 A West San Francisco
Santa Fe, NM 87501
(713) 858-9505

JOB	DATE
423 A West San Francisco, Santa Fe, NM 87501	05/12/2025

LOCATION	DESCRIPTION
SOUTH	
A	18 x 30 – 2 LR INSWING WOOD CASEMENT 2W3H W/ALUMINUM STORM
DR #1	30 x 75 – LH INSWING WOOD DOOR 2W2H/2HORIZONTAL PANELS WOOD STOPS W/ALUMINUM STORM DOOR
B	16 x 35 – 2 LR INSWING WOOD CASEMENT 1-LT W/ALUMINUM STORM
C	28 x 54 – DH 1/1 WOOD WINDOW W/ALUMINUM STORM
DR#2	30 x 77 – RH INSWING WOOD DOOR 3W5H W/ALUMINUM STORM
DR #3	30 x 77 – LH INSWING WOOD DOOR 3W5H W/ALUMINUM STORM
D	28 x 54 – DH 1/1 WOOD WINDOW W/ALUMINUM STORM
E	25 x 38 – SH 1/1 ALUMINUM WHITE WINDOW
DR #4	30 x 70 – RH INSWING WOOD DOOR WHITE 2W2H/3HORIZONTAL WOOD PANELS W/ALUMINUM STORM DOOR
F	25 x 38 – SH 1/1 ALL ALUMINUM WHITE WINDOW
EAST	
G	28 x 38 – DH WOOD WINDOW 3W1H/1-LT
GARAGE – NORTH	
H	26 x 31 – 2 STAT/STAT WOOD WINDOW 2W3H
GARAGE – WEST	
DR #5	48 x 84 – 2 HERRING BONE WOOD OUTSWING WOOD GARAGE DOORS

In closing, my professional opinion is as fol-

The only components of the windows and doors that are historic in this building are the jambs in windows A & B. Window G appears to be historic except the stucco and plaster outline appears to be larger than the window.

Door # 5 on the garage is historic, however most of the wood pieces have been replaced during the 1990's.

If opting to replace the windows/doors, the windows could be replaced in a like and kind of that era, double hung divided lite top sash 3W1H/1-LT bottom per attached historic pictures.

Doors to be 2W2H ½ glass/3-vertical panels on the bottom and of that era per historic requirements.

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

Assessment prepared by: **Ra N. Patter-**

RPA & ASSOCIATES| 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:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
A	18 x 30 – 2 LH INSWING CASEMENT 2W3H STORM ALUMINUM (WHITE)	F	**HISTORIC –** JAMBS, SASHES, BARN SASHES (1986-1989) **NON-HISTORIC** – SASHES (1993) **NON-HISTORIC** – STORM (1993)
DR #1	30 x 75 – LH INSWING DOOR 2W3H/2-HORIZONTAL PANELS ALUMINUM STORM DOOR	S	**NON-HISTORIC** – DOOR (1993) **NON-HISTORIC** – STORM DOOR (2000's)
B	16 x 35 – 2 LR INSWING CASEMENT 1-LT W/ALUMINUM STORM (WHITE)	S	**HISTORIC** – JAMBS, SASHES, SHOPMADE (1986-1989) **NON-HISTORIC** – SASHES (1993) **NON-HISTORIC** – STORMS (1993)
C	28 x 54 – DH 1/1 W/ALUMINUM STORMS (WHITE)	S	**NON-HISTORIC** – 1-LT (NOT DIVIDED LITE LIKE THE ORIGINAL) OPENING CLOSED IN (1986-1989) **NON-HISTORIC** – ALUMINUM STORMS (2000's)
DR #2	30 x 77 – RH INSWING 3W5H DOOR W/ALUMINUM STORM (WHITE)	S	**NON-HISTORIC** – SIMPSON DOOR (1993) **NON-HISTORIC** – STORM (2000's)
DR #3	30 x 77 – RH INSWING 3W5H DOOR W/ALUMINUM STORM (WHITE)	S	**NON-HISTORIC** – SIMPSON DOOR (1993) **NON-HISTORIC** – STORM (2000's)
D	28 x 54 – DH 1/1 W/ALUMINUM STORM (WHITE)	F	**NON-HISTORIC** – 1-LT (NOT DIVIDED LITE LIKE ORIGINAL) OPENING CLOSED IN (1986-1989) **NON-HISTORIC** – STORMS (2000's)
E	25 x 38 – SH 1/1 ALL WHITE ALUMINUM WINDOW	S	**NON-HISTORIC** - 1993

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
DR #4	30 x 78 – RH INSWING 2W2H/3-HORIZONTAL PANELS DOOR W/ALUMINUM STORM (WHITE)	S	**NON-HISTORIC** – SIMPSON DOOR (1993)
F	25 x 38 – SH 1/1 ALL ALUMINUM WINDOW (WHITE)	S	**NON-HISTORIC** – (1993)
G	28 x 38 – DH 3W1H/1-LT	F	**NON-HISTORIC** – (1986+) HOWEVER NOT ORIGINAL PER STUCCO OUTLINE, WAS A 28 x 54 SIZE
GARAGE H	26 x 31 – 2 STAT/STAT 2W3H	U	**NON-HISTORIC** – DOUBLE HUNG JAMB FILLED IN WITH BARN SASH (1981 TO 1984) **HISTORIC** – JAMB, SASHES
GARAGE DR #5	48 x 84 – 2 HERRING BONE OUTSWING GARAGE DOORS	F	**HISTORIC** – JAMB (1960's) **NON-HISTORIC** – WOOD PANELS HAVE BEEN REPLACED SOMETIME DURING 1993 TO 1996. BOTTOM RAIL OF DOORS HAVE BEEN REPLACED AT ONE TIME, CONSTRUCTED WITH ROUTER JOINTS.


South Elevation
Window
A


South
Elevation
Door #1

South Elevation
Window B




South Elevation
Window C


South
Elevation
Door
#2


South
Elevation
Door
#3
PLEASE USE
OTHER DOOR


South
Elevation
Window
D


South
Elevation
Window
E


South
Elevation
Door
#4

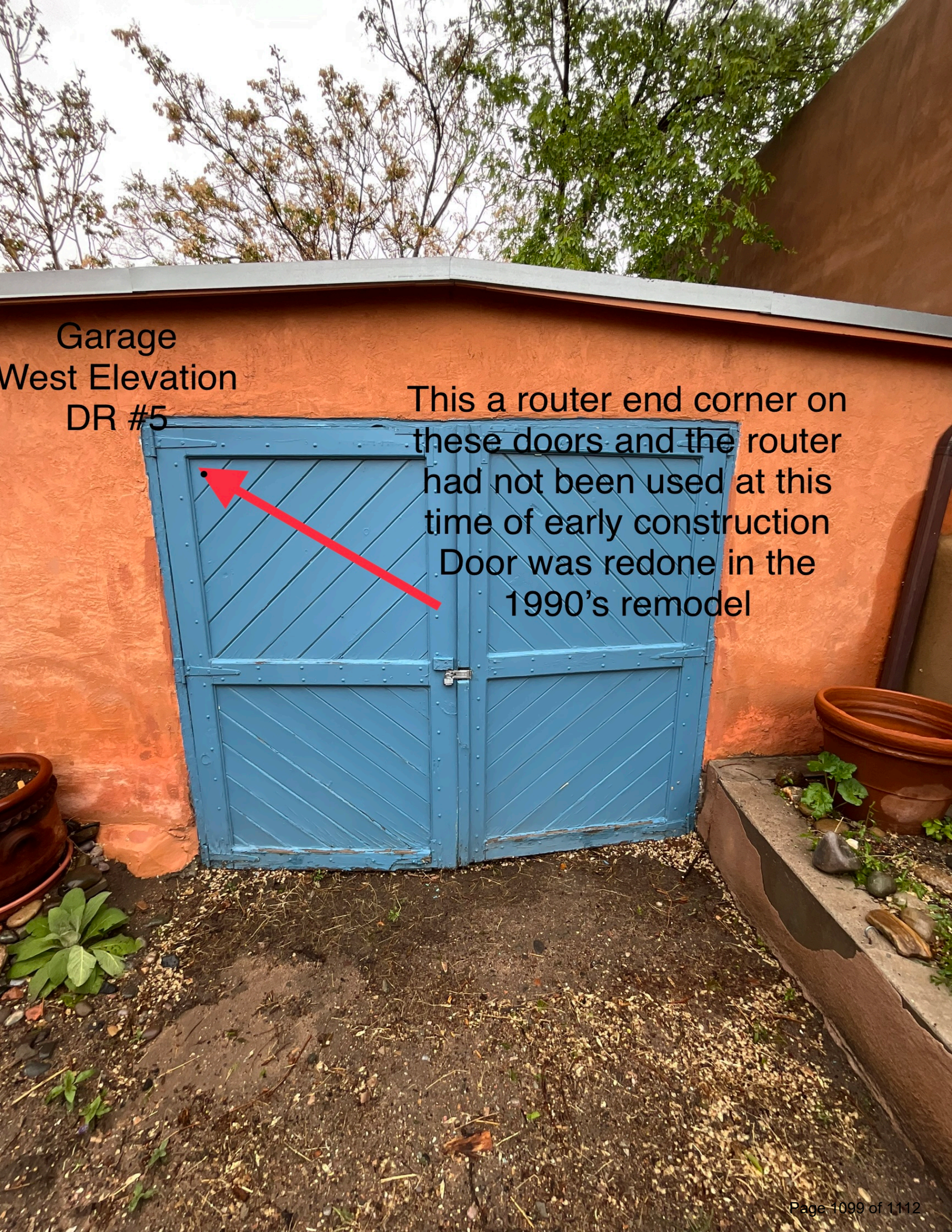

South
Elevation
Window
F

East Elevation
Window
G




Garage
North
Elevation
Window
H


Garage
West Elevation
DR #5


Garage
West Elevation
DR #5
This a router end corner on these doors and the router had not been used at this time of early construction Door was redone in the 1990's remodel

Window A
Interior elevation




Door #1
Interior elevation


Window
B
Interior elevation


Window C
Interior
Elevation

Door #2
Interior Elevation



Door #3
Interior Elevation




Window
D
Interior
Elevation


Window E
Interior
Elevation


Window
F
Interior
Elevation

ARCHITECTURAL
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423 A West San Francisco Street **June 2, 2025**
Canale Selection Summary

Objective

To identify and install suitable replacement canales that match the traditional open-trough style seen on the property—particularly along the south façade of the core block, which exhibits Territorial form and detailing. Both are long and narrow, set into cut-outs in the parapet and supported by vigas. These canales are character-defining features of the building's era and part of its its primary façade designation.

The east elevation canale is not a character-defining feature and could be replaced with a standard unit approved for use in the Historic Districts

Current Conditions / Units Needing Replacement

Location	Length from Wall	Parapet Width	Trough Width (at Wall)	Trough Width (at End)	Trough Height
South (two)	2'-3"	1'-3"	6"	4'"	3"
East (one)	2'	11"	11"	9 ½"	3 ½"

Material Options

Material	Durability	Appearance	Cost	Notes
Sheet Metal	★★☆☆☆	Plain/unfinished	$	Least durable, often thin gauge, may warp or rust quickly; issuse with ice bulilup.
Galvanized Steel	★★★☆☆	Traditional/matte	$$	Good longevity, may eventually show white rust
Corten Steel	★★★★☆	Rustic/weathered	$$$	Develops protective patina, matches adobe tones, heavier material
Welded Plate Steel	★★★★★	Customizable	$$$$	Longest-lasting, can be fabricated to historical shape and thickness

Recommended Option

Galvanized steel canales, 18–22 gauge, with welded side flanges and custom U-shape to match historic trough profile. Painted or patinated finish optional.

Illustrations



Figure 1: South façade canale, context view.



Figure 2: South façade canale, side view.



Figure 3: Souh façade canale, down view.



Figure 4: East elevation canale, side view.



Figure 5: East elevation canale, down view.