



Agenda

**Amended Agenda Regular Meeting
of the Historic Districts Review
Board
August 26, 2025 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Procedures for Historic Districts Review Board Meeting

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at www.youtube.com/@cityofsantafe.

The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Join on Zoom: <https://santafenm-gov.zoom.us/j/84650989018>

By Phone: 301 715 8592

Webinar ID: 846 5098 9018

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 22, 2025
5. Approval of Findings/Conclusions
6. Matters from the Public
7. Staff Communications
8. Old Business
9. New Business
 - a. 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, paduran@santafenm.gov)
 - b. 2025-010945-HDRB, 549 ½ Agua Fria St., Westside Guadalupe Historic District, Not

Surveyed, Robert Kreger, agent for Catherine Wynne, owner, requests approval of a 240 sq. ft. addition on the north elevation to a height of 12'-0" where the maximum allowable is 17'-5". (Paul Duran)

- c. 2025-010946-HDRB, 643 Garcia St., Downtown & Eastside Historic District, Non-contributing, Graham Hogan, agent for Michael Blum, owner, requests approval of a new 4,668 sq. ft. structure to a height of 15'-10" where the maximum allowable height is 16'-0". (Paul Duran) (Postponed)
- d. 2025-010948-HDRB, 800 Gildersleeve St., Don Gaspar Area Historic District, Contributing, Jennifer Salimbene, agent for Shane Woods and Gabe Rippel, owners, request approval for the removal of historic material on a primary façade of a contributing structure. Exceptions are requested to 14-5.2(D)(1)(a) removal of historic material and 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored wherever possible. (Paul Duran)
- e. 2025-010949-HDRB, 913 ½ Acequia Madre, Downtown and Eastside Historic District, Contributing, Richard Martinez, agent for Rick Andrew and Diane Buchanan, owners, requests approval of rear portal roof change from parapet to metal corrugated roofing system, replace kitchen with garage, and minor alterations to a previously approved design plan. An exception is requested to 14-5.2(D)(6) roofs. (Paul Duran)

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

- a. September 9, 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 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=bmJilERq9rl>

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-

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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.

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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

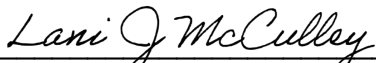
Chair Rios asked if anything else was pending appeals.

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 McCulley, Transcription

Cecilia Rios, Historic District Review Board Chair

Date

City of Santa Fe, New Mexico

memo

DATE: August 26, 2025

TO: Historic Districts Review Board

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

FROM: 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

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: Proposed Façade Diagram and
Previous Case 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 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 additions of a bathroom and bedroom in 1958 and the courtyard wall in 1997 do not detract from the significant status of the main structure which holds its original form from conception.

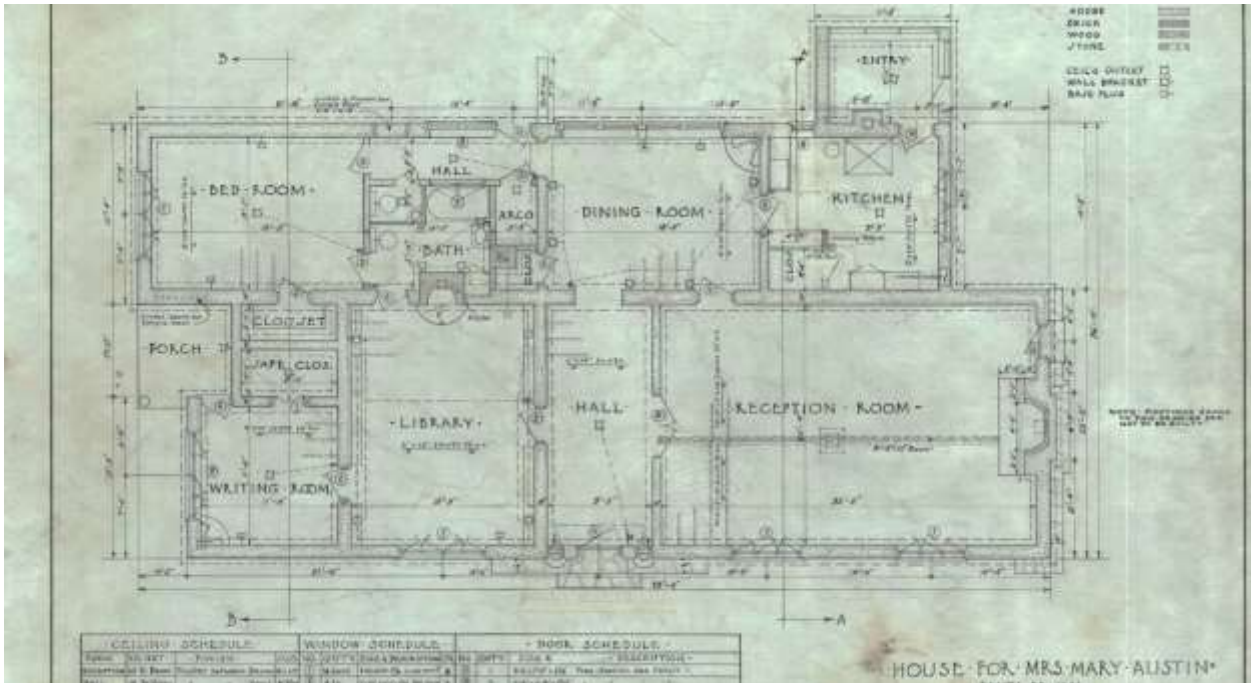


Figure 1. 1925 John Gaw Meem proposed floor plan.



Figure 2. 1958 Aerial illustrating additions that are historic in their own right, reflecting the evolution of the building.

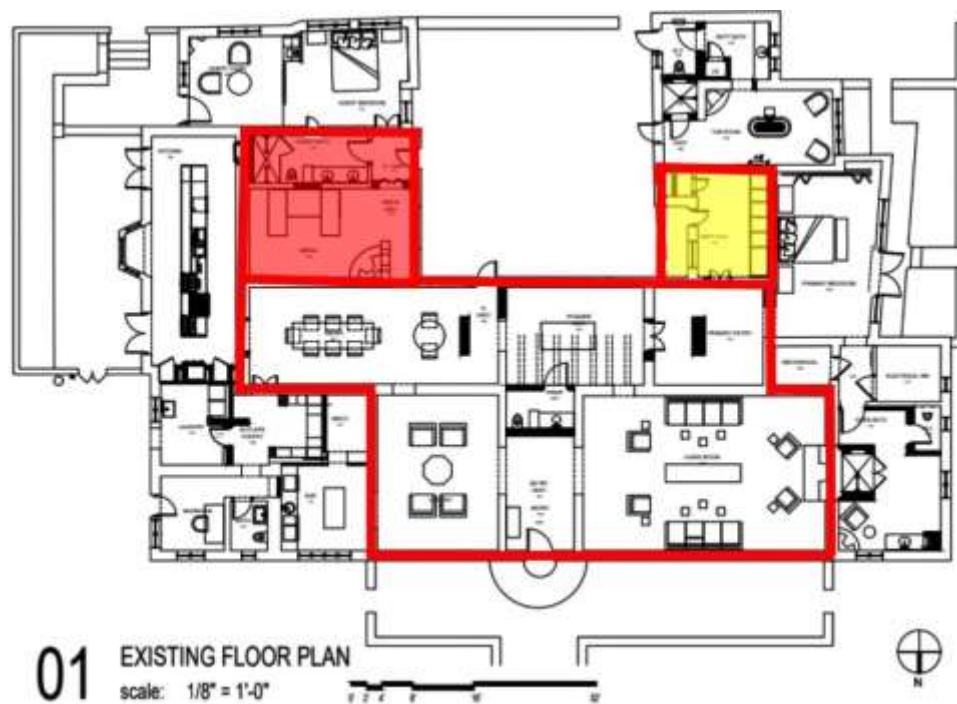


Figure 3. Existing Floor Plan showing the evolution of the structure from 1925 through 1997.

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 (HDRB) 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 25, 1997, in Case No. H-97-172A, the Board moved to approve 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 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.

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, creating a portal and restoring the historic profile of the east elevation, 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.

APPLICANT'S REQUEST:

The applicant requests status review with primary façade designation(s) if applicable.



Figure 4: 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

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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 is a 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, these rooms were decorated with handmade tin light fixtures, carved tables, and Native American pottery.

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.

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.**

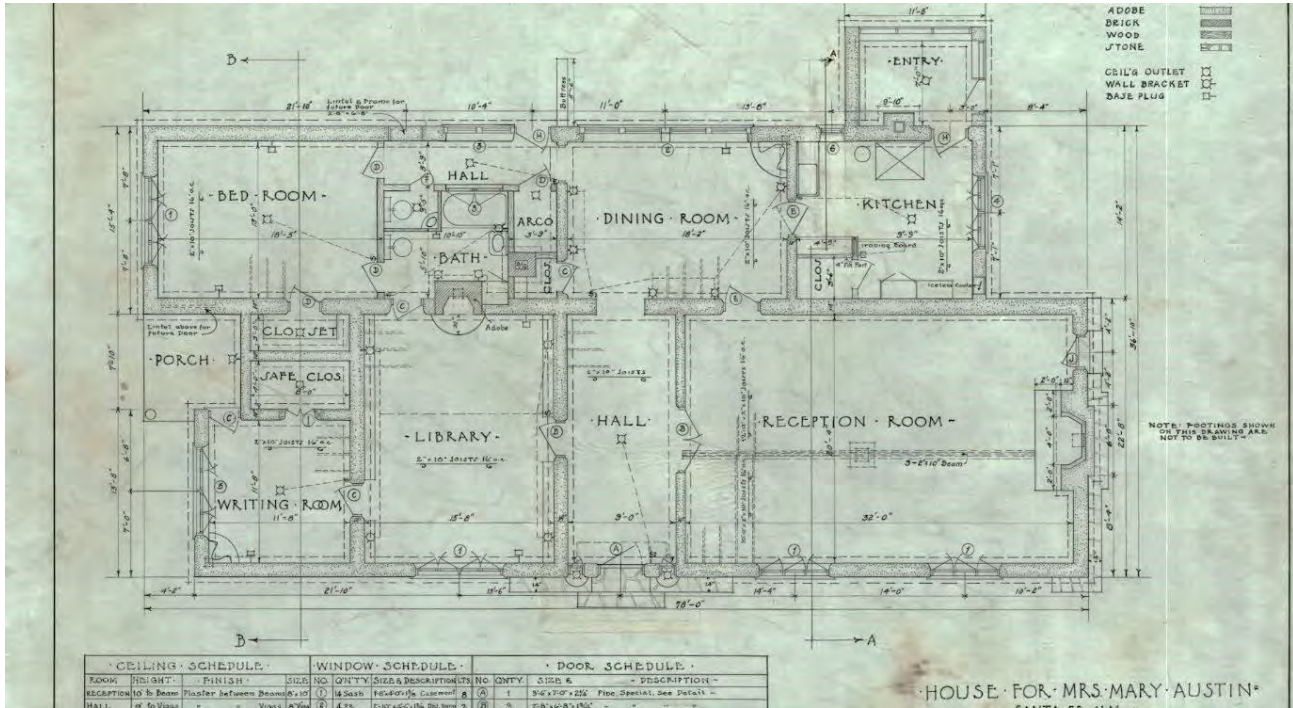


Figure 3: Construction drawing, floor plan, May 25, 1925. Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.



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.

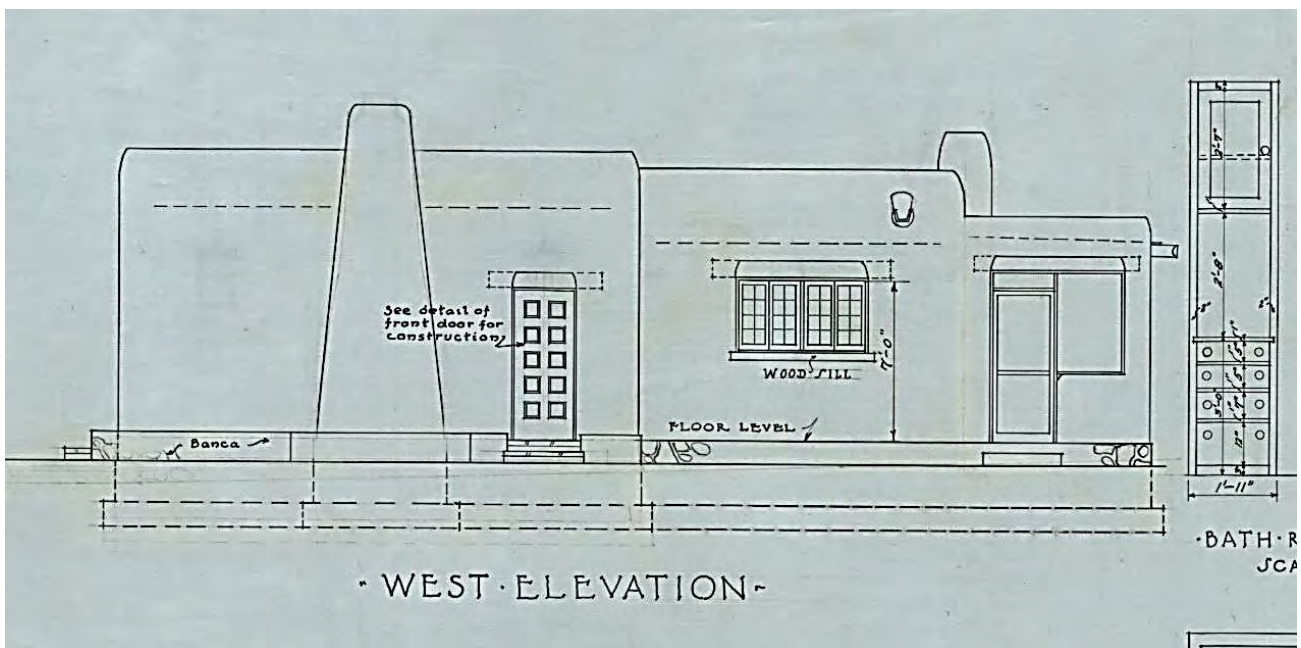


Figure 5: Construction drawing, west elevation, May 25, 1925. Note penciled in door right (south) of fireplace. Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

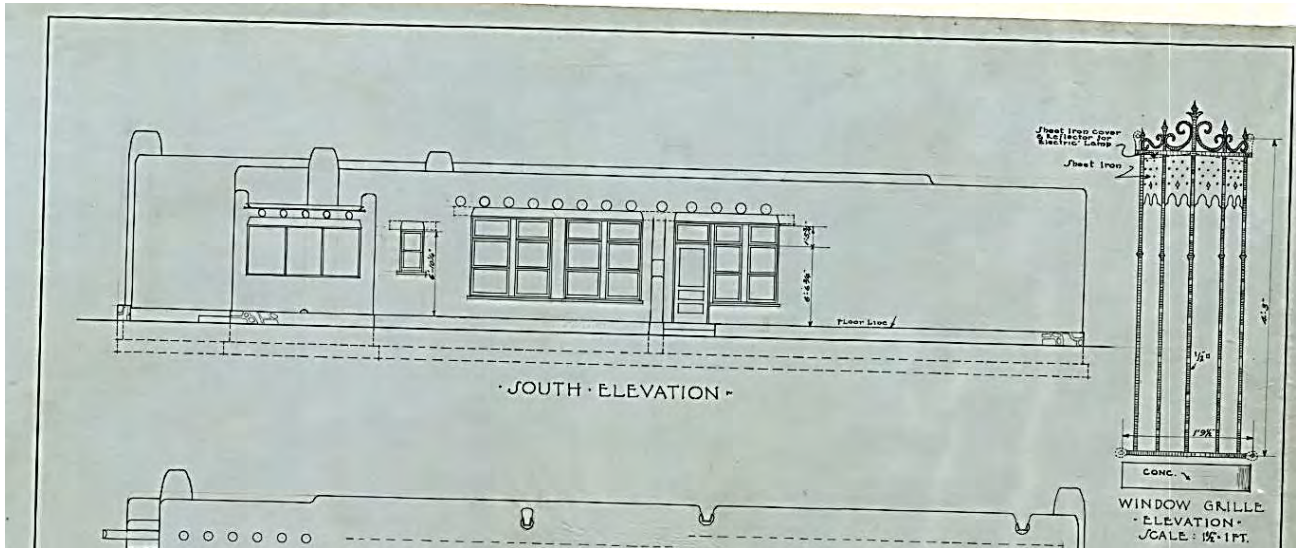


Figure 6: Construction drawing, south elevation, May 25, 1925.
 Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection,
 Zimmerman Library, University of New Mexico, Albuquerque.

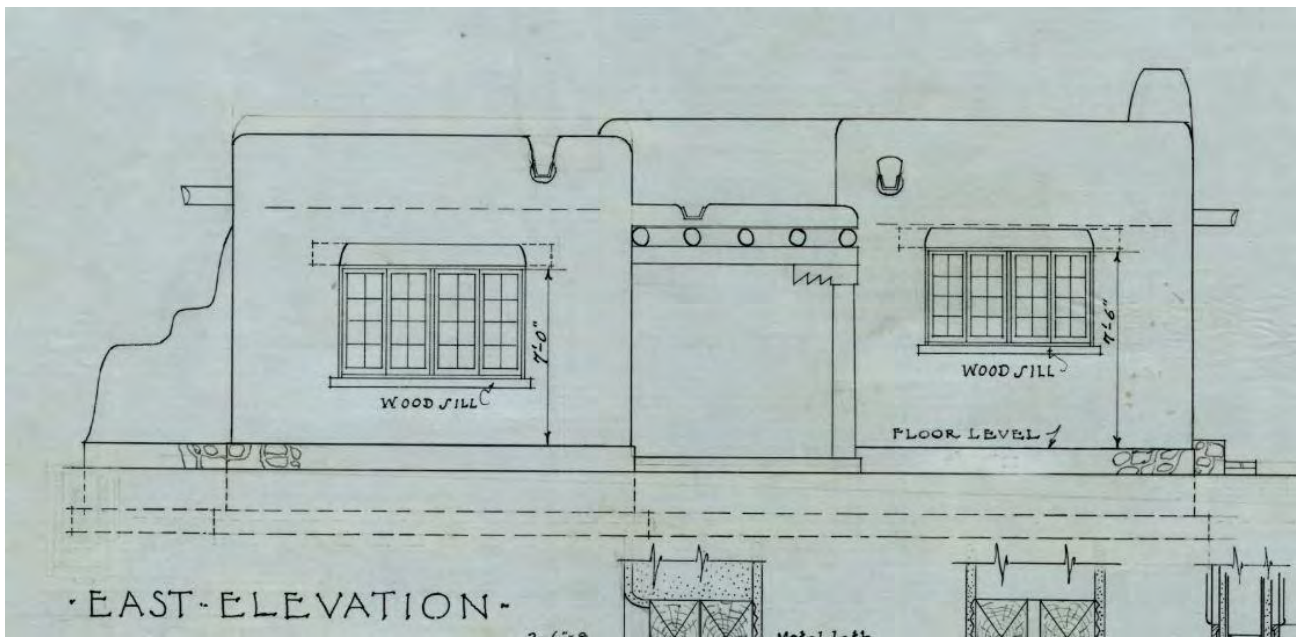


Figure 7: Construction drawing, east elevation, May 25, 1925.
 Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection,
 Zimmerman Library, University of New Mexico, Albuquerque.



Album 296: Folder 3 (62)
Casa Querida under
construction

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.



Album 296: Folder 3 (65)
6 page 24 Santa Fe,
The terrace at Casa Querida
Terrace of The Beloved House or Casa Querida, Santa Fe,

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.

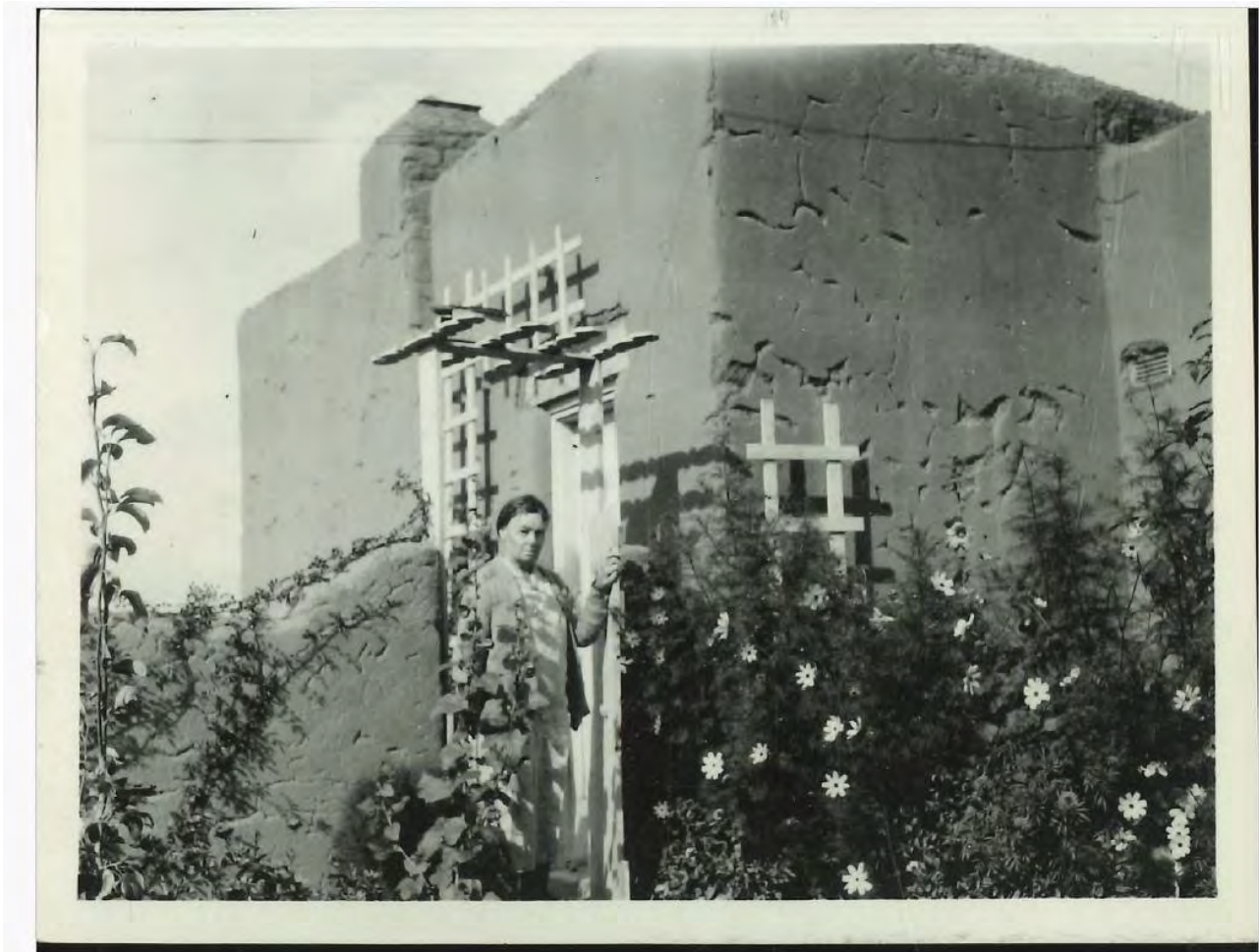


Figure 11: Mary Austin at west façade, standing south of chimney, 1925. Note original setback. Both elements are obscured now behind additions. Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.



16
Mary Austin's sitting room and
library. This is on the left.

**Figure 12: Sitting room and library. Mary Austin Papers, Photographs, Box 3, Folder 3 (62).
Courtesy of The Huntington Library, San Marino, California.**



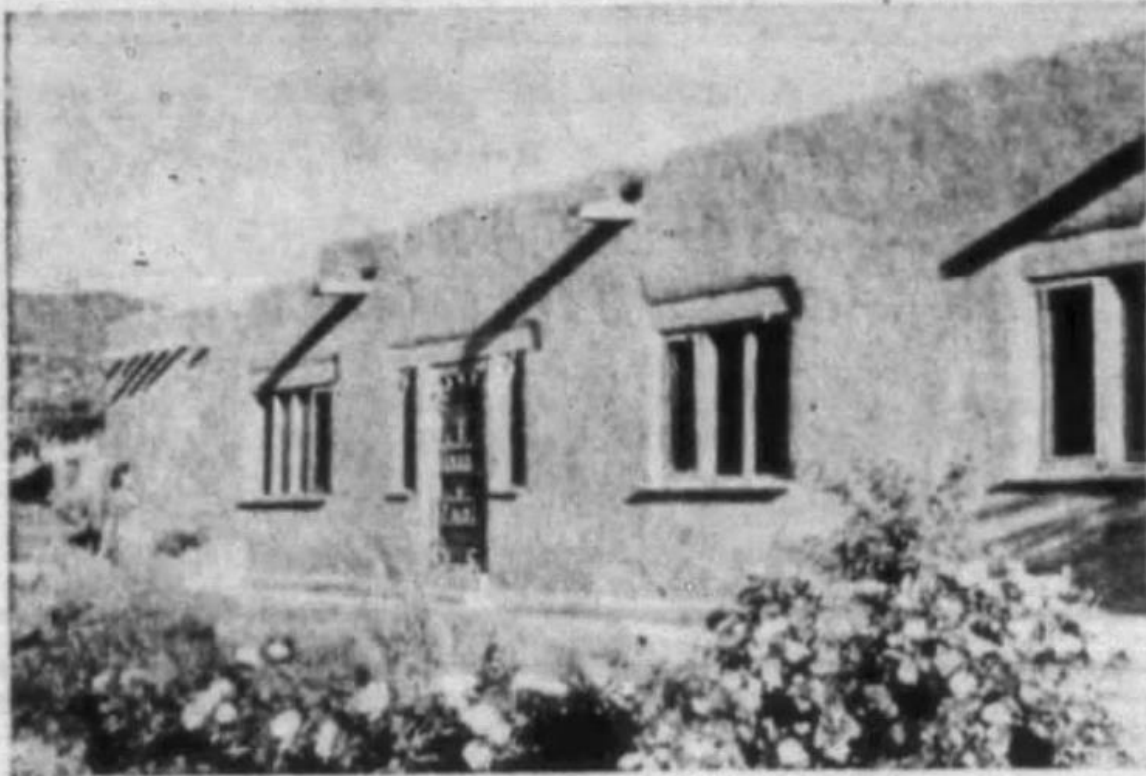
15
The Placita at Casa
Querida page 109
3 (64)

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.

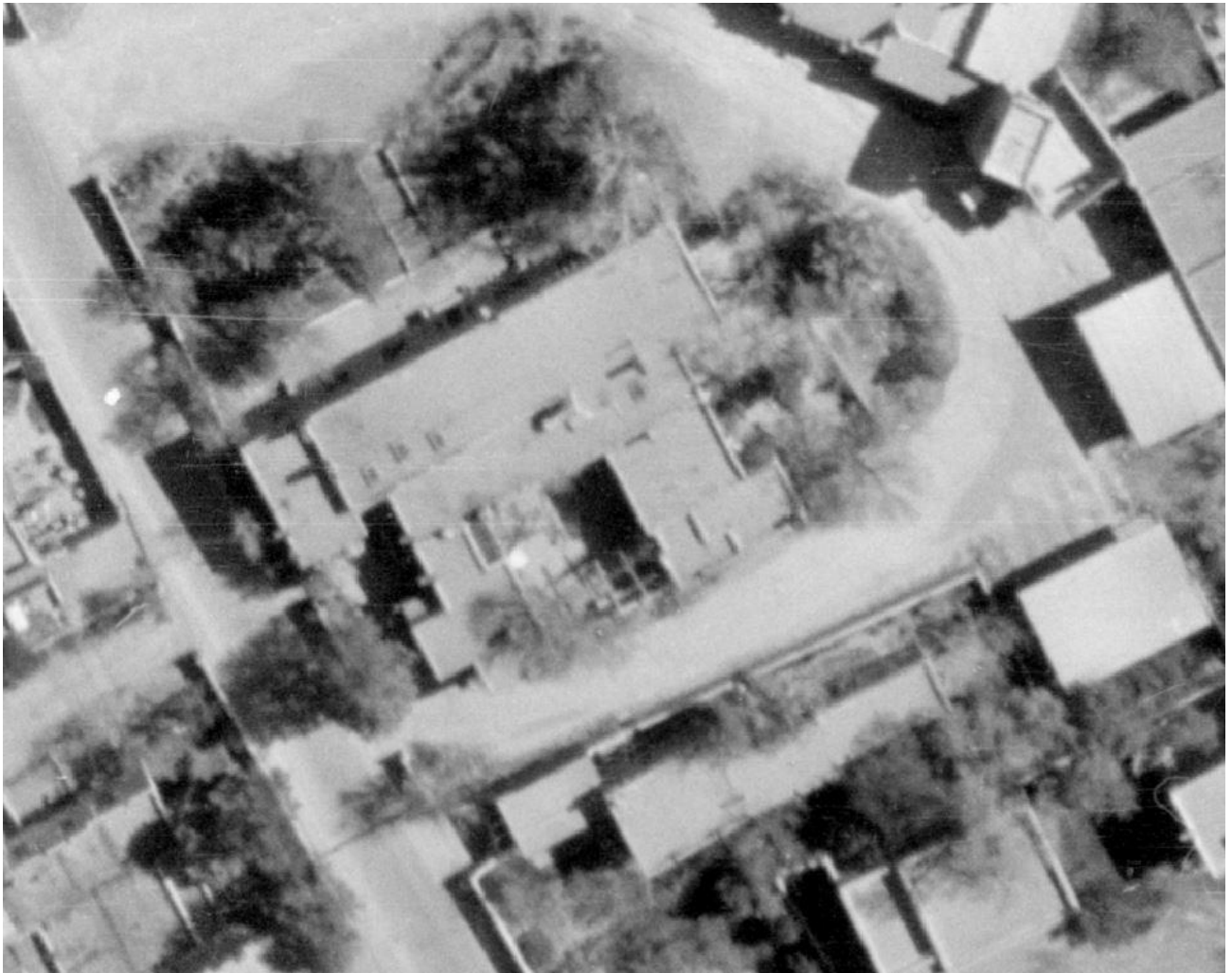


Figure 17: November 10, 1958, aerial photograph. Note how the house now has multiple additions and extensions. Compare with Figure 1 and Figure 3.



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.

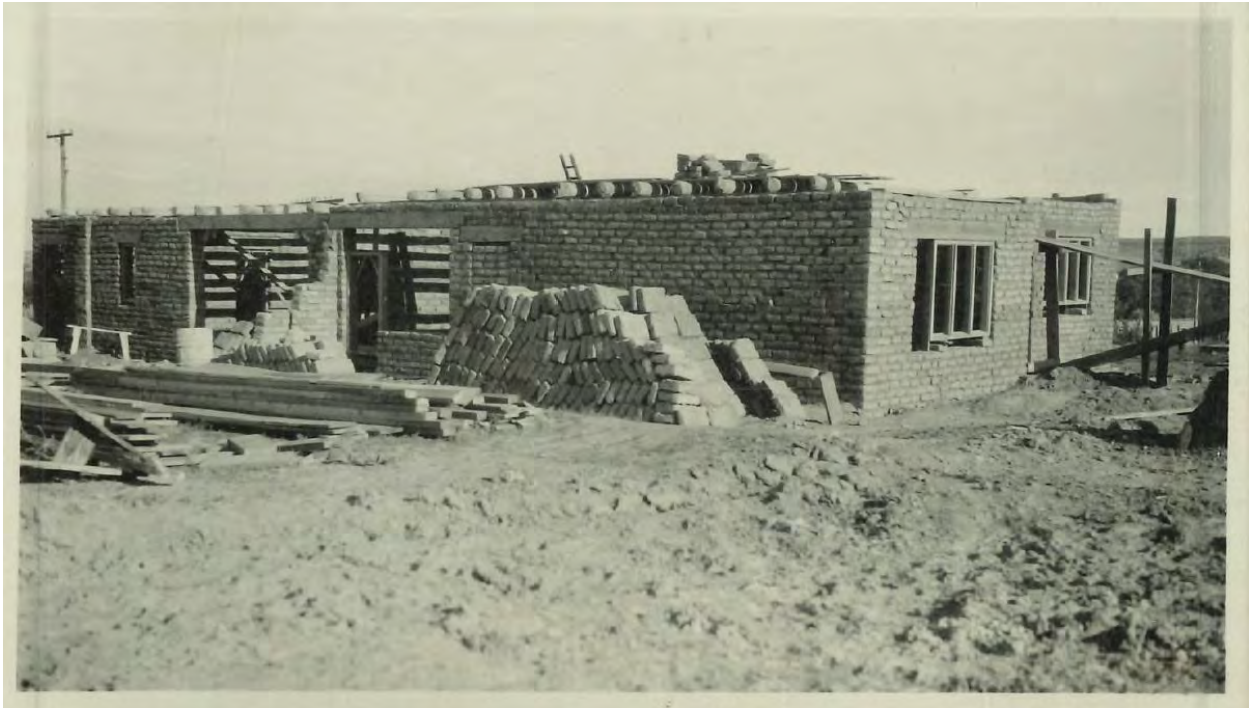


Figure 25: Comparison. South and east elevations, 1925 and 2025. Red indicates post-Austin/Meem additions.



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 26, 2025

TO: Historic Districts Review Board

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

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

2025-010945-HDRB, 549 ½ Agua Fria St., Westside Guadalupe Historic District, Contributing, Robert Kreger, agent for Catherine Wynne, owner, requests approval of a 240 sq. ft. addition on the north elevation to a height of 12' where the maximum allowable is 17'-5".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: Façade Diagram

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Design Standards.

Sample motions:

- a. Approve or deny Case #2025-010945 to allow these alterations to 549 ½ Agua Fria Street.

- b. Approve or deny Case #2025-010945 to allow these alterations to 549 ½ Agua Fria Street subject to conditions.

BACKGROUND & SUMMARY:

The single-family residence at 549 ½ Agua Fria Street is listed as contributing to the Westside-Guadalupe Historic District with the southern façade designated as primary excluding non-historic materials. 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.

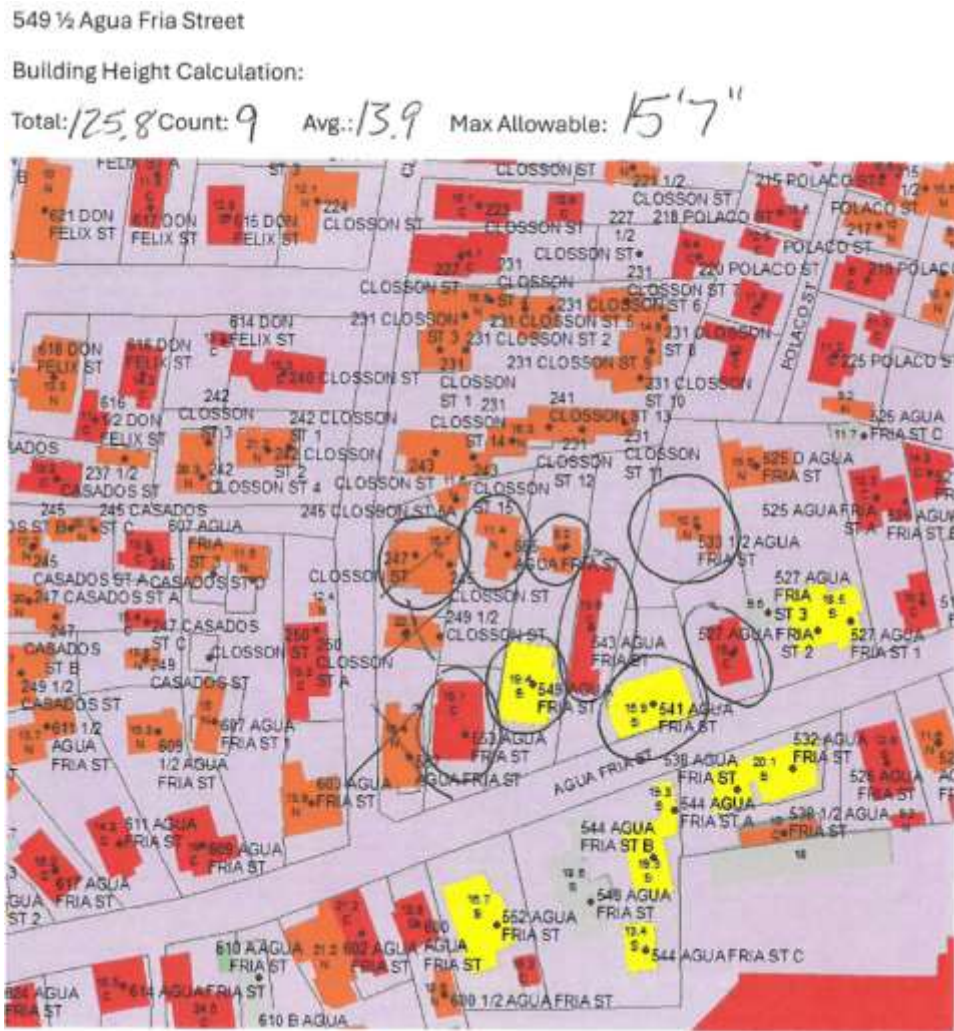


Figure 1. Building Height Calculation.

On August 12, 2025, in Case No. 2025-010870-HDRB, the Historic Districts Review Board (Board) upgraded the historic status of the structure to contributing and designated the south elevation as the primary façade identified as number one on the Façade Diagram, exclusive of non-historic doors and windows. The motion passed unanimously.



Figure 2: Façade Diagram for Contributing Status at 549 ½ Agua Fria Street.

Primary Façade: —————

Non-primary Façade: —————

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.

APPLICANT'S REQUEST:

- 1) Construct a 240 sq. ft. addition on the north elevation to a height of 12'. The proposed addition will not adversely impact the contributing status of the structure or the primary façade given the addition will be added on the north façade of the structure and will not be publicly visible. The height variation will separate the addition from the original structure showing the evolution of construction on the residence.

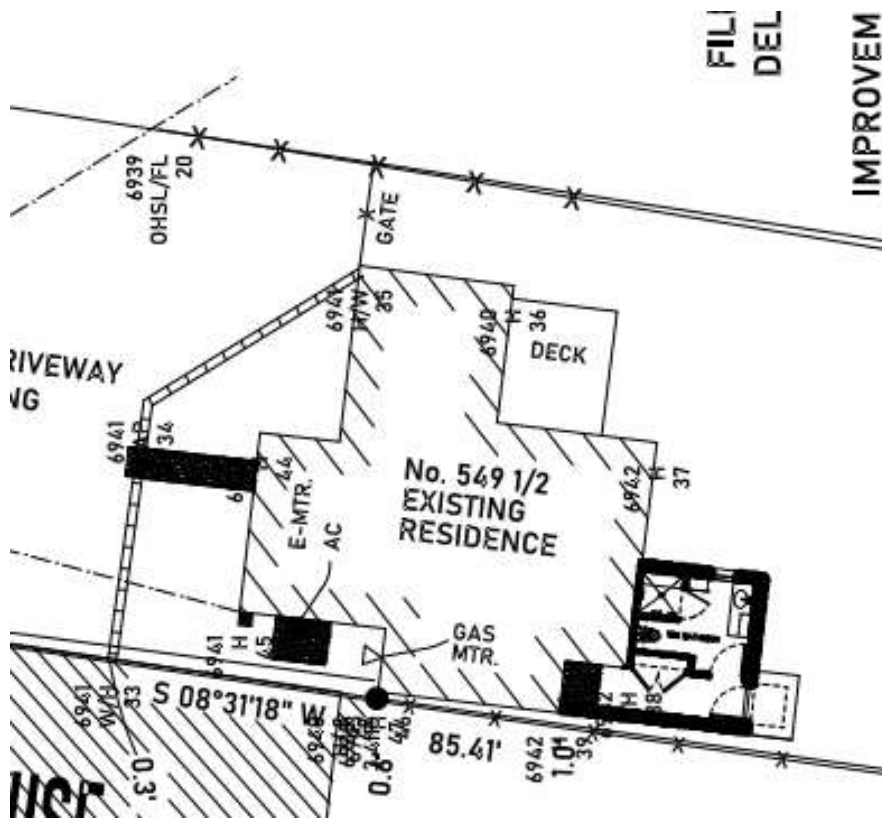


Figure 2. Proposed Site Plan.

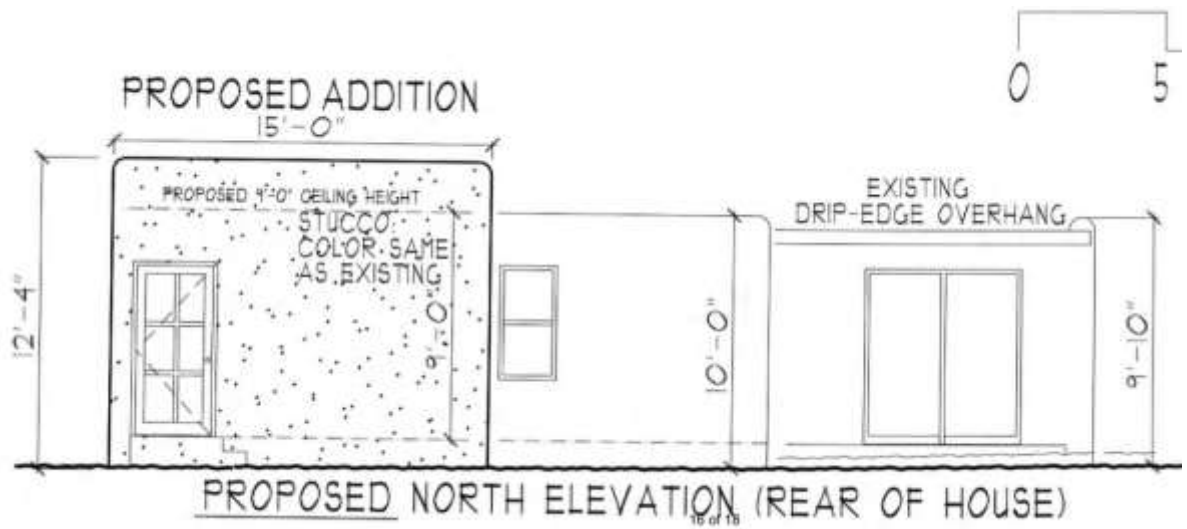


Figure 3. Proposed North Elevation.

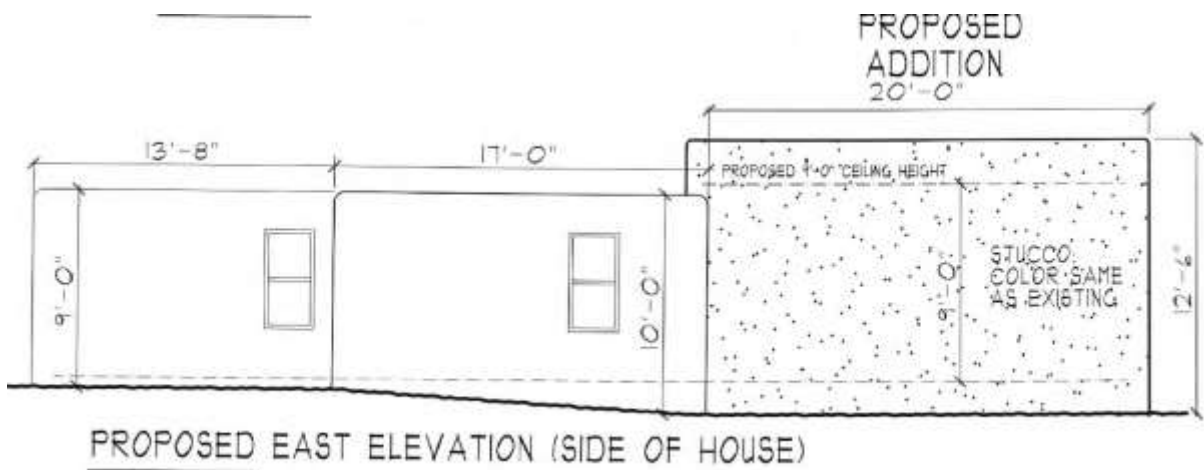


Figure 4. Proposed East Elevation.

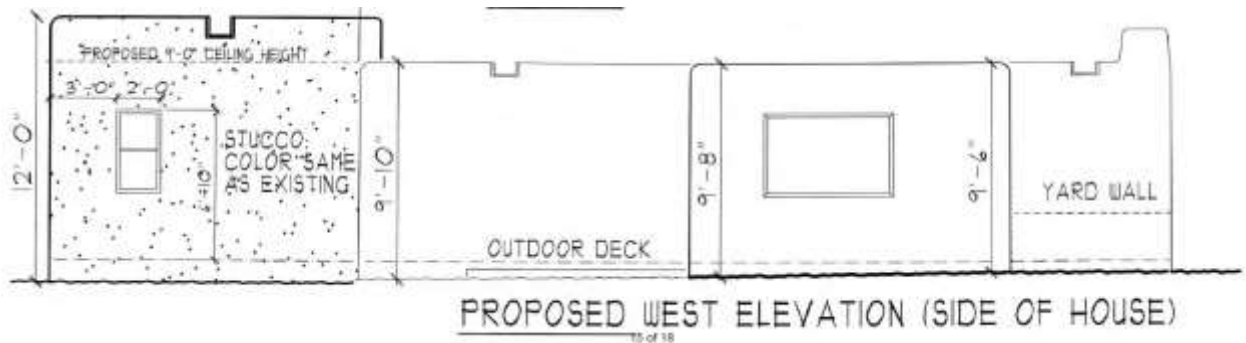


Figure 5. Proposed West Elevation.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

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

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

(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.

(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)

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: June 8, 2025

For HPD Office use only: HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> 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: <input checked="" type="checkbox"/> Buildings: dwelling <input checked="" type="checkbox"/> Structures: wall <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: May 23, 2025		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: July 1985, Harry Weiss <input type="checkbox"/> 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. <p style="text-align: right;"><i>Continued on Page 5.</i></p>		
12. Who uses the property? Small house		
13. Construction Date: Date: 1920s, with 1940s and 1960s additions <input checked="" type="checkbox"/> Known <input type="checkbox"/> Estimated Source: Sanborn maps and aerials		
14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)	
	<p>17. Surveyor: (your name, address, telephone number, and any group affiliation)</p> <p>John W. Murphey Architectural Historian Architectural History Services 505-577-7593/707-583-7819 John@archhistoryservices.com</p> <p>For: Current owner</p>
<p>Source: Office of the Santa Fe County Assessor <i>parcel lines are not accurate</i></p>	<p>18. Owner (if known) and other knowledgeable people:</p> <p>Current owner: Catherine Wynne and William West Humphrey N/A</p>
<p>19. Is Property Endangered? <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes How?</p>	
<p>20. Significance to Current Community: <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High Describe: Unknown</p>	
<p>21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.) See Historical Overview.</p>	
<p>22. National or State Register:</p> <p>Is this property individually listed on a historic register? <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: <input type="checkbox"/> State <input type="checkbox"/> National If 'no' or unknown, do you think this property is eligible for listing? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Why? See Evaluation of Historical Status</p>	
<p>23. National or State Historic District: City of Santa Fe</p> <p>Is this property in a historic district? <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: <input type="checkbox"/> Significant <input type="checkbox"/> Contributing <input checked="" type="checkbox"/> Non-contributing: dwelling <input checked="" type="checkbox"/> No Status: cobblestone garden wall Per City of Santa Fe official designation map</p> <p>If 'yes', what is the name of the district? <input type="checkbox"/> State <input type="checkbox"/> National <input checked="" type="checkbox"/> City of Santa Fe: Westside-Guadalupe Historic District</p>	
<p>24. Supplemental Forms:</p> <p><input type="checkbox"/> None <input checked="" type="checkbox"/> HCPI Detail Form (FORM 2) <input type="checkbox"/> Continuation Sheets, # pages: _____</p>	



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 <u> </u> A <u> </u> B <u> </u> C <u> </u> D																																
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ARCHITECTURAL AND CONSTRUCTION DETAILS:																																			
6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input checked="" type="checkbox"/> Other: cobblestone at front garden wall		7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised: Materials: <input type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes 9. Roof: <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input checked="" type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:																																	
10. Window Types <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Hung</td> <td>Vinyl</td> <td>1/1</td> <td>4</td> </tr> <tr> <td>Awning</td> <td>Vinyl</td> <td>1</td> <td>2</td> </tr> <tr> <td>Fixed</td> <td>Vinyl</td> <td>1</td> <td>1</td> </tr> <tr> <td>Sliding</td> <td>Vinyl</td> <td>1-1</td> <td>2</td> </tr> </tbody> </table> Note: Based on visibility and access during survey		Operation	Material	Glazing	Number	Single-Hung	Vinyl	1/1	4	Awning	Vinyl	1	2	Fixed	Vinyl	1	1	Sliding	Vinyl	1-1	2	11. Door Types <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>½-light Wood Panel</td> <td>Wood</td> <td>2</td> </tr> <tr> <td>Double</td> <td>Full-light</td> <td>Vinyl</td> <td>1</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	½-light Wood Panel	Wood	2	Double	Full-light	Vinyl	1
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12. Chimneys <input checked="" type="checkbox"/> Stucco clad, southwest corner		13. Porches <input checked="" type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap																																	
14. Other Significant Features N/A																																			
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> 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

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

Notes: Other: Vernacular

17. Documents Available and Their Locations

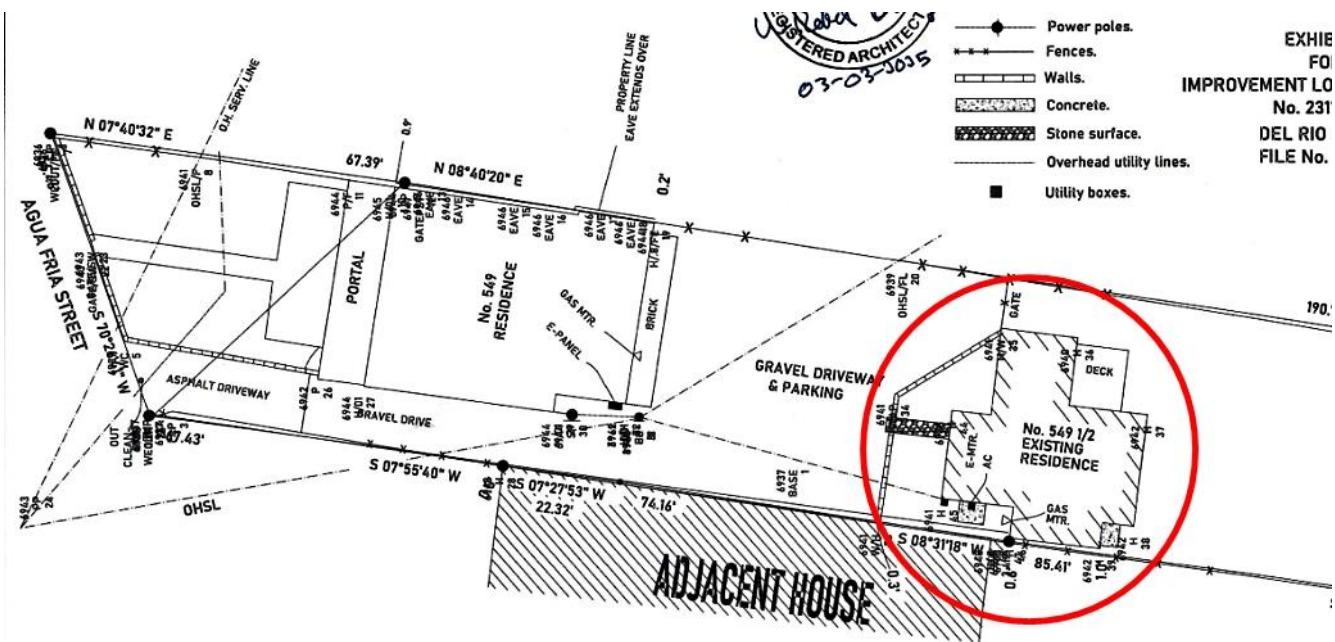
Historic Preservation Division Land Use Department City of Santa Fe 200 Lincoln Avenue Santa Fe, NM 87504 (505) 955-6605 https://www.santafenm.gov/land-use/historic-preservation	Archaeological Records Management Section Laboratory of Anthropology 708 Camino Lejo Santa Fe, NM 87501 (505) 476-1320 https://nmhistoricpreservation.org/arms.html
--	---

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



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

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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.

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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 10½-inch-wide brick coping laid in a single course. The coping is both decorative and functional, shedding water and emphasizing the serpentine profile.

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Centered within the wall is a 34-inch-wide gate made of standard lumber boards (1½ inches by 3¾ 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.

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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.

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 Aquí” [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 renovation¹⁵ 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

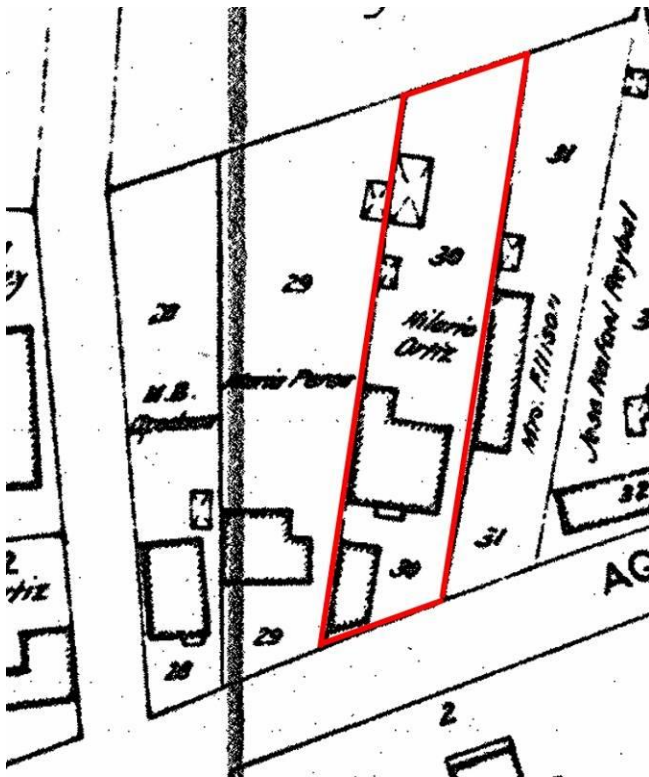


Figure 1: N. L. King, “Map of the City of Santa Fe,” 1912. The property under Hilario Ortiz’s ownership.

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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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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



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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> 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



Figure 5: November 10, 1958, aerial photograph. Former garage has retained 1940s apartment footprint.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No. _____	District No. _____	NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> 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



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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		4. County: Santa Fe
		5. Date of Survey: May 23, 2025

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.

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: 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



Photo 3: Hilario Ortiz House. Camera facing north.

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

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		4. County: Santa Fe
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Photo 4: Subject dwelling and context. Camera facing north.

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

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		5. Date of Survey: May 23, 2025



Photo 5: South elevation. Window set in original garage door opening. 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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HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
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		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 6: South elevation. Window in 1960s addition. 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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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	



Photo 7: West elevation. Window in 1960s addition. Camera facing east.

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: 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



Photo 8: West elevation. Window in 1940s addition. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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	3. Local Reference Number: Santa Fe ID: H-226
	4. County: Santa Fe
	5. Date of Survey: May 23, 2025



Photo 9: North elevation. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 10: North elevation. Recent doors in 1960s addition. Camera facing south.

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: 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



Photo 11: East elevation, south end. Windows in original garage and 1940s addition. 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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		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 12: East elevation, north end. Window and door in 1940s addition. Camera facing south.

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

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Photo 13: East elevation. Window in 1940s addition. 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: 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				



Photo 14: Front Garden Wall. Detail of masonry. 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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		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 15: Gate. Detail of construction. Camera facing north.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address: 549 1/2 Agua Fria Santa Fe NM 87501 (house at back of property)
Date Submitted:	Proposed Construction Description: Construct a bathroom attached to the rear of the house, connected by a newly constructed hallway
Property Owner of Record: Mary Catherine Wynne and William Humphrey	
Applicant/Agent Name: Mary Catherine Wynne	TOTAL ROOF AREA: 240 sq ft
Contact Person Phone Number: (303) 378 - 1815	
Zoning District: INC-MUN	Lot Coverage: 1.9 % □ Open Space Required: _____
Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____	Setbacks: Proposed Front: 206 Minimum: _____ 2 nd Front? _____ Proposed Rear: 46 ft Minimum: _____ Proposed Sides: L29 fR 0 Minimum: _____
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	Height: Proposed 22 ft Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Supplemental Zoning Submittals Required for Building Permit: <input checked="" type="checkbox"/> Zero Lot Line Affidavit	Parking Spaces: Proposed _____ Accessible _____ Minimum: _____
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	
Terrain: <input type="checkbox"/> 30% slopes _____	

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

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

Mary Catherine Wynne _____ [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

To Be Completed By City Staff:

Additional Agency Review if Applicable: 2025-010227--PAR

Escarpment Approval by _____ Date: ___/___/___

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

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

Notes: _____

Zoning Approval:
 Preliminary Approval with conditions Rejected
 Comments/Conditions: _____

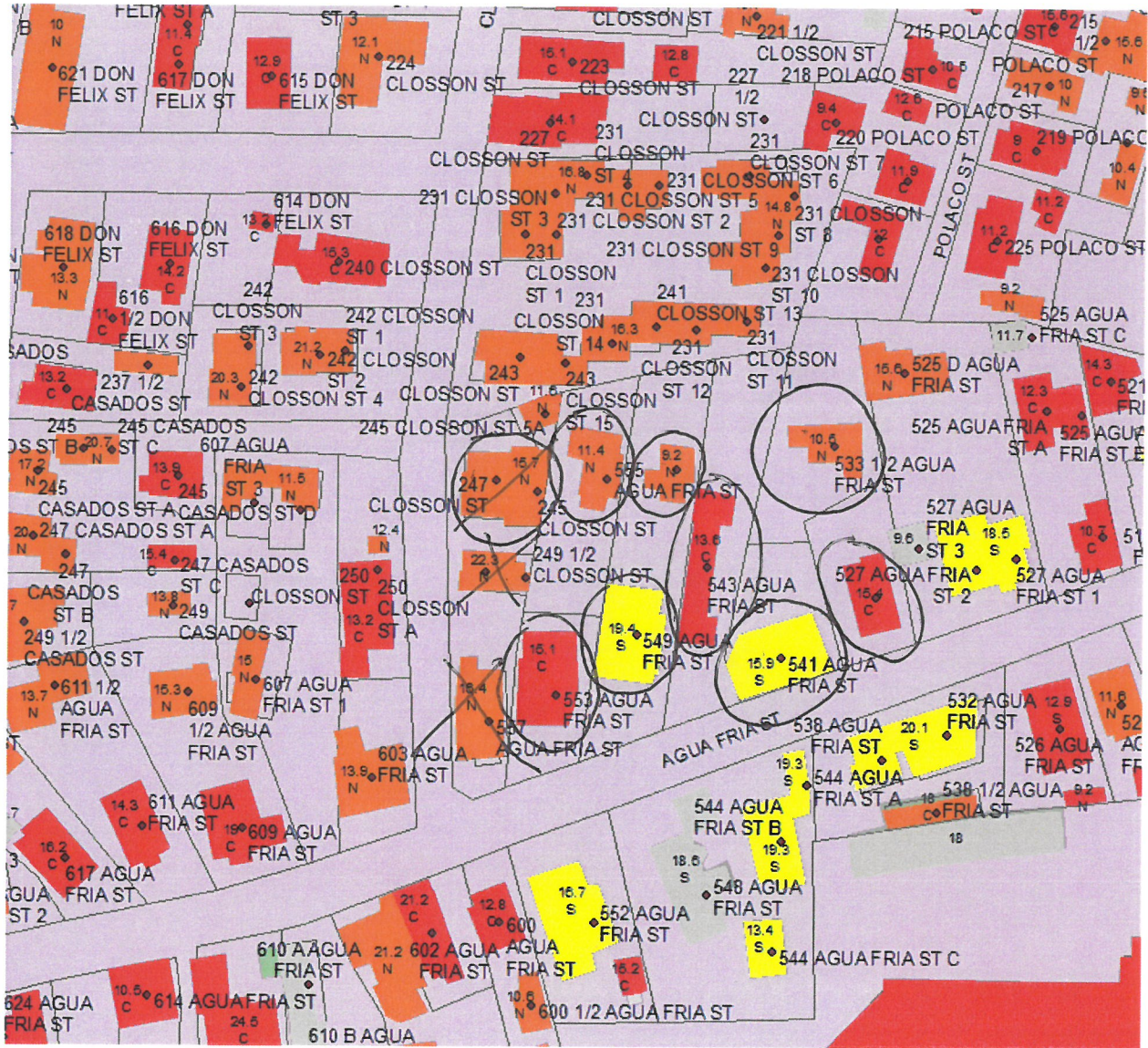
REVIEWER: Claudia Kath _____ **DATE:** 4/2/2025

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

549 1/2 Agua Fria Street

Building Height Calculation:

Total: 125.8 Count: 9 Avg.: 13.9 Max Allowable: 15'7"



BATHROOM ADDITION

549.5 AGUA FRIA

SANTA FE NM 87501

LIST OF DOCUMENTS 1

EXISTING CONDITIONS SITE PLAN (DEL RIO SURVEYS ILR) **2**

PROPOSED CONDITIONS SITE PLAN **3**

PROPOSAL LETTER W/FINISHES **4-5**

PRELIMINARY ZONING REVIEW WORKSHEET **6**

SITE PHOTOGRAPHS **7-8**

ZERO LOT LINE AFFIDAVIT **9-11**

SITE PLAN **10**

IMPROVEMENT LOCATION REPORT **11**

FLOOR PLAN EXISTING **12**

FLOOR PLAN PROPOSED **13**

SOUTH ELEVATION EXISTING & PROPOSED **14**

WEST ELEVATION EXISTING & PROPOSED **15**

NORTH ELEVATION EXISTING & PROPOSED **16**

EAST ELEVATION EXISTING & PROPOSED **17**

PROPOSED ROOF PLAN **18**

AFFIDAVIT OF AGREEMENT TO BUILD TO PROPERTY LINE

STATE OF NEW MEXICO
CITY AND COUNTY OF SANTA FE

This Affidavit of Agreement ("Affidavit") is made and entered into this 21st day of February, **2025**, by and between the undersigned property owners:

Owner 1:

Name: Mary Catherine Wynne and William West Humphrey
Address: 543 Agua Fria Street Santa Fe NM 87501
Legal Description of Property:

Parcel 258 as shown on plat entitled "Boundary Survey Plat for Amy E. Inman and Peter A. Inman Parcel 258 Guadalupe Neighborhood...", recorded in the office of the County Clerk, Santa Fe County, New Mexico on February 15, 2022 in Plat Book 888, Page 01 as Instrument No. 1980514.

Owner 2:

Name: Mary Catherine Wynne and William West Humphrey
Address: 549 & 549 ½ Agua Fria Street Santa Fe NM 87501
Legal Description of Property:

Parcel 257, as shown and delineated on plat of survey entitled "Plat of Survey for the City of Santa Fe showing land within the Guadalupe Neighborhood Community Development Project No. C-3 Title Clearance Assistance and Survey Monumentation Plat 'O'", recorded January 13, 1981, in Plat Book 96, Page 9, as # 471,901, records of Santa Fe County, New Mexico.

WHEREAS, Owner 1 and Owner 2 are the respective owners of adjacent properties located in the City of Santa Fe, New Mexico; and

WHEREAS, Owner 2 intends to construct a structure that will be built up to the shared property line, and Owner 1 consents to this construction; and

WHEREAS, both parties agree that this construction does not create an encroachment on Owner 1's property and that Owner 1 will not object to

any necessary permits or approvals required by the City of Santa Fe for the proposed construction; and

NOW, THEREFORE, the undersigned parties agree as follows:

1. Consent to Build to Property Line

Owner 1 expressly consents to Owner 2 building the structure up to the property line, in compliance with applicable laws and building codes.

2. No Encroachment or Claim of Adverse Possession

Owner 2 acknowledges that this agreement does not grant any ownership interest in Owner 1's property, nor does it create any claim of adverse possession.

3. No Objection to Permitting

Owner 1 agrees not to object to or interfere with any permitting applications made by Owner 2 related to the construction up to the property line, provided that such construction remains compliant with all applicable zoning and building regulations.

4. Binding Effect

This Affidavit shall be binding upon and inure to the benefit of the respective heirs, successors, and assigns of the parties hereto.

5. Recording

This Affidavit may be recorded in the real property records of Santa Fe County, New Mexico, at the election of either party.

IN WITNESS WHEREOF, the undersigned parties have executed this Affidavit on the date first written above.

Owner 1:

Signature: 

Printed Name: Mary Catherine Wynne

Date: 2/25/25

Signature: 

Printed Name: William West Humphrey

Date: 2/25/2025

Owner 2:

Signature: [Handwritten Signature]

Printed Name: Mary Catherine Wynne

Date: 2/25/25

Signature: [Handwritten Signature]

Printed Name: William West Humphrey

Date: 2/25/25

NOTARY ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF Santa Fe

This instrument was acknowledged before me on this 25th day of February, **2025**, by Mary Catherine Wynne and William West Humphrey (Owner 1) and Mary Catherine Wynne and William West Humphrey (Owner 2).

Notary Public: [Handwritten Signature]
My Commission Expires: September 25th 2025



549 ½ (“549.5) Agua Fria Street Proposed Addition

Proposal Letter addition of a Bathroom to 549 ½ (“549.5”) Agua Fria Street, Santa Fe

Project Overview: This proposal outlines the plan to add 240 square foot bathroom to the existing 1,003-square-foot home located in the Historic Guadalupe District of Santa Fe, New Mexico. The current bathroom is located within the primary bedroom of the house, limiting flexibility in the use of the second bedroom. The goal is to enhance the functionality of the home while preserving its historic character.

Historical Background: 549 ½ (“549.5”) is located at the rear of the lot, behind 549 Agua Fria. According to City records the house was built in 1867. In 2022-2023 permits were issued for the previous owners for updating the heating system using split duct systems (3), kitchen cabinets and counters and tile flooring in kitchen, laundry room and existing bathroom. At some point a new roof was installed.

Project Specifics: The dimensions listed below are for the proposed NEW Addition

Area of proposed addition – 240 square feet

Height –12 feet above existing grade

Exterior wall materials – stucco

Color – **Sto Corporation STO Color #01009 “Desert Lace”**

Windows – one, facing West 24”w x 45”h

Window material – metal-clad wood

Door – rear door is 36” x 80”, “full-view” glass door, metal-clad wood

Concrete pad and step to back yard

Roof – ¼”/foot slope. Draining to West into one clad-wood canale.



Scope of Work:

1. Design and Planning:

- We are collaborating with Robert Kreger AIA, an architect experienced in historic properties, to create a design that complements the existing architecture,
- Will ensure all designs meet the city’s historic preservation guidelines and obtain necessary permits.
- The proposed addition will be attached to the back of the structure and will be joined to the structure with a newly constructed hallway.

2. Construction:

- We are hiring a licensed contractor with experience in historic renovations, and

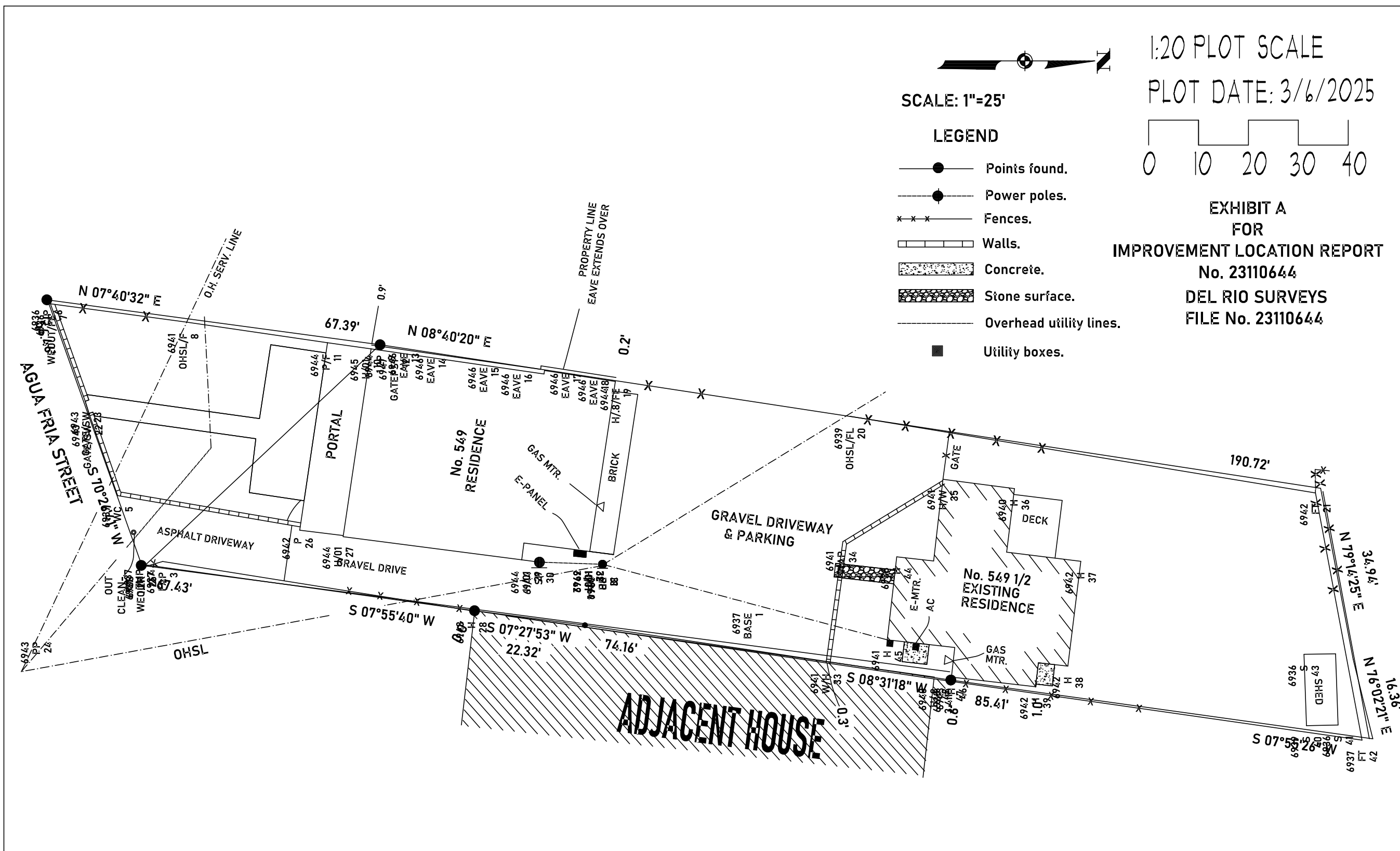
549 ½ (“549.5) Agua Fria Street Proposed Addition

- Will use materials that match or complement the existing structure to maintain aesthetic consistency.
3. **Timeline:**
- Estimated project duration: 4-6 months: from bldg permit approval to completion.
4. **Budget:**
- \$50k to \$70k depending on construction challenges.

Benefits:

- Improved comfort and functionality for the homeowners.
- Increased property value while maintaining historical integrity.

Conclusion: This project aims to blend an addition with modern interior functional amenities while complementing the historical charm of the property, enhancing the living experience while respecting the home’s heritage.



SCALE: 1"=25'

LEGEND

- Points found.
- Power poles.
- *** Fences.
- ▭ Walls.
- ▨ Concrete.
- ▩ Stone surface.
- Overhead utility lines.
- Utility boxes.

1:20 PLOT SCALE
 PLOT DATE: 3/6/2025

EXHIBIT A
FOR
IMPROVEMENT LOCATION REPORT
No. 23110644
DEL RIO SURVEYS
FILE No. 23110644

OWNERS:
 CATHERINE WYNE
 BILL HUMPHRY
 8803 LAKESIDE COURT
 Boulder, CO, 80201

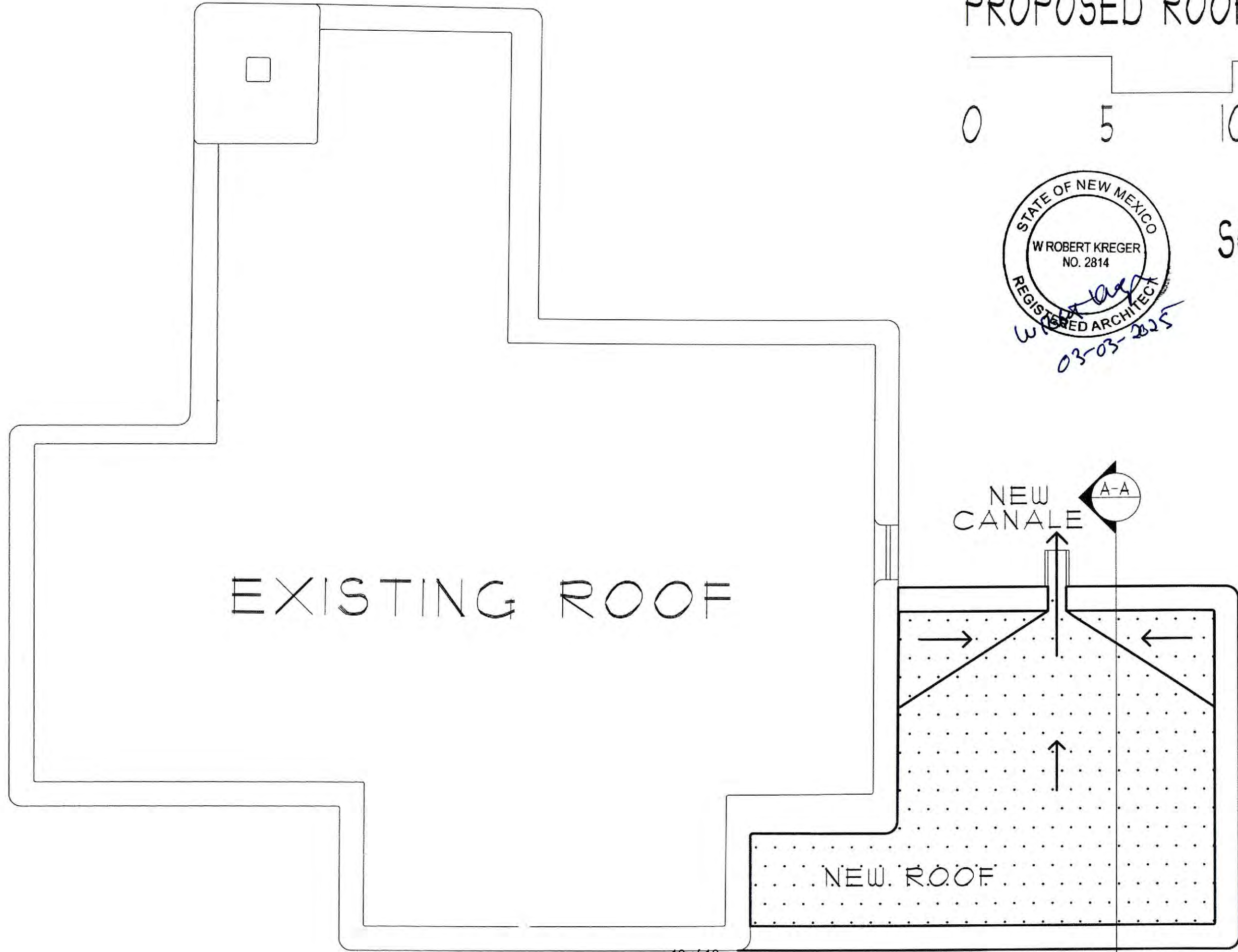
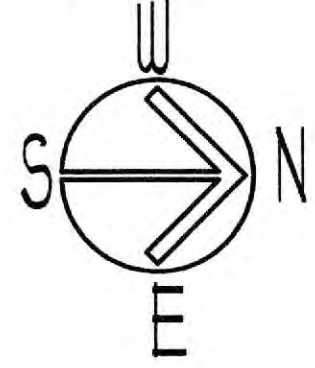
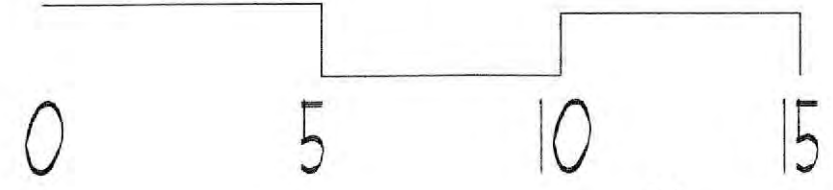
ADDITION AND EXTERIOR ALTERATIONS
CASITA @ 549 1/2 AGUA FRIA STREET
SANTA FE, NM 87501

BY: [Signature]

DATE: [Date]

BY: ROBERT KREGER, AIA NM LIC #2814
 PO BOX 9503, SANTA FE, NM 87504
 505-660-9391, KregerDesignBuild@msn.com
 KREGERDESIGNBUILD.COM

PROPOSED ROOF PLAN



EXISTING ROOF

NEW ROOF

NEW CANALE

A-A

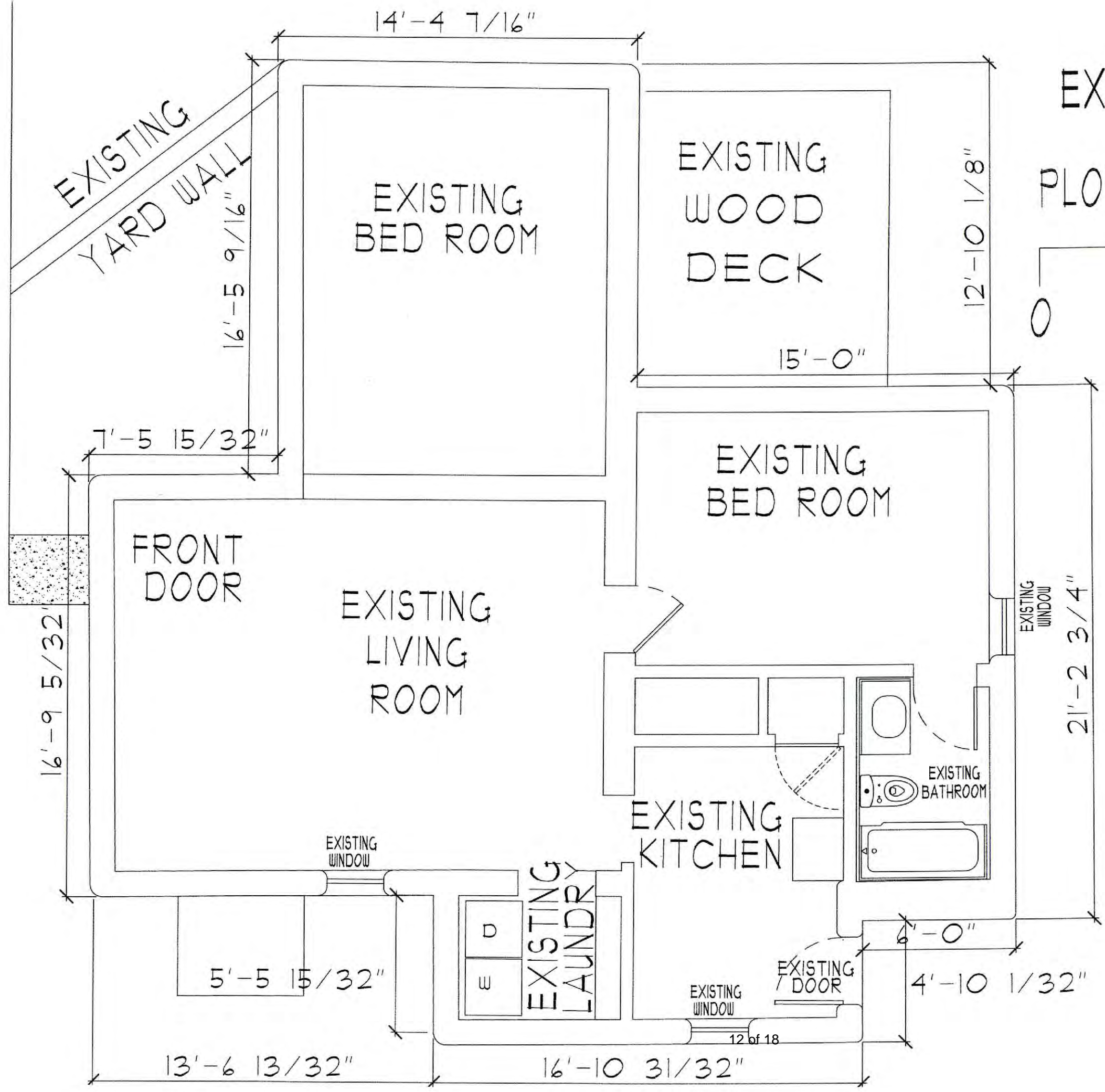
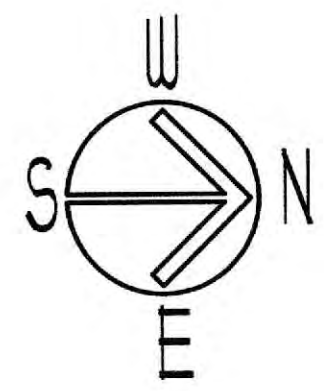
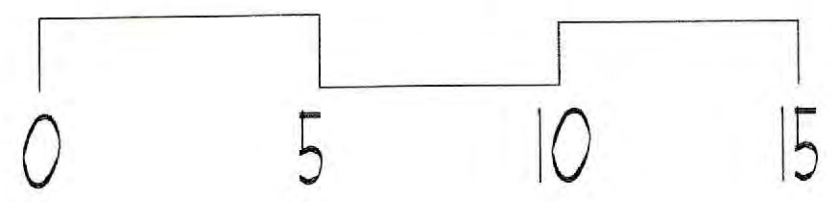
A-A

W ROBERT KREGER, AIA, NM LIC #2814
 PO BOX 9503, SANTA FE, NM 87504
 505-660-9391, KreggerDesignBuild@msn.com
 KREGERDESIGNBUILD.COM

OWNERS:
 CATHERINE WYLYNE
 BILL HUMPHRY
 8803 LAKESIDE COURT
 Boulder, CO, 80201

ADDITION AND EXTERIOR ALTERATIONS
 CASITA @ 549 1/2 AGUA FRIA STREET
 SANTA FE, NM 8750_

EXISTING FLOOR PLAN
 1/4" SCALE
 PLOT DATE: 3/3/2025



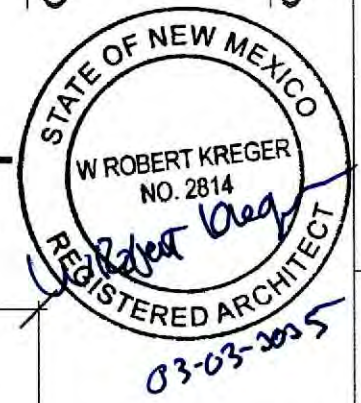
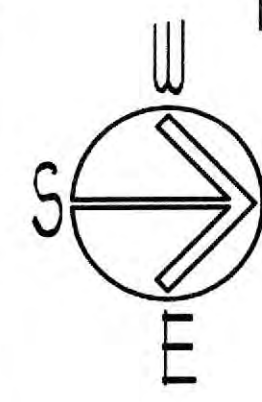
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 KREDESIGNBUILD.com

OWNERS:
 CATHERINE WYNE
 BILL HUMPHRY
 8803 LAKESIDE COURT
 Boulder, CO, 80201

ADDITION AND EXTERIOR ALTERATIONS
 CASITA @ 549 1/2 AGUA FRIA STREET
 SANTA FE, NM 8750 -

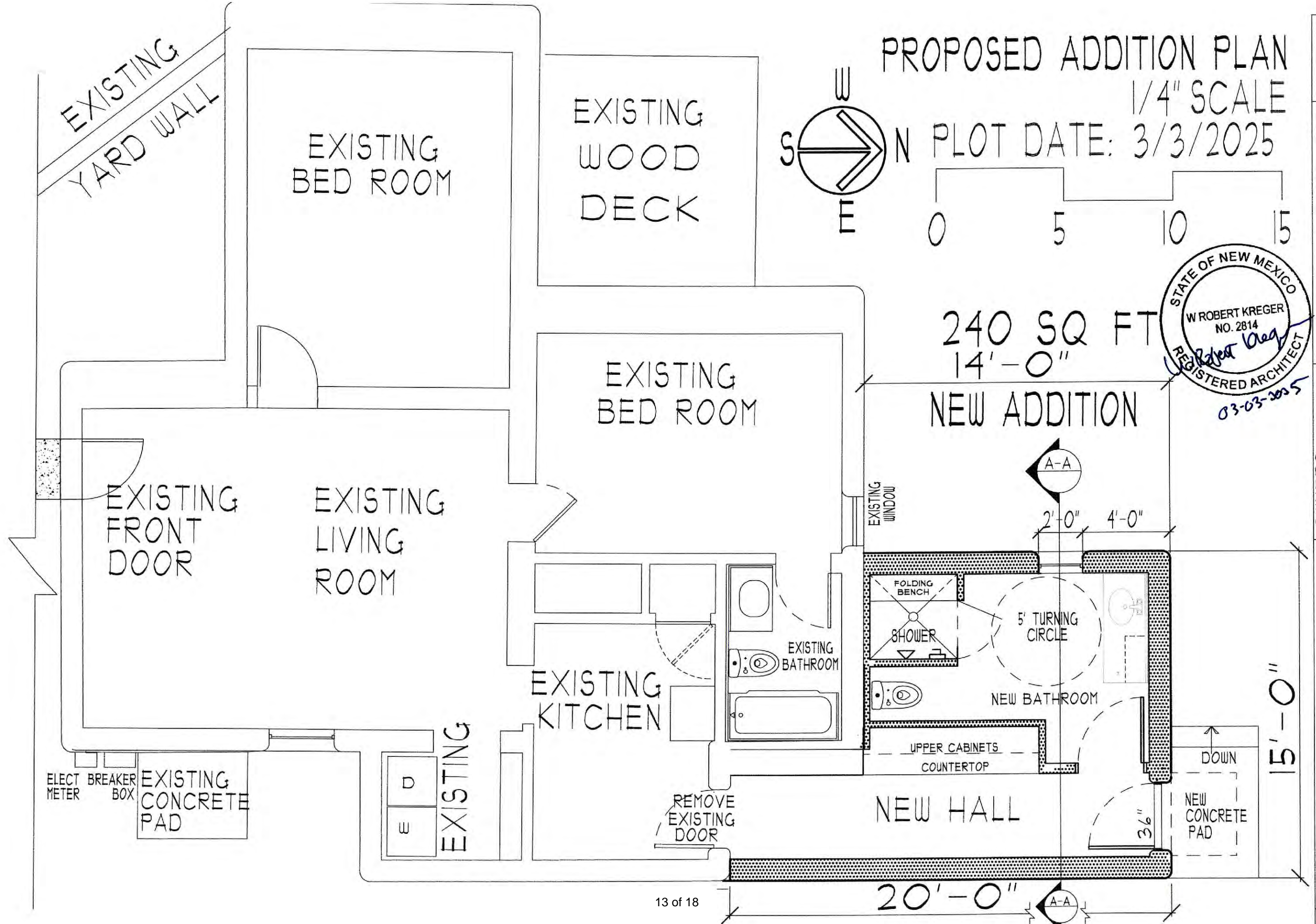
PROPOSED ADDITION PLAN
1/4" SCALE

PLOT DATE: 3/3/2025



240 SQ FT
14'-0"

NEW ADDITION



13 of 18

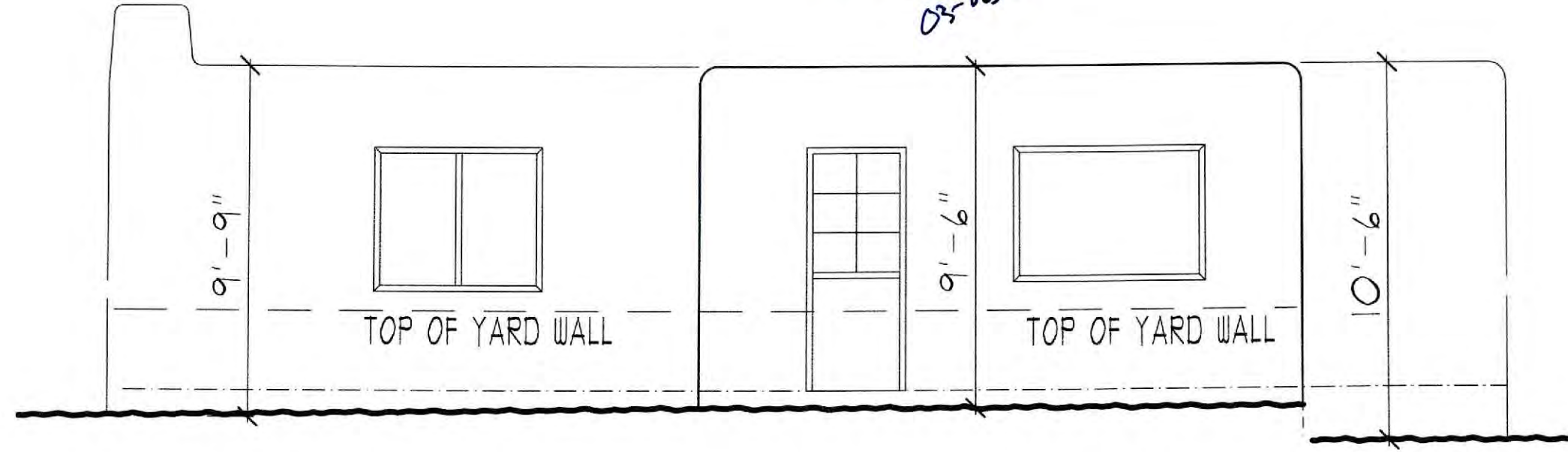
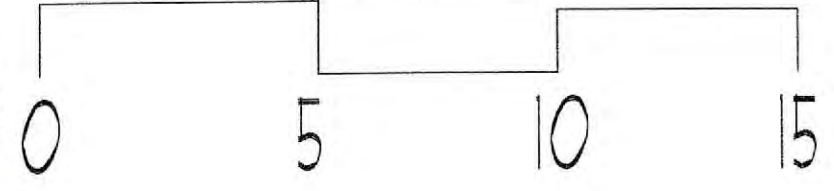
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KREGERDESIGNBUILD.com

OWNERS:
CATHERINE WYNE
BILL HUMPHRY
8803 LAKESIDE COURT
Boulder, CO, 80201

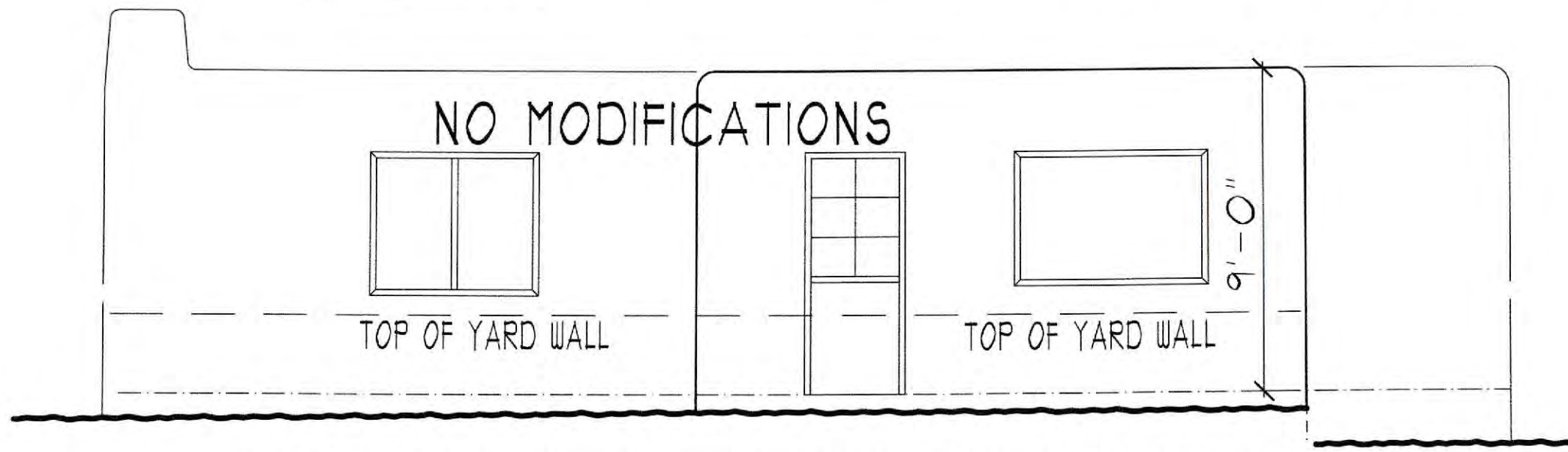
ADDITION AND EXTERIOR ALTERATIONS
CASITA @ 549 1/2 AGUA FRIA STREET
SANTA FE, NM 87505

1/4" SCALE

PLOT DATE: 3/3/2025



EXISTING SOUTH ELEVATION (FRONT OF HOUSE)



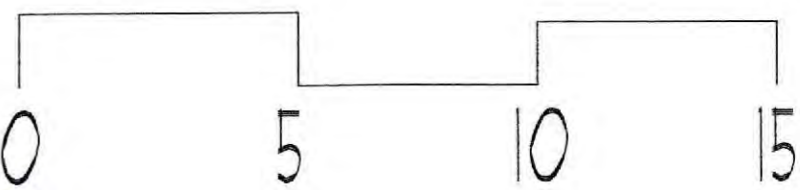
PROPOSED SOUTH ELEVATION (FRONT OF HOUSE)

W ROBERT KREGER, AIA NM LIC #2814
PO BOX 9503, SANTA FE, NM 87504
505-660-9391, KreggerDesignBuild@msn.com
KREGERDESIGNBUILD.com

OWNERS:
CATHERINE WYNYNE
BILL HUMPHRY
8803 LAKESIDE COURT
Boulder, CO, 80201

ADDITION AND EXTERIOR ALTERATIONS
CASITA @ 549 1/2 AGUA FRIA STREET
SANTA FE, NM 8750_

1/4" SCALE
 PLOT DATE: 3/4/2025

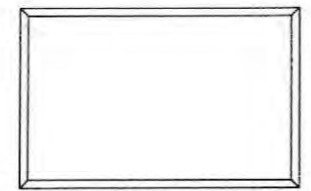


PROPOSED
 ADDITION

14'-0"

9'-10"

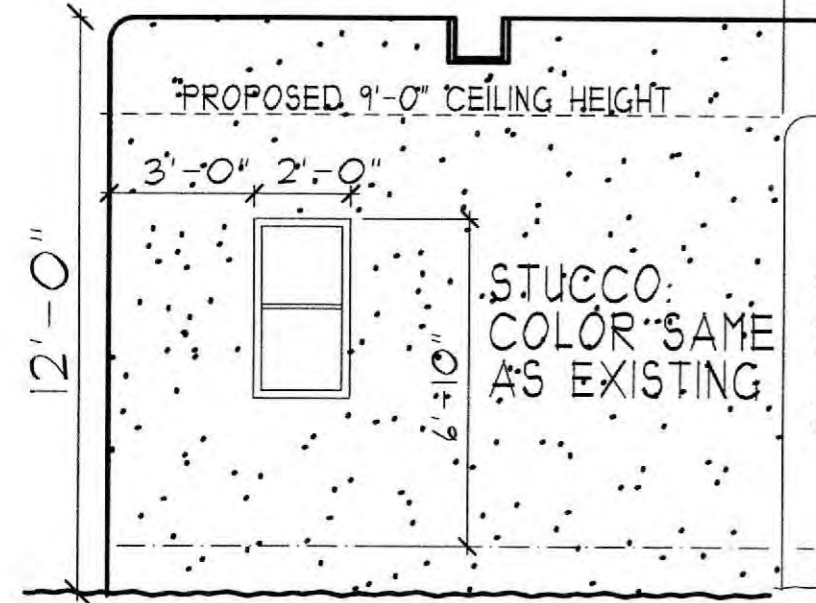
OUTDOOR DECK



9'-6"

YARD WALL

EXISTING WEST ELEVATION (SIDE OF HOUSE)

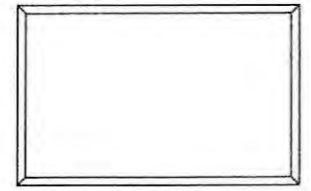


STUCCO:
 COLOR SAME
 AS EXISTING

9'-10"

OUTDOOR DECK

9'-8"



9'-6"

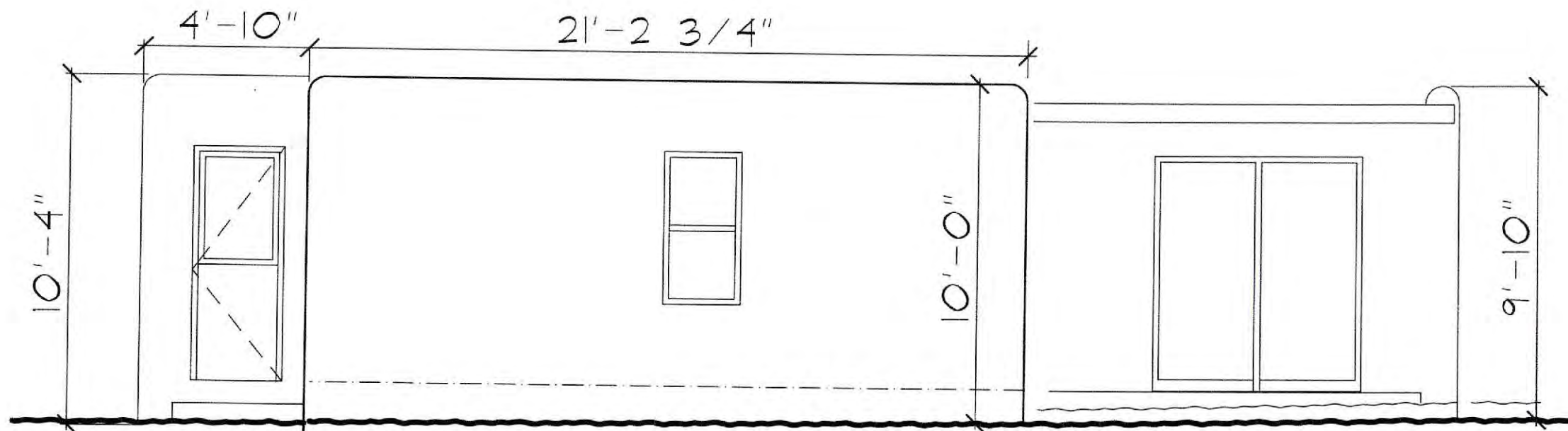
YARD WALL

PROPOSED WEST ELEVATION (SIDE OF HOUSE)

W ROBERT KREGER, AIA NM LIC #2814
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 505-660-9391, KreggerDesignBuild@msn.com
 KREGERDESIGNBUILD.COM

OWNERS:
 CATHERINE WYNE
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 8803 LAKESIDE COURT
 Boulder, CO, 80201

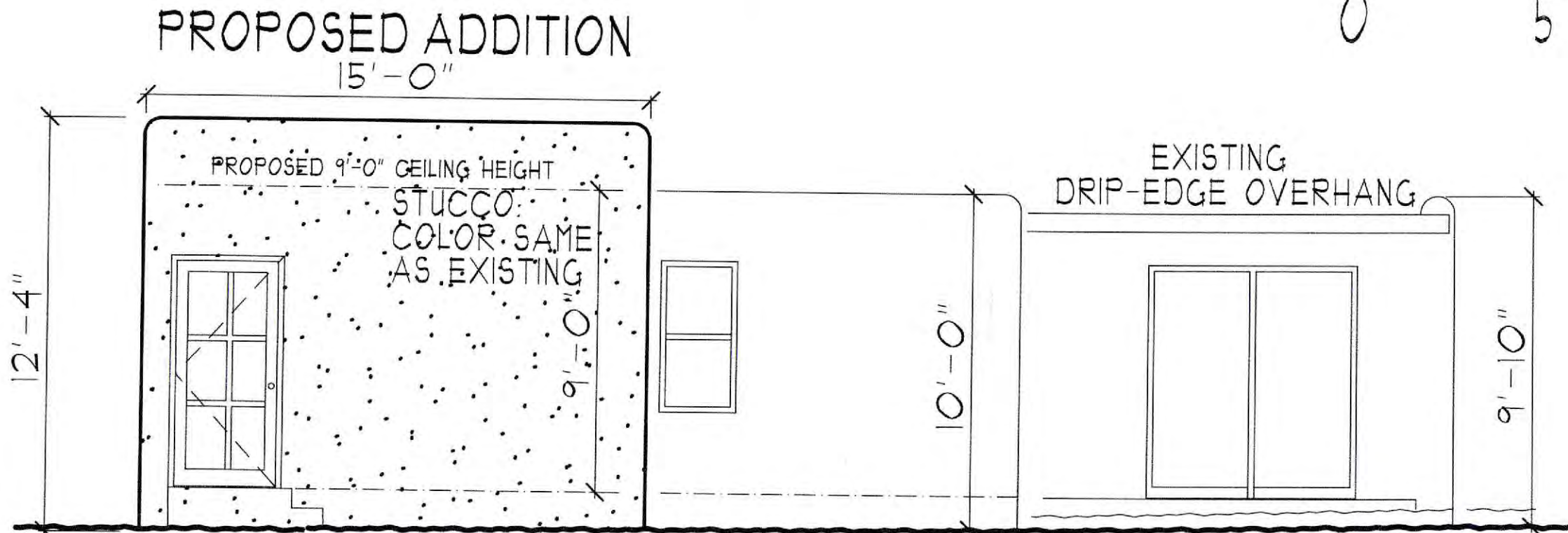
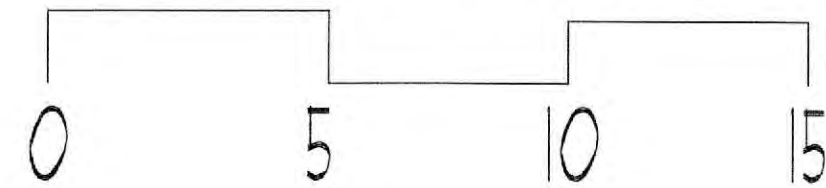
ADDITION AND EXTERIOR ALTERATIONS
 CASITA @ 549 1/2 AGUA FRIA STREET
 SANTA FE, NM 8750_



EXISTING NORTH ELEVATION (REAR OF HOUSE)



1/4" SCALE
 PLOT DATE: 3/3/2025



PROPOSED NORTH ELEVATION (REAR OF HOUSE)

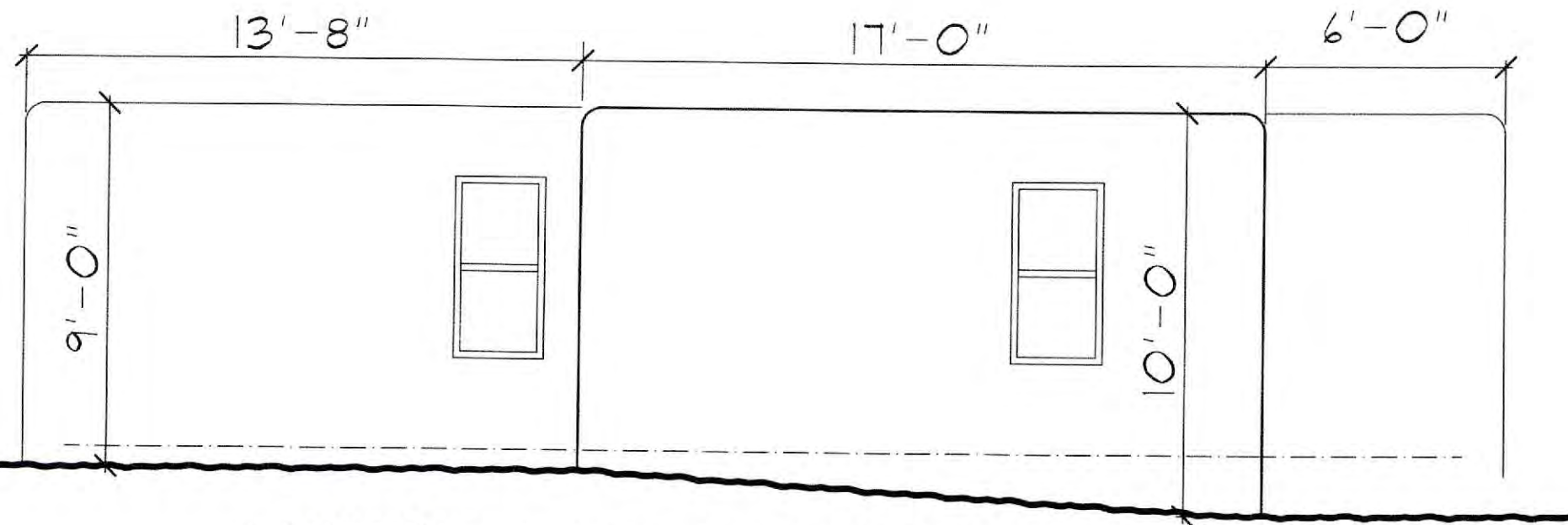
W ROBERT KREGGER, AIA, NM LIC #2814
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OWNERS:
 CATHERINE WYNYNE
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 8803 LAKESIDE COURT
 Boulder, CO, 80201

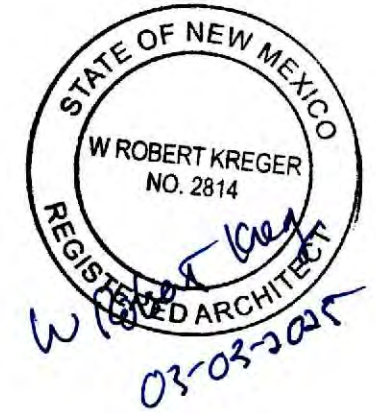
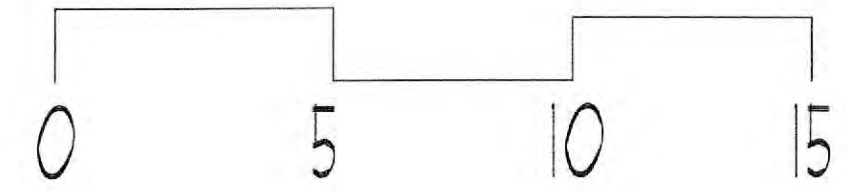
ADDITION AND EXTERIOR ALTERATIONS
 CASITA @ 549 1/2 AGUA FRIA STREET
 SANTA FE, NM 87501

1/4" SCALE

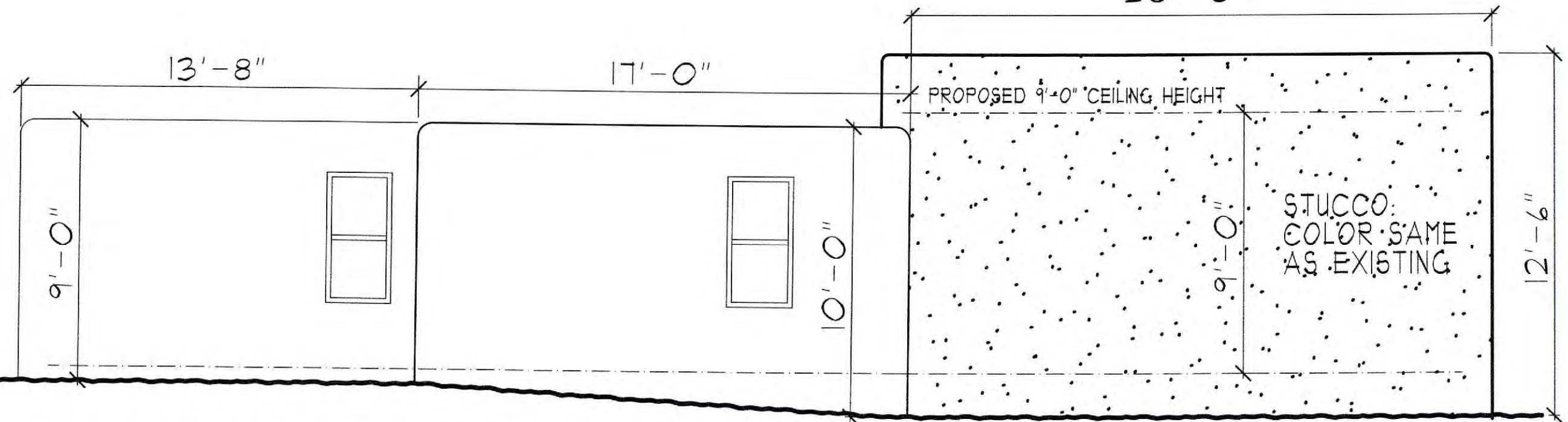
PLOT DATE: 3/3/2025



EXISTING EAST ELEVATION (SIDE OF HOUSE)



PROPOSED
ADDITION
20'-0"



PROPOSED EAST ELEVATION (SIDE OF HOUSE)

W ROBERT KREGER, AIA NM LIC #2814
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 505-660-9391, KreggerDesignBuild@msn.com
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OWNERS:
 CATHERINE WYVNE
 BILL HUMPHRY
 8803 LAKESIDE COURT
 Boulder, CO, 80201

ADDITION AND EXTERIOR ALTERATIONS
 CASITA @ 549 1/2 AGUA FRIA STREET
 SANTA FE, NM 8750_

549.5 AGUA FRIA STREET – NOTE this home is at rear of lot.

View of SOUTH ELEVATION (FRONT OF HOUSE)



View from North looking West Elevation. Note chimney is at South end of this elevation. This chimney is also seen on left side of South elevation.



549.5 AGUA FRIA STREET – NOTE this home is at rear of lot.

View of REMAINDER OF WEST ELEVATION



View of NORTH ELEVATION



View of REMAINDER NORTH ELEVATION



City of Santa Fe, New Mexico

memo

DATE: August 26, 2025
TO: Historic Districts Review Board
VIA: Heather Lamboy, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director
Gary Moquino, Historic Preservation Division Manager
FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

2025-010948-HDRB, 800 Gildersleeve St., Don Gaspar Area Historic District, Contributing, Jennifer Salimbene, agent for Shane Woods and Gabe Rippel, owners, request approval for the removal of historic material on a primary façade of a contributing structure. Exceptions are requested to 14-5.2(D)(1)(a) removal of historic material and 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored wherever possible.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: Previous Case Documents

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

STAFF RECOMMENDATION:

Staff finds that all the exception criteria have not been met, but the Board may find that they have upon further testimony. Staff recommends the historic window openings be restored to their original conception as that would comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(H) Don Gaspar Area Design Standards.

Sample motions:

- a. Approve or deny Case #2025-010948 to allow these alterations to 800 Gildersleeve.
- b. Approve or deny Case #2025-010948 to allow these alterations to 800 Gildersleeve subject to conditions.
- c. Approve or deny the exceptions to 14-5.2(D)(1)(a) removal of historic material and 14-5.2(D)(5)(a)(i) historic windows shall be repaired whenever possible.
- d. Approve or deny Case #2025-010948 to allow those alterations to 800 Gildersleeve 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.

BACKGROUND & SUMMARY:

The single-family residence and detached garage at 800 Gildersleeve are listed as contributing to the Don Gaspar Area Historic District. The primary facades designated on the main structure are the east and south facades and the garage’s east façade. The main structure and garage were constructed sometime before 1928 in the Spanish Pueblo Revival design style as seen by the battered walls, stepped parapets, recessed openings, projecting viga tails, historic wood windows, and sculpted chimney (Rasch 2015:1).

The property was issued a Stop Work Order (Red Tag) due to non-permitted work on the property which resulted in the removal of four historic wood windows on the south primary façade. Staff has been working with the property owners and applicant to rectify the situation which has resulted in the request for two exceptions for the removal of historic material and for repairing historic windows on primary facades. Given the egregious act of removing historic material without a permit and not complying with what was previously approved by the HDRB, staff is requesting the historic windows that were removed be replaced in kind to what was previously preserved on the southern façade in the 2015 Historic Districts Review Board (Board) case (please see below).

Previous cases for 800 Gildersleeve include:

On October 24, 2004, in Case No. H-04-154, the Board approved the replacement of non-historic windows in an enclosed porch on a contributing structure using windows which the applicant now owns.

On August 25, 2015, in Case No. H-15-073A, the Board designated contributing status for the main residential structure and detached garage and designated the east and south façades as primary on the main structure and the east façade on the garage.

On October 13, 2015, in Case No. H-15-073B, the Board approved the addition on the south primary façade, an addition less than ten feet set back from the east primary façade, create an opening on the south primary façade, increase the maximum allowable height, increase the 50 percent historic footprint standard, with conditions to the existing stairs on the south elevation and entry portal be extended in width to match the same opening as the doors leading into the portal.

On May 24, 2016, in Case No. H-15-073C, the Board approved the installation of foam insulation on the main structure and garage and repair the chimney on the main structure.

APPLICANT’S REQUEST:

The applicant proposes the following exterior alterations:

- 1) Replace historic windows on the south primary façade with Sierra Pacific windows already in place throughout the residence and requests two exceptions to 14-5.2(D)(1)(a) removal of historic material and 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored wherever possible. Furthermore, replacements for historic windows shall match the design and style of the original windows.
- 2) Installation of a new mini-split HVAC system to improve energy efficiency.
- 3) Install exterior lighting, which will consist of classic style open-frame cylindrical fixtures housed within square diffusers.
- 4) Re-stucco around the window frames to match the existing cementitious stucco color in Adobe.
- 5) Request infilling the exterior door currently located on the west wall of the garage. This door is not located on a primary facade, and its removal would have no impact on the street-facing appearance of the structure.
- 6) Install a Martin Pinnacle garage door, featuring eight vertical v-groove panels in a walnut wood grain finish.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(1)(a) removal of historic material : Staff requests an exception to remove historic windows without Board approval or a construction permit in the historic districts.

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

Applicant Response: The proposed work will not damage the character of the historic district. All efforts have been made to preserve and maintain the historic integrity of the property, and any necessary changes will be made using materials and methods that are compatible with the historic fabric.

Staff Response: Staff has evaluated the applicant’s response and finds that the criterion has not been met. The removal of the historic windows has taken place, and the applicant is willing to restore the window openings to their historic conception. The expectation in the historic districts is to comply with historic preservation standards, which provide a roadmap to maintaining the character of the building and the area. By not complying with the standards and not giving Staff and the HDRB to evaluate whether the building’s character will be damaged, the applicant’s actions threaten the integrity of the historic streetscape.

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

Applicant Response: The proposed alterations are required to prevent undue hardship to the applicant. The current conditions present maintenance and livability challenges that, if left unaddressed, could negatively impact the long-term preservation of the structure and potentially pose safety concerns.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. Prior to the removal of the historic windows, the applicant should have come to the Board for approval and applied for a construction permit. All the options could have been evaluated by the HDRB, including the condition of the historic windows. Given that the work was done illegally, the applicant must restore the windows to their historic conception.

(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 work supports the City's commitment to preserving its heterogeneous character. By allowing necessary updates that respect historic standards, the project enables continued residential use in the district, ensuring that historic properties remain viable homes for current and future residents.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The removal of the historic windows without approval by the HDRB has de facto not considered all design options.

Exception to 14-5.2(D)(5)(a)(i) Windows: 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: Staff requests an exception to replace historic windows without Board approval or a construction permit in the historic districts.

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

Applicant Response: The proposed window work will not damage the character of the district. Where feasible, the windows will be restored using appropriate materials and methods.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The removal of the historic windows has taken place and the applicant is willing to restore the window openings to their historic conception.

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

Applicant Response: The replacement windows will match the size, style, and material of the existing windows throughout the property, and double-pane glazing will be used only where necessary for energy efficiency and resident comfort. These changes are required to ensure safety, comfort, and ongoing use of the property, and to prevent deterioration that would result in greater loss of historic material.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The removal of the historic windows has taken place and the applicant is willing to restore the window openings to their historic conception.

(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: By enabling sensitive upgrades to the building's windows, the project helps preserve the building's usability and appeal. This approach reflects the City's goal of offering a range of design solutions that allow residents to remain in historic homes, contributing to the diverse and living character of Santa Fe's historic districts.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The removal of the historic windows has taken place and the applicant is willing to restore the window openings to their historic conception.

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* setbacks from the *street*.

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Setbacks

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

(H) Don Gaspar Area Historic District

(1) District Standards

Compliance with the following structural standards shall occur wherever 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, stone, or wood shall be used as exterior *wall* materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials. The painting of *buildings* with a color that causes arresting or spectacular effects or with bold repetitive patterns, or using *building* as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.
- (b) Roof forms including but not limited to flat, gabled, shed, and *hipped roofs* are allowed. Folded plate or hyperbolic roofs are not allowed.
- (c) 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, *greenhouses*, garden rooms, 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 by the following methods:
 - (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 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.
- (d) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened by opaque materials by raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems.
- (e) *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, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in view from any public *street*, way, or other public place.
- (f) *Greenhouses*. 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 the *greenhouses* made from enclosed *porches* or *portales* shall maintain the shape of the *porch* or *portal*.

- (g) For *residential* uses, paving with asphalt or parking is not allowed in the front *yard* except in the sidewalk or driveway.
- (h) For commercial uses zoned C-1 front *yards* are required to be landscaped, and no required front *yard* shall be used for *off-street parking*.
- (i) As a condition of any rezoning all *applicants* shall provide evidence of sufficient *off-street parking* and an intent to maintain the architectural integrity of the existing *building* or to conform to the architectural style of the district if constructing a *building* on a vacant *lot*.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or destruction 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, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

DEFINITIONS:

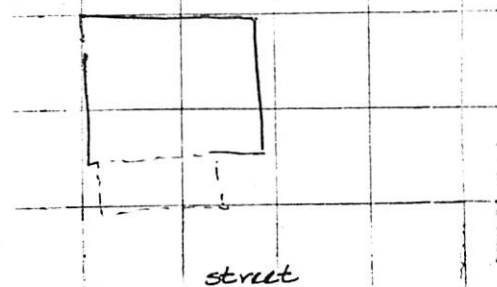
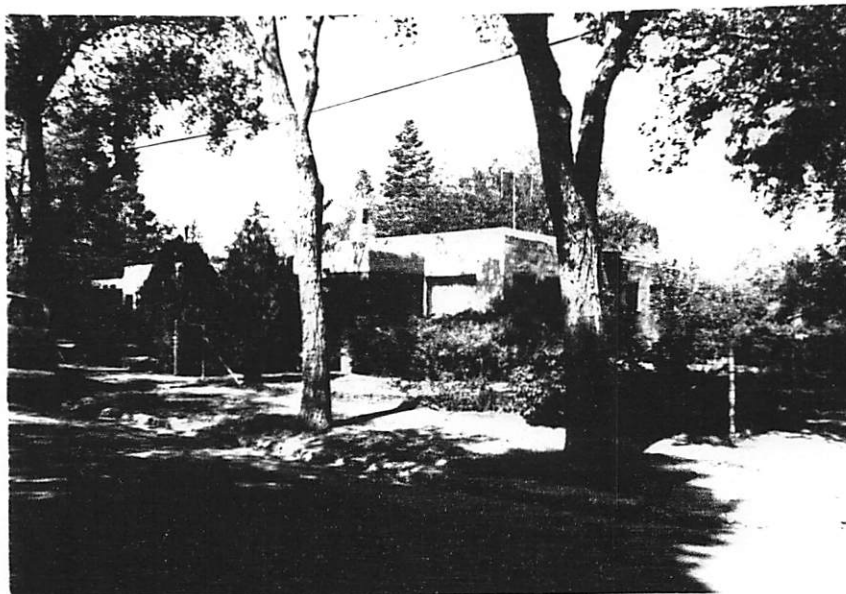
14-12 Contributing Structure:

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 Primary Façade:

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

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 268	UTM reference easting zone 12 13 414920	northing 3947370
location description 800 Gildersleeve		city/town Santa Fe	
building name		legal description tensp N S range E W sec 1/4 1/4	
film roll by E.T. no.	9	negative nos. 24	32
loc. of neg. City of Santa Fe		building-site plan	



date of construction
1930 estimate 1912-28 actual

source
Sanborn City Directory

use
present residential

other

historic residential

other

style pueblo revival	foundation material n/v
architectural features parpet, canales, vigas portal, detailing fixed pane windows wd. d/h	wall material/surface stucco/tile

condition
 excellent good
 fair deteriorating

degree of remodeling
 minor moderate major

describe:
windows

architectural features

parpet, canales, vigas
portal, detailing
fixed pane windows
wd. d/h

surroundings
res

relationship to surroundings
 similar not similar

district potential
 yes no

significance
 significant contributing

supporting intrusive

comments
St. trees
wire fence

1936 - cd - sheets RR
1928 cd - sheets RR bk pr. SF Bldrs Supply
1930 Sanborn

associated buildings? yes
what type?
garage

if inventoried, list ID nos.

see back? yes



July 17, 2025

Paul Duran
Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: 800 Gildersleeve St

Dear Paul,

I am writing to submit for Historic District Review Board Approval for the property located at 800 Gildersleeve St. The proposal includes replacing the rotted windows on the Southside of the structure with new windows to match the existing Sierra Pacific windows already in place throughout the residence.

In addition, we would like to request permission to eliminate the exterior door currently located on the west wall of the garage. This door is not located on a primary facade and its removal would have no impact on the street-facing appearance of the structure. We would like to install a Martin Pinnacle garage door, featuring eight vertical v-groove panels in a walnut wood grain finish.

We are also seeking approval to install a new mini-split HVAC system to improve energy efficiency. Separately, we are requesting permission to keep the existing vents located on the Southside of the structure. These vents are currently in place, we and propose painting them to match the surrounding stucco in Adobe.

Also included in this request is the proposed exterior lighting, which will consist of classic style open-frame cylindrical fixtures housed within square diffusers. The design is consistent with traditional architectural elements intended to provide a warm, understated glow that complements the historic character of the property without introducing excessive brightness.

The project details and specifications are outlined below for your review.

Project Overview

The project consists of the existing residence at 800 Gildersleeve St, a contributing structure located in the Don Gaspar Historic District. Unfortunately, during interior cleanup, the crew accidentally broke one of the windows—due to rot, it shattered easily. Rather than stopping, they

mistakenly proceeded to remove the remaining windows. The new windows are not replacing historic material, and will match the existing window openings to maintain the visual integrity of the residence. Exterior work will consist of restuccoing around the window frames to match the existing stucco color in Adobe.

Exceptions Requested

One request involves the removal of historic material, and the other for the replacement of historic windows on a primary façade. Please refer to the exception criteria outlined below:

1. 14-5.2(D)(1)(a) Historic Material: The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

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

The proposed work will not damage the character of the historic district. All efforts have been made to preserve and maintain the historic integrity of the property, and any necessary changes will be executed using materials and methods that are compatible with the historic fabric.

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

The proposed alterations are required to prevent undue hardship to the applicant. The current conditions present maintenance and livability challenges that, if left unaddressed, could negatively impact the long-term preservation of the structure and potentially pose safety concerns.

- (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 proposed work supports the City's commitment to preserving its heterogeneous character. By allowing necessary updates that respect historic standards, the project enables continued residential use in the district, ensuring that historic properties remain viable homes for current and future residents.

2. 14-5.2(D)(5)(a)(i) Windows: 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;

The proposed window work will not damage the character of the district. Where feasible, the windows will be restored using appropriate materials and methods.

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

The replacement windows will match the size, style, and material of the existing windows throughout the property, and double-pane glazing will be used only where necessary for energy efficiency and resident comfort. These changes are required to ensure safety, comfort, and ongoing use of the property, and to prevent deterioration that would result in greater loss of historic material.

- (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.

By enabling sensitive upgrades to the building's windows, the project helps preserve the building's usability and appeal. This approach reflects the City's goal of offering a range of design solutions that allow residents to remain in historic homes, contributing to the diverse and living character of Santa Fe's historic districts.

Elevations

Enclosed with this letter are the existing elevations of the residence, which highlight the location of the windows. The south elevation will feature double pane replacement windows, with a clean, unobtrusive design to match the overall style of the structure and existing windows.

The elevations of the previously approved HDRB case and details of the motion made, specifically on the South primary façade, are included in this submittal packet.

Conclusion

This proposal request to match the existing windows maintains the historic character and architectural integrity of the property while improving functionality and visibility. The replacement windows on the south-facing elevation will ensure that the residence remains compatible with the surrounding historic environment. The exterior improvements will enhance the overall appearance of the structure, support its continued residential use, and contribute to the long-term preservation of the Historic District.

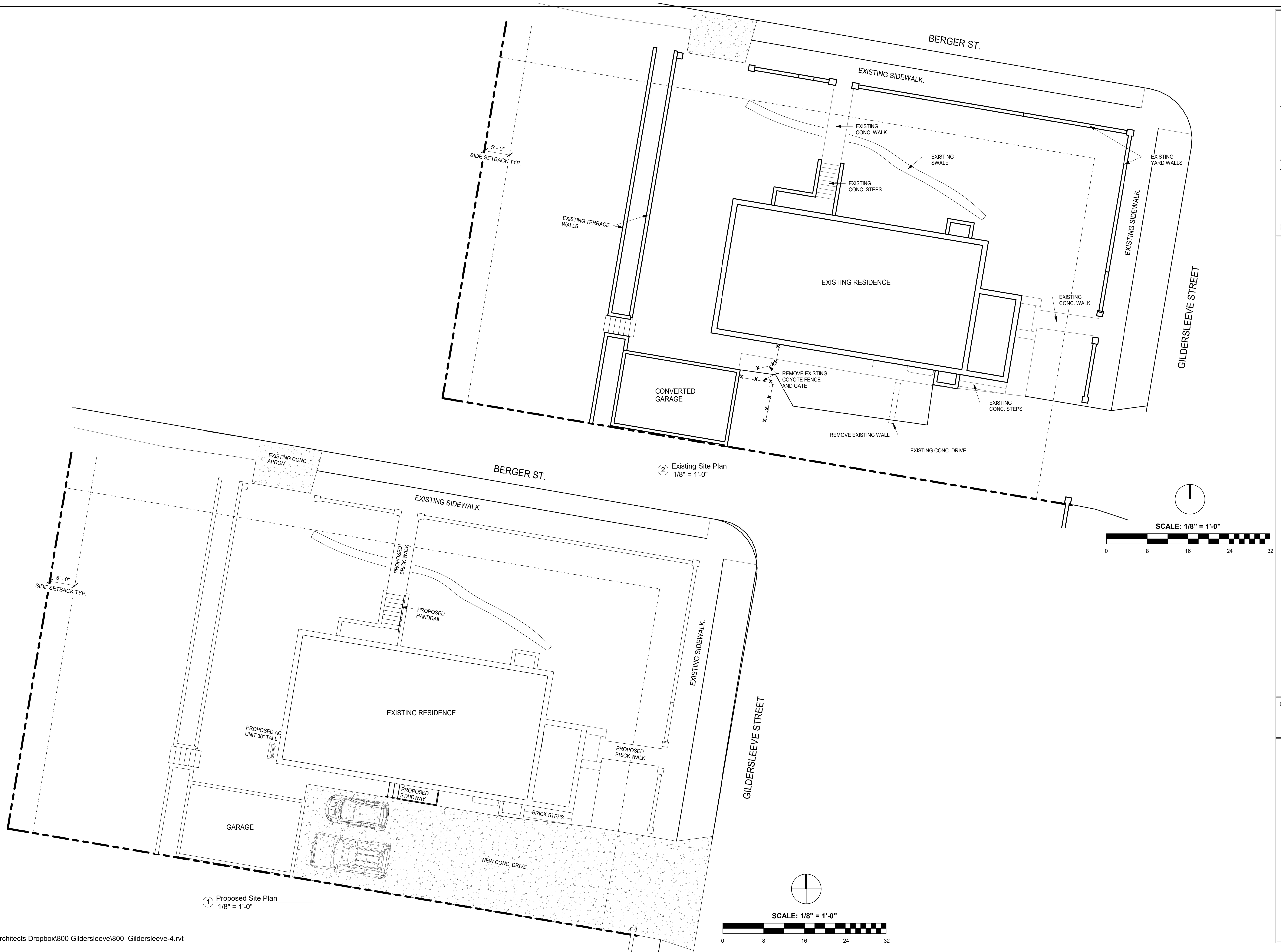
In support of this request, we have included the following documentation for your review:

1. Site Plan (Existing & Proposed)
2. Elevations
3. Photographs
4. Window Assessment
5. Proposed Window Specs
6. Proposed Garage Door Details
7. Outdoor Lighting Specs
8. Stucco Color Chart
9. 2015 Board Action Letter
10. Previously Approved HDRB Elevations
11. Previously Approved HDRB Packet

You may contact me at 505-557-4060 or at jennifer@santafepermits.com with any questions.

Thank you for your time and consideration.

Sincerely,
Jennifer Salimbene



LORN TRYK ARCHITECTS
 436 W. San Francisco Street
 Santa Fe, New Mexico 87501
 Telephone: 505-982-5340 Fax: 505-982-5393
 E-Mail: mail@tryk.com

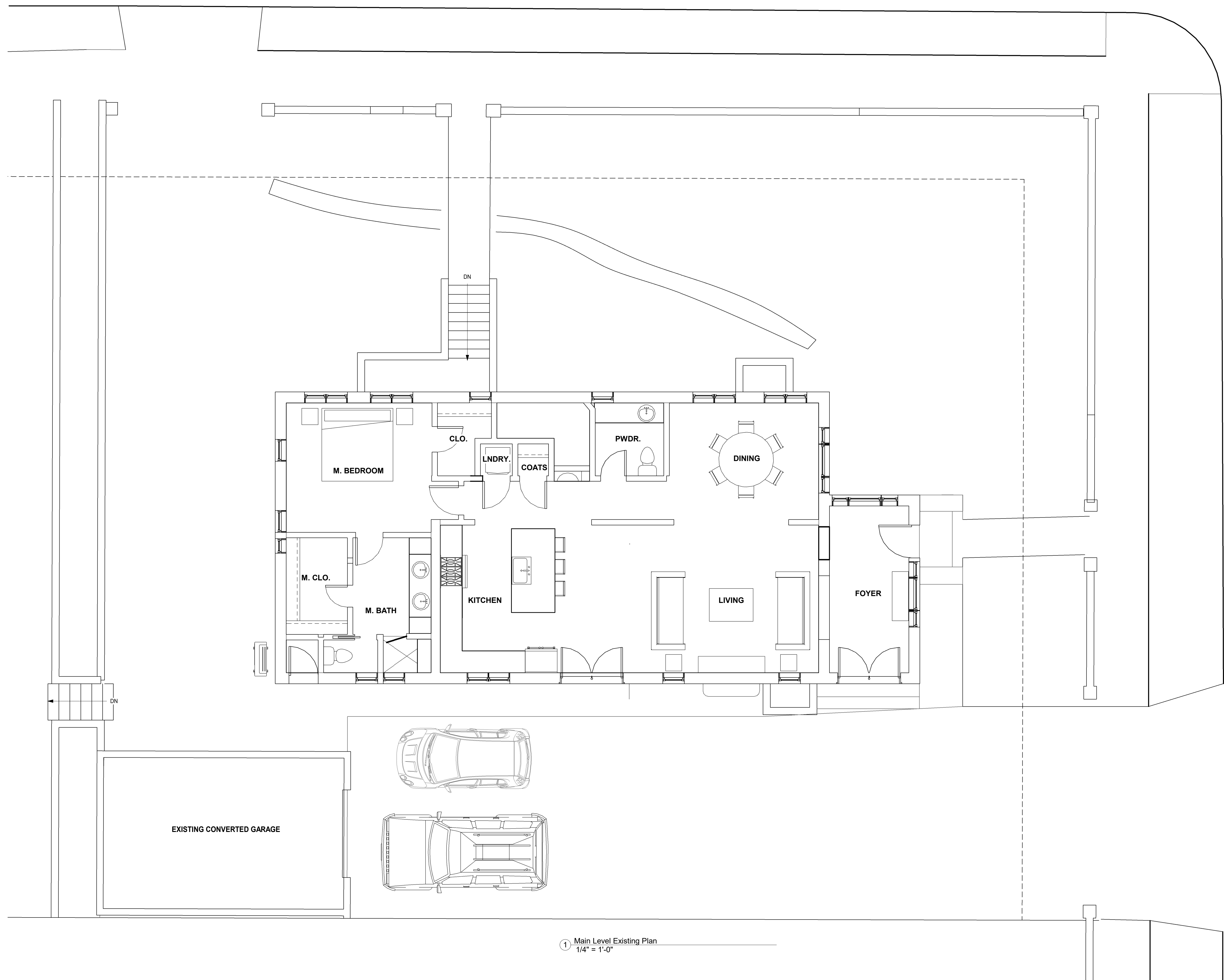
EXTERIOR REMODEL
800 GILDERSLEEVE ST.

Date:
 7/18/2025
 9:28:16 AM

Existing
 and
 Proposed
 Site Plans

Scale 1/8" = 1'-0"

C0



1 Main Level Existing Plan
1/4" = 1'-0"

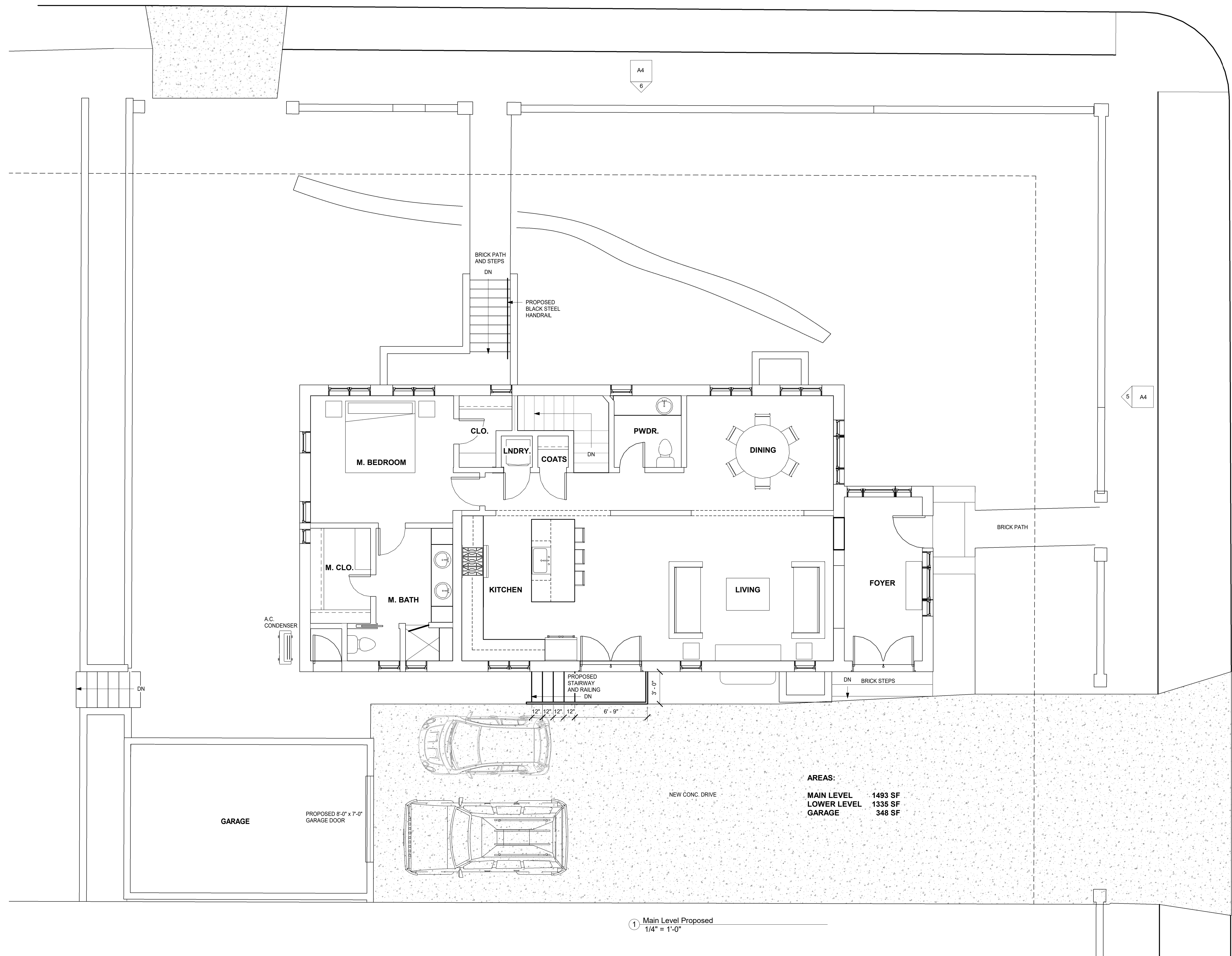
EXTERIOR REMODEL
 800 GILDERSLEEVE ST.

Date:
 7/18/2025
 9:28:17 AM

Main Level
 Existing
 Plan

Scale 1/4" = 1'-0"

A1.1



AREAS:

MAIN LEVEL	1493 SF
LOWER LEVEL	1335 SF
GARAGE	348 SF

① Main Level Proposed
1/4" = 1'-0"

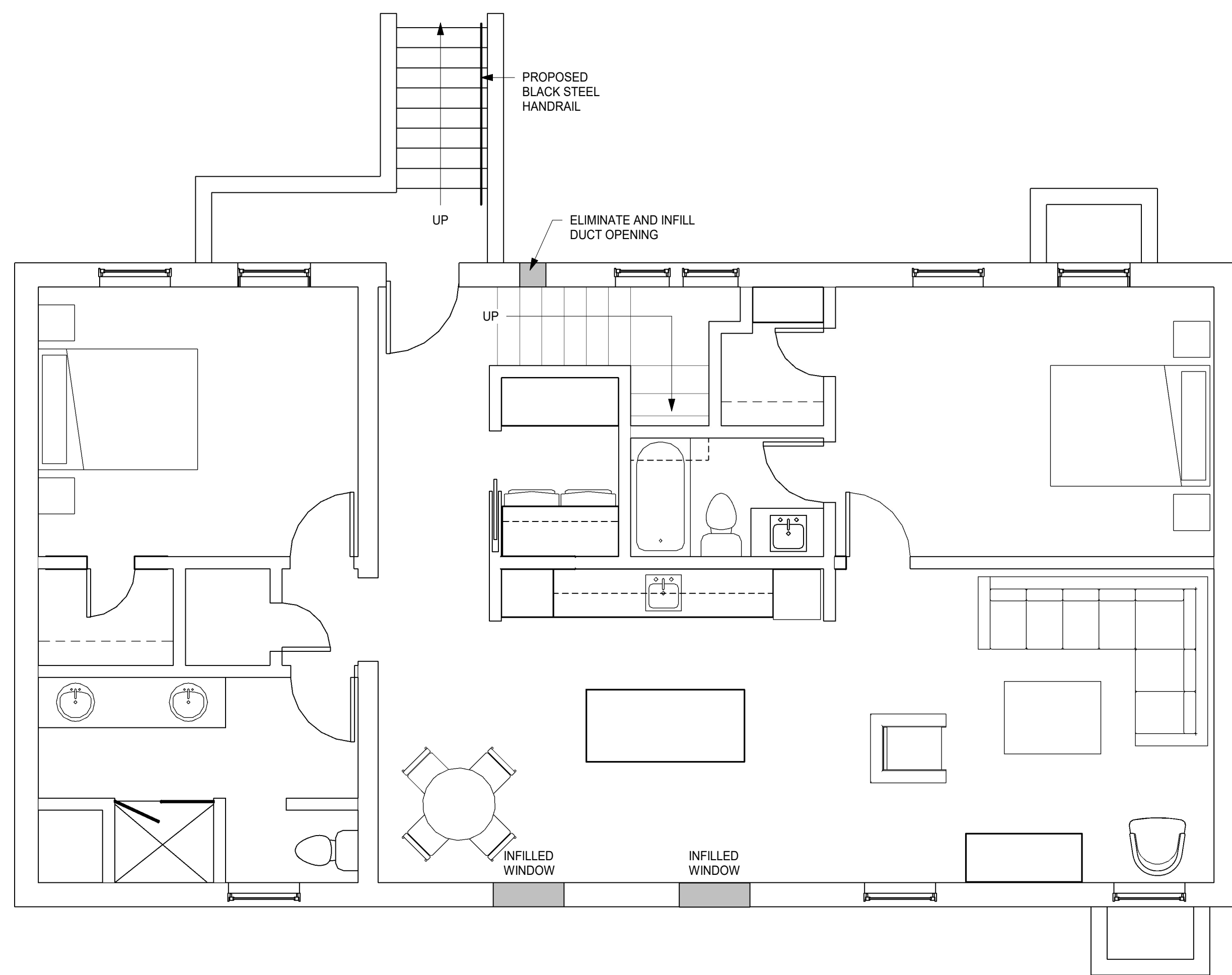
EXTERIOR REMODEL
800 GILDERSLEEVE ST.

Date:
 7/18/2025
 9:28:18 AM

Main Level
 Proposed

Scale 1/4" = 1'-0"

A1.3



① Lower Level Proposed
1/4" = 1'-0"

EXTERIOR REMODEL

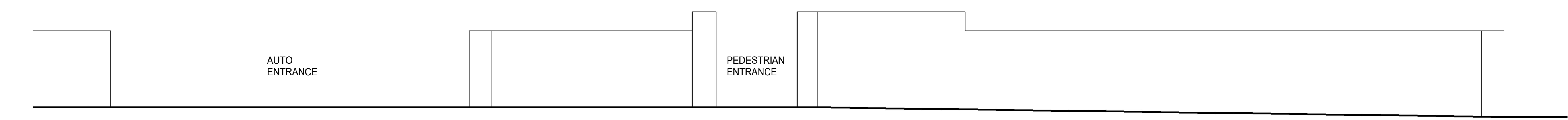
800 GILDERSLEEVE ST.

Date:
7/18/2025
9:28:19 AM

**Lower
Level Plan
Proposed**

Scale 1/4" = 1'-0"

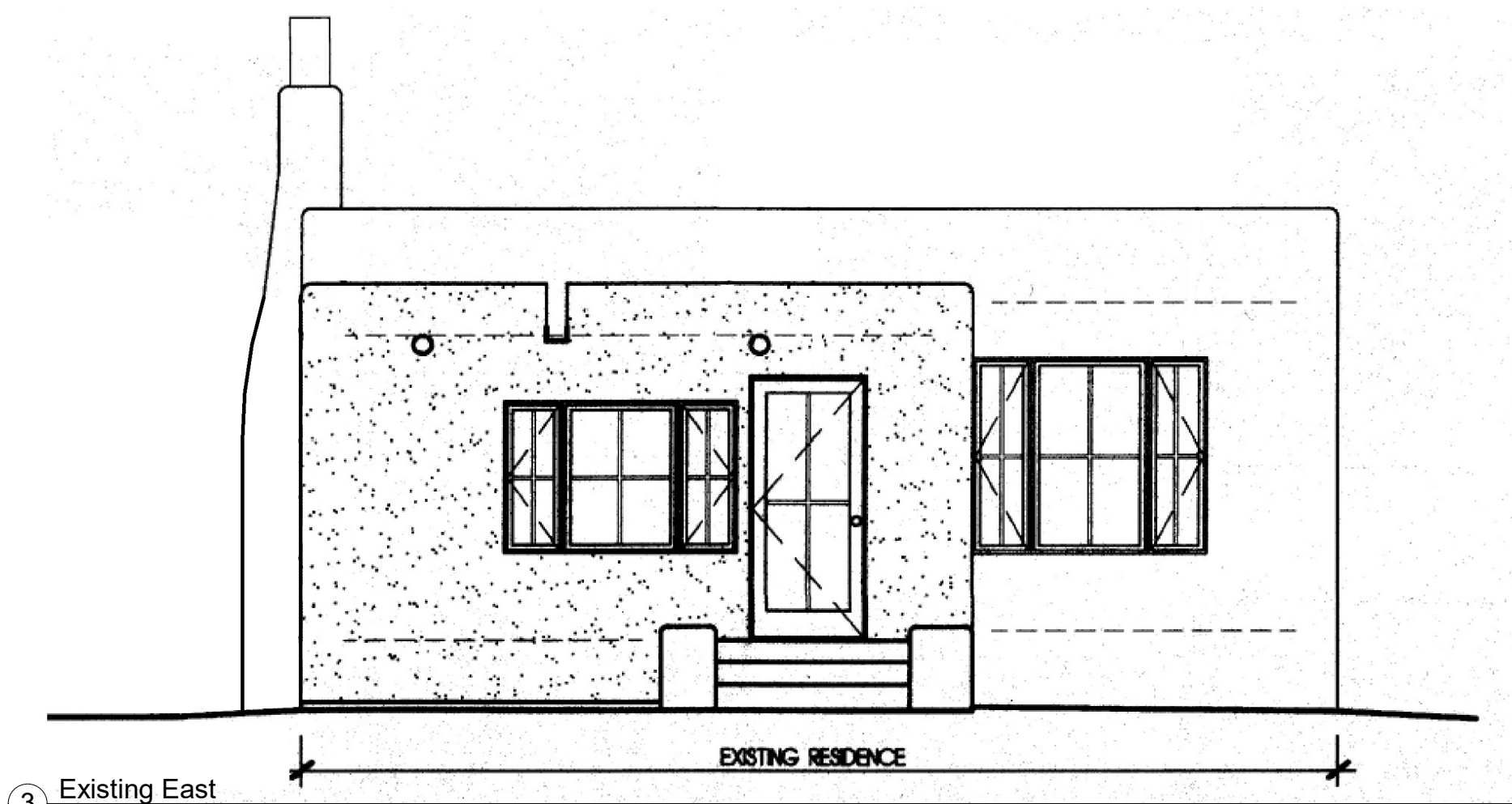
A1.4



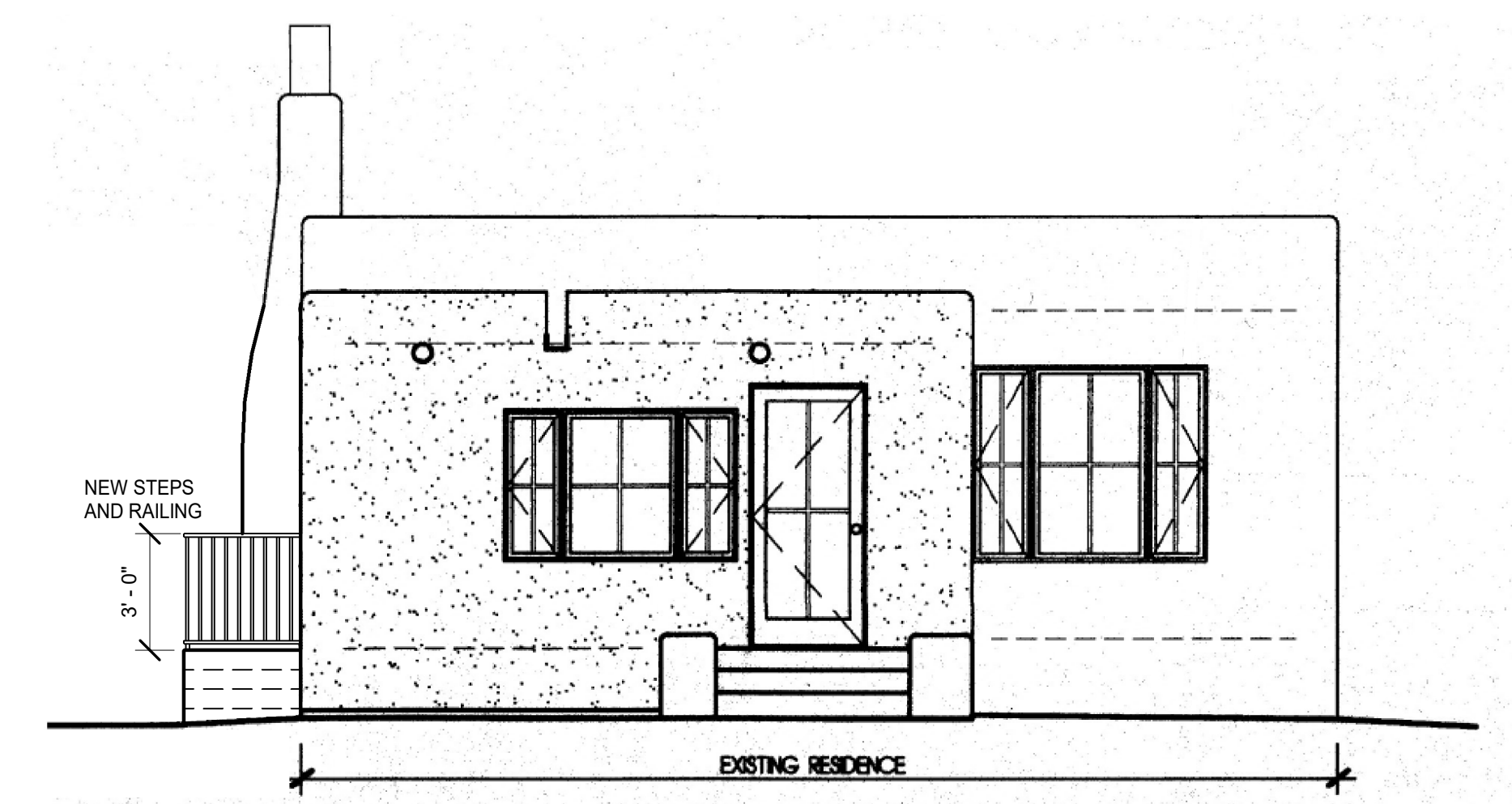
⑤ East Yardwall Elevation
1/4" = 1'-0"



⑥ North Yardwall Elevation
1/4" = 1'-0"



③ Existing East
1/4" = 1'-0"



④ Proposed East
1/4" = 1'-0"

LORN TRYK ARCHITECTS
 436 W. San Francisco Street
 Santa Fe, New Mexico 87501
 Telephone: 505-982-5340 Fax: 505-982-5393
 E-Mail: mail@tryk.com

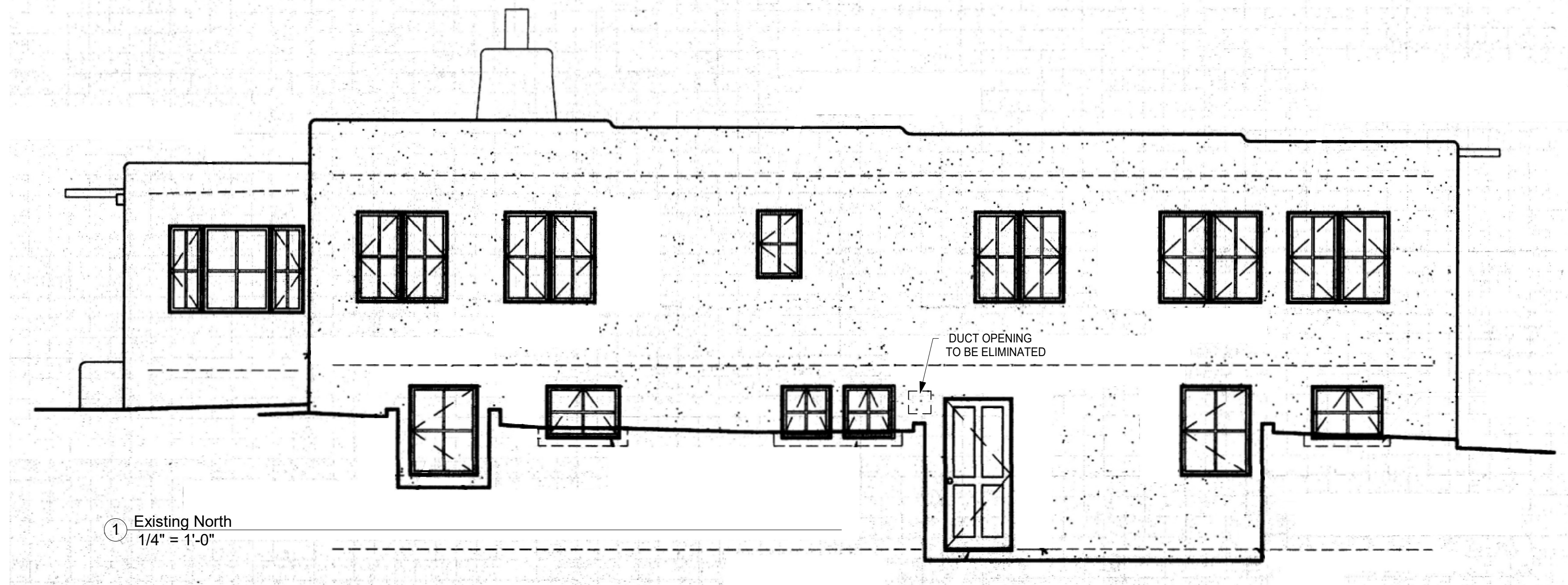
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 800 GILDERSLEEVE ST.

Date:
 7/18/2025
 9:28:20 AM

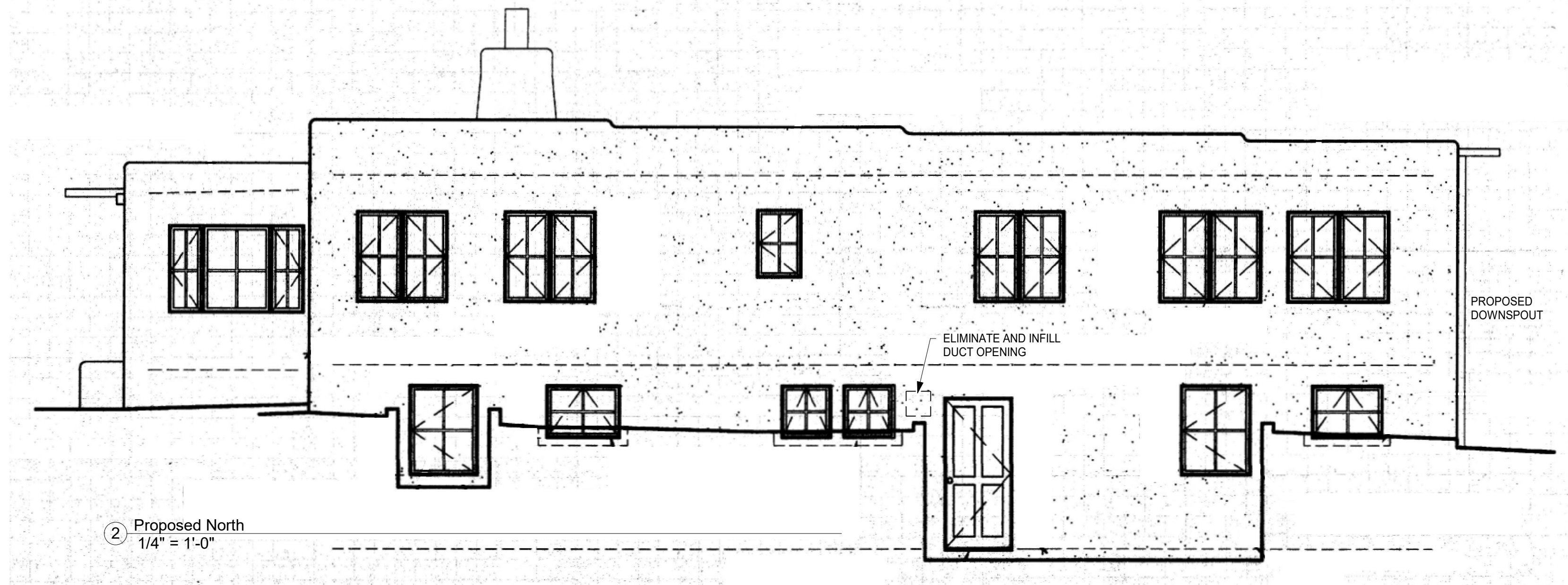
East
 Elevations

Scale 1/4" = 1'-0"

A4



① Existing North
1/4" = 1'-0"



② Proposed North
1/4" = 1'-0"

EXTERIOR REMODEL

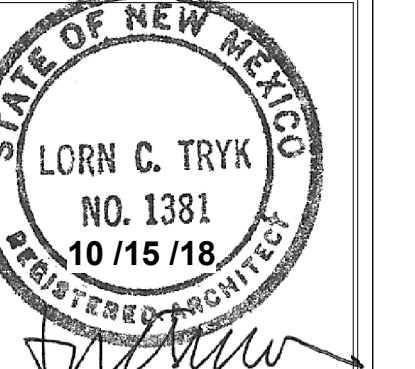
800 GILDERSLEEVE ST.

Date:
7/18/2025
9:28:22 AM

North
Elevations

Scale 1/4" = 1'-0"

A5



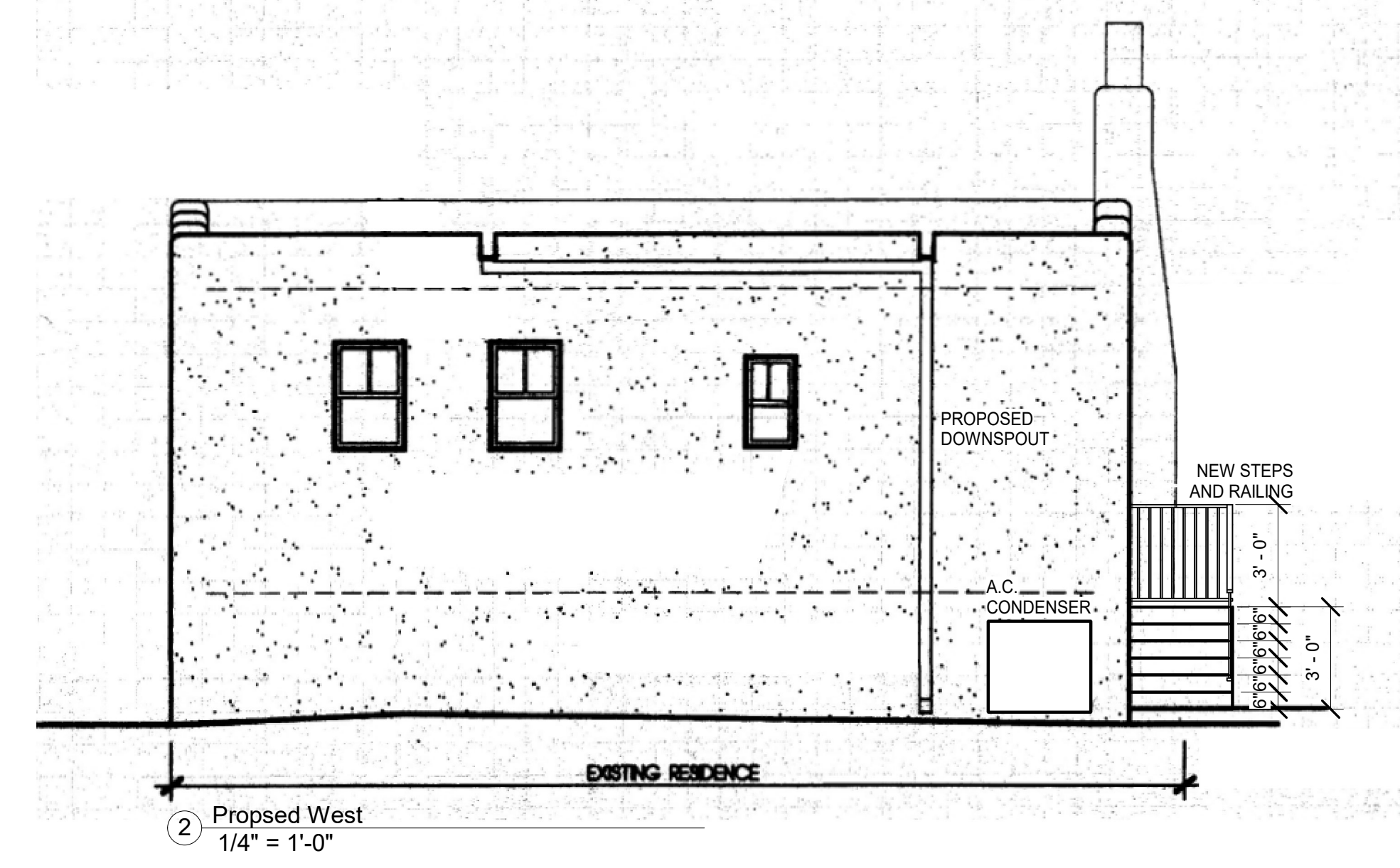
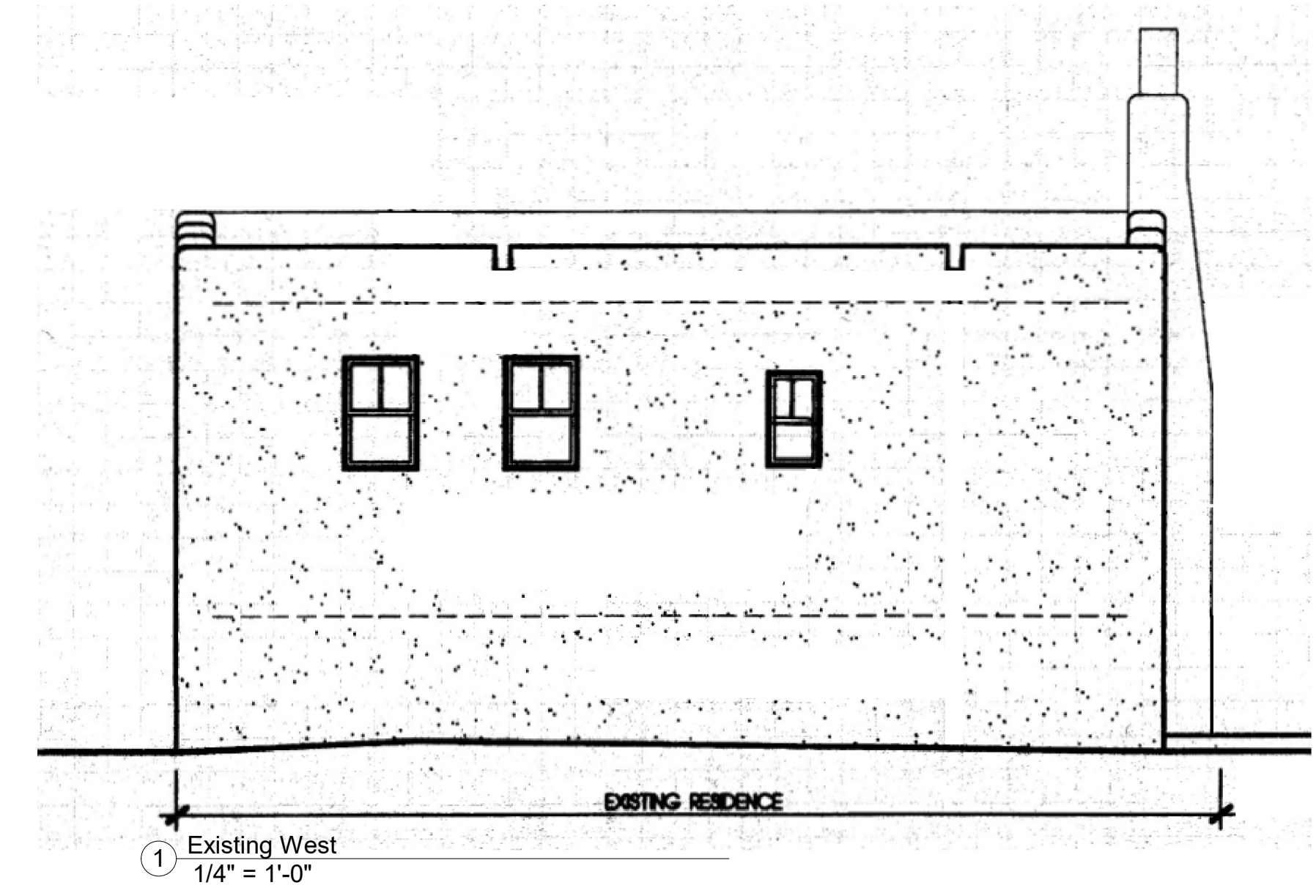
EXTERIOR REMODEL
Project Number
800 GILDERSLEEVE ST.

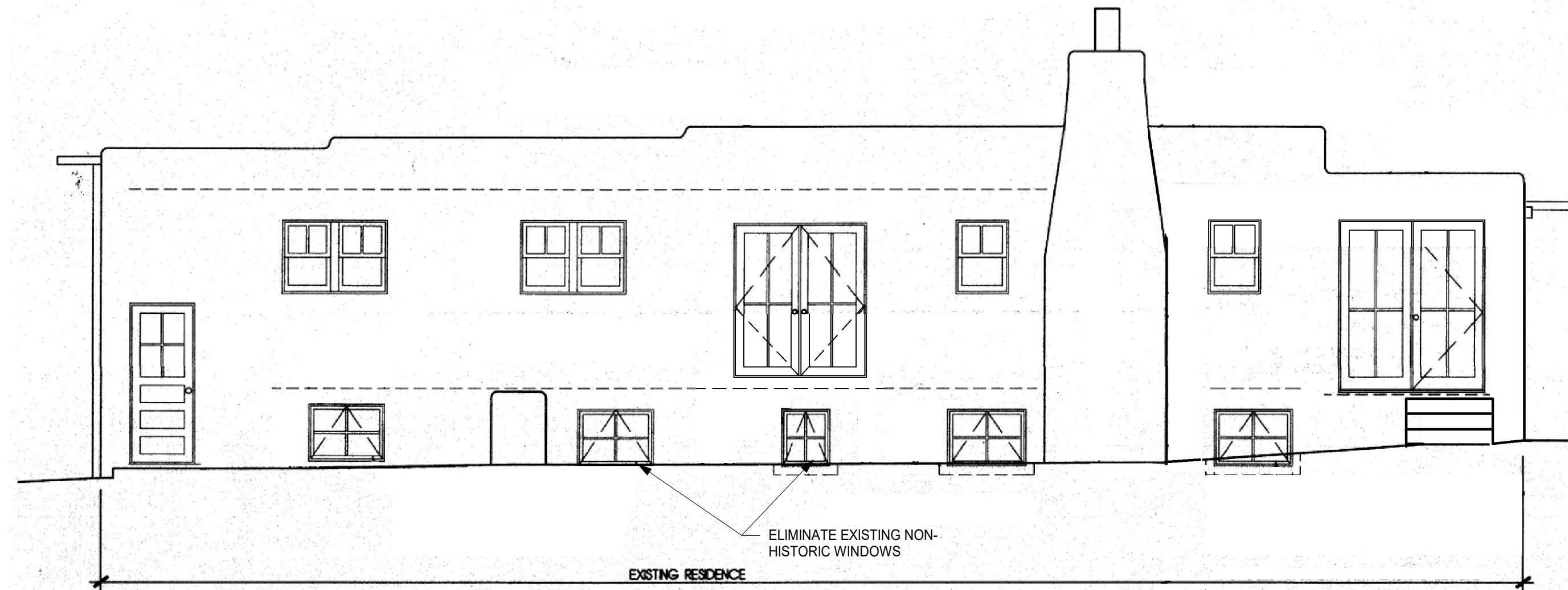
Date:
 7/18/2025
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West Elevations

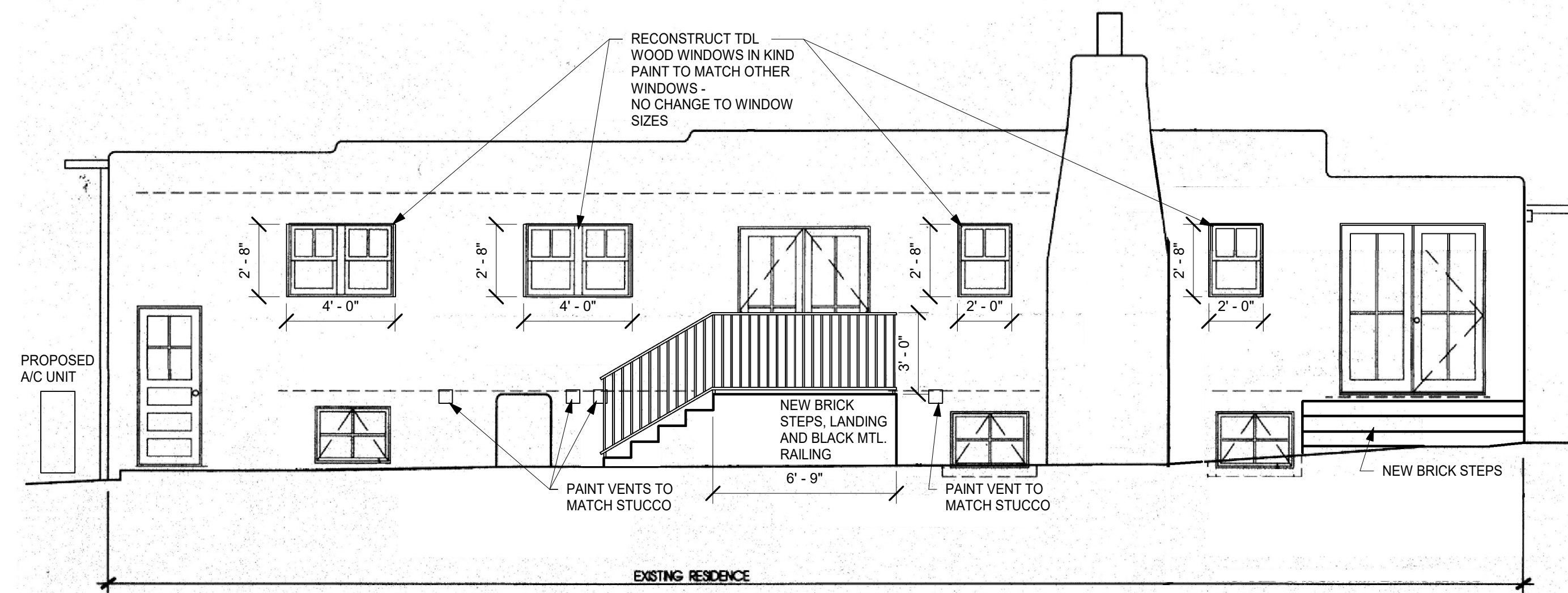
Scale 1/4" = 1'-0"

A6





① Existing South
1/4" = 1'-0"



② Proposed South
1/4" = 1'-0"

EXTERIOR REMODEL

800 GILDERSLEEVE ST.

Date:
7/18/2025
9:28:24 AM

South Elevations

Scale 1/4" = 1'-0"

A7

EXTERIOR REMODEL

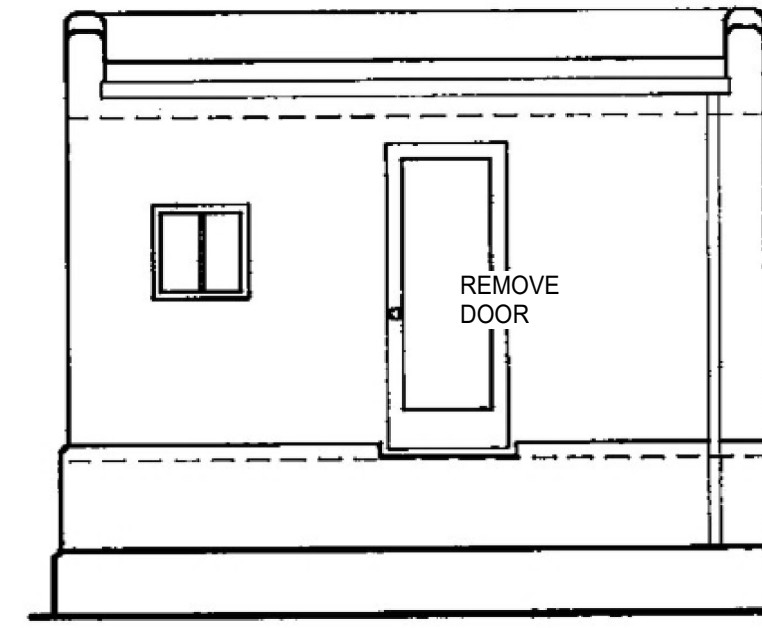
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Date:
 7/18/2025
 9:28:26 AM

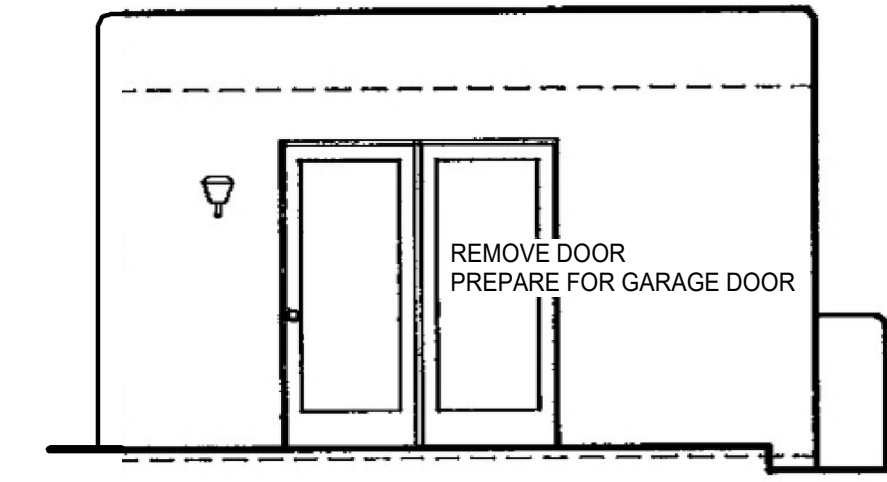
Garage
 Elevations

Scale As indicated

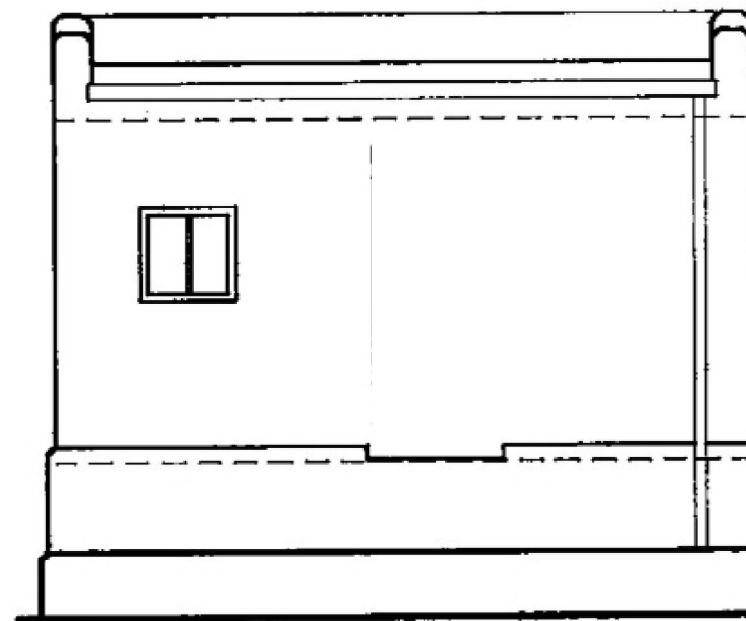
A8



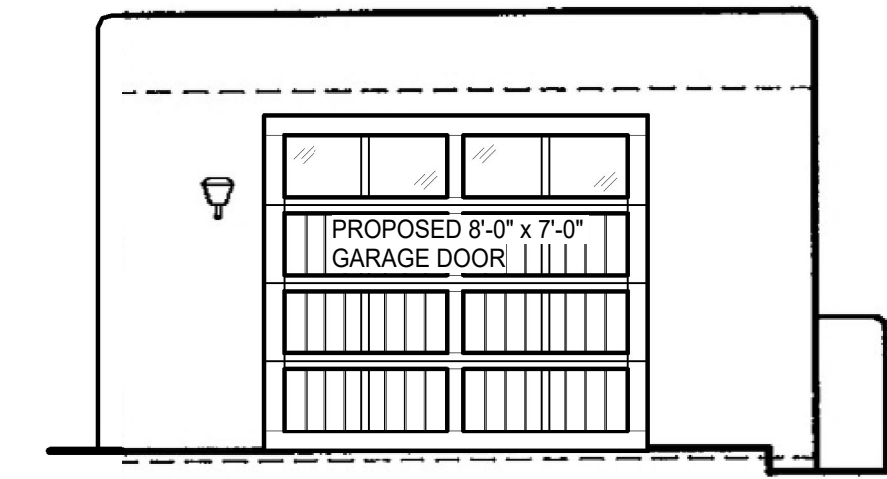
5 Garage West Existing
 1/4" = 1'-0"



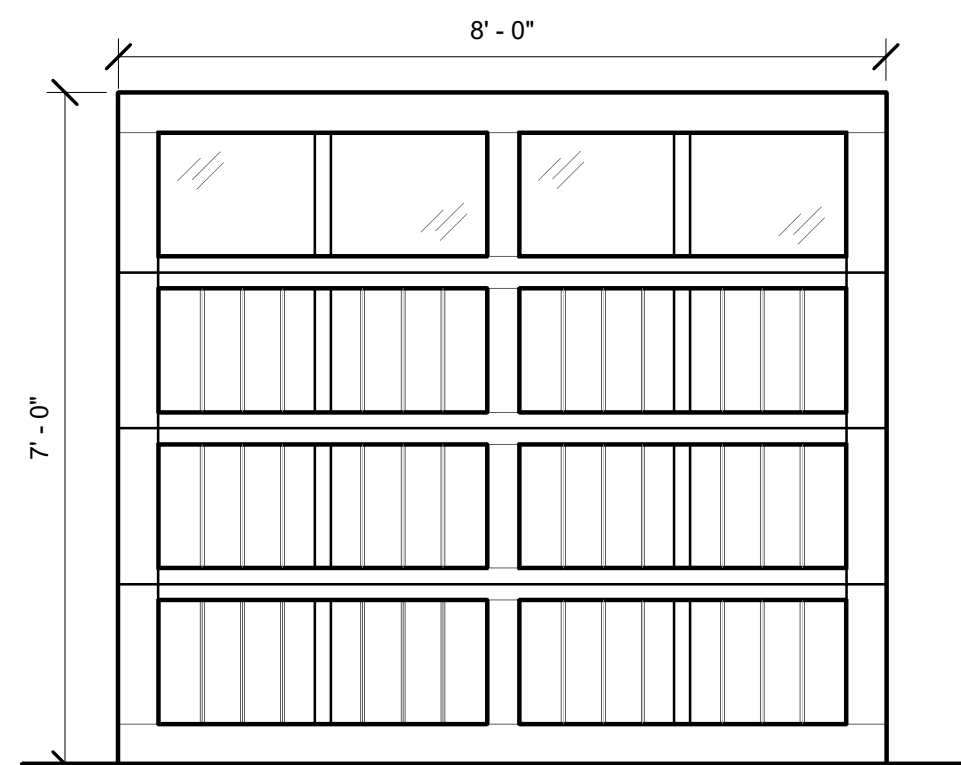
1 Garage East Existing
 1/4" = 1'-0"



6 Garage West Proposed
 1/4" = 1'-0"

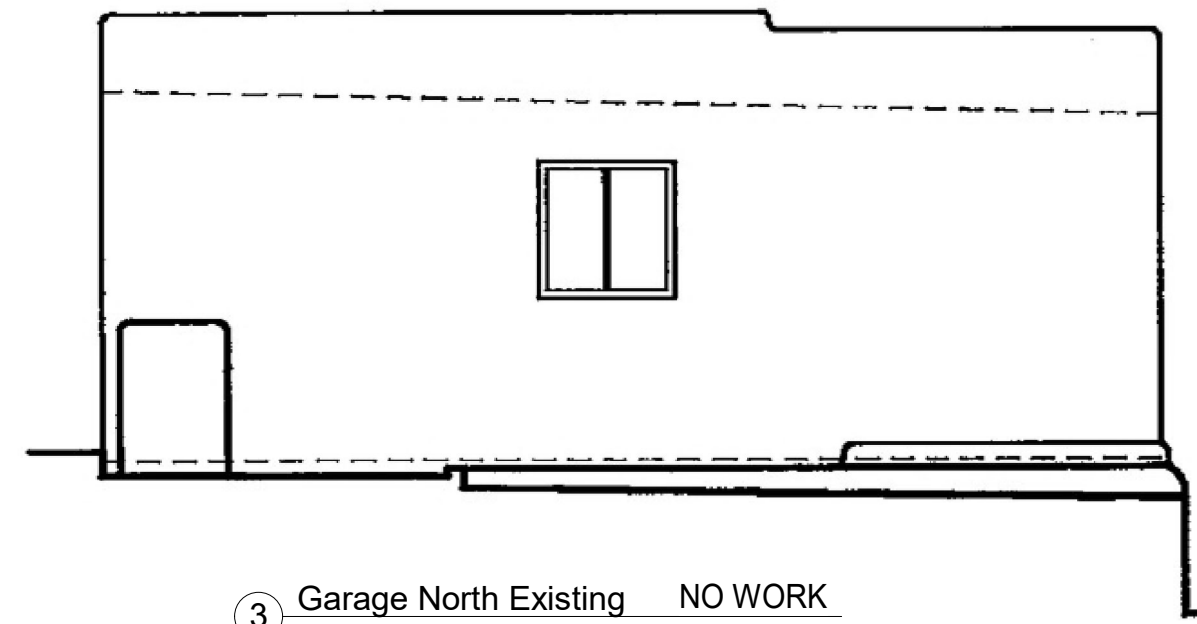


2 Garage East Proposed
 1/4" = 1'-0"

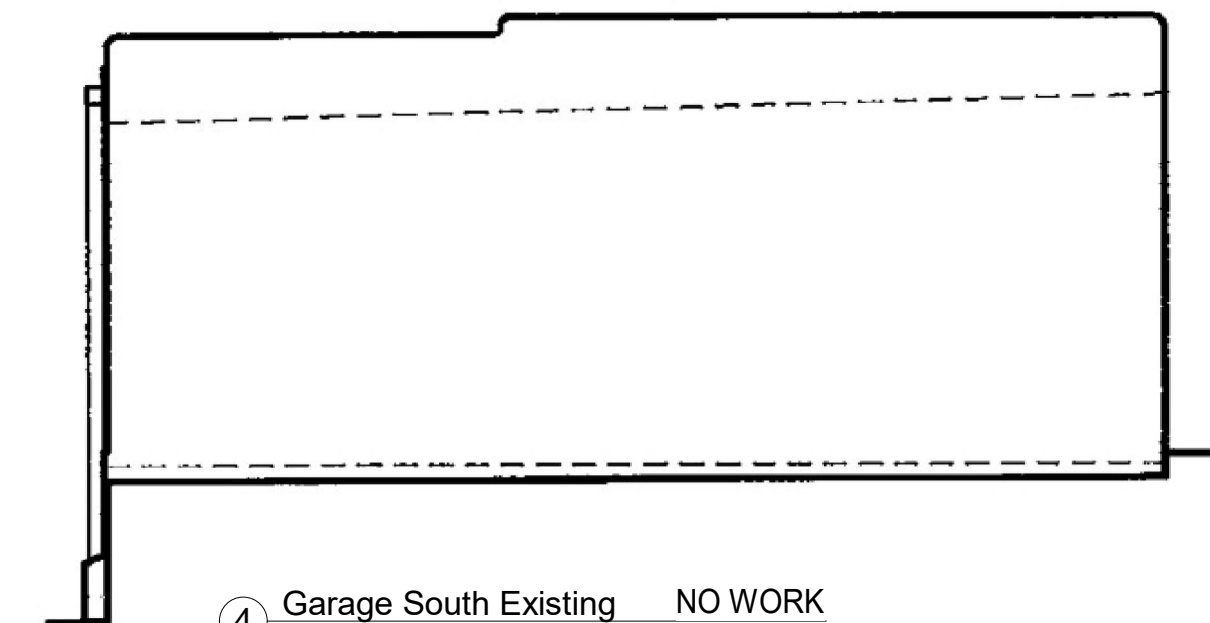


7 Garage Door
 1/2" = 1'-0"

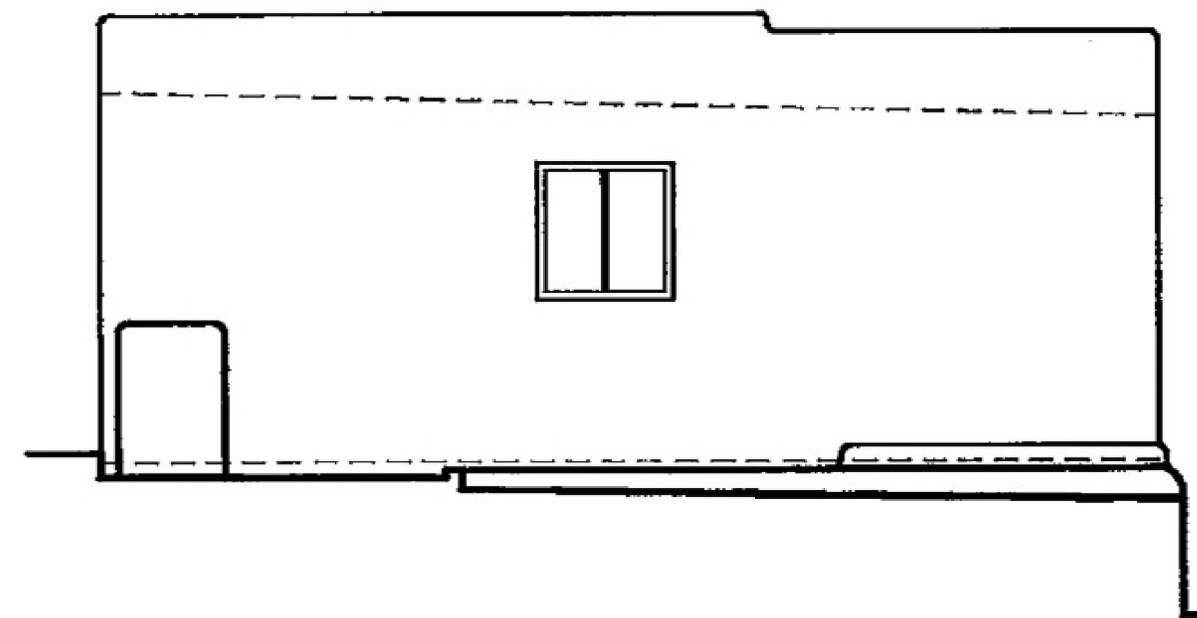
MARTIN PINNACLE,
 V GROOVE 8 PANEL,
 WALNUT COLOR



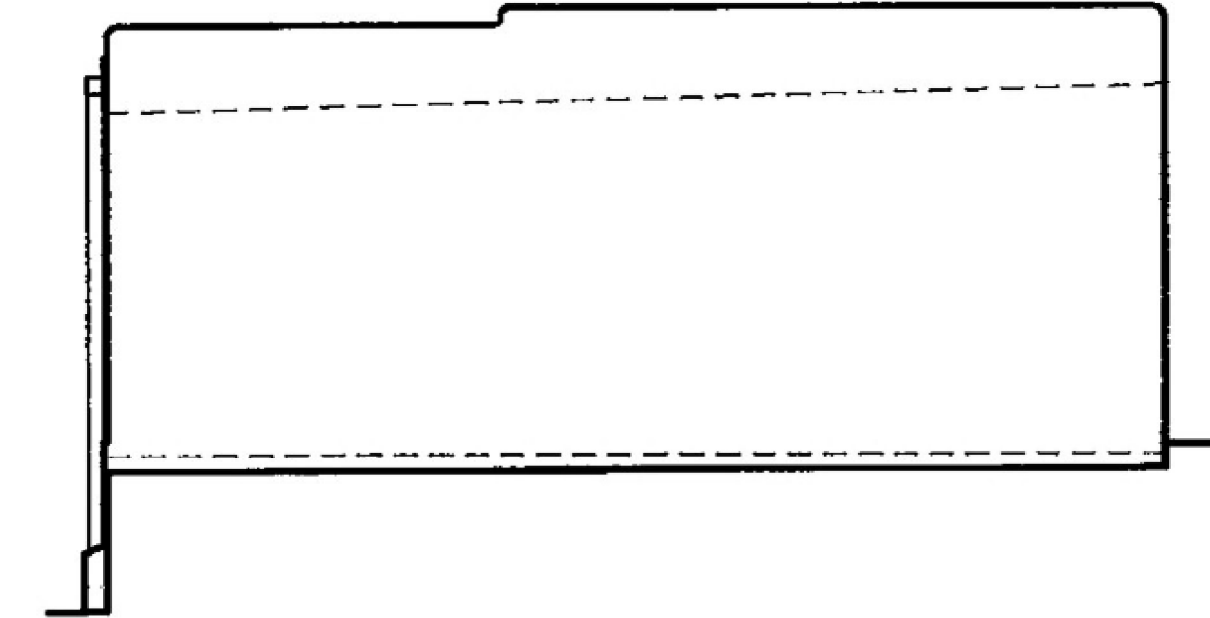
3 Garage North Existing NO WORK
 1/4" = 1'-0"



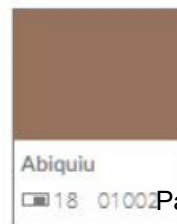
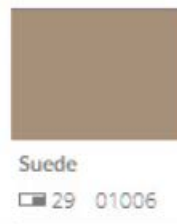
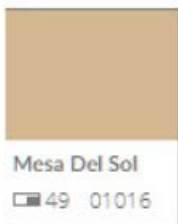
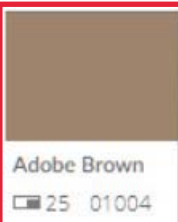
4 Garage South Existing NO WORK
 1/4" = 1'-0"

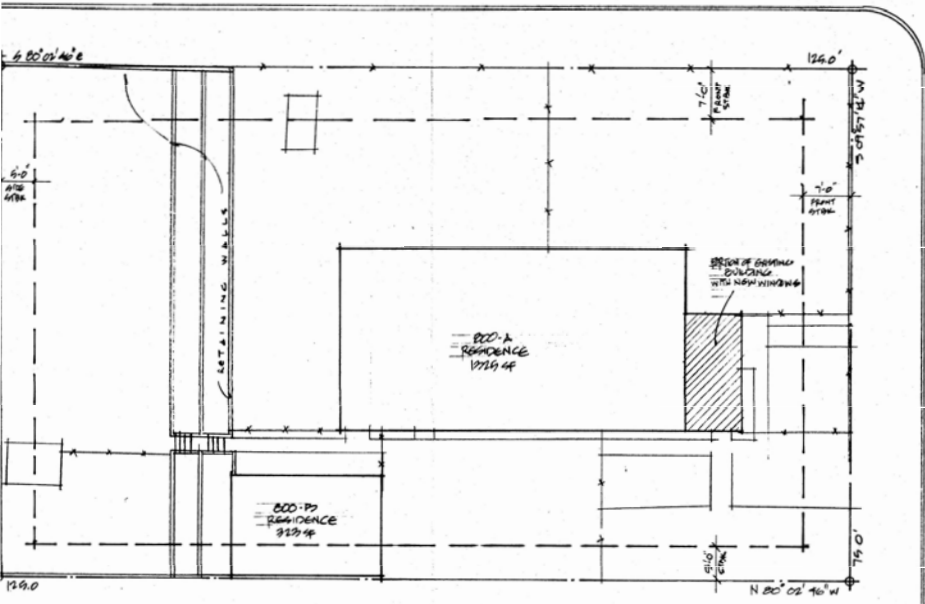


9 Garage North Proposed NO WORK
 1/4" = 1'-0"



8 Garage South Proposed NO WORK
 1/4" = 1'-0"

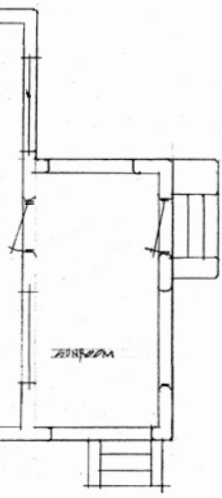




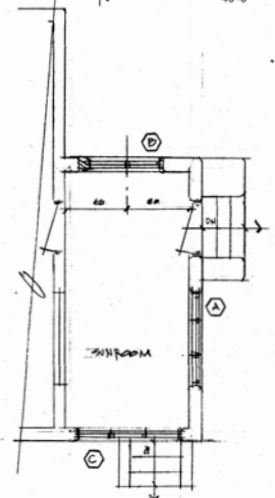
1 SITE PLAN 1/8"
 ADDRESS: 800 GILDERLEENE ST
 1070 1/2, 17 BLOCK G
 PHOENIX VICTO ADDITION
 419 TITH RYE



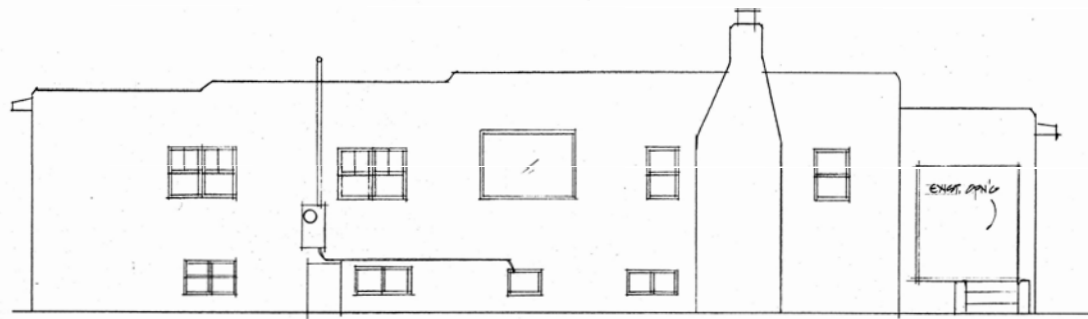
VICINITY MAP
 0 10' 20' 40' 80' 160'



EXIST. FLOOR PLAN 1/8"

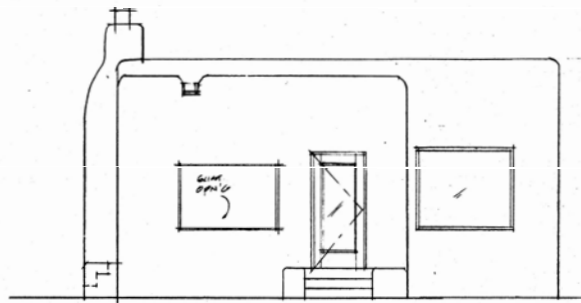


3 NEW FLOOR PLAN 1/8"

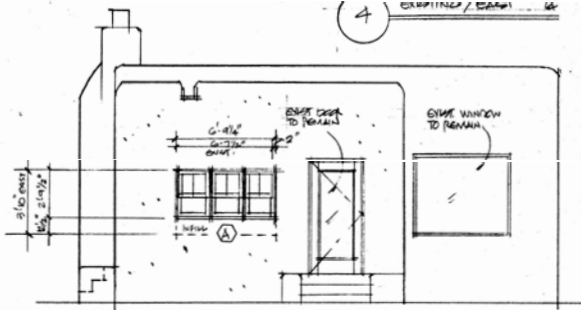


8 EXISTING / SOUTH 1/4"

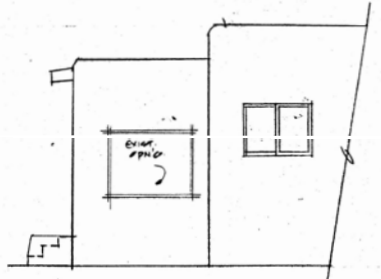
GILDERLEENE ST



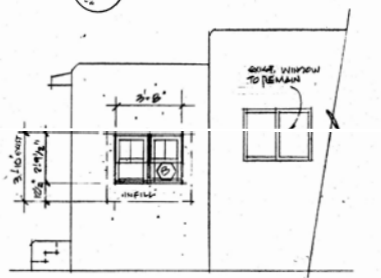
4 EXISTING / EAST 1/4"



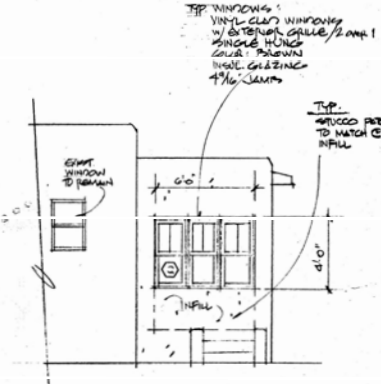
6 NEW / EAST 1/4"



5 EXISTING / NORTH 1/4"



7 NEW / NORTH 1/4"



9 NEW / SOUTH 1/4"

TIP: WINDOWS - VINYL CLAD WINDOWING w/ EXTERIOR GRILLE / 2" AIR I. SINGLE HUNG. COULD PRESERVE EXIST. GRILLING 4 1/2" JAMB.

TIP: ADJUSTED FROM TO MATCH E INFILL

- PLANNING & LAND USE -	
<input checked="" type="checkbox"/> HISTORIC DESIGN REVIEW	REMARKS: MATCH HISTORIC SPACING AND MATERIALS FOR OTHER STORIES
<input checked="" type="checkbox"/> LANDSCAPE REVIEW	
<input checked="" type="checkbox"/> ENVIRONMENTAL ACTION REVIEW	
<input checked="" type="checkbox"/> PERMITS	
<input checked="" type="checkbox"/> DEPARTMENT APPROVAL	
<input checked="" type="checkbox"/> BLOCK	
DATE: 10.20.04	26
NAME: A. CHRISTOPHER KUNZ	

9. Case #H 04-154. 800 Gildersleeve. Don Gaspar Area Historic District. David Perrigo, agent for Laura Boyd, proposes to replace non-historic windows in an enclosed porch on a Contributing building.

Mr. Rasch presented the staff report for this case [attached as Exhibit G]. The staff report recommended approval of the proposal as submitted.

Present and sworn was Mr. David Perrigo, who shared some of the background on the building. He said the windows were non-conforming, from the 1970's and were leaking. He said the window installer told the owner she did not need a building permit and took out the windows, demolishing them in the process, and was promptly red-tagged. He said the openings have been sitting open to the weather since Spring.

He explained that her intent now was to modify the windows to fit those openings with an exterior muntin. He explained that the new windows were a little smaller than the old ones.

Ms. Farrar said the Board needed to figure out on the primary elevation how to retain the character of the portal.

Mr. Perrigo said it had been enclosed since the 1970's. He said the work would not make it less contributing.

Ms. Farrar said it would be better to keep the front porch feel of the home. She noted that in this district there was no 30" rule.

Mr. Rasch said he did not know if the steps there were historical or not.

Mr. Bell said keeping the opening large would be best. He suggested that French doors would be a better option. He said divided light windows without changing sizes would also be better.

Mr. Perrigo said the owner bought sliding windows and all were vinyl. He said they would be going from dark brown to tan with them.

Mr. Rios said she would go with the vinyl, saying it should not be made to look like a room. Mr. Bell said "Vinyl??"

Ms. Rios said the sliding door side should match the other side. Mr. Bell said he was not in favor of aluminum or viny.

Present and sworn was Ms. Jackie Alarid, 18½ Acequia Madre, who asked the

Board if they took the owner's finances into account. Ms. Farrar said they did.

There were no further speakers from the public regarding this case.

Ms. Farrar moved for approval of Case #H 04-154 to maintain the 1970's openings on the porch using the windows which the applicant now owns. Ms. Rios seconded the motion and it passed by majority voice vote with all voting in favor except Mr. Bell who voted against.

10. Case #H 04-155. 1510 Cerro Gordo. Downtown & Eastside Historic District. Susan Rundstrom, agent/ owner, proposes to repair an existing exposed adobe streetscape wall and apply cementitious stucco at a Contributing property.

Mr. Rasch presented the staff report for this case [attached as Exhibit H]. The staff report recommended approval of this project with the condition that discussion occur regarding the issues concerning the 25' run - 8" vertical change and 50' run - 1' horizontal change guidelines.

Present and sworn was Mr. Richard Connerty, 228 County Road 88, La Puebla, who said his client wanted to do what is necessary to bring the wall into compliance. He pointed out that the wall was built of unstabilized adobe in 1978 and has had a lot of deterioration. He added that the lot is lower than the street. He said the wall was needed for security.

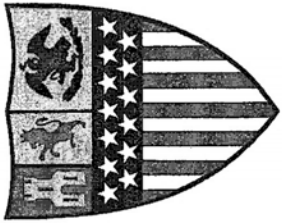
Chair Purvis asked him what he thought of having a stabilized adobe cap. Mr. Connerty said this wall was beyond that option. He said that stucco would help fortify the wall and said it needed to be strengthened. He said that was the only protection she had from a truck running through and onto her roof.

Ms. Shapiro asked him about the option of rebuilding all of the wall with stabilized adobe. Mr. Connerty said the cost of doing that would be far beyond the owner's budget.

There were no speakers from the public regarding this case.

Mr. Rasch said there was no wall height calculation done for this case. He said they also needed to consider options. He said that alterations should bring it more into compliance.

Ms. Shapiro said that Option A would require more maintenance.
Mr. Bell said he did not like the option with latillas in the wall.



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:

Peter N. Ives, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

Project description: Andrew Lyons, agent for Roxanne and Brian Morgan, owners, requests primary façade determination for a contributing primary residential structure and historic status review of a non-statused accessory structure.

Case number: H-15-073A
Project Type: HDRB

PROJECT LOCATION (S): 800 Gildersleeve Street

PROJECT NAMES:

OW – Roxanne and Brian Morgan
Bradenton, FL 34212

15051 Upper Manatee River Road
941-747-4727

AP – Andrew Lyons
Santa Fe, NM 87504-8858

P.O. Box 8858
505-982-0453

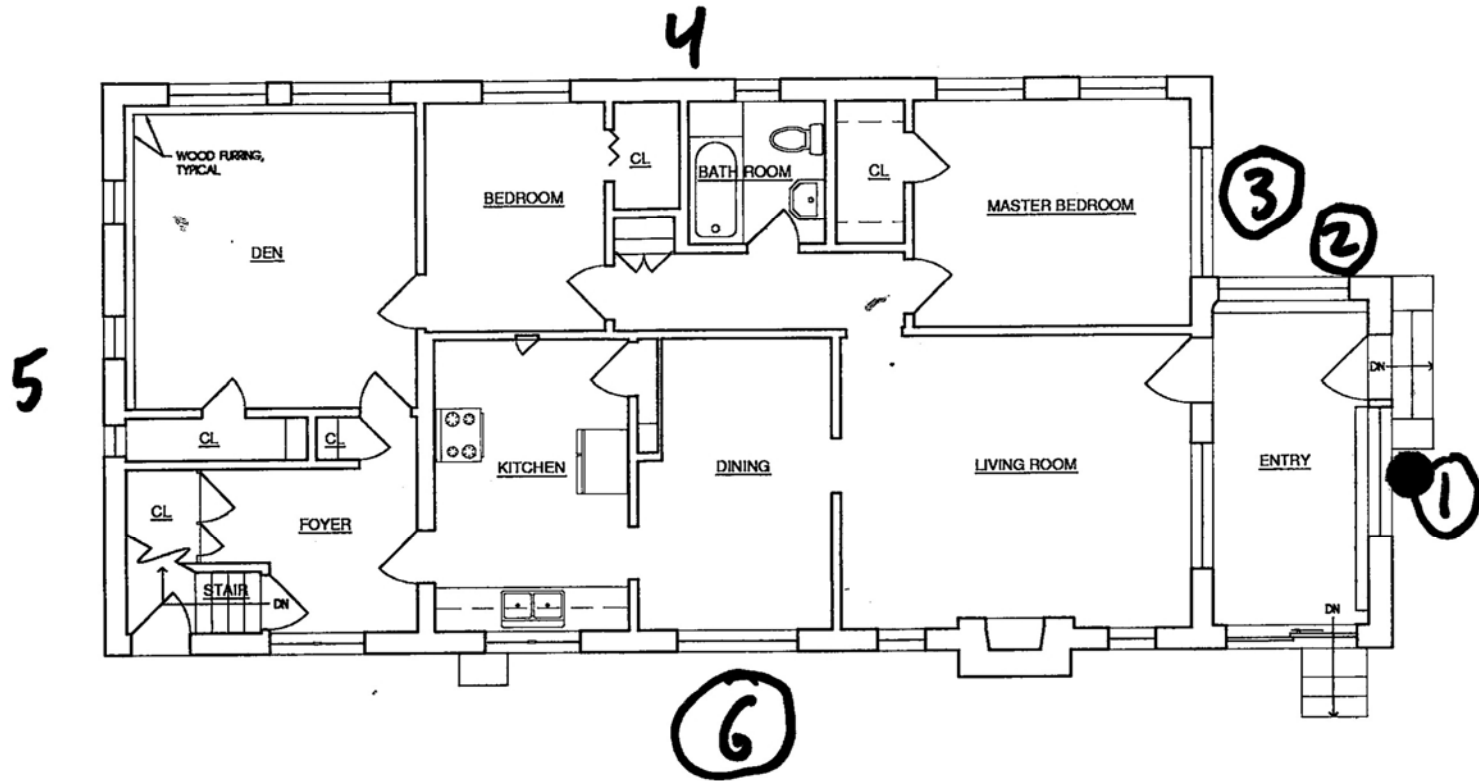
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on August 25, 2015. The decision of the Board was to maintain the contributing historic status of the residence, designating the east and south facades (elevations 1, 2, 3, and 6) as primary, to assign contributing historic status to the converted garage with the east facade (elevation 1) as primary and to recognize the non-historic windows and doors. For further information please call 955-6605.

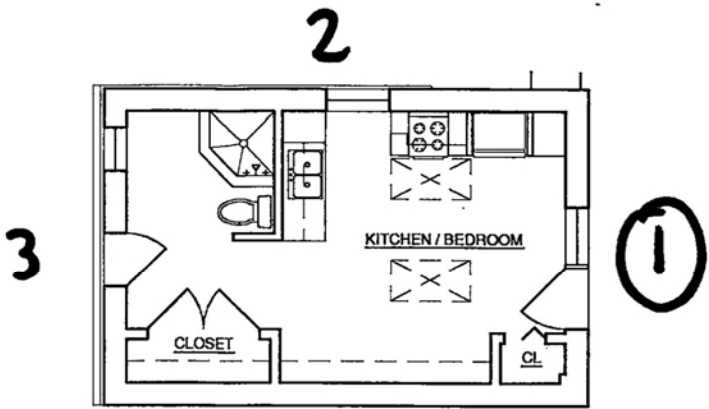
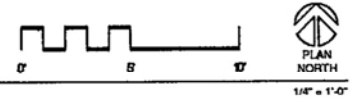
Sincerely,

David Rasch
Supervising Planner, Historic Preservation Division

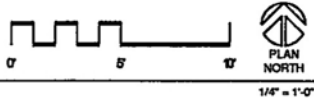
NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes 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.**



1 EXISTING FIRST LEVEL FLOOR PLAN



1 EXISTING CASITA FLOOR PLAN



SITE



NMDOT Aerial Photo 11-10-58

800 GILDERSLEEVE

SITE



NMDOT Aerial Photo 05-02-66

800 GILDERSLEEVE

SITE



NMDOT Aerial Photo 09-11-78

800 GILDERSLEEVE

BACKGROUND & SUMMARY:

800 Gildersleeve Street is a single-family residential building that was constructed before 1928 in the Spanish-Pueblo Revival style. A freestanding historic garage on the south side may have been constructed at the same time. The front portal was infilled and the garage was probably converted to living space in 1977. The residence is listed as contributing to the Don Gaspar Area Historic District. The converted garage has no historic status. The residence features sounded edges, battered walls, stepped parapets, deeply recessed openings, projecting viga tails on the east elevation of the front portal, historic wood windows and a sculpted chimney on the south façade, and a historic window on the west elevation. The converted garage has similar massing details as the residence, a shed roof to the west, and no historic doors or windows.

The applicant requests historic status review and primary elevation designation for the structures.

ANDREW LYONS
DESIGN AND DRAFTING LLC

P.O. BOX 8858
SANTA FE, NEW MEXICO 87504
505-982-7999
andrew@andrewlyonsdesign.com

27 July 2015

Historic Design Review Board
Historic Preservation
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

Re: Primary Elevation Designation (Main Residence) and Historic Status (Casita) at 800 Gildersleeve

Dear Board Members,

Attached you will find my submittal on behalf of the property owners, Brian and Roxanne Morgan, for the Board's review and determination of the primary elevations of the existing main residence, a contributing structure, and the historic status of the existing casita, a structure with no current status.

The existing main residence is a pen-tile and stucco structure consisting of an upper level and a partially buried basement level built in the Pueblo-Revival style. The estimated date of construction is between 1912 and 1928, and according to a previous owner's recollection the original front portal facing Gildersleeve Street was enclosed at some point in 1977. The only original-looking windows in the structure are on the south elevation, facing the driveway and parking area.

The existing casita was originally a detached garage structure constructed of concrete block, and it appears on NMDOT aerial photos dating back to at least 1958. According to the same previous owner, the garage was converted to a dwelling in the 1977 as well.

We are requesting that the HDRB determine the Primary Facades of the main residence, and the historic status of the casita.

Please don't hesitate to call me at 982-7999 if you have any questions regarding this submittal. Thank you for your time and consideration.

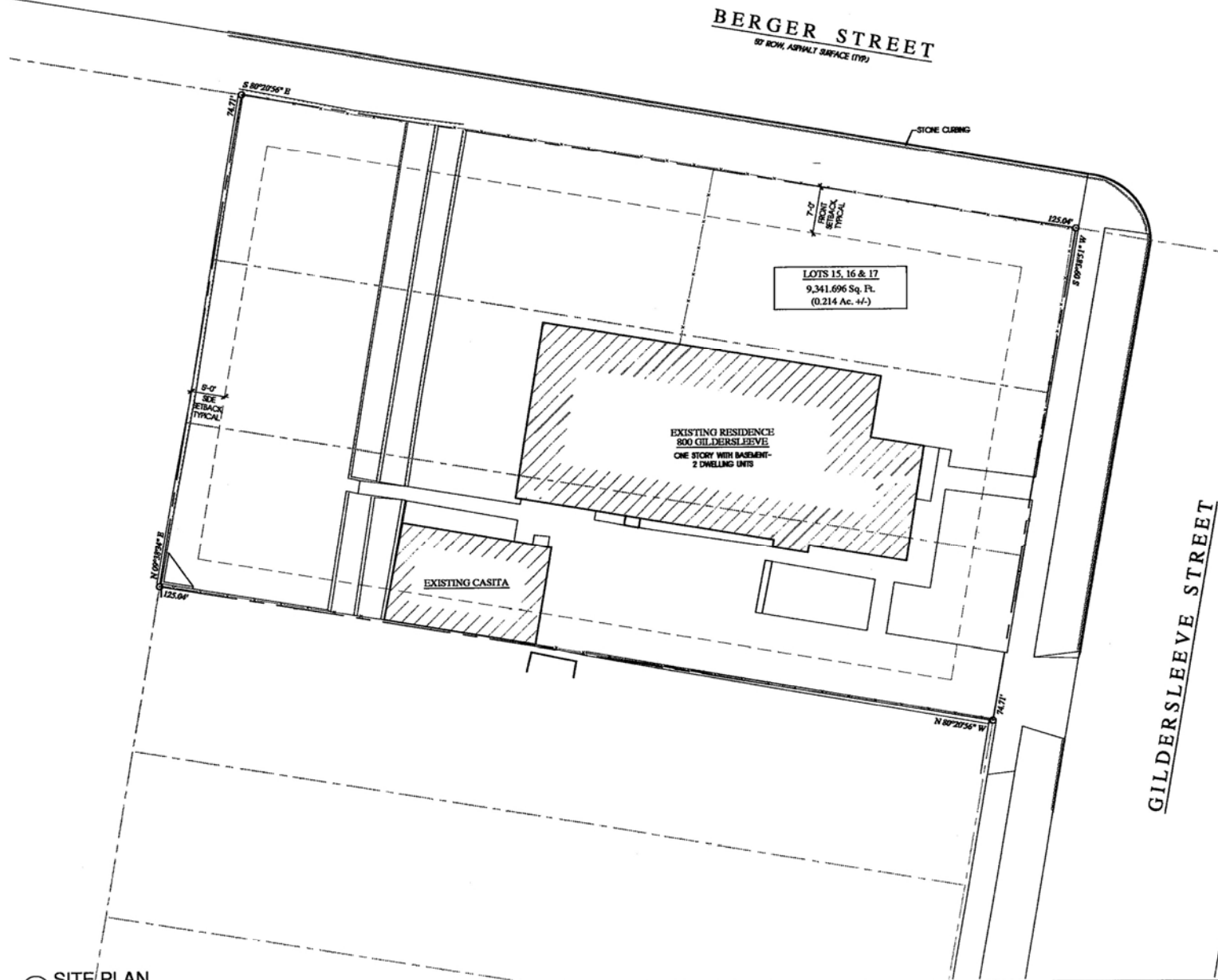
Sincerely,



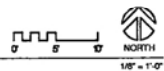
Andrew Lyons

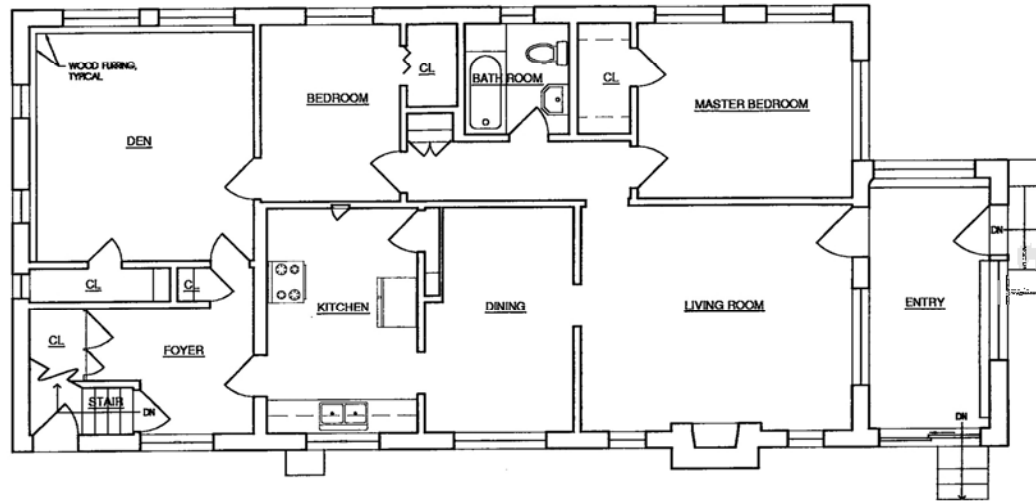
Attachments

Cc: Brian and Roxanne Morgan

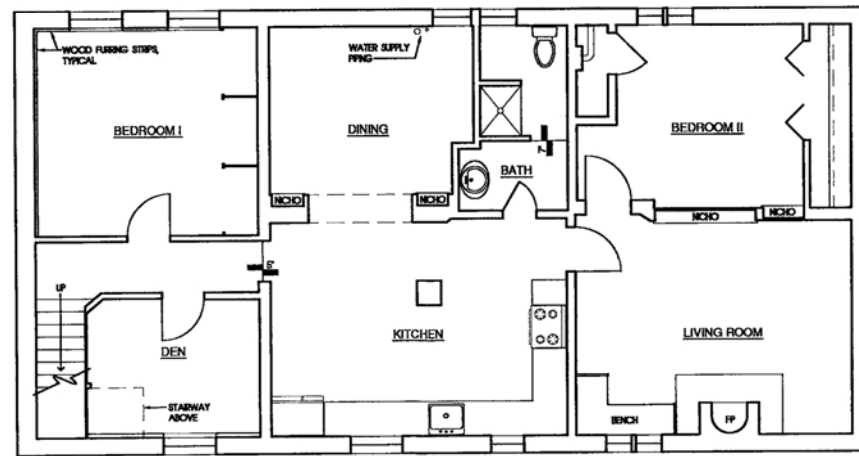
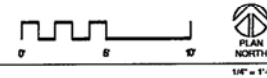


1 SITE PLAN



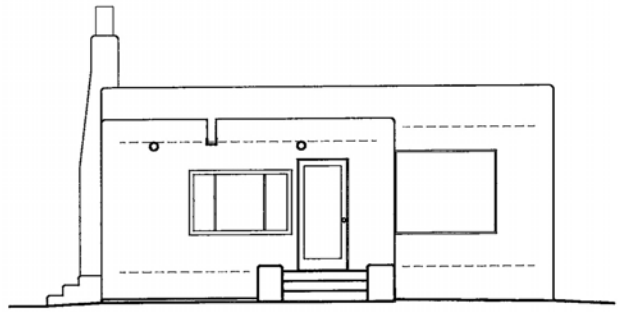


1 EXISTING FIRST LEVEL FLOOR PLAN

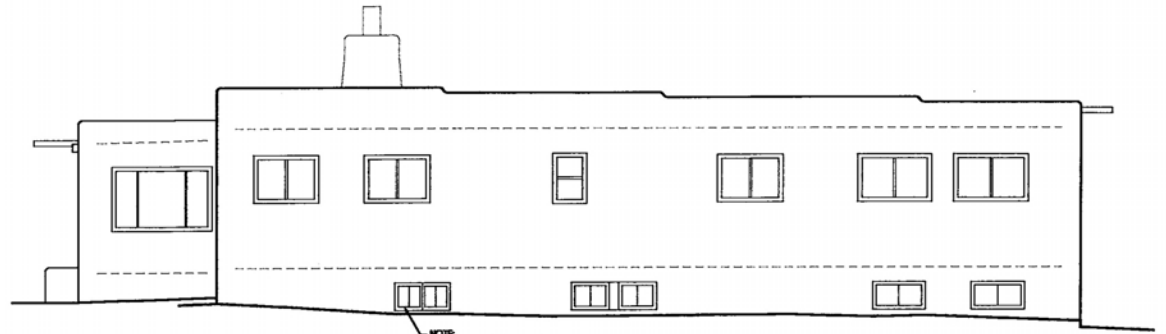
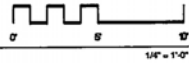


2 EXISTING LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

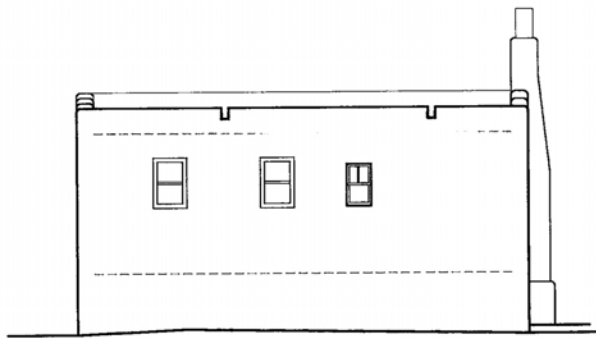


① EXISTING EAST ELEVATION



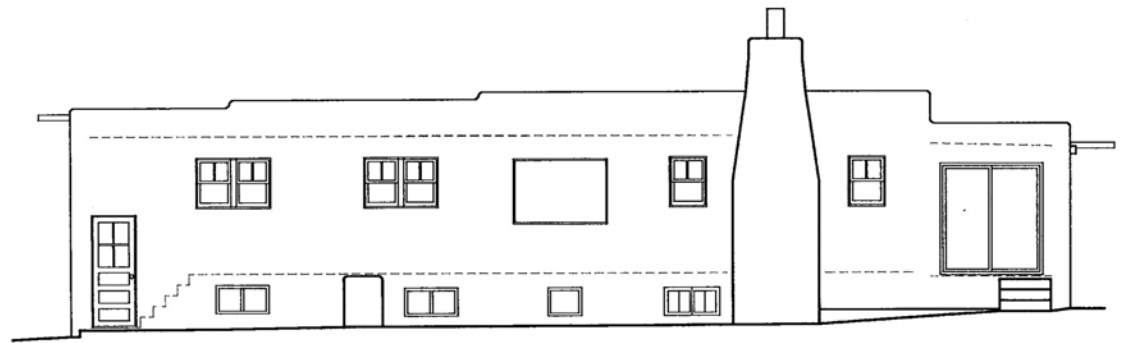
② EXISTING NORTH ELEVATION

1/4" = 1'-0"



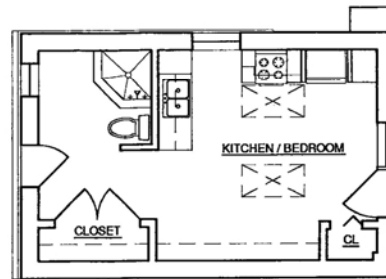
③ EXISTING WEST ELEVATION

1/4" = 1'-0"



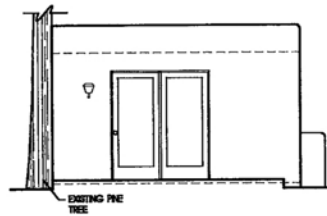
④ EXISTING SOUTH ELEVATION

1/4" = 1'-0"



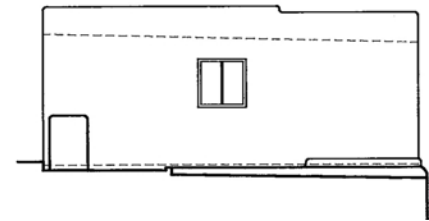
① EXISTING CASITA FLOOR PLAN

0 5 10
PLAN NORTH
1/4" = 1'-0"



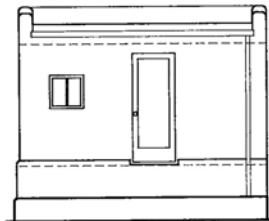
② EXISTING EAST ELEVATION

1/4" = 1'-0"



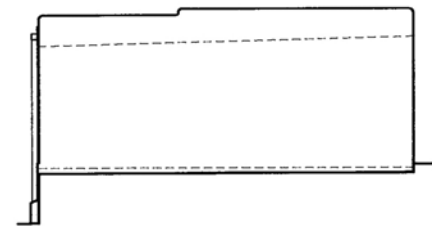
③ EXISTING NORTH ELEVATION

1/4" = 1'-0"



④ EXISTING WEST ELEVATION

1/4" = 1'-0"



⑤ EXISTING SOUTH ELEVATION

1/4" = 1'-0"

back to the Board as an exception or they would come up with another location. But if it is not visible, it is easy enough for Staff to do it administratively.

Member Powell suggested they might put on garage since it is not a contributing building but they would lose some gain since that would be on the east and west in case they got into a bind.

Mr. Beili said the garage is also a contributing structure.

Mr. Rasch added that the north and east are primary, just like the residence.

Member Powell suggested putting it on the pergola instead of the house.

Mr. Beili thought it would be more visible there. Mr. Rash agreed.

Action of the Board

Member Boniface moved in Case #H-14-112 at 904 Don Gaspar Avenue to approve and acknowledge, all criteria for the roof replacement not inn-kind and maximum allowable wall height have been met, with the condition that at the time of framing, it will come back to staff for confirmation of non-visibility of solar panels, if staff decides it is visible, to come back to the Board for further consideration. Member Roybal seconded the motion and it passed by unanimous (5-0) voice vote.

5. **Case #H-15-073A. 800 Gildersleeve Street.** Don Gaspar Area Historic District. Andrew Lyons, agent for Roxanne and Brian Morgan, owners, requests primary façade determination for a contributing primary residential structure and historic status review of a non-stateded accessory structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

800 Gildersleeve Street is a single-family residential building that was constructed before 1928 in the Spanish-Pueblo Revival style. A freestanding historic garage on the south side may have been constructed at the same time. The front portal was infilled and the garage was probably converted to living space in 1977. The residence is listed as contributing to the Don Gaspar Area Historic District. The converted garage has no historic status. The residence features rounded edges, battered walls, stepped parapets,

deeply recessed openings, projecting viga tails on the east elevation of the front portal, historic wood windows and a sculpted chimney on the south façade, and a historic window on the west elevation. The converted garage has similar massing details as the residence, a shed roof to the west, and no historic doors or windows.

The applicant requests historic status review and primary elevation designation for the structures.

STAFF RECOMMENDATION:

Staff recommends that the Board maintain the contributing historic status of the residence and designate the east and south façades (elevations 1, 2, 3, and 6) as primary and to assign contributing historic status to the converted garage with the east elevation (1) designated as primary.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Andy Lyons, P.O. Box. 8858, who said he is requesting a historic status on the main house and on the casita. Then he would take that information and do design plans for a later review.

Public Comment

There were no speakers from the public regarding this case.

Questions to the Applicant

Member Boniface noted the south part of the portal was infilled with a non-historic sliding patio door. It also appeared there was something similar to that going on the north side of that same portal. He asked if Staff was suggesting the north side of that portal would not be primary.

Mr. Rasch said that was a good question. He did not suggested the north elevation of the portal should be primary. It does have that massing interest but he didn't see anything on the north being different from the east or the west. And on any of the portal, if the Board does make the east, north or south parts of the

portal primary it would exclude the nonhistoric infills.

Member Boniface said it would include the existing opening size and width, so the applicant would need to honor the opening size. He asked if Mr. Lyons understood that.

Mr. Lyons asked him to explain further.

Member Boniface said the opening that the patio door is in, would have to remain (at its present dimensions). It could not change in size but the applicant could infill the opening with something more historically in keeping with the rest of the house. But it would have to come back to the Board for approval. If a motion was made to have that south side designated as primary and later they decided they wanted to upgrade those patio doors, they could not infill that opening.

Mr. Lyons said they could go back to the original configuration. Member Boniface agreed.

Member Boniface said he just wanted the Applicant to understand what the implications were.

Action of the Board

Member Boniface moved in Case #H-15-073A at 800 Gildersleeve Street, to retain contributing status and approved per staff's recommendation, to designate the east and south façades, elevations 1, 2, 3 and 6 as primary and to assign contributing historic status to the converted garage with the east elevation, #1, designated as primary and indicating that the Applicant has recognized non-historic windows and doors in some openings he might later request to upgrade. Member Roybal seconded the motion.

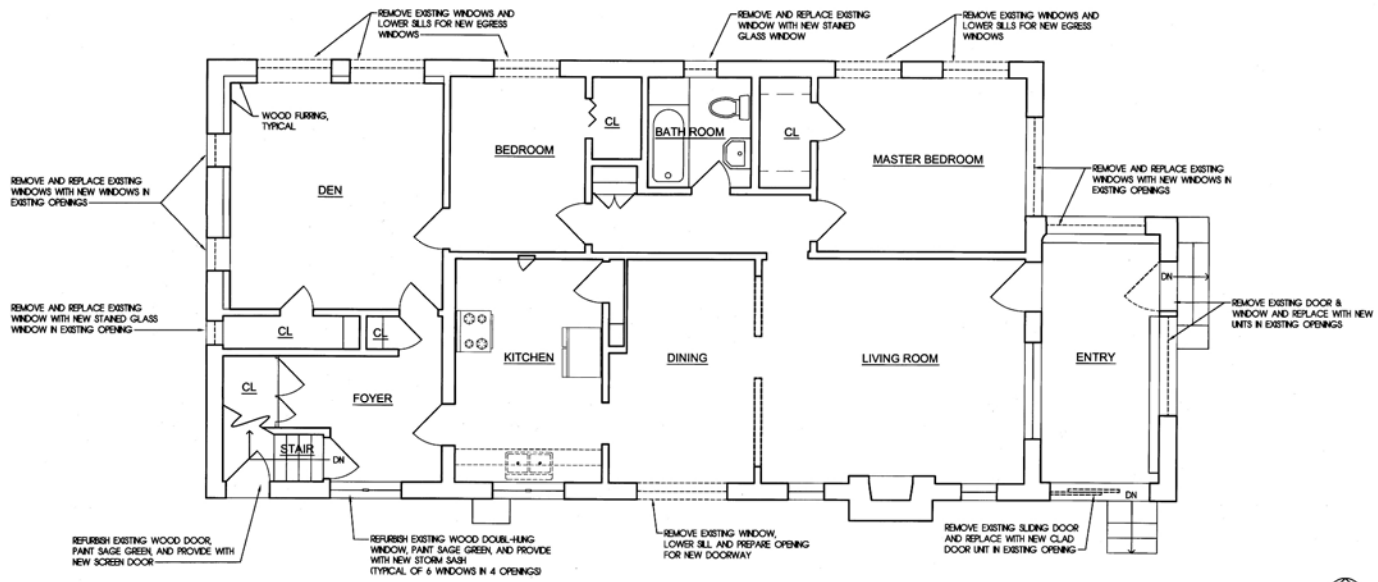
Member Bayer asked for clarification that the north side of the entryway is not being recommended as primary.

Mr. Rasch said the entire façade facing east and facing south is recommended.

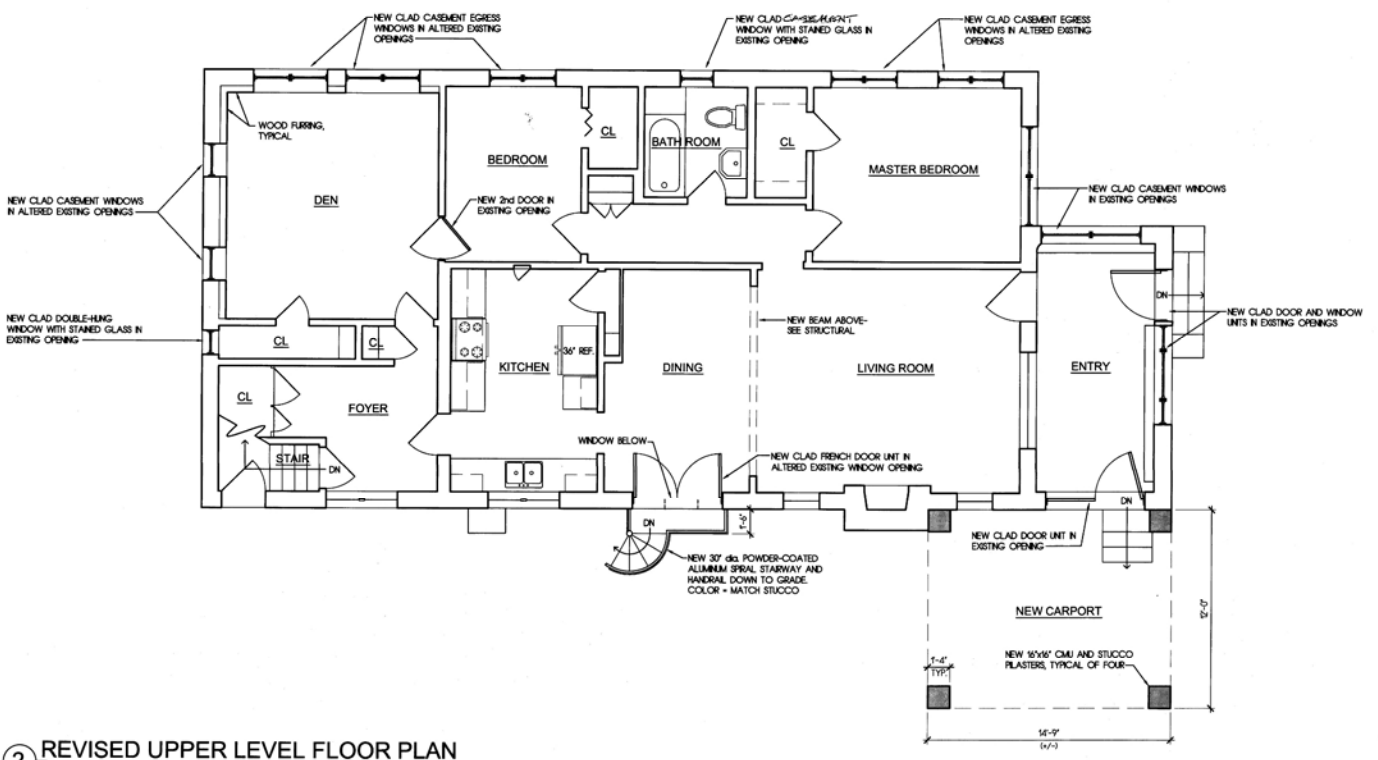
Member Bayer said that would include the entire entryway. Mr. Rasch agreed.

The motion was approved by unanimous (5-0) voice vote.

6. Case #H-15-074. 463 Camino Don Miguel. Downtown & Eastside Historic District. Lorn Tryk, agent for Cathy Campbell, owner, proposes to construct a 6' high yardwall with pedestrian gate



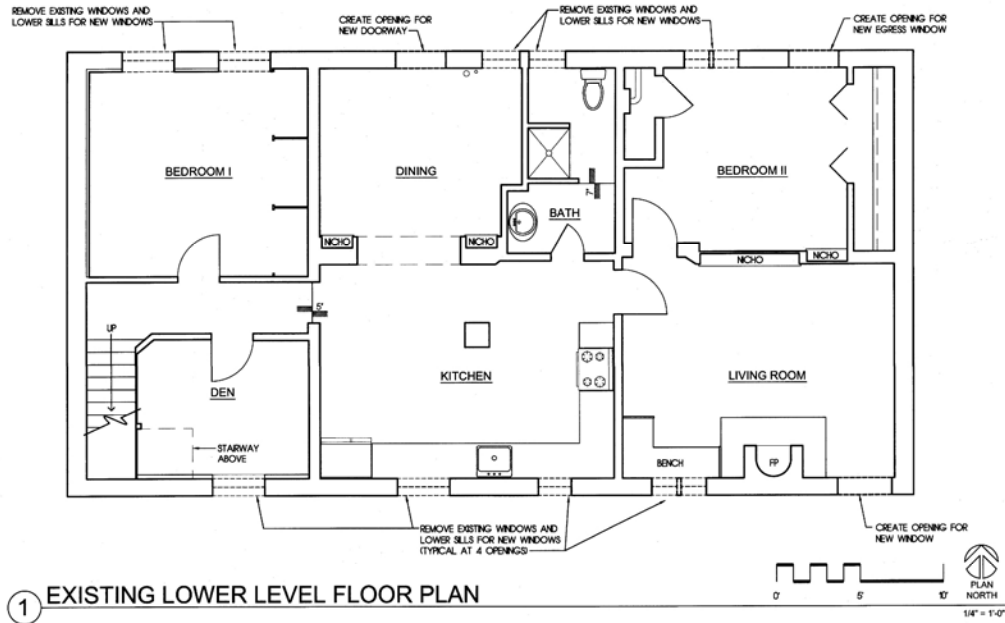
1 EXISTING UPPER LEVEL FLOOR PLAN



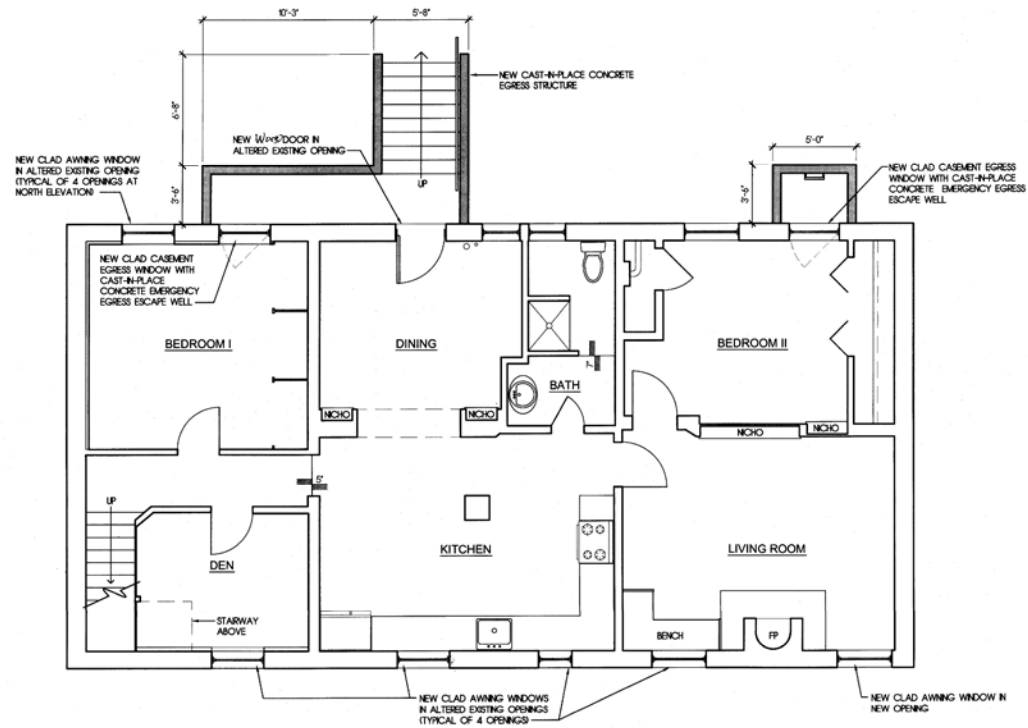
2 REVISED UPPER LEVEL FLOOR PLAN

DATE	15 SEPT
REVISIONS	
SHEET TITLE	EXISTING AND REVISED UPPER LEVEL FLOOR PLAN
SHEET	

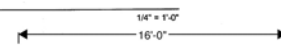
NUB
 9/15/15



1 EXISTING LOWER LEVEL FLOOR PLAN

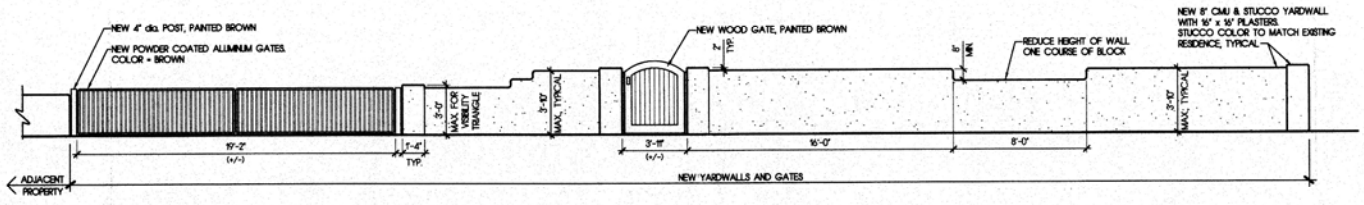


2 REVISED LOWER LEVEL FLOOR PLAN

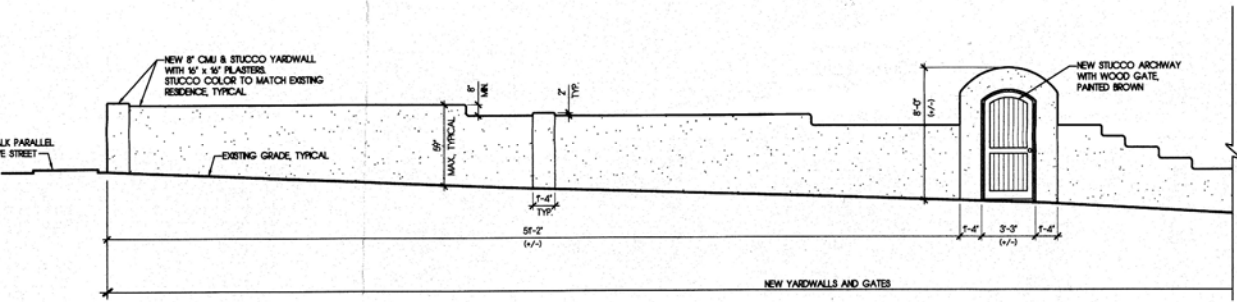
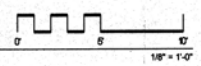


NLS
2/15/15

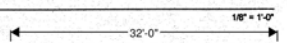
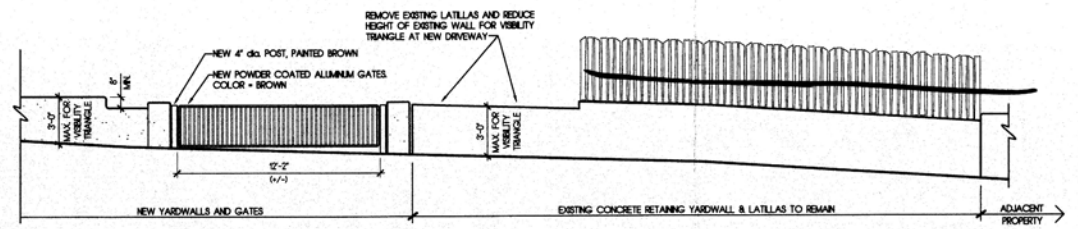
ANDREW LYONS
NEW ADDITIONAL ALTERATIONS



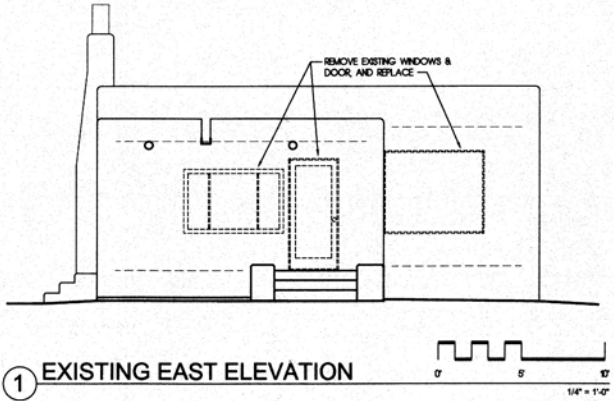
1 PROPOSED NEW YARDWALL AND GATES- GILDERSLEEVE STREET



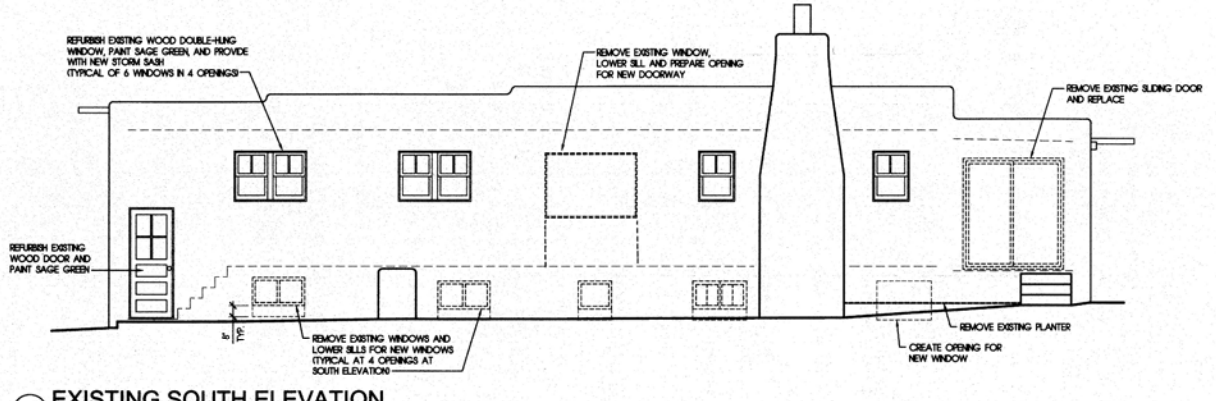
2 PROPOSED NEW YARDWALL AND GATES- BERGER STREET



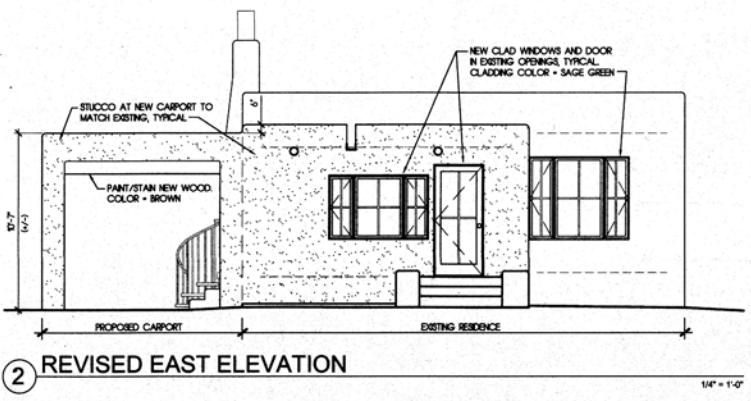
NLB
9/15/15



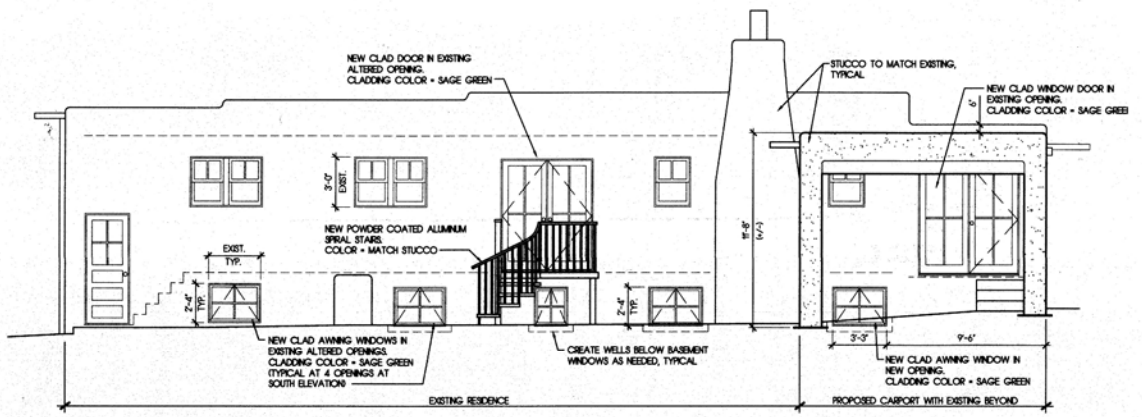
① EXISTING EAST ELEVATION



③ EXISTING SOUTH ELEVATION

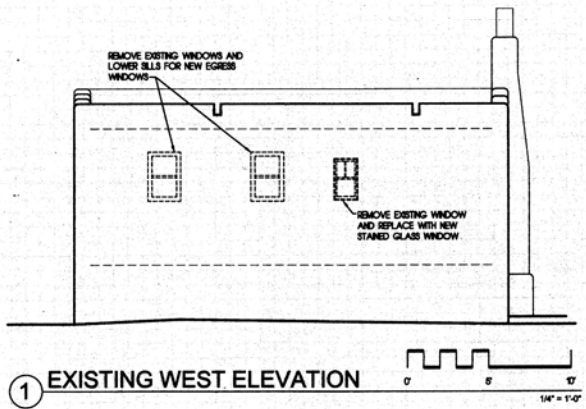


② REVISED EAST ELEVATION

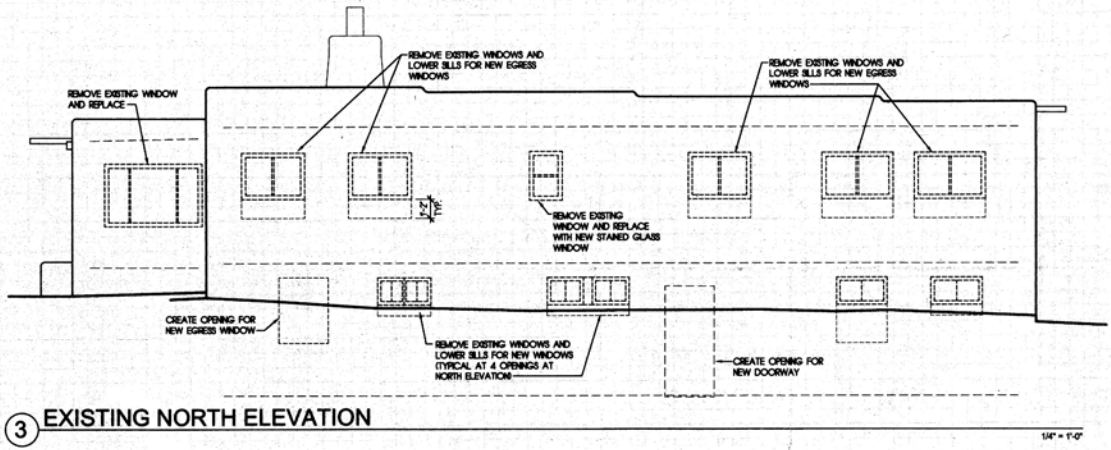


④ REVISED SOUTH ELEVATION

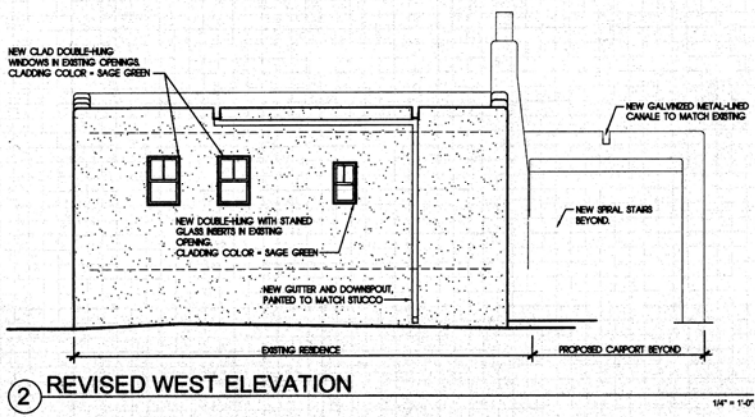
15'-0"



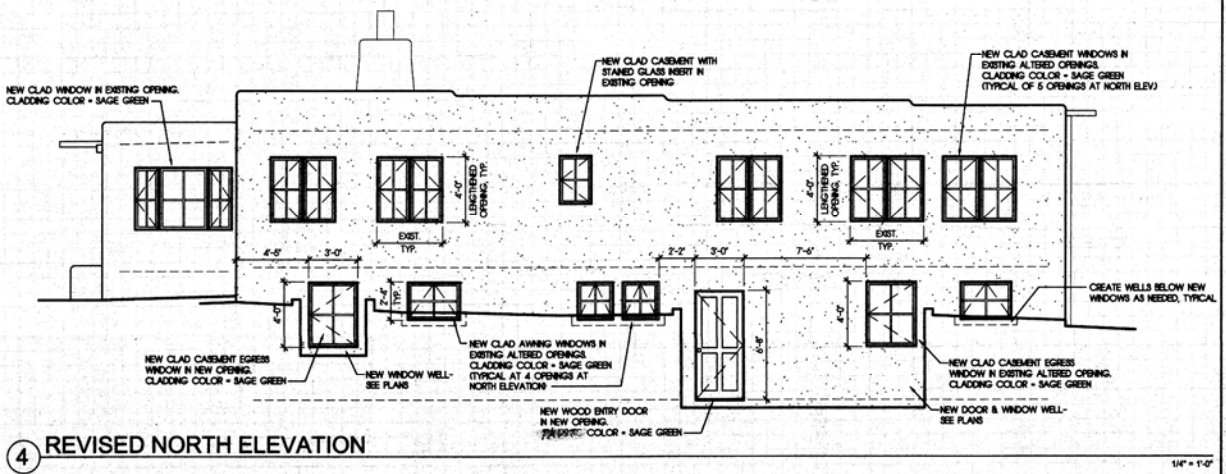
1 EXISTING WEST ELEVATION



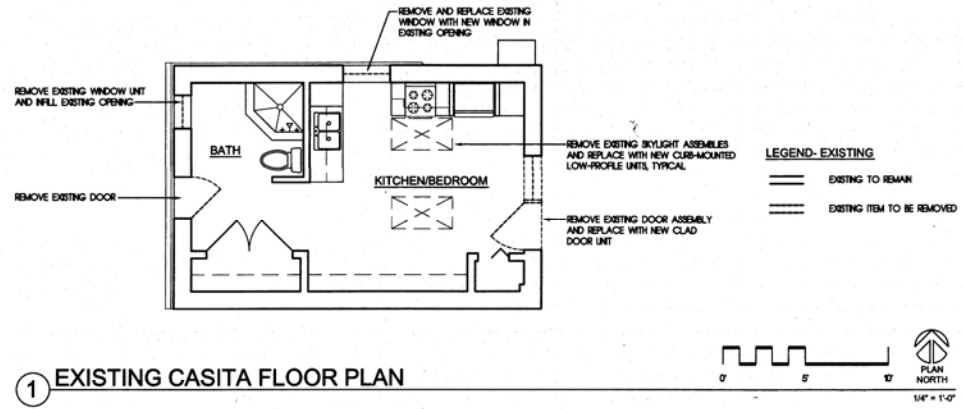
3 EXISTING NORTH ELEVATION



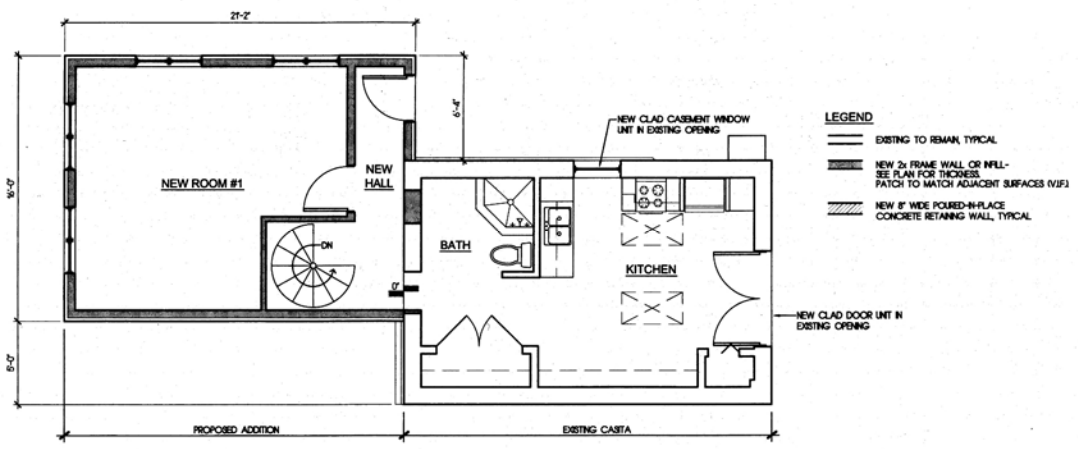
2 REVISED WEST ELEVATION



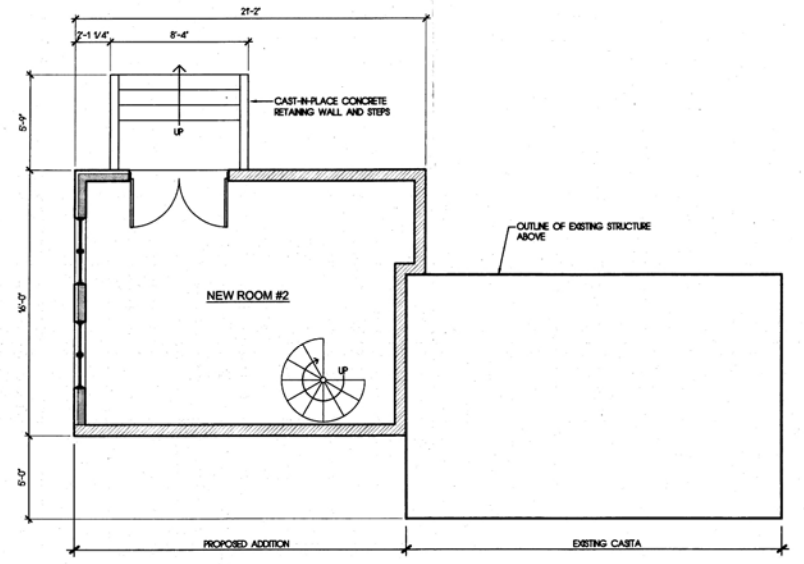
4 REVISED NORTH ELEVATION



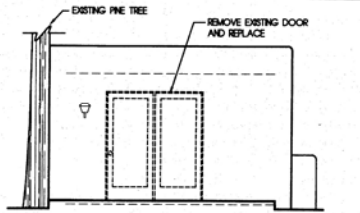
1 EXISTING CASITA FLOOR PLAN



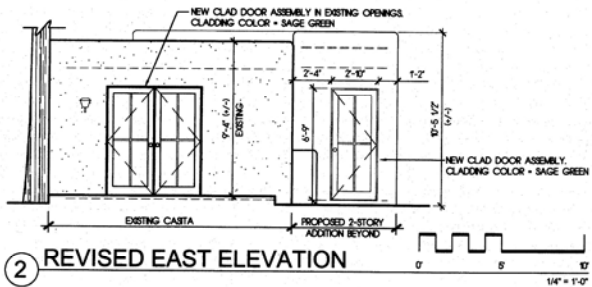
2 REVISED CASITA FLOOR PLAN- UPPER LEVEL



3 REVISED CASITA FLOOR PLAN- LOWER LEVEL

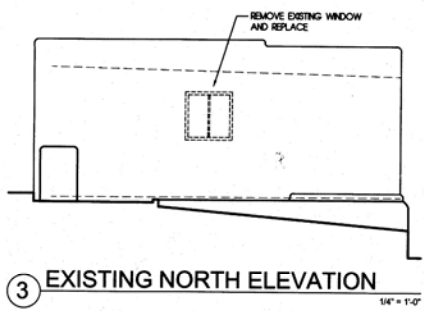


1 EXISTING EAST ELEVATION
1/4" = 1'-0"

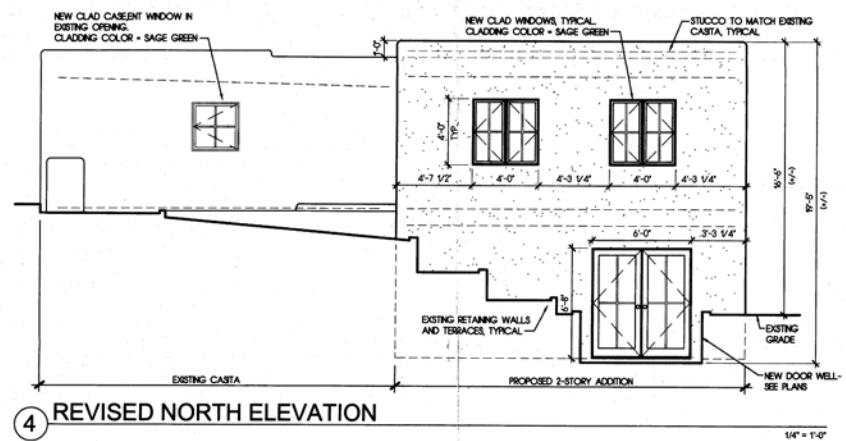


2 REVISED EAST ELEVATION
1/4" = 1'-0"

Material Finishes & Lugs List -
 Masonry Schedule Plan
 Project
 Conditions Remarks
 See after letter
 [Signature]
 [Date]



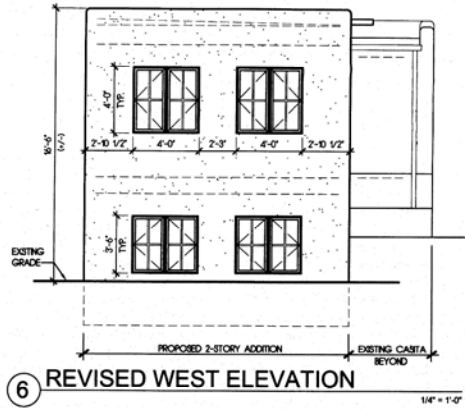
3 EXISTING NORTH ELEVATION
1/4" = 1'-0"



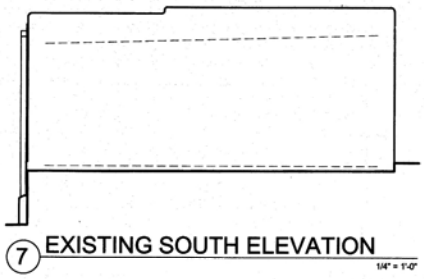
4 REVISED NORTH ELEVATION
1/4" = 1'-0"



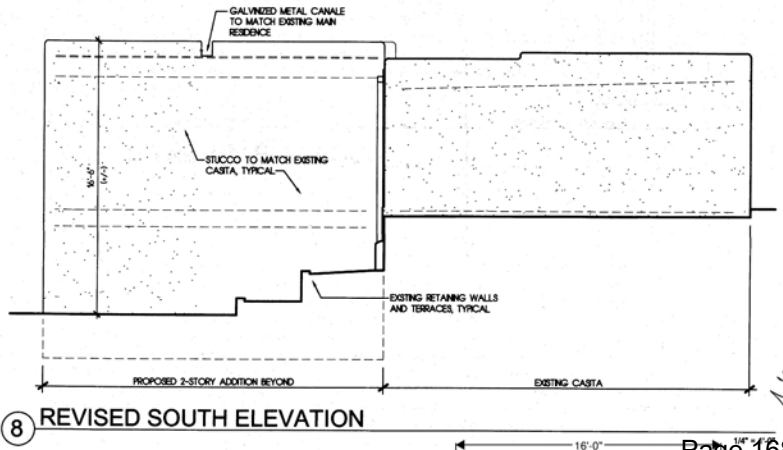
5 EXISTING WEST ELEVATION
1/4" = 1'-0"



6 REVISED WEST ELEVATION
1/4" = 1'-0"



7 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



8 REVISED SOUTH ELEVATION
1/4" = 1'-0"

SEP 16 2015
ANDREW LYONS
ARCHITECT

NEW ADDITIONS, ALTERATIONS,

DATE: 15 SEP 2015
 REVISIONS:
 SHEET TITLE:
 EXISTING
 REVISED
 ELEVATIONS
 SHEET:

NLS
 9/15/15
 A

Now, the applicant proposes to amend the previous approval to infill the second floor corner deck with a bathroom expansion. The expansion will include windows closer than 3' to an outside corner to match existing adjacent character in the master bedroom where there is no public visibility and deletion of another window. Finishes will match existing conditions.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Questions to Staff

Chair Rios asked if the proposed addition could not be seen from a public way.

Mr. Rasch agreed.

Applicant's Presentation

Present and sworn was Mr. Mark Little, 1000 Cordova Place, Suite 369, Santa Fe who had nothing to add to the Staff report.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Katz moved in Case #H-09-022 at 1301 Canyon Road, Unit B, to follow Staff's recommendation and approve the application as submitted, which complies with the General Design Standards. Member Roybal seconded the motion and it passed by unanimous voice vote.

- 3. Case #H-15-073B. 800 Gildersleeve Street. Don Gaspar Area Historic District. Andrew Lyons, agent for Roxanne and Brian Morgan, owners, proposes to construct a 177 sq. ft. carport addition to a height of 10'7" on a primary façade, a yardwall with pedestrian gates and vehicle gates, and change windows on a contributing residential structure, and to**

construct a 659 sq. ft. addition to a height of 19'2" where the maximum allowable height is 15' 1" on a contributing accessory structure. Five exceptions are requested to construct an addition on a primary elevation (Section 14-5.2(D)(2)(c)) and less than 10' back from another primary elevation (Section 14-5.2(D)(2)(d)), to make a new opening on a primary elevation (Section 14-5.2(D)(5)(a)(ii)), to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)), and to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch).

Mr. Rasch presented the Staff report as follows:

BACKGROUND & SUMMARY:

800 Gildersleeve Street is a single-family residential building that was constructed before 1928 in the Spanish-Pueblo Revival style. A freestanding historic garage on the south side may have been constructed at the same time. The front portal was infilled and the garage was probably converted to living space in 1977. The residence is listed as contributing to the Don Gaspar Area Historic District and the complete east and south facades are primary. The converted garage is listed as contributing to the District and the east facade is primary.

The applicant proposes to remodel the property with the following eight items.

RESIDENCE:

1. A 177 square foot carport will be constructed to a height of 11' 8" on the south primary elevation of the residence. The carport is designed in a minimal fashion with stuccoed columns and parapets and exposed headers. Two exceptions are requested to place an addition on the south primary elevation (14-5.2(D)(2)(c)) and at less than 10' back from the east primary elevation (14-5.2(D)(2)(d)) and the required exception criteria responses are at the end of this report.

2. The large non-historic window on the south elevation will be removed and replaced with French doors in the same opening height and width. Trim color will be sage green. No exception is needed for this item. Stairs to grade with a balustrade will be constructed in aluminum that is powder coated to match the stucco color.

3. A window will be installed on the basement level of the south primary elevation. Trim color will be sage green. An exception is requested to create an opening where an opening does not exist (14-5.2(D)(5)(a)(ii)) and the required exception criteria responses are at the end of this report.

4. Historic windows and door on the south primary elevation will be repaired and retained. Storm windows and door will be installed. Trim color will be sage green.

5. Non-historic windows and doors will be replaced in the same locations and opening dimensions, except for several locations where ingress/egress dimensions will be provided. No exceptions are needed for this item.

CASITA:

6. A 659 square foot addition will be constructed on the west elevation of the casita at 19' 2" high where the maximum allowable height is 15' 1". Two exceptions are requested to exceed the 50% footprint standard (14-5.2(D)(2)(d)) and to exceed the maximum allowable height (14-5.2(D)(9)) and the required exception criteria responses are at the end of this report.

7. The non-historic door on the east elevation and the non-historic window on the north elevation will be replaced.

SITE:

8. The wire fencing will be removed and replaced with stuccoed yardwalls along both street frontages that will comply with the visibility standards and the historic districts maximum allowable heights of 46" on Gildersleeve and 59" on Berger. A 19' wide bileaf vehicle gate and a 4' wide pedestrian gate will be installed on the Gildersleeve frontage. A 12' wide vehicle gate and a 3' wide pedestrian gate with a stuccoed arch to 8' high will be installed on the Berger frontage. The 1999 wall and fence standards will be met with changes in height and plain.

EXCEPTION FOR ADDITION ON SOUTH PRIMARY ELEVATION

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

The carport is in keeping with the other dwellings on both Gildersleeve St. and the cross street, Berger St, in close proximity to 800 Gildersleeve Street. This can be seen from the photographs of the houses across the street, next door and behind 800 Gildersleeve St. All of these dwellings have similar carports. Because the carport is open, it does not unduly occlude the view of the south elevation of the house. The existing driveway will have parked cars that will cover more of the view than the carport itself. No perfect view of the south elevation will ever be available when cars are present in the drive. The height of the carport is less than the height of the house. The carport is approximately 11 feet and 8 inches tall and is, therefore, less than the 15 feet and 1-inch maximum.

Staff response: Staff agrees with this statement.

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

In order to provide a safe unloading and passage from the carport to the house for individuals who need to avoid extreme weather conditions, the carport is necessary. Otherwise, all individuals would be required to venture onto the uncovered sidewalk in the front of the house in bad weather, struggling with shopping, children or pets. A carport is necessary to allow shopping and carrier bags to be safely carried into the main dwelling from the car regardless of weather. But more importantly, the carport provides for movement of people of any age, including children and seniors, into the house without the inherent dangers related to slick surfaces created from exposure to rain, snow and ice.

Staff response: Staff agrees with this statement.

(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 proposed carport is designed to be in keeping with the character and design of other carports attached to current dwellings across the city, maintaining the "pueblo" character of the dwelling. It will also create a more finished period look for the property than the rather bleak stand-alone house. The "pueblo" style is one of the many styles which make up the heterogeneous Santa Fe character including "territorial", "mission", Spanish revival and other types of architecture.

Staff response: Staff agrees with this statement.

(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;

Because of the design of the house, there is no other way to enter the dwelling under cover without the carport. The carport is necessary to provide cover for unloading and ingress to the dwelling without being exposed to the extremes of the weather.

Staff response: Staff agrees with this statement.

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

The special conditions or circumstances result from the lack of cover for entering and exiting the house. The design of the house without cover for ingress and egress is not due to Applicant's actions. The dwelling was built and modified decades before Applicant purchased it.

Staff response: Staff agrees with this statement.

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

The least negative impact is an open carport in keeping with the design of the street, which would include the proposed carport. This would bring the drive under the design of the house making for a more cohesive and historically relevant driveway that is in keeping with others in the neighbourhood.

Staff response: Staff agrees with this statement.

EXCEPTION FOR ADDITION NOT 10' BACK FROM EAST PRIMARY ELEVATION

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

The carport is in keeping with the other dwellings on both Gildersleeve St. and the cross street, Berger St, in close proximity to 800 Gildersleeve Street. This can be seen from the photographs of the houses across the street, next door and behind 800 Gildersleeve St. All of these dwellings have similar carports. Because the carport is open, it does not unduly occlude the view of the south elevation of the house. The existing driveway will have parked cars that will cover more of the view than the carport itself. No perfect view of the south elevation will ever be available when cars are present in the drive and the addition of the carport does not damage that view.

Staff response: Staff agrees with this statement.

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

In order to provide a safe unloading and passage from the carport to the house for individuals who need to avoid extreme weather conditions, the carport is necessary. Otherwise, all individuals would be required to venture onto the uncovered sidewalk in the front of the house in bad weather, struggling with shopping, children or pets. A carport is necessary to allow shopping and carrier bags to be safely carried into the main dwelling from the car regardless of weather. The carport provides for movement of people of any age, including children and seniors, into the house without the inherent dangers related to slick surfaces created from exposure to rain, snow and ice.

Staff response: Staff agrees with this statement.

(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 proposed carport is designed to be in keeping with the character and design of other carports attached to current dwellings across the city, maintaining the "pueblo" character of the dwelling. It will also create a more finished period look for the property than the rather bleak stand-alone house. The "pueblo" architecture is one of the types of architecture inherent in the Santa Fe character.

Staff response: Staff agrees with this statement.

(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;

Because of the design of the house, there is no other way to enter the dwelling under cover without the carport. The carport is necessary to provide cover for unloading and entrance to the dwelling without being exposed to the extremes of the weather.

Staff response: Staff agrees with this statement.

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

The special conditions or circumstances result from the lack of cover for entering and exiting the house. The design of the house without cover for ingress and egress is not due to Applicant's actions. The dwelling was built and modified decades before Applicant purchased it.

Staff response: Staff agrees with this statement.

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

The least negative impact is an open carport in keeping with the design of the street, which would include the proposed carport. This would bring the drive under the design of the house making for a more cohesive and historically relevant driveway.

Staff response: Staff agrees with this statement.

EXCEPTION TO CREATE OPENING IN SOUTH PRIMARY ELEVATION

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

The additional window is of the same size and type as the other proposed windows in the lower level of the south elevation. Once the window is added, greater symmetry is achieved reinforcing the design of the dwelling. The current windows in the lower level of the south elevation are not original windows and are not in keeping with the look and feel of the age of the house. Accordingly, by replacing these windows with windows which mimic the district, including the additional window requested herein, the character of the district is better served than the windows as they currently look and the overall appearance of the dwelling is improved.

Staff response: Staff agrees with this statement.

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

Without the addition of the window, the living area in the downstairs living room is very dark requiring extensive artificial lighting in order to make it useable and safe. An additional window would help to create a living room with more natural light, decreasing the need for artificial lights during the day and providing a more healthful atmosphere, free from gloom.

Staff response: Staff agrees with this statement.

(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 proposed window would be in keeping with the character of the City by adhering to the design proposed for the adjacent windows. The proposed design is similar to the original windows on the upper floor and the original door on the south elevation, taking from those features the cross design which shall be used in the lower windows.

The proposed window would reinforce the character of the City and improve the look of the dwelling with a new window which is in keeping with the period of the house. The "pueblo" style architecture is one of the styles that are part of the Santa Fe historical look along with the territorial style, the revivals of both Spanish Pueblo and Territorial, and a mixture of those styles. The current proposal is an example of the "pueblo revival" style of architecture and is part of the heterogeneous character of the city.

Staff response: Staff agrees with this statement.

EXCEPTION TO EXCEED 50% FOOTPRINT STANDARD

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

Many of the dwellings in the neighborhood have casitas including the house across the street and the house next door. The house next door has a much larger casita than the one proposed herein and is also a two-story casita. The enlargement of the casita would be of a design to mimic the

current casita and would therefore be in keeping with the neighborhood look and feel. The casita's protected front, or east elevation, facade would not be altered by the enlargement.

Staff response: Staff agrees with this statement.

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

The casita does not provide adequate living space. In order to provide adequate living space in a sought-after area, the casita must be enlarged. The downtown area of Santa Fe is better served by the provision of suitable accommodation in the surrounding neighborhoods, allowing for pedestrian travel to and from the downtown area and museum district.

Applicant hopes to create a historically relevant property which will also be a property that is beautiful. The house across the street from Applicant's property is a lovely territorial style house that has been renovated to a high standard creating a pleasant oasis for the house and casita on the property. Applicant plans to provide the same level of renovation to the long-neglected property at 800 Gildersleeve. This type of renovation, to a high level of authentic design, is very costly. There needs to be commercial justification for incurring the costs of the substantial and necessary restoration, and renovation inside and outside, particularly the cost of the renovation to the primary facades. We would like to complete these renovations and maintain the historic value of the building. The value of the property once restored, must at least cover the costs incurred or the proposition is not commercially viable. The rent from the enlarged casita would also help to offset and recover some of those costs. If only a studio property is allowed in the casita, the rental income would be less and would not help to defer the costs sufficiently to make the expensive renovation project worthwhile. The enlargement of the Casita is key to the entire restoration and renovation project.

Staff response: Staff agrees with this statement.

(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 area has many casitas as rental dwellings. The style of the proposed casita would be in keeping with the current casita and the area in general. Additionally, the proposed renovation of the casita would include the removal of the current doors on the protected east elevation of the casita and removal of the windows in the casita. None of the existing doors or windows are in keeping with the historical nature of the property. Replacement of those doors and windows with those more suited to the "pueblo" design of the casita, and the age of the main dwelling, will enhance the historic appearance. The "pueblo" style is but one of the main styles characteristic of Santa Fe and contributes to the Santa Fe character of the city, along with the territorial and mixed design architecture.

Staff response: Staff agrees with this statement.

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;

Because the current dwelling is on the boundary with the neighboring property without a five-foot setback, the proposed addition must be shifted away from the boundary making the addition offset from the main casita. A change in the laws pertaining to buildings and setbacks since the

original casita was built, makes this shift to the north necessary. An addition with the setback and without the shift would create an addition that is too narrow to provide for usable rooms and a hallway. The Applicant's lot is actually 3 city lots making it more conducive to a larger casita than some of the lots in the area where the casitas are more congested.

Staff response: Staff agrees with this statement.

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

The casita on this property was built very small compared to those on properties in close proximity to the property. The Casita was rented as a studio and renovated to a poor degree many years prior to the purchase of the property by Applicant. None of these actions are a result of Applicant's actions. The Applicant wishes to bring the casita in line with its historic heritage.

Staff response: Staff agrees with this statement.

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

The least negative impact would be a renovated casita with doors and windows that reflect the historical nature of the area, including the enlargement which is in keeping with the design of the dwelling and the neighborhood. Otherwise, the casita continues to be a building without the design characteristics of the neighborhood.

Staff response: Staff agrees with this statement.

EXCEPTION TO EXCEED MAXIMUM ALLOWABLE HEIGHT

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

The prevailing style of the neighborhood is the "pueblo" architecture. The "pueblo" architecture contains multiple levels of flat roofs as can be seen on local homes, famous hotels and public buildings in the area. The roof line of the addition would be 19 feet and 5 inches from the lowest point at the door dugout to the roof top. The addition would be only one foot higher than the rear of the current casita and 12 inches higher than the front of the current casita. This small increase of 12 inches over the front of the casita would not be intrusive or overbearing to the current buildings on the property. The two properties on the same side of the street and closest to 800 Gildersleeve have historic two story dwellings at the rear. The height of the addition would, therefore, be in keeping with the character already established in the streetscape.

Staff response: Staff agrees with this statement.

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

The current casita has a backdoor that opens over a drop-off with stairs leading to the lower level. The proposed addition would encompass the drop-off and provide interior stairs making for a safer descent out of the bottom floor of the casita, especially at night and during bad weather. If an addition is not allowed at its proposed height, Applicant will suffer hardship because Applicant will not be able to extend the casita due to the difference in elevation between the back and front of the lot. If Applicant cannot extend the casita, Applicant cannot realize the

financial potential of the 3 city lots or recoup funding for renovations to the overall property to the degree desired.

Staff response: Staff agrees with this statement.

(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 height of the addition is only twelve inches above the height of the front of the current casita and the character and design of the casita addition is in keeping with the multi-level nature of the "pueblo" style. This multi-level roofline is prevalent in most pueblos of Native Americans from which this design draws its characteristics. The proposed addition to the casita would create a dwelling with the "pueblo" character which is an integral part of the Santa Fe Historic District.

Many other homes of this Historic District also contain the same multi-level characteristic as the proposed casita addition would have. Some of these multi-level casitas are also built on varying elevations with hills and hollows, such as the proposed addition.

There are no adjacent homes below the casita which would be overlooked by the addition.

Staff response: Staff agrees with this statement.

(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;

In order to put an addition onto the casita, the addition must be two levels because directly behind the casita the land drops away substantially into a hollow, making the back portion of the property many feet lower than the front. If a ground floor and an upper floor are added to the current elevation, the roof of the casita addition on the side built in the hollow will need to be above the 15'-1" allowance as measured from the ground floor dugout.

Staff response: Staff agrees with this statement.

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

The special conditions that require the elevation of the roofline of the casita addition are geographical and not due to the actions of Applicant. The drop-off at the back of the property requires a two-story addition. In order to accommodate the geography and add the two-story addition, the addition would exceed the 15' -1" height maximum as shown in the drawings.

Staff response: Staff agrees with this statement.

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

The least negative impact would be to provide for a building that is in keeping with the characteristics of others found in the Historical District with the "pueblo" characteristics. The proposed casita addition including the height addition would reflect those "pueblo" characteristics.

Staff response: Staff agrees with this statement.

Mr. Rasch pointed out the primary elevations on the house and casita for the Board.

STAFF RECOMMENDATION:

Staff recommends approval of the requested exceptions and recommends approval of the application which otherwise complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (H) Don Gaspar Area Historic District.

Questions to Staff

Chair Rios asked if both the main residence and the casita are designated Contributing?

Mr. Rasch agreed.

Chair Rios asked, with the changes being proposed, if his opinion was that the Contributing status would remain on both buildings.

Mr. Rasch said if the Board accepts all the exceptions, they would remain Contributing.

Member Boniface said in reviewing the elevation drawings of the Casita, it appears that the lower floor is probably buried about three feet at least on three sides and even steps up on the north and south sides as well. So the only spot where there is actually 19'+ wall is just right where the French doors at the entry on the ground floor on the north elevation and the entire west elevation. It looks like all three sides – the fourth side being contained by the existing casita/garage. He understood the Board still needs to make an exception for that but wanted to clarify that it is the case.

Mr. Rasch said that is correct.

Applicant's Presentation

Present and sworn was Mr. Andrew Lyons, who said they are deleting the stained glass in favor of regular clear glass. He added that the stairway coming out on the south elevation would not be spiral shaped but come straight out. He briefly explained how the left side of the double door there would be a fixed door and the stairs be placed on the left side. He proposed to work out that detail with Mr. Rasch. It would come out south, straight out from the building. He showed an example of the paint color and also of the powder-coated aluminum to be used.

Questions to the Applicant

Chair Rios asked what type of stucco he would be using.

Mr. Lyons said he would use cementitious in the same color as existing.

Member Boniface asked how tall the proposed ceilings are in the casita.

Mr. Lyons thought it was nine feet but wasn't sure about it.

Mr. Rasch retried the full-sized drawings to measure that dimension.

Member Katz said a door is being added on the bottom floor of the main house and it goes into a dining room. It also is not centered under the window above it. He wondered if it wouldn't be more aesthetically pleasing to have it centered under the window and also more functional as one wouldn't walk into the door and face the table in the middle of the room but walk into the door to the wide of the table.

Mr. Lyons replied but was away from the microphone and it was inaudible.

Member Katz asked next about the parapet on the addition to the guest house. He asked if there is room to have it step up so it looks better with the parapet that exists on the existing portion of the guest house. It is on the north façade of the addition to the guest house on the eastern portion of the north façade where it doesn't meet the same level as the roof of the existing façade of the guest house. He asked if that could be stepped down to meet that so it looked not quite so fraught.

Mr. Lyons made an inaudible comment.

He asked for clarification if Member Katz was referring to where the parapet goes south or along the north.

Member Katz clarified he was referring to the part along the north façade.

Mr. Lyons said 14" TJRs and about a 12" parapet above that so there is not much room to step down.

Mr. Rasch reported on the proposed ceiling height which from finished floor to "this line" is eight feet; then a foot of structure and from "this line" to "this line" is eight feet. And from the ceiling to the top of the parapet is two feet. So it is pretty tight.

Mr. Lyon commented further, mostly inaudible, pointing out features on the elevation drawing.

Member Boniface said with regard to what Member Katz just brought up, that he actually liked the fact that they didn't line up so you can actually tell the difference between what is a contributing building and then what was added later. So he actually wanted to see the difference.

Member Biedscheid agreed with that comment.

Member Biedscheid asked, in reference to the south façade of the main house. On the existing doors that are part of the infilled portal, she asked if those replacement doors are functional. It appears the stairs are centered at just one half of that door.

Mr. Lyons agreed. He explained that the left-hand door was not a functioning door. The right-hand door is the one that operates and the left half is fixed.

Member Biedscheid asked if there is a reason that the stairs couldn't be extended to cover both doors and be the same width as both doors.

Mr. Lyons agreed that they could be.

Member Biedscheid asked regarding the staircase for the new door, that the client would like for it to come straight out with the door over the window below.

Mr. Lyons agreed.

The owner wanted to make a statement.

Present and sworn was Ms. Roxanne Morgan, who said they wanted the staircase going out including the window as drawn and coming down to her left. The staircase would actually come down that way instead of as a spiral. It would just be straight stair steps down and no windows would be included.

Public Comment

Ms. Beninato (previously sworn) said she had issues with the carport. She didn't think it was a necessary item and was on a primary façade and was not set back 10 feet from another primary façade. It is sort of an optional feature and people like carports but these are primary façades and there are already several changes being made to that primary façade. She understood the openings aren't different but the functionality of those doors proposed now as an alternative now to the steps on her right for those doors. And then a spiral staircase that may become a straight out staircase, again, coming to the left or west side of that opening. She thought it was a little bit intrusive to have the stair case come out straight rather than a spiral staircase. She really wondered about allowing carports on primary façades, especially when they are not set back from another primary façade.

There were no other speakers from the public regarding this case.

Mr. Lyons said Roxanne and Brian Morgan wanted to be able to access the house through that doorway in a protected environment. That was their concern. He also said that in going down that street, one could see many other carports in the neighborhood.

Action of the Board

Member Boniface congratulated Mr. Lyons on his responses to the exception criteria. They were very thorough. He made a good case specifically about the carport and on the drive by, the Board noticed how many other carports there are in that neighborhood. What is presented certainly does fit in with the neighborhood.

Member Boniface moved in Case #H-15-073B at 800 Gildersleeve Street, to accept Staff's recommendation and approve this application as presented and recognizing that the applicant has met all of the exception criteria for 1) an addition on a primary façade, south, 2) an addition less than ten feet back from a primary façade, east, 3) to create an opening on a primary façade, south, for a window, 4) an increase to maximum allowable height, and 5), an increase to exceed the 50% footprint standard. In addition, he added the following conditions: 1) that the stair be taken to staff for their approval; 2) the existing stairs on the south elevation which go into the entry portal be extended in width to match the same opening as the doors leading into the portal. Member Bayer seconded the motion.

Chair Rios stated that the windows would be Hemlock Green in color and stucco as presented. Member Boniface accepted the amendment as friendly and the motion passed by unanimous voice vote.

4. Case #H-15-092. 540 East Alameda Street Unit 7. Downtown & Eastside Historic District. Carlos Kinsey, agent for Gayle Mill and Philip Haworth, owners, proposes to construct a 971 sq. ft. free-standing accessory structure to a height of 12'6" where the maximum allowable height is 16'4" and to remove fencing and yardwalls on a contributing residential property. (David Rasch).

Mr. Rasch presented the Staff report for this case as follows:

BACKGROUND & SUMMARY:

540 East Alameda Street Unit 7 is part of a condominium association located behind the contributing residence at 530. That historic building was constructed between 1928 and 1934 in the California Mission Revival style with a clay tile finished gable roof. In the 1980s, a Spanish-Pueblo Revival addition was constructed on the south side of the residence.

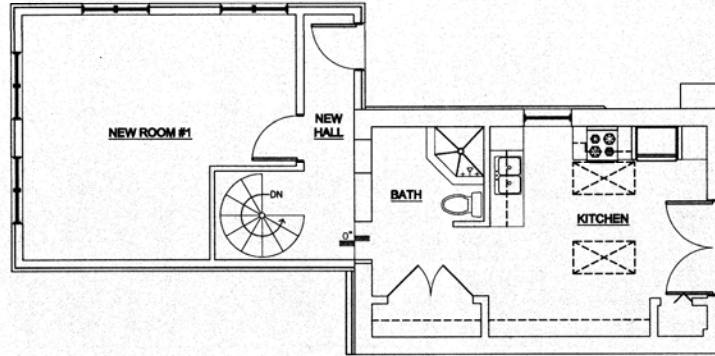
The applicant proposes to remove an existing stuccoed yardwall, relocate an existing coyote fence, and construct a free-standing garage and storage room on a vacant area to the southeast of the residence.

The 971 square foot structure is designed in a mixture of Spanish-Pueblo Revival and California Mission Revival elements to harmonize with the residence. It will be 12' 6" high, where the maximum allowable height is 16' 4", and feature stepped massing, rounded edges, clay tile finished shed roof overhangs and portal, and divided lite windows and doors. The garage doors will be carriage-style with divided-lite windows in the upper quarter. Exterior light fixtures will be Minka Lavery Mallorca lantern sconces in an iron finish. Finishes will be El Rey cementitious "Desert Rose" and Pella trim color "Stormy Blue".

In addition, stuccoed pilasters and wooden pedestrian gates will be constructed in the relocated coyote fence.

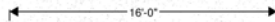
STAFF RECOMMENDATION:

2" EXT. INSULATION
NEW STUCCO
TO MATCH
EXIST. (EL REY
ADOBE BROW
OR STO-LA
LUZ)

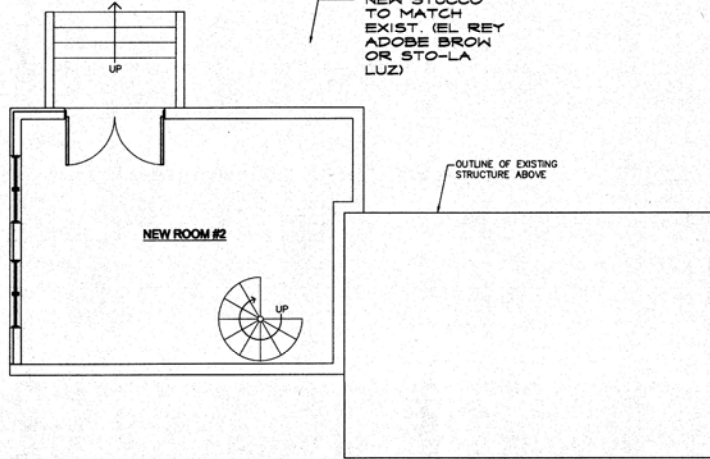


UPPER LEVEL FLOOR PLAN - CASITA

SCALE 1/4" = 1'-0"



2" EXT. INSULATION
NEW STUCCO
TO MATCH
EXIST. (EL REY
ADOBE BROW
OR STO-LA
LUZ)



LOWER LEVEL FLOOR PLAN - CASITA

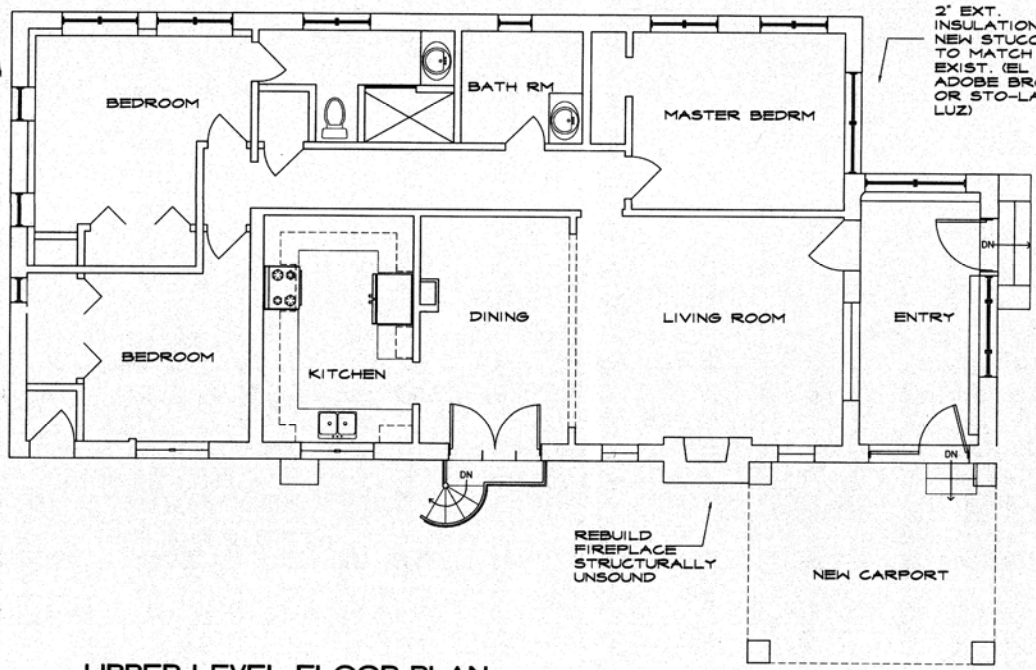
SCALE 1/4" = 1'-0"

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MORGAN RESIDENCE REMODEL
SHEET TITLE
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OF

2' EXT. INSULATION
NEW STUCCO
TO MATCH
EXIST. (EL REY
ADOBE BROW
OR STO-LA
LUZ)

2' EXT. INSULATION
NEW STUCCO
TO MATCH
EXIST. (EL REY
ADOBE BROW
OR STO-LA
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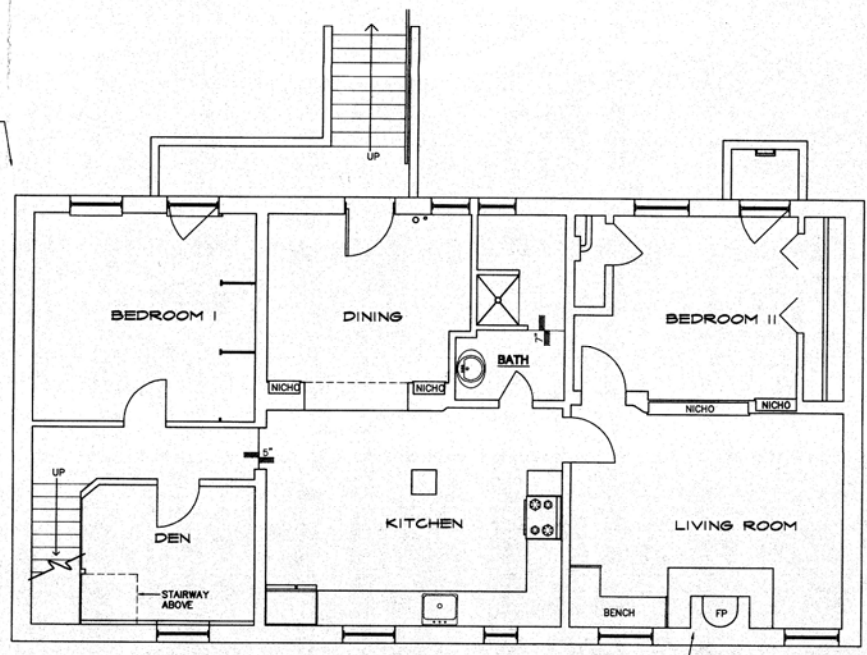


UPPER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

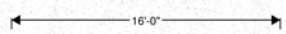
2' EXT. INSULATION
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TO MATCH
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ADOBE BROW
OR STO-LA
LUZ)

2' EXT. INSULATION
NEW STUCCO
TO MATCH
EXIST. (EL REY
ADOBE BROW
OR STO-LA
LUZ)



LOWER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



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4/27/16

MORGAN RESIDENCE REMODEL

SHEET TITLE

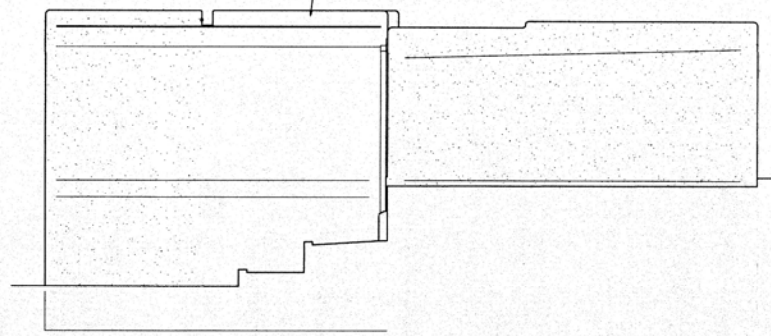
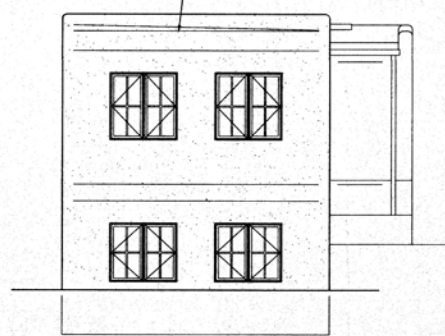
DATE

REVISED

SHEET NO. 1 OF 1

NEW CLAD CASEMENT WINDOWS IN EXISTING ALTERED OPENINGS. CLADDING COLOR = SAGE GREEN (TYPICAL OF 5 OPENINGS AT NORTH ELEV.)

NEW CLAD CASEMENT WINDOWS IN EXISTING ALTERED OPENINGS. CLADDING COLOR = SAGE GREEN (TYPICAL OF 5 OPENINGS AT NORTH ELEV.)

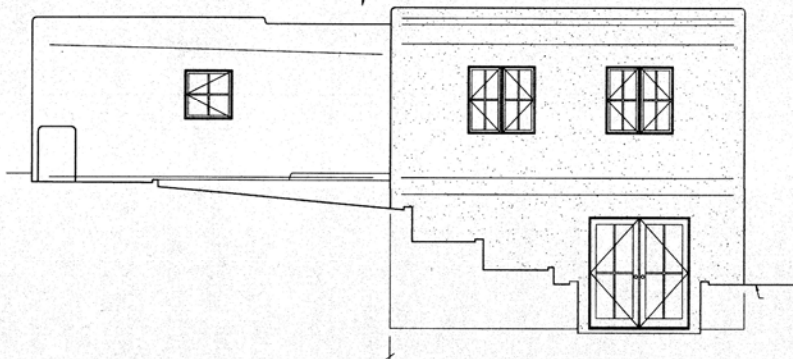
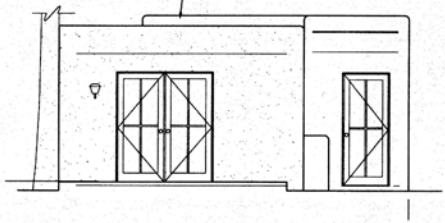


WEST ELEVATION
SCALE 1/4" = 10"

NORTH ELEVATION
SCALE 1/4" = 10"

NEW CLAD CASEMENT WINDOWS IN EXISTING ALTERED OPENINGS. CLADDING COLOR = SAGE GREEN (TYPICAL OF 5 OPENINGS AT NORTH ELEV.)

NEW CLAD CASEMENT WINDOWS IN EXISTING ALTERED OPENINGS. CLADDING COLOR = SAGE GREEN (TYPICAL OF 5 OPENINGS AT NORTH ELEV.)



EAST ELEVATION
SCALE 1/4" = 10"

SOUTH ELEVATION
SCALE 1/4" = 10"

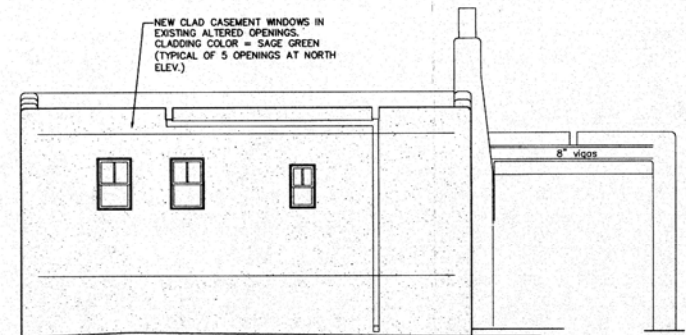
MORGAN RESIDENCE - CASITA

16'-0"

MORGAN RESIDENCE REMODEL
SHEET TITLE
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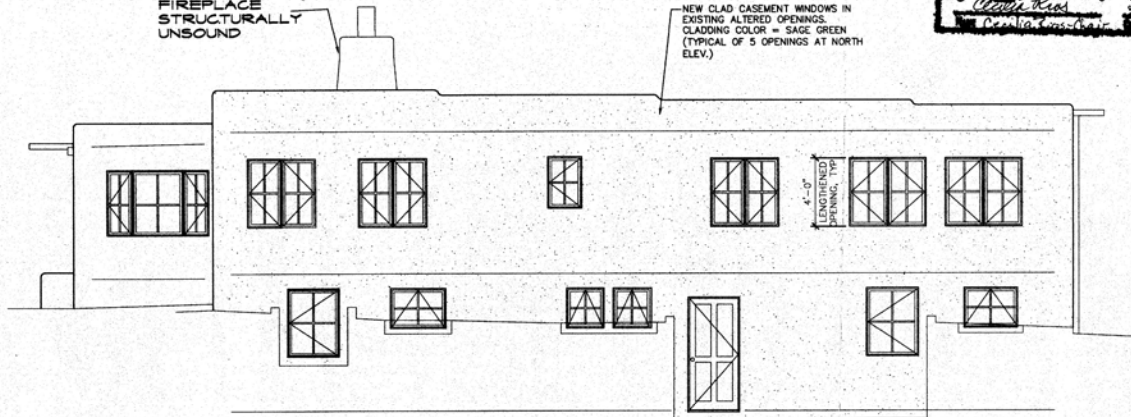
Morgan Preservation & Land Use -	
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Historic Character Review <input type="checkbox"/> Review <input type="checkbox"/> Comments/Action 	Review: Date: 0-24-16 Signature: [Handwritten Signature] Title: [Handwritten Title]

NEW CLAD CASEMENT WINDOWS IN EXISTING ALTERED OPENINGS. CLADDING COLOR = SAGE GREEN (TYPICAL OF 5 OPENINGS AT NORTH ELEV.)



REBUILD FIREPLACE STRUCTURALLY UNSOUND

NEW CLAD CASEMENT WINDOWS IN EXISTING ALTERED OPENINGS. CLADDING COLOR = SAGE GREEN (TYPICAL OF 5 OPENINGS AT NORTH ELEV.)



WEST ELEVATION

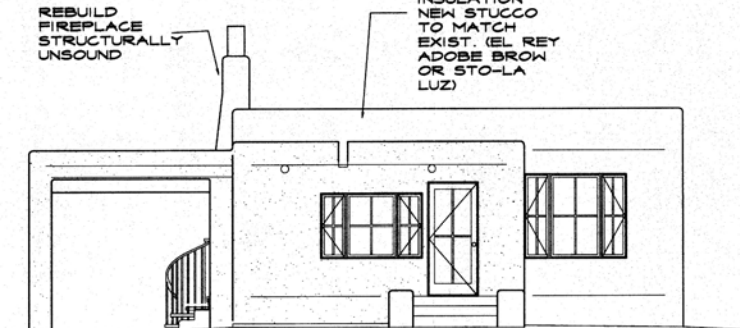
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NORTH ELEVATION

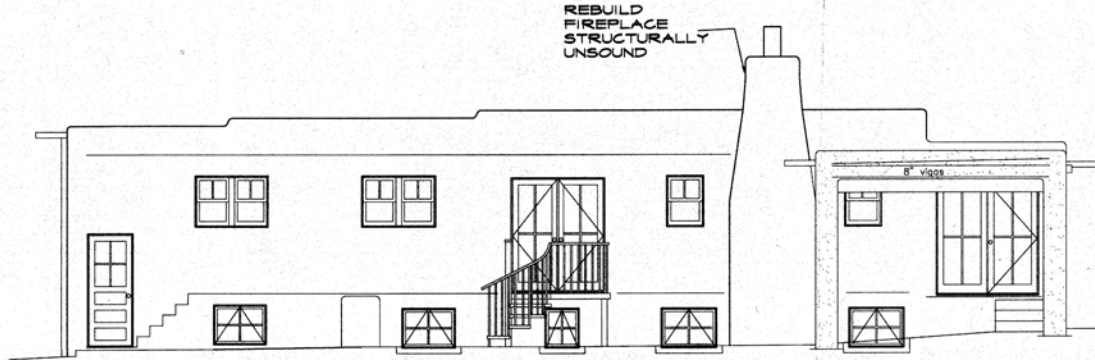
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REBUILD FIREPLACE STRUCTURALLY UNSOUND

2' EXT. INSULATION NEW STUCCO TO MATCH EXIST. (EL REY ADOBE BROW OR STO-LA LUZ)



REBUILD FIREPLACE STRUCTURALLY UNSOUND



EAST ELEVATION

SCALE 1/4" = 10'

SOUTH ELEVATION

SCALE 1/4" = 10'

MORGAN RESIDENCE

16'-0"

[Handwritten Signature]
4/27/16

Member Powell pointed out the column by the door which is not common in Santa Fé. And the lintel on the same elevation is more fan shaped and he thought it is mis-drawn.

Mr. Clemens clarified that those two windows won't be there. A gentleman tried to do the drawings and didn't do a good job.

Member Biedscheid referred to the elevation labeled north which is actually the east, and asked if under the portal, there are three proposed windows.

Mr. Clemens said one on the left is a door and the other two are windows. Then he corrected himself to say there is actually just one window. "That is just an opening because the building ends. So there is only one door and one window." He pointed them out and said to the right is just open air space.

Member Biedscheid said she didn't see that on the floor plan on page 55 of the packet.

Member Boniface said these drawings are impossible to understand. The drawings are mis-labeled in terms of elevations and the elevations don't match the floor plans. The Board needs to postpone this and ask the applicant to submit accurate drawings.

Public Comment

There was no public comment.

Action of the Board

Member Boniface moved to postpone Case #H-15-104 at 547 Hillside Avenue for submission of corrected updated drawings. Member Katz seconded the motion and it passed by unanimous voice vote.

- 4. Case #11-15-073. 800 Gildersleeve Street.** Don Gaspar Area Historic District. Harvey Monroe, agent for Roxanne Morgan, owner, proposes to install 2" foam insulation on main residence and casita, stucco and repair chimney on main residence on a contributing residential property. (Nicole Ramirez Thomas)

Ms. Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

800 Gildersleeve Street is a single-family residence that was constructed before 1928 in the Spanish-Pueblo Revival style. A free-standing historic garage on the south side of the residence may have been constructed at the same time. The front portal was infilled and the garage was converted into a living space

in the late 1970s. The residence is listed as contributing to the Don Gaspar Area Historic District and the complete east and south elevations are primary. The converted garage is listed as contributing to the District and the east elevation is designated primary.

In 2015 the Board heard and approved the applicant's request to: construct a 177 square foot carport on the south primary elevation of the residence; remove a large non-historic window on the south elevation of the main residence; install a window on the basement level of the primary elevation; repair historic windows and a door on the south primary elevation and the installation of storm windows and a door; and the replacement of non-historic windows and doors on the main residence. To the casita, formerly the detached garage, the applicant requests to add a 659 square foot addition and to replace non-historic windows on the east elevation and a non-historic door on the north elevation.

The applicant proposes to remodel the property with the following three items.

1. Insulate the entire exterior of the main residence and casita with 2" spray foam. This will create 2" of additional depth at window and door openings. The applicant did not state whether the finish around the openings will be crisp or bull-nosed.
2. Replace the non-working chimney that has compromised structure on the main residence, while maintaining the appearance of the exterior of the chimney and its relationship to the residence.
3. Existing stucco is cementitious El Rey stucco in "adobe brown." New stucco will also be cementitious El Rey stucco in "adobe brown."

STAFF RECOMMENDATION:


Staff recommends approval as the proposed request complies with 14-5.2(B)(9) Minimum Maintenance requirements, 14-5.2 (D) General Design Standards for All H Districts, 14-5.2 (H) Don Gaspar Area Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Harvey Monroe, P. O. Box 1183, who said he was not the first person involved in this project. After reviewing the documents, he found there are a few errors. There is no insulation in the building and spray foam is the best way to have insulation. He will maintain the same rounded quality of pueblo architecture with cementitious stucco. The chimney needs to be replaced with an identical profile fireplace.



Questions to the Applicant

Chair Rios asked if corners will be bullnosed.

Mr. Monroe agreed.

Member Katz asked what the problem is with the chimney. From the inside you can see there is not a clear line of flow. It is very circuitous and when the fires were lit the smoke backed up in the building.

Member Katz asked if would demolish the whole thing and rebuild it.

Mr. Monroe said that might not be necessary. He said more investigation will occur to see if it can be retained.

Member Powell asked if it is possibly rubble construction.

Mr. Monroe said it is pen tile. The whole house is pen tile. The stucco is cementitious.

Member Boniface said when the Board drove by, he saw a single clay tile flue and it has two fireplaces. He definitely saw that as a problem. With two-inch foam and cementitious stucco, it will be about a 3" bullnose.



Mr. Monroe agreed.

Member Boniface said that is in character with the neighborhood.

Public Comment

Ms. Stephanie Beninato (previously sworn) spoke in support of this application. It is good to insulate and in this case, it will look better and fit in better with the neighborhood. It will also be much more comfortable.

There were no other speakers from the public regarding this case and the public hearing was closed.

Action of the Board

Member Boniface moved in Case #11-15-073 at 800 Gildersleeve Street, to approve the application as submitted and according to staff recommendations. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

In closing, my professional opinion is as follows:

Windows 1, 2, 3 and 4 have been removed from the building. During the removal process the windows were destroyed.

Attached to my report are pictures of 4 sashes and 1 head jamb that were saved. These 4 sashes and head jamb have more than 40% rot and most of the glazing either cracked or missing.

Included is a picture of the 4 openings without the windows in place.

The openings show spray foam insulation around the windows that resulted in moisture damage and the moisture damage is a contributing factor to the window deterioration. Due to the damage from moisture seeping into the interior, the interior plaster has been compromised. Water stains can be seen on the stucco.

At this point with the 4 windows being removed and only a few pieces left, my suggestion is to replace the windows in like and kind to the windows that have been previously replaced in the other areas, to follow the historic requirements.

Clad/wood simulated divided light, color to match the replaced windows. Sizes to match the windows that were removed.

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

Assessment prepared by: *Ra H. Ratterson*

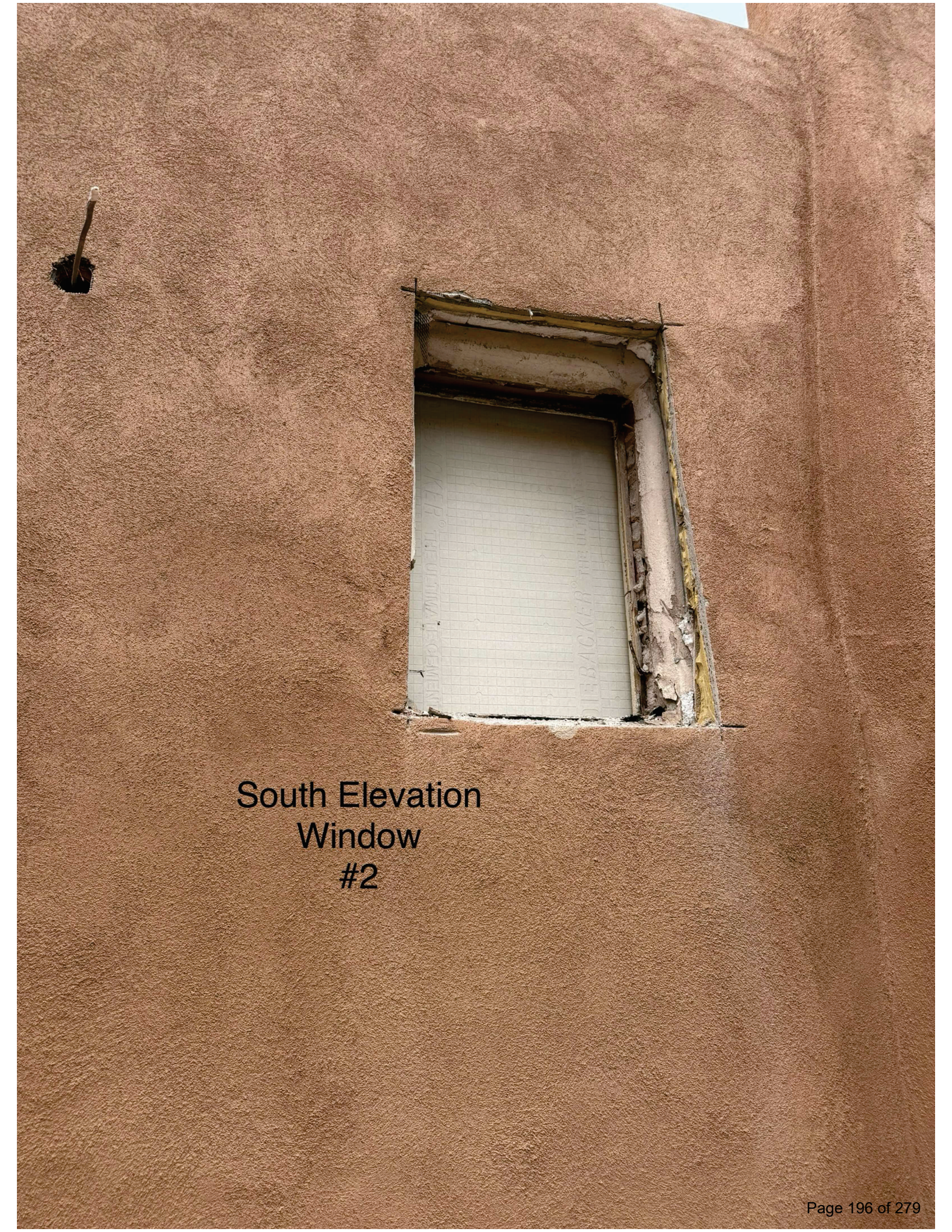
RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

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

NOTES:



South Elevation
Window #1



South Elevation
Window
#2



South
Elevation
Window
#3




South
Elevation
Window
#4





800 Gildersleeve
window sashes
remains



800 Gildersleeve
Window sashes
and head jamb
remains

Window #4

Window #3

Window #2

Window #1



South Facing Elevation



Window #1



Window #2



Window #3



Window #4

City of Santa Fe, New Mexico

memo

DATE: August 26, 2025

TO: Historic Districts Review Board

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

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

2025-010949-HDRB, 913 ½ Acequia Madre, Downtown and Eastside Historic District, Contributing, Richard Martinez, agent for Rick Andrew and Diane Buchanan, owners, requests approval of rear portal roof change from parapet to metal corrugated roofing system, replace kitchen with garage, and minor alterations to a previously approved design plan. An exception is requested to 14-5.2(D)(6) roofs.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: Previous Case Documents

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that no exception request is necessary 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 #2025-010949 to allow these alterations to 913 ½ Acequia Madre.
- b. Approve or deny Case #2025-010949 to allow these alterations to 913 ½ Acequia Madre subject to conditions.

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

BACKGROUND & SUMMARY:

The single-family residence at 913 ½ Acequia Madre is designated as contributing with the north and northeastern facades as primary to the Downtown and Eastside Historic District. The structure was reviewed by the Historic Districts Review Board (Board) for status two times and the structure was given a contributing historic status on November 28, 2023, and January 9, 2024. The structure was built in 1940 on a 0.10-acre lot which totaled 1,702-square feet. The primary architectural design of the structure is a combination of Spanish-Pueblo revival elements but is overall of a Santa Fe vernacular style. Adobe and concrete block make up the construction materials and the building is characterized by its flat shed-roof, wooden and aluminum single-hung three over one and one over one windows.

The structure has had several changes and phases of construction and with additions throughout its lifetime. The original core of the structure can be seen at the north and northeastern façades and these two facades demonstrate the integrity of the original structure and its ability to contribute to the Downtown and Eastside Historic District. Elements of the humble home such as the adobe wall construction and recessed three over one wood framed windows convey historic meaning in regard to simple family homes constructed in the Eastside. The portal over the eastern façade entry way is most likely the first addition to the structure, occurring around the 1950s. As construction continued, additions were made to the southern façade adding another room and garage by the 1970s. The clear and distinct evolution of the property can be observed through the construction materials.

Previous cases for 913 ½ Acequia Madre include:

On June 11, 2024, in Case No. 2024-008413-HDRB, the Board found that all three exception request categories, all three exception criteria have been met, for the reasons set forth in the applicant's application as well as staff's report, with the proviso that we do not adopt staff's recommendation that the first criteria; not damaging the character of the district, has not been met, but we find that it has, as reasons set forth by the applicant and based on those findings that the application be approved as submitted.

The applicant requested approval for the remodel of a simplified Pueblo Revival style structure by increasing the height of the structure to 13'0" where the maximum allowable height is 15'3", addition of a 6'0" tall coyote fence, and update the windows, doors, and finishes. Exceptions were requested for the following: 14-5.2(D)(2)(c) and (d) Additions are not permitted to primary facades and the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade; 14-5.2(D)(5)(a)(1) for removal of historic windows; 14-5.2(D)(5)(a)(3) No existing opening shall be closed.

On April 23, 2024, in Case No. 2024-008075-HDRB, the Board motioned that the exception criteria has not been met as set forth in the staff report and that the proposal would constitute changes that create a false sense of historical development as well as cause the structure to lose its contributing status and on that basis the application is denied.

The applicant requested approval to replace doors and windows, construct a new entry portal, add a rear portal, raise parapets, and construct a new coyote fence and gate. Seven exceptions were requested to: change the style of a contributing building, construct additions within 10 ft. of a primary facade, remove historic material, expand and close openings on primary elevations, and change roof height (14-5.2(D)(1)(a); 14-5.2(D)(2)(a)(d); 14-5.2(D)(5)(a)(i); 14-5.2(D)(5)(a)(ii); 14-5.2(D)(5)(a)(iii); 14-5.2(D)(6)).

On January 9, 2024, in Case No. 2023-007525-HDRB, the Board upgraded the historic status of the structure to contributing, with the north and northeastern façades, as identified on the façade diagram 1 through 4, be designated as primary.

APPLICANT’S REQUEST:

The applicant proposes the following exterior alterations:

- 1) Construct a portal on the west elevation with a metal roofed instead of a parapeted roof with an outdoor fireplace.
- 2) Replace part of the rear Portal with the Kitchen.
- 3) Replace the Kitchen with a Garage.

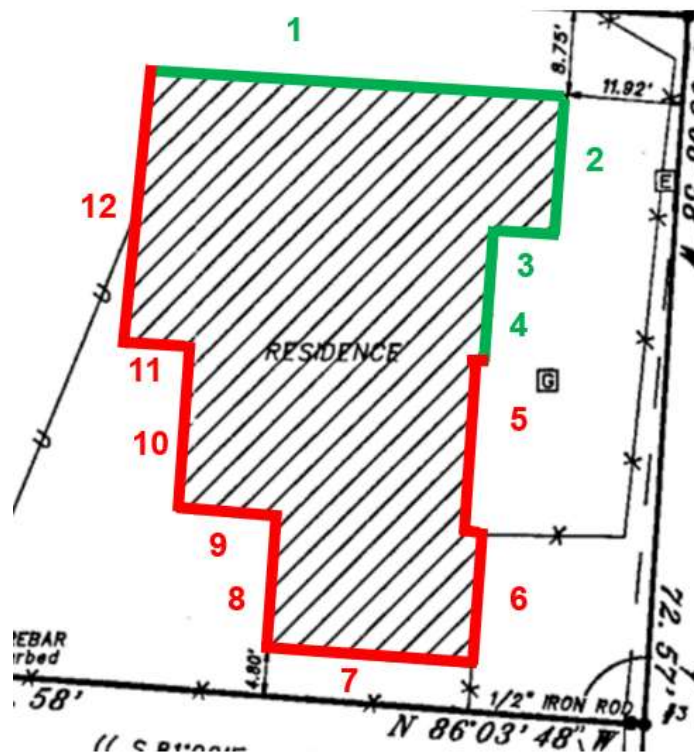
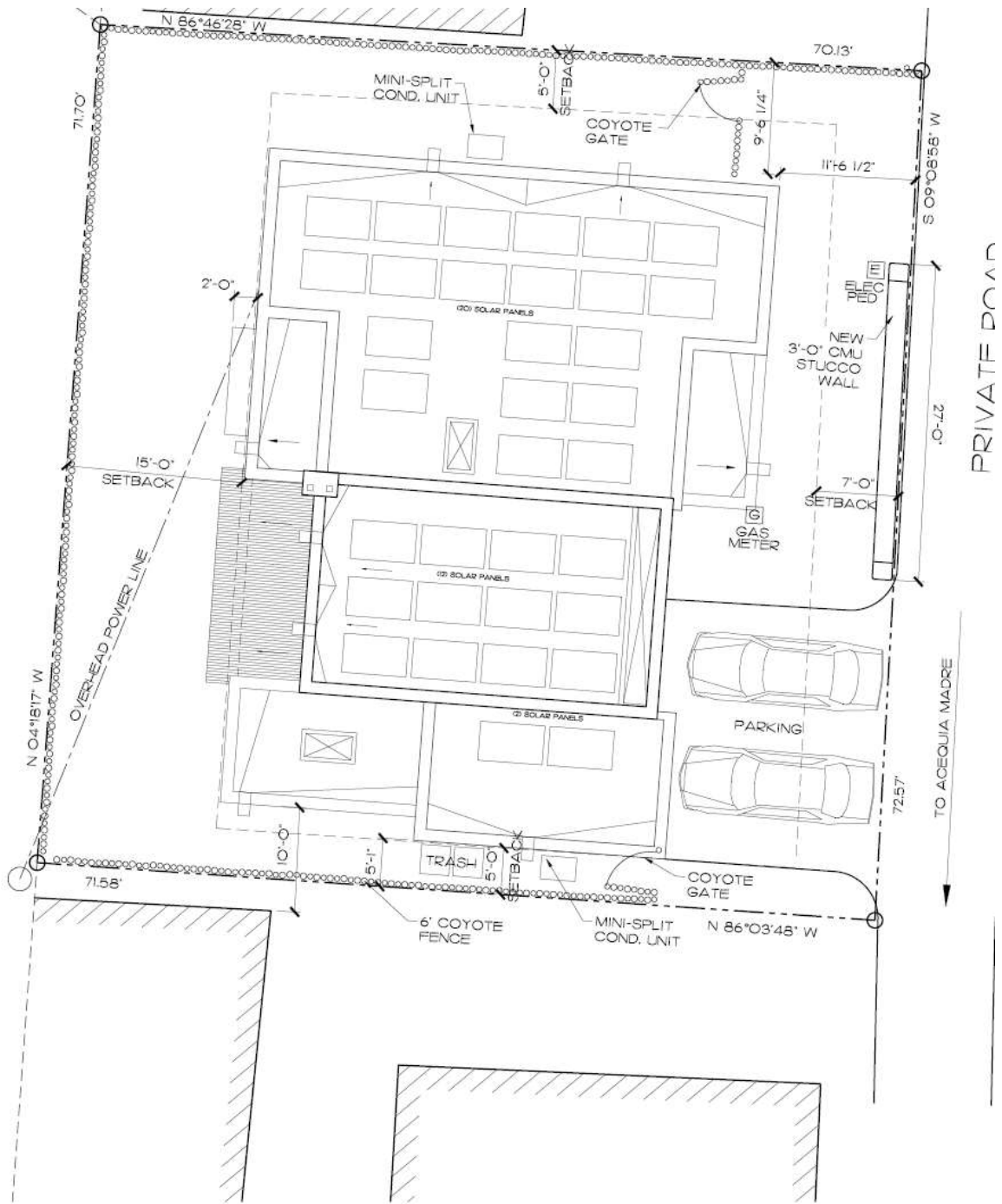


Figure 1. Primary Façade Diagram.



2 PROPOSED SITE PLAN
 A-1.0 SCALE: 1/8" = 1'-0" NORTH

Figure 2. Proposed Site Plan.

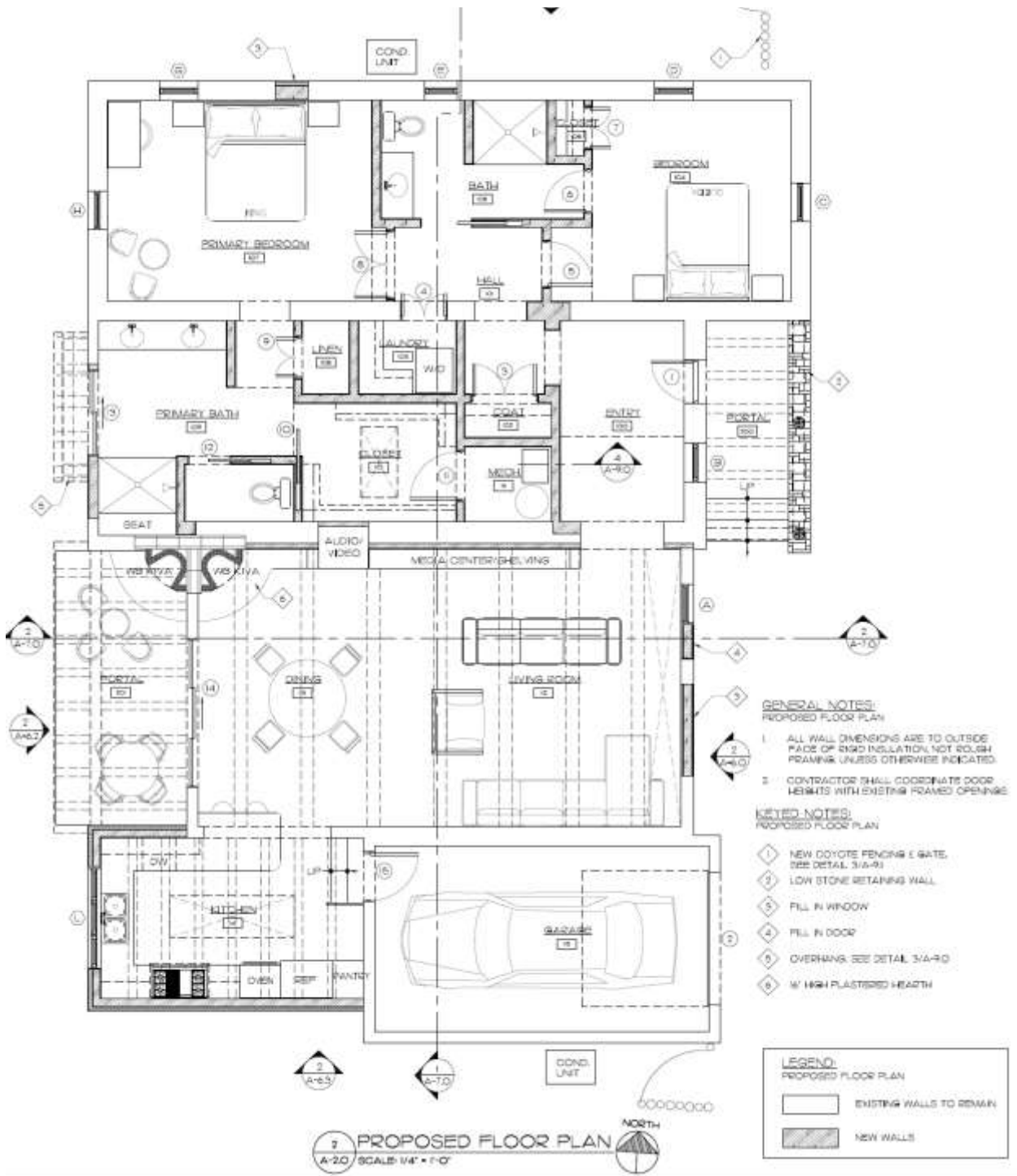


Figure 3. Proposed Floor Plan.

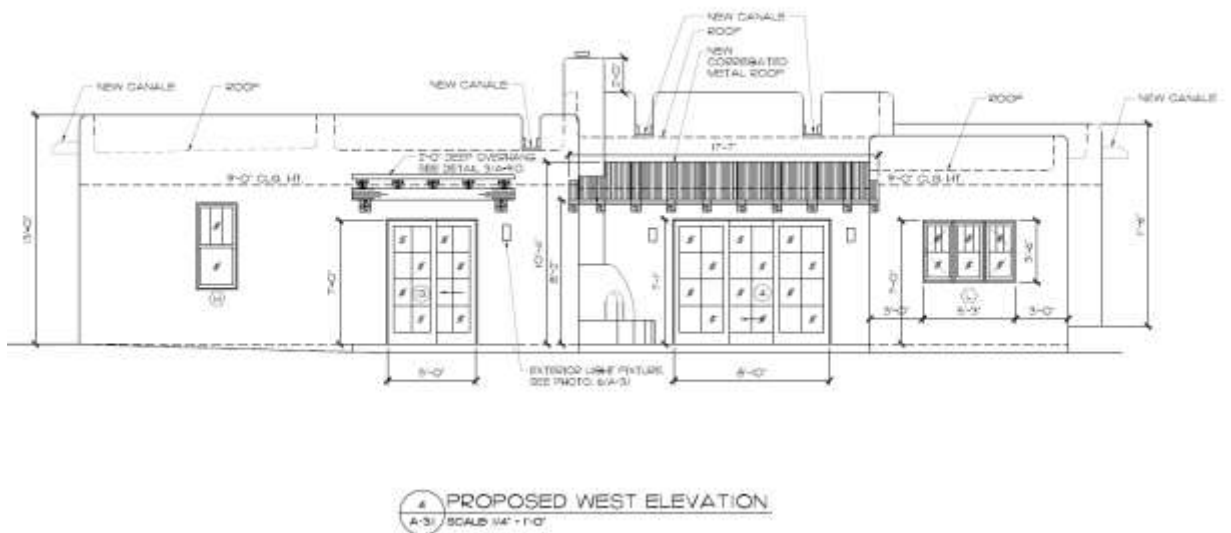


Figure 4. Approved and Proposed West Elevation.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of

Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

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

(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."

(c) 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).

(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: October 25, 2023 – F.

For HPD Office use only:		
HCPI No. _____	District No. _____	NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Edward and Maria Elisa Roybal House	2. Location: 913½ Acequia Madre Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-90 4. County: Santa Fe Parcel # 12324224
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: October 17, 2023		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: October 14, 1984 <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6794747,-105.9248867		
10. Photo Information: John W. Murphey, photographer. Photo 1: View of east elevation, facing northwest.		
11. Brief Description of the Property: Midway down a short gravel lane between Acequia Madre and Canyon Road stands a building that looks almost misplaced. A long, one-story flat roof dwelling, it first gives the impression of a 1950s ranch house (Photo 1). But further inspection and a review of archival material indicate that this is an illusion. The house, instead, is a composite of several building campaigns, beginning in the late 1930s and ending in the late 1970s (Fig. 1). This evolution is readable from its front (east) façade with the change of wall planes, parapet heights, and different doors and windows. <i>Continued on Page 5.</i>		
12. Who uses the property? Residence – not-in-use		
13. Construction Date: Date: c.1939-40 with additions made through c.1976 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: aerial photographs, city directories, deeds		
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: 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: Matinez Architecture Studio PC

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

Current owner: Morton Phillips Trust

19. Is Property Endangered? Unknown No Yes How?

20. Significance to Current Community: 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 No Yes
 If yes: State National
 If 'no' or unknown, do you think this property is eligible for listing? 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 Yes
 If yes: Significant Contributing Non-contributing No Status
 Per City of Santa Fe official designation map
 If 'yes', what is the name of the district? State National City of Santa Fe:
 Downtown and Eastside Historic District

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2																																					
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		4. County: Santa Fe																																					
		5. Date of Survey: October 17, 2023																																					
ARCHITECTURAL AND CONSTRUCTION DETAILS:																																							
6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input checked="" type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:				7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 <input type="checkbox"/> Other: _____																																			
				8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised: Materials: <input type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes																																			
				9. Roof: <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input checked="" type="checkbox"/> Shed <input type="checkbox"/> Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input checked="" type="checkbox"/> Metal: V- Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:																																			
10. Window Types <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Operation</th> <th style="width: 25%;">Material</th> <th style="width: 25%;">Glazing</th> <th style="width: 25%;">Number</th> </tr> </thead> <tbody> <tr> <td>Single-Hung</td> <td>Wood</td> <td>3/1</td> <td style="text-align: center;">6</td> </tr> <tr> <td>Single-Hung</td> <td>Aluminum</td> <td>1/1</td> <td style="text-align: center;">5</td> </tr> <tr> <td rowspan="2">Sliding</td> <td rowspan="2">Aluminum</td> <td>1-1 and</td> <td style="text-align: center;">1</td> </tr> <tr> <td>1-F-1</td> <td style="text-align: center;">1</td> </tr> </tbody> </table>				Operation	Material	Glazing	Number	Single-Hung	Wood	3/1	6	Single-Hung	Aluminum	1/1	5	Sliding	Aluminum	1-1 and	1	1-F-1	1	11. Door Types <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Type</th> <th style="width: 25%;">Style</th> <th style="width: 25%;">Material</th> <th style="width: 25%;">Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>Plank w/ 3 Lights</td> <td>Wood</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Single-Leaf</td> <td>½-Light, 4 Panel</td> <td>Wood</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Single-Leaf</td> <td>15-Panel w/ 1 Light</td> <td>Wood</td> <td style="text-align: center;">1</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	Plank w/ 3 Lights	Wood	1	Single-Leaf	½-Light, 4 Panel	Wood	1	Single-Leaf	15-Panel w/ 1 Light	Wood	1
Operation	Material	Glazing	Number																																				
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Single-Leaf	15-Panel w/ 1 Light	Wood	1																																				
12. Chimneys <input checked="" type="checkbox"/> N/A, removed				13. Porches <input type="checkbox"/> N/A Type: <input checked="" type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap																																			
14. Other Significant Features N/A																																							
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications																																							
#1 Date: c.1940-1976; Multiple additions; aerial photograph and visual and material evidence; see Figure 1.																																							

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style Not Applicable

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

Notes: Other: Vernacular

17. Documents Available and Their Locations

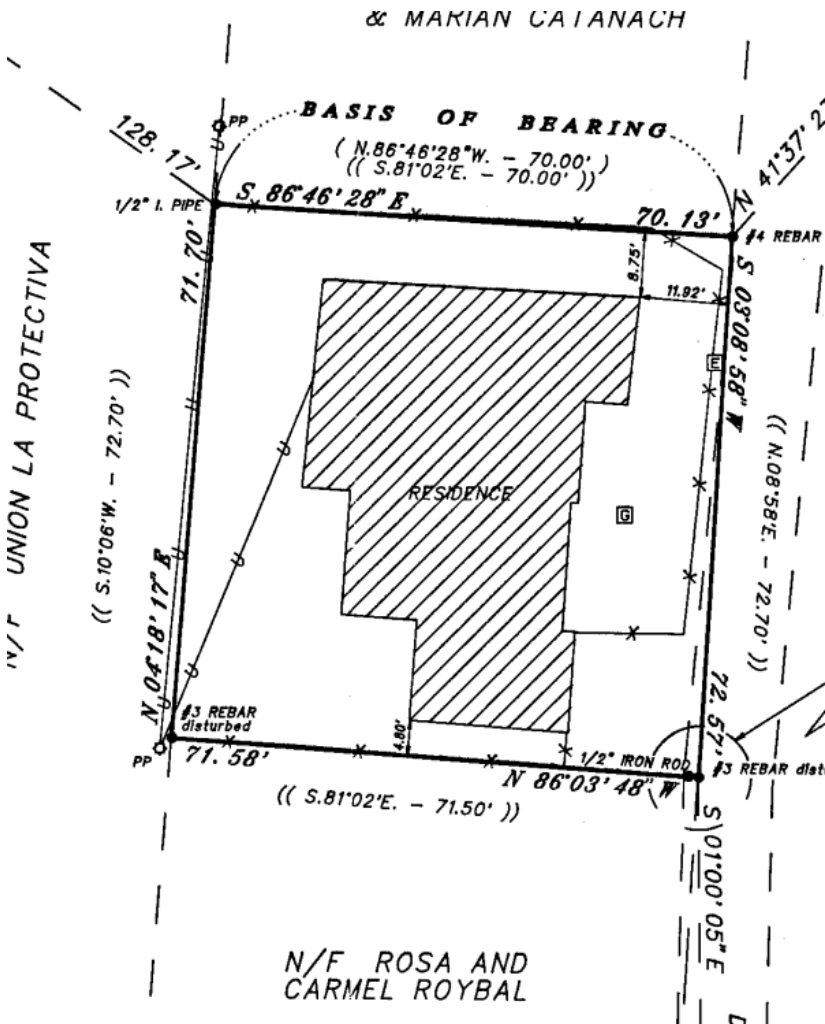
Historic Preservation Division Land Use Department City of Santa Fe 200 Lincoln Avenue Santa Fe, NM 87504 (505) 955-6605 https://www.santafenm.gov/land-use/historic-preservation	Archaeological Records Management Section Laboratory of Anthropology 708 Camino Lejo Santa Fe, NM 87501 (505) 476-1320 https://nmhistoricpreservation.org/arms.html
--	---

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: Portion of 1994 survey plat. Courtesy L.A.S.



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. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>	
		NRHP _____ SRCP _____	Criteria A B C D
1. Name of property: Edward and Maria Elisa Roybal House	2. Location: 913½ Acequia Madre Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-90 4. County: Santa Fe 5. Date of Survey: October 17, 2023	

Architectural Description Continued

Setting

The house is situated along a graveled dirt lane coursing between former agricultural fields filled in over the years with houses. Given the narrow depth of the lots, the subject house — along with other homes on the lane — is oriented parallel to the road. Their long façades have the appearance of a much larger home. This house is associated with the property immediately to the south, which holds the former Carmen and Rosa Roybal home. It is minimally landscaped with a few concrete paths, a gravel driveway, and a specimen fir tree at the southwest corner. The property has invasive plants, including a mature Tree of Heaven on the north property line. Aside from the house, there are no other structures on the lot.

House

Comprising roughly 1,786 square feet, the house shows at least five distinct building phases. The older core is adobe, with frame and block additions tacked onto the west and south exposures. With the exception of the back Laundry Room, each addition has a Pueblo Revival appearance, with earthtone stucco walls, rounded parapets, and flat roofs. The different types of windows along the house speak to each distinct type of construction.

East Elevation

Facing the lane, the east elevation is the most articulated side of the building and reveals the various construction eras (Photos 1 & 2).

Garage

Starting at the south end is a boxy one-car garage built between 1966 and 1973. It is the second-youngest piece of the house and was freestanding until around 1976. The block structure has tall parapets over its east and west elevations, with its roof draining to the south (Photo 3). A metal overhead door opens to a space once holding a car.

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

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Family Room

Attached to the north and set back by 20" and at a lower height is the youngest piece of the house (Photo 4). Erected around 1976, the roughly 510 square-foot rectangle is constructed of frame on a concrete slab. Its façade has double aluminum sash windows and a decorative wood door. The interior is one large open space stripped to the studs (Photo 5). It once had a brick fireplace across its south wall.

Entry/Living Room/Kitchen

Moving northward, the wall plane pushes out 12" with a separate volume enclosing the Entry, Living Room, and Kitchen. Marked by a hipped porch, it served as the historic entry to the home (Photo 6). The roughly 84-square-foot porch is made of conventional lumber and is painted white (Photo 7). Based on an aerial photograph, it postdates 1958 (Fig. 6). Its wall is penetrated with an opening holding a 3/1 sash wood window and an entry. The entry has a faux plank door with three vision lights (Photo 8). Next to the door is a medallion with a raised impression of Nuestra Señora de Guadalupe, asking her to protect the family (Photo 9). This part of the building is adobe and represents early construction.

Bedroom Wing

The last piece, a long, east-west rectangle, is likely the oldest piece of the house. It bumps out 68" from the entry area and is made of adobe (Photo 10). It holds three rooms, including the remnant of a bathroom. A tall 3/1 single-hung sash window sits like a guillotine at the center of its east façade (Photo 11). The window stands back 10" from the exterior wall.

North Elevation

The unadorned north elevation has windows at each room (Photos 12 & 13). Like the façade, they are tall 3/1 wood sash set deep in the adobe (Photo 14). Near the west end is a much smaller opening with a 1/1 aluminum sash window venting a bathroom. A strip of *contra cimienta* runs along the base of the wall. It works as a support or as a water table, protecting the wall from water draining above.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Behind the wall are three square rooms. Currently gutted, the space’s construction is readily visible (Photo 15). It has exterior adobe walls with interior frame partitions. The floor (now removed) rested on rough-sawn dimensional joists nailed to intermediate posts and supported at the edges by beams. The roof decking and ceiling construction are standard, consisting of crude framing of rough-sawn plates, joists, and rafters. These point to the original dwelling’s inferred construction date of the late 1930s.

West Elevation

Facing a cramped backyard, the west elevation shares the same evolution as the façade but with a rougher presentation (Photo 16).

It begins at the north with a solo 3/1 window at the Bedroom Wing (Photo 13). To the south is a shed-roof frame addition that appears to have been a laundry room (Photos 17 & 18). Aluminum windows on its west and south walls bring light to the room. A wood-panel-and-glass door gives access to this space and the back of the house. Constructed at some point between 1958 and 1966, the shed-roof attachment covers the entire portion of the portion Entry/Living Room/Kitchen section of the house.

The south end of the elevation represents the more recent pieces of the home: frame and block additions built in the 1970s. The Family Room wall holds a shattered sliding patio door (Photo 19). The Garage is set back 10’ and has a single sliding aluminum window (Photo 20).

South Elevation

The south wall of the Garage has no openings.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Historical Overview

With its core likely built in the late 1930s, what was originally a small rental house expanded over time, becoming the home of Edward and Elisa Roybal in the 1960s. This family would own it up until its recent sale.

The house sits on one of many narrow lots between Canyon Road and the mother acequia. Historically, as shown on older maps, these lots were associated with homes fronting Canyon Road. Hydrographic maps from the 1910s show the lots planted in corn and alfalfa (Fig. 2). The agricultural plots, some less than 50' in width, began to be sold off in the 20th century. Some emerged as family compounds with multiple dwellings. Like this particular lot, some remained mostly undeveloped until after the war.

A 1930 plat indicates the subject parcel and several lots along the lane were owned by the Trujillo family: Clarita R. Trujillo, the presumed widow of Antonio Trujillo, and her children (Fig. 3). Carmel Roybal, a utility worker, owned a lot on the south half of the west side of the lane. His family is directly associated with the subject property.

The Roybals

Born in 1897 in the village of Santa Cruz near Española, Carmel Bernardino Roybal initially worked as a miner in Colorado. Moving to Santa Fe, he found employment with the Public Service Company of New Mexico (PNM), likely at their power plant on Water Street. The 1930-31 Santa Fe city directory is the first to place Roybal on the land.¹ By 1932, his property was assigned the 913 Acequia Madre address.²

Carmel and his wife, Rosa, owned a house on the lane, the property to the south. The 1940 census indicates the household included eight children between the ages of five months and sixteen.³ The census and a city directory of the same year record a separate household adjacent to the home with the address 913½ Acequia Madre.⁴ This property

¹ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1930-31* (El Paso: Hudspeth Directory Company, 1931), 207.

² *Ibid.*, (1932), 179.

³ U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 1A; Enumeration District: 25-5B.

⁴ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1940* (El Paso: Hudspeth Directory Company, 1940), 290.

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was a rental and at the time was leased by Clarence Fields. Fields was the chief engineer for PNM and must have known Roybal, his assumed landlord, through a work connection. The Missouri-born engineer lived in the rental with his wife, Glennie, and three young children.⁵

City directories show that 913½ remained rented through the early 1960s. Tenants included salesmen, local photographer Hilliard Crown, and painter Louie Ewing (1908-1983).⁶ After Ewing left, the rental turned into a home.

Edward and Elisa Roybal House

Carmel and Rosa’s sixth oldest child, Edward F. Roybal, was born in 1934, soon after his parents moved onto the former farmland. He grew up along the lane and attended Santa Fe High School. At the outbreak of the Korean War, he enlisted in the U.S. Airforce. He was assigned to the 3276th Crypto School Squadron, reaching the rank of Airman Third Class.⁷

In 1966, while visiting Mexico City, he met Maria Elisa A. Ruiz, a Mexican national. Born in León, a colonial town of Guanajuato, Ruiz was trained as an accountant and had worked as a teacher.⁸ The couple married that year in Mexico City and moved to the home property off Acequia Madre in Santa Fe.

Here, Edward and Maria Elisa settled into the former rental home. Aerial photographs depict how they altered and expanded upon the original dwelling. The house that had consisted of two adjacent rectangles in 1958 (Fig. 5) had grown slightly by 1966 to include the shed-roof laundry at the west and a patio at the front door (Fig. 6). By 1973, the porch at the front door was in place, along with a free-standing garage to the south (Fig. 7).

⁵ U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico.

⁶ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1960* (El Paso: Hudspeth Directory Company, 1960), 4.

⁷ “Edward F. Roybal,” *Santa Fe New Mexican*, February 7, 1955, 10; Santa Fe National Cemetery headstone.

⁸ “Maria Elisa A. Roybal [obituary],” *Santa Fe New Mexican*, September 19, 2021, C-3.

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At some point between 1976⁹ and 1978, a large family room was built between the old house and the garage, joining the two together into its current footprint Fig. 8).

A uniquely American concept, the family or recreation room emerged after World War II as an informal space where the immediate family could relax and play games in an area larger and less formal than a living room. Interestingly, the Roybal family was small, consisting of Edward, Maria Elisa, and a single daughter, also named Elisa.

In 2018, Edward F. Roybal, the Korean War veteran, died. He was 84.¹⁰ Maria Elisa continued to live in the house off Acequia Madre for a few more years before she passed away in 2021 at age 86.¹¹ Both are buried at Santa Fe National Cemetery.

Evaluation of Historical Status

The oldest portion of the house, the adobe, east-west Bedroom Wing at the north, is at least 80 years old. Its plain east and north elevations show original windows and reveal mostly an unaltered exterior appearance. To this were attached several additions, the most recent from c.1976, connecting the older home to a once free-standing garage. The composite development of the building gives it a ranch house appearance.

Given the recent extensions and the fact that they represent a good deal of the house’s square footage, the footprint, the recommendation is to maintain Noncontributing status to the Downtown and Eastside Historic District.

⁹ “Historic Panel to Meet,” *Santa Fe New Mexican*, July 18, 1976, 17. This notice references a large one-room addition, seemingly describing the Family Room.

¹⁰ “Edward F. Roybal [obituary],” *Santa Fe New Mexican*, December 16, 2018, C-2.

¹¹ Maria Elisa A. Roybal.”

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Illustrations



EXISTING FLOOR PLAN
ASCE/SEA-8-114 • 10'

Figure 1: Study of footprint development based on aerial photographs.

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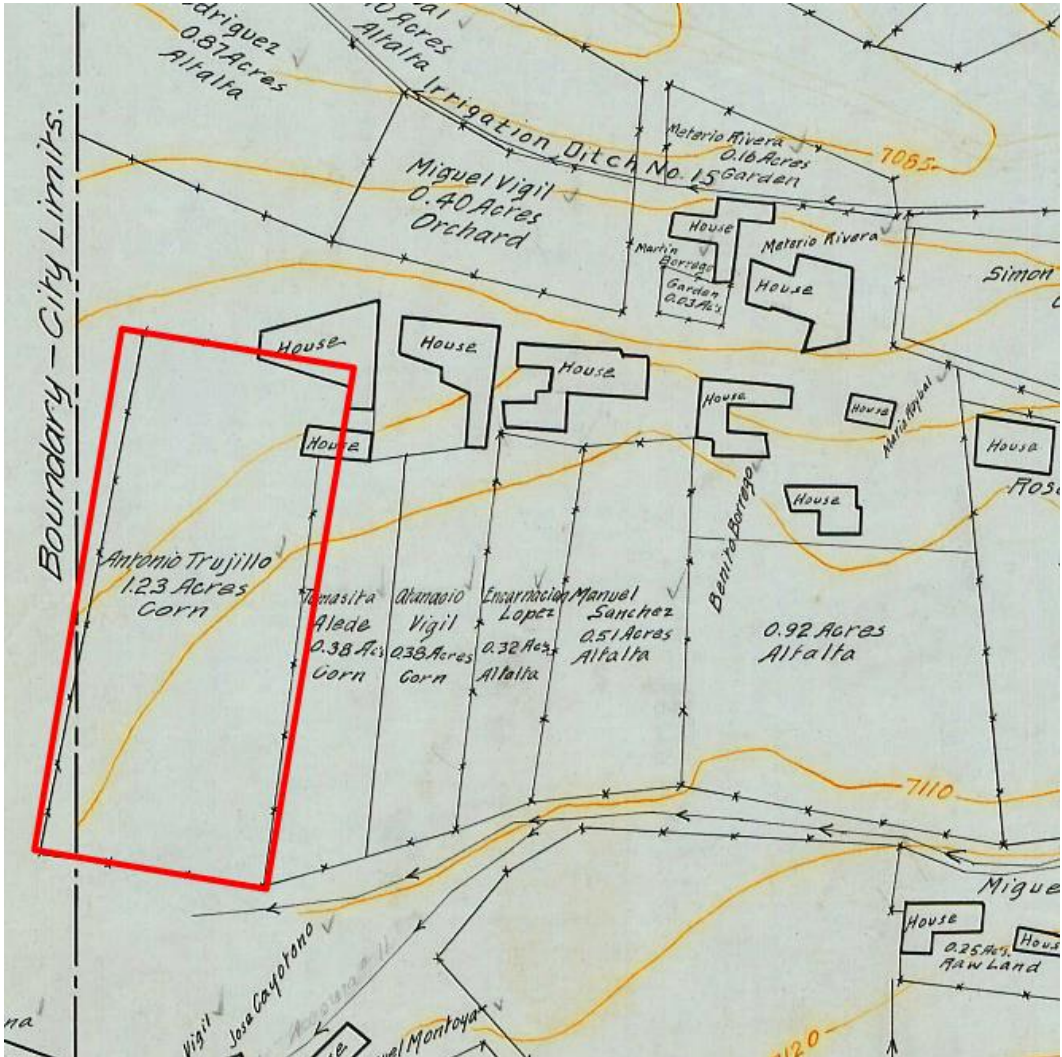


Figure 2: State Engineer’s Office, “Santa Fe Hydrological Survey,” [series of maps] (Santa Fe: State Engineer’s Office, 1914 (1919). The highlighted area likely represents the farm plot which evolved into the subject residential area.

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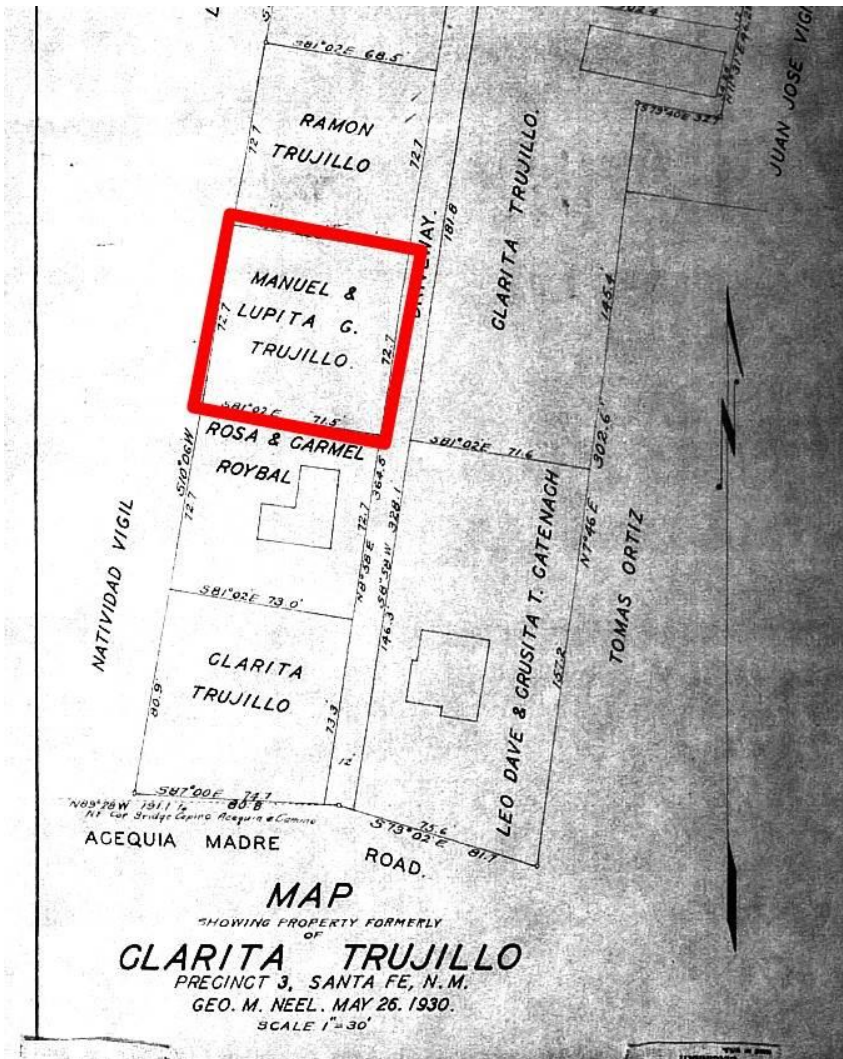


Figure 3: Plat (Showing Property Formerly of Clarita Trujillo), May 30, 1930, Book 2/Page 266, P-1189986. Highlighted area represents the subject property. Note there is no building present.

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Figure 4: October 25, 1948, aerial photograph.
 The circled area indicates a structure on the property.

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**Figure 5: November 10, 1958, aerial photograph.
 Note configuration of original adobe dwelling.**

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Figure 6: May 2, 1966, aerial photograph.
 The arrow points to the current porched area. This could be a patio or a different roofed structure. It is inconclusive.

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Figure 7: May 11, 1973, aerial photograph.
Note presence of Laundry Room, Porch, and freestanding Garage. Note absence of Family Room.

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Figure 8: September 11, 1978, aerial photograph.
 Note presence of Family Room.

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Survey Photographs

(All images taken by John W. Murphey, on October 17, 2023.)



Photo 2: Full east façade. Camera facing southwest.

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Photo 3: East façade, Garage (c.1966-1973). Camera facing northeast.

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Photo 4: East façade, Family Room (c.1976). Camera facing west.

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Photo 5: Family Room interior. Camera facing west.

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Photo 6: East façade, Porch (c.1966-1973). Camera facing west.

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Photo 7: Porch, decking. Camera facing south.

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Photo 8: East façade, entry. Camera facing west.

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Photo 9: Virgin of Guadalupe protection medallion. Camera facing west.

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Photo 10: East façade, older portion of home (c.1939-1958). Bedroom Wing at right. Camera facing west.

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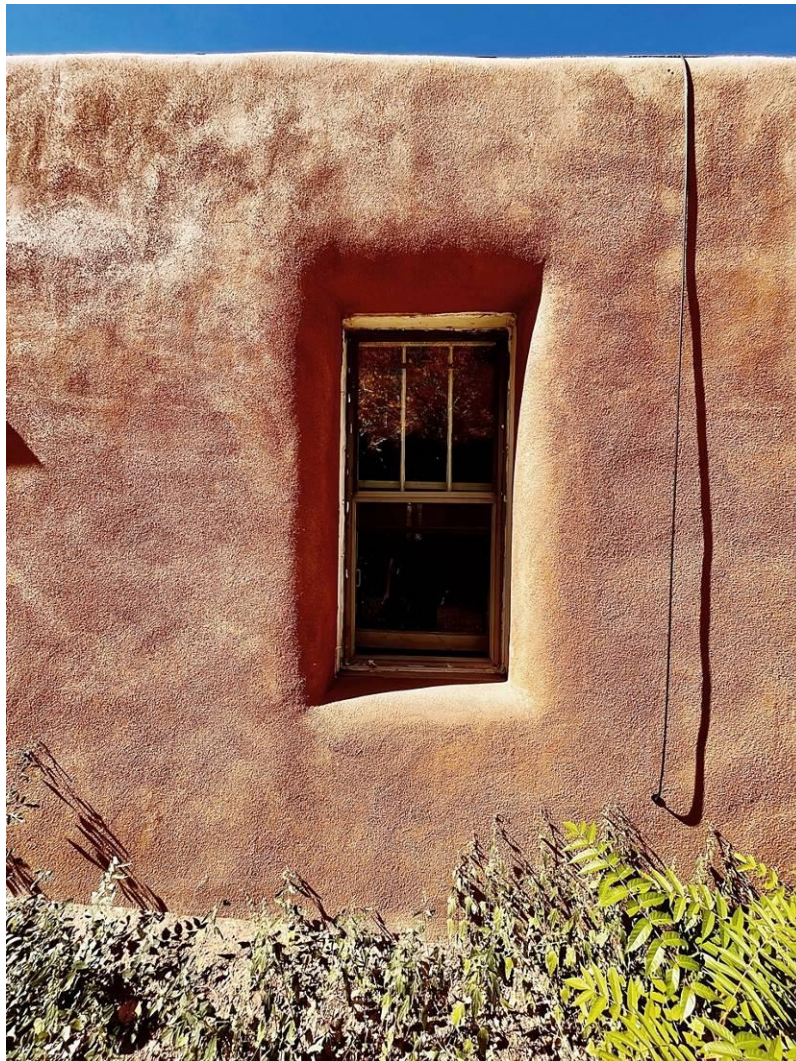


Photo 11: East façade, window at Bedroom Wing. Camera facing west.

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Photo 12: East and north elevations of Bedroom Wing. Camera facing southeast.

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Photo 13: North and west elevations of Bedroom Wing. Camera facing northeast.

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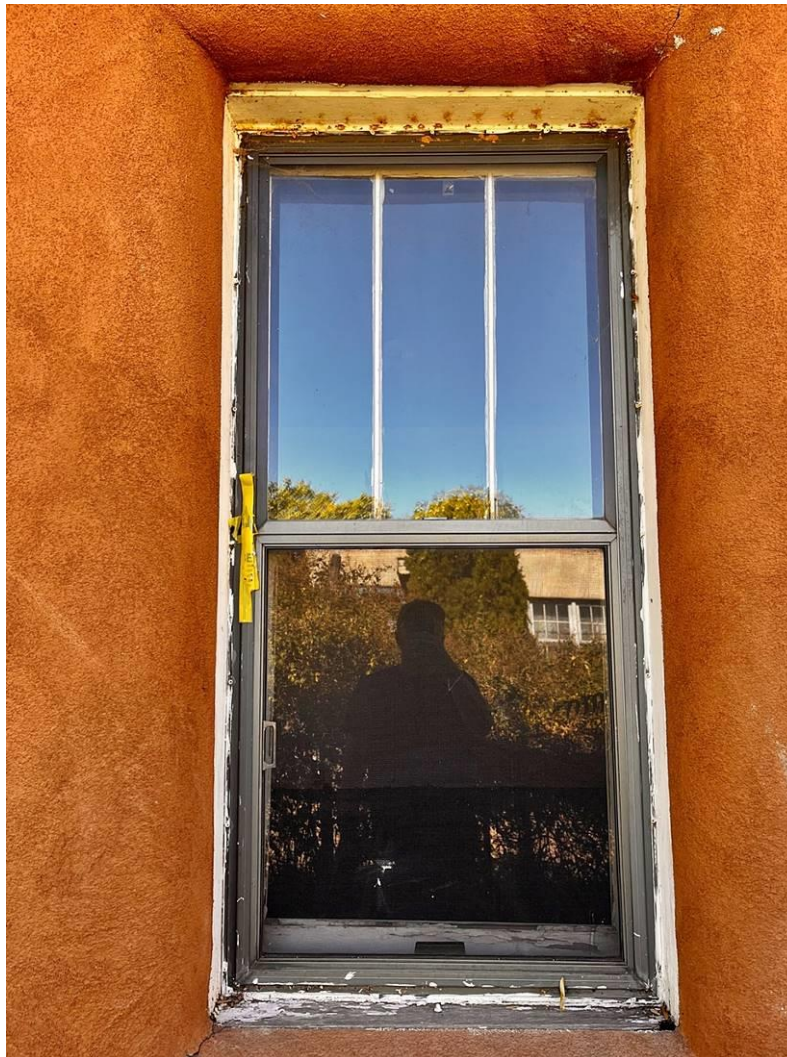


Photo 14: North elevation, Bedroom Wing, window. Camera facing south.

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Photo 15: Bedroom Wing interior. Camera facing east.

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Photo 16: Full west elevation. Camera facing northeast.

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Photo 17: West elevation, Laundry Room (c.1958-1966) at center. Camera facing northeast.

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Photo 18: Laundry Room interior. Camera facing south.

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Photo 19: West elevation, Family Room (c.1976). Camera facing east.

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Photo 20: West elevation, Garage (c.1966-1973). Camera facing east.



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STUDIO PC

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505-989-4958 studio@martinezarch.com

MORTON-PHILLIPS RESIDENCE
913 ½ ACEQUIA MADRE
SANTA FE, NEW MEXICO

NORTH ELEVATION
OCTOBER 16, 2023



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MORTON-PHILLIPS RESIDENCE
913 ½ ACEQUIA MADRE
SANTA FE, NEW MEXICO

EAST ELEVATION
OCTOBER 16, 2023

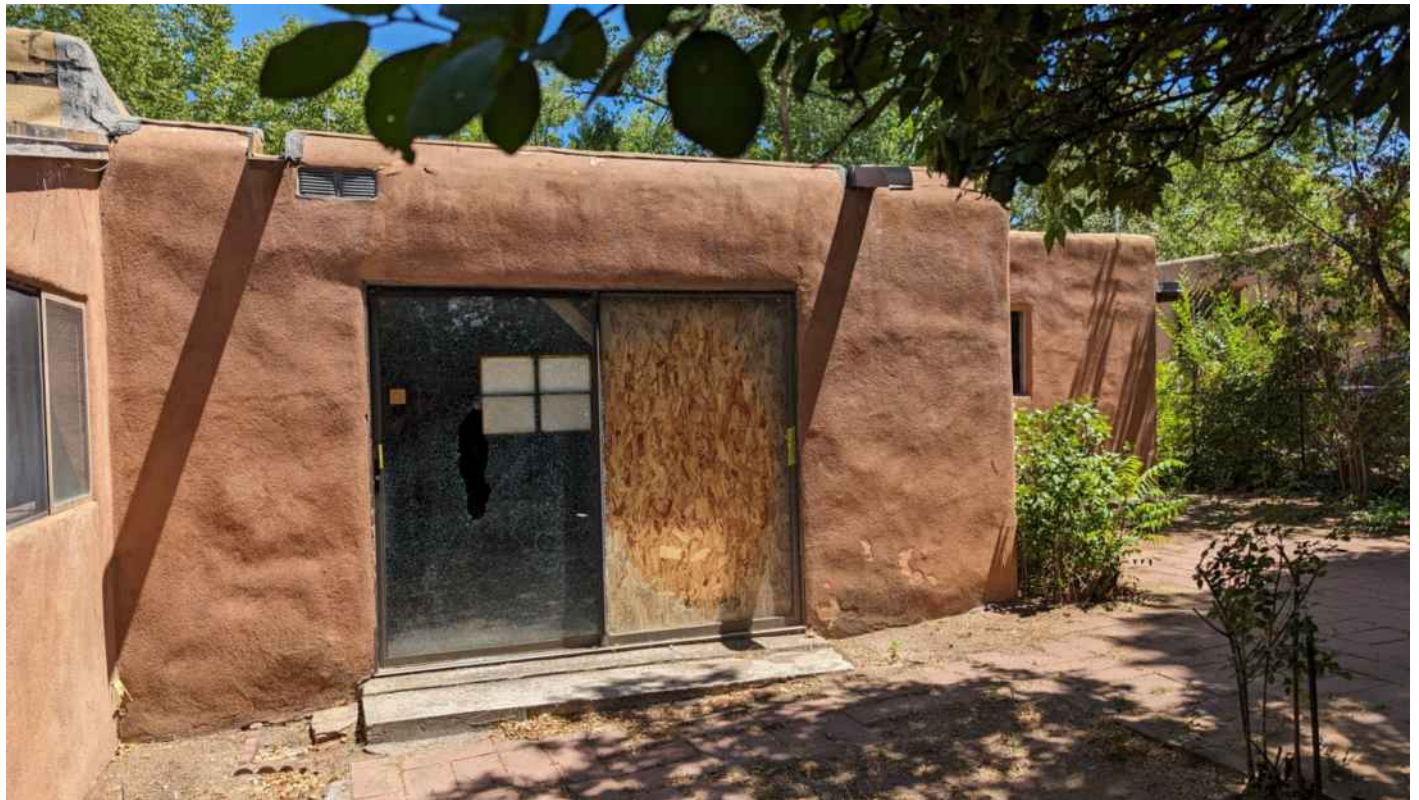


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913 ½ ACEQUIA MADRE
SANTA FE, NEW MEXICO

SOUTH ELEVATION
OCTOBER 16, 2023

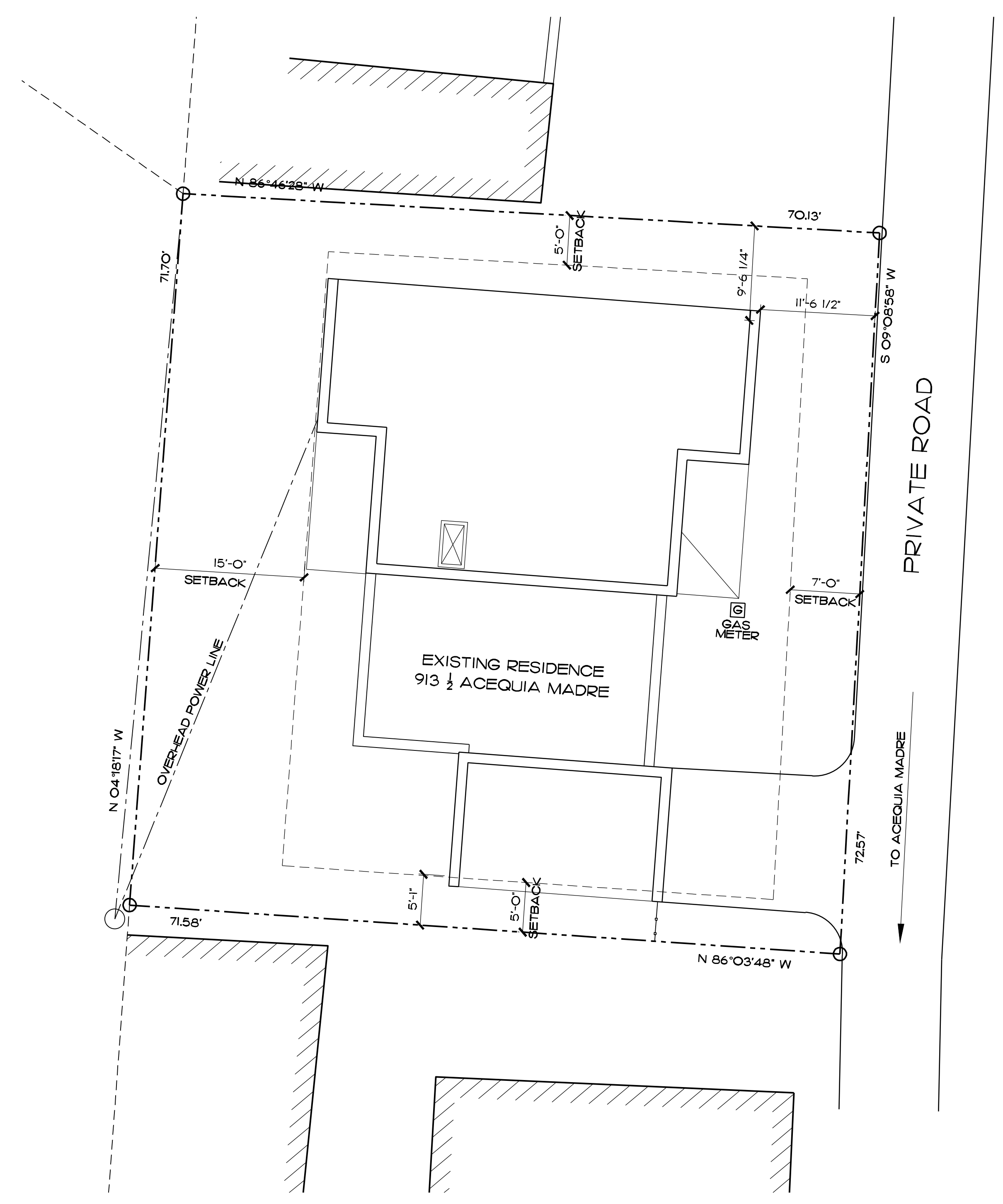


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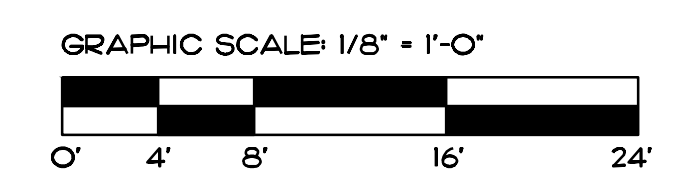
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MORTON-PHILLIPS RESIDENCE
913 ½ ACEQUIA MADRE
SANTA FE, NEW MEXICO

WEST ELEVATION
OCTOBER 16, 2023



1 EXISTING SITE PLAN
 A-1.0 SCALE: 1/8" = 1'-0"
 NORTH



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 ARCHITECTURE
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MORTON-PHILLIPS
 913 1/2 ACEQUIA MADRE
 SANTA FE, NEW MEXICO

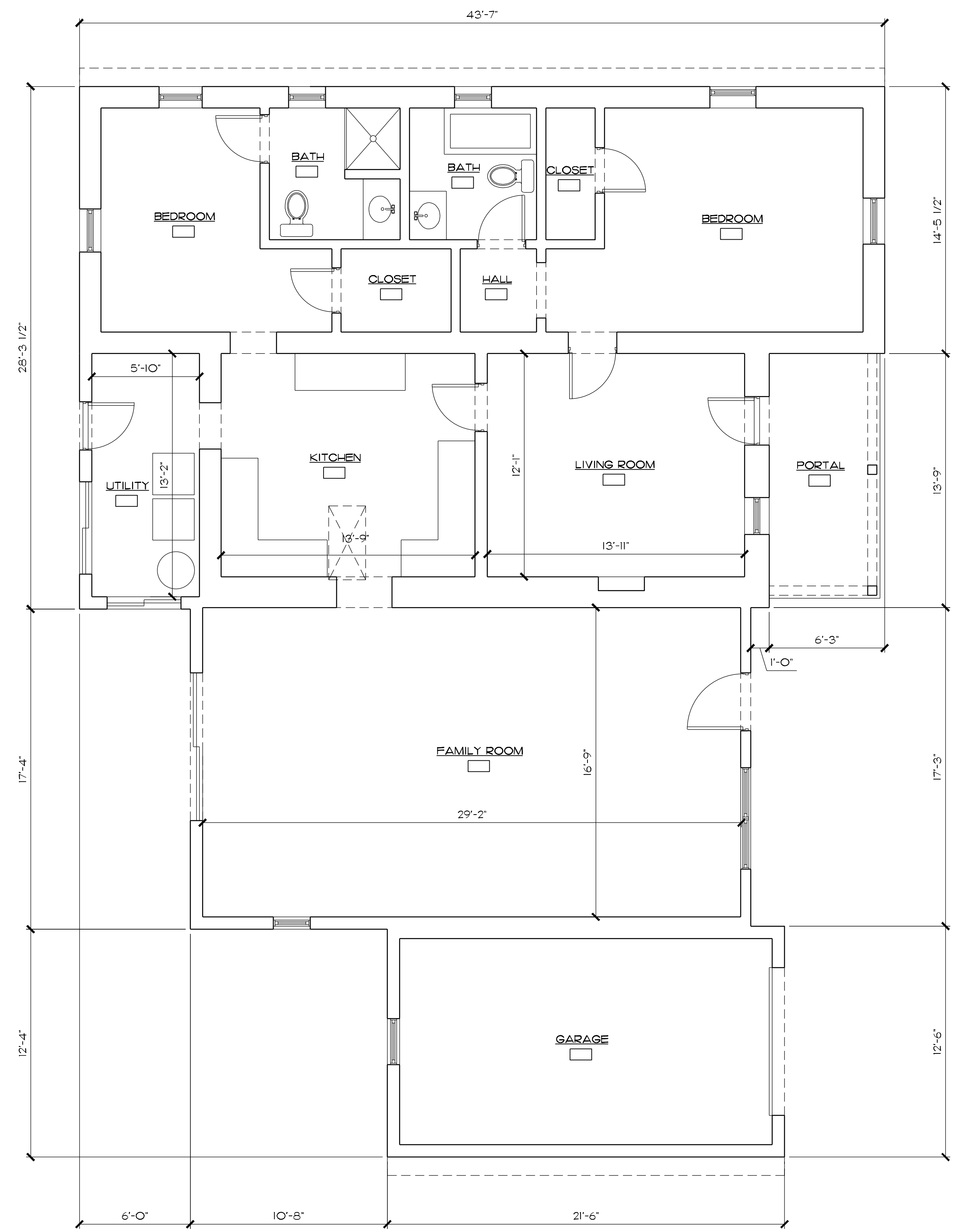
OCTOBER 16, 2023

EXISTING &
 PROPOSED
 SITE PLAN

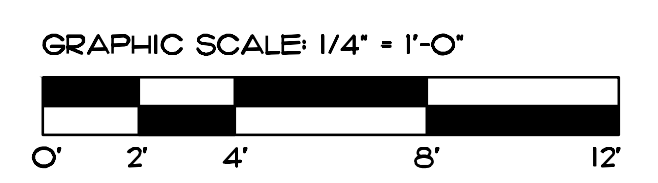
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SET #
 2314 - MORTON-PHILLIPS

Z:\2314 - Morton-Phillips Renovation\Current Drawings\2314 - Morton-Phillips_231027.dwg, 10/27/2023 10:12:21 AM, AutoCAD PDF (General Documentation).pc3



1 EXISTING FLOOR PLAN
 A-2.0 SCALE: 1/4" = 1'-0" NORTH



MARTINEZ
 ARCHITECTURE
 STUDIO PC
 1524 PASEO DE PERALTA SANTA FE
 805-889-4958 studio@martinezarch.com

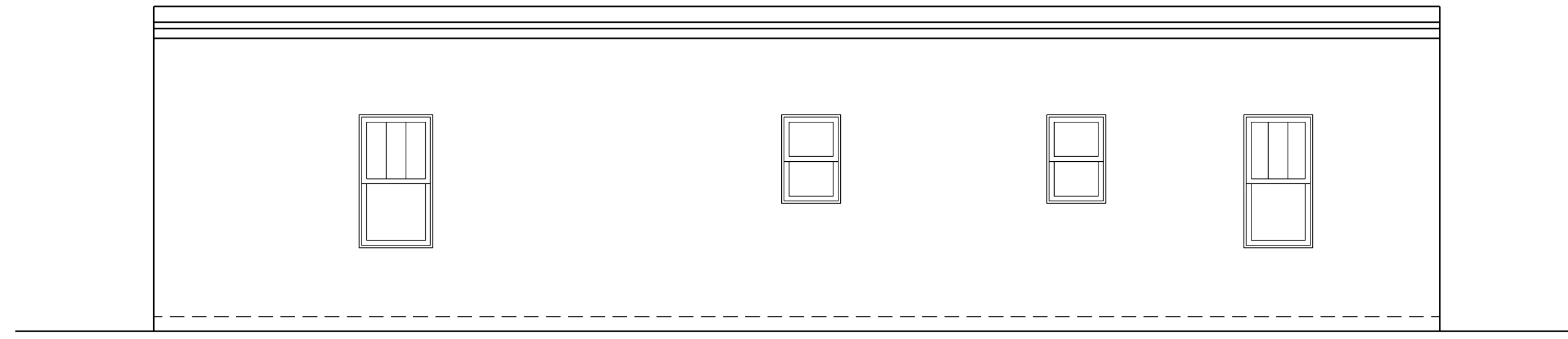
MORTON-PHILLIPS
 913 1/2 ACEQUIA MADRE
 SANTA FE, NEW MEXICO

OCTOBER 16, 2023

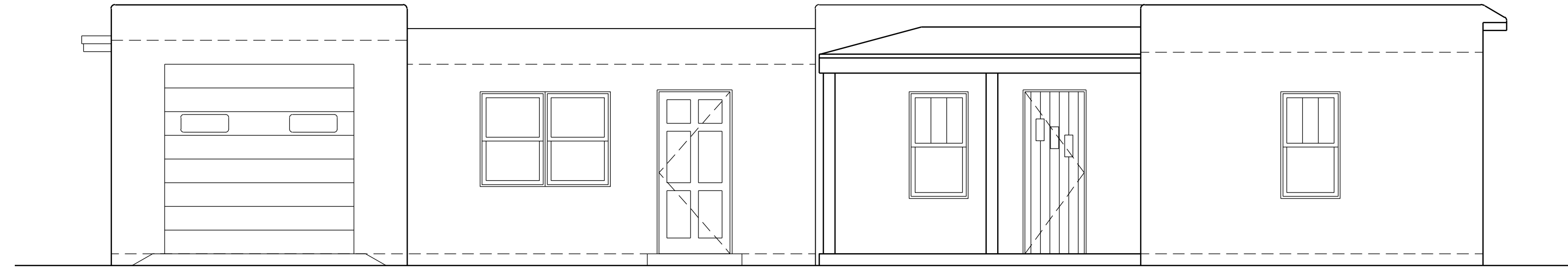
EXISTING
 FLOOR
 PLAN

A
 2.0

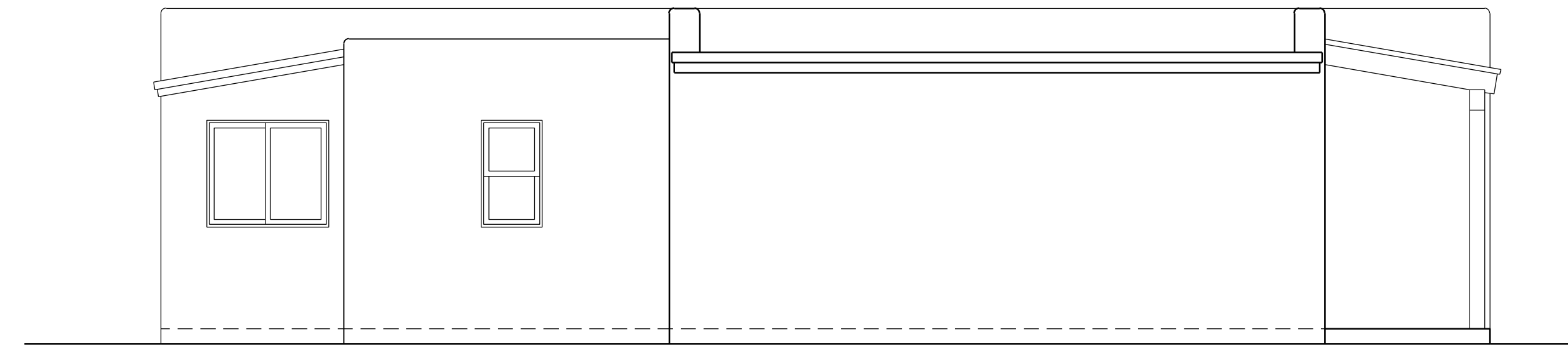
SET #
 2314 - MORTON-PHILLIPS



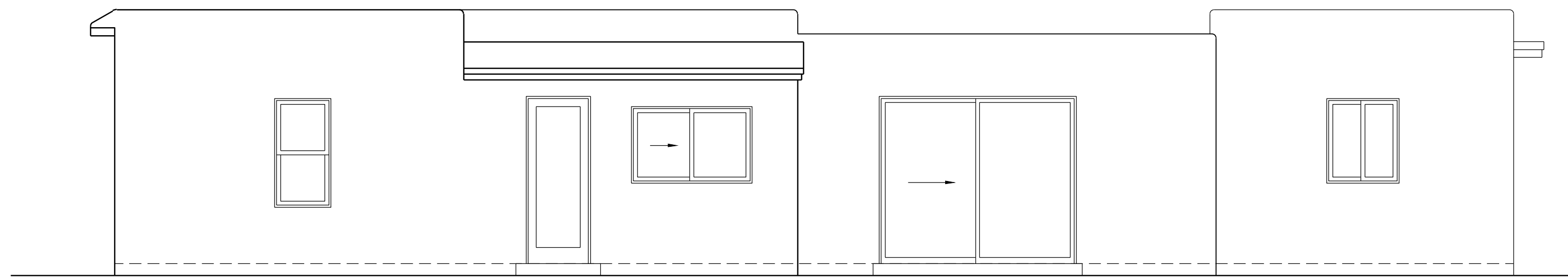
1 EXISTING NORTH ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



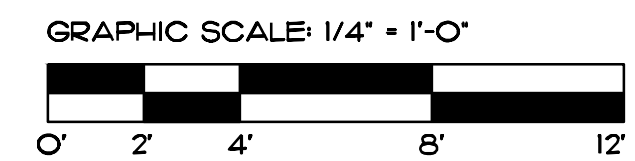
2 EXISTING EAST ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



4 EXISTING WEST ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



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MORTON-PHILLIPS
913 1/2 ACEQUIA MADRE
SANTA FE, NEW MEXICO

OCTOBER 16, 2023

EXISTING
EXTERIOR
ELEVATIONS

A
3.0

SET #

2314 - MORTON-PHILLIPS



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<p>To Be Completed By Applicant:</p> <p>Date Submitted: 10/09/2023</p> <p>Property Owner of Record: Morton Phillips Trust</p> <p>Applicant/Agent Name: Martinez Architecture Studio PC</p> <p>Contact Person Phone Number: (505) 989-4958</p> <p>Zoning District: R-5</p> <p>Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: Downtown & Eastside</p> <p>Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations</p> <p>Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit</p> <p>Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required</p> <p>Use of Structure: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____</p> <p>Terrain: <input type="checkbox"/> 30% slopes _____</p> <p><small>* Requires an additional review conducted by Technical Review Division. ** Requires an additional review conducted by the Traffic Engineering Division.</small></p>	<p>Site Address: 913 1/2 Acequia Madre</p> <p>Proposed Construction Description: Interior remodel, replace all windows and doors, new portal, new stucco, new coyote fence and gate.</p> <p>TOTAL ROOF AREA: 2,312 SF</p> <p>Lot Coverage : 45.2 % <input checked="" type="checkbox"/> Open Space Required: 971 SF (1,375 sf provided)</p> <p>Setbacks: Proposed Front: 11'-6" Minimum: 7' 2nd Front? _____ Proposed Rear: 15' Minimum: 15' Proposed Sides: L 5' R 9'-6" Minimum: 5'</p> <p>Height: Proposed 13'-9" Maximum Height: 15'-3" or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District</p> <p>Parking Spaces: Proposed 2 Accessible N/A Minimum: 2</p> <p>Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement</p>
--	--

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

Richard Martinez 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: *Richard Martinez* DATE: 10/09/2023

<p>To Be Completed By City Staff:</p> <p>Additional Agency Review if Applicable:</p> <p><input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___</p> <p><input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___</p> <p><input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___</p> <p>Notes: _____</p> <p>Zoning Approval:</p> <p><input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected</p> <p>Comments/Conditions: _____</p> <p>REVIEWER: <u><i>Stephanie Perera</i></u> DATE: 10/13/23</p>	<p style="font-size: large; font-weight: bold;">2023-007462-PAR</p>
---	---

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

**913½ Acequia Madre
BUCHANAN-ANDREW RESIDENCE
Downtown/Eastside Historic District, Contributing status
July 7, 2025**

EXISTING CONDITIONS:

The changes to the existing house were approved at the hearing of July 11, 2024. See letter attached. We now propose the following:

ITEMIZED LIST OF PROPOSED CONSTRUCTION

- Interior remodel of bathrooms, sitting room and kitchen
- Rear Portal to be metal roofed instead of parapeted and to have an outdoor fireplace
- Replace part of the rear Portal with the Kitchen
- Replace the Kitchen with a Garage

PROPOSED CONSTRUCTION:

On the interior we propose new layouts for the bathroom vanities, showers, toilet rooms, a new layout for the kitchen, a new layout for the entry, and the elimination of the sitting room. This requires the elimination of one rear window (I) and that the rear sliding door has gone from 6'-0" to 5'-0" wide.

On the West Elevation we propose a metal roof over the rear portal instead of parapets, and a sliding door instead of the approved windows to provide access to a seating area near the new kiva fireplace. We propose replacing part of the approved rear Portal with the Kitchen to accommodate the retention of the existing Garage. This means that we are moving the approved kitchen window and eliminating the sliding door.

We propose keeping the existing Garage, and the approved garage door will no longer be a false door but will be an actual garage door of the same design.

All the proposed changes to the approved plans and elevations are in the rear of the house and not on the primary facades. Everything else on the approved plans and elevations remains the same as approved, and no new roof area is proposed.



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

PROJECT 2024-008413-HDRB. 913 ½ Acequia Madre. Downtown & Eastside Historic District.

DESC: Contributing. Richard Martinez, agent for Morton Phillips Trust, requests approval for the remodel of a simplified Pueblo Revival style structure by increasing the height of the structure to 13'0" where the maximum allowable height is 15'3", addition of a 6'0" tall coyote fence, and update the windows, doors, and finishes. Exceptions are requested for the following: 14-5.2(D)(2)(c) and (d) Additions are not permitted to primary facades and the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade; 14-5.2(D)(5)(a)(1) for removal of historic windows; 14-5.2(D)(5)(a)(3) No existing opening shall be closed.

CASE NUMBER: 2024-008413--HDRB

PROJECT TYPE: Remodel

LOCATION: 913 ACEQUIA MADRE 1/2
Santa Fe, NM 87501

CONTACTS: Applicant

M A R T I N E Z P.O. BOX 925
ARCHITECTURE STUDIO

Property Owner

Jay / Mike Morton / Phillips


BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jun 11, 2024. The decision of the Board was to finding that all three exception request categories, all three exception criteria have been met, for the reasons set forth in the applicant's application as well as staff's report, with the proviso that we do not adopt staff's recommendation that the first criteria; not damaging the character of the district, has not been met, but we find that it has, as reasons set forth by the applicant and based on those findings that the application be approved as submitted.

For further information please call 505-955-6605.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Paul A. Duran". The signature is stylized and cursive.

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.**

BUCHANAN-ANDREW RENOVATION

913 1/2 ACEQUIA MADRE
SANTA FE, NEW MEXICO

MARTINEZ ARCHITECTURE STUDIO P.C.

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STUDIO P.C.

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BUCHANAN-ANDREW
RENOVATION
913 1/2 ACEQUIA MADRE
SANTA FE, NEW MEXICO

DECEMBER 2, 2024

COVER
SHEET &
PROJECT
DATA

A
0.1

SET #
BUCHANAN-ANDREW -
2506

PROJECT DATA

SCOPE OF WORK: INTERIOR REMODEL, PORTAL REMODEL, REPLACE PORTAL WITH KITCHEN, REPLACE KITCHEN WITH GARAGE.

BUILDING TYPE: SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE: V-B
(IBC SECTION 602)

FIRE RATED WALLS: N/A

MAX BUILDING HEIGHT: 15'-3" - REGULATED BY HISTORIC

NET AREAS:

APPROVED ADDITIONS:
HEATED 1,675 S.F.
HEATED (GARAGE CONVERSION) 267 S.F.
PORTALS 350 S.F.
OVERHANG 18 S.F.
APPROVED ROOFED AREA 2,316 S.F.

PROPOSED:
HEATED 1,848 S.F.
GARAGE 267 S.F.
OVERHANG 18 S.F.
PORTAL 219 S.F.
PROPOSED ROOFED 2,352 S.F.

TOTAL ROOFED AREA ON LOT: 2,352 S.F.

LOT AREA: - 5,110.63 S.F.

LOT COVERAGE: - APPROVED + 48.9%
- PROPOSED + 40.7%

OPEN SPACE REQUIREMENTS: 971 S.F. REQUIRED (1,375 S.F. PROVIDED)

UTILITY DATA:

GAS : NATURAL GAS
ELECTRIC : OVER-HEAD
SEWER : MUNICIPAL SEWER
WATER : MUNICIPAL WATER

ZONING: RAC

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE

PARKING REQUIREMENTS: 2 SPACES IN DRIVEWAY

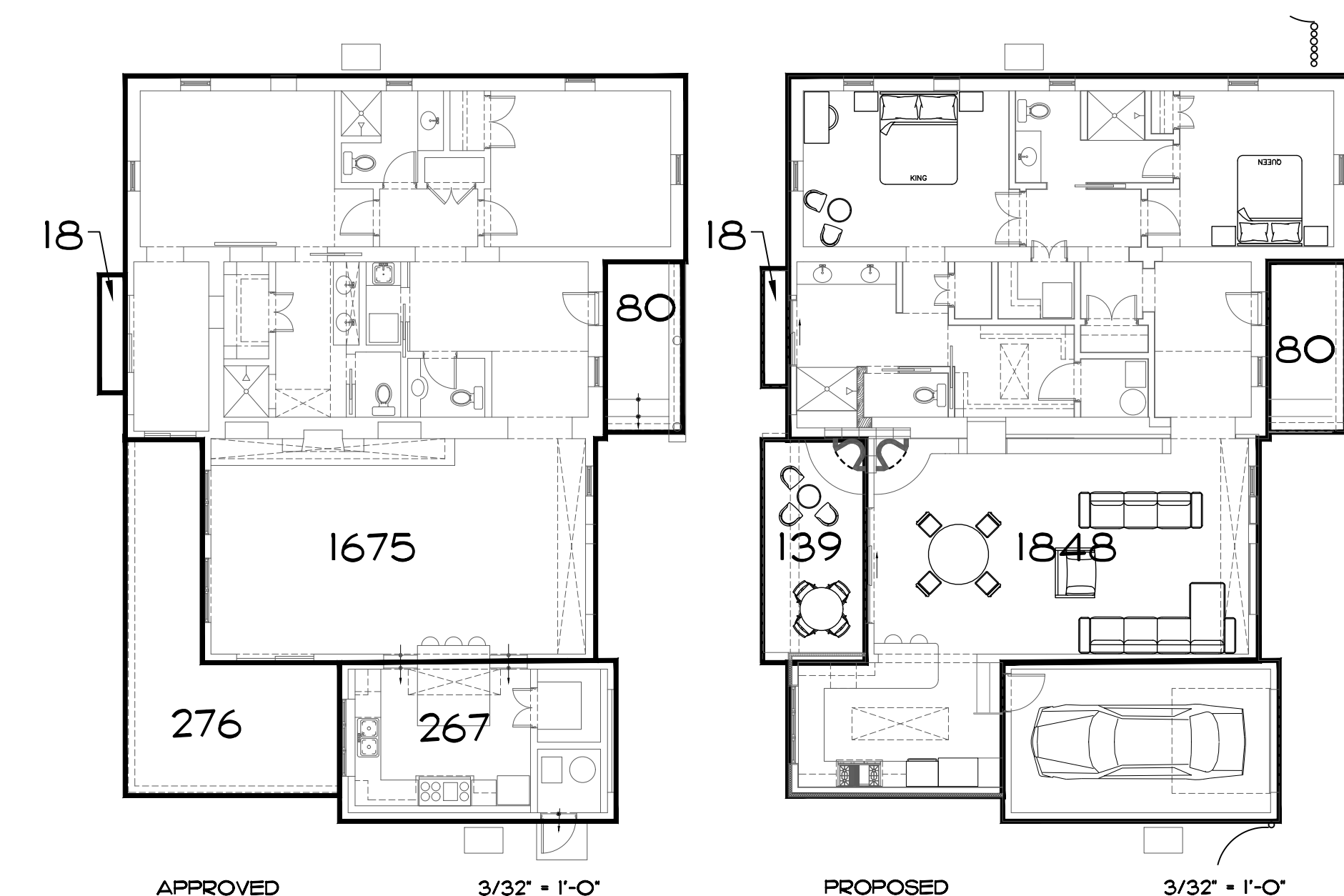
DESIGN PROFESSIONALS

ARCHITECT
RICHARD MARTINEZ
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. BOX 925 SANTA FE, NM 87504
(505) 989-4958, FAX (505) 989-8933

DRAWING INDEX

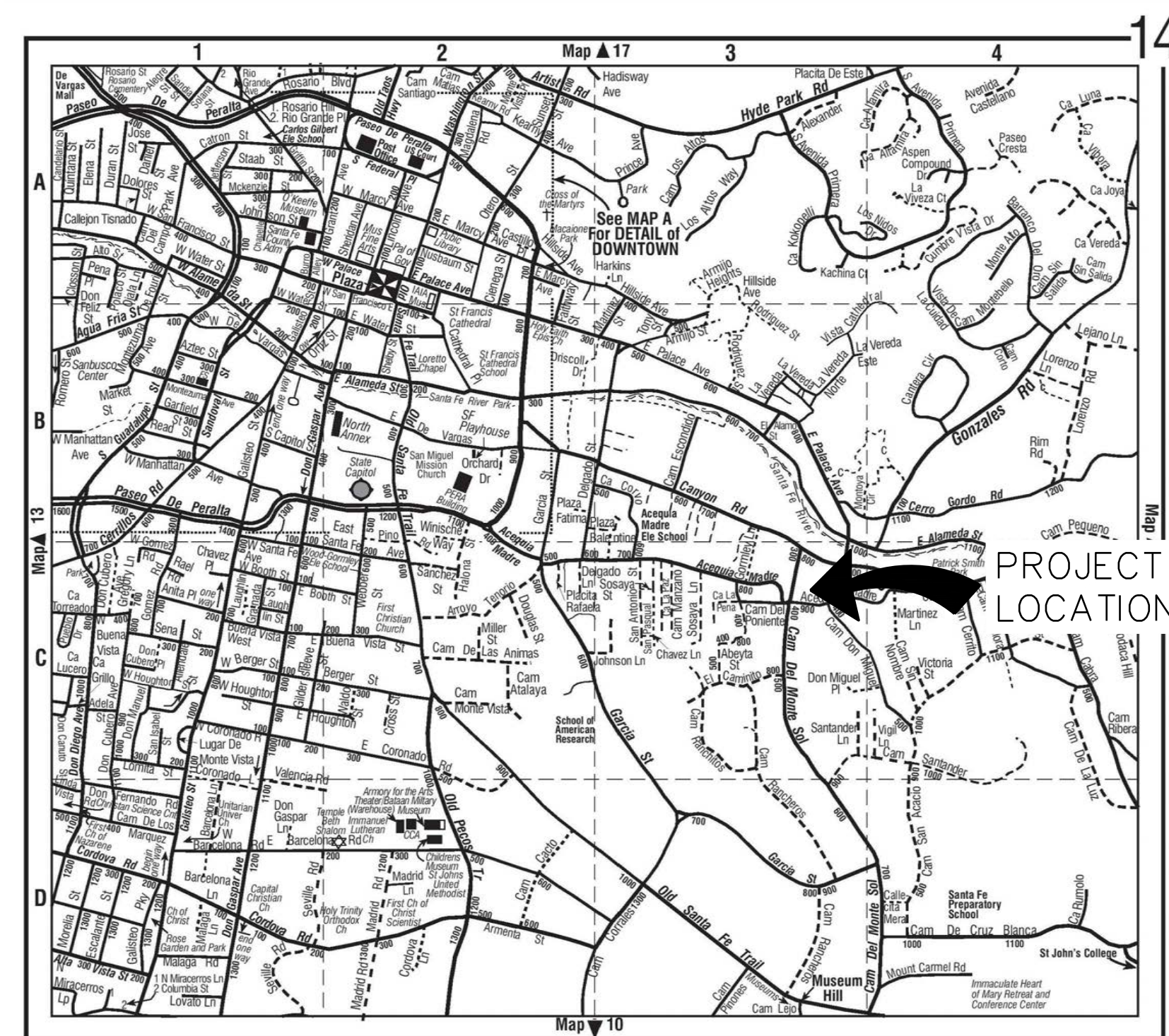
A-0.1 COVER SHEET & PROJECT DATA
A-1.0 APPROVED & PROPOSED SITE PLAN
A-2.0 APPROVED & PROPOSED FLOOR PLAN
A-3.0 APPROVED & PROPOSED NORTH ELEVATION
A-3.1 APPROVED & PROPOSED EAST ELEVATION
A-3.2 APPROVED & PROPOSED SOUTH ELEVATION
A-3.3 APPROVED & PROPOSED WEST ELEVATION

AREA DIAGRAM



APPROVED 3/32" = 1'-0"

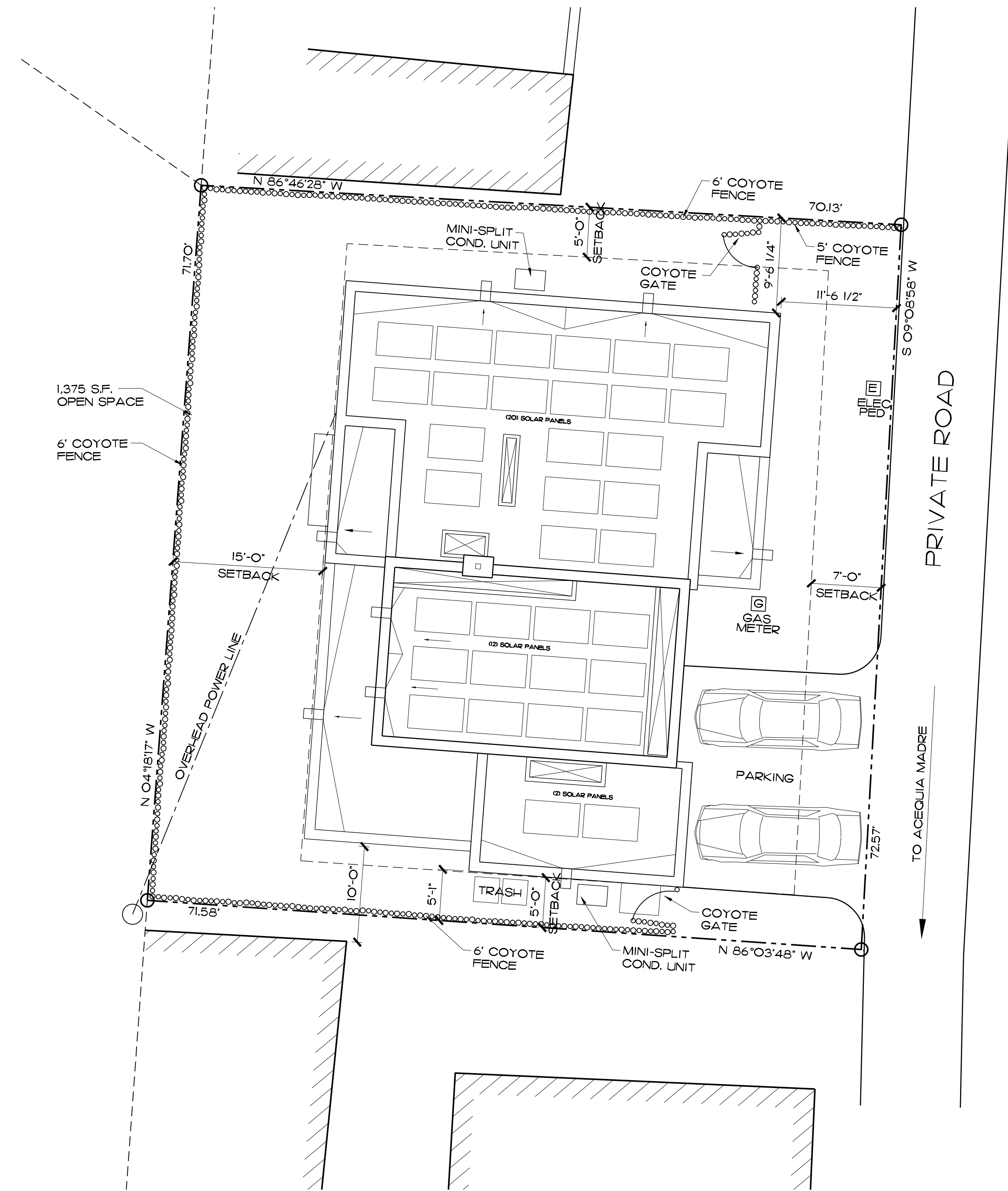
PROPOSED 3/32" = 1'-0"



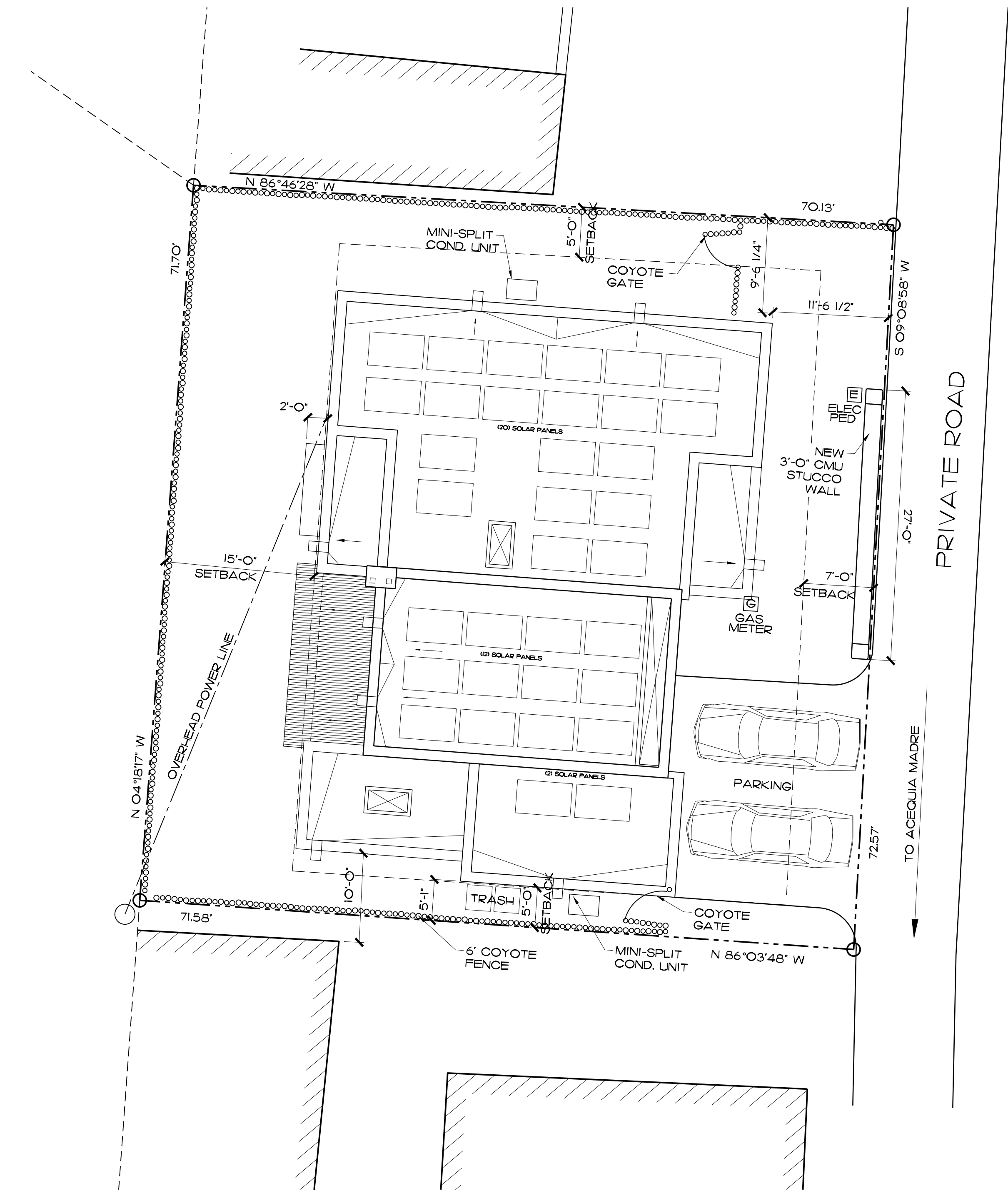
DIRECTIONS TO SITE:
EAST ON CANYON ROAD, TURN RIGHT ON CAMINO DEL MONTE SOL, TURN LEFT ON ACEQUIA MADRE, 913 1/2
ACEQUIA MADRE IS ON THE LEFT, TURN IN AND FOLLOW PRIVATE DRIVE TO 913 1/2 ON THE LEFT.

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 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 HISTORIC EARTHEN BUILDINGS CODE, 2021 NM EARTHEN BUILDING MATERIALS 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 USPS-ITC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USEC AS AMENDED), 2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. 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.



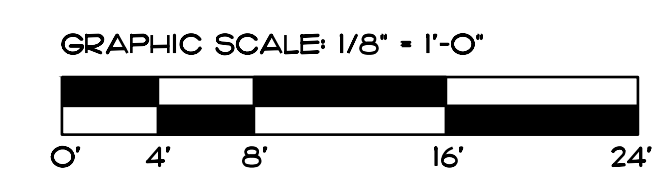
1 APPROVED SITE PLAN
A-1.0 SCALE: 1/8" = 1'-0"
NORTH



2 PROPOSED SITE PLAN
A-1.0 SCALE: 1/8" = 1'-0"
NORTH

LEGEND:
PROPOSED SITE PLAN

- EXISTING TO REMAIN
- NEW CONSTRUCTION



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STUDIO PC

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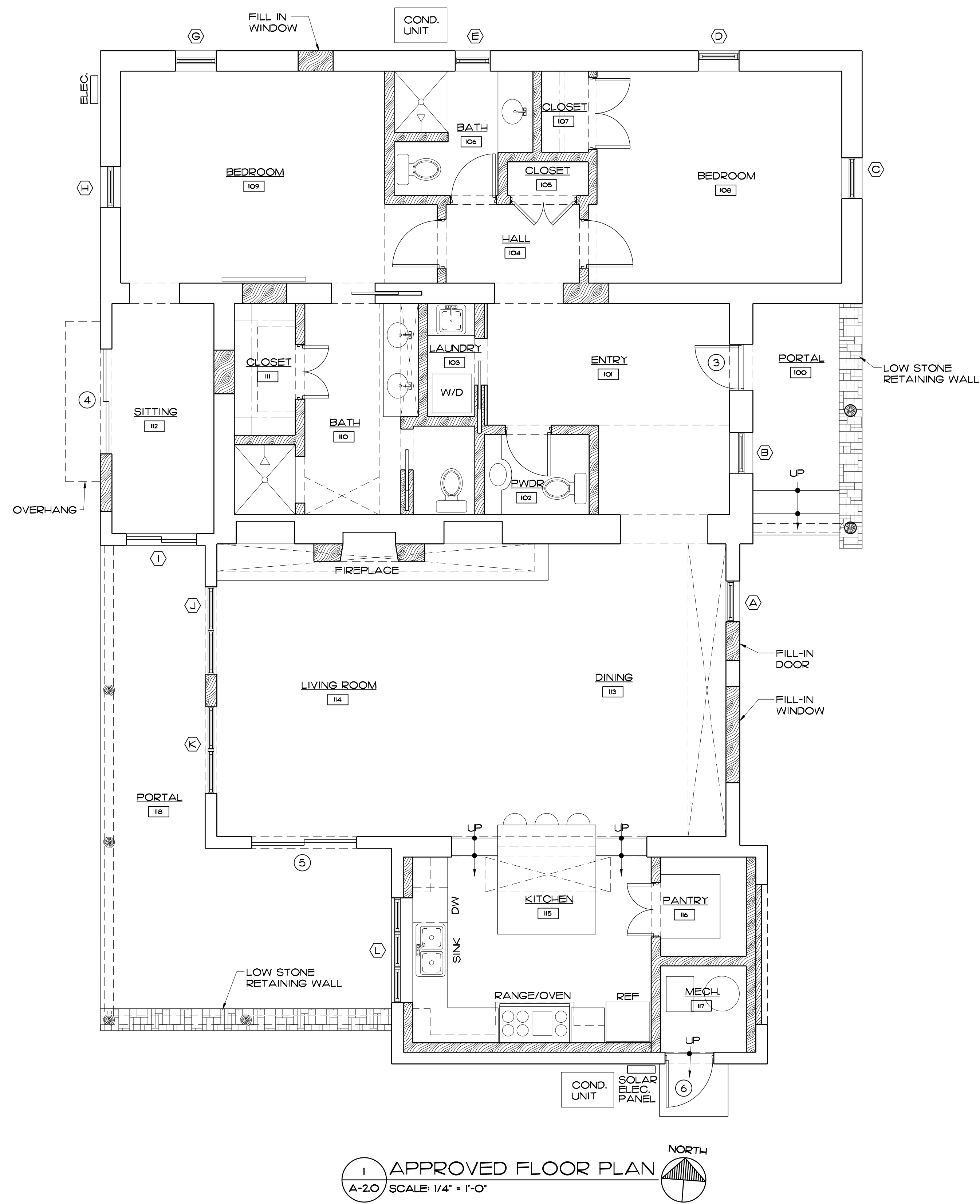
BUCHANAN-ANDREW
RENOVATION
913 1/2 ACEQUIA MADRE
SANTA FE, NEW MEXICO

DECEMBER 2, 2024

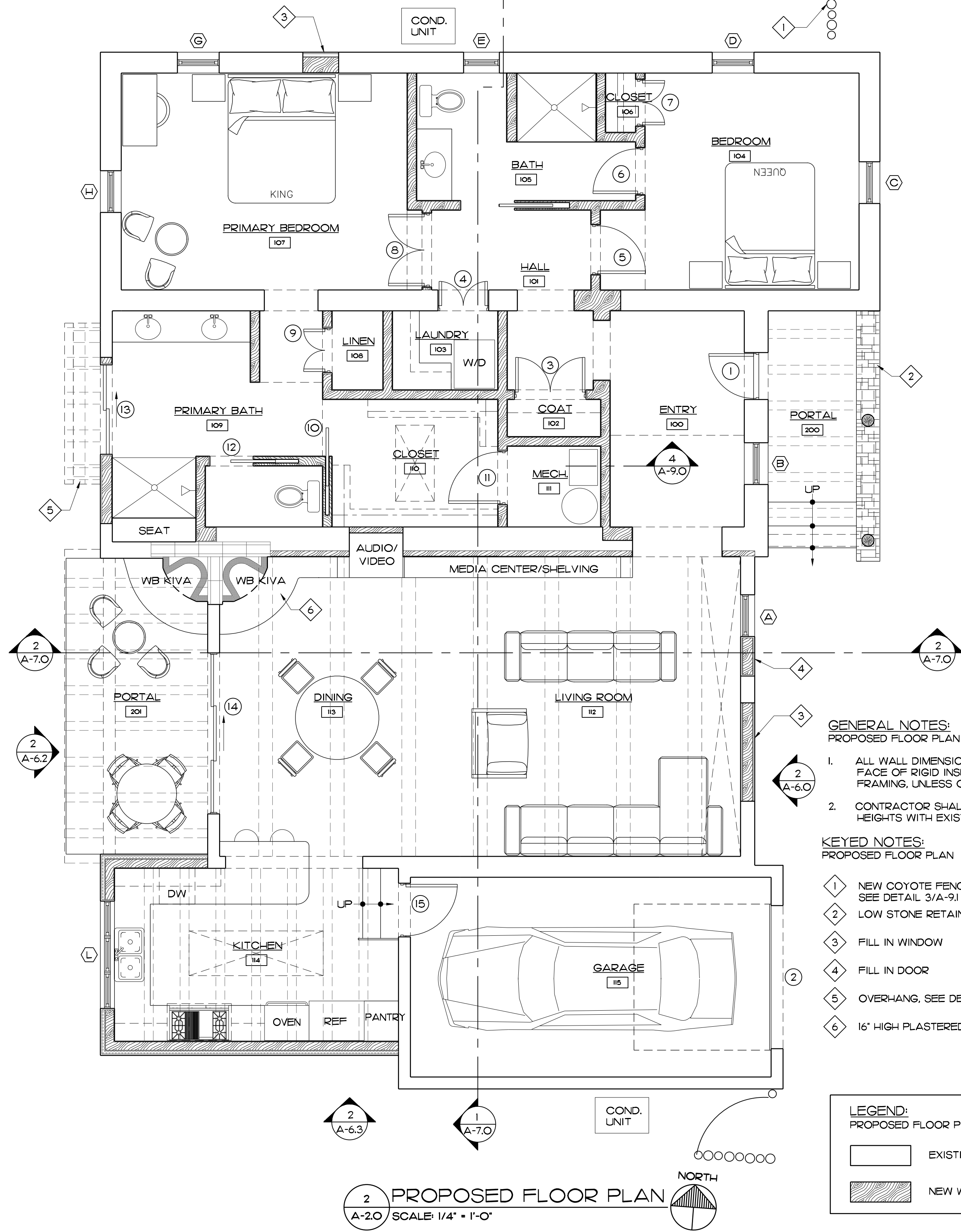
EXISTING &
PROPOSED
SITE PLAN

A
1.0

SET #
BUCHANAN-ANDREW -
2506



1 APPROVED FLOOR PLAN
A-2.0 SCALE 1/4" = 1'-0"



2 PROPOSED FLOOR PLAN
A-2.0 SCALE 1/4" = 1'-0"

- GENERAL NOTES:**
PROPOSED FLOOR PLAN
- ALL WALL DIMENSIONS ARE TO OUTSIDE FACE OF RIGID INSULATION, NOT ROUGH FRAMING, UNLESS OTHERWISE INDICATED.
 - CONTRACTOR SHALL COORDINATE DOOR HEIGHTS WITH EXISTING FRAMED OPENINGS.

- KEYED NOTES:**
PROPOSED FLOOR PLAN
- 1 NEW COYOTE FENCING & GATE, SEE DETAIL 3/A-9.1
 - 2 LOW STONE RETAINING WALL
 - 3 FILL IN WINDOW
 - 4 FILL IN DOOR
 - 5 OVERHANG, SEE DETAIL 3/A-9.0
 - 6 16" HIGH PLASTERED HEARTH

LEGEND:
PROPOSED FLOOR PLAN

	EXISTING WALLS TO REMAIN
	NEW WALLS

APPROVED WINDOW SCHEDULE							
SYM (X)	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	FINISH	REMARKS
A	DINING	113	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
B	ENTRY	101	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
C	BEDROOM	108	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
D	BEDROOM	108	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
E	BATH	106	2'-0"X3'-0"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
F	NOT USED						
G	BEDROOM	109	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
H	BEDROOM	109	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
I	SITTING	112	4'-0"X3'-6"	SLIDER	JELD-WEN	COLONIAL WHITE	
J	LIVING ROOM	114	(2) 2'-6"X4'-6"	DOUBLE CASEMENT	JELD-WEN	COLONIAL WHITE	
K	LIVING ROOM	114	(2) 2'-6"X4'-6"	DOUBLE CASEMENT	JELD-WEN	COLONIAL WHITE	
L	KITCHEN	115	(3) 2'-0"X3'-6"	CASEMENT/FIXED	JELD-WEN	COLONIAL WHITE	

PROPOSED WINDOW SCHEDULE							
SYM (X)	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	FINISH	REMARKS
A	DINING	113	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
B	ENTRY	101	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
C	BEDROOM	108	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
D	BEDROOM	108	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
E	BATH	106	2'-0"X3'-0"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
F	NOT USED						
G	BEDROOM	109	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
H	BEDROOM	109	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
L	KITCHEN	115	(3) 1'-9"X3'-6"	CASEMENT/FIXED	JELD-WEN	COLONIAL WHITE	

MARTINEZ ARCHITECTURE STUDIO PC
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 505-989-4958 studio@martinezarch.com

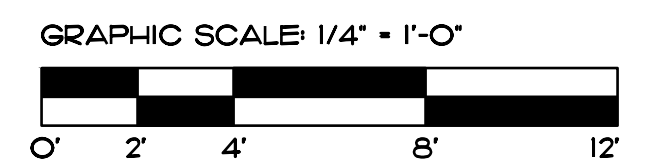
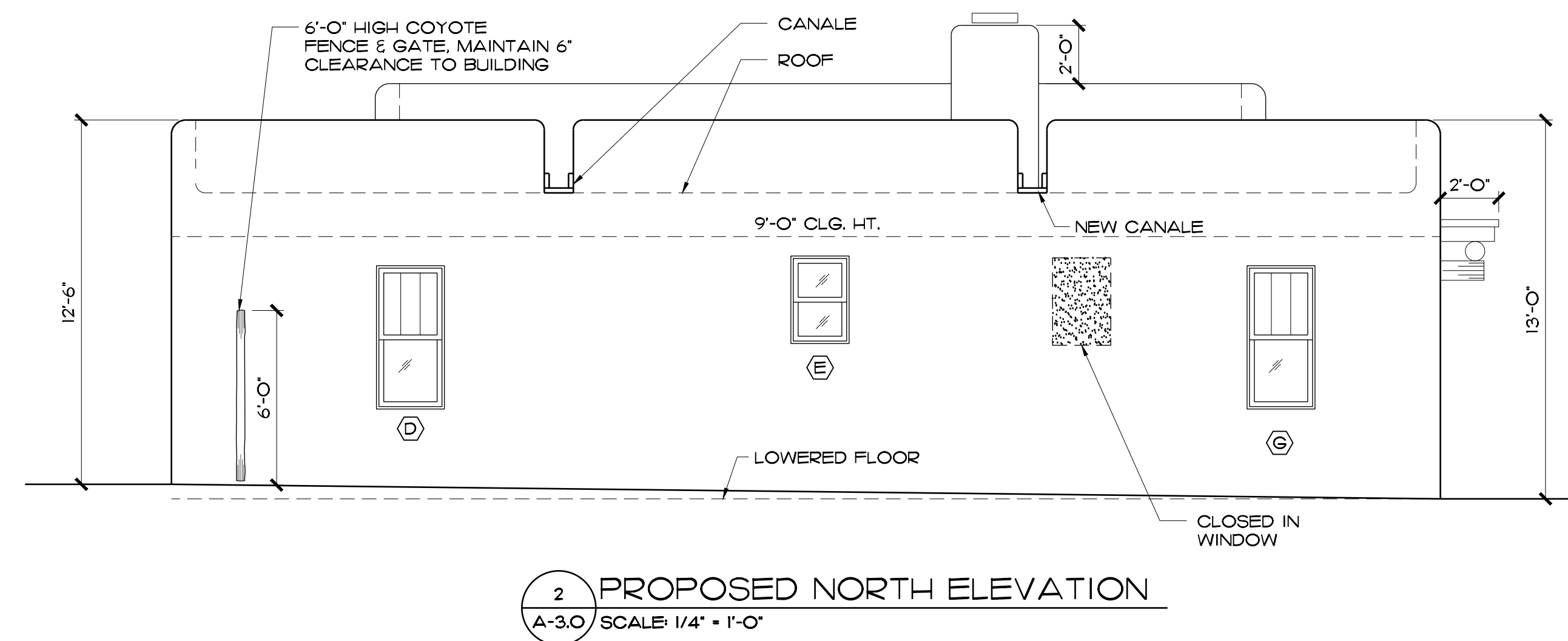
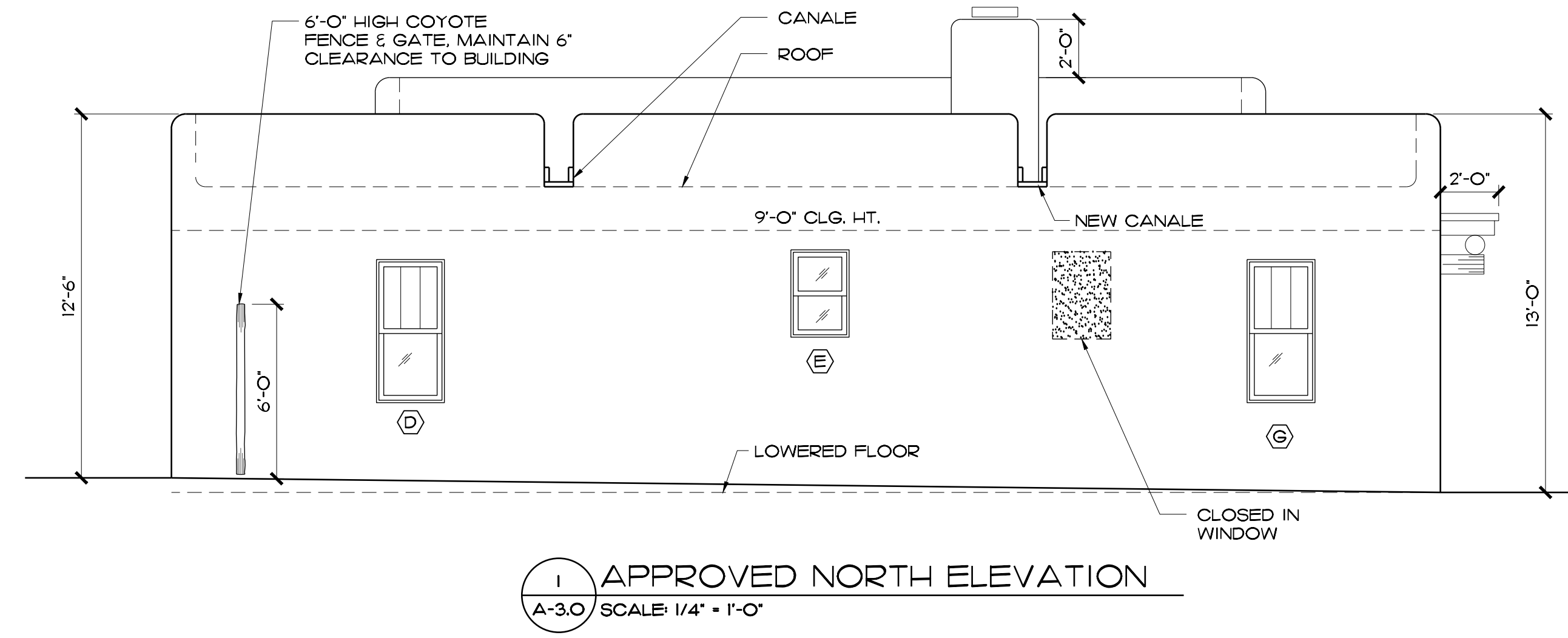
BUCHANAN-ANDREW RENOVATION
 913 1/2 ACEQUIA MADRE
 SANTA FE, NEW MEXICO

DECEMBER 2, 2024

APPROVED & PROPOSED FLOOR PLAN

A 2.0

SET #
 BUCHANAN-ANDREW - 2506



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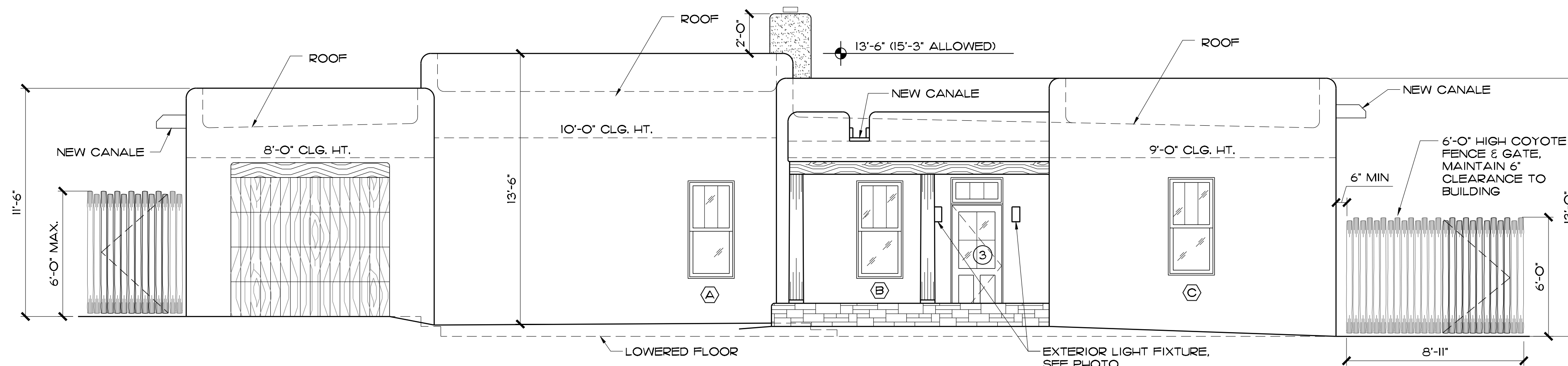
BUCHANAN - ANDREW
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DECEMBER 2, 2024

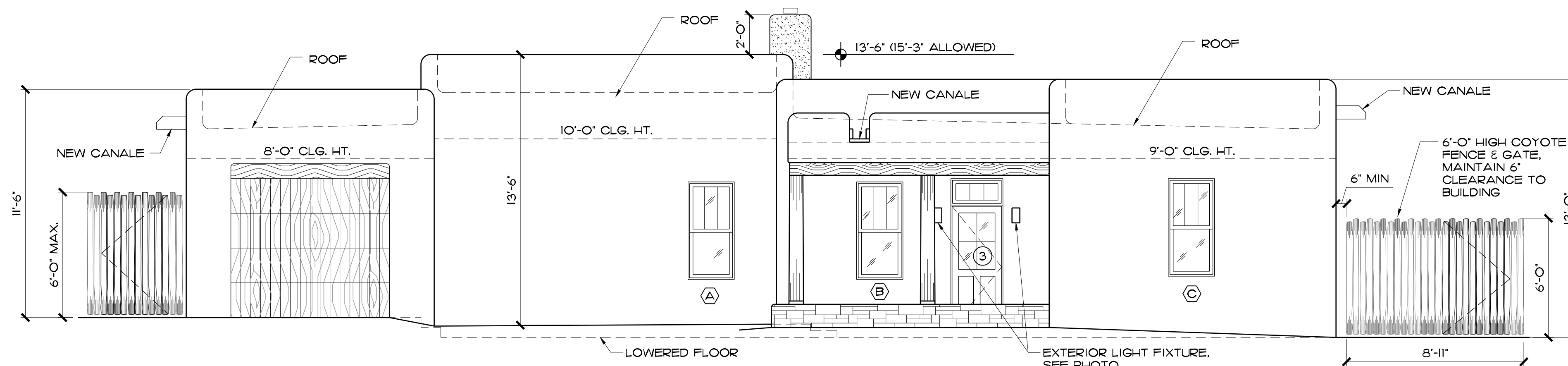
EXISTING &
PROPOSED
EXTERIOR
ELEVATIONS

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3.0

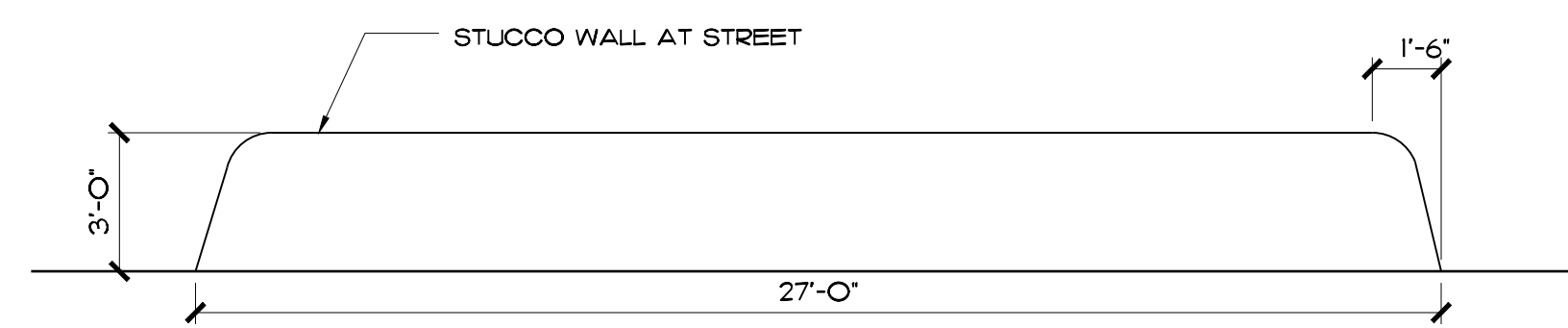
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BUCHANAN-ANDREW -
2506



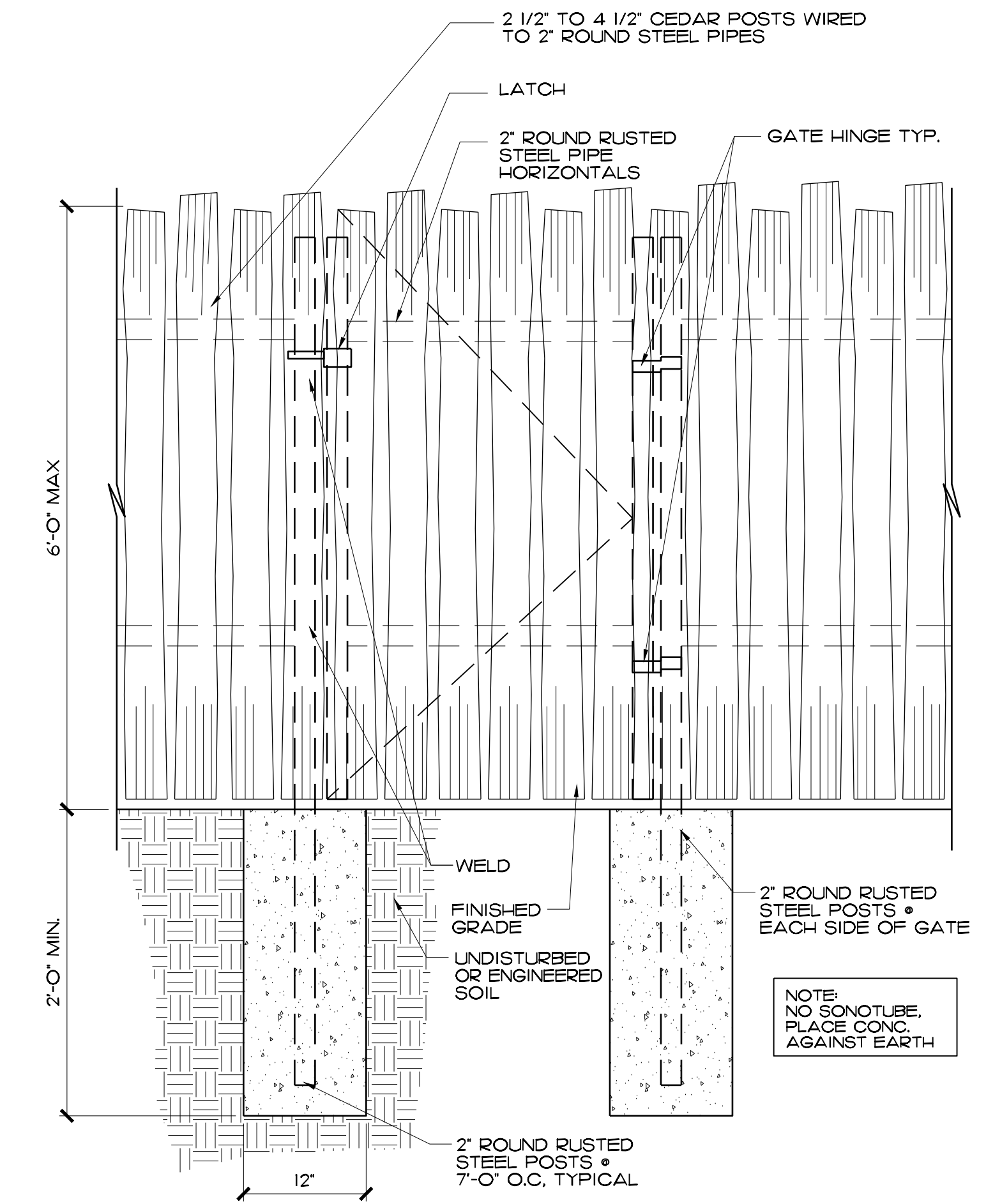
3 APPROVED EAST ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



4 PROPOSED EAST ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"

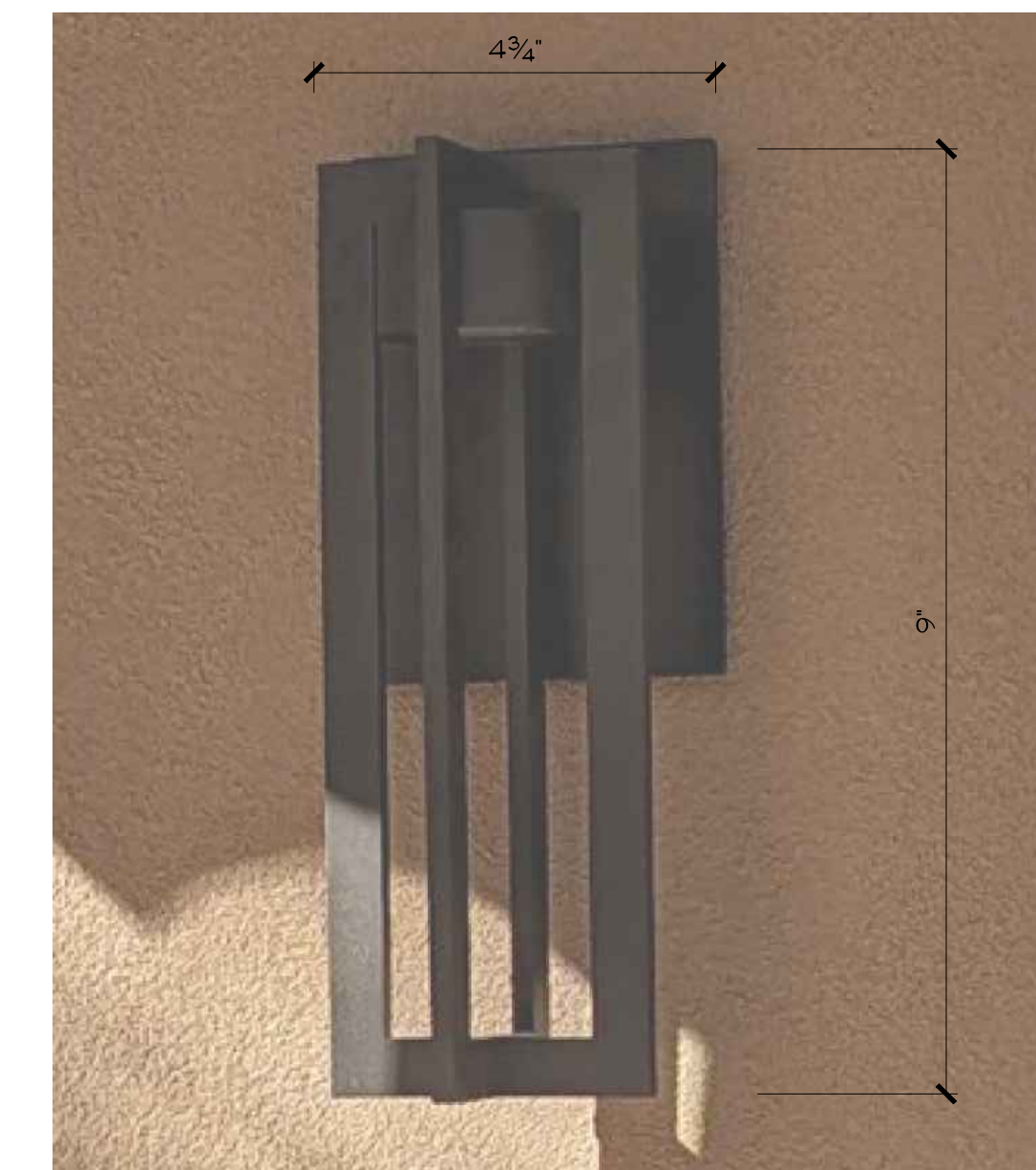


3 PROPOSED CMU STUCCO WALL
A-6.0 SCALE: 1/4" = 1'-0"

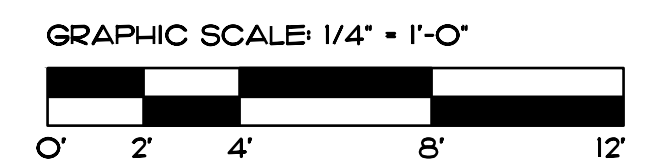


NOTES:
1. POSTS SHALL BE SET AT 7'-0" O.C. TYPICAL
2. ALL STEEL FRAME WORK SHALL BE RUSTED STEEL

5 COYOTE FENCE & GATE DETAIL
A-3.0 SCALE: 1" = 1'-0"



6 EXTERIOR LIGHT FIXTURE
A-3.0 NOT TO SCALE



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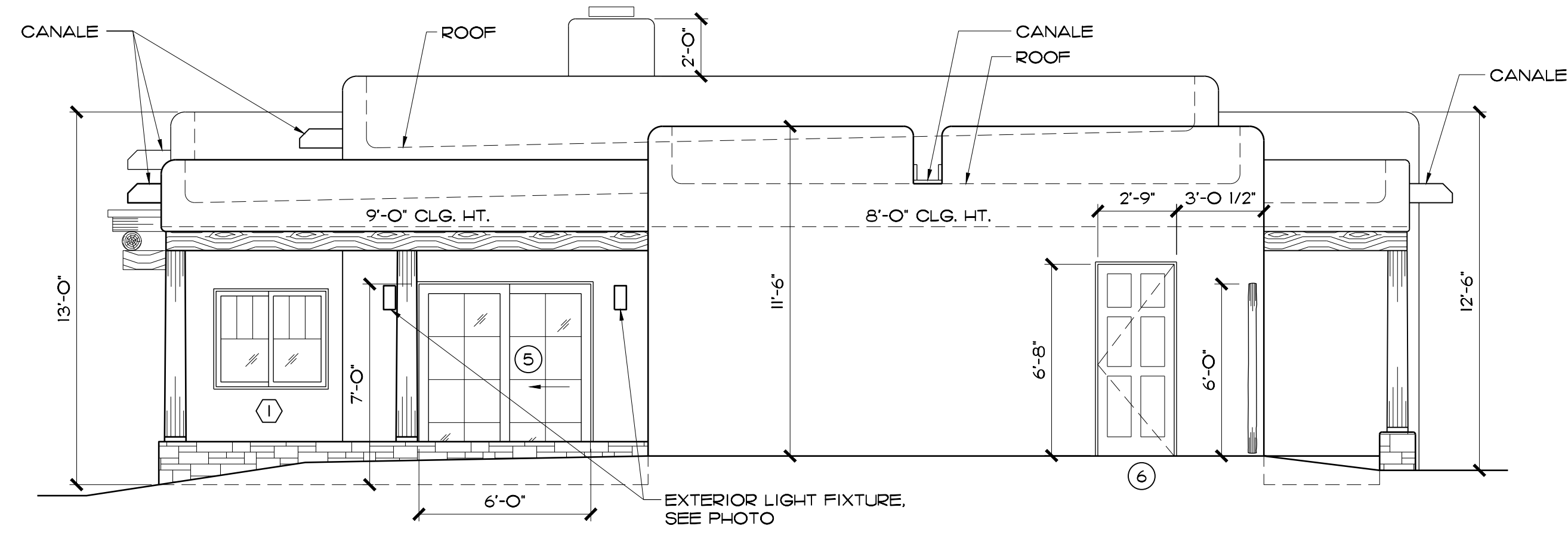
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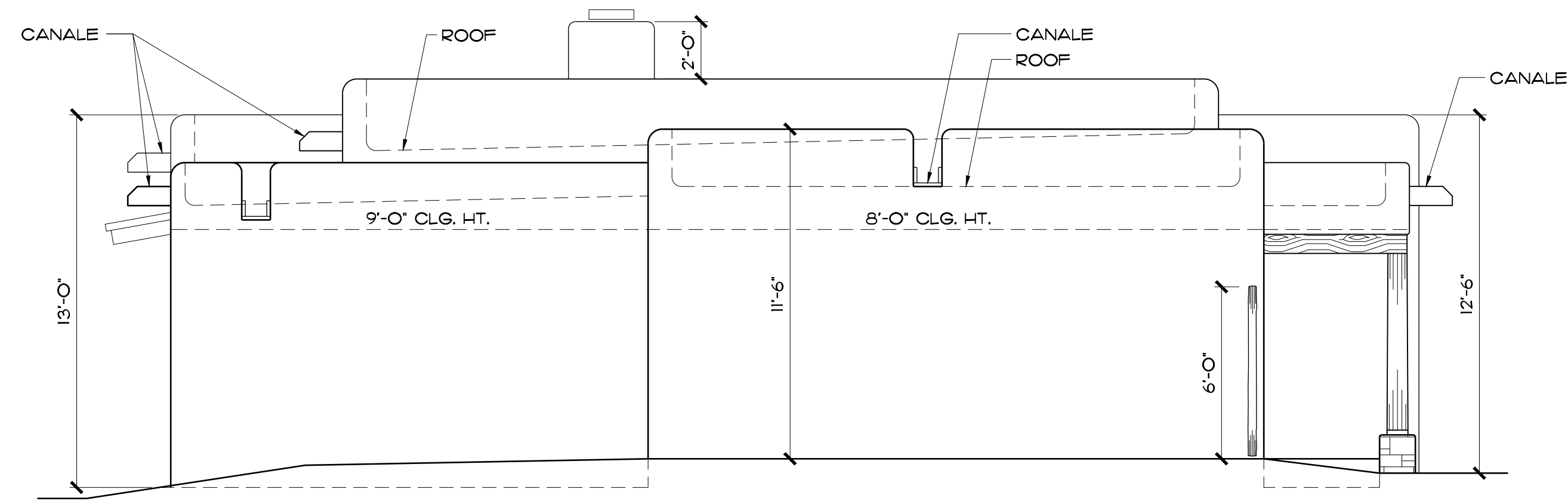
EXISTING &
PROPOSED
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A
3.1

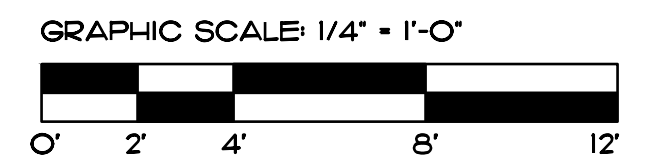
SET #
BUCHANAN-ANDREW -
2506



1 APPROVED SOUTH ELEVATION
A-3.1 SCALE 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
A-3.1 SCALE 1/4" = 1'-0"



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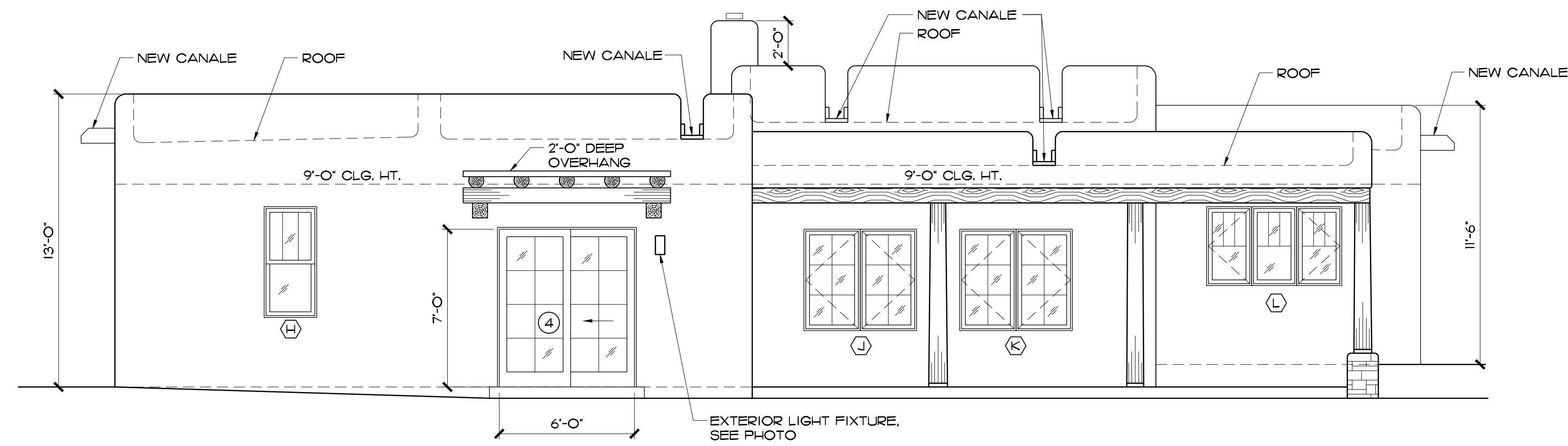
BUCHANAN-ANDREW
RENOVATION
913 1/2 ACEQUIA MADRE
SANTA FE, NEW MEXICO

DECEMBER 2, 2024

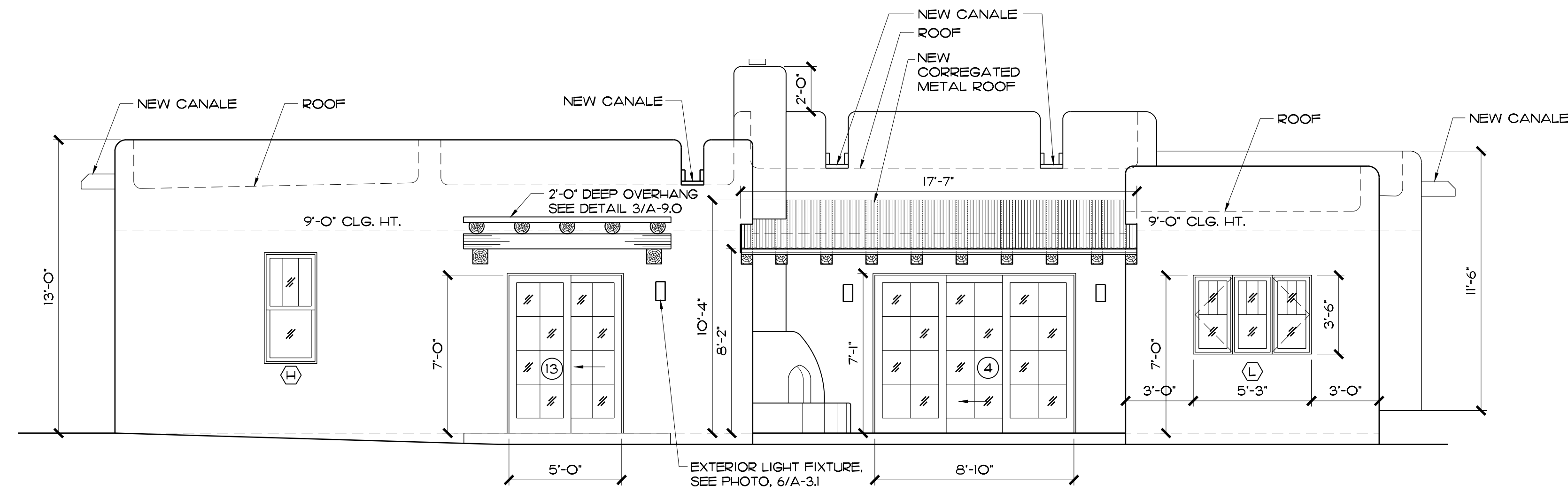
APPROVED
&
PROPOSED
EXTERIOR
ELEVATIONS

A
3.2

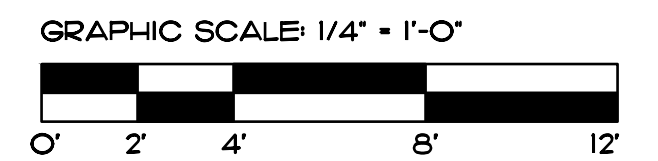
SET #
BUCHANAN-ANDREW -
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3 APPROVED WEST ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"



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913 1/2 ACEQUIA MADRE
SANTA FE, NEW MEXICO

DECEMBER 2, 2024

APPROVED
&
PROPOSED
EXTERIOR
ELEVATIONS

A
3.3

SET #
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MORTON-PHILLIPS RESIDENCE
913 ½ ACEQUIA MADRE
SANTA FE, NEW MEXICO

NORTH ELEVATION
OCTOBER 16, 2023



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MORTON-PHILLIPS RESIDENCE
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EAST ELEVATION
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SOUTH ELEVATION
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MORTON-PHILLIPS RESIDENCE
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SANTA FE, NEW MEXICO

WEST ELEVATION
OCTOBER 16, 2023

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S T U D I O P C

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913 ½ ACEQUIA MADRE

May 13, 2024
Updated July 7, 2025

Exterior Finishes

Stone Wall – Moss Rock



Stucco – El Rey “Buckskin”



Exposed wood - Dark wood stain



Jen-weld Window & Door cladding “Colonial White”



Metal Corrugated Roof, Rustic Red, 26ga

