Agenda

Amended Agenda, Regular Meeting of the Historic Districts Review Board
September 9, 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/85782670135

By Phone: 301 715 8592

Webinar ID: 857 8267 0135

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
5. Approval of Findings/Conclusions
   a. 2024-009613-HDRB**.** 1182 Cerro Gordo Rd. (February 11, 2025)
   b. 2024-009650-HDRB, 202 Irvine St. (February 11, 2025)
6. Matters from the Public
7. Staff Communications
   a. 515 Paseo de Peralta: Discussion of the proposed addition, renovation and restoration.
   b. 219 and 219 A Washington Ave.: Discussion of the proposed addition, renovation, and new construction.
8. Old Business
9. New Business

a. 2025-011046-HDRB, 222 Polaco St., A, B & C, Westside-Guadalupe Historic District, Contributing, Gayla Bechtol, agent for Lee Kirch, owner, requests primary façade designation. Amanda Romero (alromero@santafenm.gov)

b. 2025-011031-HDRB, 127 Duran St., Westside-Guadalupe Historic District, non-contributing, Gayla Bechtol, agent for Jenny Allen and Karen Kalat, owners, proposes to demolish an accessory structure. (Lani McCulley, LJMcCulley@santafenm.gov)

c. 2025-011032-HDRB, 241 Maynard St., Westside-Guadalupe Historic District, non-contributing, Martinez Architecture Studio, agent for Isaac Montoya and Jacqueline Maestas, owners, proposes to construct a 67 sq. ft. addition to a height of 14'-0" and an 86 sq. ft. portal to a height of 13'-0" where the maximum allowable height is 15'-1", replace windows and doors, re-roof, remove solar, install skylights, and construct a yard wall with pedestrian gate and vehicle gate to the maximum allowable heights of 56" along Don Felix and 60" along Maynard. (Lani McCulley)

d. 2025-011043-HDRB, 528 & 530 Calle Corvo, Downtown & Eastside Historic District, Non-contributing, Ju Tan, agent for Susan Lamden, owner, requests status review with primary façade designation(s) if applicable. (Paul Duran, paduran@santafenm.gov)

e. 2025-011033-HDRB, 425 Abeyta St., Downtown & Eastside Historic District, Studio BOSE, agent for Henry Lanman III, owner, proposes to construct a 2,239 sq. ft. residence to a height of 15'-0" and an 866 sq. ft. garage to a height of 12'-10" with a connecting breezeway, and 551 sq. ft. of portals where the maximum allowable is 15'-1" on a vacant lot. An exception is requested to 14-5.2(E)(2)(b) for a publicly visible window at less than 36" at a corner. (Lani McCulley)

f. 2025-011034-HDRB, 511 A Camino Sin Nombre, Downtown & Eastside Historic District, contributing, Michael Krantz, agent for Martin Montoya, owner, proposes to demolish a contributing residential structure. An exception is requested to 14-5.2 (D)(1)(a) for demolition of a historic structure. (Lani McCulley)

g. 2025-0011047-HDRB, 1341 Canyon Rd., Downtown & Eastside Historic District, non-contributing, Michael Mizell, agent for Rosemary Rowell, owner, proposes to construct a 458 sq. ft. portal, 10'-10" in height where maximum allowable height is 15'-3", 4'-0" yard wall, remove and replace doors and windows. (Amanda Romero)

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

    a. September 23, 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.

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

Case # 2024-9613-HDRB
Address – 1182 Cerro Gordo Rd.
Agent's Name – High Desert Contractors, LLC
Owner/Applicant's Name – Lanalee Lewis Revocable Trust

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

BACKGROUND

The single-family residence at 1182 Cerro Gordo Rd. is listed as contributing to the Downtown and Eastside Historic District. Tucked behind and below the grade of the residence sits an accessory structure and retaining walls which the HDRB designated as contributing in a hearing on November 26, 2024. See Case # 2024-9372-HDRB. According to a 2024 Historic Cultural Properties Inventory ("HCPI"), the main residence was constructed prior to 1914 in adobe with a stucco finish. It holds a red-ribbed panel, gabled roof. The building was originally constructed in a C-shape and remained in that form through the early 1960s. Additions were done in the 1960's, 1970's and in the early 2000's. To the rear of the residence there are several sections of stone retaining wall holding back the slope. The most extensive of these is an 80-linear-feet, roughly 6-foot-high wall section located directly below the house.

Attached to the upper retaining wall is a three-walled stone structure of indeterminate age, designated on plat maps as the "Rock Shed," according to the HCPI. The stone structure does not appear in the 1948 aerial photograph as indicated in the HCPI. A structure in this relative location is shown on the 1960 aerial but is smaller and narrower. It achieved its current size and shape by 1966 as shown in the HCPI. According to the HCPI, the 84-square-foot building is constructed of quartzite and other local and imported stones. The entrance to the structure is on the east through double, wood doors of an older vintage. The interior is one room with an earthen floor. The matter currently before the board involves the removal of the shed's red standing seam metal roof and installation under a new wood joist ceiling and deck.

The Applicant began construction of the deck which extends over the roof of the shed in 2024 without a permit and was issued a Stop Work Order (Red Tag) in June, 2024. While at the site visit with the Applicant, the Staff identified that other work on the property had not been approved. Staff requested that the other unapproved work (items 1, 2 and 5 of the Applicants' proposal) be a part of this application, even with the understanding that some of it was performed by the previous owner and had been completed years ago.

The Applicant requests retroactive approval for work that was done without approval:

1. Construction of an exterior staircase leading from the level of the residence to the lower level of the retaining walls. While the staircase is necessary to reach the lower section of

the yard, it is constructed attached to the contributing retaining wall which was not designated at the time of the staircase construction. The applicant is requesting an exception to SFCC Section 14-5.2(D)(5)(b) for placement of an additional architectural feature on a contributing structure.
2. Remove the red metal roof from the contributing shed structure.
3. Install a BRAI or modified bitumen roof system on the shed structure under the deck system.
4. Construct a 134-square-foot deck on the south side of the residence which will serve as the new roof for the shed structure. The applicant is requesting an exception to SFCC Section 14-5.2(D)(6) for replacing a roof not in-kind.
5. Replace 110 linear feet of coyote fencing and surround the new deck with a thin-profile, 42-inch-high metal safety rail. This railing will be along the top of the retaining wall and on the deck serving as the roof to the shed.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended a finding that the exception criteria for SFCC Section 14-5.2(D)(6) to replace a roof not in-kind had been met, and the exception criteria for SFCC Section 14-5.2(D)(5)(b) to place an architectural feature on a retaining wall that has contributing status, have been met. Therefore, Staff recommended approval of the application as it complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(6), existing roof styles and materials shall be maintained or replaced in kind if necessary.

9. The Applicant proposes to replace the red standing seam roof with a modified bitumen or thermoplastic polyolefin roof.
10. Staff determined that an exception to SFCC Section 14-5.2(D)(6) would be required for approval of the application, and the Applicant requested an exception.
11. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
12. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met for replacement of the shed roof with a material that is not in-kind:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the new roofing material and deck design will prevent the deterioration of the stone structure. It is situated on the back of the residence and has low public visibility, and no visibility from the street;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the roof is at the ground level of the rear yard, it will be situated under a deck, and placing a deck above the roof will prevent damage to the contributing shed structure; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts because placing a roofing system so that it protects the structure is crucial and the planned system which includes a deck above the roof will prevent damage to the shed..
13. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria for SFCC Section 14-5.2(D)(6) have been met.
14. Under SFCC Section 14-5.2(D)(5)(b), for all façades of a contributing structure, placement of new architectural features shall be substantiated by documentation, physical or pictorial evidence of their prior existence.
15. The Applicant proposes to place an architectural feature (exterior stairs) on a contributing yard wall.
16. The Staff determined that an exception to SFCC Section 14-5.2(D)(5)(b) would be required for approval of the application, and the Applicant requested an exception.
17. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
18. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with the Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met for placement of stairs where there were no stairs previously:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the stairs are situated behind the house, have no visibility from the street and constructed so as not to damage the retaining wall;

b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare, because the lot is steeply sloped and terraced, the stairs are the only means for descending from the top terrace to the lower terraced area of the rear yard; and
c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts, because stairs to the lower area of the sloped lot are the most practical means of access.

19. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria for section 14-5.2(D)(5)(b) have been met.
20. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
21. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-5 as set forth in the application, as recommended by Staff.
3. The Board grants the two exceptions requested in the application.

IT IS SO ORDERED ON THIS 26th DAY of AUGUST, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-9650-HDRB
Address – 202 Irvine St.
Agent's Name – Michael Bodelson, Architect
Owner/Applicant's Name – Charles Rennick

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

BACKGROUND

The single-family residence at 202 Irvine St. is listed as non-contributing to the Westside-Guadalupe Historic District. The main residential structure, comprising 1,280 square feet of roofed area, was built in the mid-1930s on a 0.13-acre lot. The vernacular structure was built in 1933 in the Santa Fe design style as seen by the flat roof, rounded parapets, and recessed doors and windows. A 160-square-foot enclosed portal addition was added to the south façade in the 1950s along with an addition on the west façade and the replacement of all the doors and windows in 1979-1980.

At this hearing, the Applicant requests Board approval of the following items:

1) Construct two (2) small closet additions on the east façade.
2) Relocate one (1) window on the south façade.
3) Convert a wood stove to a gas-log fireplace and remodel the chimney on the southwest corner of the structure.
4) Approval for an 8' by 24', pre-existing, non-conforming blue wooden storage shed at the southwest corner of the property, which will be relocated five feet to the northeast to meet accessory structure setback requirements.

The Applicant requests an exception to SFCC Section 14-5.2(I)(1)(a) to allow wood as an exterior wall material for an existing shed.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.

3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and recommended a finding that the exception criteria had been met, and the application complied with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(I), Westside-Guadalupe Historic District Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. The Applicant proposes to relocate an 8' by 24', pre-existing, non-conforming blue wooden storage shed at the southwest corner of the property 5' to the north and 5' to the east to meet accessory structure setback requirements.
8. Under SFCC Section 14-5.2(I)(1)(a), an applicant must use slump block, stucco, brick or stone, not wood, as an exterior wall material for an existing shed. Staff determined that an exception to SFCC Section 14-5.2(I)(1)(a) would be required for approval of the application, and the Applicant requested an exception.
9. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
10. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met.
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district, because the existing storage shed has very low visibility from the street, as the property is enclosed by walls and fencing and only a small portion of the roof is visible. The low visibility of the structure presents only a minor element to the streetscape and the existing shed exterior color will be mitigated by repainting it in a color to match the stucco on the existing residence, which is an approved color for the District;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare, because the shed pre-existed the current owner's acquisition of the property, and relocation of the shed would create a hardship in terms of removing a functional asset, and its present non-compliance with the setback requirements is an injury to the public welfare that will be eliminated by the relocation of the shed; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts, because many owners within the District rely on this type of supplemental storage to increase the livability of the traditional residences.

11. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
12. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-4 as set forth in the application, as recommended by Staff.
3. The Board grants the exception requested in the application.

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

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

MEMORANDUM

RE: 515 Paseo de Peralta **Date:** 9/3/25

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

Subject: HDRB Informational Session

Attachments: Conceptual design drawing packet, Existing buildings structural report

Dear Amanda:

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

The +/- 0.344-acre site is zoned R-21 and is located two and a half blocks from the Plaza and within one block of Scottish Rite Masonic Temple, the U.S. Post Office and Federal Court House, Fort Marcy, and Cross of the Martyrs.

The property is located in the Downtown and Eastside Historic District and currently consists of an original 1,800 SF brick house, along with outbuildings and additions to the original brick house, totaling about 900 sf. In a status review held 8/12/25, the Board determined that the historic brick house and South stone site wall were Historically Significant, with the walls of the NW bedroom addition and NE converted garage addition excluded as non-primary. The existing detached shed, garage, and other site walls were found to be noncontributing.

The project consists of the proposed renovation and restoration of the historic late-nineteenth century brick house, demolition of noncontributing site structures, and an addition to the North side of the existing house.

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

The proposed renovation of the historic brick house will return it to single-family residential use, provide ADA accessibility, and stabilize the 135-year-old structure. Existing exterior materials, doors, and windows will be repaired in kind. A structural report shows that the historic brick walls are in stable condition, though structural repair of the rubble foundation, wood floor joists, and at least one exterior brick wall will be required. In particular, the South-facing rubble foundation, porch, and pen-tile stairs were determined to be structurally compromised. These are proposed to be rebuilt and expanded along the South facade, shoring up the house's foundation.

The proposed two-story addition will be partly buried in the sloped site to the North, replacing existing noncontributing additions and outbuildings. From Paseo, the addition will be located behind the existing house. The addition will lightly touch the historic North facade of the brick house, leaving the historic facade as unaltered as possible. The new structure will provide bedrooms, kitchen, garage, an upstairs guest suite, and private outdoor spaces away from busy Paseo de Peralta, tucked behind the historic house.

Our goals for the site visit and informational session are to determine the Board's priorities in preservation of the historic house, their thoughts on possible demolition of existing additions and outbuildings, and any initial input on the conceptual proposal.

We look forward to the chance to discuss with the Historic Board.

Sincerely,

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

May 20, 2025

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

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

Dear Rebecca,

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



Analysis and Recommendations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Jeremy J. Starr, P.E.

Reviewed by,

Eric D. Trujillo, P.E.





#1

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



#2

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



#3

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



#4

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

#5

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

#6

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

#7

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



#11

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



#10

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



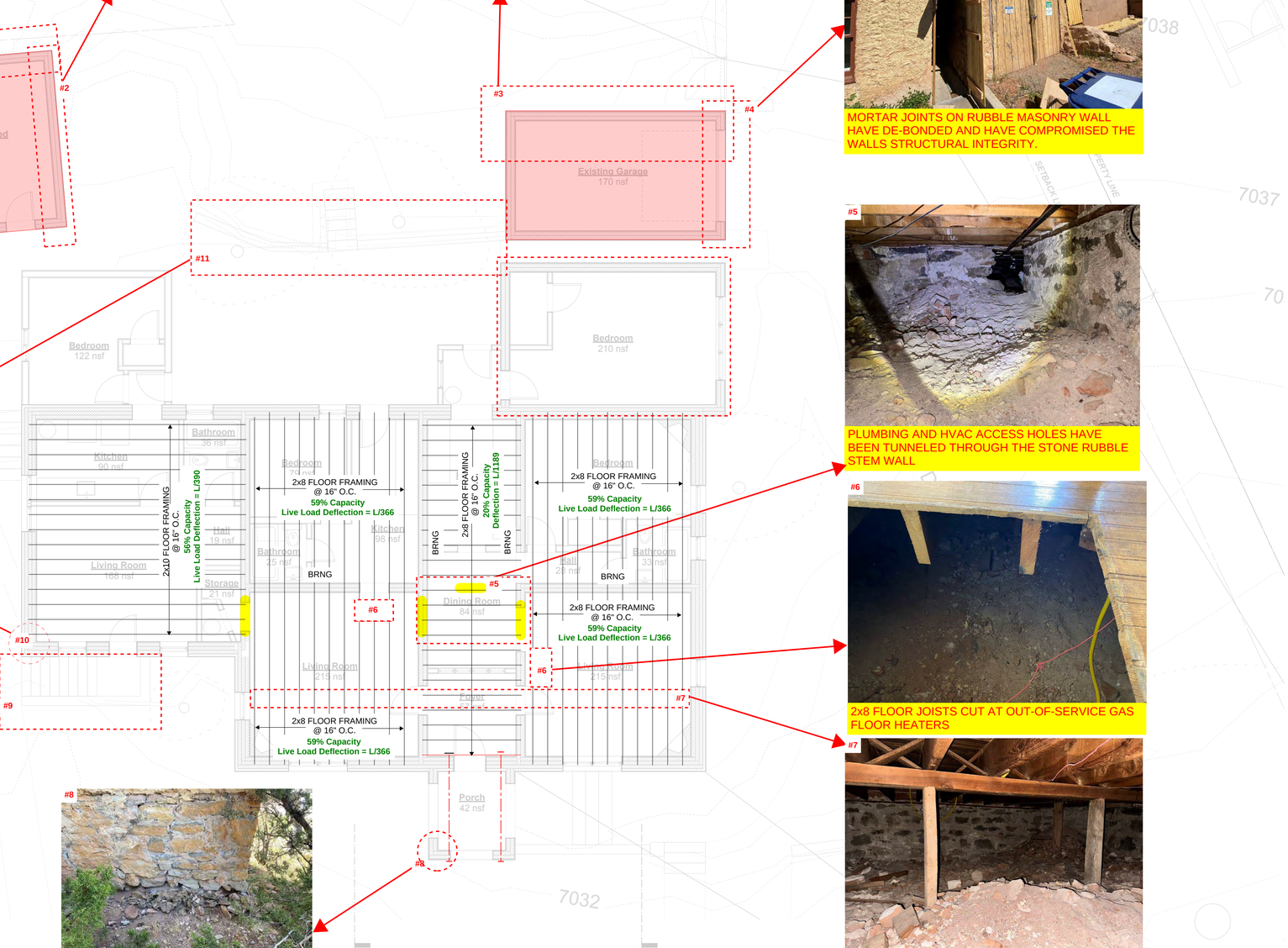
#9

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



#8

DAMAGE TO RUBBLE FOUNDATION STEM WALL



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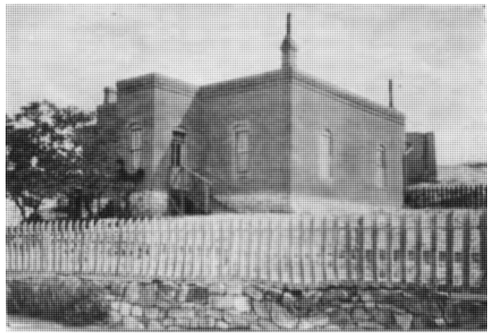
Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

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

S001

Sheet of



515 Paseo de Peralta, 1915

515 Paseo de Peralta
HDRB Info Session

September 09, 2025



1 G100h Site Location Map
Scale: 1:1500

0 100 200 300 400 ft

PROJECT DIRECTORY

CLIENT
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Santa Fe, NM 87501
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email: gmfeghali@gmail.com

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Contact: Rebecca Wood
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Contact: Jeremy Starr
email: jeremy@ltseng.com

DRAWING DIRECTORY

Page	Label	Sheet Name
1	G100h	Cover Sheet
2	ASD101	Existing Site Plan - Historic Status
3	ASD102	Demo Site Plan
4	AS101	Proposed Site Plan
5	S100	Existing Plan w/ Structural Deficiencies
6	A101(E)	Existing Ground Floor Plan
7	A102(E)	Existing Roof Plan
8	A101	Proposed Ground Floor Plan
9	A102	Proposed Upper Floor Plan
10	A103	Proposed Roof Plan
11	A200h	South Elevations - Existing & Proposed
12	A201h	East Elevations - Existing & Proposed
13	A202h	North Elevations - Existing & Proposed
14	A203h	West Elevations - Existing & Proposed
15	A300h	Section A - Existing & Proposed
16	A301h	Section B - Existing & Proposed

PROJECT DESCRIPTION

The project consists of the proposed renovation and restoration of a historic late-nineteenth century brick house, demolition of noncontributing site structures, and an addition to the North side of the existing house.

The property currently consists of an original 1,800 SF brick house, along with outbuildings and additions to the original brick house, totaling about 900 sf. In a status review held 8/12/25, the Board determined that the historic brick house and South stone site wall were Historically Significant, with the walls of the NW bedroom addition and NE converted garage addition excluded as non-primary. The existing detached shed, garage, and other site walls were found to be noncontributing.

The proposed renovation of the historic brick house will return it to single-family residential use, provide ADA accessibility, and stabilize the 135-year-old structure. Existing exterior materials, doors, and windows will be repaired in kind. A structural report shows that the historic brick walls are in stable condition, though structural repair of the rubble foundation, wood floor joists, and at least one exterior brick wall will be required. In particular, the South-facing rubble foundation, porch, and pen-tile stairs were determined to be structurally compromised. These are proposed to be rebuilt and expanded along the South facade, shoring up the house's foundation.

The proposed two-story addition will be partly buried in the sloped site to the North, replacing existing noncontributing additions and outbuildings. From Paseo, the addition will be located behind the existing house. The addition will lightly touch the historic North facade of the brick house, leaving the historic facade as unaltered as possible. The new structure will provide bedrooms, kitchen, garage, an upstairs guest suite, and private outdoor spaces away from busy Paseo de Peralta, tucked behind the historic house.

PROJECT DATA

PROJECT NAME
515 Paseo de Peralta

PROJECT ADDRESS
515 Paseo de Peralta
Santa Fe, NM 87501

ZONING
R-21

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

HISTORIC STATUS
Contributing

SITE AREA
14,985 sf / 0.344 acres

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

Date	Issue

Date: September 09, 2025
Plot Date: 9/3/25
Drawn by:
Checked by:
File: 515 PdPeralta --G100 Cover.vwx
Set: Schematic Design
Sheet Title: **Cover Sheet**

G100h

Sheet of

HISTORIC STATUS

Per HDRB meeting 8/12/25

NONCONTRIBUTING STRUCTURE / NON-PRIMARY FACADE
A structure 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.

SIGNIFICANT STRUCTURE / PRIMARY FACADE
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.

511 Paseo de Peralta

310 Otero St.

517 Paseo de Peralta

515 Paseo de Peralta

Existing Shed

Existing Addition

Existing North Yard

Existing Garage

Existing Addition

Existing House

FFE +7037.15'

+7050.00'

+7042.2'

+7037.15'

+7031.19'

+7034.82'

+7032.00'

+7023.07'

Existing site wall

Existing coyote fence

Existing retaining wall

Existing site wall & stair

main roof drains to North yard

PROPERTY LINE

DRIVEWAY

PASEO DE PERALTA

5'-0"

10'-0"

7'-0"

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

0 5 10 15 20 ft

N

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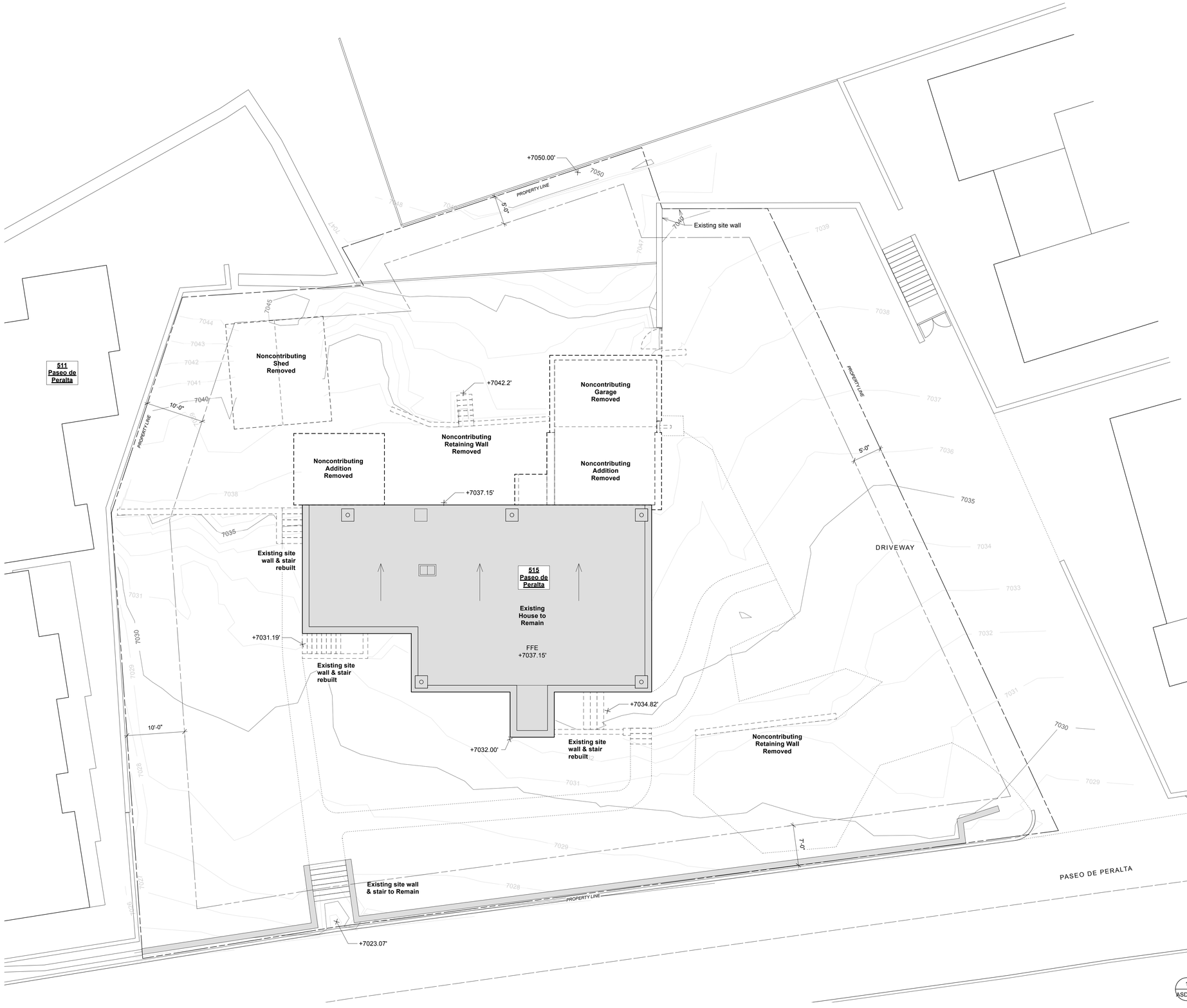
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Date: September 09, 2025	Plot Date: 9/3/25
Drawn by	Checked by
File: 515 PdPeralta_A100 Plans.vwx	
Set: Schematic Design	

Sheet Title: **Existing Site Plan Historic Status**

ASD101

Sheet of



1 ASD102 Existing Site Demo Plan
Scale: 1/8" = 1'-0"

0 5 10 15 20 ft

N

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

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Drawn by	Checked by

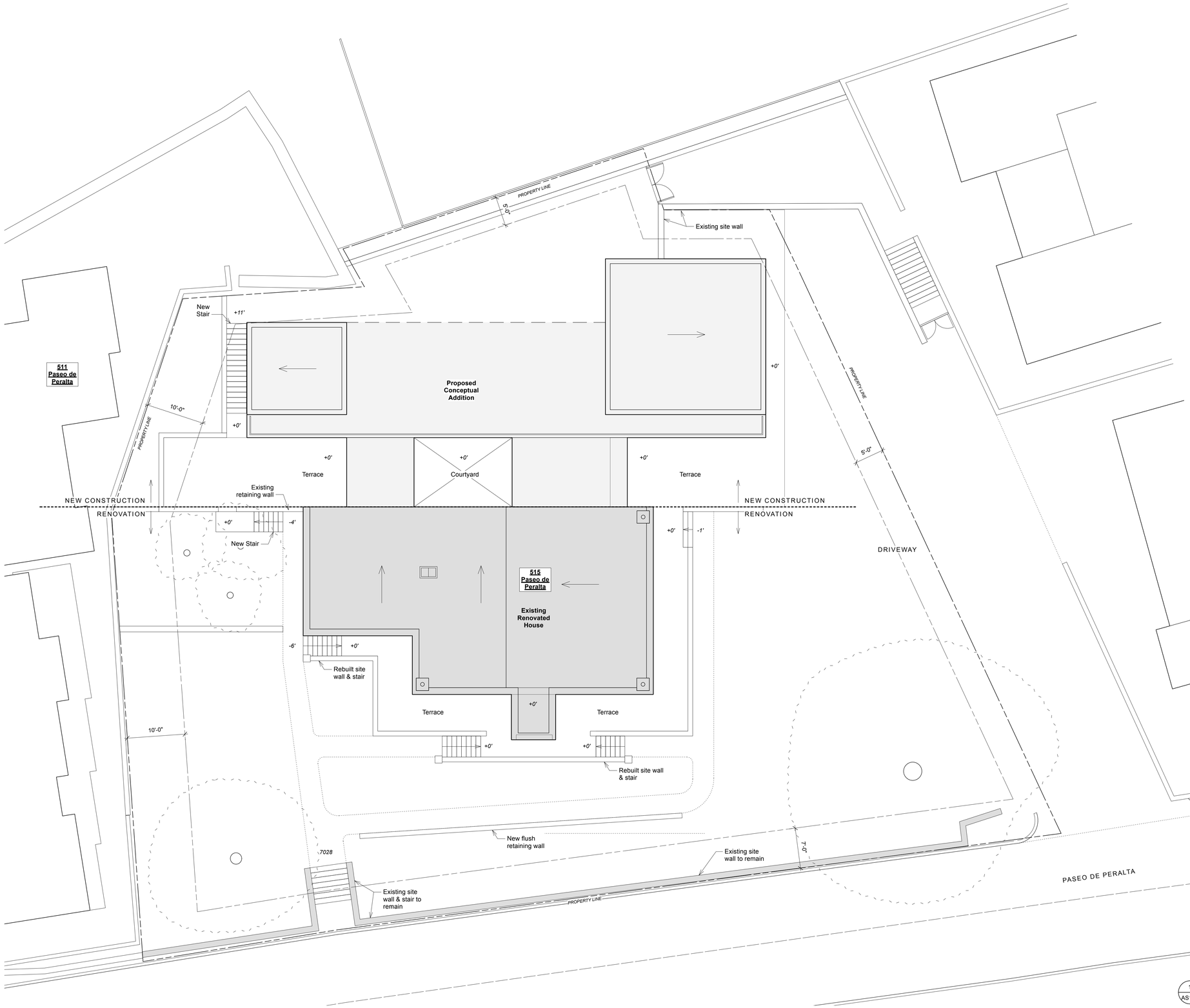
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Set: Schematic Design

Sheet Title: **Existing Site Demo Plan**

ASD102

Sheet of



1 AS101 Proposed Site Plan
Scale: 1/8" = 1'-0"

0 5 10 15 20 ft

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Date	Issue

Date: September 09, 2025
Plot Date: 9/3/25
Drawn by:
Checked by:
File: 515 PdPeralta_A100 Plans.vwx
Set: Schematic Design
Sheet Title: **Proposed Site Plan**

AS101

Sheet of



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



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



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



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



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



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



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



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



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



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



DAMAGE TO RUBBLE FOUNDATION STEM WALL

STRUCTURAL TIES INSTALLED 1995 ARE HOLDING PORCH TO MAIN HOUSE

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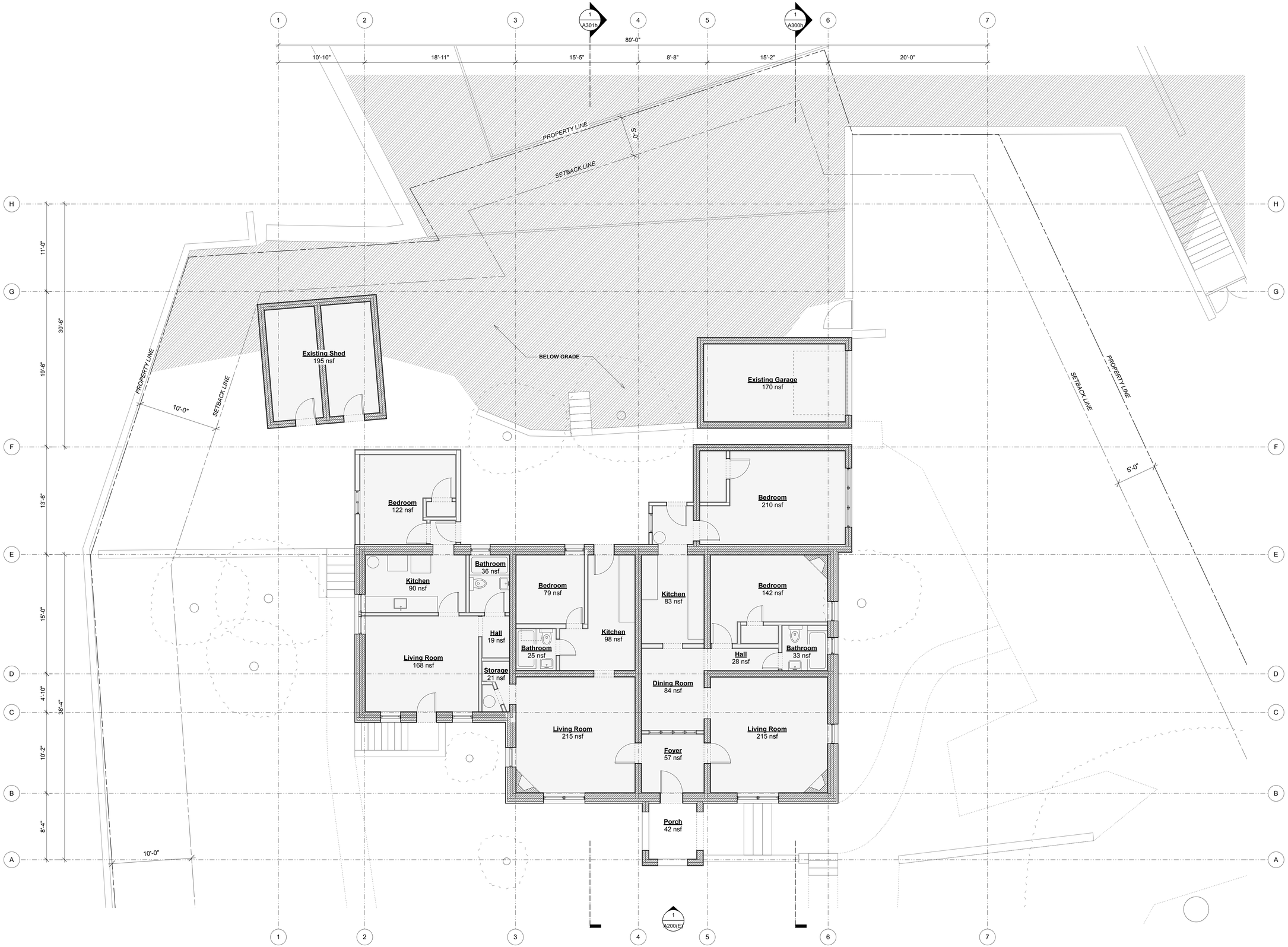
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Sheet Title: EXISTING FLOOR PLAN w/ STRUCTURAL DEFICIENCIES

S001

Sheet of



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Date	Issue

Date: September 09, 2025	Plot Date: 9/3/25
Drawn by:	Checked by:

File: 515 PdPeralta_A100 Plans.vwx
Set: Schematic Design
Sheet Title: **Existing Ground Floor Plan**

A101E

Sheet: of



1 A102(E) Existing Roof Plan

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

0 5 10 15 20 ft

N

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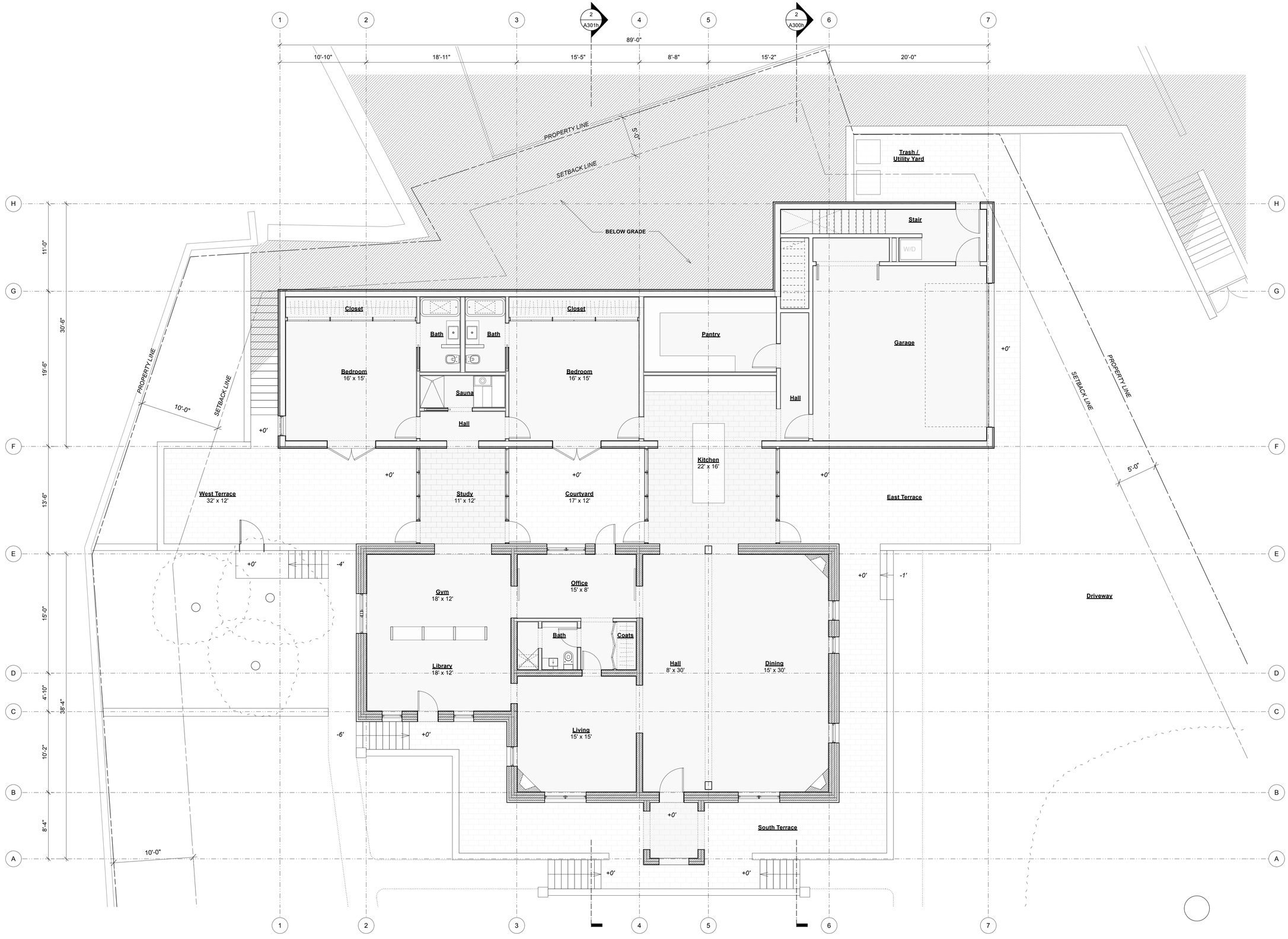
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Date	Issue

Date: September 09, 2025
Plot Date: 9/3/25
Drawn by:
Checked by:
File: 515 PdPeralta_A100 Plans.vwx
Set: Schematic Design
Sheet Title: **Existing Roof Plan**

A102E

Sheet of



1 A101 Proposed Conceptual Ground Floor Diagram

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

0 5 10 15 20 ft

N

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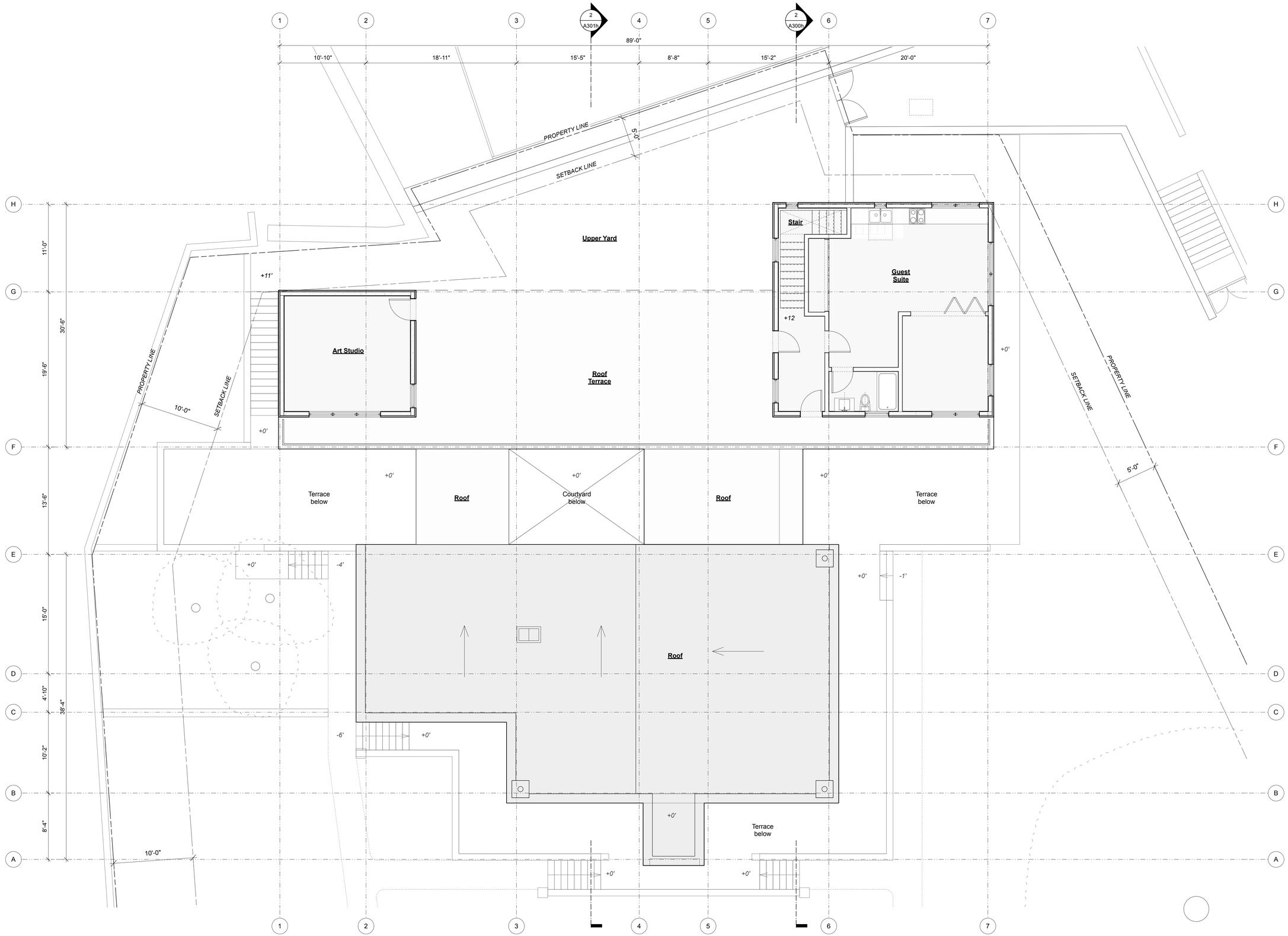
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Date: September 09, 2025	Plot Date: 9/3/25
Drawn by	Checked by
File: 515 PdPeralta_A100 Plans.vwx	
Set: Schematic Design	

Sheet Title: **Proposed Conceptual Ground Floor Diagram**

A101

Sheet of



1 A102 Proposed Conceptual Upper Floor Diagram

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

0 5 10 15 20 ft

N

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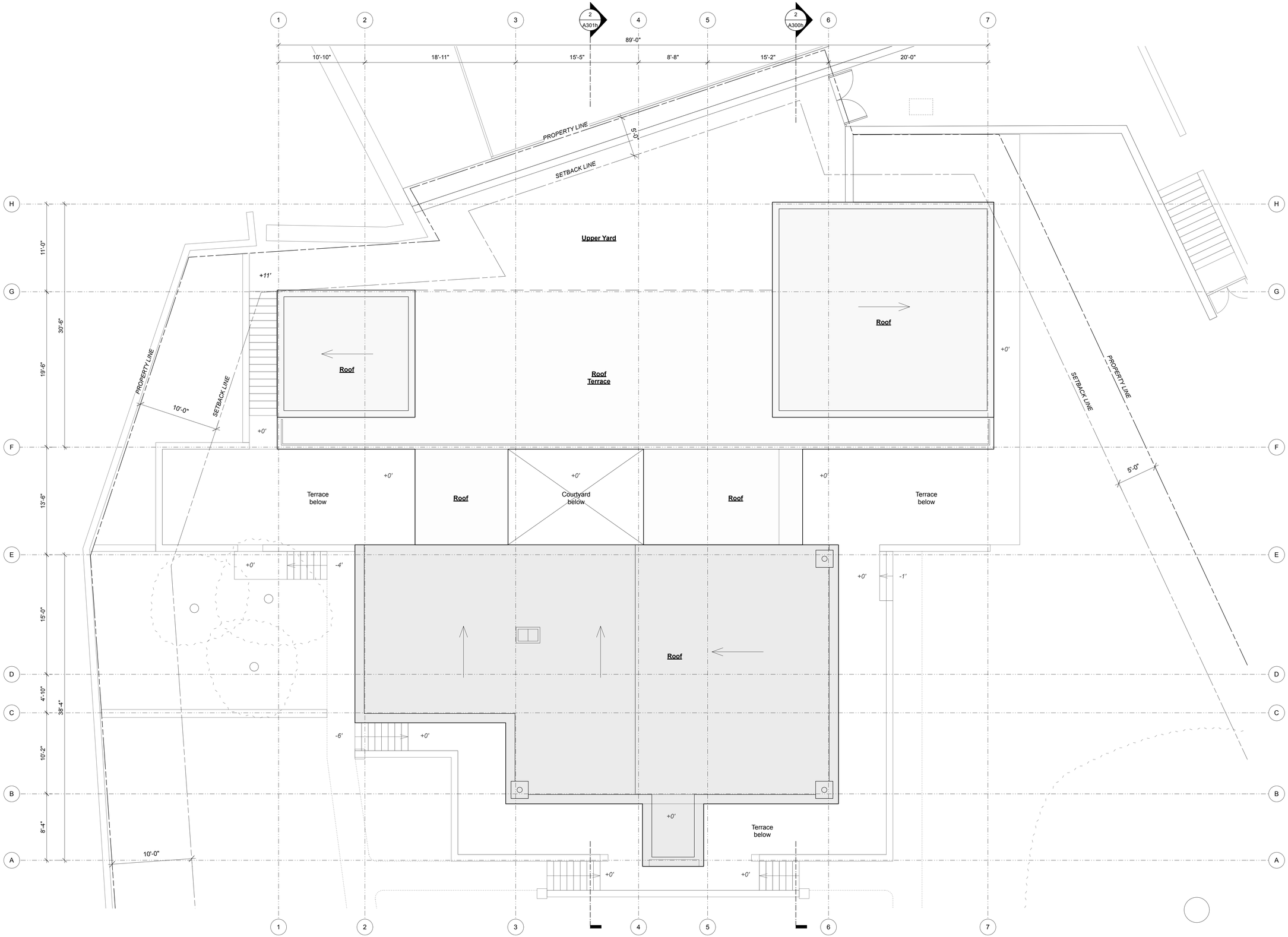
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Date: September 09, 2025	Plot Date: 9/3/25
Drawn by	Checked by
File: 515 PdPeralta_A100 Plans.vwx	
Set: Schematic Design	

Sheet Title: **Proposed Conceptual Upper Floor Diagram**

A102

Sheet of



1 A103 Proposed Conceptual Roof Diagram

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

0 5 10 15 20 ft

N

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

Date	Issue

Date: September 09, 2025	Plot Date: 9/3/25
Drawn by	Checked by

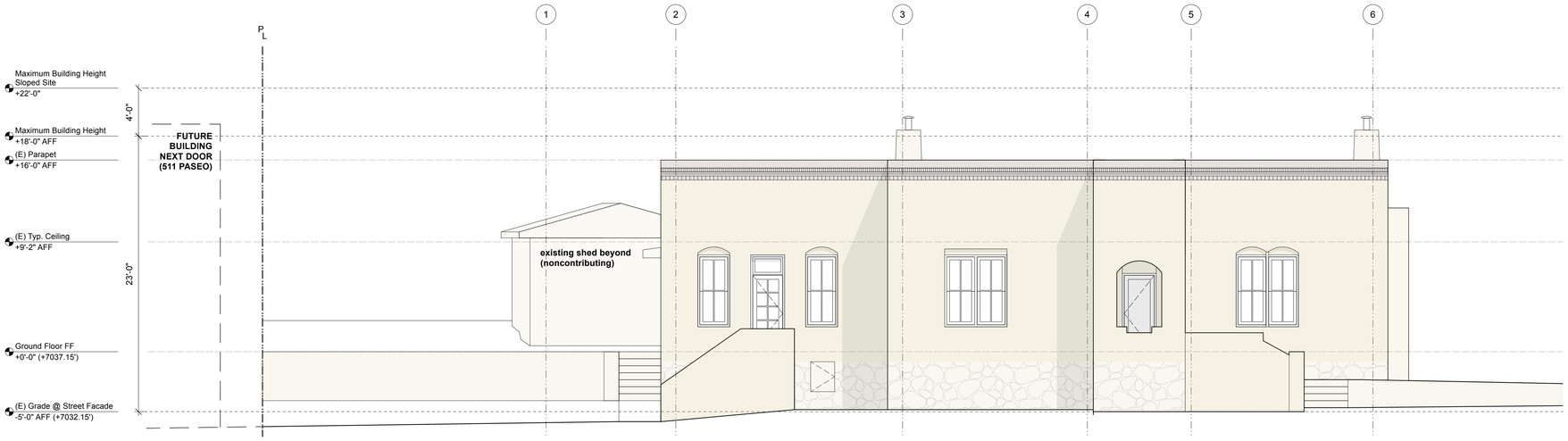
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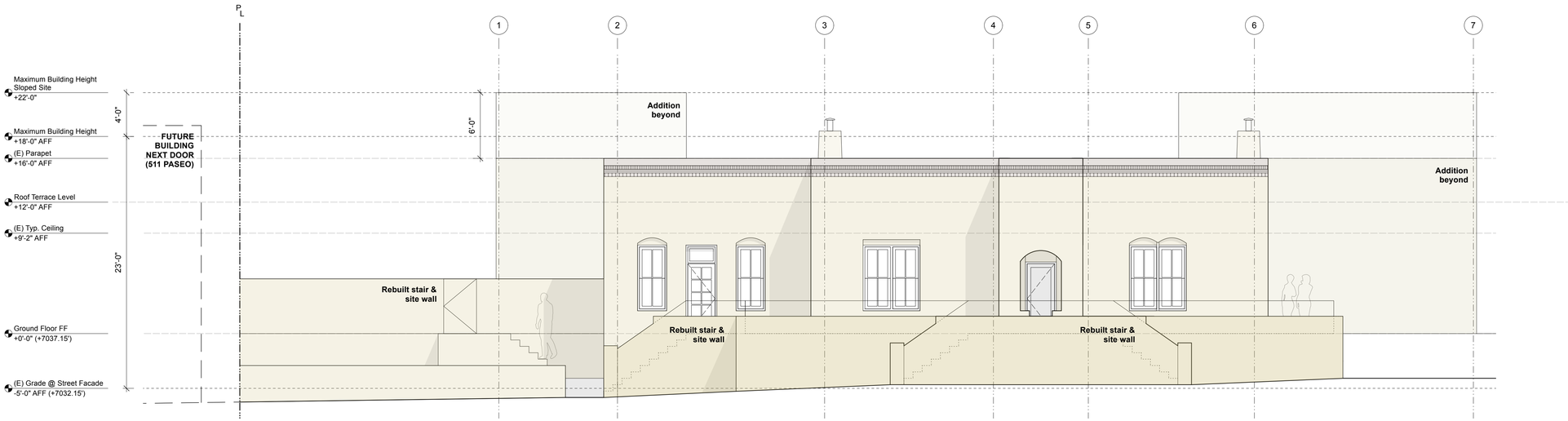
A103

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1 / A200h — Existing South Elevation

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



2 / A200h — South Elevation - Conceptual Proposal

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

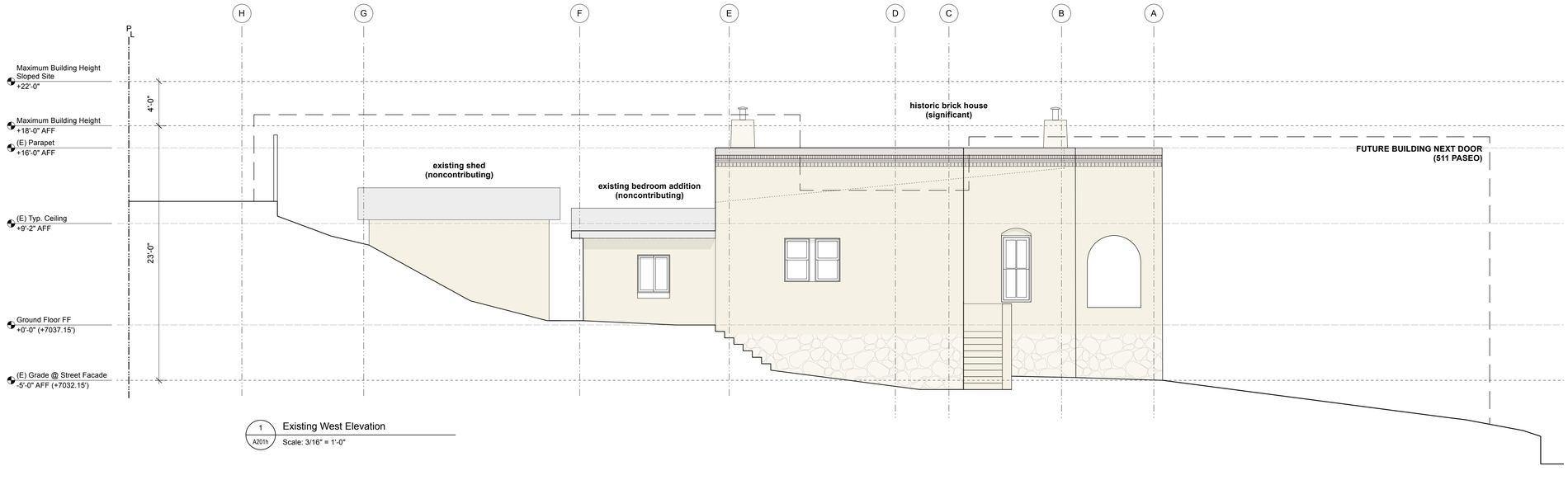
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Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

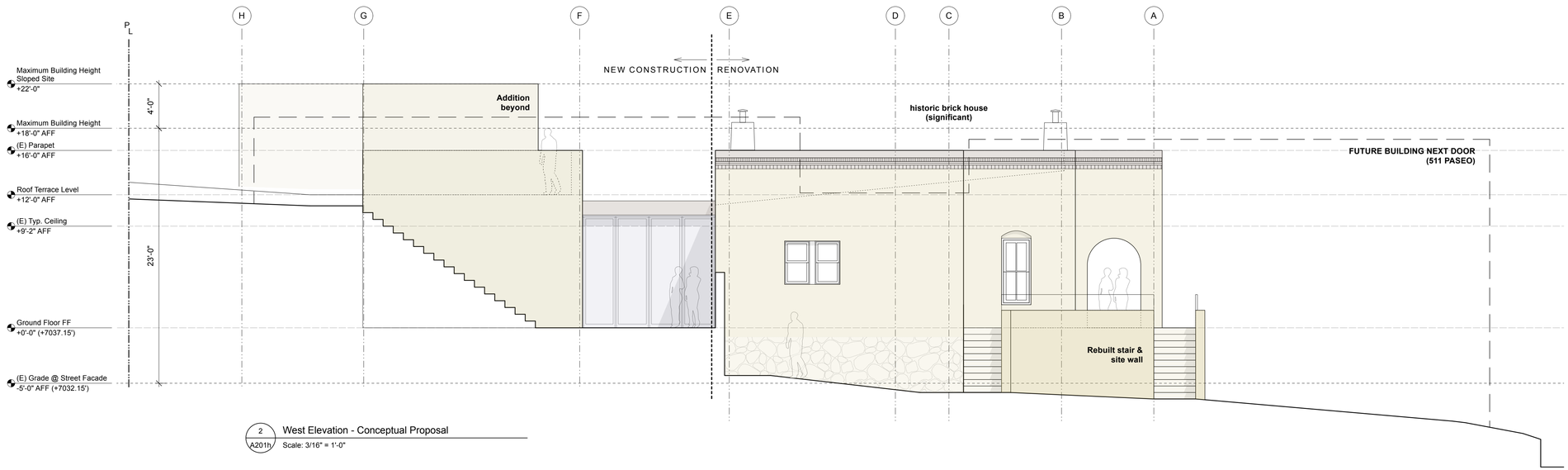
Date	Issue

Date: September 09, 2025	Plot Date: 9/3/25
Drawn by	Checked by
File: 515 PdPeralta_A200 Elev Sections.vwx	
Set: Schematic Design	
Sheet Title: South Building Elevations	
A200h	
Sheet	of



1 A201h Existing West Elevation

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



2 A201h West Elevation - Conceptual Proposal

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

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

Date	Issue

Date: September 09, 2025	Plot Date: 9/3/25
Drawn by	Checked by

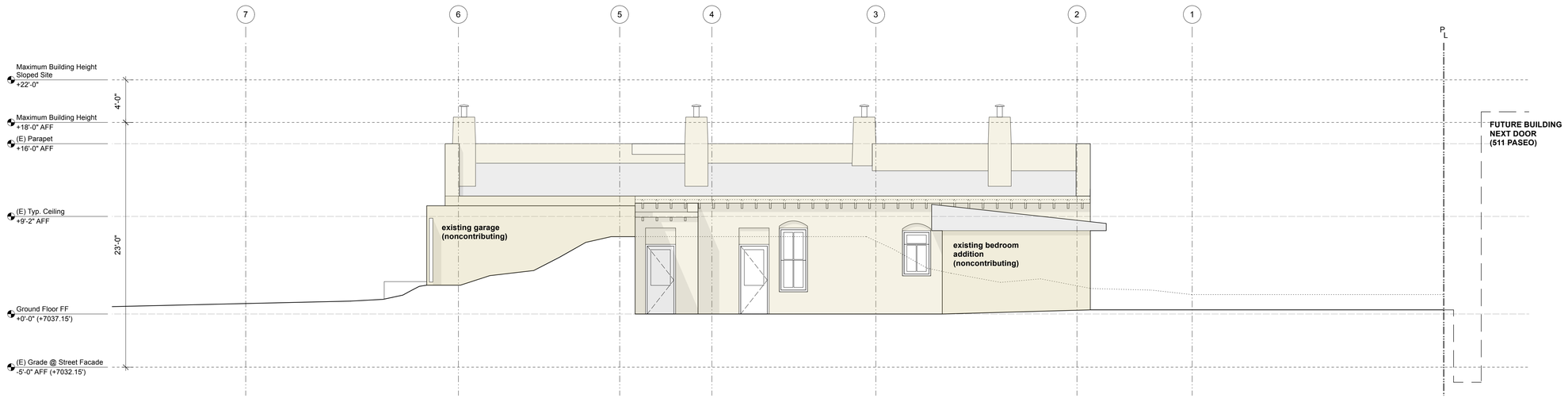
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Sheet Title: **West Building Elevations**

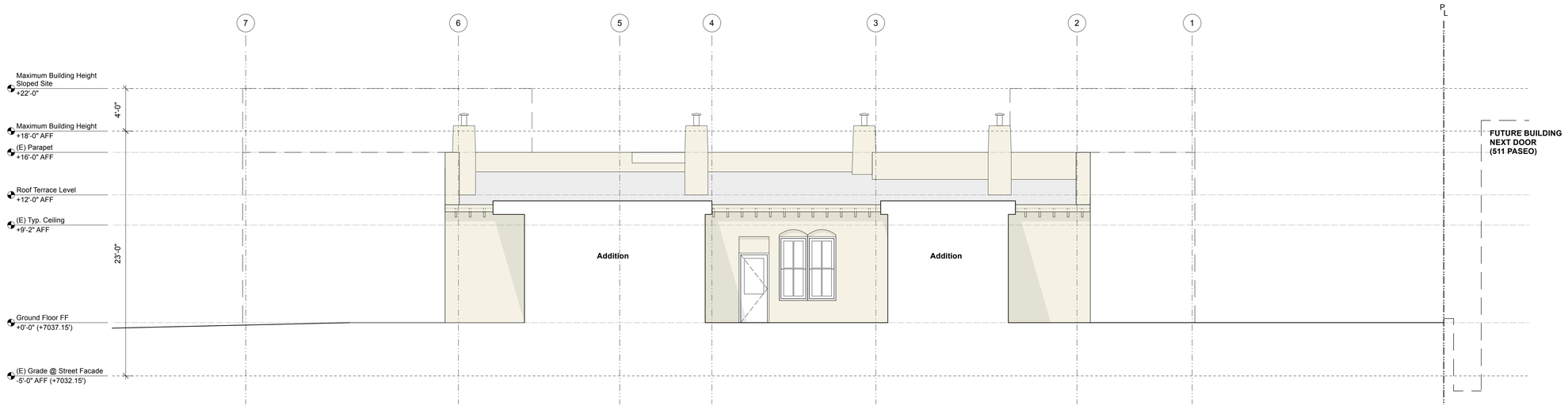
A202h

Sheet of



3 / A202h Existing North Elevation

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



1 / A202h North Elevation - Conceptual Proposal

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

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Date	Issue

Date: September 09, 2025	Plot Date: 9/3/25
Drawn by	Checked by

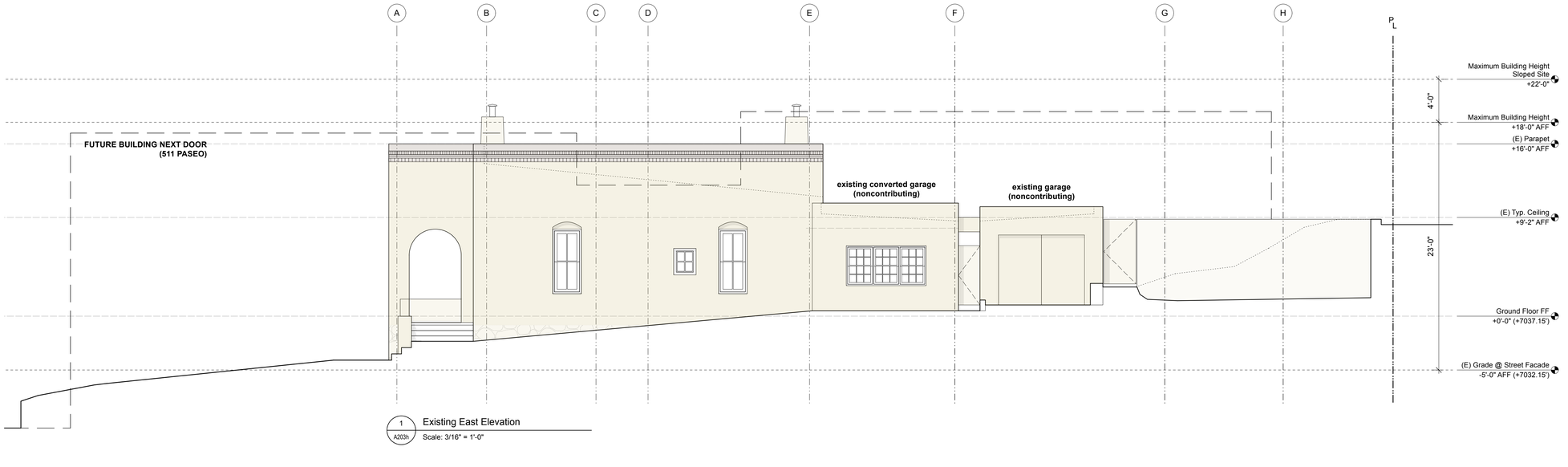
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Set: Schematic Design

Sheet Title: **North Building Elevations**

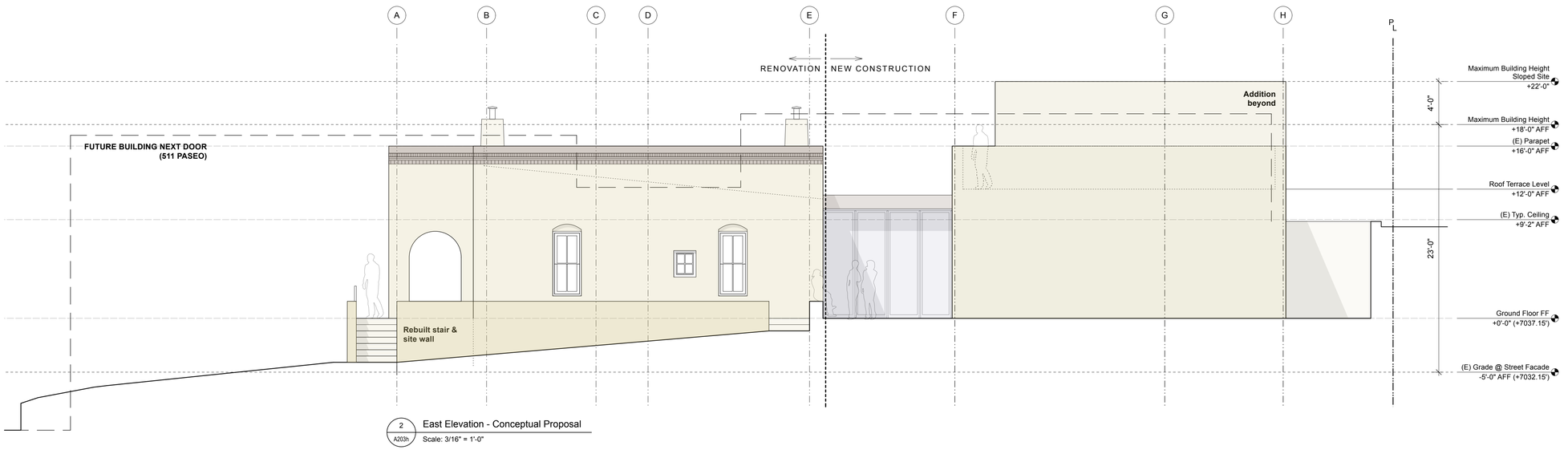
A202h

Sheet of



1 A203h Existing East Elevation

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



2 A203h East Elevation - Conceptual Proposal

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

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Date	Issue

Date: September 09, 2025	Plot Date: 9/3/25
Drawn by	Checked by

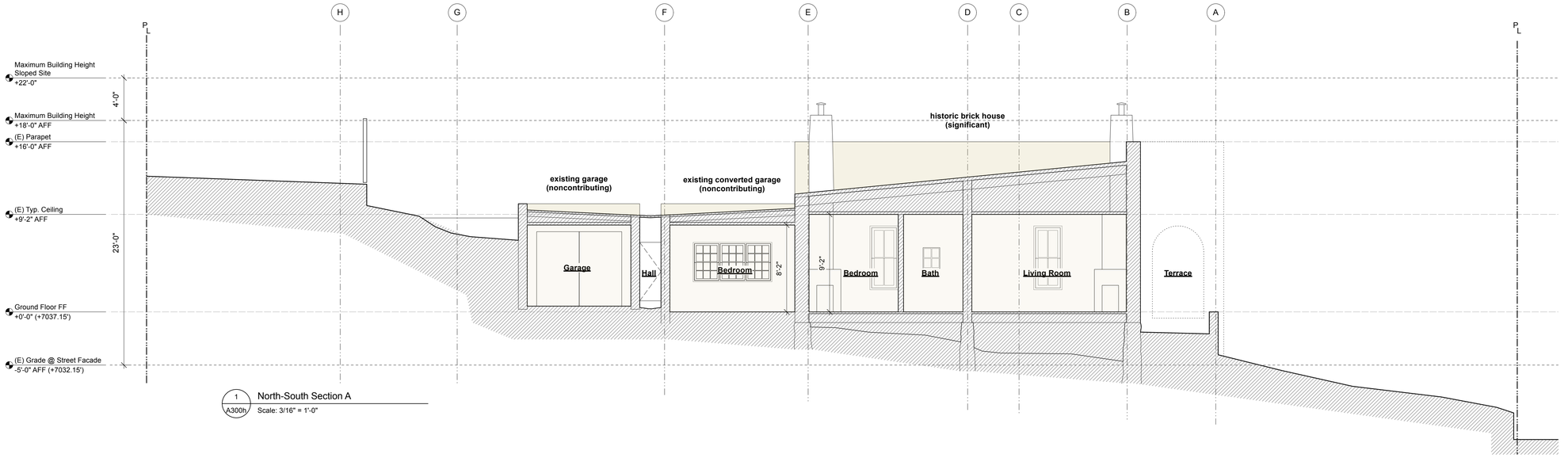
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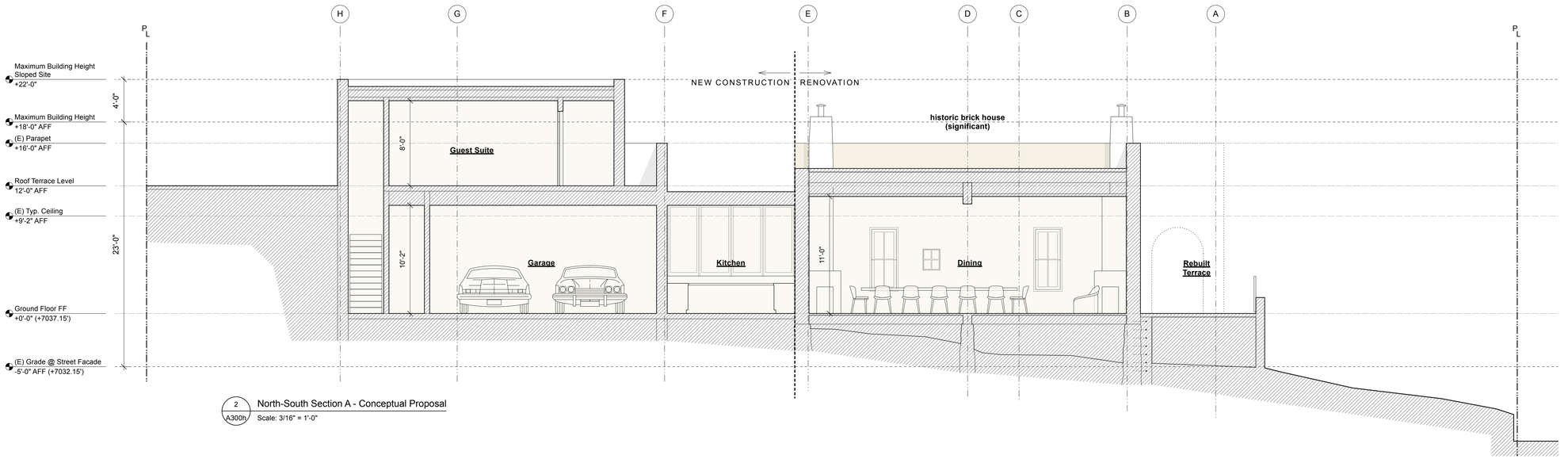
A203h

Sheet of



1 A300h North-South Section A

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



2 A300h North-South Section A - Conceptual Proposal

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

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Drawn by	Checked by

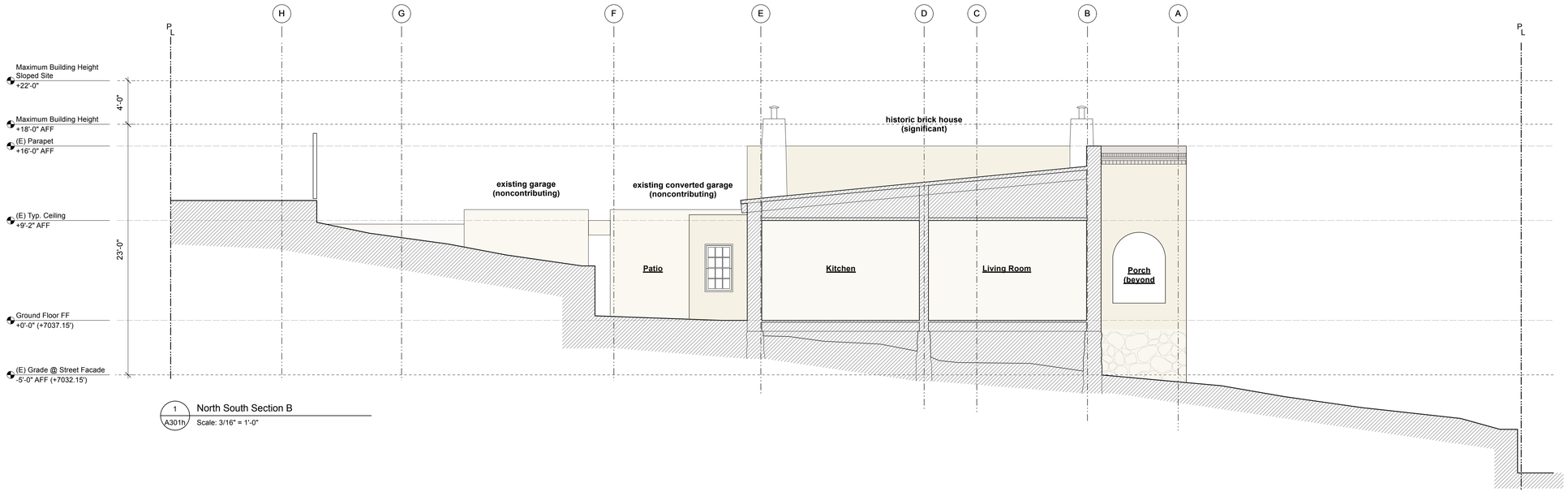
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Set: Schematic Design

Sheet Title: **North-South Building Section A**

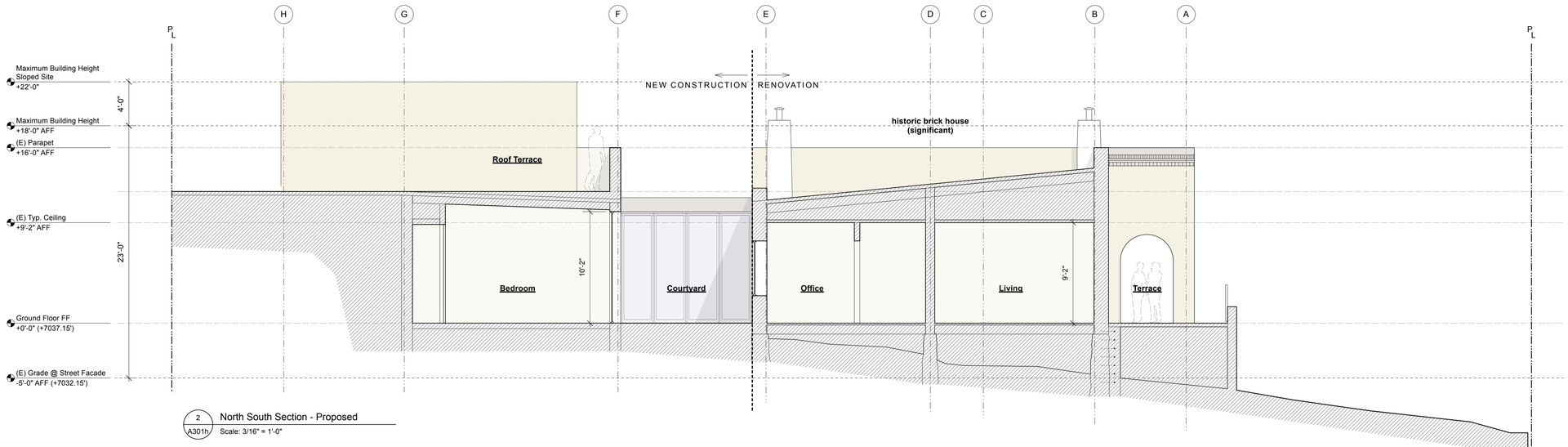
A300h

Sheet of



1 A301h North South Section B

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



2 A301h North South Section - Proposed

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

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File: 515 PdPeralta_A200 Elev Sections.vwx	
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Sheet Title: **North-South Building Section B**

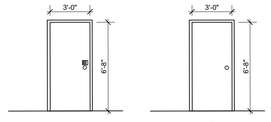
A301h

Sheet of

DOOR SCHEDULE

FLOOR PLAN #	SIZE (NOM)	THK	FRAME TYPE	ROUGH OPENING	DR TYP	JAMB WIDTH	MFG.	HARDWARE
1	3'-0" x 6'-8"	1-3/4"	WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD
2	3'-0" x 6'-8"	1-3/4"	WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET
3	3'-0" x 6'-8"	1-3/4"	WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PASSAGE
4	3'-0" x 6'-8"	1-3/4"	WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD
5	3'-0" x 6'-8"	1-3/4"	WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET
6	3'-0" x 6'-8"	1-3/4"	WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	PASSAGE

DOOR TYPES



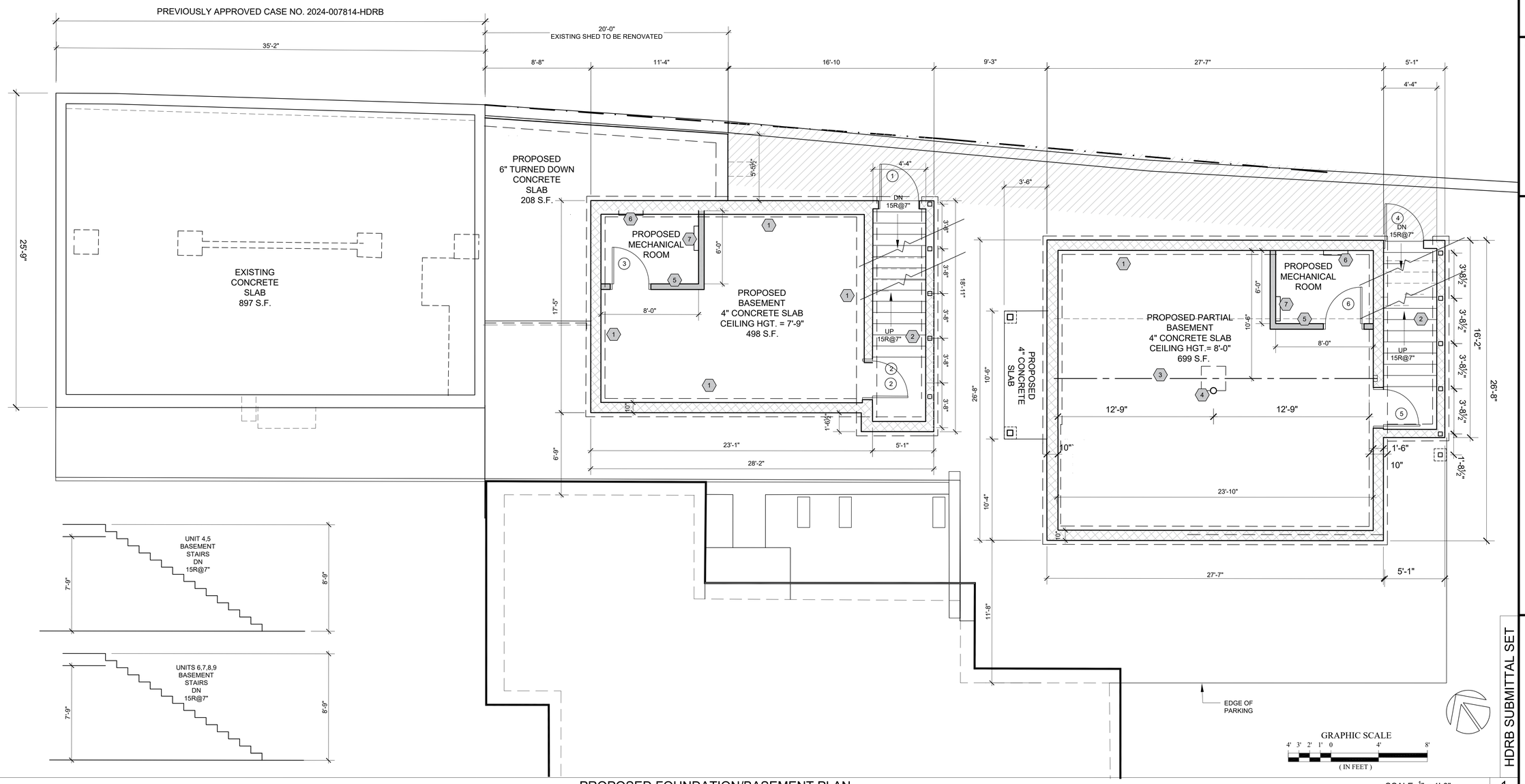
PROP. BASEMENT PLAN SHT KEYED NOTES (X)

GENERAL:

1. 10" REIFORCED CMU FOUNDATION WALL w/18" x 12" CONCRETE FOOTING
2. 8" REINFORCED CMU FOUNDATION WALL w/18" x 12" CONCRETE FOOTING
3. FLOOR BEAM ABOVE TO CARRY FIRST FLOOR FRAMING, SEE STRUCTURAL
4. 3 1/2" ADJ. STEEL COLUMN ON 24" x 24" x 12" CONCRETE FOOTING
5. 2" x 6" WALL STUDS @16" O.C. w/5/8" TYPE 'x' FIRECODE GYP. BOARD
6. ELECTRIC PANEL, SEE ELECTRICAL
7. ON-DEMAND HOT WATER HEATER, SEE PLUMBING

LEGEND

- EXISTING WALLS TO REMAIN
- NEW 10" CMU REINFORCED FOUNDATION WALL
- NEW 8" REINFORCED FOUNDATION WALL
- NEW 2" x 6" WALLS STUDS @ 16" O.C. w/ 5/8" "TYPE X" F.C. GYP. BOARD



PROPOSED FOUNDATION/BASEMENT PLAN

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

1

HDRB SUBMITTAL SET

RENOVATIONS & ADDITIONS
MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

PROPOSED
FOUNDATION
BASEMENT
PLAN

P.O.Box 4
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L4R DESIGN SERVICES, 2025

Date: 09.04.2025
revised:

FP-B

Sheet:

WINDOW SCHEDULE

#	MANUFACTURER	FRAME SIZE	R.O. SIZE	JAMB WIDTH	TYPE	QTY.	REMARKS
A	BY OWNER	3'-0" x 4'-6"	39" x 54"	V.I.F.	DH	4	UNIT 01 & 02
B	BY OWNER	2'-6" x 3'-0"	33" x 39" - V.I.F.	V.I.F.	DH	1	UNIT 02 - KITCHENTTE
C	BY OWNER	3'-0" x 4'-0"	31" x 43"	V.I.F.	DH	2	UNIT 02 / UNIT 03 - BATH
D	BY OWNER	3'-0" x 3'-6"	39" x 45"	V.I.F.	DH	2	UNIT 06 / UNIT 07
E	BY OWNER	4'-0" x 1'-6"	51" x 21"	V.I.F.	FIXED	2	UNIT 06 / UNIT 07
F	BY OWNER	3'-0" x 3'-6"	39" x 45"	V.I.F.	DH	2	UNIT 06 / UNIT 07/ UNIT 8/ UNIT 9

NOTE:
ALL WINDOWS:
1. VERIFY R. O. IN FIELD & CHECK MANUFACTURER FOR ROUGH OPENING REQUIREMENTS
2. CONTRACTOR MAY SUBSTITUTE WINDOW MANUFACTURER W/ APPROVAL BY THE OWNER.
3. VINYL CLAD EXTERIOR (COLOR: BY OWNER), INTERIOR WOOD PAINTED (COLOR SELECTED BY OWNER)

WINDOW TYPES

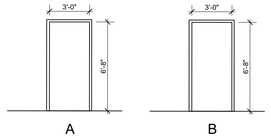


DOOR SCHEDULE

FLOOR PLAN

#	SIZE (NOM)	THK	FRAME TYPE	ROUGH OPENING	DR TYP	JAMB WIDTH	MFG.	HARDWARE	LOCATION
1	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 1 - ENTRY
2	2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 1 - BATH
3	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PASSAGE	UNIT 3 - BATH
4	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 3 - ENTRY
5	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 2 - BATH
6	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	PASSAGE	UNIT 2 - ENTRY
7	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	LAUNDRY - ENTRY
8	2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 4 - BATH
9	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 4 - ENTRY

DOOR TYPES



PROPOSED PLAN SHEET KEYED NOTES

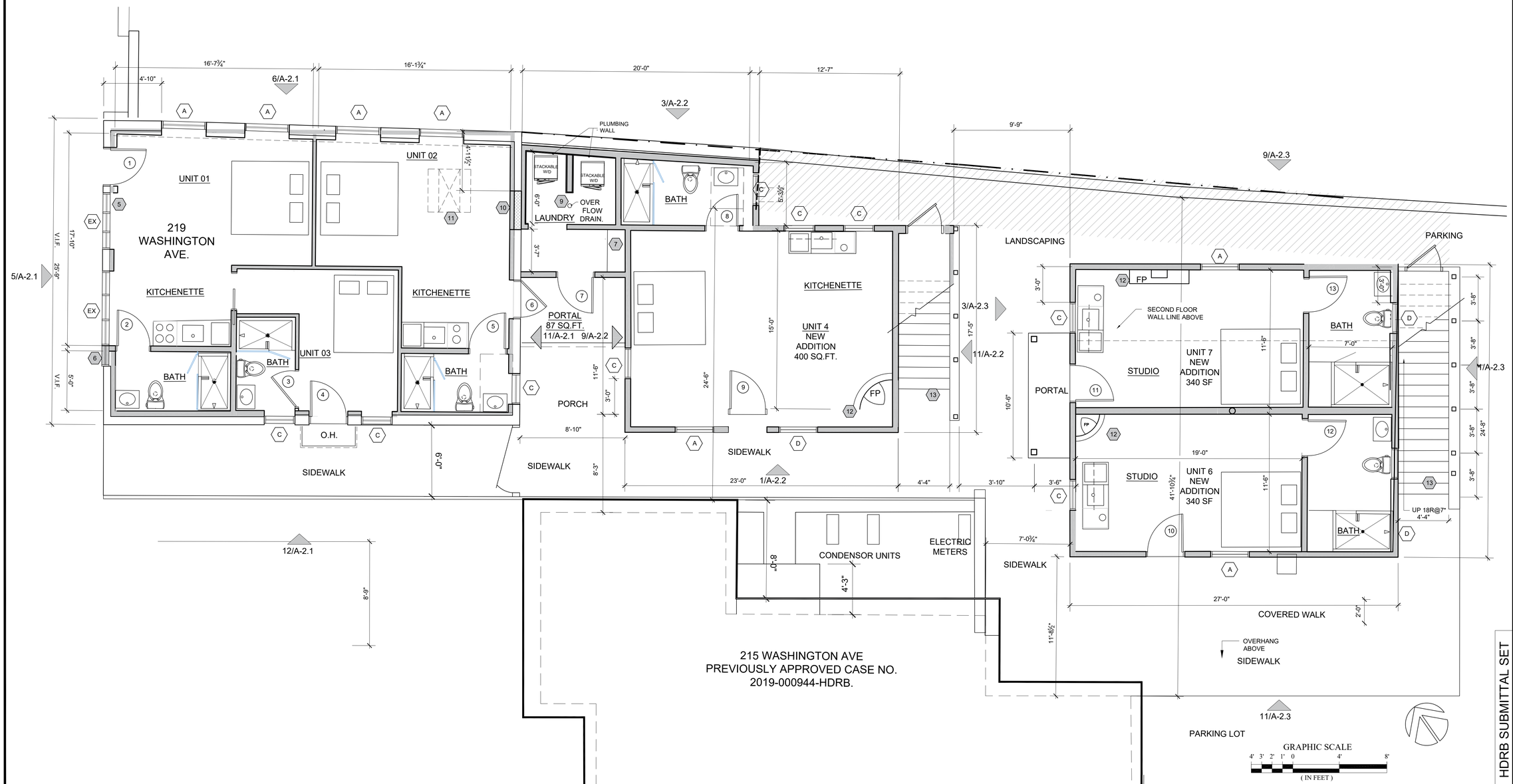
GENERAL:
1. INSTALL NEW 2" x 6" WALL STUDS @16"O.C. w/ 5/8" GYP. BOARD
2. INSTALL NEW 2" x 4" WALL STUDS @16"O.C. w/ 5/8" GYP. BOARD
3. WIDEN DOOR FRAME OPENING TO ACCOMODATE NEW 3'-0 x 6'-8 DOOR & FRAME, PATCH, SAND & PAINT, COLOR BY OWNER
4. INSTALL NEW WINDOWS & FRAMES, PATCH, SAND & PAINT, COLOR BY OWNER
5. REPAIR EXISTING WINDOW PANES AS NECESSARY, PATCH, SAND & PAINT
6. BLOCK PANE IN FRONT OF NEW WALL
7. FOLDING TABLE
8.
9. OVERFLOW DRAIN LOCATION
10. INFILL OPENING
11. EXISTING SKYLITE TO REMAIN
12. VENTLESS GAS LOGS
13. EXTERIOR WHITE METAL STAIRS & LANDING AT TOP w/COVERED ROOF

LEGEND

NEW 2" x 6" WALLS STUDS @ 16" O.C. w/ 5/8" GYP. BOARD

EXISTING WALLS TO REMAIN

3 ONE HOUR EXTERIOR WALL RATING - UL 305 OPENINGS <25%



PROPOSED FIRST FLOOR PLAN

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

1

HDRB SUBMITTAL SET

RENOVATIONS & ADDITIONS MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

PROPOSED FIRST FLOOR PLAN SCHEDULES

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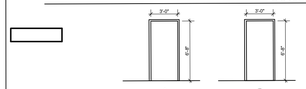
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DOOR & WINDOW SCHEDULES

DOOR SCHEDULE

	FLOOR PLAN	SIZE (NOM)	THK	FRAME TYPE	ROUGH OPENING	DR TYP	JAMB WIDTH	MFG.	HARDWARE	LOCATION	REMARKS
1		3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 1 - ENTRY	UNIT 4.5 - BASEMENT STAIRS
2		2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 1 - BATH	UNIT 4.5 - BASEMENT STAIRS
3		3'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PASSAGE	UNIT 3 - BATH	UNIT 4.5 - MECHANICAL ROOM
4		3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 3 - ENTRY	UNIT 6,7,8,9 - BASEMENT STAIRS
5		2'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 2 - BATH	UNIT 6,7,8,9 - BASEMENT STAIRS
6		3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	PASSAGE	UNIT 2 - ENTRY	UNIT 6,7,8,9 - MECHANICAL ROOM
7		3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	LAUNDRY - ENTRY	
8		2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 4 - BATH	
9		3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 4 - ENTRY	

DOOR TYPES



WINDOW SCHEDULE

	MANUFACTURER	FRAME SIZE	R.O. SIZE	JAMB WIDTH	TYPE	QTY.	REMARKS
A	BY OWNER	3'-0" x 4'-6"	39" x 54"	V.I.F.	DH	4	UNIT 01 & 02
B	BY OWNER	2'-8" x 3'-0"	33" x 39" - V.I.F.	V.I.F.	DH	1	UNIT 02 - KITCHENTTE
C	BY OWNER	3'-0" x 4'-0"	31" x 43"	V.I.F.	DH	2	UNIT 02 / UNIT 03 - BATH
D	BY OWNER	3'-0" x 3'-6"	39" x 43"	V.I.F.	DH	2	UNIT 06 / UNIT 07
E	BY OWNER	4'-0" x 1'-6"	51" x 21"	V.I.F.	FIXED	2	UNIT 06 / UNIT 07
F	BY OWNER	3'-0" x 2'-6"	39" x 45"	V.I.F.	DH	2	UNIT 06 / UNIT 07/ UNIT 8/ UNIT 9

NOTE:
ALL WINDOWS
1. VERIFY R. O. IN FIELD & CHECK MANUFACTURER FOR ROUGH OPENING REQUIREMENTS
2. CONTRACTOR MAY SUBSTITUTE WINDOW MANUFACTURER W/ APPROVAL BY THE OWNER.
3. VINYL CLAD EXTERIOR (COLOR: BY OWNER), INTERIOR WOOD PAINTED (COLOR SELECTED BY OWNER)

WINDOW TYPES



PROPOSED PLAN SHEET KEYED NOTES (X)

GENERAL:

1. INSTALL NEW 2" x 6" WALL STUDS @16"O.C. w/ 5/8" GYP. BOARD
2. INSTALL NEW 2" x 4" WALL STUDS @16"O.C. w/ 5/8" GYP. BOARD
3. INSTALL NEW WINDOWS & FRAMES, PATCH, SAND & PAINT, COLOR BY OWNER
4. NEW 2'-0" OVERHANG
5. EXTERIOR EXIT METAL STAIRWAYS TO SECOND FLOOR TO MATCH 215 AND BE PROTECTED FROM WEATHER
6. NEW RINNAI INSTANT HWL
7. NEW ELECTRIC PANEL LOCATION
8. OVERFLOW DRAIN LOCATION
9. INSTALL NEW 3/4" T.&G. PLYWOOD DECK ON EXISTING FLOOR OF SHED
10. EXISTING SKYLITE TO REMAIN
11. REPLACE MISSING GLASS PANES - FRONT WINDOW
12. BRICK BORDER AROUND NEW PLANTING AREAS
13. VENTLESS GAS LOGS

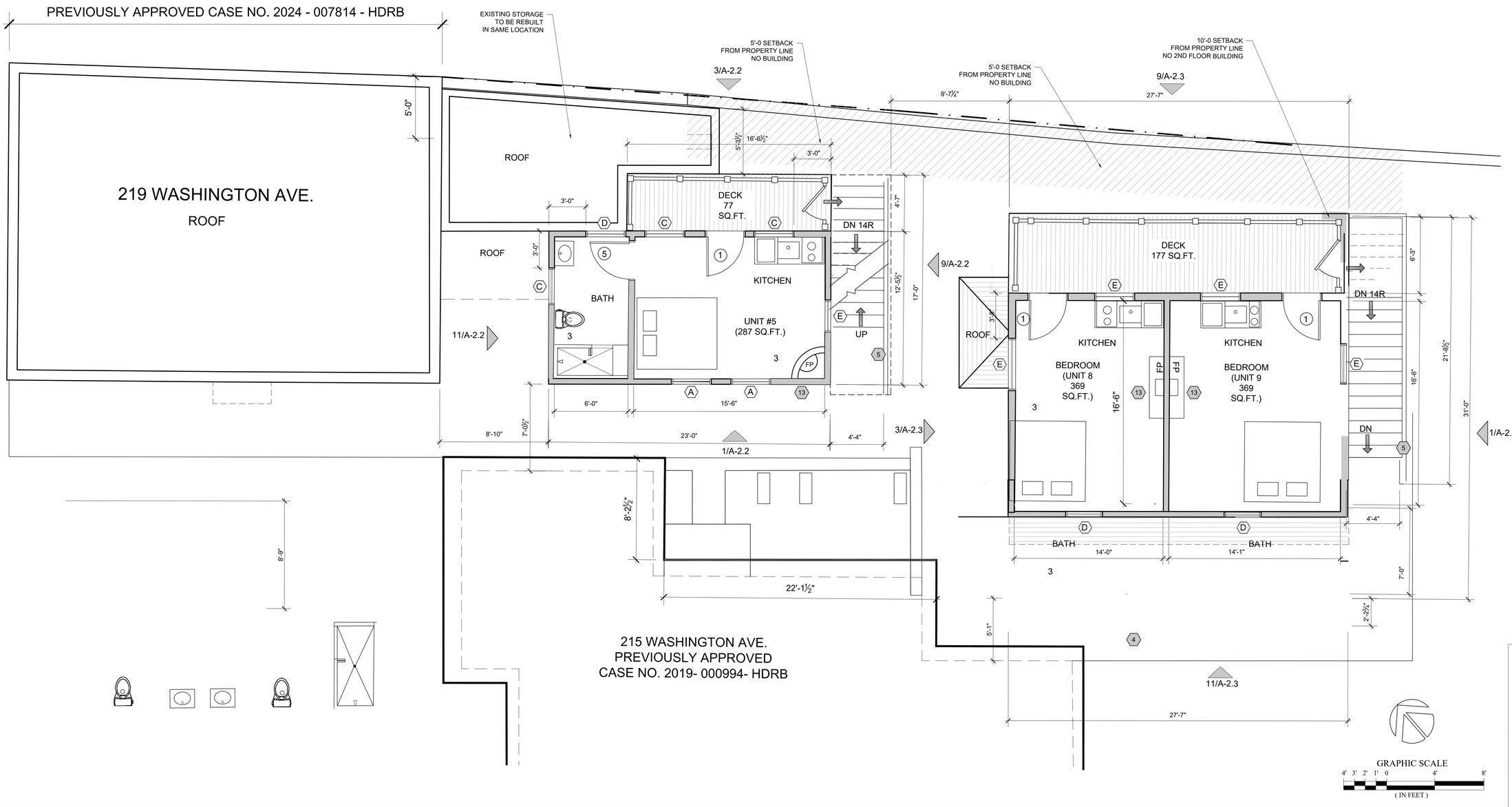
LEGEND

PROPOSED WALLS
NEW 2" x 6" WALLS STUDS @ 16" O.C. w/ 5/8" GYP. BOARD

EXISTING WALLS
TO REMAIN"

EXISTING RAISED FLOOR
TO BE REMOVED

3 ONE HOUR RATED EXTERIOR WALL - UL 305
OPENINGS < 25% IBC TABLE 705.5 FIRE RESISTANCE RATING



PROPOSED SECOND FLOOR PLAN

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

1

HDRB SUBMITTAL SET

RENOVATIONS & ADDITIONS
MINI-HOTEL for:
DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

PROPOSED SECOND FLOOR PLAN SCHEDULES

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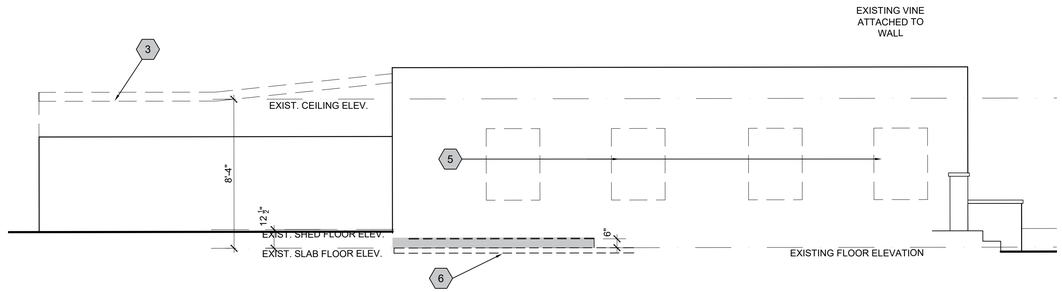
FP-2

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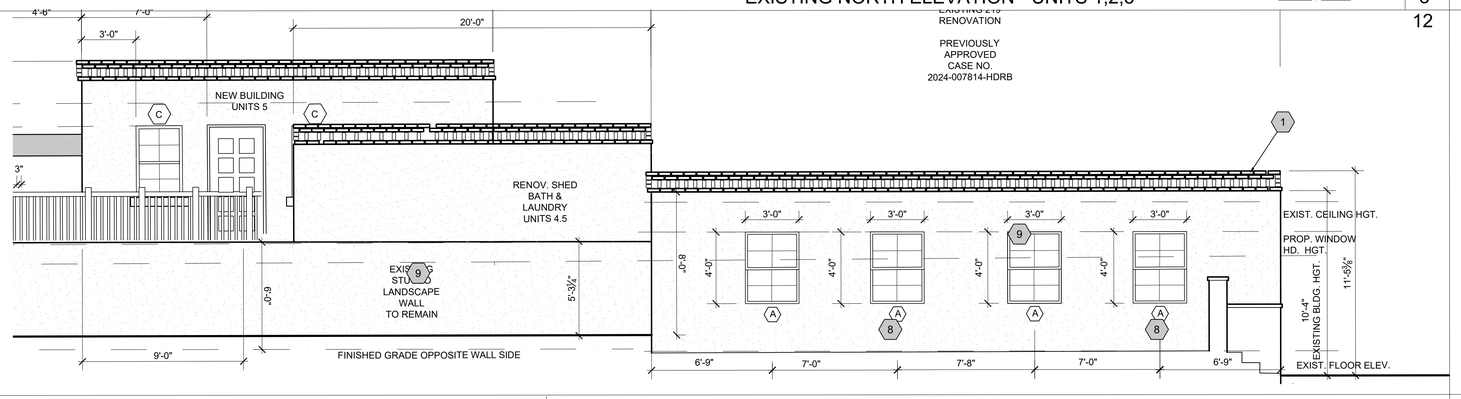
EXISTING/DEMO PLAN SHEET KEYED NOTES

GENERAL:

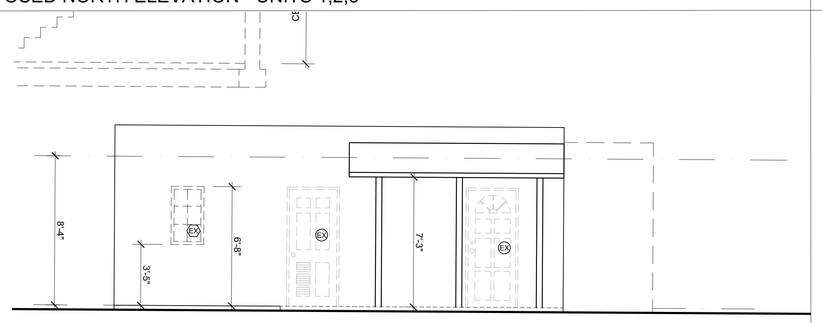
1. REMOVE DOOR & FRAME, COMPLETE. ROUGH-IN FOR NEW DOOR 36" x 84" WIDEN DOOR FRAME ROUGH OPENING TO 39" AND HEIGHT TO 87"
2. REMOVE DOORS, WINDOWS & FRAMES COMPLETE
3. EXISTING SHED TO BE REMOVED IN REAR YARD & REBUILT ON EXIST. FOOTPRINT
4. DEMO CONCRETE LANDING - DROP GRADE 3" +/- (V.I.F.)
5. CUT OUT WALL FOR NEW WINDOWS & ROUGH FRAME FOR OPENING
6. EXISTING INTERIOR RAISED FLOOR TO BE REMOVED
7. REPLACE (2) PANES WITH NEW GLAZING TO MATCH EXISTING '



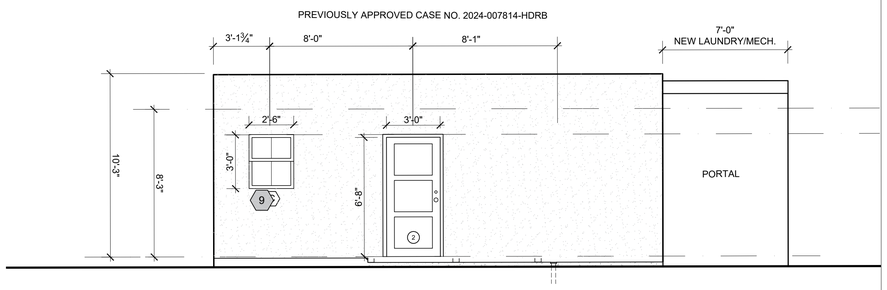
EXISTING NORTH ELEVATION - UNITS 1,2,3 SCALE: ¼" = 1'-0" 8



SCALE: ¼" = 1'-0" 11 PROPOSED NORTH ELEVATION - UNITS 1,2,3



EXISTING EAST ELEVATION SCALE: ¼" = 1'-0" 6



PROPOSED EAST ELEVATION SCALE: ¼" = 1'-0" 5

GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

HDRB SUBMITTAL

RENOVATIONS & ADDITIONS MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

UNITS 1,2,3
NORTH & EAST
EXISTING
PROPOSED
ELEVATIONS
TWO STORY

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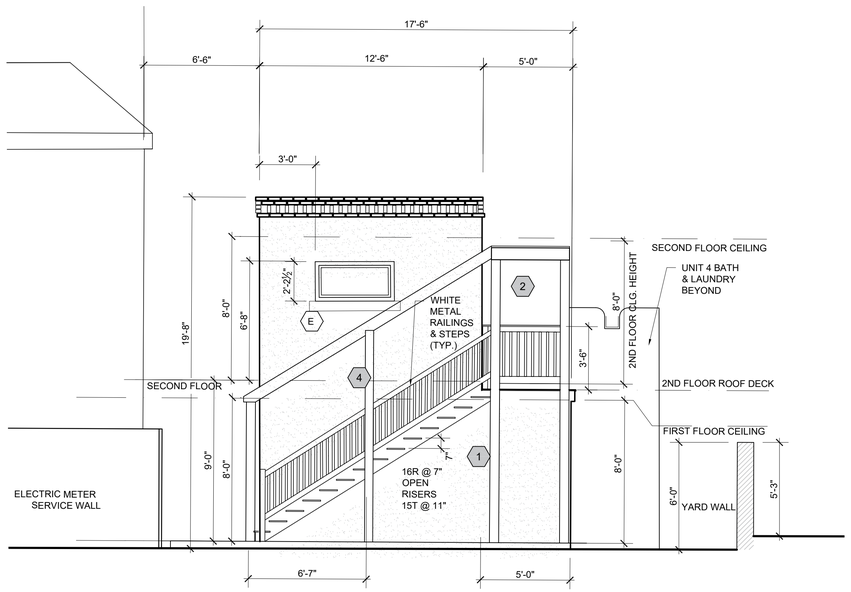
A-2

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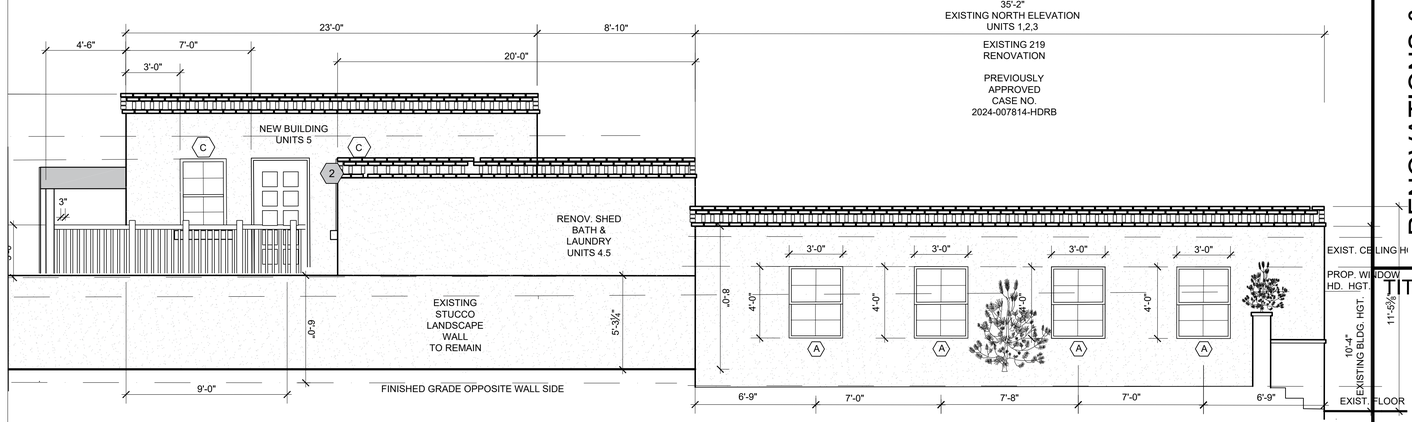
PROPOSED ELEVATIONS SHEET KEYED NOTES

GENERAL:

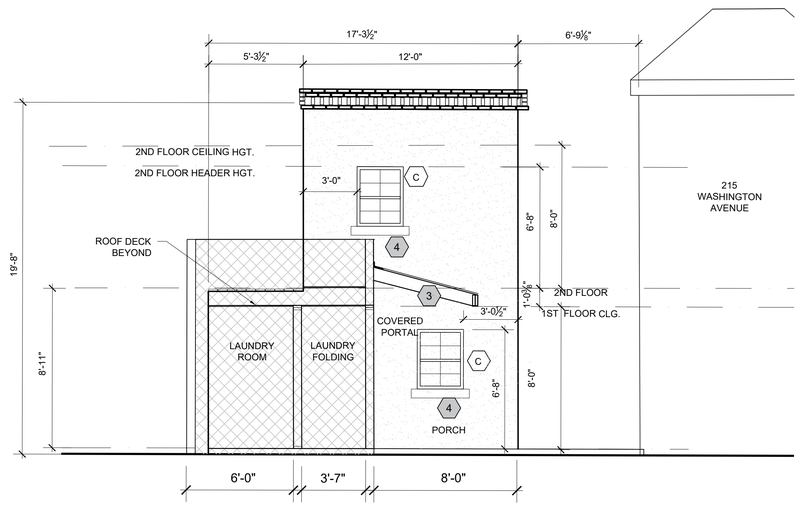
1. STAIRS TO SECOND FLOOR TO BE WHITE METAL GUARDS, HANDRAILS & TREADS (SLIP RESISTANT)
2. EXTERIOR ROOF COVERING OVER EXTERIOR STAIRS (WHITE METAL)
3. PORTAL ROOF OVER UNIT 2 ENTRY DOOR
4. STONE SILL TO MATCH BLDG. 215
5.



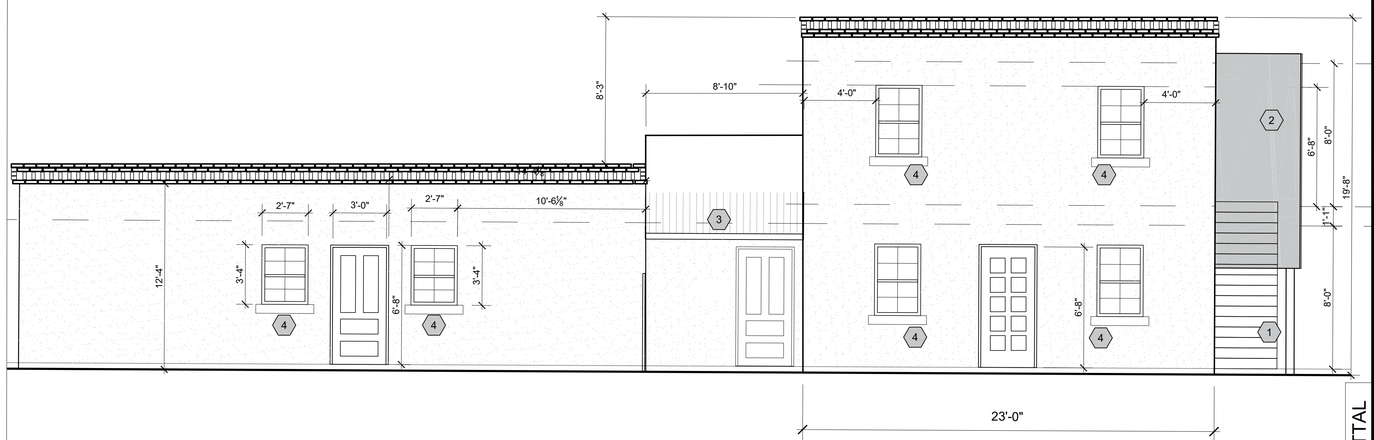
PROPOSED EAST ELEVATION - UNITS 4,5 SCALE: ¼" = 1'-0" 11



PROPOSED NORTH ELEVATION - UNITS 4,5 SCALE: ¼" = 1'-0" 3



PROPOSED WEST ELEVATION - UNITS 4,5 SCALE: ¼" = 1'-0" 9



PROPOSED SOUTH ELEVATION - UNITS 4-5 SCALE: ¼" = 1'-0" 1

GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

HDRB SUBMITTAL

RENOVATIONS & ADDITIONS MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

UNITS 4 & 5
PROPOSED
ELEVATIONS
TWO-STORY

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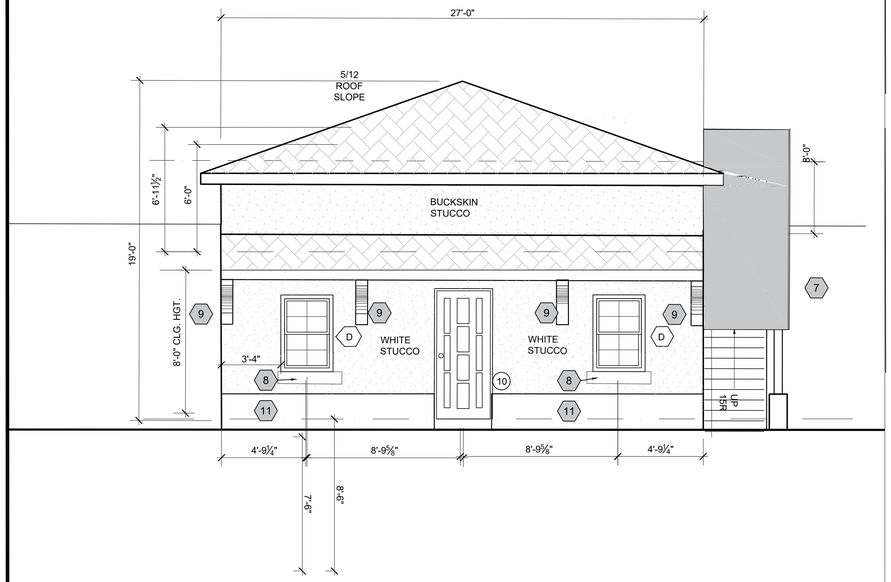
Date: 09.04.2025
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Sheet: A-2.2

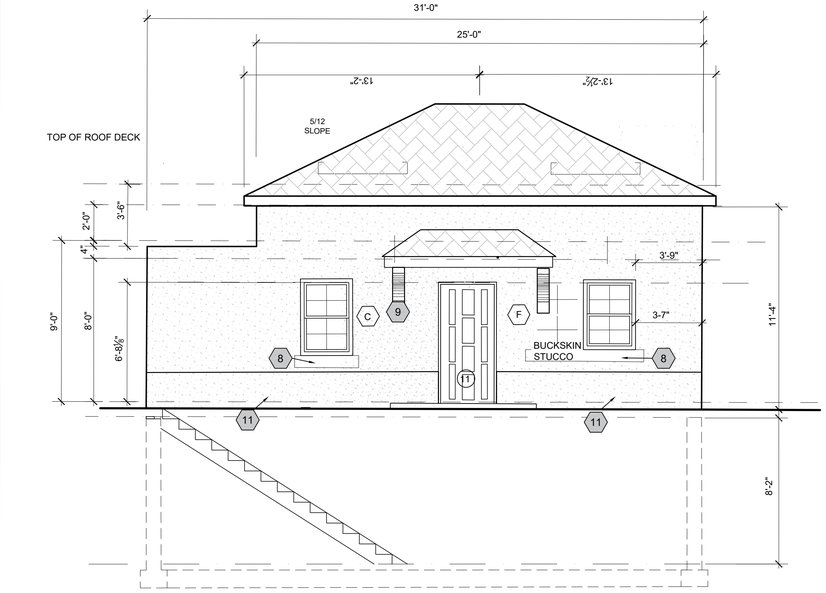
PROPOSED ELEVTIONS SHEET KEYED NOTES

GENERAL:

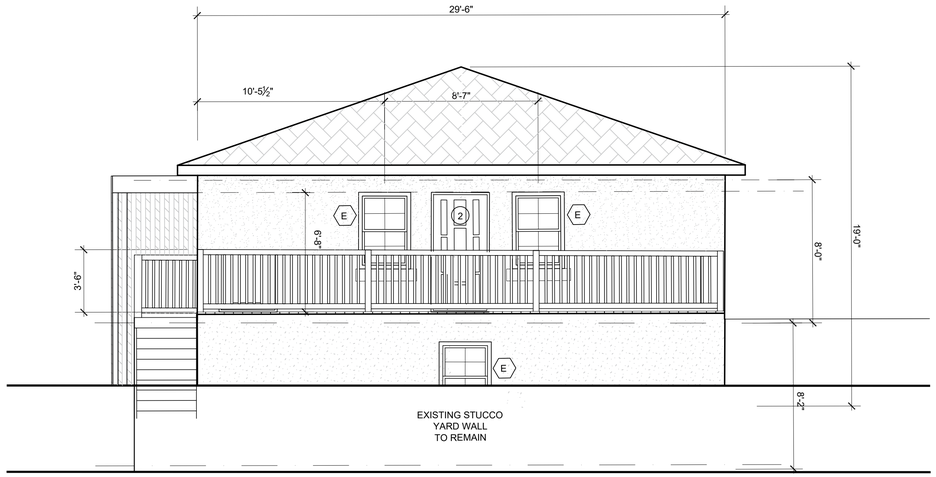
1.
2. SET NEW PORTAL COLUMNS AT NEW SIDEWALK HEIGHT W/NEW ANCHORS
3. NEW 3" CONCRETE SLAB W/ 6x6X1.0 WWF
4. NEW SUMP DRAIN IN NEW CONC. SLAB
5. FINISH & COLOR ON RENOVATED SHED BY HDRB
6. SEE LANDSCAPE PLANS FOR GRADE CHANGE AREA
7. EXTERIOR COVERED STAIR, METAL TREADS, OPEN RISER, TYPICAL
8. STONE SILL - MATCH BLDG. 215
9. DECORATIVE WOOD BRACE - SUPPORT FOR OVERHANG - GRAY PAINT
10. EXTERIOR DOOR TO BASEMENT STAIRS BEHIND EXISTING WALL
11. STONE BLOCK 24" A.F.G. - TO MATCH FONRT ELEVATION OF 215



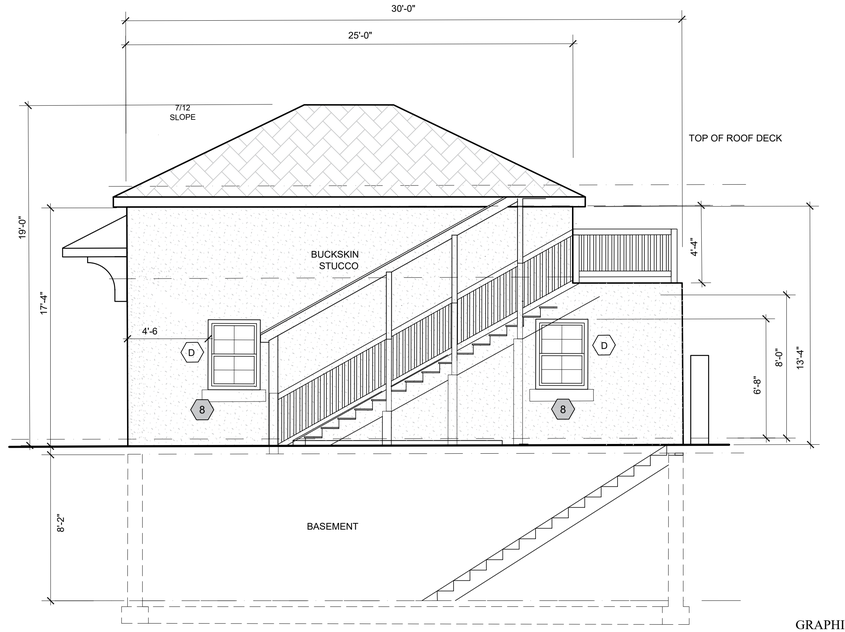
PROPOSED SOUTH ELEVATION - UNITS 6,7,8,9, SCALE: ¼" = 1'-0" 11



PROPOSED WEST ELEVATION - 6,7,8,9 SCALE: ¼" = 1'-0" 3



PROPOSED NORTH ELEVATION - UNITS 6,7,8,9 SCALE: ¼" = 1'-0" 9



GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

PROPOSED EAST ELEVATION 6,7,8,9 SCALE: ¼" = 1'-0" 1

HDRB SUBMITTAL

RENOVATIONS & ADDITIONS MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

UNITS 6,7,8,9
PROPOSED
ELEVATIONS
ONE-STORY

P.O.Box 4
Ojo Caliente, N.M. 87579
505.919.9744 phone
redc52@gmail.com

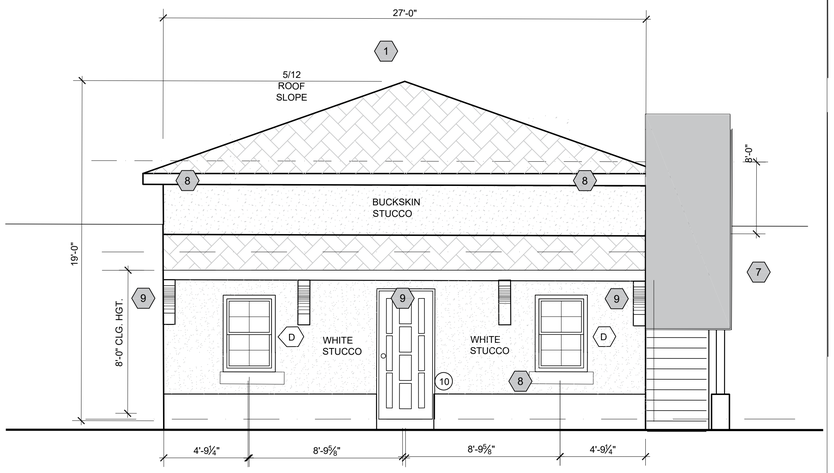
DESIGN SERVICES
Production Documents
Residential - Commercial

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L+R DESIGN SERVICES 2025

Date: 09.04.2025
revised:

A-2.3

Sheet:



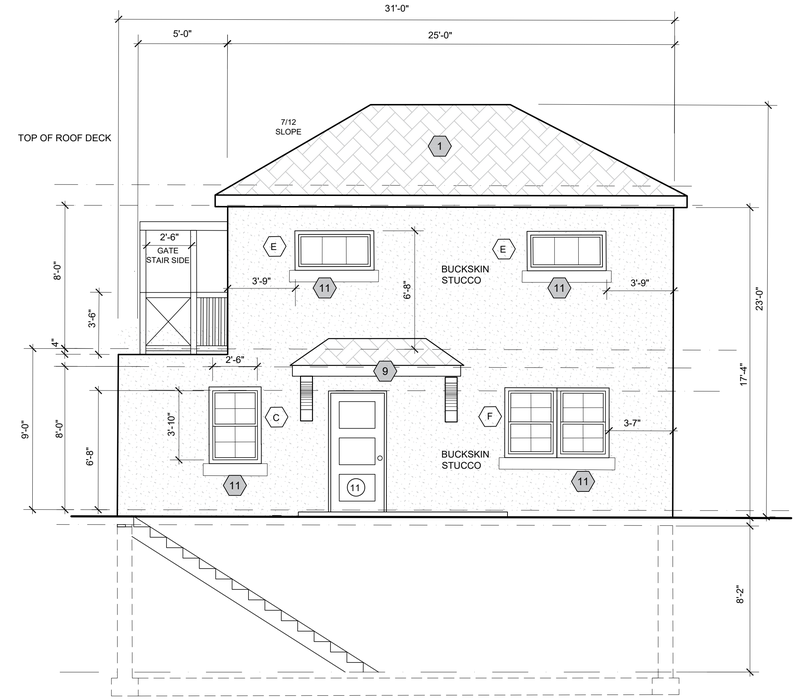
PROPOSED SOUTH ELEVATION - UNITS 6,7,8,9, SCALE: ¼" = 1'-0" 11

PROPOSED ELEVTIONS SHEET KEYED NOTES

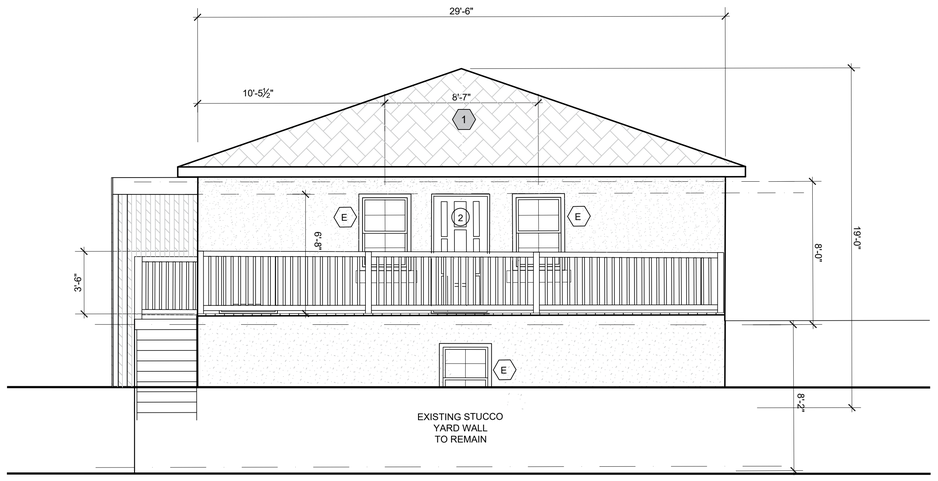
GENERAL:

X

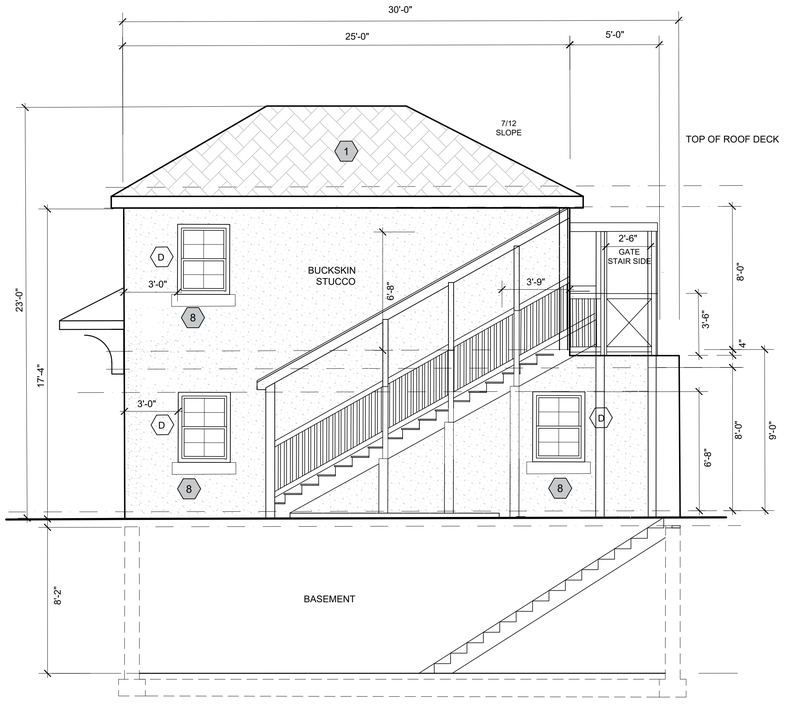
1. NEW SHINGLES TO MATCH EXISTING BUILDING 215
2. SET NEW PORTAL COLUMNS AT NEW SIDEWALK HEIGHT W/NEW ANCHORS
3. NEW 3" CONCRETE SLAB W/ 6x6X1.0 WWF
4. NEW SUMP DRAIN IN NEW CONC. SLAB
5. FINISH & COLOR ON RENOVATED SHED BY HDRB
6. SEE LANDSCAPE PLANS FOR GRADE CHANGE AREA
7. EXTERIOR COVERED STAIR, METAL TREADS, OPEN RISER, TYPICAL
8. STONE SILL - MATCH BLDG. 215
9. DECORATIVE WOOD BRACE - SUPPORT FOR OVERHANG - GRAY PAINT
10. EXTERIOR DOOR TO BASEMENT STAIRS BEHIND EXISTING WALL



PROPOSED WEST ELEVATION - 6,7,8,9 SCALE: ¼" = 1'-0" 3



PROPOSED NORTH ELEVATION - UNITS 6,7,8,9 SCALE: ¼" = 1'-0" 9



GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

PROPOSED EAST ELEVATION 6,7,8,9 SCALE: ¼" = 1'-0" 1

HDRB SUBMITTAL

RENOVATIONS & ADDITIONS
MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
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TITLE:

UNITS 6,7,8,9
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I-R DESIGN SERVICES, 2025

Date: 09.04.2025
revised:

A-2.3

Sheet:

City of Santa Fe, New Mexico

memo

DATE: **September 9, 2025**

TO: **Historic Districts Review Board Members**

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

FROM: **Amanda Romero, Senior Planner, Historic Preservation Division** ALR

2025-011046-HDRB, 222 Polaco St., A, B & C, Westside-Guadalupe Historic District, Contributing, Gayla Bechtol, agent for Lee Kirch, owner, requests primary façade designation. Amanda Romero

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
__x__ Historic Inventory Form	____ Site Plan/Floor Plan
____ Zoning Review Sheet	____ Elevations
____ Other:	__x__ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the structures be maintained as contributing and to designate the primary facades for Bldg. A (2) as the south F3 and west F4 facades; for Bldg. B (3) the north F1 and east F2 facades; and for Bldg.C (1) the north F1, F2, F3, east F4 facades, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.



Figure 1. Façade Diagram

Sample motions:

Primary façade designation (for each structure):

a. In case 2025-011046-HDRB, for 222 Polaco St. A, Contributing, designate the south (F3) and west (F4) facades as primary.
b. In case 2025-011046-HDRB, for 222 Polaco St. B, Contributing, designate the north (F1) and east (F2) facades as primary, excluding non-historic material
c. In case 2025-011046-HDRB, for 222 Polaco St. C, Contributing, designate the north (F1, F2 & F3) and east (F4) facades as primary, excluding non-historic material and false parapet.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

There are three single-family residences at 222 Polaco Street, addressed as A, B, C, and are listed as contributing to the Westside-Guadalupe Historic District. The overall character of the Polaco streetscape is very similar to properties found throughout the Westside-Guadalupe Historic District. This property was known as Rivera Family Compound. Built between 1936 to 1940, with 1950s early 1970s additions. Isidro Rivera y Quintana and wife Amalia owned this property as early as 1934. The adult males of the Rivera family were labors like many hard-working class Santa Feans. The buildings materials reflect the limited means of the family. The 3 homes remained in the family for generations thereafter.

Building A, also known as building 2 in the (HCPI) is in the vernacular style, with basic flat surfaces. The north elevation has no fenestration, and the east elevation has street facing entry door and a non-historic walled patio. The south elevation has one door and one 6 divided light wood sash window. The west elevation has one 3 divided light and two lower 6 divided light wood sash windows.

Building B, known as building 3 in the (HCPI) is built in Mission to Pueblo style with undulating parapets and swooping wingwalls on each side of the façade east, two 1/1 wood sash windows. North elevation has chimney flanked by small windows. The south elevation has aluminum sliding window. West has had two additions with aluminum sliding window.

Building C, known as building 1 in the (HCPI) isbuilt of adobe. The east elevation has a 1/1 hung sash wood window, 1 aluminum sliding window, and a faux parapet. The north elevation has 2 side-by-side 4/1 windows, glass block windows, that likely were installed with the 1950's addition. The west elevation has one 8 divided light wood window, and the north sections have a shed roof, covering addition. South elevation has one 1/1 hung wood sash window.

PREVIOUS CASE SUMMARIES:

On August 12, 2025, the Historic District Review Board approved case #2025-010698, for wall and vehicular and pedestrian gates.

There are no other cases on record for this property.

APPLICANT'S REQUEST:

The applicant proposes the following:

Status review and primary façade designation for three contributing residences.

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

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

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(C) Regulation of Significant and Contributing Structures in the Historic Districts

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

(5) Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

(a) Height

If the *applicant* requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the *applicant* shall first receive an exception to this Section 14-5.2. If approved by the historic board, the *applicant* shall proceed to the board of adjustment or other applicable *city* body for consideration of the proposed variance.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

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

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

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

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

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

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

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

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

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

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

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

14-12 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or
(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is

not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.
14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

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

GAYLA BECHTOL ARCHITECT

August 22, 2025

To: Historic Districts Review Board and Staff

RE: 222 Polaco Street Status Review Buildings A, B, C

We request the HDRB designate primary elevations for the contributing buildings on site.

From the HCPI by Mr. John Murphey:

> *The former Rivera Compound comprises three dwellings arranged on a roughly 0.15-acre lot on the west side of Polaco Street. The lot's irregular, seven-sided shape deviates from other parcels along the street and may suggest that the area containing Building #3 had a different origin, possibly predating the subdivision that created Polaco Street. Each house incorporates some form of adobe wall construction. The core of each building is visible on a 1958 aerial photograph. Aside from Building #2, the footprints of the buildings expanded over the years with various additions, most of which were completed by the late 1970s, as shown in a 1978 aerial photograph. All three are listed as Contributing structures to the Westside-Guadalupe Historic District.*
>
> ***Evaluation of Historical Status***
> *It is unclear what specific action led to these buildings being designated as Contributing Structures to the Westside-Guadalupe Historic District. Their merit appears to be more anthropological, serving as examples of low-cost construction and incremental, owner-built additions over time.*
> *When considered under the code's style-based criteria, the front and north façades of Building #3 exhibit some interest as vernacular expressions of period domestic architecture. However, the most expressive elevation—the front—has been somewhat diminished by the addition of a poorly constructed porch and a lean-to outdoor kitchen. Building #2 is a simple, unarticulated box, representing basic shelter rather than architectural expression. Building #3 should be disqualified under the code due to its porch enclosure, though it still retains interest as an artifact of individual, owner-driven modifications.*

GAYLA BECHTOL
ARCHITECT

Based on these considerations:

- ***Building #C/ #1 in HCPI*** *we request Primary elevation designation.*
- ***Building #A/#2 in HCPI*** *is recommended as Contributing, with the south and west elevations identified as the primary façades.*
- ***Building #B/ #3 in HCPI*** *is recommended as Contributing, with the original portions of the east and north elevations identified as primary façades, and the understanding that non-original design elements and materials are excluded.*

Thank you very much for your consideration and review.

All the best,

Sincerely,



Gayla Bechtol, AIA



Primary Non-Primary

Figure 1. Façade Diagram

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: July 12, 2025

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

1. Name of property:

Rivera Family Compound

2. Location:

220 and 222 Polaco Street
Westside-Guadalupe Historic District – Santa Fe

3. Local Reference Number:
Santa Fe ID: H-31060

4. County: Santa Fe
Parcel # 12187008

5. Property Type:
_x Buildings: 3 dwellings
_x Structures: patio wall
__ Site __ Object

6. Date of Survey:
May 23, 2025, JWM

7. Previous Survey Date(s):
_x_Yes: July 9, 1985, Harry Weiss, August 10, 1998, SH, Spears Architects, AIA
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long: 35.6871061,-105.9501649



10. Photo Information: John W. Murphey, photographer. Photo 1: View of Rivera Family Compound. Camera facing northwest.

11. Brief Description of the Property:

The former Rivera Compound comprises three dwellings arranged on a roughly 0.15-acre lot on the west side of Polaco Street (Photo 1). The lot's irregular, seven-sided shape deviates from other parcels along the street and may suggest that the area containing Building #3 had a different origin, possibly predating the subdivision that created Polaco Street. Each house incorporates some form of adobe wall construction. The core of each building is visible on a 1958 aerial photograph. Aside from Building #2, the footprints of the buildings expanded over the years with various additions, most of which were completed by the late 1970s, as shown in a 1978 aerial photograph. All three are listed as Contributing structures to the Westside-Guadalupe Historic District.

Continued on Page 5.

12. Who uses the property? Dwellings, vacant and used

13. Construction Date:
Date: Various eras, pre-1948 with post-1958 additions
_ _Known _x_ Estimated Source: aerial photographs

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

15. Relationship to Surroundings: __ Similar _x_ Dissimilar
Comments: Dwellings are not arranged parallel to Polaco Street at their long elevations.

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

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



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

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

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

For: Current owner and Gayla Bechtol Architect, PC

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

Current owner: Carol Lee Kirch Living Trust
N/A

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing, all three buildings __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe: Westside-Guadalupe Historic District

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-31060
Rivera Family Compound	220 and 222 Polaco Street Westside-Guadalupe Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: May 23, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: __Concrete: __ Earth __ Masonry:

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __Raised:
Materials: _x_ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: __Flat __Gabled
__ Hipped __ Pyramidal
__x Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Single-Hung	Wood	1/1	3
Sash In Fixed Position	Wood	6	3
Sash In Fixed Position	Wood	8	1
Sash In Fixed Position	Wood	5	2
Sliding	Aluminum	1-1	5
Glass Block	Glass Block	Wave	2

11. Door Types

Type	Style	Material	Number
Single-Leaf	½-Light	Wood	1
Single-Leaf	4-light/3-Panel	Wood	1
Single-Leaf	Diamond Light	Wood	1
Single-Leaf	Flush	Wood	1

12. Chimneys __ N/A
Exterior, shouldered, Building #3, north elevation

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Post-1958; additions to Buildings #1 and #2; aerial photographs
#2 Date: Post-1978; enclosure of porch on Building #1; visual evidence
#3 Date: Unknown; replacement of east and west windows of Building #1; visual evidence
#4 Date: Unknown; replacement of entry doors of Building #2; visual evidence
#5 Date; Unknown; replacement of front entry door and replacement/reconstruction of porch of Building #3; visual evidence

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular; transitional Mission-Pueblo

17. Documents Available and Their Locations

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

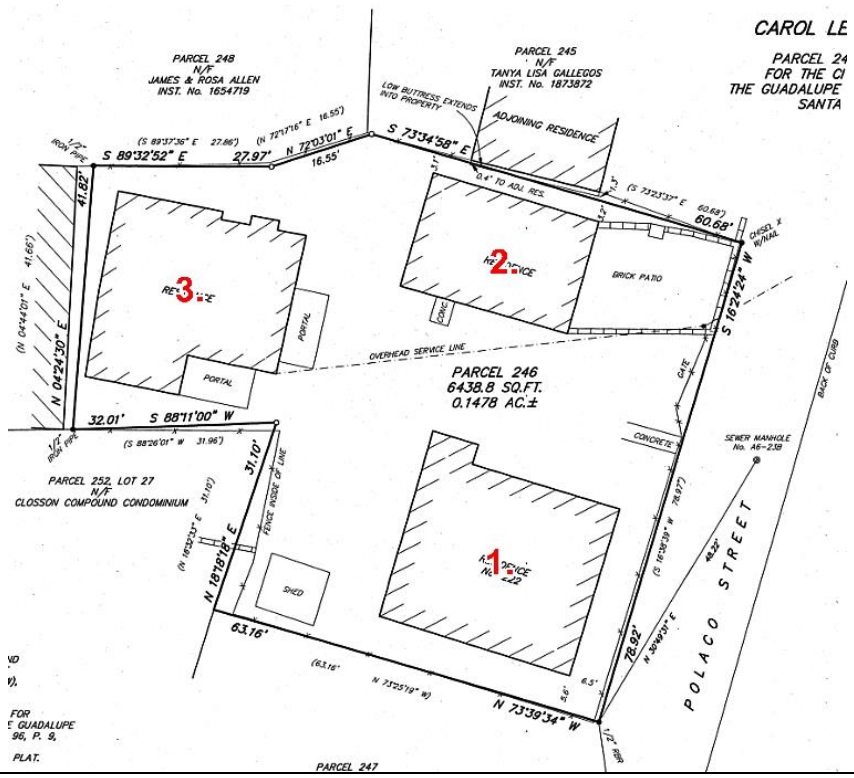
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 2024 boundary survey map. Courtesy of Del Rio Surveying, Inc.



For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rivera Family Compound**	**2. Location:** **220 and 222 Polaco Street** **Westside-Guadalupe Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-31060**
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025

Architectural Description Continued

Each building of the compound reflects construction practices shaped by limited means (Photo 2). The structures appear to be owner-built and likely do not meet current code standards. Deterioration and structural deficiencies are readily observable.

Building #1

Situated to the south of the entrance to the compound, Building #1 may be the youngest structure on the lot. Holding approximately 834 square feet including a porch enclosure, the building is made primarily of adobe and has a roughly rectangular plan.

East

The east elevation, facing Polaco Street, is penetrated by two window openings (Photo 3). The south unit is a 1/1 hung-sash wood window in poor condition (Photo 4). The north window is an aluminum sliding unit jammed into the wall (Photo 5). Wood rafters project from the wall, and tacked onto them is a recent fascia with a metal cap. An owner decided to give the roof some flair by adding a faux Pueblo parapet constructed of cement laid over chicken wire (Photo 6).

North

This elevation, facing the driveway, is the most altered. The long façade reveals several additions made to the core block (Photo 7). Rectangular and oriented toward the driveway, the core block contains an opening now filled with glass blocks; based on its dimensions, this opening may have originally held a door. An enclosed porch is adjacent to the west. This section has another opening containing glass and a modern half-light wood door (Photo 8). This section and the next segment to the west have lower roof heights, indicating they are additions.

The final portion projects out from the filled-in porch and contains a bathroom (now demolished) and laundry area (Photo 9). Two tall, 5-light wood windows deliver sunshine to the bathroom hall (Photo 10). The windows, measuring 16½" x 48," were likely recycled. They are in poor condition, with their lower lights replaced with Plexiglas.

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West

This elevation incorporates a post-1958 addition (Photo 11). It has lumpy stuccoed adobe walls and two windows: one an 8-light wood sash stuck into the stucco at the bathroom (Photo 12), and the other an aluminum sliding unit pillowed by a bed of stucco (Photo 13). The north section has a shed roof covering the bathroom addition. A stove pipe rises from the center of the façade, and a vent near the ground indicates it sits over a low crawlspace.

South

The south elevation faces the property line (Photo 14). It has only one opening near its east end. Roughly eight feet of rock is stacked near its west end, serving as a contrapared. The opening contains a 1/1 hung wood sash window in poor condition (Photo 15).

Interior

The house contains five rooms; however, none exhibit clear indicators of their original domestic functions. The only identifiable element is a demolished bathroom, suggesting that the interior was heavily altered or gutted when it became an artist studio. It has the feeling of a storage shed.

The entry vestibule represents the enclosed porch, which is evident by surviving windows which were once located on the exterior (Photo 16). There are several large rooms with exposed wood decking. A large 16' 10" x 17' 6" room at the southwest corner (Photo 17) reveals its adobe construction. It has a plank board floor with a few areas patched using homemade mending plates (Photo 18). A nicho is carved into the south wall (Photo 19). The bump-out containing the bathroom addition is nine inches above the adjacent room (Photo 19). It has a plywood floor painted yellow (Photo 20).

Building #2

The smallest of the dwellings, Building #2 sits north of the driveway as a gray stucco box. Holding approximately 486 square feet, it is the simplest in design: a two-room rectangle showing no additions.

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East

This elevation has a single opening containing the street-facing entry door (Photo 21). The door, a wood veneer unit with a "diamond" vision light, is now partially obscured by a non-historic walled patio, which includes a raised oven and surrounding bancos (Photo 22). This facade presents the basic vocabulary of the building: gray-coat stucco walls, flat surfaces, and a mix of historic and replacement fenestration. Reflecting the building's vernacular character, the electrical meter box is mounted matter-of-factly next to the door. There is no invitation to approach this house.

South

This façade serves as the everyday-use entry with one door and one window (Photo 23). The entry, situated near the west end, holds a non-historic wood panel unit approached by rough concrete steps. The window consists of two six-light wood sash divided by a mullion bar. The sash, like other units around the property, is in poor condition, with a light missing and weathering down to bare wood (Photo 24).

West

The short west façade has the most windows of the house (Photo 25). At the northwest corner is a three-light wood sash buried deeply into the wall at the bathroom (Photo 26). Sitting at a lower position are two six-light wood sash with a mullion (Photo 27). One light is cracked and blocked with a piece of wood.

North

The north side of the building has no fenestration (Photo 28).

Interior

This dwelling is actively used and was not recorded but is known from a floor plan to contain two rooms.

<u>Building #3</u>

Set back approximately 60 feet from Polaco Street, in an area that may have been carved from land associated with Closson Street, this dwelling has a distinct architectural presentation and likely a different history than the front units. It encloses roughly 810 square feet and includes at least four additions which are evident when viewing aerial photographs.

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East

Though compromised by an addition, the front side of the building retains modest display ornamentation with its transitional Mission-to-Pueblo style parapet (Photo 29). This parapet type, seen in other vernacular homes in Santa Fe, typically signals construction from the late 1910s to the late 1920s. The style is further reinforced by the swooping wingwalls on each side of the façade. This façade has troweled, textured stucco painted white. BRAI roofing has been papered over part of the parapet.

The rest of the façade is characterized by replaced fenestration and poor repairs. A non-historic shed-roof porch spans the façade, constructed of plywood and 2x4s and supported by wobbly posts incorporating pieces of metal scroll columns (Photo 30). The entrance holds a modern hollow-core wood door framed by rough casings (Photo 31). To the north are two 1/1 wood sash windows, which appear to be repurposed and are installed upside down (Photo 32).

Attached to the south is a shed-roof extension functioning as an outdoor kitchen (Photo 33).

North

The north elevation presents a traditional fireplace façade, with a centered chimney flanked by small windows (Photo 34). Removed stucco reveals that the chimney is constructed of soft bricks (Photo 35). The flanking windows measure 17½ x 22½ inches and are single-light casements (Photo 36). In a more developed home, these would typically be multi-light units. A piece of hollow clay tile is exposed at one of the windows, suggesting that the original core of the building is constructed of this material (Photo 37).

The addition projects out approximately 10 inches and extends 16 feet beyond the core. Likely constructed of adobe or CMU, it has a single opening containing a sliding aluminum window. Both the original elevation and the addition have a brocade stucco finish, which continues along the other sides of the building.

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West

The west elevation sits close to the rear side of a house on Closson Street. It consists of two additions with different roof heights, each containing a sliding aluminum window (Photo 38). The southern addition has a roof that slopes to the south.

South

This elevation comprises the sloped-roof addition and the extension forming the outdoor kitchen (Photo 39). The former has a pronounced overhang with a rotting plywood soffit painted green. Like the other additions to the dwelling, it contains a sliding aluminum window. The kitchen lean-to includes a pony wall topped by an opening filled in with screen.

Interior

The interior, enclosing four rooms, is a mixture of design and materials. They reflect the various construction phases and the modest—likely owner-built—approach. The front door opens to a 13' 8" x 18' 11" living room with a traditional layout featuring a centered fireplace bookended by the previously mentioned windows (Photo 40). The economical character of the house is evident in the painted brick mantel and surround. A nicho with twisted rope-molded columns is located above the mantel, though it is not exactly centered. The ceiling has a textured plaster finish with areas of exposed lath.

The bedroom at the northwest corner displays large vigas finished with a clear varnish or polyurethane coating (Photo 41). The kitchen and bathroom are of different design and further illustrate the economical construction, with rough textured walls and tacked-on cabinetry (Photos 42 & 43).

Walls and Fences

All fences and walls on the property are of a non-historic age.

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Historical Overview

The early origin of the property is buried in a shadowy history of family land swaps and unrecorded (or at least undiscovered) deeds. Like many lanes branching from Alto Street, Polaco Street began as irrigated farmland. In the early 20th century, outside investors appeared, looking to make modest profits by dividing and selling off small pieces of cheap land.

The 1912 King's map shows the future course of Polaco Street as a line separating the Quintana family property to the east from those of the Sena family and others to the west (Fig. 1). This north-south property line would eventually become known as Quintana Alley.

In 1932, Alejandro and Josefita Quintana deeded a 60-by-80-foot lot on the west side of Quintana Alley to Amalia Rivera.[1] This appears to be the nucleus of the subject lot. The Quintanas had already sold other land along the alley, including a 40-by-60-foot parcel to the north of the study property, which was owned by Hilario Gabaldon.

Quintana Alley began to build out with small homes, first appearing in a city directory in 1934. The houses along the alley had no formal addresses and were instead identified simply as being on the west or east side of the street (Fig. 2). The fifth house on the west side was listed as owned by Isidro Rivera, Amalia's husband. It is unclear exactly which house the directory referred to, but this marked the beginning of the Rivera Family Compound.

The Rivera Family Compound

The Rivera family was headed by Isidro Rivera y Quintana, who may have been related to the Quintana family that owned land along what became Polaco Street. Born in 1874, Isidro married Amalia while in his early twenties. The family eventually included ten children, some bearing archaic names such as Altagracia and Hermenegilda. Census records show that they moved frequently.

[1] Warranty Deed, Alejandro and Josefita M. Quintana to Amalia and Isidro Rivera, recorded June 6, 1933, Book 12, Page 91, Instrument # 45211, Santa Fe County, New Mexico.

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At the turn of the century they were living in Canoncito, where Isidro farmed and raised sheep.[2] By the late 1910s, the Riveras had relocated to Santa Fe, where Isidro worked at Closson and Closson Garage on Don Gaspar Avenue and lived in a house on Galisteo Street. A later census places the family on Cerrillos Road, a decade before they acquired the subject property on Polaco Street.

The 1934 city directory listed Isidro and Amalia, along with their eldest son, Luciano, as living on Polaco Street.[3] Luciano and his sister, Fidelia, would become long-term residents of the property, each later identified as the homeowner of one of the three dwellings that eventually comprised the compound. Like all houses on the street, the property did not receive a formal address until the late 1930s. The origin of the street's name, Polaco Street—using the Spanish word for "Polish"—remains unclear.

The 1950 census provides further information. The enumerator recorded three dwellings on the property, described simply as left, right, and rear. The right unit was vacant; the rear unit was rented to Frank and Carlota Martinez and their son, Oliver; and the left unit was occupied by Amalia and Luciano Rivera with Lorenzo Gutiérrez, who was identified as a stepson.[4]

All the adult males were listed as laborers. Luciano, for example, worked in road maintenance for the county.[5] These were everyday people—they likely got up early, left for work (some perhaps on foot), knew their neighbors, and shared a bond as working-class Santa Feans.

The arrangement of the three dwellings is evident in a 1958 aerial photograph, which shows all three units clearly. At that time, Buildings #1 and #2 did not yet have the additions they now hold (Fig. 4).

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[2] U.S. Census Bureau, Year: 1910; Census Place: Canoncito, Santa Fe, New Mexico; Roll: T624_918; Page: 15a; Enumeration District: 0230; FHL microfilm: 1374931.
[3] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1934* (El Paso: Hudspeth Directory Company, 1934), 156.
[4] United States 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: 4; Enumeration District: 26-8.
3[5] Ibid.

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A Complicated Family Tree

The 224 Polaco address disappeared from city directories during the 1960s, leaving only 222 Polaco and, later, the addition of a "½" designation. Luciano, now retired, continued living on the property. A second dwelling was occupied by Steve Rivera, presumed to be a relative. Luciano's mother, Amalia, also appears to have resided on the property during this period.

By the late 1960s, Luciano's sister, Fidelia, had returned to Polaco Street. She had since remarried—apparently for the third time—gaining the surname McGee. According to the 1974 city directory, the compound was then occupied by Luciano at 222 Polaco and by Fidelia and her husband, William McGee, at 222 ½. Like Luciano, William was retired, while Fidelia worked as a social worker, commuting to a child development center in Pojoaque.[6]

Family ownership of the property shifted in 1977, when both Luciano and his mother died within a few months of each other. By this time, Building #1 and Building #2 had had received their additions, as evidenced by a 1978 aerial photograph (Fig. 5).

City directories from the 1980s and early 1990s list Fidelia—now widowed—as the occupant and owner of the "½" unit. No other individuals are recorded as residing on the property during this time. However, this ownership record claim is complicated by a 1979 transaction in which Fidelia transferred a property identified as 222 Polaco Street to Sharon Lynn Briles, also known as Ciaron John Wells.[7]

Briles appears to have been Fidelia's granddaughter; she lived on the property as a child during the 1940s and 1950s and was christened there in 1946,[8] though she grew up primarily in Holbrook, Arizona (Fig. 6). After acquiring the property, Briles—using the name Ciaron John Wells —returned and converted Building #1, once her grandmother's home, into an art studio. Based on a single image found online, Wells developed a style that combined Indigenous iconography, surrealism, and contemporary portraiture (Fig. 6). A 1993 advertisement announced that one of her works was exhibited at the El

[6] R.L. Polk & Co., *Santa Fe City Directory, 1974* (Dallas: R.L. Polk & Co., 1974), 225 and 490.
[7] Warranty Deed, Fidelia McGee to Sharon Lynn Briles, also known as John Wells Ciaron, recorded June 16, 1979, Book 383, Page 647, Instrument # 442561, Santa Fe County, New Mexico.
[8] "Christening Party for Sharo Briles Attended by 60 Guests," *Santa Fe New Mexican*, January 14, 1946, 3.

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Dorado Hotel, listing a La Jolla, California, address as her contact (Fig. 6). Beyond this advertisement, Briles (under the Wells name) left little additional trace in public records. She is likely responsible for enclosing the front porch and adding the glass blocks.

Fidelia McGee died on October 15, 1994. Following her death, an individual named Abraham Lincoln Briles filed a petition for adjudication of intestacy, requesting that the court formally determine McGee's legal heirs.[9] Abraham Lincoln Briles, it turns out, was Fidelia's son and Sharon Briles' father. Born in 1924, he joined the Marine Corps and, after the war, spent time living in Southern California, reflecting a pattern common among many NuevoMexicanos who sought work and new opportunities there (Fig. 6).

In 2000, this complicated property became the subject of a court case. A group of plaintiffs, including Claran J. ("C.J.") Wells and Perii Calles (formerly known as Perii Maestas), filed suit against a list of defendants that included the estates and descendants of the now-deceased Fidelia McGee and Abraham Lincoln Briles, alleging a fraudulent transfer of the property.[10] Calles ultimately prevailed in the action and subsequently conveyed the land and its small dwellings to the current owner on October 17, 2024.

[9] Legal Notice, fourth column, *Santa Fe New Mexican*, May 14, 1995, C-4.

[10] Notice of Lis Pendens, State of New Mexico, County of Santa Fe, First Judicial Court, Claran J. ("C.J.") Wells and Perii Calles (formerly known as Perii Maestas) vs Abraham Lincoln Briles et. al, recorded August 18, 2000, Book 1798, Page 276, Instrument # 1126749, Santa Fe County, New Mexico.

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Evaluation of Historical Status

It is unclear what specific action led to these buildings being designated as Contributing Structures to the Westside-Guadalupe Historic District. Their merit appears to be more anthropological, serving as examples of low-cost construction and incremental, owner-built additions over time.

When considered under the code's style-based criteria, the front and north façades of Building #3 exhibit some interest as vernacular expressions of period domestic architecture. However, the most expressive elevation—the front—has been somewhat diminished by the addition of a poorly constructed porch and a lean-to outdoor kitchen.

Building #2 is a simple, unarticulated box, representing basic shelter rather than architectural expression. Building #3 should be disqualified under the code due to its porch enclosure, though it still retains interest as an artifact of individual, owner-driven modifications.

Based on these considerations:

- **Building #1** is not recommended to retain Contributing status.
- **Building #2** is recommended as Contributing, with the south and west elevations identified as the primary façades.
- **Building #3** is recommended as Contributing, with the original portions of the east and north elevations identified as primary façades, and the understanding that non-original design elements and materials are excluded.

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Illustrations

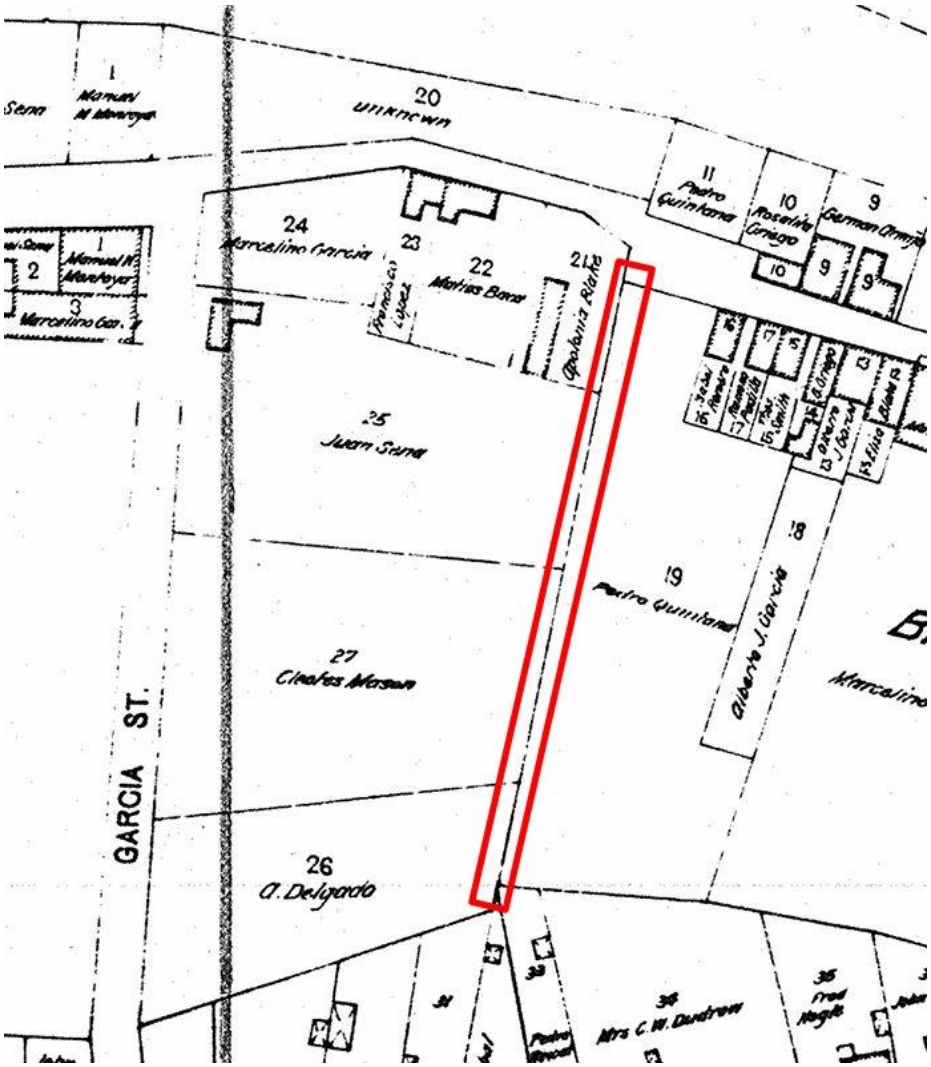
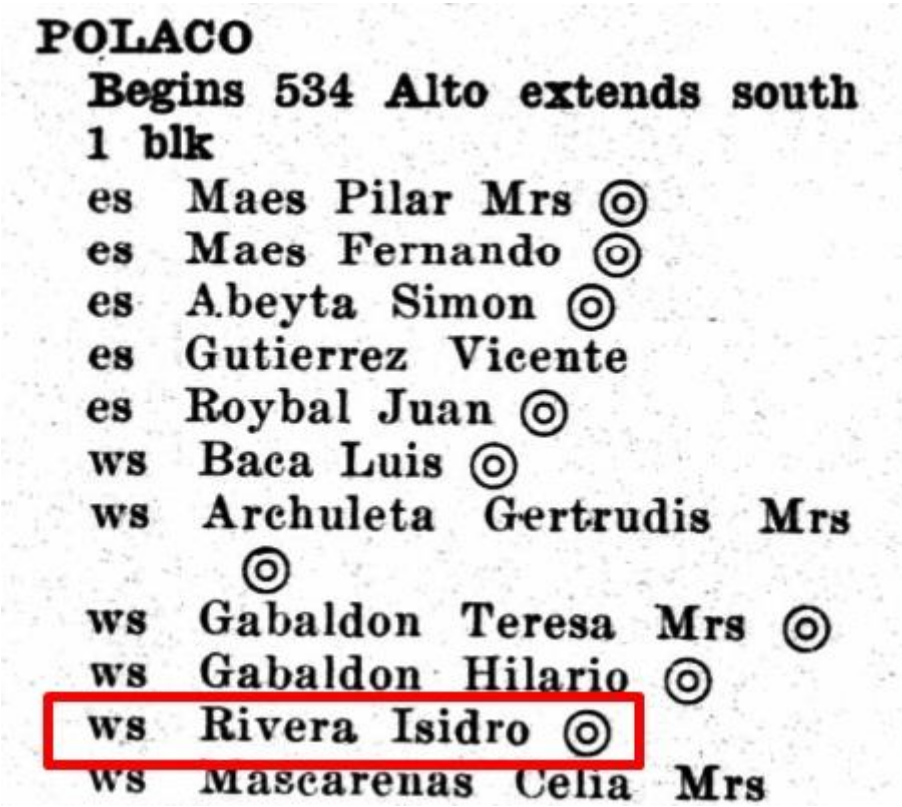


Figure 1: N. L. King, "Map of the City of Santa Fe," 1912.
The highlighted property line indicates approximate future course of Polaco Street.

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POLACO
Begins 534 Alto extends south 1 blk
es Maes Pilar Mrs ◎
es Maes Fernando ◎
es Abeyta Simon ◎
es Gutierrez Vicente
es Roybal Juan ◎
ws Baca Luis ◎
ws Archuleta Gertrudis Mrs ◎
ws Gabaldon Teresa Mrs ◎
ws Gabaldon Hilario ◎
ws Rivera Isidro ◎
ws Mascarenas Celia Mrs

Figure 2: 1934 Santa Fe city directory entry for Polaco Street.

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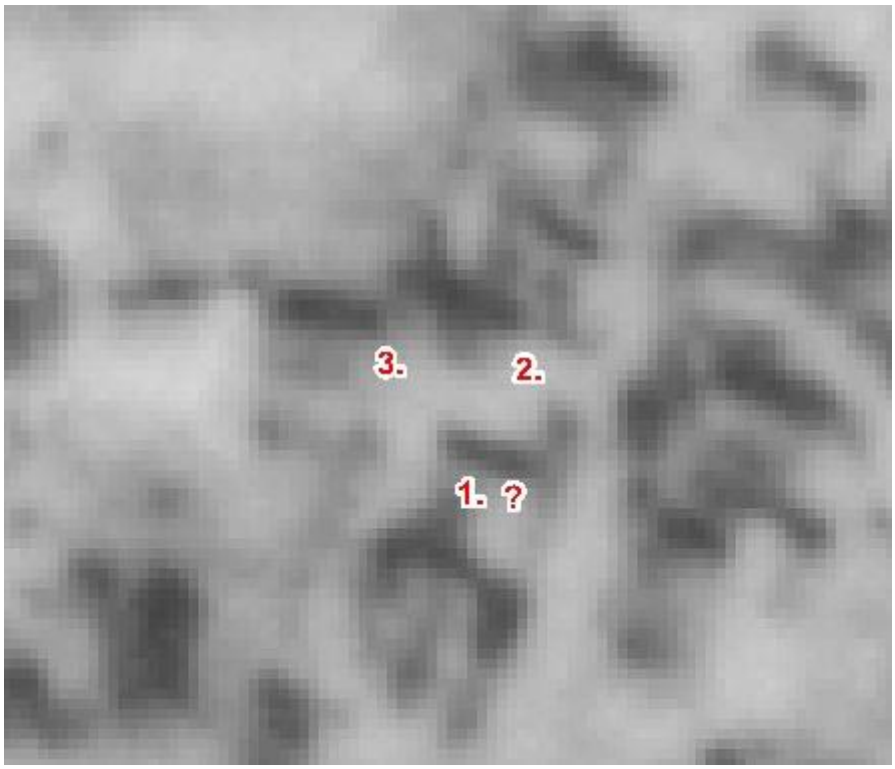


Figure 3: October 25, 1948, aerial photograph.
Rivera Family Compound dwellings identified. It is unclear if #1 is a dwelling or a shed and a fence.

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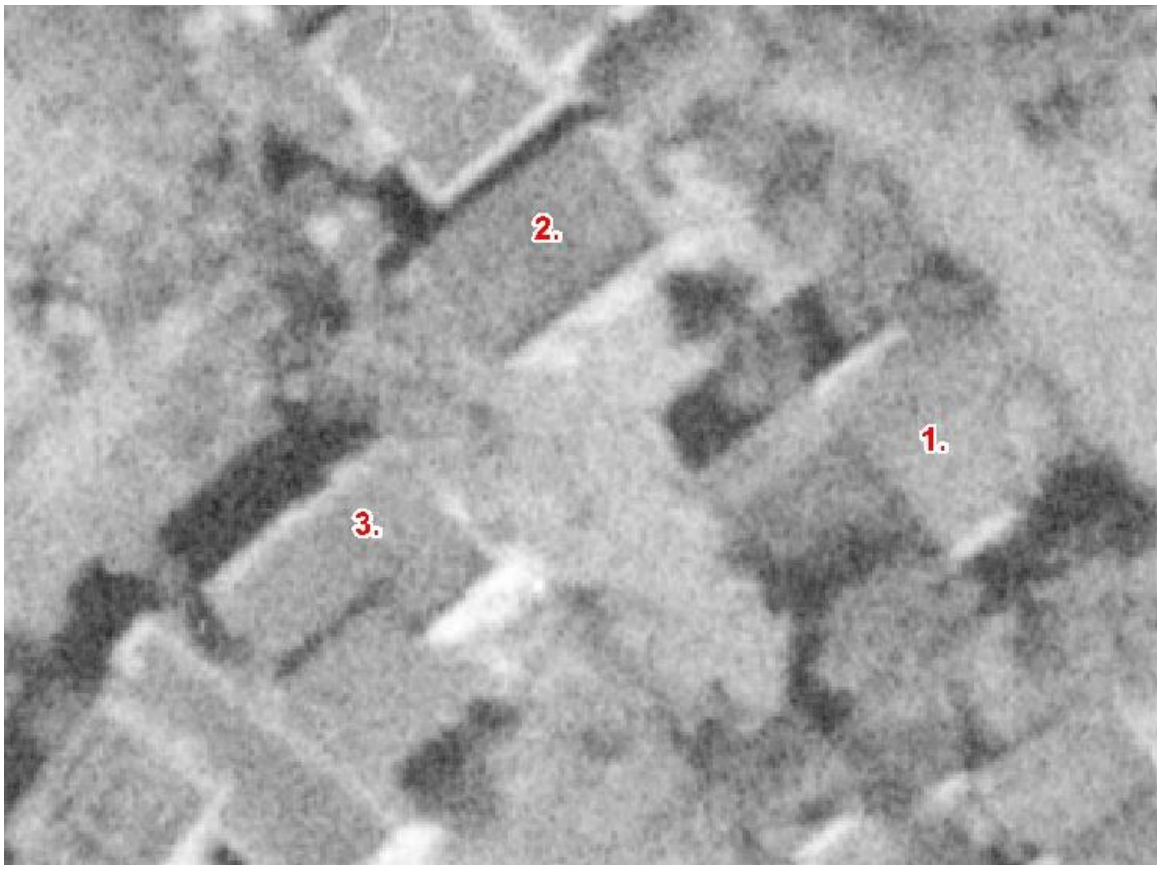


Figure 4: November 10, 1958, aerial photograph. Rivera Family Compound dwellings.

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Figure 5: September 11, 1978, aerial photograph. Rivera Family Compound dwellings. Note most of the additions are in place by this time.

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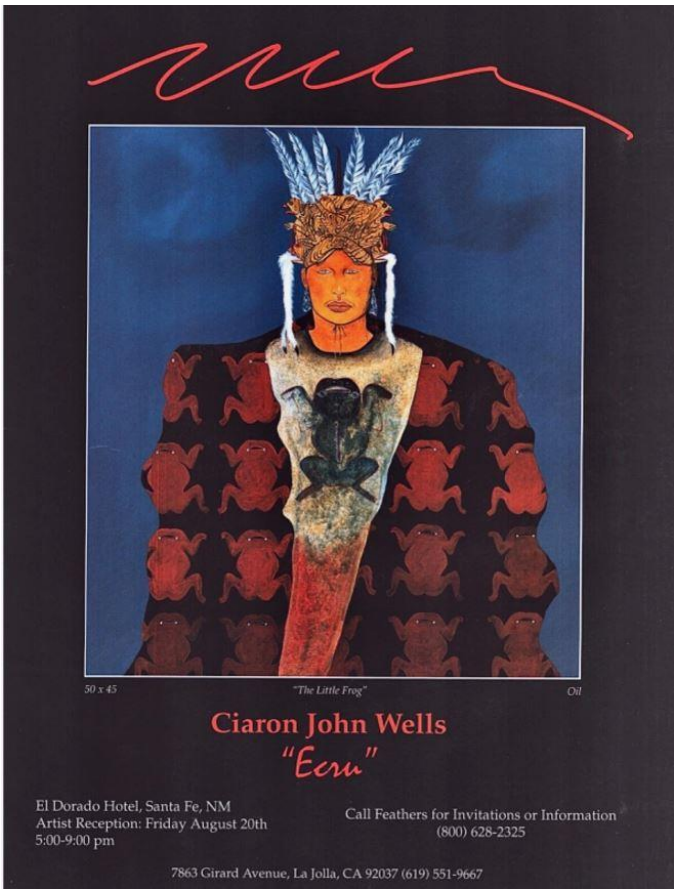


Figure 6: Briles Family. Top, Sharon Lynn Briles, 1963; left, painting by Sharon Lynn Briles, aka, Ciaron John Wells, c. 1993; left, Abraham Lincoln Briles, 1953.

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Survey Photographs

(All images taken by John W. Murphey on May 22 and May 23, 2025)



Photo 2: Setting of Rivera Family Compound. Camera facing west.

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Photo 3: Building #1. East elevation. Camera facing southeast.

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Photo 4: Building #1. East elevation. South window. Camera facing southeast.

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

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For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rivera Family Compound**	**2. Location:** **220 and 222 Polaco Street** **Westside-Guadalupe Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-31060**
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 5: Building #1. East elevation. North window. Camera facing west.

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Photo 6: Building #1. False parapet. Camera facing up.

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Photo 7: Building #1. 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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Photo 8: Building #1. North elevation. Enclosed porch. 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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Photo 9: Building #1. North elevation. Bathroom addition on the right. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 10: Building #1. North elevation. Bathroom addition windows. Camera facing south.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 11: Building #1. West elevation. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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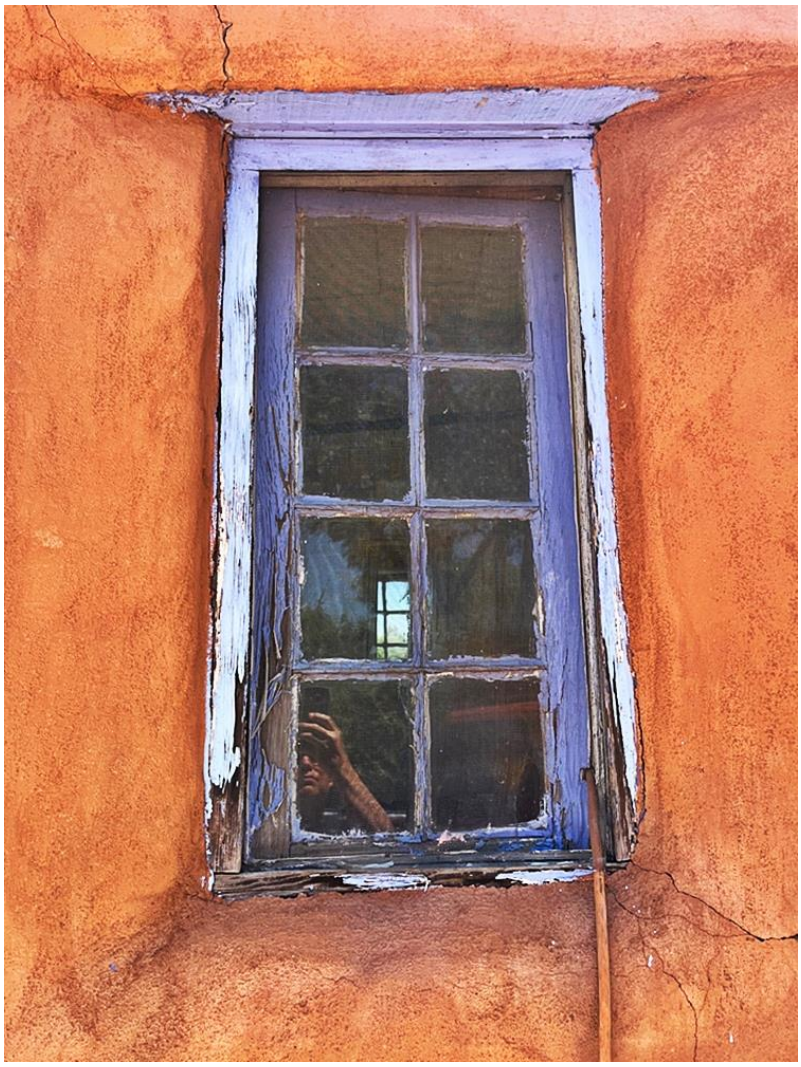


Photo 12: Building #1. West elevation. North window. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 13: Building #1. West elevation. South window. 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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Photo 14: Building #1. South elevation. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 15: Building #1. South elevation. East window. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 16: Building #1. Interior of enclosed porch. 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

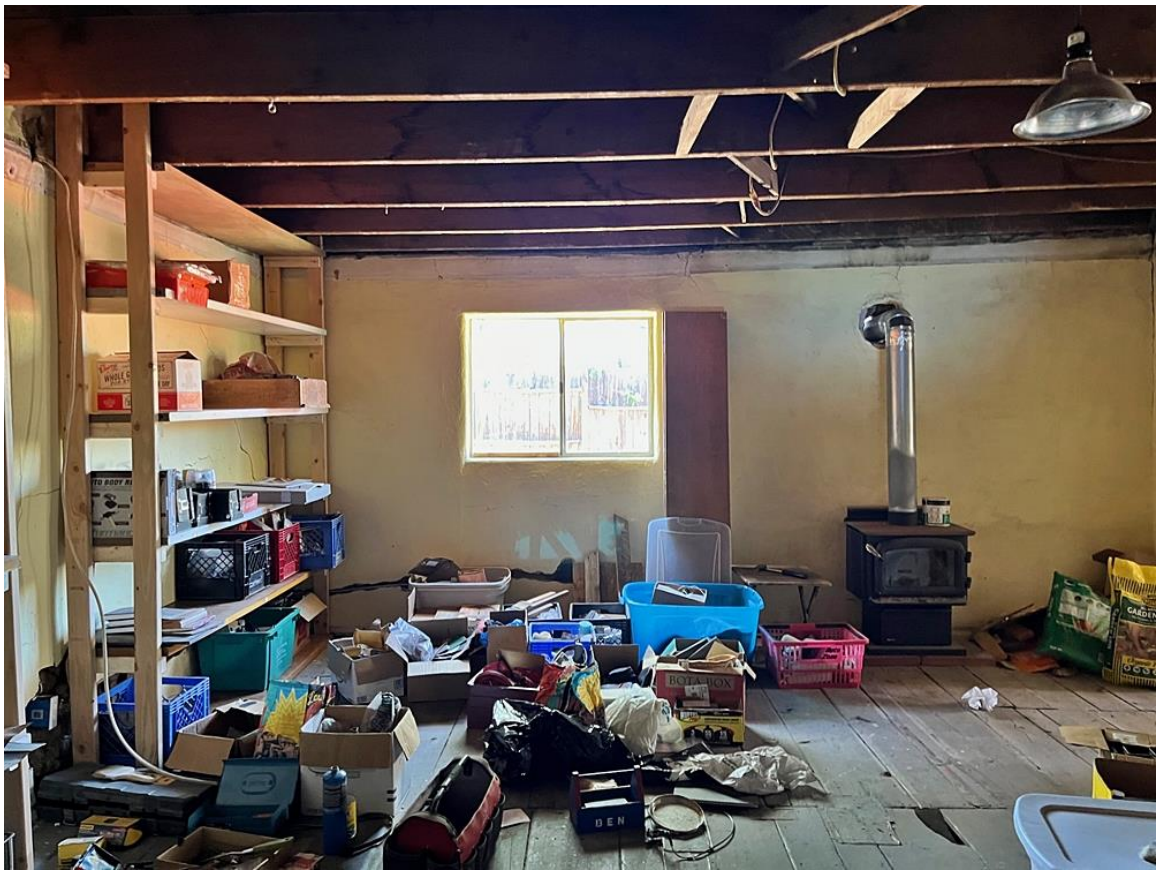


Photo 17: Building #1. Interior of southwest room. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 18: Building #1. Interior of southwest room. Homemade mending plate. Camera facing down.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 19: Building #1. Interior of southwest room. Nicho. 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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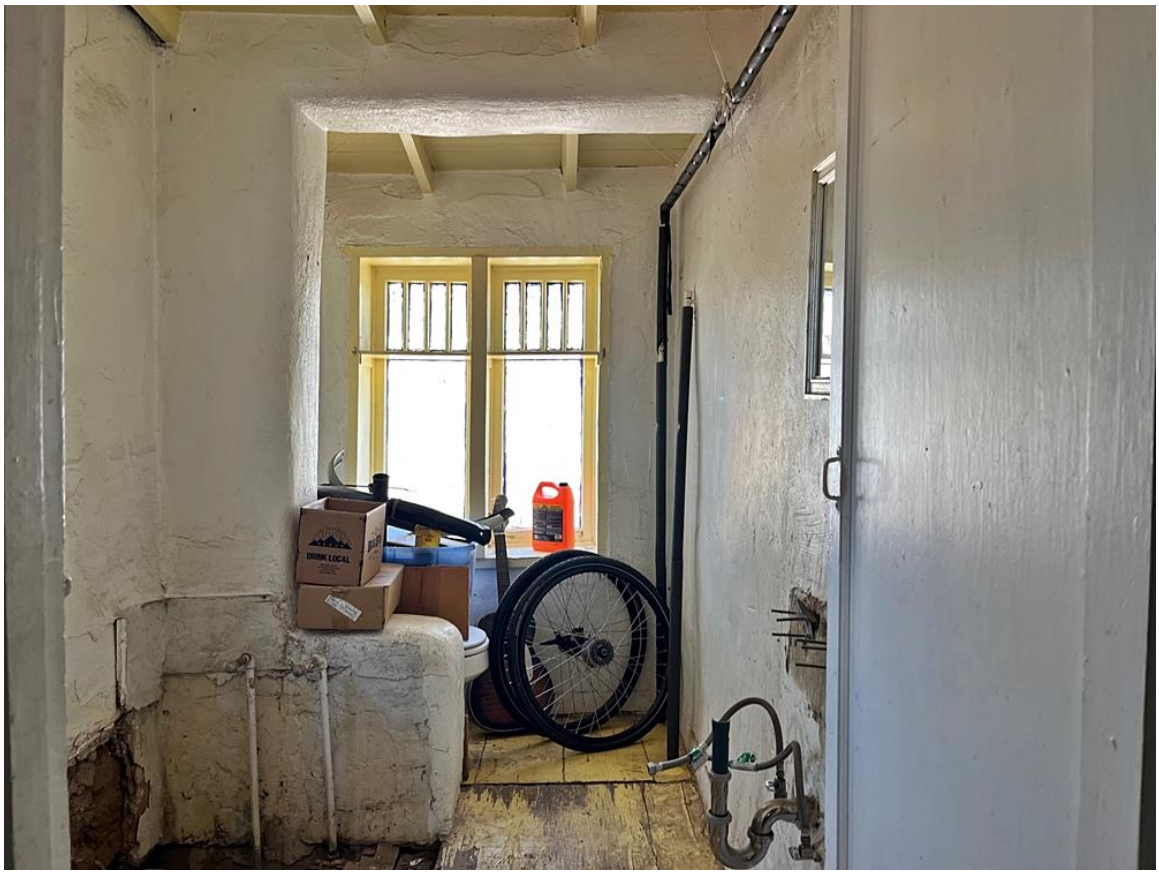


Photo 20: Building #1. Interior of bathroom hall. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 21: Building #2. East elevation. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 22: Building #2. Front yard. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 23: Building #2. South elevation. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 24: Building #2. South elevation. Window. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 25: Building #2. West elevation. Camera facing east.

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

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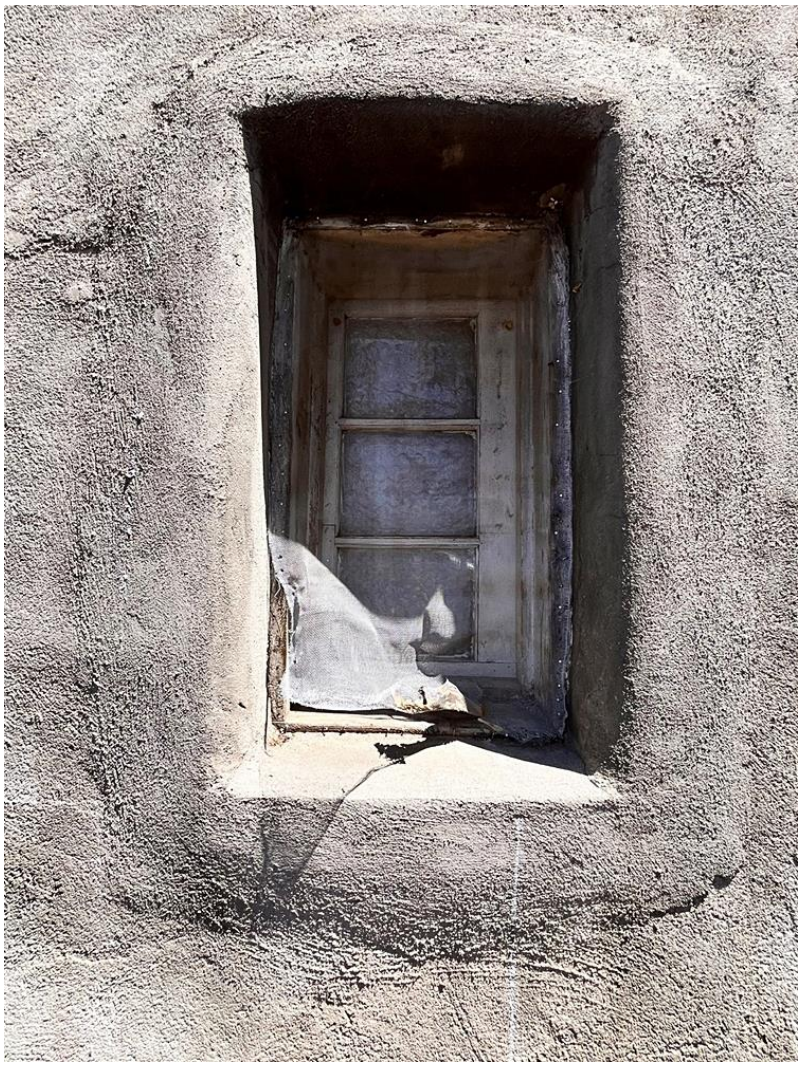


Photo 26: Building #2. West elevation. North window. Camera facing east.

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

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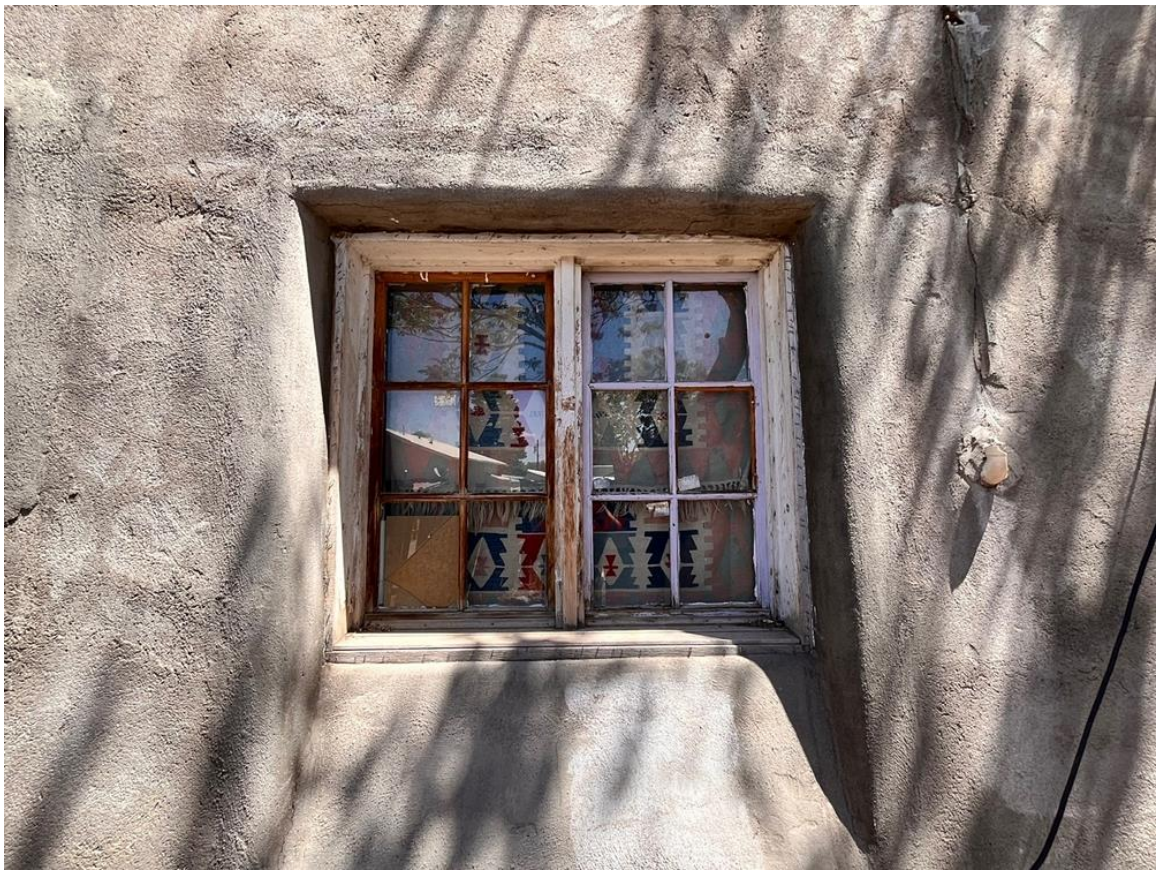


Photo 27: Building #2. West elevation. South window. Camera facing east.

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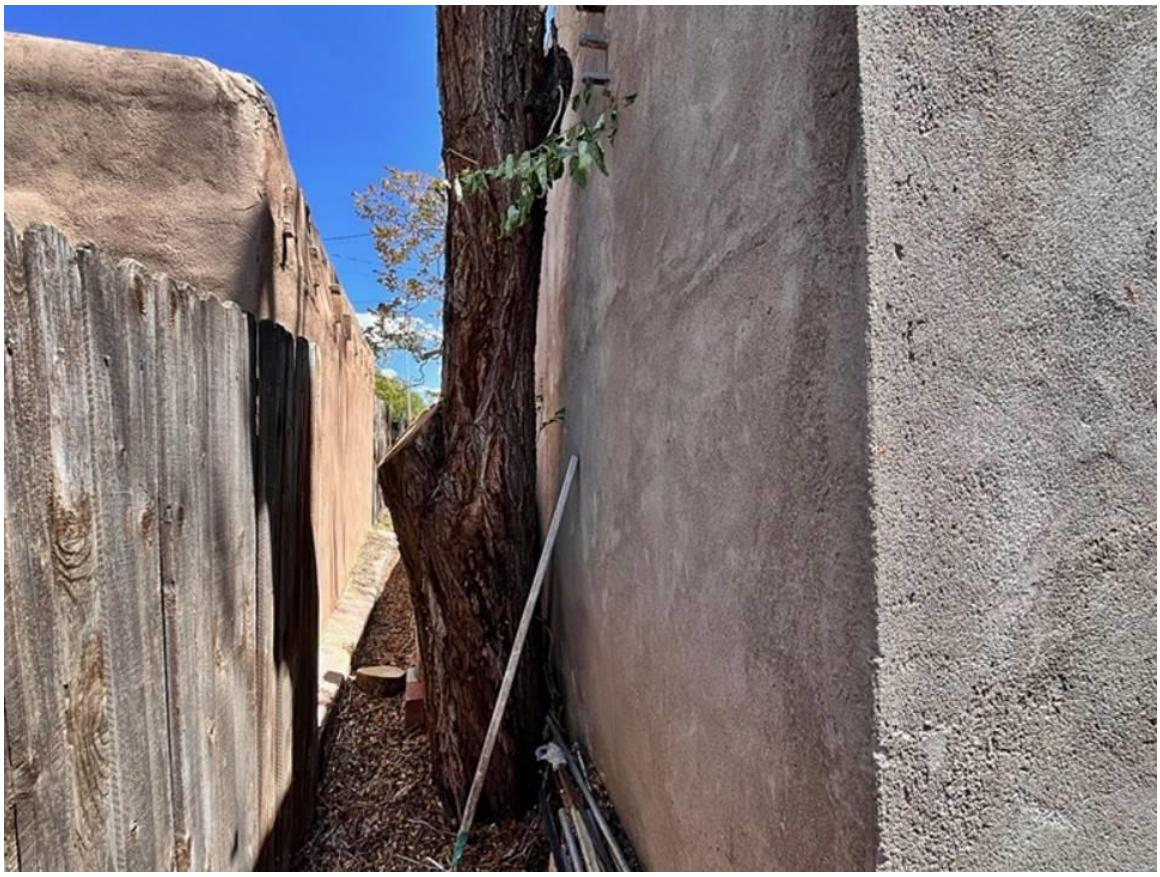


Photo 28: Building #2. North elevation. Camera facing east.

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Photo 29: Building #3. East elevation. Camera facing northwest.

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Photo 30: Building #3. East elevation. Porch. Camera facing south.

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Photo 31: Building #3. East elevation. Entry door. Camera facing west.

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Photo 32: Building #3. East elevation. Window. Camera facing west.

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Photo 33: Building #3. East elevation. Outdoor kitchen addition. Camera facing west.

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Photo 34: Building #3. North elevation. Camera facing southeast.

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

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Photo 35: Building #3. North elevation. Exposed brick at chimney. Camera facing down.

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Photo 36: Building #3. North elevation. Window east of chimney. Camera facing south.

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Photo 37: Building #3. North elevation. Window east of chimney. Clay tile block construction exposed. Camera facing south.

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Photo 38: Building #3. West elevation. Camera facing south.

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

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Photo 39: Building #3. South elevation. Camera facing northwest.

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

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Photo 40: Building #3. Interior of living room. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 41: Building #3. Interior of bedroom. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 42: Building #3. Interior of bathroom. Camera facing west.

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

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Photo 43: Building #3. Interior of kitchen. Camera facing west.

City of Santa Fe, New Mexico

memo

DATE: September 9, 2025

TO: Historic Districts Review Board Members

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

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

2025-011031-HDRB, 127 Duran St., Westside-Guadalupe Historic District, non-contributing, Gayla Bechtol, agent for Jenny Allen and Karen Kalat, owners, proposes to demolish an accessory structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other**: [previous case file]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

____ **Elevations**

__x__ **Photographs**

__x__ **Other:** [Demolition Criteria Responses, City Inspectors Report]

STAFF RECOMMENDATION:

The staff finds that the application complies with Section 14-3.14 Demolition of Historic or Landmark Structures, Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Historic District Design Standards and recommends approval of the proposed project to demolish the shed.

Sample motions:

a. In case #2025-011031-HDRB at 127 Duran Street, approve/deny the application for demolition of the shed structure.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Streetscape:

Duran Street is narrow and lined with low yard walls with fencing on top, as well as a combination of coyote fencing, wrought iron, metal gates, and chain link fences. The residences sit an average of seven to ten feet from the street and are a combination of vernacular and Spanish Pueblo Revival styles with flat or hipped roofs and divided lite windows in earth-toned stucco.



Figure 1: Property Location

Site Description:

According to the HCPI, a Duran family descendant subdivided a portion of the large estate into the Duran Addition (also called Duran Subdivision) in the 1920s. Elena, Duran, Candelario, and

Quintana streets are all a part of this subdivision. The homes in this area were constructed as simple adobe structures topped with tin roofs. The roads were unpaved, and sidewalks were not constructed until the 1970s. By the late 1930s, Duran Street was mostly developed with homes. All the primary residences were owner-occupied, and the street was entirely populated by families with Spanish surnames. The 1938 city directory indicates the presence of "rear" houses, smaller homes built at the back of properties that were rented out to generate additional income or to accommodate additional family members. The primary residential structure at 127 Duran appears to be one of those smaller four-room homes built at the back of the property to generate income. After being used as a rental property, the home was split off from the front house, creating the "flag lot" configuration. From the late 1970s to her death in 2022, the property was owned by Martha Baca, who donated the proceeds of the sale of the property to local charities.

The single-family residence at 127 Duran Street is listed as non-contributing to the Westside-Guadalupe Historic District. The property holds an accessory structure, which is also listed as non-contributing.

The HCPI dates the accessory structure on the northeast corner of the property to post-1978 and states that it is constructed of concrete block. The roof is supported by posts set on the dirt floor. An adjacent frame lean-to storage room is covered with gray coat stucco. Upon a recent site inspection, the entire accessory structure appears unstable.



Figure 2: The accessory structure

Based on evidence provided in the HCPI, the lot was once used for farming, and has a remnant acequia, thought to be part of the *Acequia Pública*, across the east edge of the property.

PREVIOUS CASE SUMMARIES:

The property was reviewed by the Historic Districts Review Board for historic status on February 11, 2025, under case number 2025-009773-HDRB. The decision of the Board was to retain the residential structure and the accessory structure as non-contributing and designate the wall at the acequia as contributing.

APPLICANT'S REQUEST:

The applicant proposes to:

1) Demolish the accessory structure. There are no plans for a replacement structure.

DEMOLITION CRITERIA AND RESPONSES:

Per Section 14-3.14(G) Standards Demolition Criteria for determining if a demolition in a Historic District should be approved or denied

(a) Whether the structure is of historical importance.

Applicant Response: The structure is part of a non-contributing compound.

Staff Response: The staff finds that this criterion is met. The Board recently designated the structure as non-contributing to the district and the streetscape. It is not unique in its construction and is not publicly visible.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front, and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The structure is not on the street.

Staff Response: The staff finds that this criterion is met. The structure is behind several others and is not publicly visible; it is non-contributing to the district and the streetscape, and it is not unique in its construction. There is no planned replacement structure, but it will not have an impact on the streetscape.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: The structure built in 1979 doesn't have a floor, the beams are non-continuous, the CMU block walls are non-reinforced, and are cracking. There are no windows or doors, electricity, or plumbing. Please reference Figure 3.



Figure 3: Interior of the Accessory Structure

Staff Response: The staff finds that this criterion has been met. Per the City Inspector's Report, "The entire structure is in disrepair and would need a major reconstruction to meet codes to become safe. "

RELEVANT CODE CITATIONS:

14-3.14 DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE

(G) **Standards**

(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the *structure* is of historical importance;

(b) Whether the *structure* for which demolition is requested is an essential part of a unique *street* section or block front, and whether this *street* section or block front will be reestablished by a proposed *structure*; and

(c) The state of repair and structural stability of the *structure* under consideration.

(2) In determining whether a request for demolition of a *landmark structure* should be approved or denied, the HDRB and *governing body* shall consider the following:

(a) The historical importance of the *structure*; and

(b) The state of repair and structural stability of the *structure*.

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

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

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture, and material between *buildings* of historic design and those of more modern design.

(C) Regulation of Significant and Contributing Structures in the Historic Districts

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken.

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

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.

(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 the 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)

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: January 10, 2025

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

1. Name of property:	2. Location:	3. Local Reference Number:
127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	127 Duran Street (Rear) Westside-Guadalupe Historic District – Santa Fe	Santa Fe ID: Old # 051613057 4. County: Santa Fe Parcel # 10446175

5. Property Type:
_x Buildings: 2 – house and shop
__ Structures:
__ Site __ Object

6. Date of Survey:
November 24-25, 2024

7. Previous Survey Date(s):
_x_Yes: August 1985, Susan Lopez
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long: 35.690543, -105.946678



10. Photo Information: John W. Murphey, photographer. Photo 1: North (front) elevation. Camera facing southeast, November 25, 2024

11. Brief Description of the Property:

Potentially erected in the late 1930s, 127 Duran Street (Rear) is a roughly 1,189-square-foot adobe box. The building sits approximately 70’ from the street (Photo 2) on a 0.15-acre flag lot created from the property west of it at 127 Duran Unit A. The subject house has a rectangular ground plan and faces north. The building began as a square footprint, evident in a 1966 aerial photograph (Fig. 3). In c.1985, a 406-square-foot addition was added across the east elevation. All windows and doors have been replaced. The house is designated Non-Contributing to the Westside-Guadalupe Historic District.

Continued on Page 5.

12. Who uses the property?

13. Construction Date: Uknown
Date: Original core, estimated late 1930s, with 1980s addition
_x_Known _x_ Estimated Source: city directories and aerial photographs

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

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



Source: Office of the Santa Fe County Assessor
parcel lines are not accurate; above interpretation made by author based on fence lines, etc; see Field # 19, survey plat.

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

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

For: Current owner & Gayla Bechtol Architect PC

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

Current owner: Jennifer E. Allen and Karen L. Kalat
Neighbor

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: Old # 051613057
127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: November 24 & 25, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition _x_ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _x_Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Sliding	Vinyl	1-1	2
Sliding	Aluminum	1-1	2
Fixed	Metal	2 and 3	3
Combination	Aluminum	1S-1F-1S	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	6-panel	Wood	1
Single-Leaf	Faux Plank	Wood	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1985; erection of app. 406 sq ft addition across north elevation; 1985 HBI form and aerial photographs
#2 Date: c.1980s; installation of app. 90 sq ft porch (removed); aerial photographs and County Assessor data
#3 Date: Unknown; replacement of all windows and doors; material and visual evidence

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

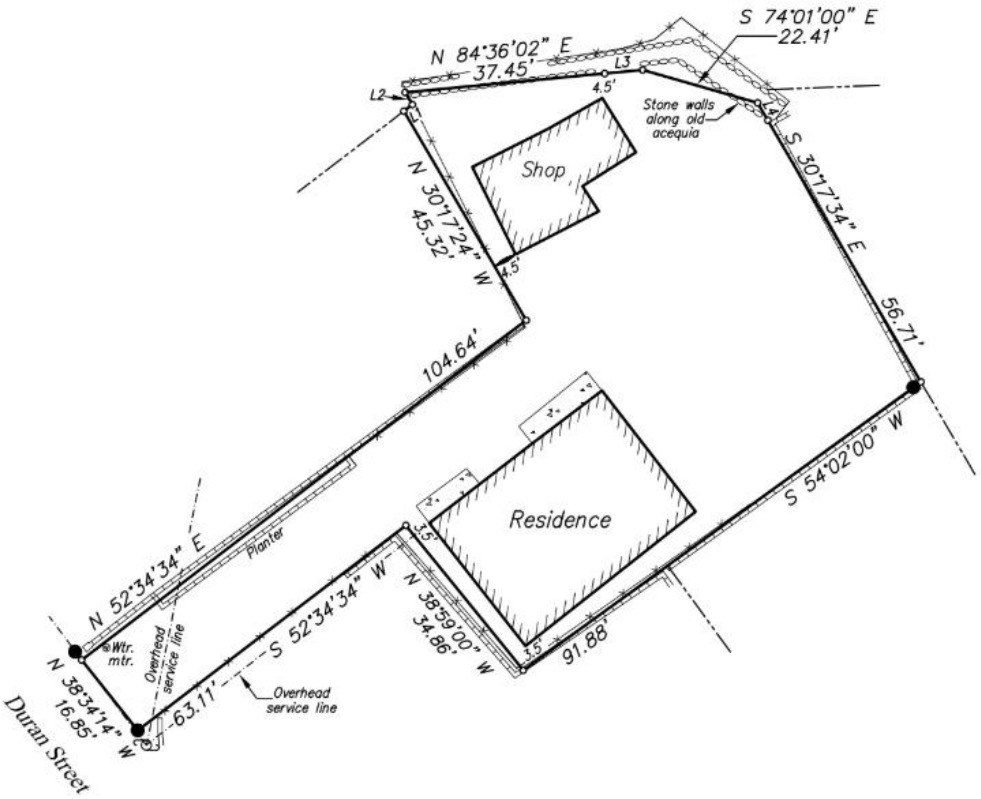
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: 2024 survey plat. Courtesy Sierra Land Surveying, Inc.



For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Architectural Description Continued

The property includes a post-1978 concrete block shop and storage room, both of which are of substandard construction. Once used for farming, the level lot has two mature apricot trees and several invasive ailanthuses. There is no formal landscaping. A relict acequia, thought to be part of the *Acequia Publica*, courses across the east edge of the property (Photo 4).

North (Façade)

The building faces north with mostly a blank façade (Photos 1 & 5). The west half is the earlier constructed dwelling, consisting of four rooms. Separated by an expansion joint is the 1980s addition holding a dining room and living room (Photo 5). The west side is constructed of adobe and rests on a low foundation, though it is too low to be considered a crawl space. Its walls are roughly 12” thick. The construction of the addition is unclear.

Beginning at the west end is a non-historic faux plank door (Photo 6). Next, still representing the original core, are sliding vinyl windows at the bathroom and kitchen (Photo 7). These windows, like the rest of the units along the portion of the building, are set 3½” to 4½” deep into the wall.

The remaining 14’ of the façade represents the non-historic addition, which is entered by a six-panel wood door (Photo 8). Tar stains above the doorway indicate the presence of a porch that was recently removed.

East Elevation

An overhang, which helps drain the roof, traces the east elevation (Photo 9). This portion of the building represents the addition and encloses a large room which is divided into living and dining spaces. The windows on this and the west elevation of the addition are metal fixed units (Photo 10). They are placed nearly flush with the wall.

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South Elevation

The south side of the building sits close to a block wall (Photo 11). Here stands one of two of the property's apricot trees. It begins at the east end with a large window at the living room (Photo 12). An expansion joint signals the shift between the addition and the original building (Photo 13). The remaining windows of the façade are large aluminum sliding units with slanted concrete sills (Photos 14 & 15).

West Elevation

The short west elevation is the side of the building not attached to the addition (Photo 16). It has a single opening holding an aluminum combination window. The opening's width and the concrete sill's style seem more of a mid-century vintage.

Interior

The interior of the older adobe section has four rectangular rooms that are connected by shared doorways rather than a hallway. The ceiling heights vary, with the tallest ceiling measuring 8' 6" in the northwest entry room (Photo 18). The rooms are spare, lacking moldings or closets, and are all covered with non-historic flooring materials (Photos 18-20). Each room was heated with a stove. The fourth room, located in the northeast corner, is divided into a small bathroom and a kitchen (Photo 21).

The addition has a plywood floor covered with vinyl tiling and a viga-spanned ceiling, interrupted by a skylight (Photo 22).

Shop

Standing at the northeast corner of the property is a shop — perhaps potentially first used as a garage — and an attached storage room (Photo 23). Constructed of concrete masonry units, the shop has a rectangular, dirt-floor room (Photo 24). Its frame roof structure rests precariously on two poles, supported by tilting posts. An adjacent frame storage room is covered with gray coat stucco (Photo 25). Essentially a lean-to, its structure is even more precarious (Photo 26).

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The shop is not shown in a 1978 aerial (Fig. 5). Its construction may be linked to a zoning request the second-to-last owner made in 1979 to reduce the side yard setback to build a storage shed.[1]

Historical Overview

West San Francisco Street Neighborhood

In the late 19th century, San Francisco Street beyond Guadalupe Street (then named Jefferson and carrying the tracks of the Denver & Rio Grande Railroad) ambled northwest toward the broad and deeply troughed Arroyo Mascaras. The arroyo impeded further movement.

An extension of the railroad tracks made in 1887 had lopped off the area from the city, giving it a separate identity. Farm fields surrounded San Francisco Street west of the railroad, similar to what was shown on Joseph de Urrutia's map nearly 150 years earlier. According to the 1892 Gaynor map, the Ortiz and Duran families owned much of the land north of the street (Fig. 1).

The land had soil of moderate fertility that could support corn, beans, and hay. The crops were watered by *Acequia Publica*, which ran north and south of the street.[2] A section of the north alignment passes through the subject property's backyard.

The area's agrarian use ended in the early 20th century as landowners north of the road began subdividing their property into small housing tracts. One of these tracts included the Duran Street area, carved out from the former property of José E. Duran who was a prosperous Santa Fe Trail freighter.

A Duran family descendant subdivided a portion of the large estate into the Duran Addition (also called Duran Subdivision) in the 1920s. Elena Street was the first street in

[1] "Notice of Public Hearing," *Santa Fe New Mexican*, February 23, 1979, C-3. Case V-1979 11.
[2] David H. Snow, "The Santa Fe acequia Systems: Summary Report on Their History and Present Status, with Recommendations for Use and Protection," (1988), 31, 118 (map). Snow gives it the name "Acequia Publica."

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the subdivision to develop, receiving piped water and sewerage.[3] The uniform 25'x100' lots led to the urbanization of the once agricultural land.[4] Parallel Duran, Candelario, and Quintana streets would follow without the same uniformity as Elena.

The urban development of Santa Fe's west side was notably different from that of the South Capitol area, where housing tracts were being established at the same time. In the South Capitol, homes were designed by architects or builders primarily for Anglo buyers. These homes featured the emerging Pueblo Revival style and followed deed covenants. The south subdivisions included sidewalks and paved streets. In contrast, homeowners on West San Francisco constructed simple adobe structures topped with tin roofs. The roads were unpaved, and sidewalks were absent until the 1970s, when they were finally introduced through a federal War on Poverty program.[5]

By the late 1930s, Duran Street had mostly filled in with homes. All the primary residences were owner-occupied, and the street was entirely populated by families with Spanish surnames. The 1938 city directory indicates the presence of "rear" houses — smaller homes built at the back of properties that were rented out to generate additional income. [6]

A Four-Room Rental

One of these rentals, the subject property, was leased in 1938 to Carlos and Rosa Gonzales. Carlos was in his early 20s and originally from Mexico; he worked as a cook at La Fonda.[7] Rosa was just 16 years old. They soon moved out and were replaced by another young couple, Henry and Angeline Arrey. Henry was 20 years old. He was born in Arrey, New Mexico, a small farming community in Sierra County named after his

[3] W. G. Turley, "1933 Map, City of Santa Fe, Santa Fe County, New Mexico, Showing Block and House Numbering, Street and Road Layout," July 12, 1933.
[4] John W. Murphey, "573 and 573 ½ West San Francisco Street, Ortiz-Quintana Property, Abbreviated Property History," Santa Fe, Santa Fe County, New Mexico (Archaeological Review Committee report, December 17, 2021), 8-9.
[5] John W. Murphey, "Santa Fe Historic Context Study: 1610-1986," Document prepared for the City of Santa Fe (Revised June 4, 2021), 104.
[6] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1938* (El Paso: Hudspeth Directory Company, 1938), 262. No "rear" houses were listed in the 1936 directory; by 1938 there were two, including the subject property.
[7] Ibid., 96.

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grandfather, Urbano Arrey. Henry worked as a taxi driver while Angeline, who was 17, cared for their seven-month-old baby. They paid $4.00 a month to lease the small house.[8]

City directories suggest that the rental was part of the property with the address 127 Duran Street, along with the house fronting the street. Elias Vigil, a cook at La Fonda, lived in the front house and is assumed to have owned the larger property. Thereafter, the back house was leased by a few other tenants, and based on city directories was removed as a rental in the 1950s.

The specific sequence of transactions is not entirely clear, but it seems that the property was separated from the front house in the early 1960s. The back property eventually came under the ownership of Guadalupe and Simona (Simonia) Chavez.[9] Guadalupe was employed as a correctional officer at the New Mexico State Penitentiary. He and his wife later transferred the property to his brother, Celestino Chavez.[10]

Martha J. Baca

The property changed hands several times in the early 1970s before being acquired by Fidel and Martha Ortega in 1976.[11] The couple had married the year prior. They sued to quiet the title in 1977, and a year later, they appeared to have divorced, with the property going to Martha, a state employee originally from Colorado. Martha, who would return to using her maiden name of Baca, kept the property until she died in 2022.

Baca was responsible for the changes to the 1930s house. In the 1980s, she added a dining/living room to the east side of the home, along with a portal that has since been removed. She also likely erected the shop and its addition.

[8] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 7B; Enumeration District: 25-15.
[9] Quitclaim Deed, Juan Espinosa and Stella Martinez to Guadalupe and Simona Chavez, recorded September 17, 1962, Book 193/Page 544, Instrument # 259434, Santa Fe County, New Mexico.
[10] Warranty Deed, Guadalupe and Simona Chavez to Celestino Chavez, recorded November 16, 1971, Book 286/Page 142, Instrument # 338209, Santa Fe County, New Mexico.
[11] Warranty Deed, Elizabeth M. and Joachin F. Wirth to Fidel and Martha Ortega, recorded August 27, 1976, Book 338/Page 222, Instrument # 1976392169, Santa Fe County, New Mexico.

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Baca fell into financial difficulties, leading the City of Santa Fe and the State of New Mexico to place multiple liens on the property.[12] The property deteriorated significantly over the years. Aerial photographs reveal what began in the early 2000s as a line of parked cars down the driveway and escalated into a lot cluttered with trash (Field 16). A neighbor recalled that Martha struggled with hoarding.[13]

In 2013, Baca created a will that specified her house was to be sold upon her death, with the net proceeds divided equally between St. Vincent de Paul, St. John's Soup Kitchen, and St. Anne's Church.[14] Martha J. Baca passed away less than ten years later on New Year's Eve in 2022 at the age of 74.[15] She was buried in a hardwood coffin at the West St. Ignacio Cemetery in Ignacio, Colorado, alongside her father and several relatives.

A year later, it took several days — and several dumpsters — to remove the accumulated debris at her Duran Street home.

Evaluation of Historical Status

Following the original survey, the recommendation is to maintain Non-Contributing status. The house holds little architectural or historical significance. In addition, the 1985 extension increased its footprint by 34%. The shop and its addition appear to postdate 1978 and are poorly constructed.

[12] Review of list of liens, Santa Fe County Clerk's Office.
[13] Juanita Martinez, conversation with John W. Murphey, November 25, 2024, Santa Fe, New Mexico.
[14] "Will of Martha J. Baca," recorded November 7, 2013, Instrument # 1722557, Santa Fe County, New Mexico.
[15] "Martha J. Baca," obituary, Rivera Family Funerals & Cremations, https://www.riverafamilyfuneralhome.com/obituaries/marthabaca.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

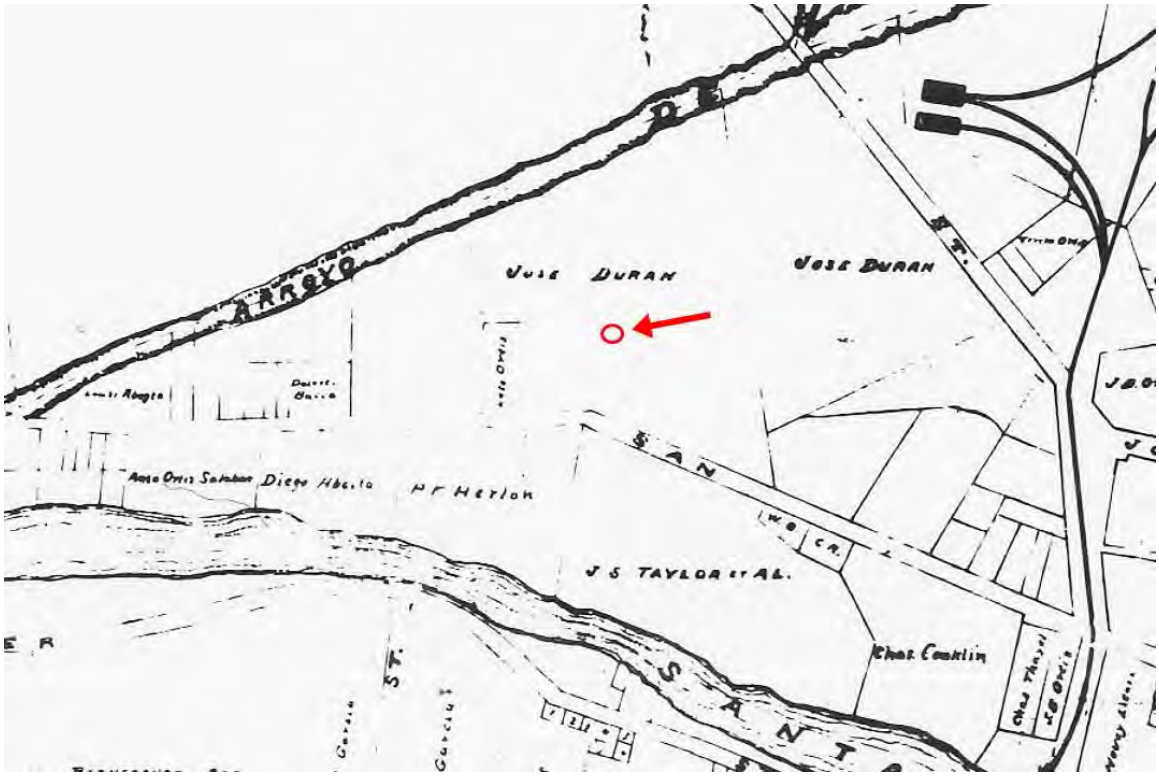


Figure 1: P. C. Gaynor, "Map of Santa Fe," 1892.
Circle indicates the approximate location of current house.

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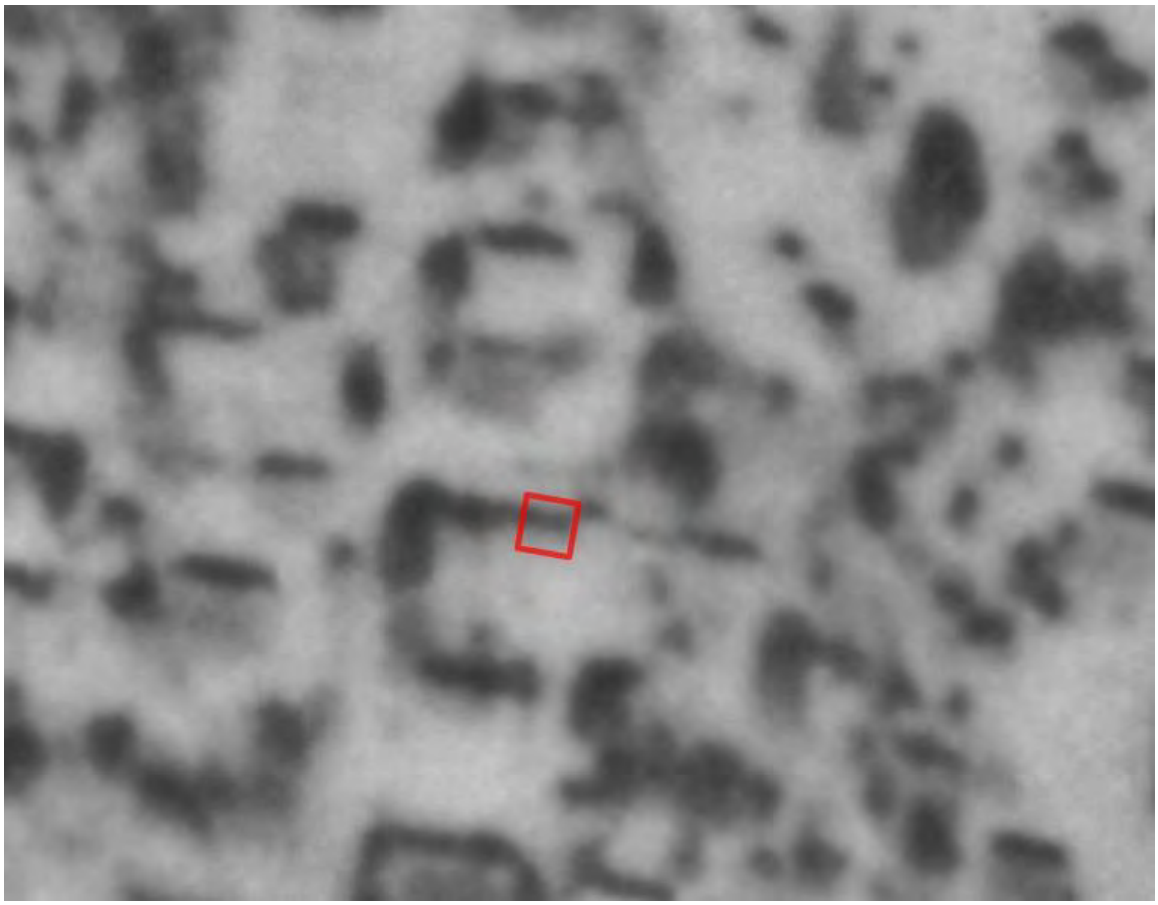


Figure 2: October 25, 1948, aerial photograph.
Highlighted structure may be the subject house.

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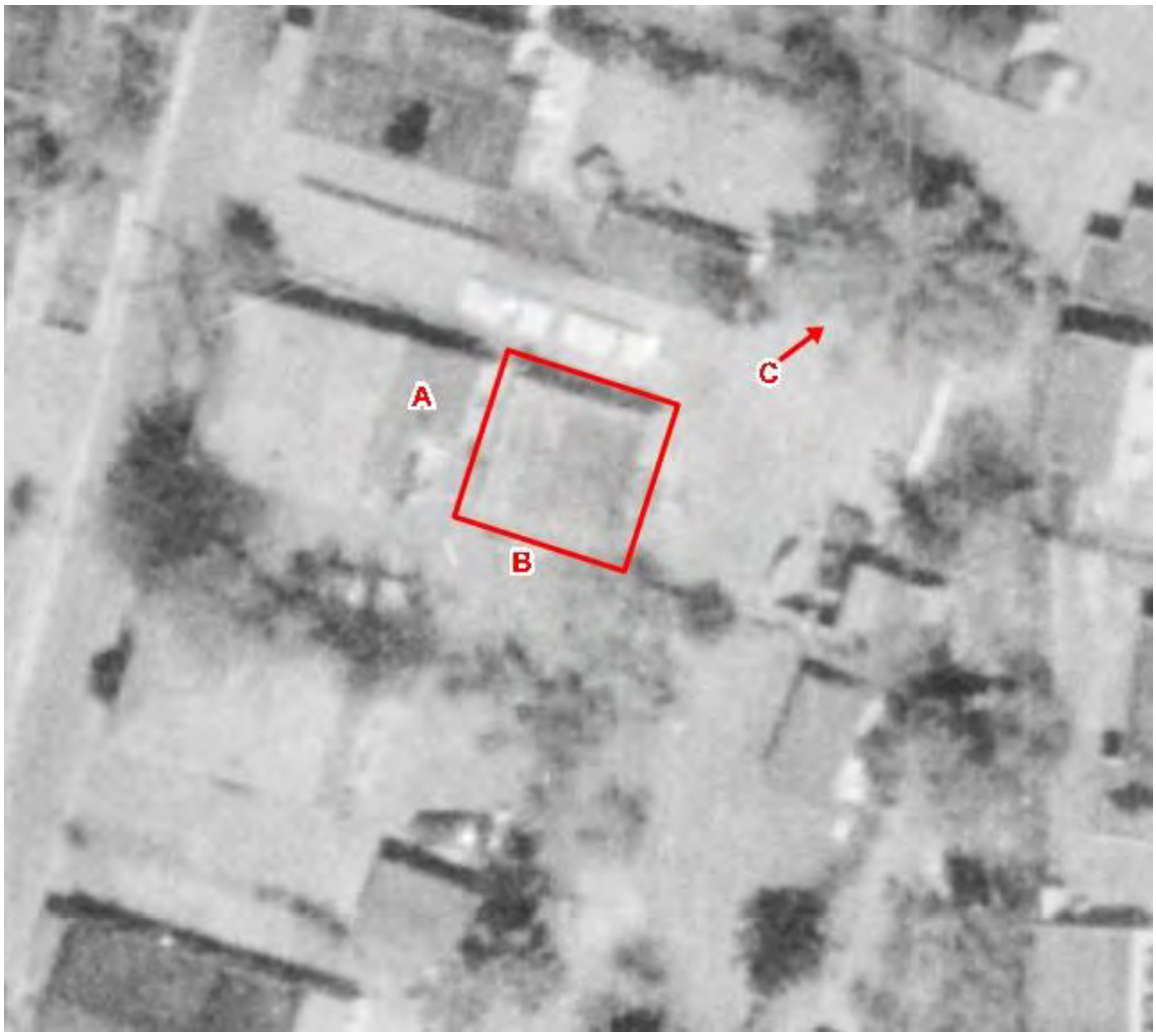


Figure 3: May 6, 1966, aerial photograph.
A. Structure located between front house and subject house; B. subject house, note square footprint; C. note absence of shop.

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Figure 4: September 11, 1978, aerial photograph.
A. Structure located between front house and subject house has been demolished; B. subject house, note square footprint; C. note absence of shop.

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Figure 5: August 1985 HBI survey. The arrow indicates 1980s east addition. Susan Lopez, photographer. Courtesy of NMCRIS.

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Survey Photographs

(All images taken by John W. Murphey on November 24 and 25, 2024.



Photo 2: View of property from near the west end of the driveway. Subject house highlighted by arrow. Camera facing east.

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Photo 3: View of property facing southwest. Non-historic shop at foreground right.

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Photo 4: Assumed acequia segment tracing east side of property. Camera facing southeast.

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Photo 5: East and north elevations. 1980s addition outlined in red. Camera facing southwest.

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Photo 6: North elevation representing the northwest room of the original core. Camera facing south.

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Photo 7: North elevation fenestration representing the kitchen (left) and bathroom (right) of the northeast room of the original core. Camera facing south.

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Photo 8: North elevation at east end addition. Camera facing south.

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Photo 9: East elevation representing 1980s addition. Camera facing west.

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Photo 10: East elevation at 1980s addition. Window detail. Camera facing west.

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Photo 11: South elevation. Camera facing northwest.

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Photo 12: South elevation at 1980s addition. Window at living room. Camera facing north.

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Photo 13: South elevation. Expansion joint between original core (left) and 1980s addition (right). Camera facing north.

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Photo 14: South elevation. Window of southeast room of the original core. Camera facing north.

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Photo 15: South elevation. Window of southwest room of the original core. Camera facing north.

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Photo 16: West elevation. Camera facing southeast.

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Photo 17: West elevation. Window of northwest room of the original core. Camera facing east.

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Photo 18: Northwest room of the original core. Camera facing north.

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Photo 19: Southwest room of the original core. Camera facing south.

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Photo 20: Southeast room of the original core. Camera facing southeast.

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Photo 21: Northeast room of the original core, combining bathroom and kitchen. Camera facing north.

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Photo 22: 1980s addition. Camera facing north.

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Photo 23: Shop. South elevation. Camera facing north.

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Photo 24: Shop. Interior. Camera facing north.

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Photo 25: Shop. Addition. Camera facing northwest.

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Photo 26: Photo 25: Shop. Addition, interior. Camera facing north.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1944

building threatened? yes	surveyed date 8/85 by SL	county SANTA FE	ID no. 0516 13057 - 58?
field map SFHD #7	number 057	UTM reference zone 12 13 easting	northing

location description: 127 R. DURAN ST.

city/town: SANTA FE

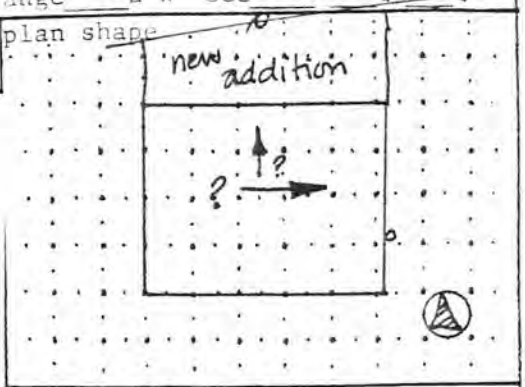
land grant/reservation: na

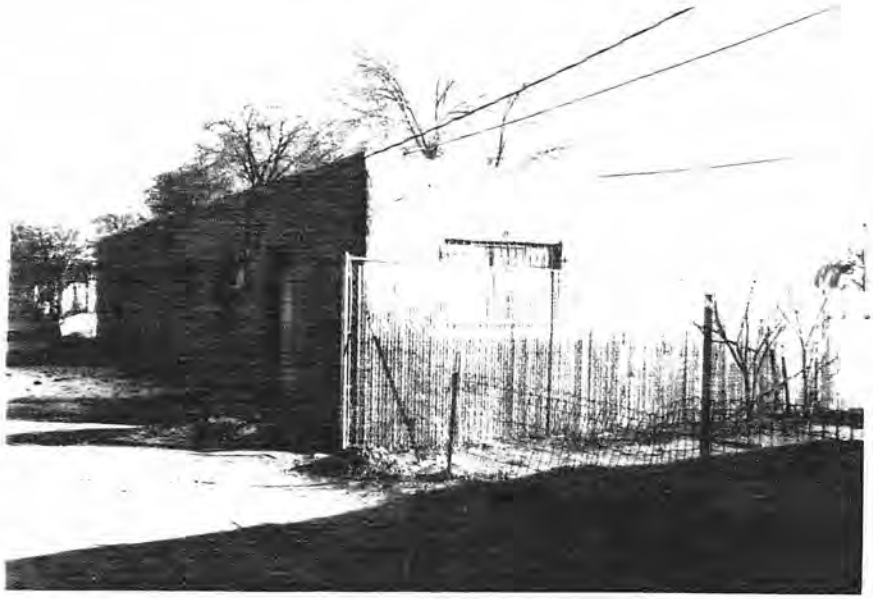
building name:

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

film roll by SL no. 2	negative nos. 31	loc. of neg. HPB

plan shape





date of construction: 134-140 estimate ___ actual

source: directory

use
present ✓residential
other ___
historic ✓residential
other ___

condition
___excellent ___good
✓fair ___deteriorating

degree of remodeling
✓minor ___moderate ___major
describe: addition & new alum.

style: N.M.U.V.

foundation material: conc.

wall material/surface: adobe? / stucco w/o color coat

architectural features
flat parapet concealing low shed to E. or S.
(couldn't check - fierce dogs!)
windows: alum sliding w/ conc. lug sill
door: solid w/ 4 lits, solid w/ 3 lits

surroundings: RESIDENTIAL

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ___of interest ✓none
if eligible, why?
N.C. alterations

comments

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

City of Santa Fe

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

PROJECT DESC: 2025-009773-HDRB, 127 Duran St., Westside-Guadalupe Historic District, Non-contributing. Gayla Bechtol, agent for Jennifer Allen and Karen Kalat, owners, request a status review with primary façade designation, if applicable, for a residence and an accessory structure

CASE NUMBER: 2025-009773--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 127 DURAN ST
Santa Fe, NM 87501

CONTACTS:		
Property Owner	Jennifer Allen	127 DURAN ST Santa Fe, NM 87501
Applicant	Gayla Bechtol	320 Aztec Street AVE SANTA FE , NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Feb 11, 2025. The decision of the Board was to retain the residential structure and the accessory structure as non-contributing and designate the wall at the acequia as contributing.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

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

GAYLA BECHTOL
ARCHITECT

June 30, 2025

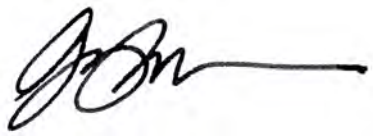
To: Historic Districts Review Board and Staff

RE: 127 Duran Street Shop Proposed Demolition

We propose to demolish the “shop” at 127 Duran Street. It is beyond repair and its useful life.

Thank you very much for your consideration and review.

Sincerely,



Gayla Bechtol, AIA

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: **08/11/25**

TO: Gary Moquino,
Division Manager
Historic Preservation

FROM: Bobby Padilla,
Building Official, Division Manger
Inspections

ITEM & ISSUE
127 Duran St.

BACKGROUND & SUMMARY

An inspection was completed on July 29th, 2025, at the above-mentioned address. The east side of shed is built out of concrete masonry blocks on west side of structure is constructed of wood framing. The roof is constructed with wood framing and is caving into interior, deteriorating framing on roof and exterior wall sheeting. The entire structure is in disrepair and would need a major reconstruction to meet codes to become safe.

The overall condition of the structure is in poor and in disrepair

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.
Thank you,

GAYLA BECHTOL ARCHITECT

June 30, 2025

127 Duran Street Shed Proposed Demolition

Demolition Criteria for determining if a demolition in a Historic District should be approved or denied

(a) Whether the *structure* is of historical importance;

The structure is part of a non-contributing compound.

(b) Whether the *structure* for which demolition is requested is an essential part of a unique *street* section or block front and whether this *street* section or block front will be reestablished by a proposed *structure* ; and

The structure is not on the street.

(c) The state of repair and structural stability of the *structure* under consideration.

The structure built in 1979 doesn't have a floor, the beams are non-continuous, the CMU block walls are non-reinforced and cracking. There are no windows or doors, electricity or plumbing.

GAYLA BECHTOL ARCHITECT

June 30, 2025

127 Duran Street Shed Proposed Demolition



SOUTH ELEVATION



EAST ELEVATION



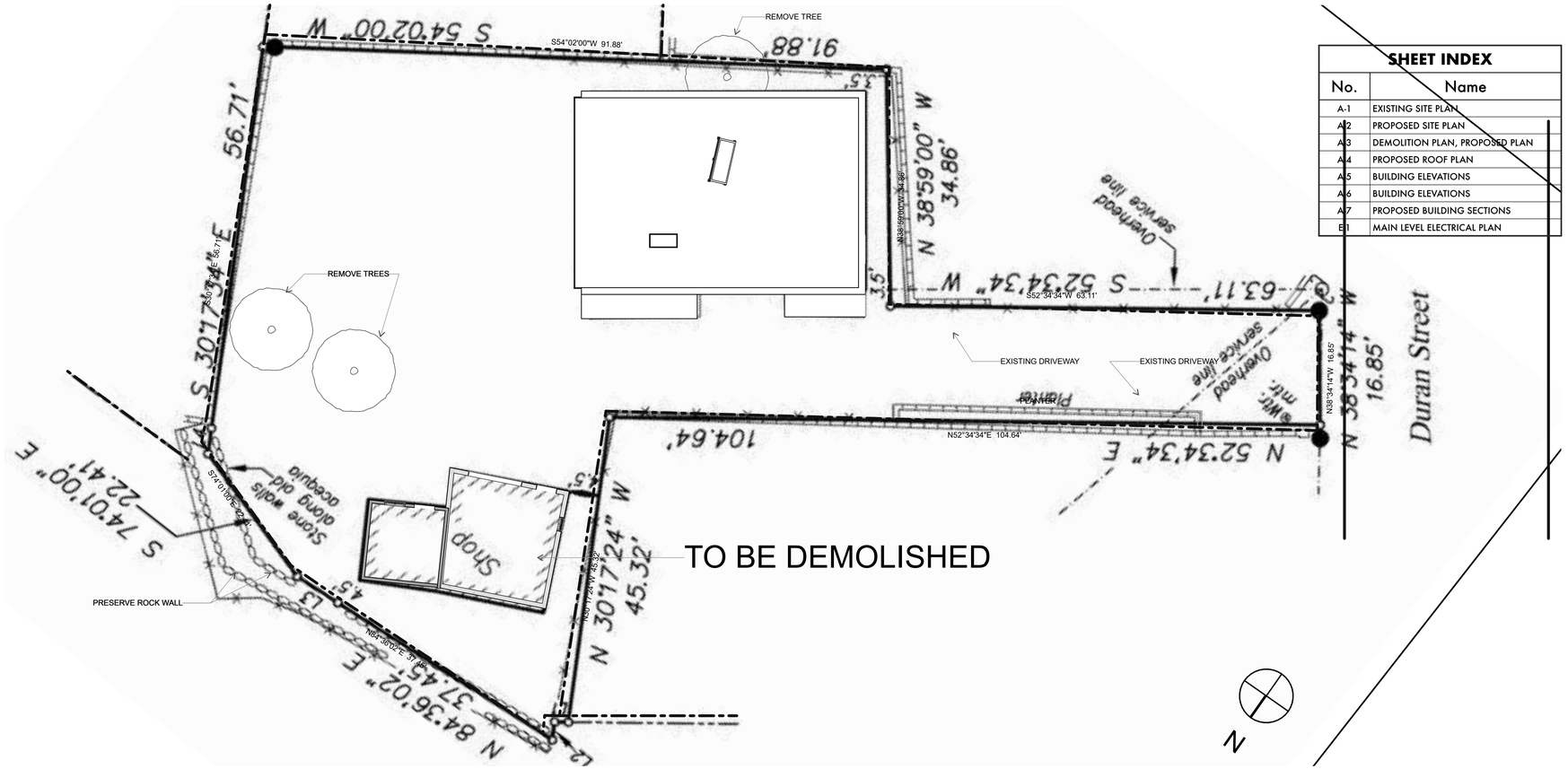
INTERIOR



INTERIOR



INTERIOR FROM THE SOUTH



SHEET INDEX	
No.	Name
A-1	EXISTING SITE PLAN
A-2	PROPOSED SITE PLAN
A-3	DEMOLITION PLAN, PROPOSED PLAN
A-4	PROPOSED ROOF PLAN
A-5	BUILDING ELEVATIONS
A-6	BUILDING ELEVATIONS
A-7	PROPOSED BUILDING SECTIONS
E-1	MAIN LEVEL ELECTRICAL PLAN

1 Existing Site Plan
SCALE: 1" = 10'

GBA
GAYLA BECHTOL ARCHITECT

320 Aztec Street
Santa Fe
New Mexico 87501
505.660.6301
www.gbasantafe.com

Allen Kalat Residence

127 Duran Street
Santa Fe
NM 87501

Project Number: Project No.

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

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

© Gayla Bechtol

Allen Kalat Residence
127 Duran Street
Santa Fe, NM 87501

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

ISSUED:

EXISTING SITE PLAN

A-1

Printed: 6/30/25

City of Santa Fe

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

PROJECT DESC: 2025-009773-HDRB, 127 Duran St., Westside-Guadalupe Historic District, Non-contributing. Gayla Bechtol, agent for Jennifer Allen and Karen Kalat, owners, request a status review with primary façade designation, if applicable, for a residence and an accessory structure

CASE NUMBER: 2025-009773--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 127 DURAN ST
Santa Fe, NM 87501

CONTACTS:		
Property Owner	Jennifer Allen	127 DURAN ST Santa Fe, NM 87501
Applicant	Gayla Bechtol	320 Aztec Street AVE SANTA FE , NM 87505

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Sincerely,

Lani McCulley

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City of Santa Fe, New Mexico

memo

DATE: **February 11, 2025**

TO: **Historic Districts Review Board Members**

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

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

2025-009773-HDRB, 127 Duran St., Westside-Guadalupe Historic District, Non-contributing. Gayla Bechtol, agent for Jennifer Allen and Karen Kalat, owners, request a status review with primary façade designation, if applicable, for a residence and an accessory structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
____ Zoning Review Sheet	__x__ Elevations
____ Other:	__x__ Photographs
	__x__ Other: 2025 HCPI

STAFF RECOMMENDATION:
Staff recommends the historic status of the residential structure be maintained as non-contributing and the status of the accessory structure be maintained as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Sample motion:

a. Move to retain the status of the residential and accessory structures at 127 Duran Street as

non-contributing in Case #2025-009773-HDRB.

BACKGROUND & SUMMARY:

The single-family residence at 127 Duran Street is listed as non-contributing to the Westside-Guadalupe Historic District. The property holds an accessory structure which is also listed as non-contributing.



Figure 1: Property Location

According to the HCPI, the 1,189 sq. ft. residential structure was constructed originally in the late 1930s. The structure started out as a square building as is evidenced by the 1966 aerial photograph in the HCPI. The structure almost doubled its size with the 406 sq. ft. 1985 addition. The HCPI indicates that a 90 sq. ft. porch was also installed in the 1980s but has since been removed. As shown below in Figure 2, remnant roofing material from the porch remains on the exterior wall. While the original structure was constructed of 12" thick adobe, the 1985 addition was constructed

of concrete block. The windows in the adobe portion of the structure are inset into the wall where the newer construction windows are not. The windows are a combination of metal, aluminum, and vinyl. According to the HCPI, none of the windows appear to be original to the structure. The HCPI also indicates that the wood doors, one six panel and the other faux plank appear to not be original to the structure.



Figure 2: The main residence (Source: 2024 HCPI, John Murphy)

The HCPI dates the accessory structure on the northeast corner of the property to post-1978and states that it is constructed of concrete block. The roof is supported by posts set on the dirt floor. An adjacent frame lean-to storage room is covered with gray coat stucco. Upon a recent site inspection, the entire accessory structure appears unstable.



Figure 3: The accessory structure

Based on evidence provided in the HCPI, the lot was once used for farming, and has a remnant acequia, thought to be part of the *Acequia Publica*, across the east edge of the property.

According to the HCPI, a Duran family descendant subdivided a portion of the large estate into the Duran Addition (also called Duran Subdivision) in the 1920s. Elena, Duran, Candelario, and Quintana streets are all a part of this subdivision. The homes in this area were constructed as simple adobe structures topped with tin roofs. The roads were unpaved, and sidewalks were not brought in until the 1970s. By the late 1930s, Duran Street had mostly filled in with homes. All the primary residences were owner-occupied, and the street was entirely populated by families with Spanish surnames. The 1938 city directory indicates the presence of "rear" houses —smaller homes built at the back of properties that were rented out to generate additional income. The primary residential structure at 127 Duran appears to be one of those smaller four room homes built at the back of the property to generate income. After being used as a rental property, the home was split off from the front house, creating the "flag lot" configuration. From the late 1970s to her death in 2022, the property was owned by Martha Baca, who donated the proceeds of the sale of the property to local charities.

APPLICANT'S REQUEST:

The applicant requests the following:

1) A status review with primary façade designation, if applicable, of a residential structure.
2) A status review with primary façade designation, if applicable, of an accessory structure.

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."

14-12 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or
(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that

are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

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

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

(1) District Standards

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

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

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

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

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

(i) raising the parapet;

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

(iii) framing the collector with wood;

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

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

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

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

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

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

(g) *Greenhouses*

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

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

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

(2) Walls; Fences; Solar Collectors; Administration

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1944

building threatened? yes	surveyed date 8/85 by SL	county SANTA FE	ID no. 0516 13057 - 58?
field map SFHD #7	number 057	UTM reference zone 12 13 easting	northing

location description: 127 R. DURAN ST.

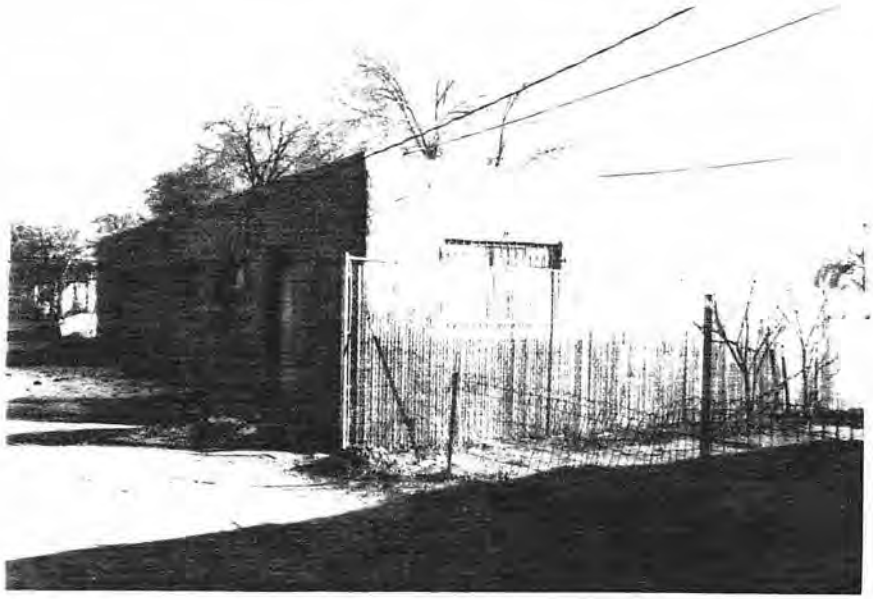
city/town: SANTA FE

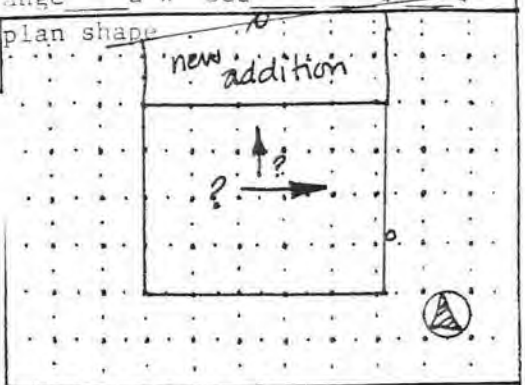
land grant/reservation: na

building name:

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

film roll by SL no. 2	negative nos. 31	loc. of neg. HPB



plan shape: 

date of construction: 134-140 estimate ___ actual

source: directory

use
present: ✓residential
other:
historic: ✓residential
other:

condition
___excellent ___good
✓fair ___deteriorating

degree of remodeling
✓minor ___moderate ___major
describe: addition & new alum.

style: N.M.U.V.

foundation material: conc.

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(couldn't check - fierce dogs!)
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relationship to surroundings
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district potential
✓yes ___no

significance
___eligible ___of interest ✓none
if eligible, why?
N.C. alterations

comments

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

GAYLA BECHTOL
ARCHITECT

Lani McCulley
City of Santa Fe
Historic Preservation Division
Planning and Land Use Department

January 13, 2025

Re: Status Review of 127 Duran Street Rear

Please see attached HCPI completed by John Murphey.

We request the status remain Non-contributing concurring with Mr Murphey.

Thank you for your kind consideration.

Sincerely,



Gayla Bechtol, AIA

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: January 10, 2025

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

1. Name of property:	2. Location:	3. Local Reference Number:
127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	127 Duran Street (Rear) Westside-Guadalupe Historic District – Santa Fe	Santa Fe ID: Old # 051613057 4. County: Santa Fe Parcel # 10446175

5. Property Type:
_x Buildings: 2 – house and shop
__ Structures:
__ Site __ Object

6. Date of Survey:
November 24-25, 2024

7. Previous Survey Date(s):
_x_Yes: August 1985, Susan Lopez
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long: 35.690543, -105.946678



10. Photo Information: John W. Murphey, photographer. Photo 1: North (front) elevation. Camera facing southeast, November 25, 2024

11. Brief Description of the Property:

Potentially erected in the late 1930s, 127 Duran Street (Rear) is a roughly 1,189-square-foot adobe box. The building sits approximately 70’ from the street (Photo 2) on a 0.15-acre flag lot created from the property west of it at 127 Duran Unit A. The subject house has a rectangular ground plan and faces north. The building began as a square footprint, evident in a 1966 aerial photograph (Fig. 3). In c.1985, a 406-square-foot addition was added across the east elevation. All windows and doors have been replaced. The house is designated Non-Contributing to the Westside-Guadalupe Historic District.

Continued on Page 5.

12. Who uses the property?

13. Construction Date: Uknown
Date: Original core, estimated late 1930s, with 1980s addition
_x_Known _x_ Estimated Source: city directories and aerial photographs

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

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



Source: Office of the Santa Fe County Assessor
parcel lines are not accurate; above interpretation made by author based on fence lines, etc; see Field # 19, survey plat.

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

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

For: Current owner & Gayla Bechtol Architect PC

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

Current owner: Jennifer E. Allen and Karen L. Kalat
Neighbor

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: Old # 051613057
127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	4. County: Santa Fe 5. Date of Survey: November 24 & 25, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition _x_ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _x_Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Sliding	Vinyl	1-1	2
Sliding	Aluminum	1-1	2
Fixed	Metal	2 and 3	3
Combination	Aluminum	1S-1F-1S	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	6-panel	Wood	1
Single-Leaf	Faux Plank	Wood	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1985; erection of app. 406 sq ft addition across north elevation; 1985 HBI form and aerial photographs
#2 Date: c.1980s; installation of app. 90 sq ft porch (removed); aerial photographs and County Assessor data
#3 Date: Unknown; replacement of all windows and doors; material and visual evidence

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

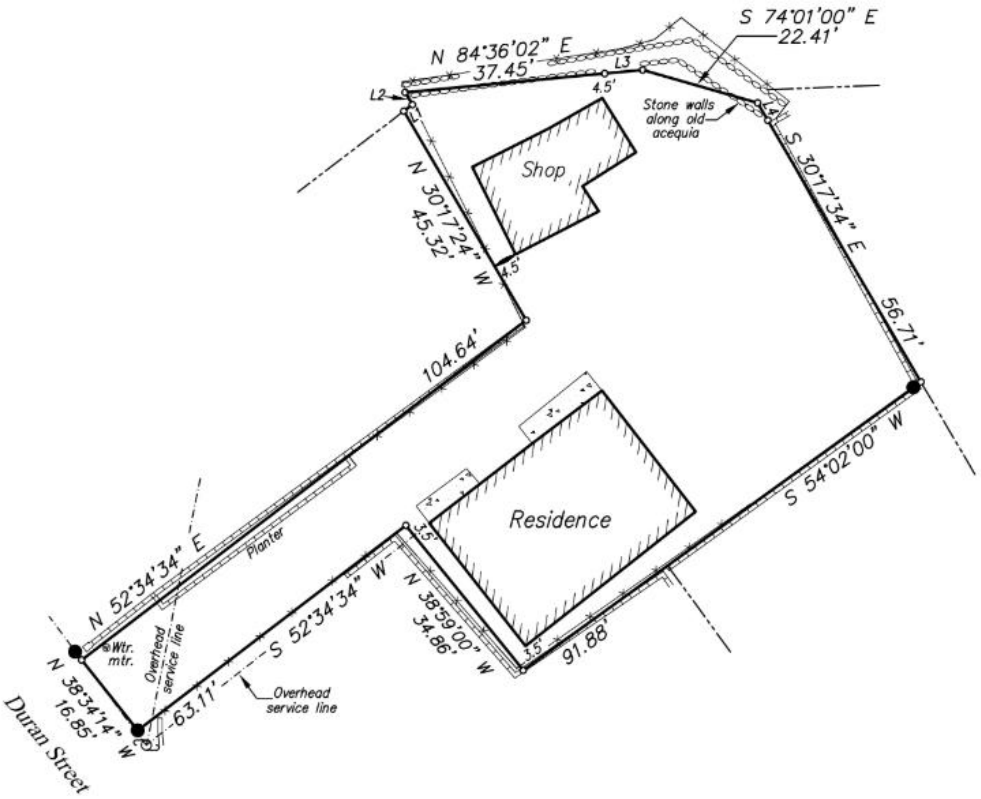
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: 2024 survey plat. Courtesy Sierra Land Surveying, Inc.



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Architectural Description Continued

The property includes a post-1978 concrete block shop and storage room, both of which are of substandard construction. Once used for farming, the level lot has two mature apricot trees and several invasive ailanthuses. There is no formal landscaping. A relict acequia, thought to be part of the *Acequia Publica*, courses across the east edge of the property (Photo 4).

North (Façade)

The building faces north with mostly a blank façade (Photos 1 & 5). The west half is the earlier constructed dwelling, consisting of four rooms. Separated by an expansion joint is the 1980s addition holding a dining room and living room (Photo 5). The west side is constructed of adobe and rests on a low foundation, though it is too low to be considered a crawl space. Its walls are roughly 12” thick. The construction of the addition is unclear.

Beginning at the west end is a non-historic faux plank door (Photo 6). Next, still representing the original core, are sliding vinyl windows at the bathroom and kitchen (Photo 7). These windows, like the rest of the units along the portion of the building, are set 3½” to 4½” deep into the wall.

The remaining 14’ of the façade represents the non-historic addition, which is entered by a six-panel wood door (Photo 8). Tar stains above the doorway indicate the presence of a porch that was recently removed.

East Elevation

An overhang, which helps drain the roof, traces the east elevation (Photo 9). This portion of the building represents the addition and encloses a large room which is divided into living and dining spaces. The windows on this and the west elevation of the addition are metal fixed units (Photo 10). They are placed nearly flush with the wall.

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South Elevation

The south side of the building sits close to a block wall (Photo 11). Here stands one of two of the property's apricot trees. It begins at the east end with a large window at the living room (Photo 12). An expansion joint signals the shift between the addition and the original building (Photo 13). The remaining windows of the façade are large aluminum sliding units with slanted concrete sills (Photos 14 & 15).

West Elevation

The short west elevation is the side of the building not attached to the addition (Photo 16). It has a single opening holding an aluminum combination window. The opening's width and the concrete sill's style seem more of a mid-century vintage.

Interior

The interior of the older adobe section has four rectangular rooms that are connected by shared doorways rather than a hallway. The ceiling heights vary, with the tallest ceiling measuring 8' 6" in the northwest entry room (Photo 18). The rooms are spare, lacking moldings or closets, and are all covered with non-historic flooring materials (Photos 18-20). Each room was heated with a stove. The fourth room, located in the northeast corner, is divided into a small bathroom and a kitchen (Photo 21).

The addition has a plywood floor covered with vinyl tiling and a viga-spanned ceiling, interrupted by a skylight (Photo 22).

Shop

Standing at the northeast corner of the property is a shop — perhaps potentially first used as a garage — and an attached storage room (Photo 23). Constructed of concrete masonry units, the shop has a rectangular, dirt-floor room (Photo 24). Its frame roof structure rests precariously on two poles, supported by tilting posts. An adjacent frame storage room is covered with gray coat stucco (Photo 25). Essentially a lean-to, its structure is even more precarious (Photo 26).

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The shop is not shown in a 1978 aerial (Fig. 5). Its construction may be linked to a zoning request the second-to-last owner made in 1979 to reduce the side yard setback to build a storage shed.[1]

Historical Overview

West San Francisco Street Neighborhood

In the late 19th century, San Francisco Street beyond Guadalupe Street (then named Jefferson and carrying the tracks of the Denver & Rio Grande Railroad) ambled northwest toward the broad and deeply troughed Arroyo Mascaras. The arroyo impeded further movement.

An extension of the railroad tracks made in 1887 had lopped off the area from the city, giving it a separate identity. Farm fields surrounded San Francisco Street west of the railroad, similar to what was shown on Joseph de Urrutia's map nearly 150 years earlier. According to the 1892 Gaynor map, the Ortiz and Duran families owned much of the land north of the street (Fig. 1).

The land had soil of moderate fertility that could support corn, beans, and hay. The crops were watered by *Acequia Publica*, which ran north and south of the street.[2] A section of the north alignment passes through the subject property's backyard.

The area's agrarian use ended in the early 20th century as landowners north of the road began subdividing their property into small housing tracts. One of these tracts included the Duran Street area, carved out from the former property of José E. Duran who was a prosperous Santa Fe Trail freighter.

A Duran family descendant subdivided a portion of the large estate into the Duran Addition (also called Duran Subdivision) in the 1920s. Elena Street was the first street in

[1] "Notice of Public Hearing," *Santa Fe New Mexican*, February 23, 1979, C-3. Case V-1979 11.
[2] David H. Snow, "The Santa Fe acequia Systems: Summary Report on Their History and Present Status, with Recommendations for Use and Protection," (1988), 31, 118 (map). Snow gives it the name "Acequia Publica."

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the subdivision to develop, receiving piped water and sewerage.[3] The uniform 25'x100' lots led to the urbanization of the once agricultural land.[4] Parallel Duran, Candelario, and Quintana streets would follow without the same uniformity as Elena.

The urban development of Santa Fe's west side was notably different from that of the South Capitol area, where housing tracts were being established at the same time. In the South Capitol, homes were designed by architects or builders primarily for Anglo buyers. These homes featured the emerging Pueblo Revival style and followed deed covenants. The south subdivisions included sidewalks and paved streets. In contrast, homeowners on West San Francisco constructed simple adobe structures topped with tin roofs. The roads were unpaved, and sidewalks were absent until the 1970s, when they were finally introduced through a federal War on Poverty program.[5]

By the late 1930s, Duran Street had mostly filled in with homes. All the primary residences were owner-occupied, and the street was entirely populated by families with Spanish surnames. The 1938 city directory indicates the presence of "rear" houses — smaller homes built at the back of properties that were rented out to generate additional income. [6]

A Four-Room Rental

One of these rentals, the subject property, was leased in 1938 to Carlos and Rosa Gonzales. Carlos was in his early 20s and originally from Mexico; he worked as a cook at La Fonda.[7] Rosa was just 16 years old. They soon moved out and were replaced by another young couple, Henry and Angeline Arrey. Henry was 20 years old. He was born in Arrey, New Mexico, a small farming community in Sierra County named after his

[3] W. G. Turley, "1933 Map, City of Santa Fe, Santa Fe County, New Mexico, Showing Block and House Numbering, Street and Road Layout," July 12, 1933.
[4] John W. Murphey, "573 and 573 ½ West San Francisco Street, Ortiz-Quintana Property, Abbreviated Property History," Santa Fe, Santa Fe County, New Mexico (Archaeological Review Committee report, December 17, 2021), 8-9.
[5] John W. Murphey, "Santa Fe Historic Context Study: 1610-1986," Document prepared for the City of Santa Fe (Revised June 4, 2021), 104.
[6] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1938* (El Paso: Hudspeth Directory Company, 1938), 262. No "rear" houses were listed in the 1936 directory; by 1938 there were two, including the subject property.
[7] Ibid., 96.

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grandfather, Urbano Arrey. Henry worked as a taxi driver while Angeline, who was 17, cared for their seven-month-old baby. They paid $4.00 a month to lease the small house.[8]

City directories suggest that the rental was part of the property with the address 127 Duran Street, along with the house fronting the street. Elias Vigil, a cook at La Fonda, lived in the front house and is assumed to have owned the larger property. Thereafter, the back house was leased by a few other tenants, and based on city directories was removed as a rental in the 1950s.

The specific sequence of transactions is not entirely clear, but it seems that the property was separated from the front house in the early 1960s. The back property eventually came under the ownership of Guadalupe and Simona (Simonia) Chavez.[9] Guadalupe was employed as a correctional officer at the New Mexico State Penitentiary. He and his wife later transferred the property to his brother, Celestino Chavez.[10]

Martha J. Baca

The property changed hands several times in the early 1970s before being acquired by Fidel and Martha Ortega in 1976.[11] The couple had married the year prior. They sued to quiet the title in 1977, and a year later, they appeared to have divorced, with the property going to Martha, a state employee originally from Colorado. Martha, who would return to using her maiden name of Baca, kept the property until she died in 2022.

Baca was responsible for the changes to the 1930s house. In the 1980s, she added a dining/living room to the east side of the home, along with a portal that has since been removed. She also likely erected the shop and its addition.

[8] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 7B; Enumeration District: 25-15.
[9] Quitclaim Deed, Juan Espinosa and Stella Martinez to Guadalupe and Simona Chavez, recorded September 17, 1962, Book 193/Page 544, Instrument # 259434, Santa Fe County, New Mexico.
[10] Warranty Deed, Guadalupe and Simona Chavez to Celestino Chavez, recorded November 16, 1971, Book 286/Page 142, Instrument # 338209, Santa Fe County, New Mexico.
[11] Warranty Deed, Elizabeth M. and Joachin F. Wirth to Fidel and Martha Ortega, recorded August 27, 1976, Book 338/Page 222, Instrument # 1976392169, Santa Fe County, New Mexico.

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Baca fell into financial difficulties, leading the City of Santa Fe and the State of New Mexico to place multiple liens on the property.[12] The property deteriorated significantly over the years. Aerial photographs reveal what began in the early 2000s as a line of parked cars down the driveway and escalated into a lot cluttered with trash (Field 16). A neighbor recalled that Martha struggled with hoarding.[13]

In 2013, Baca created a will that specified her house was to be sold upon her death, with the net proceeds divided equally between St. Vincent de Paul, St. John's Soup Kitchen, and St. Anne's Church.[14] Martha J. Baca passed away less than ten years later on New Year's Eve in 2022 at the age of 74.[15] She was buried in a hardwood coffin at the West St. Ignacio Cemetery in Ignacio, Colorado, alongside her father and several relatives.

A year later, it took several days — and several dumpsters — to remove the accumulated debris at her Duran Street home.

Evaluation of Historical Status

Following the original survey, the recommendation is to maintain Non-Contributing status. The house holds little architectural or historical significance. In addition, the 1985 extension increased its footprint by 34%. The shop and its addition appear to postdate 1978 and are poorly constructed.

[12] Review of list of liens, Santa Fe County Clerk's Office.
[13] Juanita Martinez, conversation with John W. Murphey, November 25, 2024, Santa Fe, New Mexico.
[14] "Will of Martha J. Baca," recorded November 7, 2013, Instrument # 1722557, Santa Fe County, New Mexico.
[15] "Martha J. Baca," obituary, Rivera Family Funerals & Cremations, https://www.riverafamilyfuneralhome.com/obituaries/marthabaca.

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Illustrations

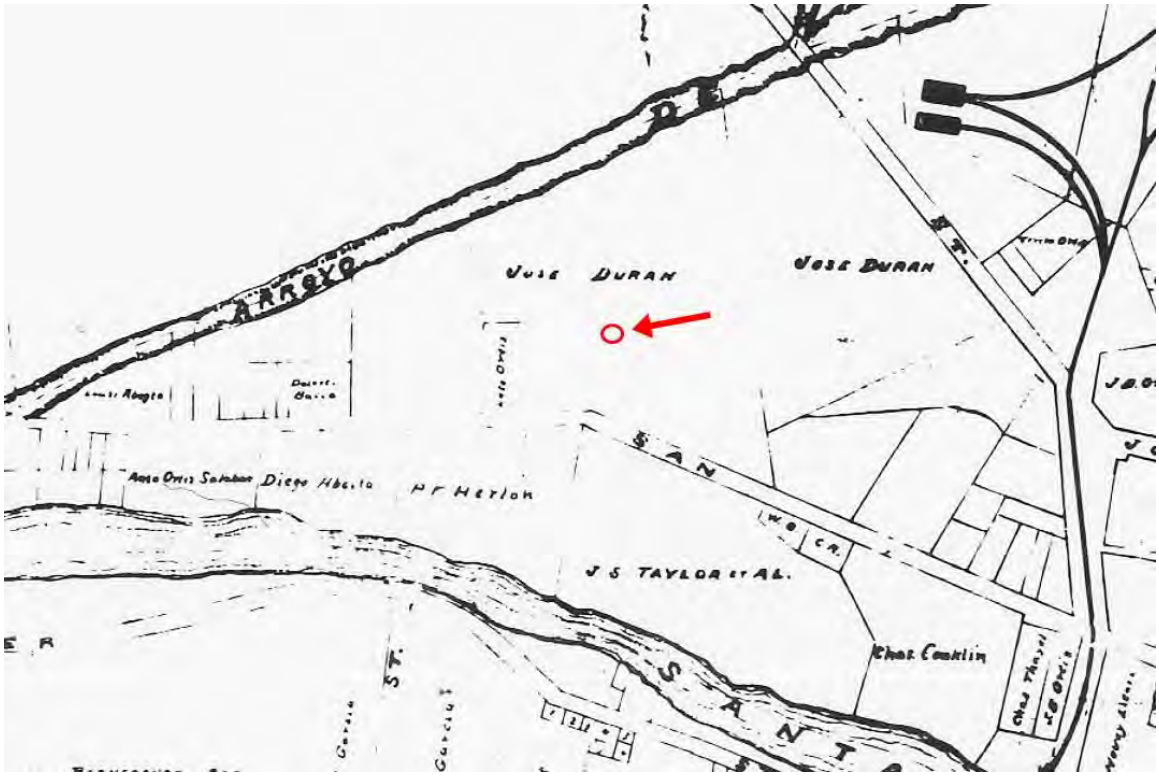


Figure 1: P. C. Gaynor, "Map of Santa Fe," 1892.
Circle indicates the approximate location of current house.

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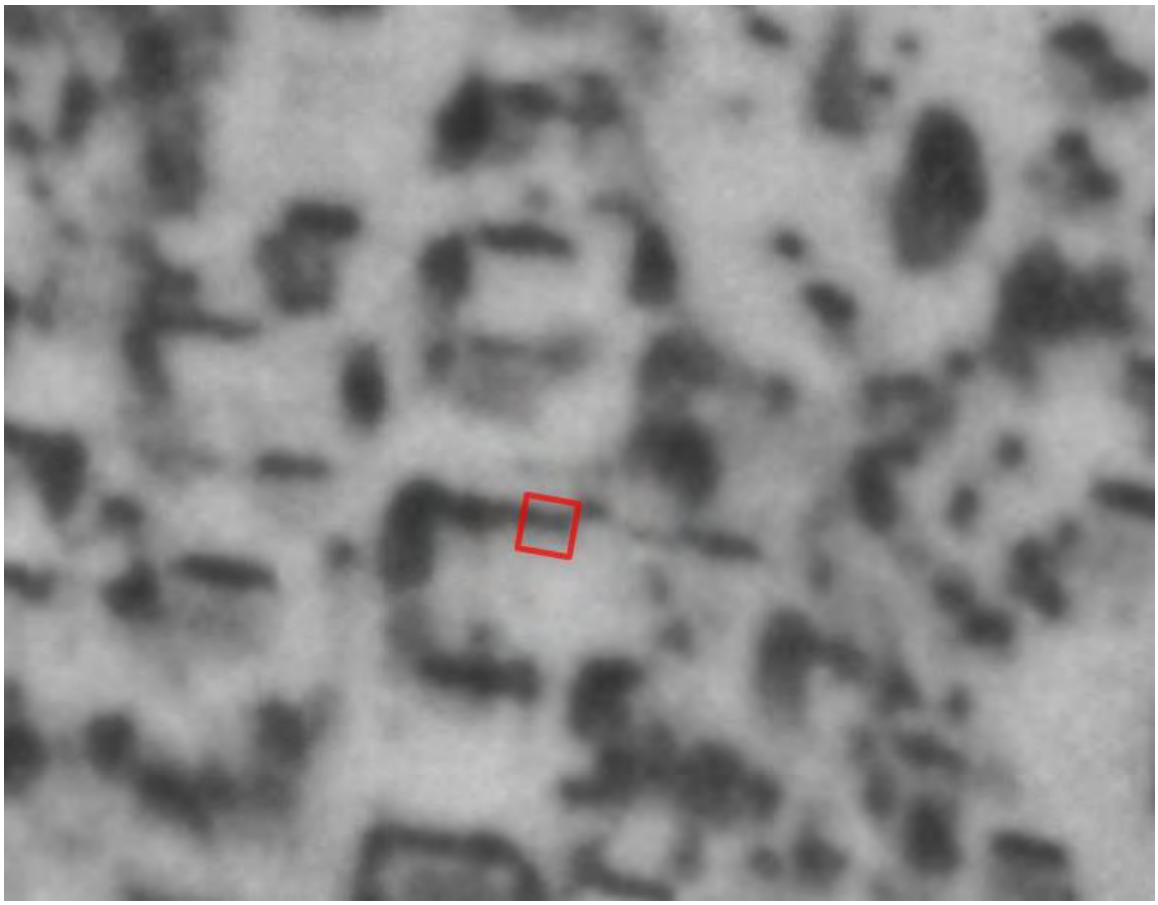


Figure 2: October 25, 1948, aerial photograph.
Highlighted structure may be the subject house.

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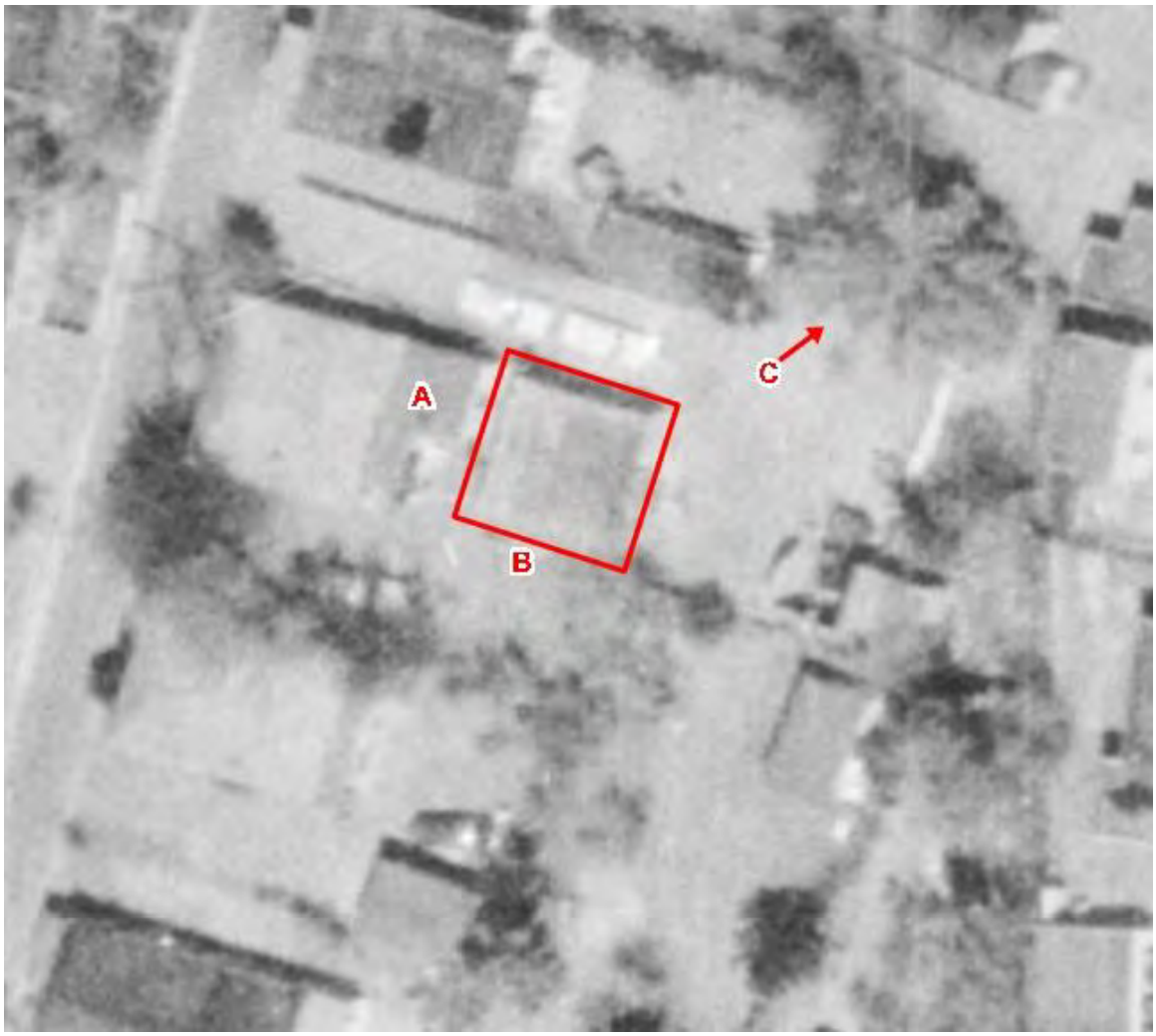


Figure 3: May 6, 1966, aerial photograph.
A. Structure located between front house and subject house; B. subject house, note square footprint; C. note absence of shop.

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Figure 4: September 11, 1978, aerial photograph.
A. Structure located between front house and subject house has been demolished; B. subject house, note square footprint; C. note absence of shop.

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Figure 5: August 1985 HBI survey. The arrow indicates 1980s east addition. Susan Lopez, photographer. Courtesy of NMCRIS.

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Survey Photographs

(All images taken by John W. Murphey on November 24 and 25, 2024.



Photo 2: View of property from near the west end of the driveway. Subject house highlighted by arrow. Camera facing east.

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Photo 3: View of property facing southwest. Non-historic shop at foreground right.

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Photo 4: Assumed acequia segment tracing east side of property. Camera facing southeast.

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Photo 5: East and north elevations. 1980s addition outlined in red. Camera facing southwest.

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Photo 6: North elevation representing the northwest room of the original core. Camera facing south.

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Photo 7: North elevation fenestration representing the kitchen (left) and bathroom (right) of the northeast room of the original core. Camera facing south.

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Photo 8: North elevation at east end addition. Camera facing south.

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Photo 9: East elevation representing 1980s addition. Camera facing west.

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Photo 10: East elevation at 1980s addition. Window detail. Camera facing west.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024



Photo 11: South elevation. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024



Photo 12: South elevation at 1980s addition. Window at living room. 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: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024



Photo 13: South elevation. Expansion joint between original core (left) and 1980s addition (right). 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: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024



Photo 14: South elevation. Window of southeast room of the original core. 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: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024



Photo 15: South elevation. Window of southwest room of the original core. 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: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024



Photo 16: West elevation. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024



Photo 17: West elevation. Window of northwest room of the original core. 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: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024



Photo 18: Northwest room of the original core. 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: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024



Photo 19: Southwest room of the original core. 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: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024



Photo 20: Southeast room of the original core. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024



Photo 21: Northeast room of the original core, combining bathroom and kitchen. 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: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024



Photo 22: 1980s addition. 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: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024



Photo 23: Shop. South elevation. 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: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024



Photo 24: Shop. Interior. 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: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024



Photo 25: Shop. 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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1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024



Photo 26: Photo 25: Shop. Addition, interior. Camera facing north.

City of Santa Fe, New Mexico

memo

DATE: September 9, 2025

TO: Historic Districts Review Board Members

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

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

2025-011032-HDRB, 241 Maynard St., Westside-Guadalupe Historic District, non-contributing, Martinez Architecture Studio PC, agent for Isaac Montoya and Jacqueline Maestas, owners, proposes to construct a 67 sq. ft. addition to a height of 14'-0" and an 86 sq. ft. portal to a height of 13'-0" where the maximum allowable height is 15'-1", replace windows and doors, re-roof, remove solar, install skylights, and construct a yard wall with pedestrian gate and vehicle gate to the maximum allowable heights of 56" along Don Felix and 60" along Maynard.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: height calculations

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

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

Sample motions:
One motion will be required in this case.

a. In case number 2025-011032-HDRB at 241 Maynard, approve/deny the application as submitted.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Streetscape:
The property at 241 Maynard is on the corner of Maynard Street and Don Felix Street.



Figure 1: Property Location

Maynard Street is lined with fences and yard walls that are set back from the street with enough distance to have sidewalks, though few exist. The fencing consists mostly of chain links with a

few boards and coyote fences. The yard walls and fences range from 40” to 72” in height, with a street average of 60”. The houses are mostly Spanish Pueblo Revival and a few are vernacular style. The roofs are a combination of flat roofs with parapets, several of which are undulating, and pitched roofs. Most of the residences are single-story, low height homes, though there is a single two-story residence across the street from the subject property and a couple at the other end of the road. The stucco colors are earth tones, with paint being mostly browns and whites, with some green and blue.

Don Felix Street is lined with mostly yard walls with one chain link, one picket, and a few board fences, all set back from the street with a sidewalk. The pedestrian gates tend to be wood, and the one vehicle gate is a metal frame with wire. The fencing heights range from 36” to 72”, with the street average being 56”.

Site Description:

The property at 241 Maynard has a single-family residence, which is designated as non-contributing to the Westside-Guadalupe Historic District due to its age. The residence is behind a 40” high chain link fence on its north, west, and south property lines. The east property line holds an unfinished yard wall of varying heights.

The residence was constructed in 1984. It is a simple rectangular building with a bump out on the south end of the west elevation and a small porch around the double front door just to the north of the bump out. The windows are all single-pane vinyl windows with white trim on the east and west elevations. There is a single-entry door on the south elevation and no openings on the north elevation. The roof is pitched with grey asphalt shingles and visible rooftop appurtenances including skylights, a satellite dish, piping, and large solar panels. The wood elements are painted in a light turquoise green.



Figure 2: Residence West Elevation Along Maynard Street.

PREVIOUS CASE SUMMARIES:

ARC:

No ARC cases are on file.

HDRB:
No previous HDRB cases are on file.

ADMINISTRATIVE:
A temporary structure was approved under case 2019-001229-ADMIN on November 18, 2019, as a result of a notice of violation (red tag), "*Erect temporary carport canopies at 241 and 243 Maynard for a period of 90 days only. On or before February 18, 2020, the structures must be taken down, or an application to construct permanent carport structures must be submitted."* This structure was removed in 2024.

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

1. Construct a 67 sq. ft. addition to a height of 14'-0" where the maximum allowable height is 15'1 on the west elevation.
2. Construct an 86 sq. ft. portal to a height of 13'-0" where the maximum allowable height is 15'1" on the west elevation.
3. Replace the front double doors with a single arched door.
4. Replace the dining room window with the kitchen door that has been removed on the east elevation.
5. Install the dining room window that has been removed into the primary bedroom north elevation wall.
6. Install exterior steps with metal handrails at the new east elevation door.
7. Install exterior steps with metal handrails at the new west elevation portal.
8. Replace the existing grey shingle roof with a metal pro-panel roof in a barn red color
9. Remove the solar panels.
10. Install three skylights, which will be publicly visible due to the pitched roof. The profile of the skylights will be approximately 6" to 8" in height. The skylights will be low and flat along the pitch of the roof as required under section 14-5.2(I)(1)(d)(iv).
11. Construct a yard wall with wood pedestrian and vehicle gates to the maximum allowable heights of 56" along Don Felix Street and 60" along Maynard Street.

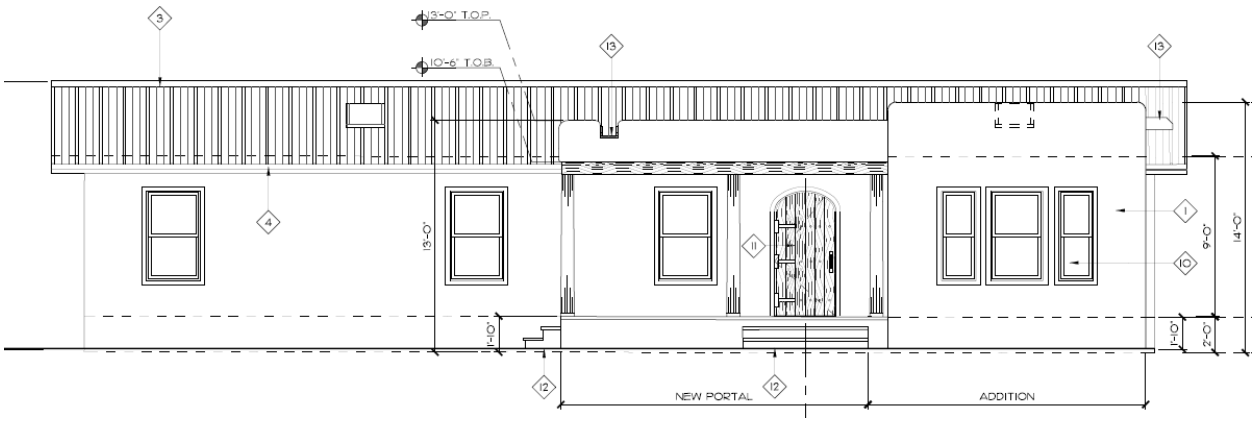


Figure 3: Proposed West Elevation.

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.

(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 the 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)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM H 26666

building threatened? yes	surveyed date 7/16/85 by HMW	county SANTA FE	ID no. 051613479
field map SFHD #47	number 479	UTM reference zone 12 13 easting	northing

location description
241 MAYNARD
SE CORNER @ DON FELIX

city/town
SANTA FE

land grant/reservation

building name

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

film roll by SL no. SFHD 11	negative nos. 36	loc. of neg. HPB

plan shape



date of construction
P45 ___ estimate 1984 ___ actual
source

use
present residential
other ___
historic residential
other ___

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

style

foundation material

wall material/surface

architectural features

surroundings
RESIDENTIAL

relationship to surroundings
___ similar _x_ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest _x_ none
if eligible, why? N-C. DATE

comments

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

ARCHITECTURAL
History Services

John W. Murphey
Architectural Historian/Researcher/Planner
Santa Fe, New Mexico
San Francisco Bay Area, California
john@archhistoryservices.com
Maryland Business Listing L- 17332974
New Mexico CRS: First Light Consulting, CRS #03-224084-00-8

Sent Via Email

June 27, 2025

Richard Martinez, AIA, NOMA NM
Martinez Architecture Studio PC
P.O. Box 925,
Santa Fe, NM 87504

RE: Aerial Photographs Study: 241 Maynard Street, Santa Fe County Parcel # 18500831

Dear Mr. Martinez

Per your request, I reviewed historical aerial photographs to determine the existence of a house at 241 Maynard Street, located on the southeast corner of Maynard and Don Felix Streets. This involved examining aerial imagery spanning from 1935 to 1978. Based on this review, the current structure was constructed after the final available New Mexico Department of Transportation aerial flight in 1978 (see Fig. 5). Throughout the period reviewed, the subject property appears to have remained an undeveloped lot, possibly used for agricultural purposes prior to 1935. A selection of representative aerial photographs follows.

Please let me know if you have any questions.

Thank you,

John W. Murphey
Architectural Historian
Owner, Architectural History Services

Aerial Documentation



Figure 1: 2023 Santa Fe County Assessor satellite image of subject property.



Figure 2: 1935 aerial photograph. United States Soil Conservation Service, NM 133, Sheet # 1009.



Figure 3: November 10, 1958, New Mexico Department of Transportation.



Figure 4: April 19, 1975, aerial photograph. City of Santa Fe.



Figure 5: September 11, 1978, aerial photograph. New Mexico Department of Transportation.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: July 2, 2025

Property Owner of Record: Isaac Montoya & Jacqueline Maestas

Applicant/Agent Name: Martinez Architecture Studio PC

Contact Person Phone Number: (505) 989 - 4958

Site Address: 241 Maynard Street

Proposed Construction Description: Interior remodel; replace dining room window with door; replace entry double-doors with a single door and add portal; replace bay windows with longer, squared-off bump-out; new roof; add skylights; replace fence with stuccoed wall and wood gate.

TOTAL ROOF AREA: 1,594 SF

Zoning District: CI-R

Overlay: ☐ Escarpment ☐ Flood Zone* ☐ Other:

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

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

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

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

Terrain: ☐ 30% slopes

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

Lot Coverage : 32.4 %
☐Open Space Required: N/A

Setbacks:
Proposed Front: 13'1.5" Minimum: 7'0"
2nd Front? 18'0"
Proposed Rear: 20'9" Minimum: 15'0"
Proposed Sides: L N/A R 6'0 Minimum: 5'0"

Height: Proposed 14'0"
Maximum Height: 15'0" or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible
Minimum: 2

Bicycle Parking:**
Proposed: N/A Minimum: N/A
** Commercial Requirement

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

Martinez Architecture Studio PC _____ [☐OWNER ■APPLICANT ☐AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

Richard Martinez July 2, 2025
SIGNATURE **DATE**

To Be Completed By City Staff: 2025-010961-PAR

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

Zoning Approval:
☒ **Preliminary Approval ☐with conditions ☐ Rejected**
Comments/Conditions: _____

REVIEWER: Stephanie Perea 8.6.25

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

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


W ALAMEDA ST
ALTO ST
ALTO LN
IRVINE ST
AMBROSIO ST
BARELA ST
DON FELIX ST
CASADOS ST
241 Maynard
Bldg height
8/12/25
Total: 498.7
Count: 38
Avg: 13.12
Max: 15'1"


241 Maynard
Yardwall light Cale
8/12/25
Total 2110
Count 38
Avg 56"
Don
Felix
2046
34
60"
maynard
ALTO ST
DON FELIX ST
BARELA ST
CLOSSON ST
PENA PL
703 ALTO ST
701 ALTO ST
655 ALTO ST
637 ALTO ST A
637 ALTO ST D
635 ALTO ST
675 ALTO ST
637 ALTO ST B
637 ALTO ST C
623 ALTO STC
623 ALTO ST B
621 ALTO ST A
623 ALTO ST A
619 ALTO ST
619 ALTO ST
619 AL
621 ALTO ST
204 1/2 MAYNARD ST
204 MAYNARD ST
208 MAYNARD ST
208 B MAYNARD ST
210 MAYNARD ST
210 1/2 MAYNARD ST
212 MAYNARD ST
214 MAYNARD ST
212 1/2 MAYNARD ST
216 MAYNARD ST
218 MAYNARD ST
218 MAYNARD ST C
224 MAYNARD ST A
224 MAYNARD ST C
242 MAYNARD ST
244 MAYNARD ST 2
244 MAYNARD ST 1
246 MAYNARD ST
248 MAYNARD
646 ALTO ST
638 ALTO ST
636 ALTO ST
640 ALTO ST
644 ALTO ST
642 ALTO ST
209 1/2 MAYNARD ST
209 MAYNARD ST
211 MAYNARD ST
213 MAYNARD ST
215 A MAYNARD ST
215 B MAYNARD ST
216 BARELA ST
214 BARELA ST
210 BARELA ST
211 BARELA ST
212 BARELA ST
218 BARELA ST
213 BARELA ST
709 DON FELIX ST C
709 DON FELIX ST B
709 DON FELIX ST D
713 DON FELIX ST
709 DON FELIX ST A
631 DON FELIX ST C
631 DON FELIX ST D
631 DON FELIX ST B
703 DON FELIX ST
620 ALTO ST
618 ALTO ST
622 ALTO ST A
624 ALTO ST
206 CLOSSON ST F
620 1/2 ALTO ST
622 ALTO ST B
618 1/2 ALTO ST
220 CLOSSON ST 6
220 CLOSSON ST 5
220 CLOSSON ST 4
220 CLOSSON ST 3
220 CLOSSON ST 2
220 CLOSSON ST 1
206 CLOSSON ST C
206 CLOSSON ST B
206 CLOSSON ST
102 PENA
100 PENA PL
102 PENA
217 CLOSSON ST
217 CLOSSC ST A
221 CLOSSON ST
223 CLOSSON ST
227 CLOSSON ST
231 CLOSSON ST 3
231 CLOSSC ST 5
231 CLOS ST 6
231 CLOSSON ST 1
231 CLOSSON ST 2
241 CLOSSON ST 13
231 CLOSSON ST 12
231 CLOSSON ST 14
243 CLOSSON ST 15
245 CLOSSON ST 5A
245 CLOSSON ST
247 CLOSSON ST
250 CLOSSON ST B
625 DON FELIX ST
619 DON FELIX ST
625 DON FELIX ST A
621 DON FELIX ST
631 DON FELIX ST A
617 DON FELIX ST B
617 DON FELIX ST A
617 DON FELIX ST
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616 DON FELIX ST
616 1/2 DON FELIX ST
618 DON FELIX ST
628 DON FELIX ST
630 DON FELIX ST
710 DON FELIX ST
708 DON FELIX ST
708 1/2 DON FELIX ST
702 DON FELIX ST
241 MAYNARD ST
243 MAYNARD ST
245 1/2 MAYNARD ST
245 MAYNARD ST
244 CASADOS ST 3
244 CASADOS ST 1
244 CASADOS ST 4
244 CASADOS ST 2
244 CASADOS ST 7
244 CASADOS ST 6
244 CASADOS ST 8
246 CASADOS ST
247 BARELA ST
237 CASADOS ST
237 1/2 CASADOS ST
242 CASADOS ST
245 CASADOS ST C
245 CASADOS ST B
245 CASADOS ST A
245 CASADOS ST D
247 CASADOS ST
240 CLOSSON ST
242 CLOSSON ST 3
242 CLOSSON ST 1
242 CLOSSON ST 2
242 CLOSSON ST 4
607 AGUA FRIA ST 3
607 AGUA FRIA ST 4
555 AGUA FRIA ST
543 AGUA
549 AGU FRI
CLOSSON ST 1
CLOSSON ST 2
CLOSSON ST 3
CLOSSON ST 4
CLOSSON ST 5
CLOSSON ST 6
CLOSSON ST A
CLOSSON ST B
CLOSSON ST C
CASADOS ST 1
CASADOS ST 2
CASADOS ST 3
CASADOS ST 4
CASADOS ST 5
CASADOS ST 6
CASADOS ST 7
CASADOS ST 8
CASADOS ST A
CASADOS ST B
CASADOS ST C
CASADOS ST D
MAYNARD ST A
MAYNARD ST C

WALL AND FENCE GUIDELINES
SANTA FE HISTORIC DISTRICTS

[ADOPTED 24 AUGUST 1999]

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

SCALE:

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

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

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

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

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

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

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

SETBACK:

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

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

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

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

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

MATERIAL, TEXTURE AND COLOR:

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

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

GATES:

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

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

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

LANDSCAPING (Suggested Options)

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

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

Terracing of walls is encouraged and should be landscaped.

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

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Montoya-Maestas Residence
241 Maynard
July 11, 2025
West Side/Guadalupe Historic District

EXISTING CONDITIONS:

This 1,480 sq. ft., 3-bedroom, 2-bathroom home sits on a 4,920 sq. ft. corner lot. The house was built in the early 1980's and is a simple rectangle shape.

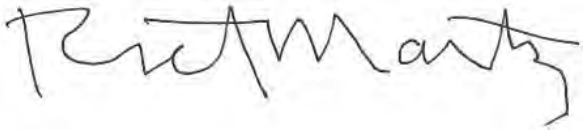
ITEMIZED LIST OF PROPOSED CONSTRUCTION:

- We propose converting a bedroom to an office (see drawing A-2.0, Existing/Demolition Plan & Proposed Floor Plan).
- We propose replacing the dining room window with the removed kitchen door and adding exterior steps with a metal handrail (see drawing A-2.0, Existing/Demolition Plan & Proposed Floor Plan).
- We propose installing the removed dining room window in the primary bedroom wall (see drawing A-2.0, Existing/Demolition Plan & Proposed Floor Plan).
- We propose replacing the entry double doors with a single arched door (see drawing A-2.0, Existing/Demolition Plan & Proposed Floor Plan).
- We propose redesigning the front entrance portal in the Santa Fe style to a height of 13'0" and a square footage of 86.
- We propose replacing the bay windows with a lengthened and squared-off, 14'0" tall addition with a square footage of 67, also in the Santa Fe style. Both the portal and the addition will enhance the home as well as the streetscape. (See drawings A-3.0, Existing & Proposed Exterior Elevation-West and A-3.2, Existing & Proposed Exterior Elevations-North & South).
- We propose replacing the existing roof with a metal propanel roof in a barn red color (see attached Finishes and drawings A-3.0, Existing & Proposed Exterior Elevation-West; A-3.1, Existing & Proposed Exterior Elevations-East, and A-3.2, Existing & Proposed Exterior Elevations-North & South), removing the existing solar panels and adding 3 skylights (see attached specifications and drawings A-3.1, Existing & Proposed Exterior Elevations-East, and A-3.2, Existing & Proposed Exterior Elevations-North & South).

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- We propose replacing the existing chain-link fence with a 5’0” (on Maynard Street) and 4’8” (on Don Felix Street) stuccoed wall and adding arched, wooden entry gates (see drawing A-3.0, Existing & Proposed Exterior Elevation-West).

The transformation of this very plain and unattractive house into a lovely Santa Fe style home with a beautiful surrounding wall and decorative entry gates will not only greatly enhance the character of the property itself but will also significantly improve the streetscape.



Richard Martinez, Martinez Architecture Studio PC

FS Fixed Skylight
Technical Product Data Sheet

Description
- FS Fixed Deck Mount Skylight that mounts to the roof deck. Fixed skylight, provided with various glazings, is manufactured with a white finished (optional stain grade) pine frame/sash, a neutral gray aluminum profile (optional copper) and an insulated glass unit.

Installation
- Designated top, bottom, and sides for installation in one direction.
- Single unit applications or combination flashing for multiple skylight applications, over/under, side by side.
- 14 degrees to 85 degrees, use standard installation procedure.

Flashings
- EDL – Engineered neutral gray flashing for single installation with thin roofing material (½" max) for roof pitches from 14-85 degrees.
- EDW – Engineered neutral gray flashing for single installation with tile (over ¾") roofing material for roof pitches from 14-85 degrees.
- EDM - Engineered neutral gray flashing for single installation with metal roof (1½"-1¾" max profile) for roof pitches from 14-85 degrees.
- EKL- Engineered neutral gray flashing for multiple skylights with thin roofing material (Max. 5/16") on roof pitches from 14 to 85 degrees.
- EKW – Engineered neutral gray flashing for multiple skylights with high profile roofing material (Max. 3½") on roof pitches from 15 to 85 degrees.
- Applications less than 14-degree roof pitch - flashing provided by others.

Interior Accessories
- FSCD - Solar powered Room darkening - double pleated shade.
- FSLD - Solar powered Light filtering - single pleated shade.

Type Sign
- Example: FS C01 0004E 01BM05
- Located on bottom of interior frame.



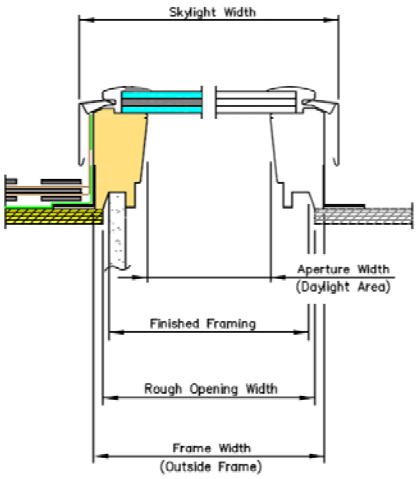




Standard Sizes
- A06, C01, C04, C06, C08, C12, D26, D06, M02, M04, M06, M08, S01, S06
- No custom sizes available.

Warranty
- **Installation** – 10 years from the date of purchase; VELUX No Leak Warranty warrants skylight installation. Must be installed with VELUX flashings and included adhesive underlayment.
- **Skylight** – 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship.
- **Glass Seal** – 20 years from the date of purchase; VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to failure of the glass seal.
- **Hail Warranty** – 10 years from the date of purchase; VELUX warrants only laminated glass panes against hail breakage.
- **Accessories and Electrical Components** – 5 years from the date of purchase; VELUX warrants Velux shades and control systems will be free from defects in material and workmanship.

Cross Section

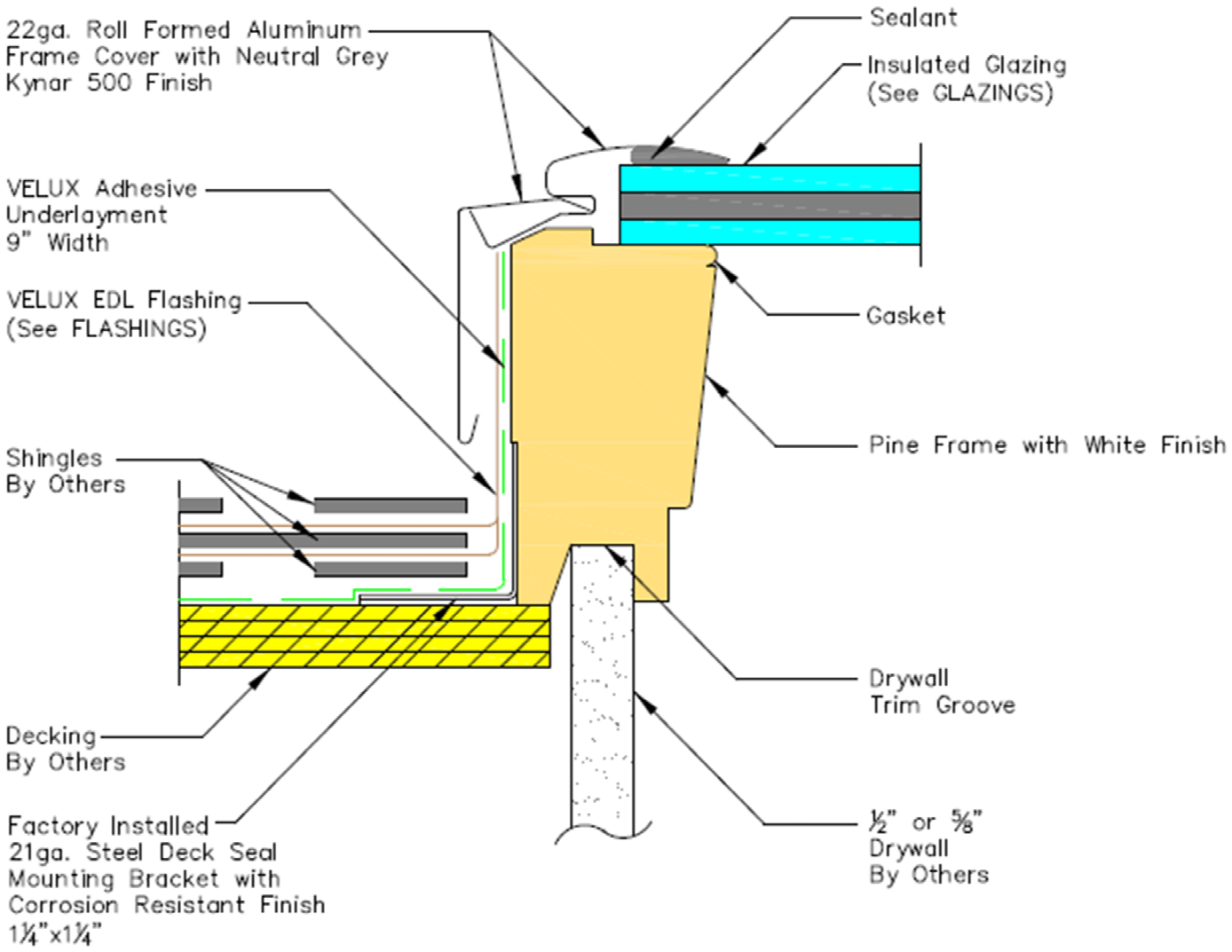


Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture Height	Skylight Height	Daylight Area (Sq. Feet)
A06	14 ½	15 ¼	11 15/16	16 1/8	45 ¾	46 ¼	42 15/16	47 ¼	3.56
C01	21	21 ½	18 3/16	22 3/8	26 7/8	27 3/8	24 1/16	28 3/8	3.03
C04	21	21 ½	18 3/16	22 3/8	37 7/8	38 3/8	35 1/16	39 3/8	4.43
C06	21	21 ½	18 3/16	22 3/8	45 ¾	46 ¼	42 15/16	47 ¼	5.43
C08	21	21 ½	18 3/16	22 3/8	54 7/16	54 15/16	51 5/8	55 15/16	6.52
C12	21	21 ½	18 3/16	22 3/8	70 ¼	70 ¾	67 7/16	71 ¾	8.52
D26	22 ½	23 ½	19 15/16	24 1/16	22 15/16	23 7/16	20 1/8	24 7/16	2.78
D06	22 ½	23 ½	19 15/16	24 1/16	45 ¾	46 ¼	42 15/16	47 ¼	5.94
M02	30 1/16	30 9/16	27 ¼	31 7/16	30	30 ½	27 3/16	31 ½	5.15
M04	30 1/16	30 9/16	27 ¼	31 7/16	37 7/8	38 3/8	35 1/16	39 3/8	6.64
M06	30 1/16	30 9/16	27 ¼	31 7/16	45 ¾	46 ¼	42 15/16	47 ¼	8.13
M08	30 1/16	30 9/16	27 ¼	31 7/16	54 7/16	54 15/16	51 5/8	55 15/16	9.77
S01	44 ¼	44 ¾	41 7/16	41 9/16	26 7/8	27 3/8	24 1/16	28 3/8	6.92
S06	44 ¼	44 ¾	41 7/16	41 9/16	45 ¾	46 ¼	42 15/16	47 ¼	12.36

Glazings and Certification

Glazing	NFRC U-factor	NFRC SHGC	NFRC Vt	Hallmark 426-H-672	IAPMO-ES ER 199	Fla Prod Approval 13303	HVHZ	TDI
04 Laminated -2.3 mm **l**aminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.44	0.26	0.60	√	√	√		SK-03
06 Impact – 2.3 mm laminated (2.28 mm interlayer) with tempered Low E366 outer pane for hurricane areas.	0.41	0.26	0.60	√	√	√		SK-14
08 White laminated -2.3 mm Laminated (0.76mm white interlayer) with tempered Low E366 outer pane.	0.44	0.25	0.42	√	√	√		SK-03
10 Snowload- 3 mm **l**aminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.48	0.27	0.45	√				

Consult with Customer Service for special glazing options.



Corner keys made of ASA Luran in neutral grey finish.



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MONTOYA ADDITION
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EAST ELEVATION
JULY 1, 2025



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NORTH ELEVATION
JULY 1, 2025



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SOUTH ELEVATION
JULY 1, 2025



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WEST ELEVATION
JULY 1, 2025

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241 Maynard
Montoya-Maestas Residence
July 11, 2025

Exterior Finishes

Stucco – LaHabra X-63149 "Hatteras"



Jeld-Wen Windows Cladding & Trim



Entry Doors, Portal & Wood Gates



Propanel Roof, Barn Red



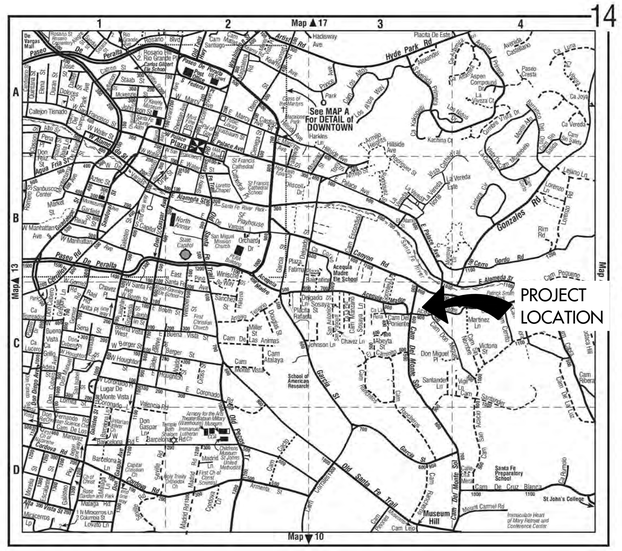
MONTOYA ADDITION & RENOVATION

241 MAYNARD ST.
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1524 PASEO DE PERALTA

VICINITY MAP



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 (2020NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2021 NM HISTORIC EARTH-EN BUILDINGS CODE, 2021 NM EARTH-EN 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 USPSHTC 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.

PROJECT DATA

SCOPE OF WORK: LIVING RM. ADDITION, NEW ENTRY PORTAL, INTERIOR REMODEL, NEW METAL ROOF, RE-STUCCO , NEW YARD WALL W/ENTRY GATE, NEW DRIVEWAY GATES, NEW COYOTE FENCE.

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 (15'-0" TO EXISTING RIDGE)

NET AREAS:

EXISTING:	
HEATED	1,453 S.F.
PORTAL	28 S.F.
EXISTING ROOFED	1,480 S.F.

PROPOSED ADDITIONS:	
HEATED	67 S.F.
PORTALS	86 S.F.
ADDITIONAL ROOFED AREA	153 S.F.

TOTAL ROOFED AREA ON LOT: 1,594 S.F.

LOT AREA: - 4,920 S.F.

LOT COVERAGE: - EXISTING = 30.0%
- PROPOSED = 32.4%

OPEN SPACE REQUIREMENTS: NA
UTILITY DATA:

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

ZONING: C1-R

SPECIAL DISTRICTS: HISTORIC GUADALUPE

PARKING REQUIREMENTS: 2 SPACES IN DRIVEWAY

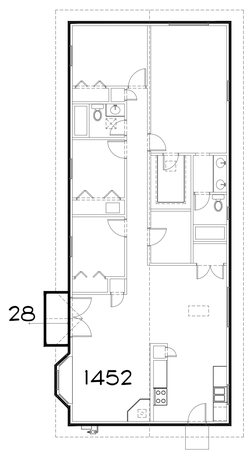
DESIGN PROFESSIONALS

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

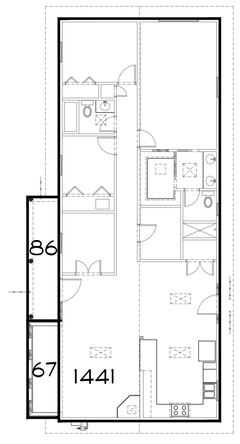
DRAWING INDEX

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

AREA DIAGRAM



EXISTING 3/32" = 1'-0"



PROPOSED 3/32" = 1'-0"

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AUGUST 13, 2025

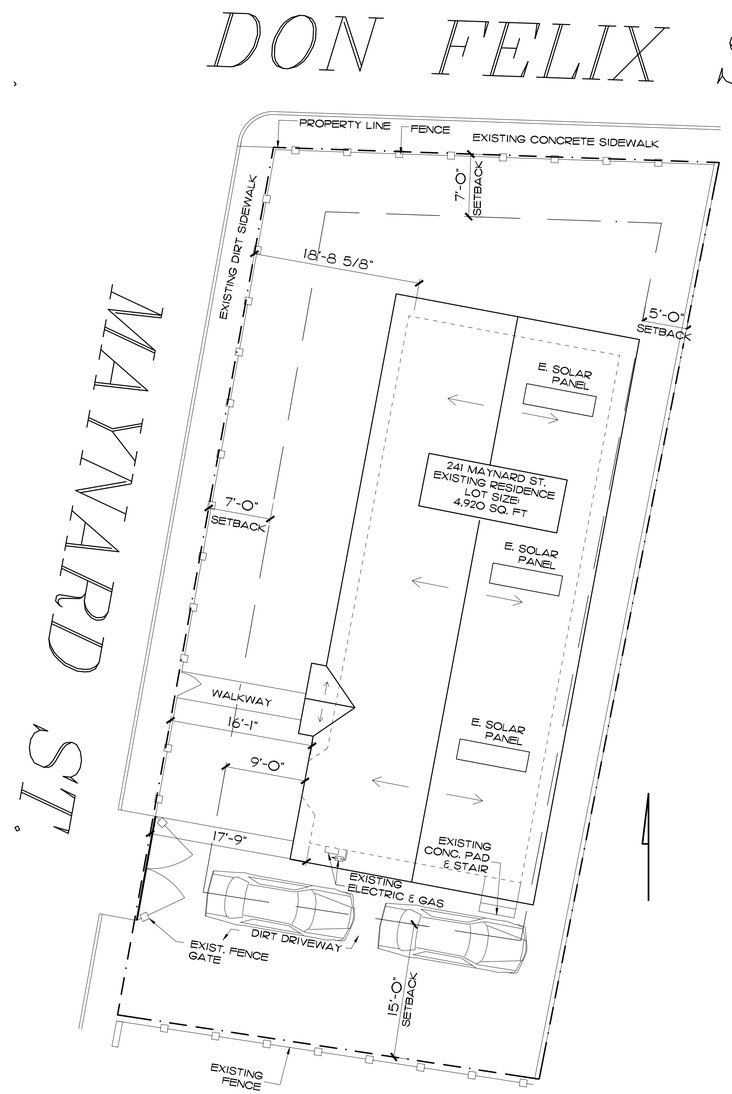
COVER SHEET & PROJECT DATA

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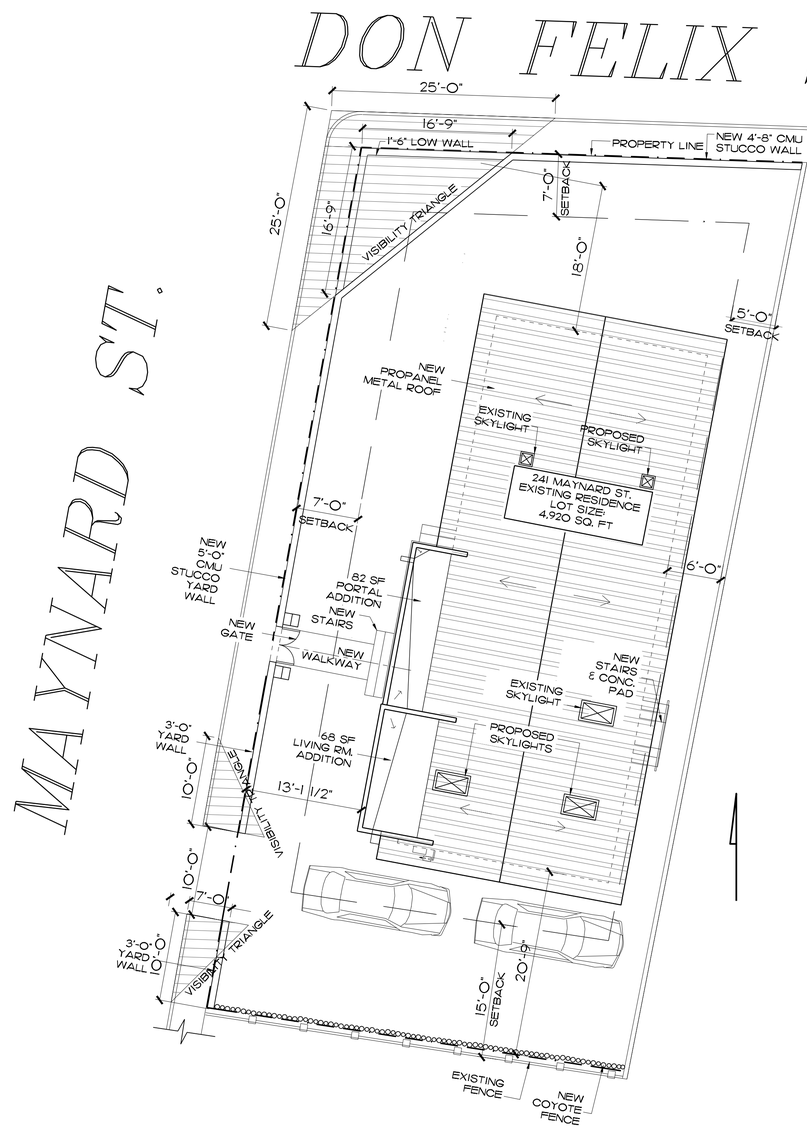
2507 - MONTOYA

P:\2507 - Montoya-Maestas\Current Drawings\2507 - Montoya_250801_HDRB.dwg, A-1.0_EXIST_PROP_SITE, 8/12/2025 3:18:24 PM, Yusuf, AutoCAD PDF (General Documentation).pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1



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

NORTH



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

NORTH

LEGEND:
PROPOSED SITE PLAN
EXISTING TO REMAIN
NEW CONSTRUCTION

GRAPHIC SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'

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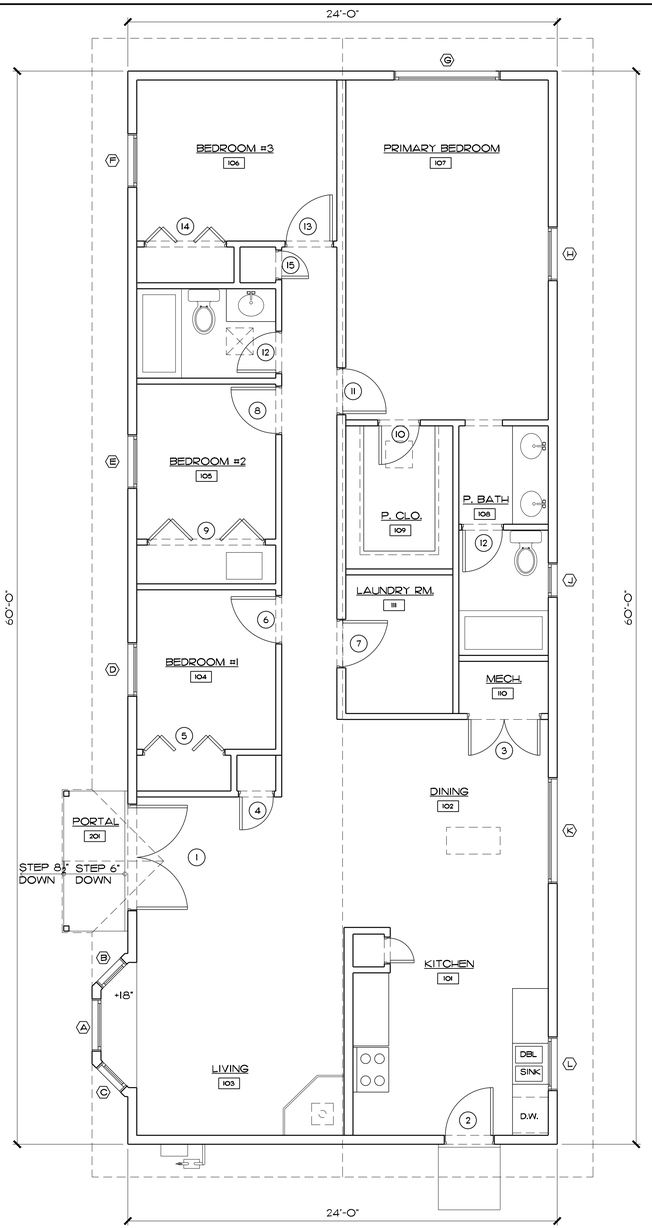
MONTOYA ADDITION & RENOVATION
241 MAYNARD ST.
SANTA FE, NEW MEXICO

JULY 2, 2025

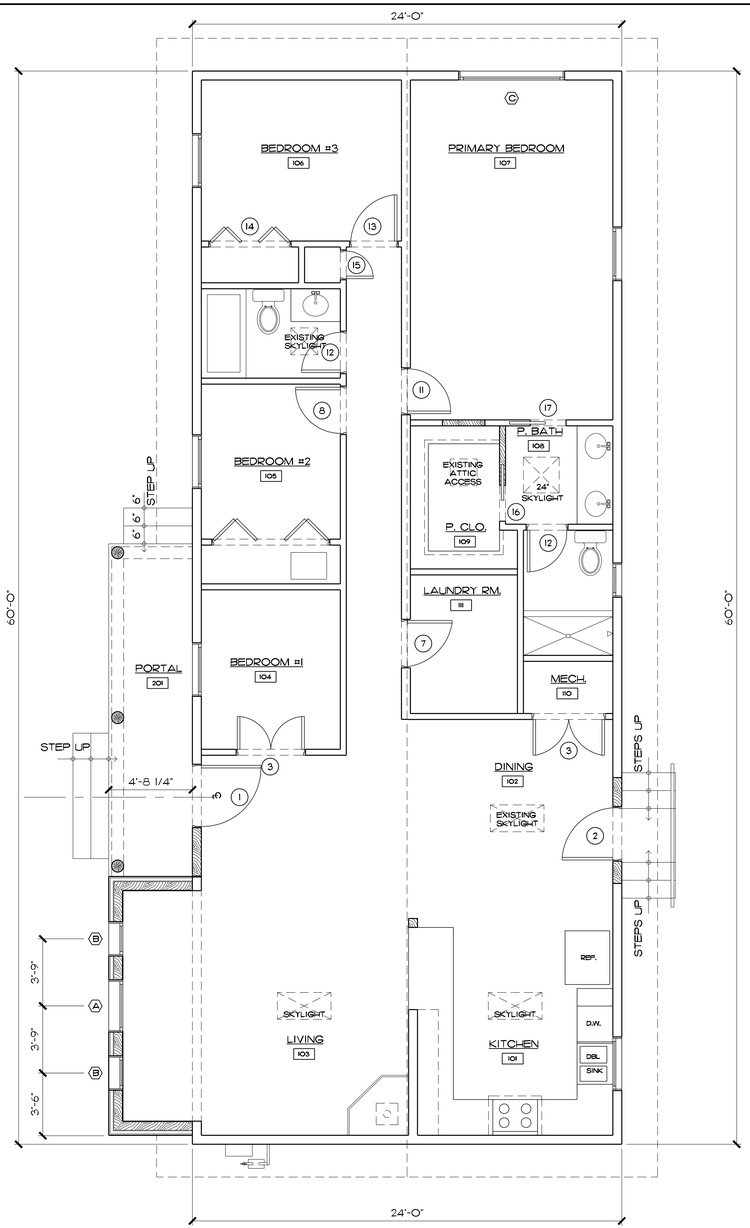
EXISTING & PROPOSED SITE PLAN

A
1.0

SET #
2507 - MONTOYA



1 A-3.0 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 A-3.0 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND:
EXISTING AND PROPOSED PLAN

EXISTING WALLS TO REMAIN

NEW WALLS

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

0' 2' 4' 8' 12'

WINDOW SCHEDULE - EXISTING

SYM ⓧ	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	FINISH	REMARKS
A	LIVING RM.	103	EXISTING	DOUBLE HUNG	EXISTING	COLONIAL WHITE	
B	LIVING RM.	103	EXISTING	DOUBLE HUNG	EXISTING	COLONIAL WHITE	
C	LIVING RM.	103	EXISTING	DOUBLE HUNG	EXISTING	COLONIAL WHITE	
D	BEDROOM #1	104	EXISTING	DOUBLE HUNG	EXISTING	COLONIAL WHITE	
E	BEDROOM #2	105	EXISTING	DOUBLE HUNG	EXISTING	COLONIAL WHITE	
F	BEDROOM #3	106	EXISTING	DOUBLE HUNG	EXISTING	COLONIAL WHITE	
G	PRIMARY BEDROOM	107	EXISTING	DOUBLE HUNG	EXISTING	COLONIAL WHITE	
H	PRIMARY BEDROOM	107	EXISTING	DOUBLE HUNG	EXISTING	COLONIAL WHITE	
J	PRIMARY BATHROOM	108	EXISTING	CRANK / AWNING	EXISTING	COLONIAL WHITE	
K	DINING RM.	102	EXISTING	SLIDER	EXISTING	COLONIAL WHITE	
L	KITCHEN	101	EXISTING	SLIDER	EXISTING	COLONIAL WHITE	

WINDOW SCHEDULE - PROPOSED

SYM ⓧ	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	FINISH	REMARKS
A	LIVING RM.	103	RE-USE EXISTING	DOUBLE HUNG	EXISTING	TBD BY OWNER	
B	LIVING RM.	103	RE-USE EXISTING	DOUBLE HUNG	EXISTING	TBD BY OWNER	
C	LIVING RM.	103	RE-USE EXISTING	DOUBLE HUNG	EXISTING	TBD BY OWNER	
D	BEDROOM #1	104	EXISTING	DOUBLE HUNG	EXISTING	TBD BY OWNER	
E	BEDROOM #2	105	EXISTING	DOUBLE HUNG	EXISTING	TBD BY OWNER	
F	BEDROOM #3	106	EXISTING	DOUBLE HUNG	EXISTING	TBD BY OWNER	
G	PRIMARY BEDROOM	107	REPLACE W/ DINING	SLIDER	EXISTING	TBD BY OWNER	RE-USING SLIDER IN DINING RM
H	PRIMARY BEDROOM	107	EXISTING	DOUBLE HUNG	EXISTING	TBD BY OWNER	
J	PRIMARY BATH-ROOM	108	EXISTING	CRANK / AWNING	EXISTING	TBD BY OWNER	
K	DINING RM.	102	NEW DOOR	TBD BY OWNER	TBD BY OWNER	TBD BY OWNER	
L	KITCHEN	101	EXISTING	SLIDER	EXISTING	TBD BY OWNER	

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

MONTOYA ADDITION & RENOVATION
241 MAYNARD ST.
SANTA FE, NEW MEXICO

JULY 2, 2025

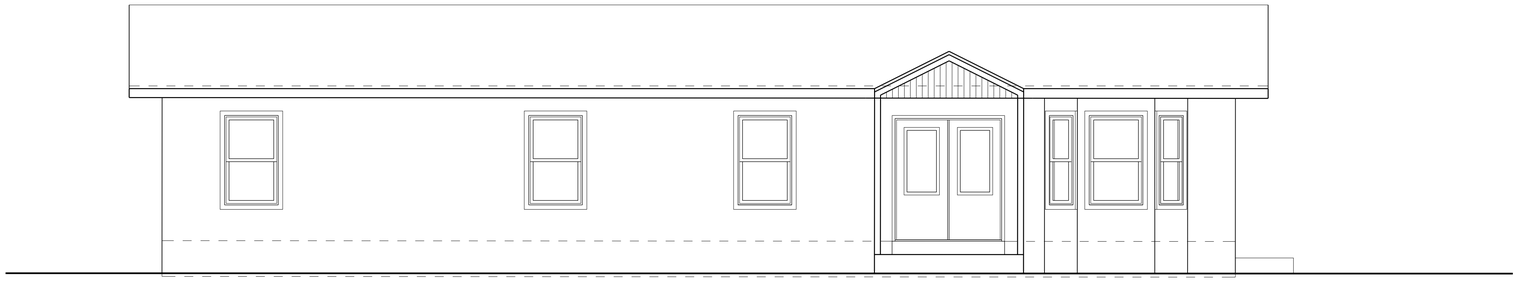
EXISTING/ DEMOLITION PLAN & PROPOSED FLOOR PLAN

A 2.0

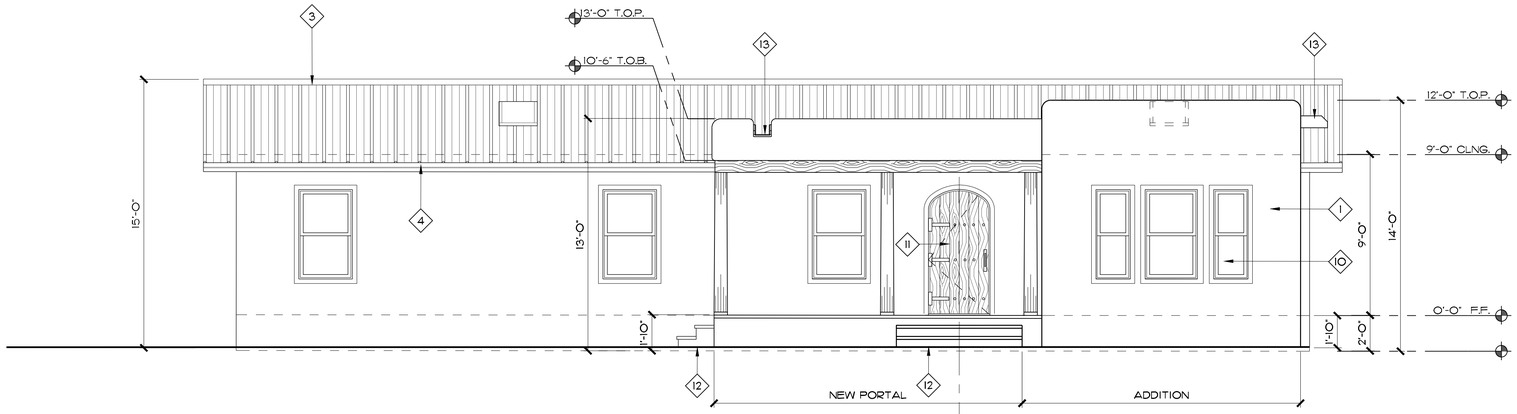
SET #

2507 - MONTOYA

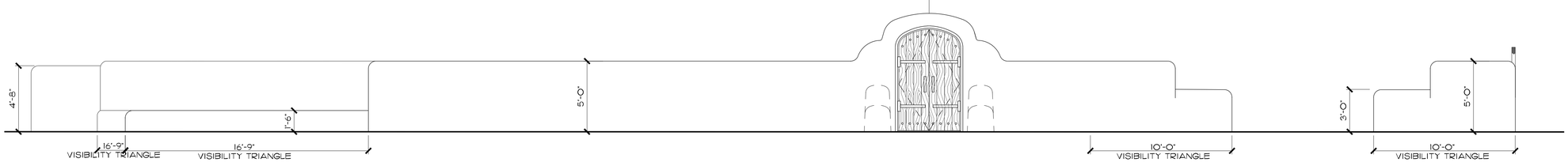
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1 A-6.0 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 A-6.0 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 A-6.0 PROPOSED WALL ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

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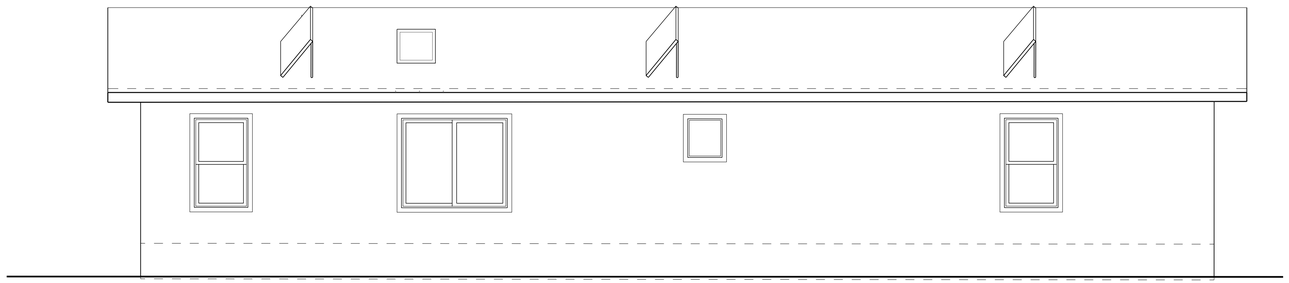
MONTOYA ADDITION & RENOVATION
241 MAYNARD ST.
SANTA FE, NEW MEXICO

AUGUST 13, 2025

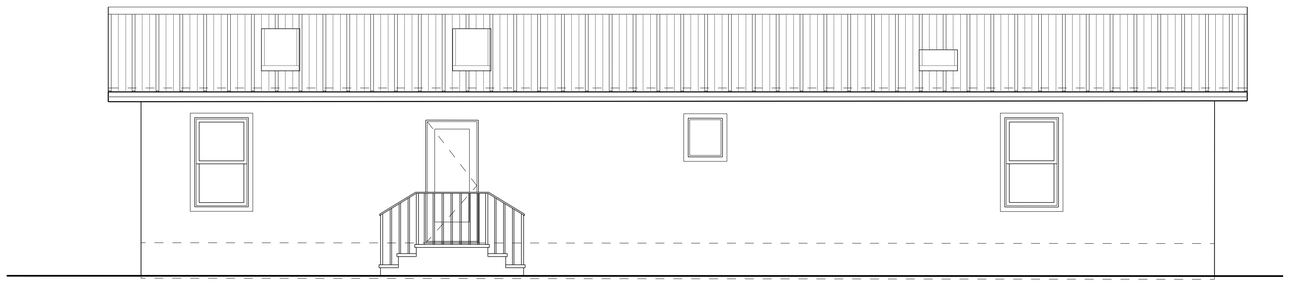
EXISTING & PROPOSED EXTERIOR ELEVATION - WEST

A
3.0

SET #
2507 - MONTOYA



1 A-6.2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-6.2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

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MONTOYA ADDITION & RENOVATION
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SANTA FE, NEW MEXICO

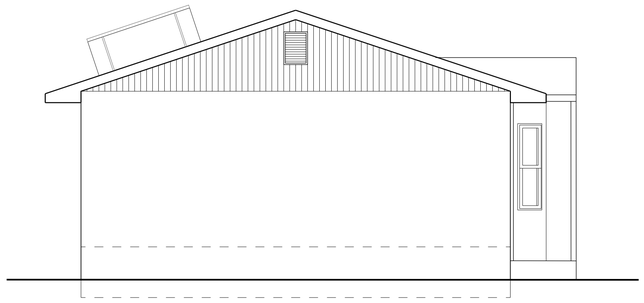
JULY 2, 2025

EXISTING & PROPOSED EXTERIOR ELEVATIONS - EAST

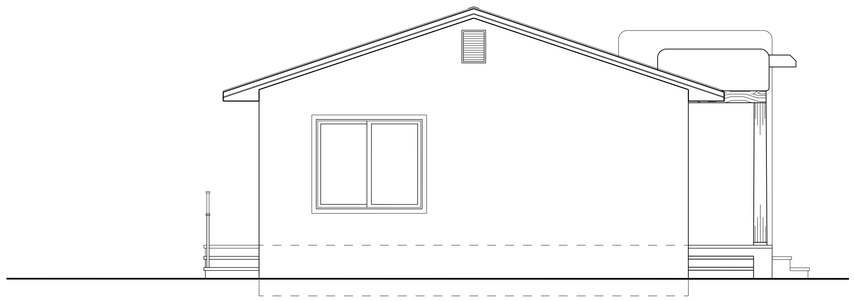
A
3.1

SET #
2507 - MONTOYA

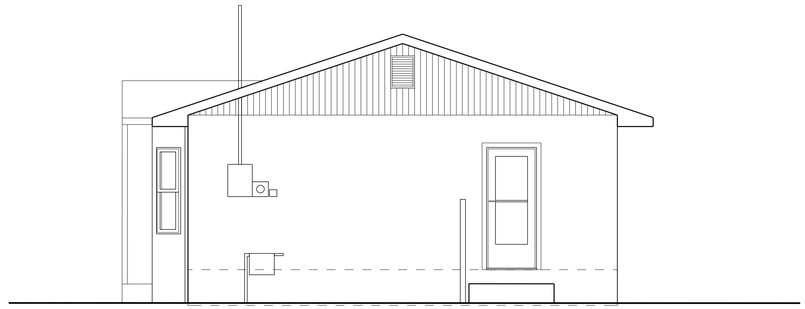
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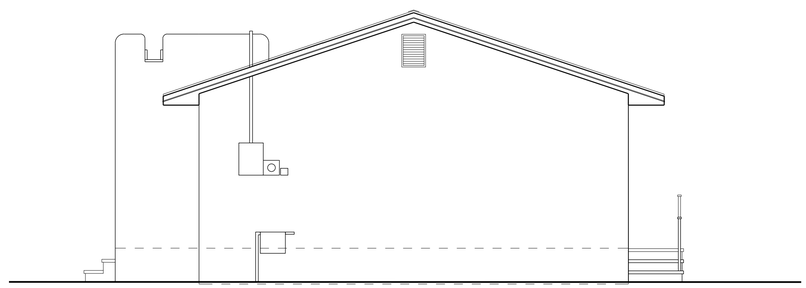
1 / A-6.3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 / A-6.3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 / A-6.1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 / A-6.1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

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MONTOYA ADDITION & RENOVATION
241 MAYNARD ST.
SANTA FE, NEW MEXICO

JULY 2, 2025

EXISTING & PROPOSED EXTERIOR ELEVATIONS - NORTH & SOUTH

A
3.2

SET #
2507 - MONTOYA

P:\2507 - Montoya-Maestas\Current Drawings\2507 - Montoya_250801_HDRB.dwg, A-3.2_ELEV, 8/12/2025 3:18:37 PM, Yusuf, AutoCAD PDF (General Documentation).pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

City of Santa Fe, New Mexico

memo

DATE: September 9, 2025

TO: Historic Districts Review Board

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

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

---

2025-011043-HDRB, 528 and 530 Calle Corvo, Downtown and Eastside Historic District, Non-contributing, Ju Tan, agent for Susan Lamden, owner, requests status review with primary façade designation(s) if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

___ Zoning Review Sheet

____ Other: Proposed Façade Diagram

APPLICANT SUBMITTALS

___ Proposal Letter

___ Site Plan/Floor Plan

___ Elevations

___ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the main residence and yard wall be upgraded to contributing, designate the east and southeastern façades including the portal and excluding non-historic doors and windows as the primary façades (numbers one and two on façade drawing), and designate the workshop as non-contributing per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

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

Status (main residence):

a. In case 2025-011043-HDRB, for 528-530 Calle Corvo, upgrade the main residence, as contributing, designating facades (numbers one and two from façade diagram) as primary façade(s).
b. In case 2025-011043-HDRB, for 528-530 Calle Corvo, retain the main residence as non-contributing.

Status (workshop):

a. In case 2025-011043-HDRB, for 528-530 Calle Corvo, upgrade the workshop, as contributing, designating facades (number one from façade diagram) as primary façade(s).
b. In case 2025-011043-HDRB, for 528-530 Calle Corvo, retain the workshop as non-contributing.

Status (yard wall):

a. In case 2025-011043-HDRB, for 528-530 Calle Corvo, upgrade the yard wall, as contributing.
b. In case 2025-011043-HDRB, for 528-530 Calle Corvo, designate the yard wall as non-contributing.

BACKGROUND & SUMMARY:

Streetscape:
The general streetscape at 528 and 530 Calle Corvo consists of a mix of Spanish Pueblo Revival and Territorial architectural designed structures constructed from the 1930s to 1950s. The structures are generally constructed of adobe block, wooden vigas, wood frame, and concrete masonry block with low raised stucco yard walls from the street to the entry of the residences. Several structures have red terra-cotta tile for portal and entry-way roof material making this a uniquely special characteristic on this street. Common architectural elements include but are not limited to round parapets, brick coping, bullnosed corners, wrought iron elements, recessed picture and divided lite windows. Most of the structures in the streetscape are one-story but two-story structures are visible. The area is highly vegetated with mature trees and seasonal plants.

Site Description:
The general site description can be described as a multi-residential structure with a workshop at the rear of the property. The current residence at 528 Calle Corvo is the main residence and 530 Calle Corvo is the addressed apartment. The structure was built in1950 out of concrete masonry

units as per John Murphey's analysis (HCPI). Although there are 2 addresses, the current owner occupies all of the spaces, including the house and the apartment. The workshop was originally a shared garage with the residents at 532 Calle Corvo. It is partitioned in half and access is from the east elevation. There are two non-historic greenhouses and metal shed structures constructed at the rear of the property. These structures not being considered for status as they do not meet the age requirement for historic status and therefore is not be addressed in this staff report.

PREVIOUS CASE SUMMARIES:

There are no records of any permitted or non-permitted work done on this property in the Historic Preservation Division or Permitting files. Currently, there is a 1985 Historic Building Inventory (HBI) form completed by staff with nominal information pertaining to the structure and its historic significance.

APPLICANT'S REQUEST:

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



Figure 1: Proposed Façade Diagram for 528 and 530 Calle Corvo.

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.

H640

building threatened? yes	surveyed date 12-12-85 by mb	county Santa Fe	ID no. 051611646
field map number SFHD-6-1646		UTM reference zone 12 13	easting northing

location description
528-30 Cotvo

city/town
Santa Fe

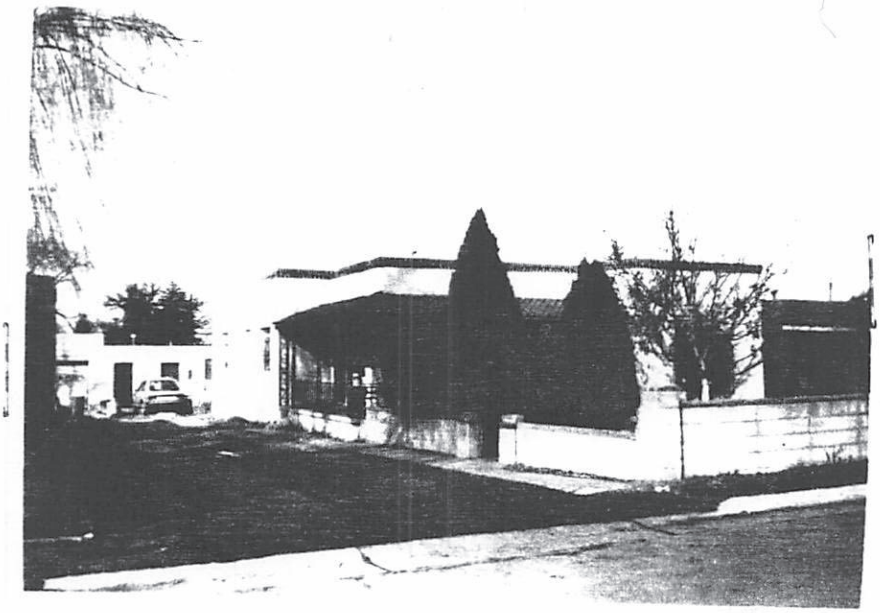
land grant/reservation

building name

legal description
twsp N S range E W sec ¼ ¼

city roll no. 23	negative nos. 3	loc. or neg. [illegible]

plan shape



date of construction
P estimate actual

source

use
present residential
other
historic residential
other

condition
excellent good
fair deteriorating

degree of remodeling
minor moderate major
describe:

style

foundation material

wall material/surface

architectural features

surroundings
Res

relationship to surroundings
X similar not similar

district potential
yes no

significance
eligible of interest X none

if eligible, why?

comments

associated buildings? yes
what type?

if inventoried, list ID nos.

see back? yes

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: August 8, 2025

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

1. Name of property:

Robert & Patt Berardinelli/
Adolfo & Lola Ortiz/
Lois C. Herrmann Residence

2. Location:

528 and 530 Calle Corvo
Downtown and Eastside Historic District
Santa Fe

3. Local Reference Number:
Santa Fe ID: H-640

4. County: Santa Fe
Parcel # 11911552

5. Property Type:
_x Buildings: two
_x Structures: walls
__ Site __ Object

6. Date of Survey:
July 31, 2025

7. Previous Survey Date(s):
_x_Yes: December 12, 1985, Michael Belshaw
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.680783,-105.9331077



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east elevation. Camera facing west.

11. Brief Description of the Property:

Erected in 1950, the property bearing the addresses 528 and 530 Calle Corvo exhibits an atypical floor plan for a modest adobe-style dwelling, suggesting it may have been conceived from the outset as a combined residence and apartment. The building retains several period steel combination windows. Other openings have been modified to accommodate greenhouse-style window boxes—an alteration made by a previous long-term owner to help keep her cacti warm during the winter months. The property also includes a former garage with an attached shop and storage area. The house and former garage are currently designated Non-contributing to the Downtown and Eastside Historic District. A later shop addition and the front yard wall are non-historic and carry no status. The property additionally includes a non-historic greenhouse and metal shed, which are not covered in this survey.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: c.1950_ _Known _x_ Estimated Source: deeds and city directories

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

15. Relationship to Surroundings: _x_ Similar _x_ Dissimilar Spanish tile wrap-around porch
Comments: N/A

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

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



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

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

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

For: Current owner and Juicekitchen Design Workshop, LLC

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

Current owner: Susan Lamden
N/A

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-640
Robert & Patt Berardinelli/ Adolfo & Lola Ortiz/ Lois C. Herrmann Residence	528 and 530 Calle Corvo Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: July 31, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__Adobe __ Brick __ Composition _ x_ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

8. Foundation: __ N/A
_x_ Not visible __ None
_ At Grade _ x_Raised:
Materials: _x_ Concrete: CMU __Stone
Other:
Notes

9. Roof: __ N/A

Shape: __Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: _x_ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other: Modified Bitumen

10. Window Types

Operation	Material	Glazing	Number
Hung Sash	Aluminum	1/1	1
Casement	Steel	1-1	1
Casement	Steel	3-1	2
Combination	Steel	3C–3F–3C | 3T	3
Combination	Steel	3C–6F–3C | 4T	1
Combination	Aluminum	1S-1F-1S	2

Abbreviations: C = casement, F = fixed, S = sliding , T = transom

11. Door Types

Type	Style	Material	Number
Single-Leaf	34-Panel	Wood	2
Single-Leaf	½ Light & Panel	Wood	2
Single-Leaf	Panel	Metal	2
Single-Leaf	Flush	Wood	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: pre-1975; addition of workshop to garage; aerial photograph
#2 Date: pre-1985; removal of garage door and installation of two pedestrian doors; 1985 HBI
#3 Date: post-1985; removal of two windows to incorporate greenhouse box extensions; 1985 HBI
#4: Date: c.2000s; replacement of front porch combination window; tenant memory.

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

16. Primary Architectural Style __ Not Applicable

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

Notes: **_x_ Other: Spanish Revival – tiled porch rooif**

17. Documents Available and Their Locations

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

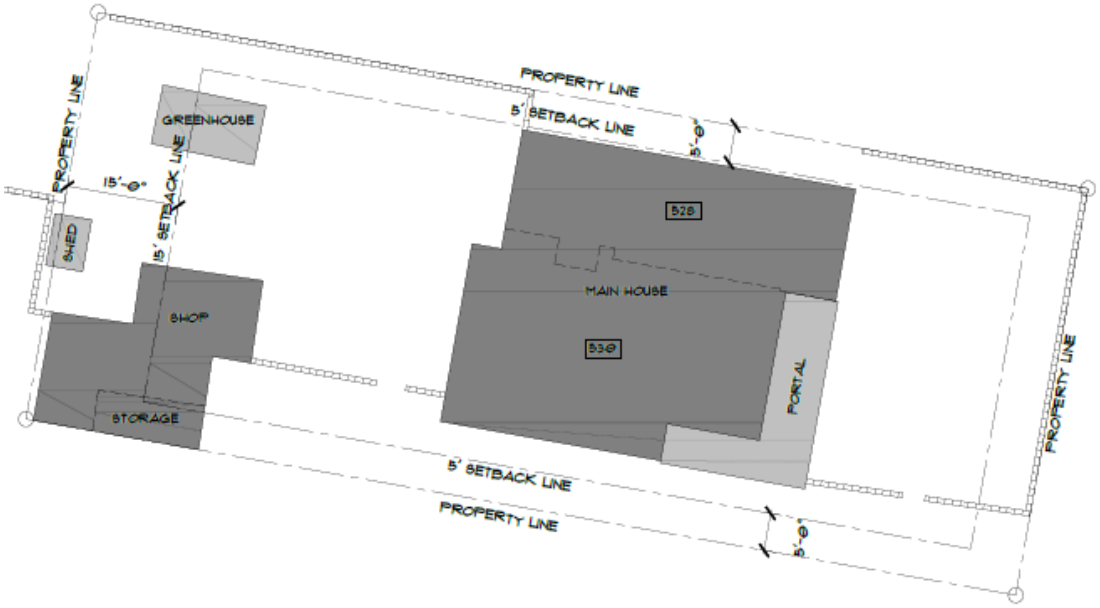
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: 2025. Courtesy of Juicekitchen Design Workshop.



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1. Name of property: **Robert & Patt Berardinelli/ Adolfo & Lola Ortiz/ Lois C. Herrmann Residence**	**2. Location:** **528 and 530 Calle Corvo Downtown and Eastside Historic District Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-640** **4. County: Santa Fe** **5. Date of Survey: July 31, 2025**

Architectural Description Continued

Setting

Occupying Lot 16, the subject property sits along Calle Corvo, directly across from what is now the parking lot of Acequia Madre Elementary School. The school was constructed after the residence was completed in 1950. The combined residence and apartment are positioned near the front of the lot, with a setback consistent with neighboring properties (Photo 2).

The landscaping is minimal. The front yard consists primarily of natural terrain and is anchored by a mature walnut tree—a rarity in Santa Fe. In the southwest corner, more than 50 potted cacti and succulents are clustered together in a collection originally assembled by the current owner's father (Photo 3). A plain gray concrete masonry wall defines the front yard (Photo 2).

The backyard includes small panels of lawn and is shaded by a mature apple tree. The dwelling shares a driveway with the adjacent property to the south.

House

Constructed of concrete masonry units, the building faces the street with a typical composition of a portal and a projecting volume. However, the south-facing door beneath the front portal provides access not to the main residence but to the apartment. The front door to the house is located on a secondary elevation at the south. The building is constructed of concrete masonry units faced with textured yellow stucco. The building has a flat roof and blocky cubic volumes suggestive of the Pueblo Revival style. However, its brick cornice detailing and a long wrap-around porch capped with Spanish clay tile roofing introduce a contrasting and more eclectic character.

East (Front) Façade

The east façade is defined by its hipped, clay-tile-roofed wrap-around porch (Photo 4). This L-shaped structure runs the full width of the façade and provides sheltered access to both the residence and the apartment.

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The porch is supported by a slender metal post with integrated scrollwork and railing—typical of mass-produced ornamental ironwork used in the mid-20th century (Photo 5). This type of prefabricated support, advertised in the SANBUSCO catalog during the period, was commonly used in modest postwar homes for both structural and decorative purposes. Identical supports were once present on the house immediately to the south but were replaced with wood posts in the 2010s.

The porch roof is finished with S-shaped, or "Modern Spanish," clay tiles that provide visual texture (Photo 6). It is unclear whether these tiles are original, as their style contrasts with the Territorial Revival-style brick cornice that tops the parapet.

The porch walls are painted white. At the center, a newer window—replacing an original steel combination unit—has been installed (Photo 7). At the north end of the porch stands a 32-panel wood door providing access to the apartment (Photo 8).

North of the porch, the building projects eastward approximately seven feet to form a volume that contains the apartment. This portion is fenestrated with a projecting greenhouse window, which replaced an original steel combination unit (Photo 9).

South

The south elevation faces the shared driveway and reveals the functional, or service, side of the residence. The porch continues along this elevation for approximately 13 feet, running along an offset wall. This portion of the wall is blank except for a 32-panel wood door, which opens into the home's living room (Photo 10).

The rest of the façade includes three window openings (Photo 11). Two have been replaced with projecting greenhouse units. The third retains a standard 3C–3F–3C | 3T steel combination window. The lights are putty-glazed, and the casements open with exterior-mounted scissor hinges.

The building's CMU construction is visible through uniform horizontal coursing that telegraphs through the stucco finish. The parapet is trimmed with a decorative brick cornice laid in a header–stretcher–rowlock pattern (from top to bottom). Air vents located at the floor line indicate that the building is constructed over a crawlspace.

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West

The west elevation opens onto the backyard and more clearly reveals the building's duplex configuration (Photo 12). Each unit is accessed by a set of six concrete steps leading to identical half-light wood doors, both protected by aluminum screen doors (Photo 13). Surface-mounted utility conduit and dual electric meters further confirm the presence of two separate residential units. The arrangement evokes the rear elevation of a modest Pasadena garden court apartment.

The main residence, which occupies the longer portion of the west façade, features two original steel combination windows. The apartment is recessed approximately four feet and includes a single 3C–3F–3C | 3T steel combination window. The parapet along this elevation is capped with an exposed edge of modified bitumen and a single *canal* with an attached downspout provides roof drainage.

North

The north elevation sits close to the neighboring property and is difficult to photograph (Photo 14). It corresponds to the apartment side of the building and includes several window openings for the bedroom, bath, kitchen, and living room. All appear to be original steel combination units. These include a 3C–3F–3C | 3T window at the bedroom, as well as a larger 3C–6F–3C | 4T window at the living room (Photo 15). Other than the continuation of the brick cornice at the parapet, the elevation is flat and unarticulated.

Interior

The interior was not recorded as part of the site visit.

Storage Room / Workshop

Located at the end of the driveway is a former garage with an attached workshop (Photo 16). Constructed of CMU, the garage appears on a 1951 aerial photograph and is likely original to the site (Fig. 2). Its south wall is built at the zero-lot-line, adjoining the neighboring garage at 532 Calle Corvo. The original vehicular door was removed prior to 1985 and replaced with flush panel units (Fig. 7).

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Attached to the north side of the garage is a small workshop constructed of wood framing with a stucco finish (Photo 17). Added before 1975 (Fig. 6), this addition exhibits modest Pueblo Revival detailing. It features aluminum windows on the south and east elevations (Photo 17 and is entered from the north through a flush plywood door, located adjacent to a narrow sidelight composed of small glass blocks (Photo 18).

Walls

The property is enclosed by several distinct sections of plain, unstuccoed concrete block wall, each contributing modest visual structure to the lot. The front wall, which runs parallel to the sidewalk, consists of four courses and is capped with a rounded coping piece in a contrasting color (Photo 2). Square pilasters, spaced at regular intervals and constructed of the same material, lend the wall a degree of articulation. This section continues along the driveway toward the porch, where it steps down to three courses in height.

At the rear, a taller section defines the south end of the backyard, rising to six courses and similarly capped with rounded coping. A fourth section runs along the north property line and mirrors the front wall, with four courses and matching interval pilasters.

A 1958 aerial photograph confirms that all four wall sections were in place by that time (Fig. 3).

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Historical Overview

Hughes–Calle Corvo Subdivision Context

Calle Corvo—originally named Hughes Street—began to develop in the late 1940s as a compact neighborhood of modest Pueblo Revival homes situated on suburban-sized lots along a short, curving street.

The northern half of the subdivision was carved from several large lots historically owned by Levi A. Hughes, Sr., a prosperous wool buyer and former vice president of the First National Bank who died in 1934.

His eldest son, Levi A. Hughes, Jr. was vice president of the Santa Fe Builders Supply Company and sought to develop the family land with suburban-style housing. In 1937, he created the first Hughes Subdivision, consisting of 20 lots laid out along a gently curving road between Delgado Street and Acequia Madre—then known as East Manhattan Street. Following a contemporary trend of using picturesque Spanish names for new streets, Hughes named the road *Calle Corvo*, loosely translated as “curving” or “bent street.” The subdivision was replatted the following year as the Second Hughes Addition.

Development stalled during World War II. The first homes—519 and 521 Calle Corvo—were constructed after the war.

The initial lots were sold to individuals likely connected to Levi A. Hughes, Jr. or his mother, Christine L. Hughes, who was named as the grantor in many of the early deeds. Several buyers held their properties only briefly, with some constructing speculative houses before reselling. This early turnover contributed to the formation of a cohesive neighborhood, largely built out with modest, two-bedroom adobe houses—most in the Pueblo Revival style—with attached or detached single-car garages. While features such as low front yard walls and Pueblo-style detailing became common, these elements were not codified as deed restrictions in the earliest transactions.

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A 1958 real estate advertisement described a home in the neighborhood as an "Exclusive Little Home Area on a Clean, Paved Street near the Acequia!"[1] Behind this marketing language lay a harsher reality. Item "e" of the subdivision's eleven restrictive covenants was explicitly racist.

Using the standard phrasing of the time, it stated: "No person of African or Oriental descent shall be permitted to use or occupy any building in the above described subdivision, except this restriction shall not prevent occupancy by domestic servants employed by an owner or a tenant."[2] While such language was common in mid-20th-century real estate documents, it reveals the broader—and often overlooked—history of racial exclusion in parts of Santa Fe's Eastside and South Capitol neighborhoods.

By the early 1960s, the subdivision was fully built out, with seventeen houses lining its curved road. The 1960 city directory shows a high rate of owner occupancy, with all but four homes occupied by their owners. The neighborhood reflected a nearly even mix of Anglo and Hispanic homeowners.[3]

Lot 16

The parcel that would later hold 528 and 530 Calle Corvo began to take shape in late 1938, when local surveyor Floyd Haak laid out a 55-foot by 134-foot lot designated as Lot 16 on a subdivision map completed that year (Fig. 1). Eight years later, in March 1946, Christine Hughes—who retained ownership of the surrounding subdivision—deeded the lot to Betty Sue Byous.[4]

Susie Anna Betty Byous, a native of Hamilton, Tennessee, had relocated to Santa Fe in the mid-1940s, where she operated the Coronado Beauty Shop and lived on Webber

[1] "Homes for Sale [advertisement]," *Santa Fe New Mexican*, January 23, 1958, 8.
[2] Restrictive Covenants, [Hughes Second Addition], Christine L. Hughes, recorded April 10, 1941, Book 21, Page 362, Instrument # 1941064933, Santa Fe County, New Mexico. This restriction was removed in 1990.
[3] Hudspeth Directory Company, Hudspeth Directory Company, *Santa Fe City Directory, 1960* (El Paso: Hudspeth Directory Company, 1960), 28.
[4] Warranty Deed, Christine Hughes to Betty Sue Byous, recorded March 19, 1946, Book 29, Page 395, Instrument # 80700, Santa Fe County, New Mexico.

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Street.[5] It is unclear why she purchased the lot or whether she had any prior connection to the Hughes family, but by 1946 the property was in her name.

Byous, who had married local resident Severino Trujillo, held the property for only a few years before selling it in 1949 to Oscar L. Huddleston, a building contractor based in Albuquerque.[6] Huddleston likely constructed the house, which he sold the following year to Robert and Patt Berardinelli.

First Homeowners

Robert was the grandson of an Italian stonemason who had come to Santa Fe in the 19th century to help build the cathedral. A mortician by trade, he would go on to open Berardinelli Mortuary in 1969.

The Berardinellis lived in the Calle Corvo home for several years before relocating to a new house on Cadiz Road. Early in their occupancy, they added an apartment to the original structure, resulting in the assignment of a separate address: 528 Calle Corvo.[7] The 1950 federal census captured both households. Robert, 24, headed the primary residence, which included his wife, Patt, 21, and their one-year-old son, Robert Jr.[8]

At the time, Robert worked as a timekeeper for a building contractor, while Patt was employed as a representative for a cosmetics company. The apartment was occupied by Frank and Eve Melchoir, both originally from Ohio. Frank worked as a lawyer, and Eve also held a professional position.

[5] Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1944* (El Paso: Hudspeth Directory Company, 1944), 90.
[6] Warranty Deed, Betty B. and Severino Trujillo to O. L. Huddleston, recorded October 18, 1949, Book 42, Page 272, Instrument # 95081, Santa Fe County, New Mexico
[7] It is possible that the building was originally designed to include an apartment. Interestingly, the 528 Calle Corvo address does not appear in early 1950s Santa Fe city directories, although it is recorded in the 1950 federal census. The first known advertisement for the apartment appears in the *Santa Fe New Mexican* in July 1952, offering a one-bedroom, carpeted unit with a garage. The ad notes that utilities were included, suggesting the building did not have separate meters.
[8] 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: 68; Enumeration District: 26-5.

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In 1954, the Berardinellis sold the Calle Corvo property to Arthur and Mary Ulibarri.[9] The Ulibarris retained it as an income property, renting out both the main house and its connected apartment. The house was leased to a succession of small families, most of whom were wage-earners employed in local businesses, while the apartment typically housed couples or individuals.

In 1955, the main house was occupied by Glenn and Jessie Smoot and their family. Glenn worked as sales manager at the local Chevrolet dealership.[10] That same year, Fred and Barbara DeCastro rented the apartment. The couple jointly operated the DeCastro Jewelry Shop on the Plaza, along with a picture framing business on San Francisco Street. By 1958, the DeCastros had moved into the main house, and the apartment was rented to Opal Kern, a bakery worker at Kaune's.[11]

The Filigree Jeweler's Retirement Home

After more than a decade as landlords, the Ulibarris sold the property in 1965 to Adolfo and Lola Ortiz. Like the DeCastros, Adolfo was a jeweler, but his background was more artisanal—he specialized in silver and gold filigree work. After nearly 50 years of producing filigree-style jewelry in a town increasingly known for tourist trinkets, he retired and moved into the Calle Corvo house.[12] His retirement from the trade drew wider attention: the story was picked up by United Press International and published in newspapers across the country.

Just a few months after settling in, however, a fire broke out in February 1966, sending one of the Ortiz children to the hospital with burns. According to newspaper accounts, the fire was confined to the kitchen.[13]

An aerial photograph taken four months later shows a building footprint largely consistent with the one seen today (Fig. 4). At the southeast corner, a hipped, L-shaped

[9] Warranty Deed, Robert L. and Patt H. Berardinelli to Arthur M. and Mary c de Baca Ulibarri, recorded March 23, 1954, Book 7, Page 367, Instrument # 117509, Santa Fe County, New Mexico.
[10] Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1955* (El Paso: Hudspeth Directory Company, 1955), 304 and 363.
[11] Ibid, 1958: 195, 280, and 512.
[12] "Santa Fe Artist Says His Art is Dying," *The Albuquerque Tribune*, November 12, 1964, B-1.
[13] "Fine Work by Firemen [letter to the editor]," *The New Mexican*, February 18, 1966, 4.

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porch is visible, with a discernible ridge at the junction. The roofing material appears to be a lighter type—not the dark tile seen in later images.

Adolfo Ortiz died in 1972 at the age of 78, having by then relocated to Arist Road. His sister, Lala Ortiz, acting as executor of his estate, deeded the Calle Corvo property to Adolfo's stepson, Bernard (Bernie) Chapman.[14] Chapman retained ownership for two years before selling the property. A 1973 aerial photograph shows the house much as it appeared seven years earlier (Fig. 4). The southeast porch remains discernible but lack may lack the tile roof.

A Home for Cacti

In 1974, Bernie and Toni Chapman sold the house and apartment to Lois C. Herrmann, a single woman and avid stamp collector.[15] Herrmann, born in 1927, served for several years in the U.S. Air Force following World War II.[16] According to an acquaintance, she was stationed in Germany and may have taught at U.S. schools for military dependents. A newspaper shows that she later held the rank of First Lieutenant in an Air Reserve Squadron based in Santa Fe.[17]

Herrmann moved to Santa Fe in late 1957, after visiting the area in the fall of 1956. She fell in love with the landscape and, somewhat impulsively, purchased 40 acres of land off Tano Road from Josef and Teresa Bakos.[18] Born Józef Gabryel Bakós, Josef was one of the *Cinco Pintores* painters of the 1920s. In 1937, he acquired nearly 480 acres of stock-raising homestead land northwest of town, where he and other artists built shacks and cabins.

[14] Warranty Deed, Lala Ortiz to Bernie Chapman, recorded October 22, 1972, Book 295, Page 2754, Instrument # 348056, Santa Fe County, New Mexico.
[15] Warranty Deed, Bernie and Toni Chapman to Lois C. Hermann [sic], recorded July 1, 1974, Book 313, Page 109, Instrument # 366181, Santa Fe County, New Mexico.
[16] Carl Troy, email communication with John W. Murphey, August 3, 2025. Given the limited availability of public records, substantial information on Lois Herrmann was provided to the author through personal correspondence with Troy, Susan Lamden, David Kozlowski, and Steven Drayton.
[17] "Village Gossip [column]," *Santa Fe New Mexican*, April 28, 1959, 1.
[18] Warranty Deed, Josef G. and Teresa Bakos to Lois Hermann, recorded January 1, 1957, Book 129, Page 167, Instrument # 220173, Santa Fe County, New Mexico; "Paso Por Aqui [column]," *Santa Fe New Mexican*, November 7, 1957, 9.

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Herrmann hoped to build a home on one of these remote parcels and completed a house on Tano Road in the late 1950s.[19] She later taught at Acequia Madre School. However, finding the winter commute from Tano Road long and muddy, she quickly purchased the Calle Corvo home when it came up for sale.[20]

Herrmann was an avid stamp collector, specializing in stamps depicting Mesoamerican art and archaeology, and once served as president of the Santa Fe Stamp Club.

She also cultivated plants in the home's attached greenhouse window boxes and was an active birder. Over the years, she made modest adjustments to the house she lived in for nearly 50 years. Mobility challenges eventually prompted her move to a local assisted living facility.

Evaluation of Historical Status

Now more than 75 years old, the combined house and apartment have retained their overall footprint, massing, and essential architectural character. The L-shaped porch is visible in a 1958 aerial photograph and is considered part of the historic envelope.

For these reasons, the building is recommended for Contributing status, with the east (front) elevation identified as the primary façade. This elevation best conveys the building's architectural character and historical associations. The primary façade designation would exclude recent windows serving the residence and apartment living rooms.

The former garage, by contrast, has undergone significant alterations and no longer clearly communicates its original function. Accordingly, both the garage and the attached workshop are recommended for Non-contributing status.

While the concrete block yard walls are of historic age, they possess limited architectural significance and are also recommended as Non-contributing.

[19] Ibid., and city directories in 1958 and 1959
[20] David Kozlowski, email communication with John W. Murphey, August 3, 2025.

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Illustrations

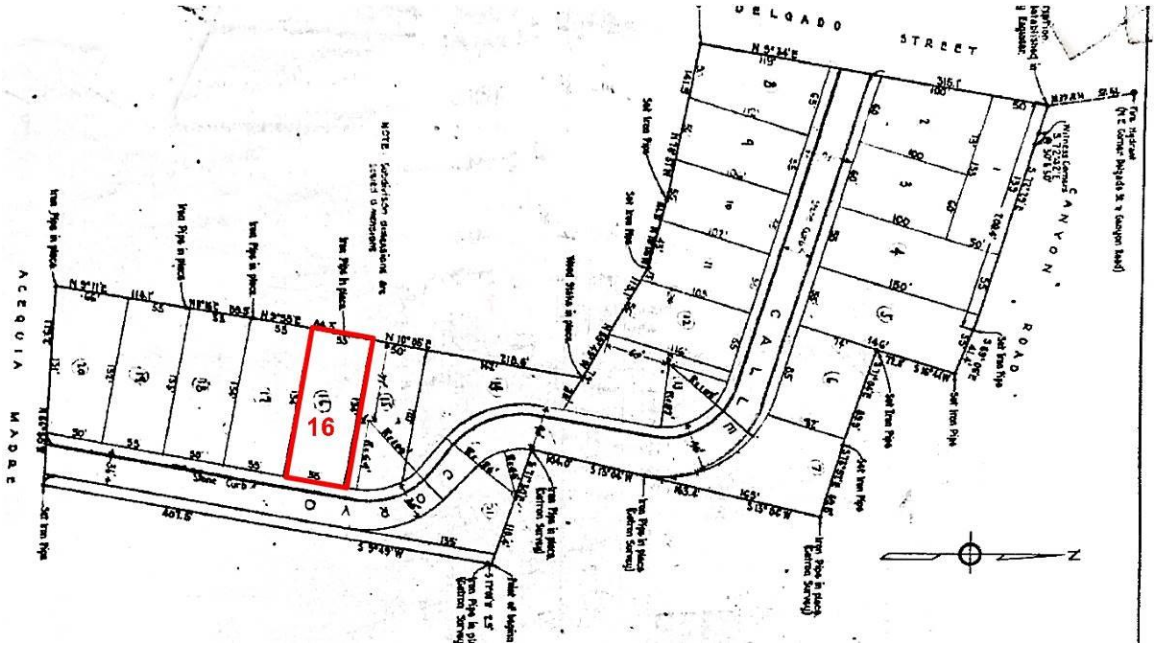


Figure 1: Hughes Second Addition, 1938. Floyd Haak. Subject lot highlighted.

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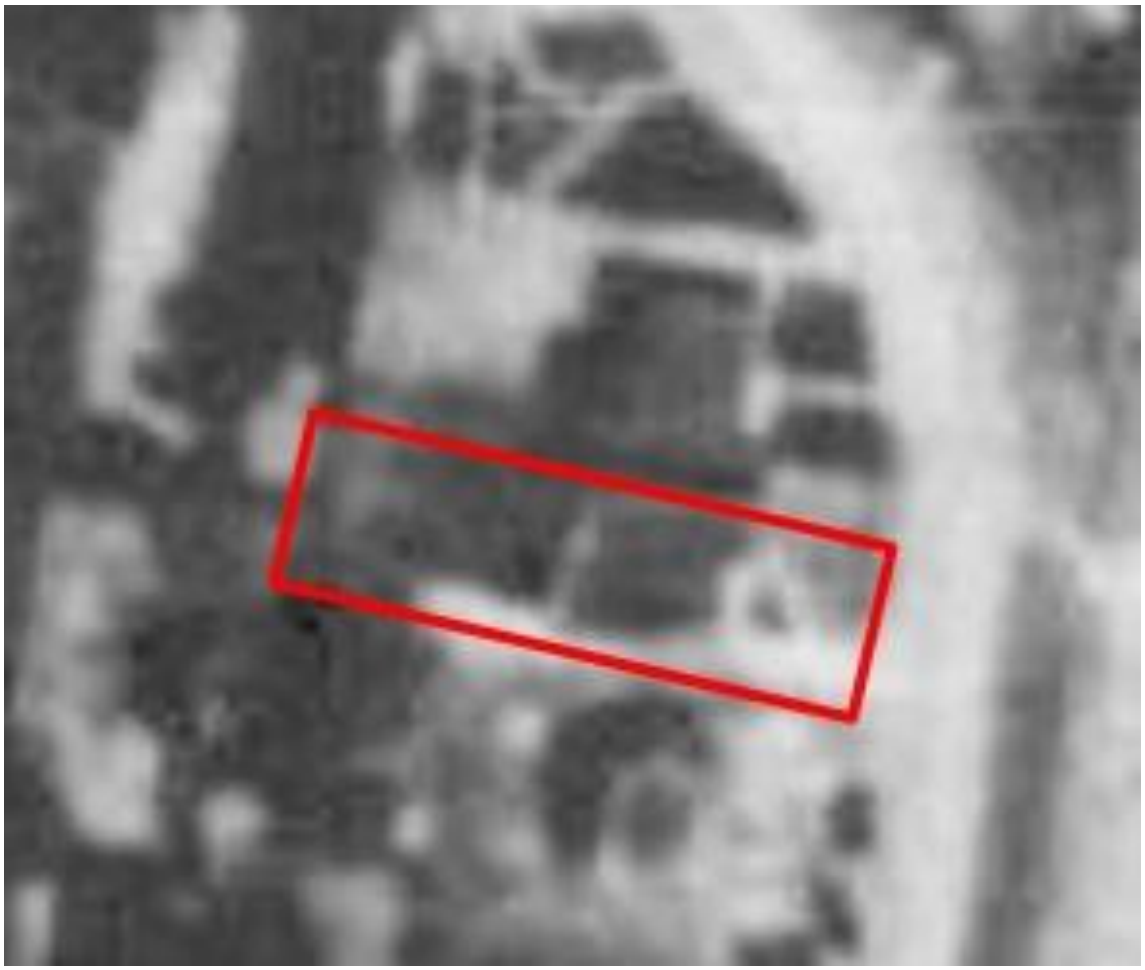


Figure 2: May 26, 1951, aerial photograph. House, apartment, and garage present.

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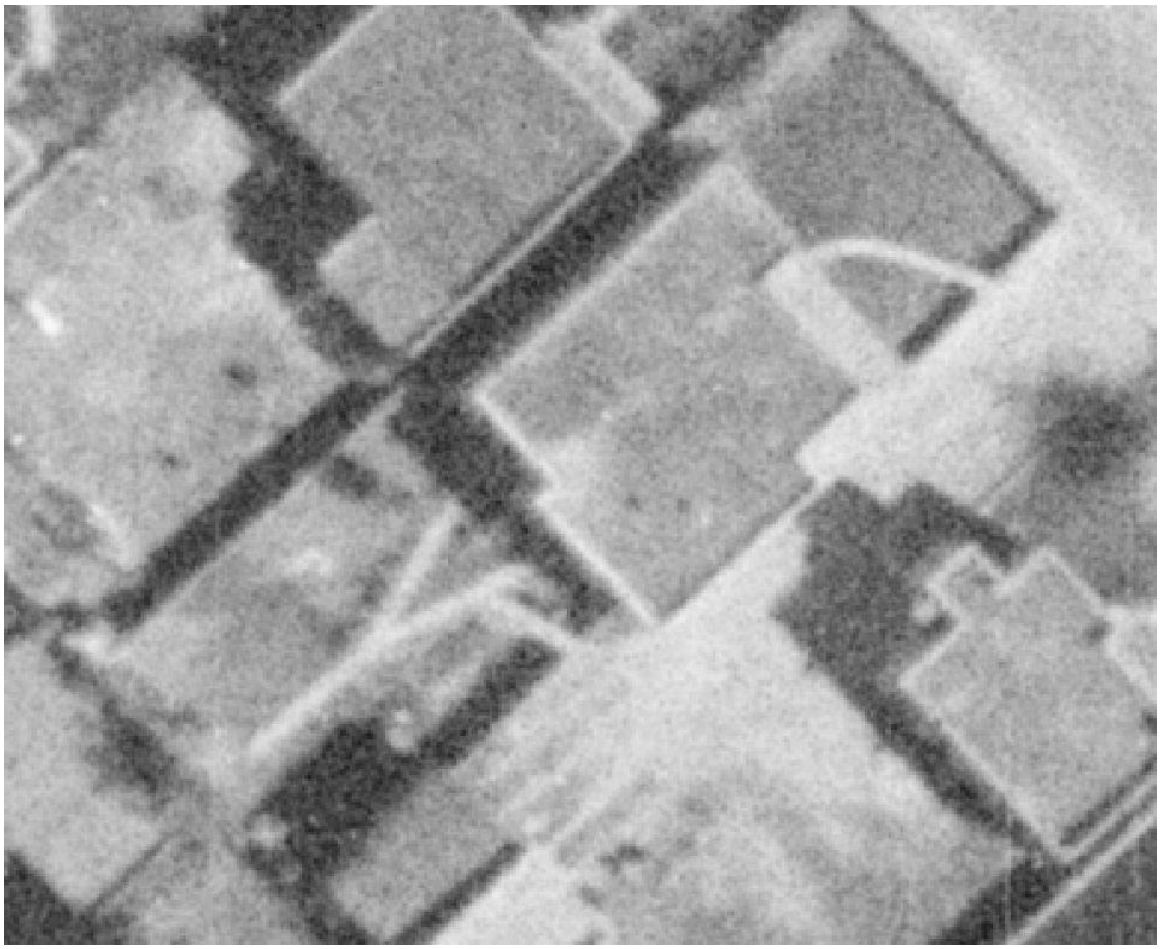


Figure 3: November 10, 1958, aerial photograph.

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Figure 4: June 6, 1966, aerial photograph.

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Figure 4: May 1, 1973, aerial photograph.
Note garage has no attachment, and large window across its north elevation.

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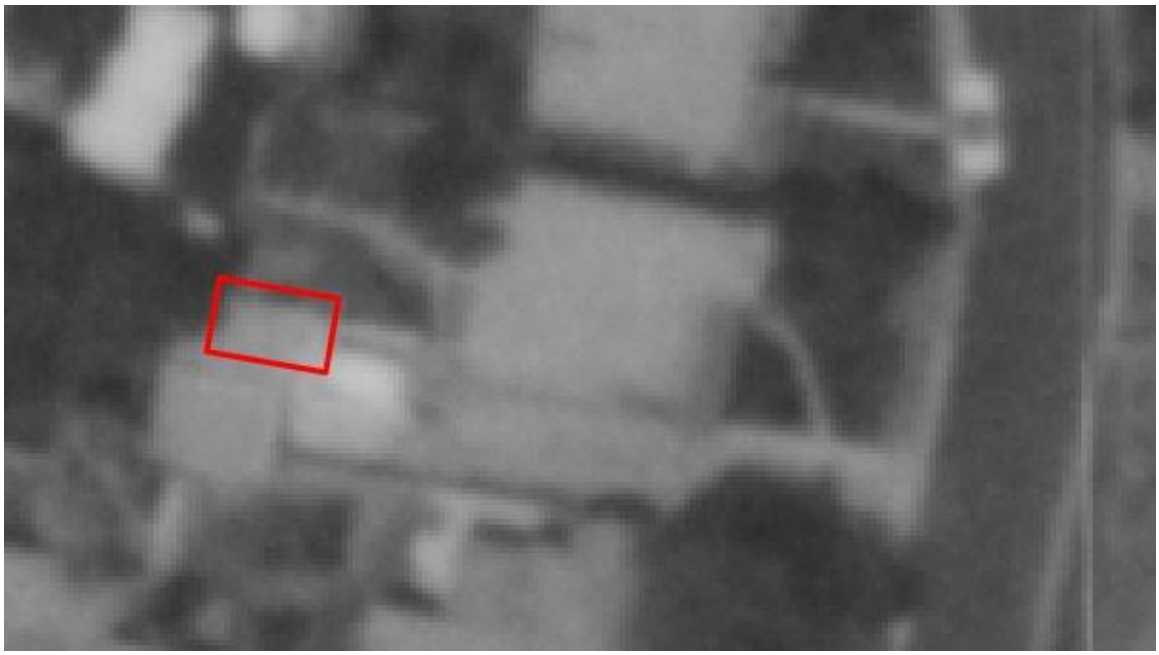


Figure 5: April 6, 1975, aerial photograph. Note what appears to be the workshop in place.

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Figure 7: December 2, 1985, HBI survey photograph. Michael Belshaw. Note absence of the two greenhouse window boxes along the south elevation.

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Survey Photographs

(All images taken by Giulia Caporuscio, on July 31, 2025, unless otherwise noted)



Photo 2: Front yard wall and setting. Camera facing west.

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Photo 3: Cacti and succulent collection. Camera facing northwest.

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Photo 4: Setting and south and east elevations. Camera facing north.

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Photo 5: Porch on south elevation. Camera facing east.

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Photo 6: Porch roofing material. Camera facing up.

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Photo 7: Porch. East elevation window. Camera facing west.

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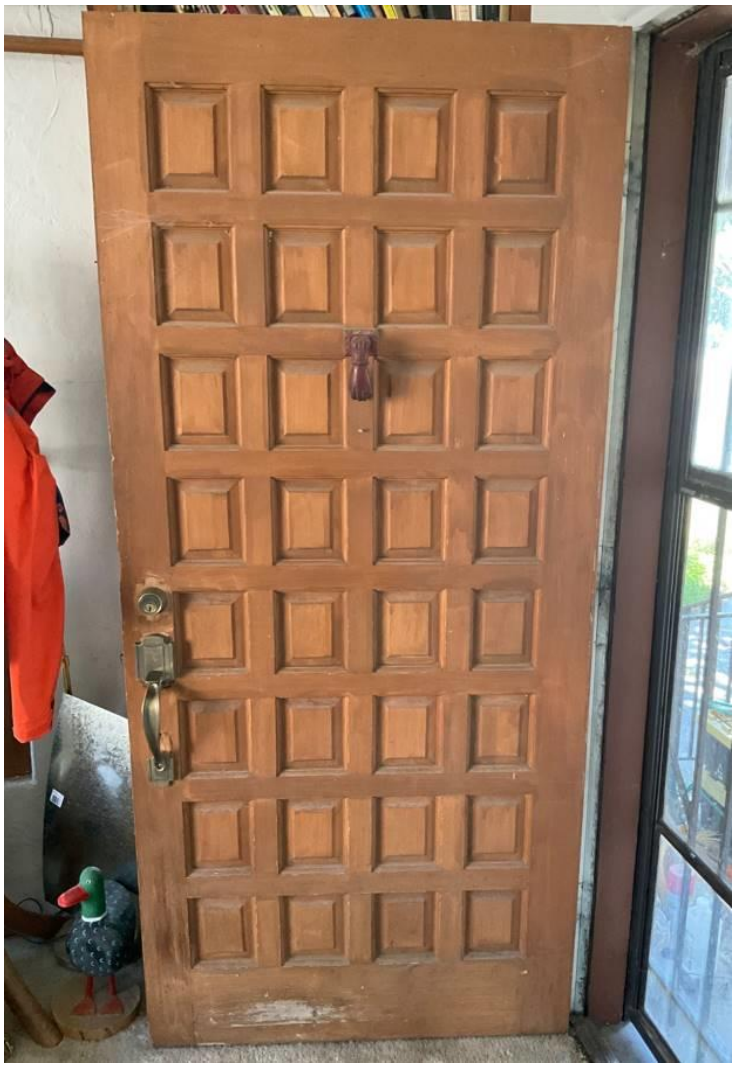


Photo 8: Porch. East elevation entry door to apartment. David Kozlowski, August 5, 2025.

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Photo 9: East elevation. Camera facing southwest.

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Photo 10: South elevation, east end. Camera facing north.

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Photo 11: South elevation, west end. Camera facing north.

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Photo 12: West elevation. Camera facing northeast.

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Photo 13: West elevation. Camera facing east.

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Photo 14: North elevation. Camera facing west.

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Photo 15: North elevation. Window at apartment living room. Camera facing south.

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Photo 16: Former garage. Camera facing west.

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Photo 17: Workshop. East elevation. Camera facing west.

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Photo 18: Workshop. North elevation. Camera facing south.

City of Santa Fe, New Mexico

memo

DATE: September 9, 2025

TO: Historic Districts Review Board Members

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

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

2025-011033-HDRB, 425 Abeyta St., Downtown & Eastside Historic District, Studio BOSE, agent for Henry Lanman III, owner, proposes to construct a 2,239 sq. ft. residence to a height of 15'-0" and an 866 sq. ft. garage to a height of 12'-10" with a connecting breezeway, and 551 sq. ft. of portals where the maximum allowable is 15'-1" on a vacant lot. An exception is requested to 14-5.2(E)(2)(b) for a publicly visible window at less than 36" at a corner.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

___ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [height calculations]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria have not been met and recommends denial of the exception to place the two publicly visible corner windows at less than 36" from the corner. Otherwise, staff recommend approval of the other elements of the application as they comply with 14-5.2(D)

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

Sample motions:
Two motions will be required in this case. One motion is required for the exception to 14-5.2(E)(2)(b) to have a publicly visible window at less than 36" from the corner, and one for the elements of the project that do not require an exception.

a. In case 2025-011033-HDRB, for 425 Abeyta Street, approve/deny the exception to 14-5.2(E)(2)(b) to have a publicly visible window at less than 36" from the corner, finding that the exception criteria have/have not been met
b. In case 2025-011033-HDRB, for 425 Abeyta Street, approve/deny the elements of the project that do not require an exception.

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

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Streetscape:
Abeyta Street is a narrow one-way dirt road lined with high yard walls and foliage overgrowth. The gates include a single vehicle gate of metal and wood and pedestrian gates of wood. The houses are Spanish Pueblo-style single-story homes with a variety of white, blue, and green trim colors. Most of the homes have protruding vigas and portals with wood elements in natural stains or painted brown.



Figure 1: Location of property

Site Description:
425 Abeyta Street is a 0.46-acre vacant lot in the Downtown and Eastside Historic District just south of the corner lot at Abeyta and Camino del Poinente. Currently, the property is fenced with a tall chain link fence and is overgrown with a variety of vegetation.

PREVIOUS CASE SUMMARIES:
There are no previous cases for this property.

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

1) Construct a 2,239 sq. ft. residence to a height of 15'-0" in a Spanish Pueblo Style with a mix of divided lite and single pane windows, flat roof with parapets, in an earth-toned stucco. The corners of the building will be sharp corners with no bull nosing. The divided lite windows are integrated divided lite with muntins that are not easily removable. There are corner windows planned in the kitchen on the northwest corner of the west elevation and master suite on the southwest corner of the south elevation that will be publicly visible;

therefore, an exception is requested to 14-5.2(E)(2)(b) for publicly visible windows at less than 36" at a corner.

2) Construct an 866 sq. ft. garage to a height of 12'-10".
3) Construct a covered 9'-6" high breezeway between the garage and residence.
4) Construct 551 sq. ft. of portals where the maximum allowable is 15'-1" with "wafer" style roofs.
5) Install skylights. The skylights will not be publicly visible.
6) Install ground-mounted HVAC on the east elevation. The HVAC will not be publicly visible.

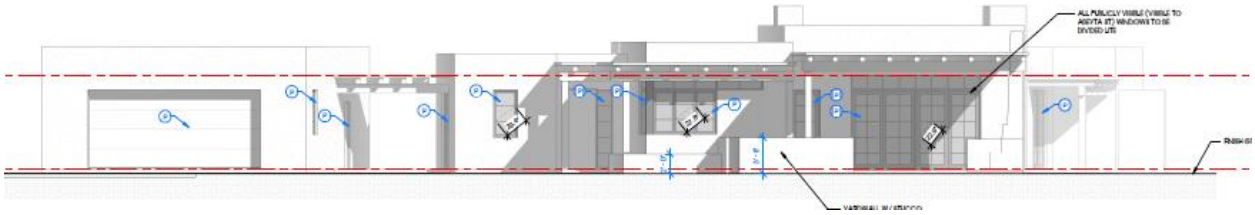


Figure 2: Proposed west elevation

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(E)(2)(b): The applicant requests an exception to construct a publicly visible window at less than 36" at a corner.

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

Applicant Response:

The corner window unit is a beautiful feature that is evident in numerous structures in the same "Downtown and East Side Historic District" neighborhood. In this way, the rule that we are seeking an exception to is an arbitrary "style guide" and fails to acknowledge some of the real architectural components that exist in and define Santa Fe's existing architectural landscape. The rule also does not acknowledge the influence of Midcentury architecture and the advent of the steel window, both important parts of Santa Fe's history. As seen in the example images below, Santa Fe's architecture in this very same district has innovatively and tastefully adapted the aforementioned influences and components into "pueblo" and "territorial" versions of themselves, which is in itself a glorious aspect of Santa Fe's architectural history.

These buildings are located at Otero St, Delgado St, and Lorenzo Ln, respectively.


Figure 3: Applicant provided examples

In the spirit of reiterating this certain component of the district's character, the client and the architect would like to deploy a corner window unit in the publicly visible kitchen area (see elevations).

Staff Response: The staff finds that this criterion is not met. The Historic Districts ordinance specifically calls out Old Santa Fe Style and Recent Santa Fe Styles as the required designs for buildings in the Downtown and Eastside Historic District; it is not arbitrary, and it is not intended to be a Midcentury architectural style. The Historic Districts are intended to be of an older design style. There are exceptions in the Downtown and Eastside Historic District, but they are exceptions to the code and cannot be considered as a reason for allowing another exception. This design of window is not in the streetscape of Abeyta Street.

The Lorenzo Lane corner window was part of a contributing structure's primary facade that had a historic steel casement corner window. On that basis, the HDRB approved the corner window illustrated in the applicant's response. The example on Otero Street is a historic window and therefore protected through the historic preservation standards of the Historic Districts ordinance.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response:
In short, the site plan that was developed in response to the site's conditions has influenced the placement of the driveway, garage, and front entry of the home. As such, the kitchen is situated in such a manner that it is logically located, but also provides key views to the outside. This includes giving the ability of the person working at the kitchen sink to see incoming cars, arriving guests, and children playing in the west "front yard." The corner window unit has been positioned in the floor plan to address exactly these functions. It is our view that without this corner window, the floor plan does not reach its full functional potential, with tangible shortcomings regarding the site layout and the issues mentioned above. See plan snippet and interior kitchen rendering below for illustration:



Figure 4: Applicant provided site plan



Figure 5: Applicant provided interior rendering

Staff Response: The staff finds that this criterion is not met. Having a particular view of the lot is not a hardship but a desire. While it is helpful to see the drive to be alerted when visitors

arrive, a view corridor to the driveway can be accomplished with careful placement of windows that meet the 36" corner rule.

(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:

For reasons mentioned in the first response, the building's design only works to strengthen the character of the city by being Pueblo style, single story, "true" exterior wood structural portals, divided lite windows on the publicly viewed facades, etc.

In addition, the home is for a young couple from Santa Fe, who plan to start a family soon. The lot is near the homes of previous generations of the same family. Everything about this project contributes to the community strength and overall integrity of the district and city's aesthetic and societal objectives.

Regarding a "full range of design options" and the ability of future residents to reside within the historic districts, the home is a thoughtfully planned 3-bed 2-bath with a detached two-car garage - thereby making it extremely versatile and standard for a typical family's needs, including future generations.

Staff Response: The staff finds that this criterion is not met. There is no evidence that another design element, such as a window located 36" from the corner, was considered. The residence to the north of this property is an example of the Old Santa Fe style, and the houses across the street are good examples of the Recent Santa Fe Style. This proposed residence does not represent the Recent Santa Fe style and does not strengthen the unique character of the area.

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* rooftop appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added, nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings,* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and *landmark structures* and 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 a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings*, *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet 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* step-backs 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 complementary colors. Windows, doors, and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles; except that *buildings* with *portals* may have larger

plate glass areas for windows under *portals* only. Deep window recesses are characteristic, and

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

425 Abeyta

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 5/7/2025	Property Owner of Record HENRY R. LANMAN III		
Applicant/Agent Contact	RAJAH BOSE (studio BOSE) - Architect		
Site Address	425 Abeyta St, Santa Fe, NM 87501		
Suite or Space #	Subdivision Name CITY OF SANTA FE		
Lot # TRACT-1	Block #	Total Roof Area (square feet) 4097 SF	
Lot Coverage % 20%	Lot Size (square feet) 20,074 SF		
Proposed Construction Description	NEW SINGLE STORY RESIDENCE WITH GARAGE & BEDROOM SUITE, CONNECTED BY BREEZEWAY		
The following documents are required for review as applicable:	/ Legal Lot of Record / Building Plans Existing site plan w/ setbacks / Proposed site plan w/ setbacks / Existing & Proposed Elevations Development Plan		
Zoning District R-5	Overlay Districts Escarpment Flood Plain / Other		
Proposed Setbacks	Front	Rear	Left Side / Right Side
Required Setbacks	Front 7	Rear 15	Left Side 5 / Right Side 5
Proposed Height 14' - 6"	Max Height n/a	Parking Required 2	Provided 4 / Bike Parking / Provided

Historic Planning Case Manager Lani McCulley

If you selected "other," please write in the name of your case manager. _____

ADDITIONAL SUBMITALS (IF APPLICABLE)

Y N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
Y N Setback Affidavit and Agreement		
Y N Site Visibility Triangle	Y N Escarpment Slope Analysis	Y N Flood Plain Grading Plan

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

Rajah Bose Owner Applicant / Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

X Preliminarily Reviewed	Reviewed w/ conditions	Denied
Comments/Conditions meets Ch. 14 minimum setbacks, max. height, parking, lot coverage does not trigger open space.		
Preliminary Zoning Review completed by Rachael Flannery	Date 08/06/2025	
Preliminary Zoning Review # 2025-010956-PAR		


ACEQUIA MADRE
GORMLEY LN
CAMINO DEL PONIENTE
ACEQUIA MADRE
SOSAYA LN
CALLE LA PENA
CAMINO DEL MONTE SOL
CAMINO MANZANO
ABEYTAS
425 Abeyta
Bldg Height 8/15/25
Total 99.8
Count 7
Avg 13.11
Max 15'1"

HPD - APPLICATION LETTER - revised
August 19TH, 2025

PROPERTY ADDRESS:
425 Abeyta St.
Santa Fe, NM 87501

Dear Lani:

Attached are the documents and drawings for the proposed new residence and detached (with exterior breezeway) 2-car garage. The property in question is a vacant lot, located at the address of **425 Abeyta St**. The residence is to be 2,239 SF, the garage 866 SF, and the portales 551 sf. There is a yardwall at the west elevation, partially enclosing the primary portal.

The proposed residence will be in the typical Santa Fe pueblo style, with a mix of divided lite and picture frame windows, wood portal structures, and earth toned stucco. There will be all flat roofs, with either parapets (at main masses) or “wafer” style (at the portals). There will be no primary mass taller than 15’-0” above the finish grade(see elevations), and the roofs will be tan colored. There will be a small run of yard wall on the west elevation, as well as a planter wall. See site plan.

We have not had a height study performed in our area, however considering our proposed heights, and the fact that there are multiple-story homes on at least two sides of our property, we didn’t consider this to be necessary.

WINDOWS: The reason for the mixture of divided lite and picture windows is multi-faceted. First, the design intent of the house is for the publicly visible facades to fully participate in the visual language of the neighborhood, but for the rest of the house to have a more minimal, relaxed, and spacious feeling. The picture frame windows will also allow more natural light, and are on the northern and eastern sides, where the light will be dampened by the towering trees of the neighbors. Secondly, financially the client would like to avoid the extra cost of divided lite windows where they are not required. Lastly, we believe that the layout does not cause any aesthetic or functional dissonance to the building, and thus should be allowed.

PUBLICLY VISIBLE WINDOWS: Our understanding is that the only publicly facing units will be the western and southern ones that can be seen by someone walking down Abeyta St, and no others. These units are labeled with the symbol (shown below) with a blue “P” inside a circle on sheet A-1.1. Please also refer to elevation 1 on sheet A-2.0.



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EXT. WALL CORNERS: We do not intend to utilize bullnosed corners; instead we propose to utilize the standard sharp stucco corner profile.

EXCEPTIONS: We are pursuing one design exception, to code item **14-5.2(E)(2)(b)**, regarding the pair of corner windows at the kitchen area. Please see previously submitted letter with our exception criteria responses.

SKYLIGHTS: The house will have multiple velux-type flat glass skylights, all of which are fully hidden behind the parapet walls of the house.

HVAC: The HVAC system of the house will be forced air. The furnace will be fully contained in interior space at the mechanical room. The condenser will sit on a concrete pad outside, out of public view, near the mechanical room door. There will be no rooftop units.

PROJECT DETAILS:

District:	**Downtown and Eastside Historic District**
Lot size:	**20,174 SF (0.46 ACRES +/-)**
Total Roofed proposed:	**3,788 SF**
Lot coverage:	**18.8 %**

See the next page for the material color selections of the building.

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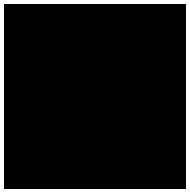
COLORS:

- **Stucco:**



STO -Torreon 55

- **Clad doors and windows:**



Charcoal color Cladding

- **Wood stain color @ portal beams and post:**



English Chestnut wood stain color

Thank you for your time and review. Please contact us if you have any questions.

-Rajah Bose
studioBOSE
Principal Architect

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rajahbose@gmail.com
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PROJECT: 425 Abeyta St, Santa Fe, NM 87501
New Residence

Seeking exception to:

14-5.2(E)(2)(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;”

The proposed design/requested exception…

(i) Does not damage the character of the district

The corner window unit is a beautiful feature that is evident in numerous structures in the same “Downtown and East Side Historic District” neighborhood. In this way, the rule that we are seeking exception to is an arbitrary “style guide” and fails to acknowledge some of the real architectural components that exist in and define Santa Fe’s existing architectural landscape. The rule also does not acknowledge the influence of Midcentury architecture and the advent of the steel window, both important parts of Santa Fe’s history. As seen in the example images below, Santa Fe’s architecture in this very same district has innovatively and tastefully adapted the aforementioned influences and components into “pueblo” and “territorial” versions of themselves, which is in itself a glorious aspect of Santa Fe’s architectural history.

These buildings are located at Otero St, Delgado St, and Lorenzo Ln, respectively.





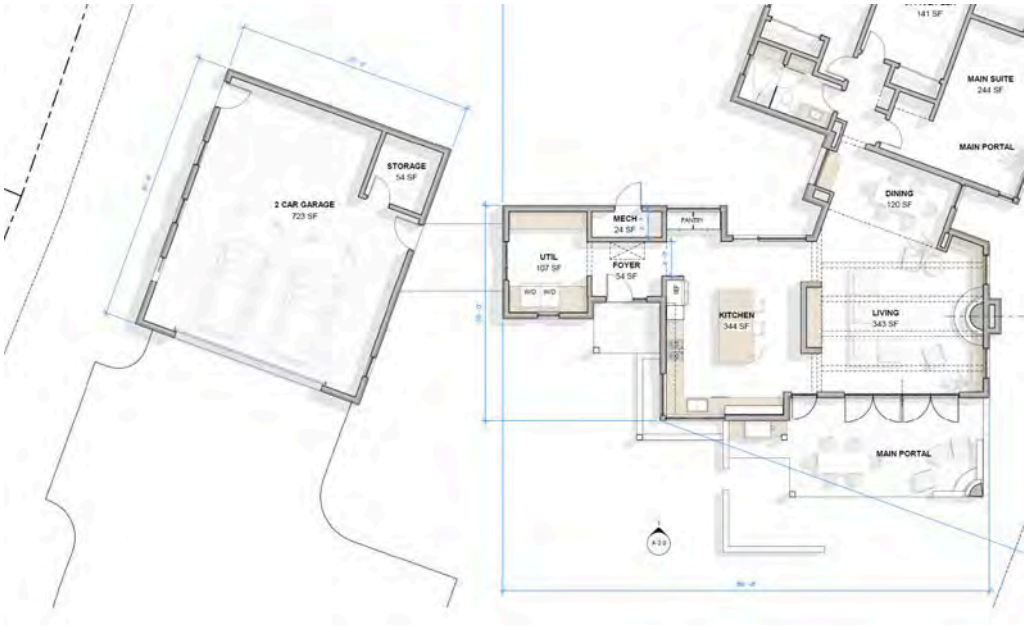


In the spirit of reiterating this certain component of the district’s character, the client and the architect would like to deploy a corner window unit at the publicly visible kitchen area (see elevations).

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

In short, the site plan that was developed in response to the site's conditions has influenced the placement of the driveway, garage, and front entry of the home. As such, the kitchen is situated in such a manner that is logically located, but also provides key views to the outside. This includes giving the ability of the person working at the kitchen sink to see incoming cars, arriving guests, and children playing in the west "front yard." The corner window unit has been positioned in the floor plan to address exactly these functions. It is our view that without this corner window, the floor plan does not reach its full functional potential, with tangible shortcomings regarding the site layout and the issues mentioned above. See plan snippet and interior kitchen rendering below for illustration:





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(iii) Strengthens 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:

For reasons mentioned in the first response, the building's design only works to strengthen the character of the city by being Pueblo style, single story, "true" exterior wood structural portals, divided lite windows on the publicly viewed facades, etc.

In addition, the home is for a young couple, from Santa Fe, who plan to start a family soon. The lot is near homes of previous generations of the same family. Everything about this project contributes to the community strength and overall integrity of the district and city's aesthetic and societal objectives.

Regarding a "full range of design options" and the ability of future residents to reside within the historic districts, the home is a thoughtfully planned 3 bed 2 bath with a detached two car garage - thereby making it extremely versatile and standard for a typical family's needs, including future generations.

Thank you for your consideration,

Rajah Bose, agent/architect
8/18/2025

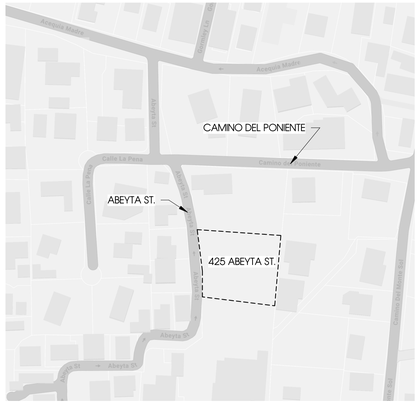
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CAMINO DEL PONIENTE
ABEYTA ST
425 ABEYTA ST

LANMAN RESIDENCE

CITY OF SANTA FE H.P.D. SUBMITTAL

VICINITY MAP



GENERAL NOTES

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
   -GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS;
   -INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION
   -ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS, INCLUDING THE 2021 NEW MEXICO ENERGY CONSERVATION CODE.
2. ALL DRAWINGS, SPECIFICATIONS & COPIES THEREOF FURNISHED BY THE DESIGNER SHALL REMAIN THE DESIGNER'S PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT.
3. DO NOT SCALE DRAWINGS; USE FIGURED DIMENSIONS ONLY.
4. IN CASE OF CONFLICT, LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
5. CONTRACTOR SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS & OTHERWISE VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS, INCLUDING THE CONTRACTOR'S SUB-CONTRACTORS & MANUFACTURER'S SHOP DRAWINGS. SHOULD ANY INCONSISTENCY EXIST, THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL INCONSISTENCIES ARE REPORTED TO THE DESIGNER & CLARIFIED OR CORRECTED. SHOULD NOT QUESTIONS BE ASKED IT IS ASSUMED THE CONTRACTOR INTERPRETS THE DRAWINGS PER THE ARCHITECT'S INTENT.
6. THE NOTES & DRAWINGS ARE INTENDED TO DESCRIBE & PROVIDE FOR A COMPLETE SCOPE OF WORK. THE CONTRACTOR SHALL MAKE EVERY ATTEMPT TO FURNISH ALL LABOR & EQUIPMENT NECESSARY FOR THE WORK AS DESCRIBED BY THE NOTES & DRAWINGS. IT IS UNDERSTOOD & AGREED BY THE CONTRACTOR THAT THE WORK DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL EVEN THOUGH EVERY ITEM NECESSARILY INVOLVED IS NOT INDIVIDUALLY MENTIONED
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION'S MEANS, METHODS, TECHNIQUES, SEQUENCES & PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. CONTRACTOR SHALL BE SOLELY RESPONSE FOR JOB SITE SAFETY.
8. ALL POSTED SIGNS SHALL BE FURNISHED BY THE CONTRACTOR & SHALL BE OF PERMANENT DESIGN. SUCH SIGNS SHALL NOT BE REMOVED OR DEFACED & F REMOVED, DEFACED OR LOST, SHALL BE REPLACED IMMEDIATELY.
9. ALL DIMENSIONS, UNLESS NOTED OTHERWISE (UNO.) ARE TO THE FACE OF STUDS, FACE OF MASONRY/CONCRETE WALLS OR CENTER OF OPENINGS.
10. PROVIDE ADEQUATE SUPPORT FOR STUDS WHERE INTERIOR WRING, PLUMBING, ETC. MAKES SPACING GREATER THAN 1' OC
11. PROVIDE CONTINUOUS BLOCKING AT ALL WALL HUNG CABINETRY & SHELVING.
12. ALL CONTINUOUS CLIPS & BLOCKING MUST BE FASTENED THROUGH THE STUDS. ALL FASTENERS USED TO ANCHOR COMPONENTS & OTHER CABINETRY ITEMS SHALL BE CONCEALED

CODE INFORMATION

ZONING:	R5
HISTORIC:	DOWNTOWN AND EASTSIDE HISTORIC DISTRICT
LOT SIZE:	20,174 SF (0.46 ACRE +/-)
PROPOSED LOT COVERAGE: (TOTAL ROOFED)	18.8%
OCCUPANCY:	R-3 SINGLE FAMILY
CONSTRUCTION TYPE:	VB
SETBACKS:	20' FRONT, 5' SIDES, 15' REAR
MAX. ALLOWED HEIGHT:	26' (VERIFY RE: HISTORIC)

BUILDING SIZE:

HEATED:	2,249 SF
GARAGE:	866 SF
PORTAL/OVERHANG:	673 SF
TOTAL HEATED:	2,249 SF
TOTAL ROOFED:	**3,788 SF**

PARKING: 2 GARAGE SPACES, 2 GUEST SPACES PROVIDED

HERS CERTIFICATE

HERS CERT TO BE LOCATED HERE

DRAWING INDEX

#	NAME	HISTORIC
G-0.0	COVER SHEET	X
G-1.0	SITE PLAN	X
A-1.1	FLOOR PLAN	X
A-2.0	ELEVATIONS	X
A-7.0	RENDERED VIEW	X

PROJECT CONTACTS

OWNER:

HENRY LANMAN III

ARCHITECT

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RAJAH BOSE, NCARB
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c: (505) 310 3737

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LANMAN RESIDENCE
425 ABEYTA ST,
SANTA FE, NM 87501

No.	Revision	Date

COVER SHEET

Date	8-19-2025
Drawn By	RMB

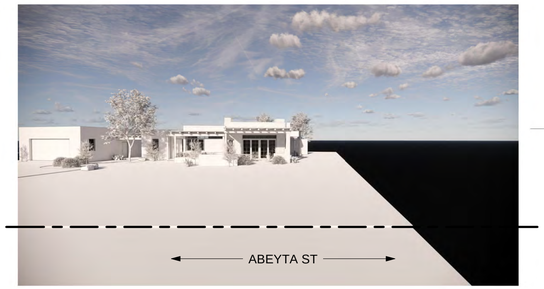
G-0.0

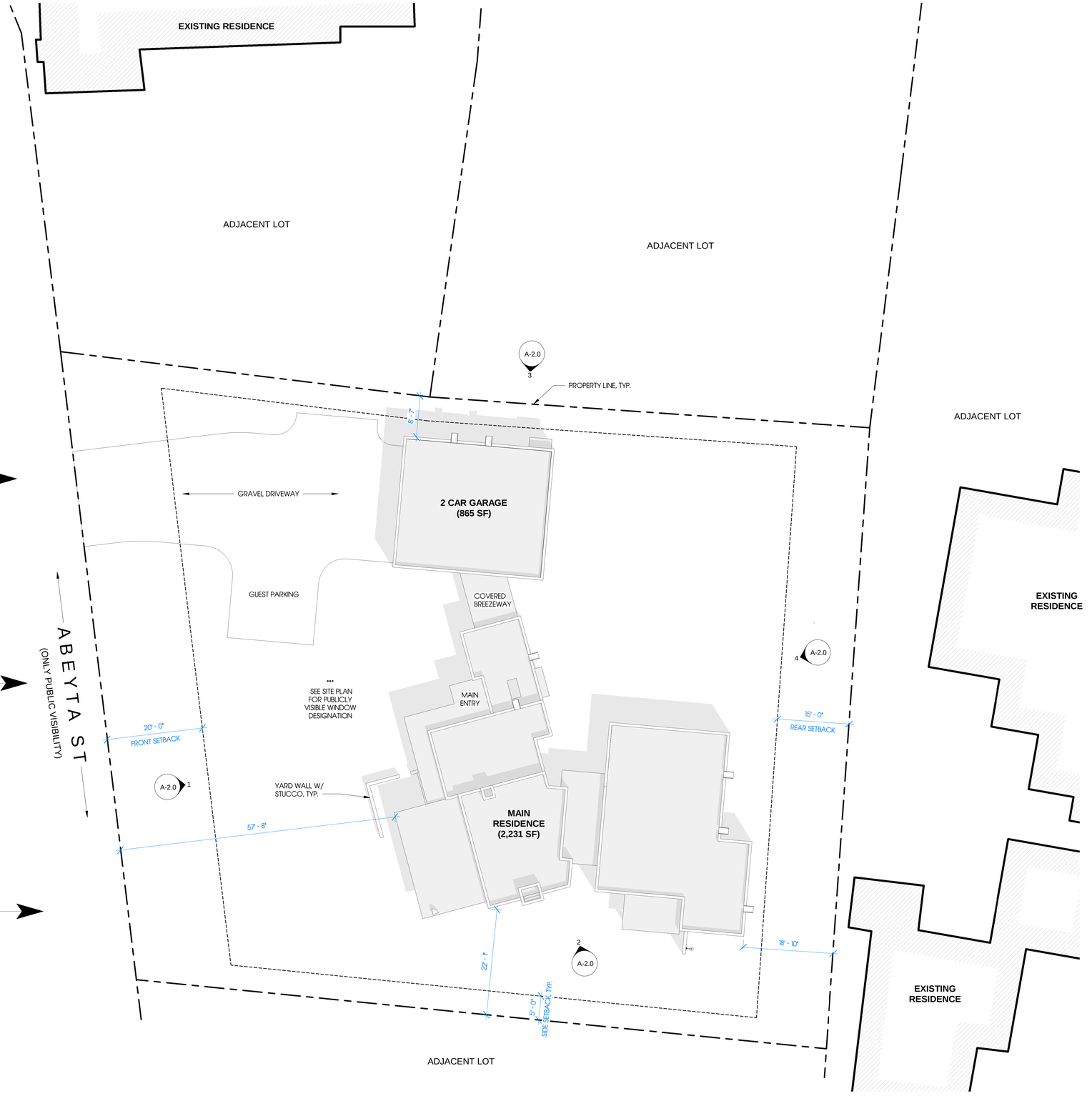
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Print Size:	24" X 36"

VIEWS WALKING DOWN ABEYTA ST









1 SITE PLAN
3/32" = 1'-0"

0' 4' 8' 16' 32'

PROJECT NORTH

TRUE NORTH

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rajahbose@gmail.com
studiobose.com

LANMAN RESIDENCE

425 ABEYTA ST,
SANTA FE, NM 87501

No.	Revision	Date

SITE PLAN

Date	8-19-2025
Drawn By	RMB

G-1.0

Scale	3/32" = 1'-0"
Print Size:	24" X 36"



GROSS FLOOR AREAS	
Name	Area
HEATED	2249 SF
GARAGE	866 SF

1 FLOOR PLAN
3/16" = 1'-0"

0' 2' 4' 8' 16'

TRUE NORTH

PROJECT NORTH

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LANMAN RESIDENCE

425 ABEYTA ST,
SANTA FE, NM 87501

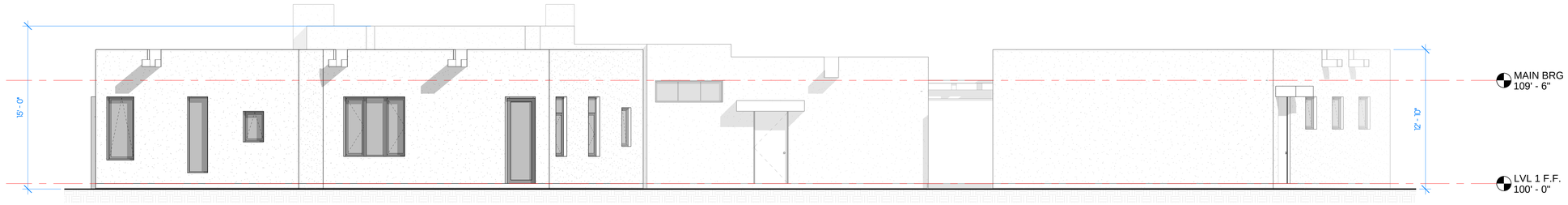
No.	Revision	Date

FLOOR PLAN

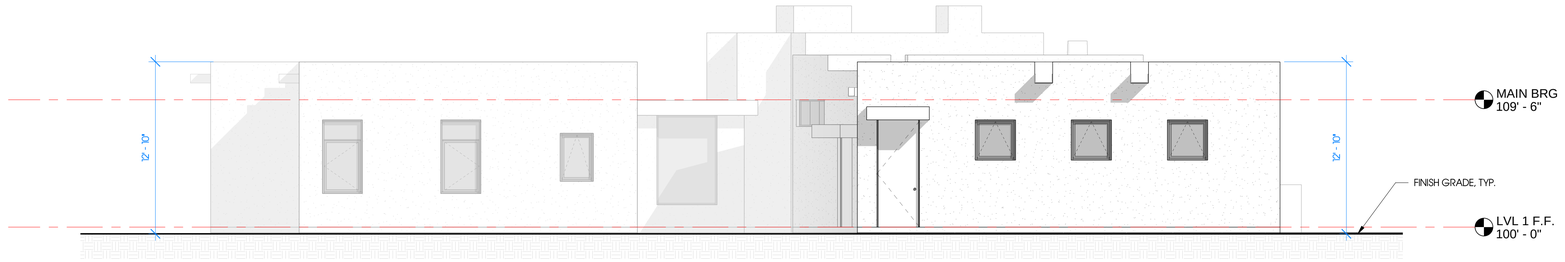
Date	8-19-2025
Drawn By	RMB

A-1.1

Scale	3/16" = 1'-0"
Print Size:	24" X 36"



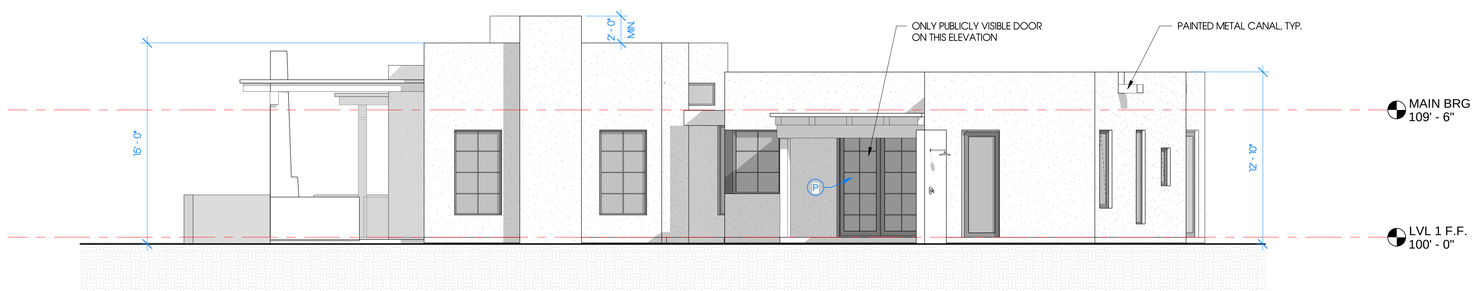
4 EAST ELEVATION
3/16" = 1'-0"



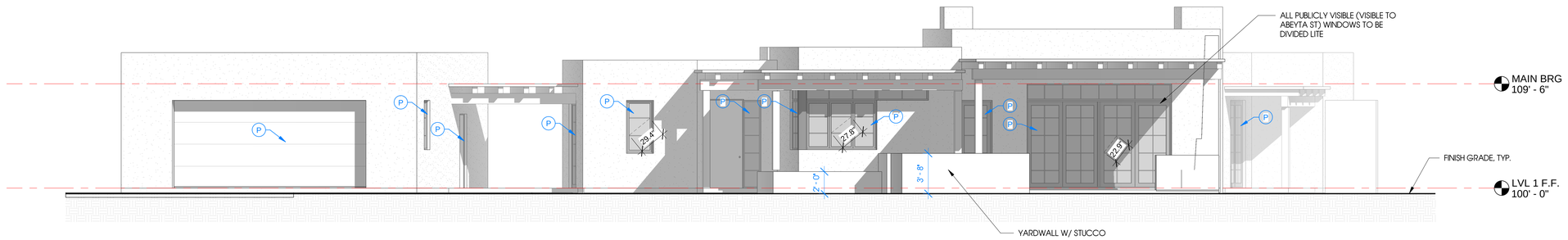
3 NORTH ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

- EXPOSED WOOD OR PAINTED METAL
- EARTH TONE STUCCO
- GLASS
- METAL CLADDING



2 SOUTH ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION (PARALLEL TO ABEYTA LOT LINE) - PUBLICLY VISIBLE
3/16" = 1'-0"

studio|BOSE
+1 (505) 310 3737
rajahbose@gmail.com
studiobose.com

LANMAN RESIDENCE

425 ABEYTA ST,
SANTA FE, NM 87501

No.	Revision	Date

ELEVATIONS

Date	8-19-2025
Drawn By	RMB

A-2.0

Scale	As indicated
Print Size:	24" X 36"

studio|BOSE

+1 (505) 310 3737
rajahbose@gmail.com
studiobose.com



LANMAN RESIDENCE

425 ABEYTA ST,
SANTA FE, NM 87501

No.	Revision	Date

RENDERED VIEW

Date	8-19-2025
Drawn By	RMB

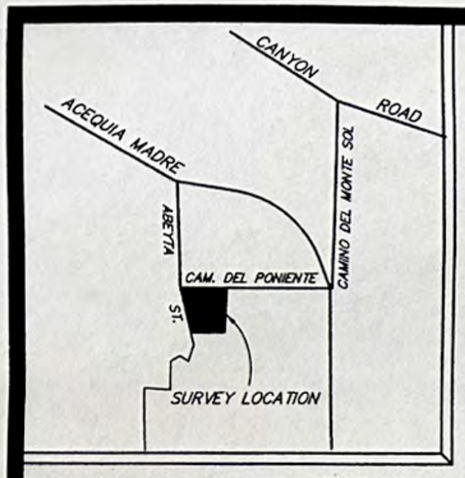
A-7.0

Scale
Print Size: 24" X 36"

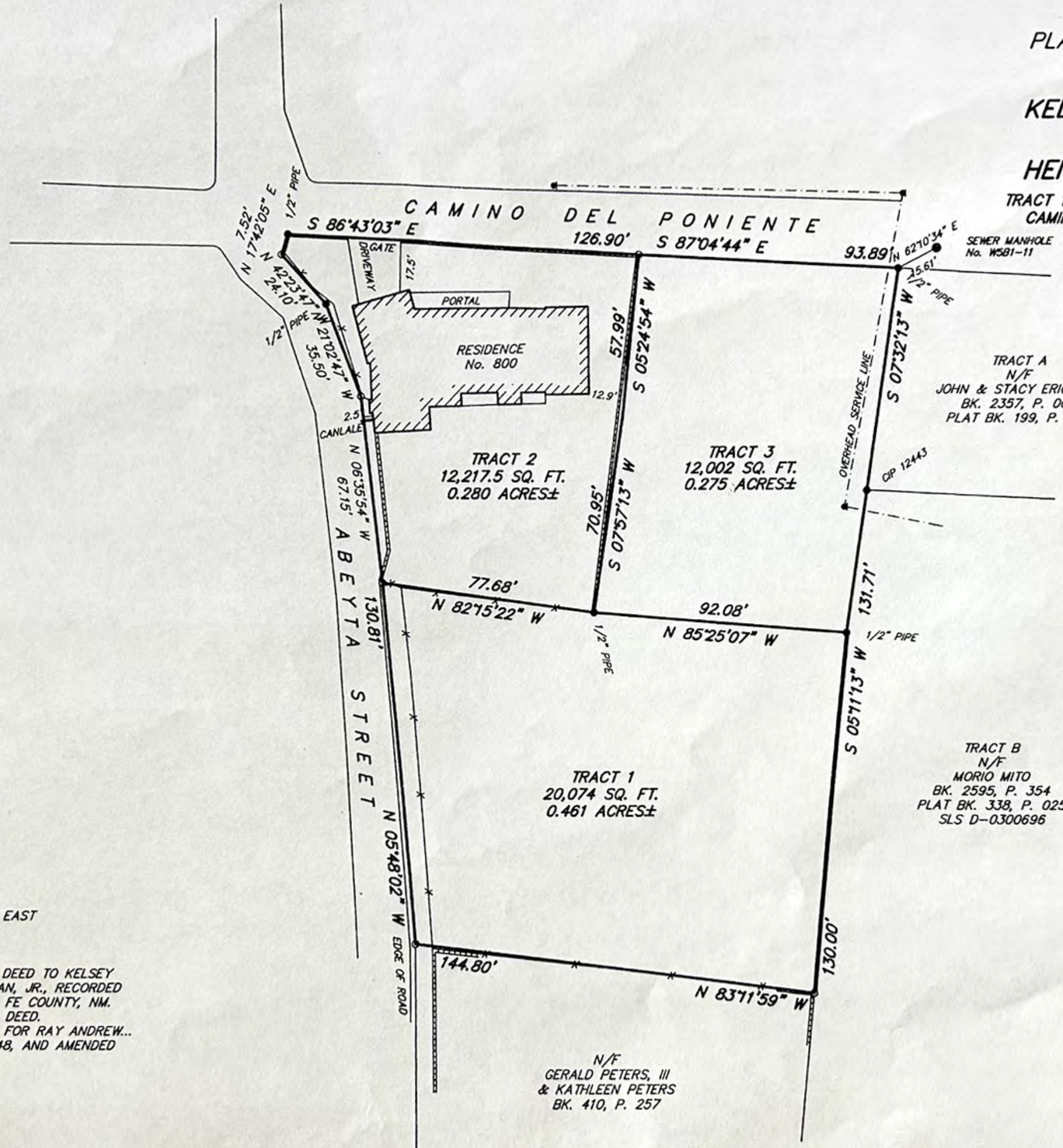
PLAT OF BOUNDARY SURVEY
FOR
KELSEY LANMAN CHESHIRE
&
HENRY REESE LANMAN, JR.

TRACT 1, TRACT 2, & TRACT 3 SITUATE AT 800 CAMINO DEL PONIENTE, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

752034



VICINITY MAP



TRACT B
N/F
MORIO MITO
BK. 2595, P. 354
PLAT BK. 338, P. 025
SLS D-0300696

SCALE: 1"=30'

0 30 60 90

LEGEND

- Sewer manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF THE EAST BOUNDARY OF TRACT 3, (S 5°00'00" E), WGS 84, GEODETIC, LOCAL.

2. THIS SURVEY IS BASED ON SPECIAL WARRANTY DEED TO KELSEY LUPHER LANMAN CHESHIRE & HENRY REESE LANMAN, JR., RECORDED AS INSTRUMENT No. 1464403, RECORDS OF SANTA FE COUNTY, NM. BEARINGS AND DISTANCES IN ( ) ARE FROM SAID DEED. REFERENCE SURVEYS: TRACTS OF LAND SURVEYED FOR RAY ANDREW... BY JAMES C. HARVEY, PS 44, DATED NOV. 23, 1948, AND AMENDED FEB. 16 & 18, 1949.

CERTIFICATE

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

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

Date of Field Work 8 October, 2008

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM.

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR

OFFICIAL SEAL
BernaDette Sánchez-Wiegel
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 7/30/2013

STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF November, 2012.

BY: Philip B. Wiegel

NOTARY PUBLIC BernaDette Sánchez-Wiegel MY COMMISSION EXPIRES 7/30/13

PUBLIC NOTICE

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

1687267

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 9 day of November A.D. 2012, at 11:57 o'clock P m., and was duly recorded in Book 752, Page 034 of the records of Santa Fe County.

Witness my Hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, New Mexico

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

INDEXING INFORMATION FOR COUNTY CLERK

BOUNDARY SURVEY

OWNER: KELSEY LUPHER LANMAN CHESHIRE & HENRY REESE LANMAN, JR.
LOCATION: 800 CAMINO DEL PONIENTE
SECTION 30, T 17 N, R 10 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
SANTA FE COUNTY, NM.
UPC No.: 1-055-098-086-397

DEL RIO SURVEYS, INC.

P.O. BOX 22773	SANTA FE, NM	820-9200
PROJECT No. 08100574	Dwg. PW / Ckd. DV	Date: 10/08/08 REV: 1

SPECIAL WARRANTY DEED

HENRY R. LANMAN, JR., as Grantor-Trustee of the HENRY R. LANMAN, JR. AND TINA E. LANMAN REVOCABLE TRUST u/a dated March 12, 2015, ("Grantor"), for consideration paid, grants to HENRY R. LANMAN, III, an unmarried person, ("Grantee"), whose address is 800 Camino del Poniente, Santa Fe, NM 87505, the following described real property in Santa Fe County, New Mexico:

> Tract 1 as shown on the plat of survey entitled "Plat of Boundary Survey for Kelsey Lanman Cheshire and Henry Reese Lanman, Jr., Tract 1, Tract 2 and Tract 3 situate at 800 Camino del Poniente, City of Santa Fe, Santa Fe County, New Mexico recorded November 9, 2012, Book 752, page 034, Instrument #1687267, records of Santa Fe County, New Mexico.
>
> SUBJECT TO: all liens, encumbrances, covenants, restrictions, easements of record, and unpaid taxes for the current and subsequent years.

with special warranty covenants.

WITNESS MY hand and seal this 22nd day of February, 2024.

HENRY R. LANMAN, JR. AND TINA E. LANMAN REVOCABLE TRUST u/a dated March 12, 2015

By: /Henry R Lanman Jr/
Henry R. Lanman, Jr., Trustee

COUNTY OF SANTA FE] SPECIAL WARRANTY DEED
STATE OF NEW MEXICO] ss PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 29TH Day Of February, A.D., 2024 at 10:45:33 AM
And Was Duly Recorded as Instrument # 2029100
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - KVAUGHN County Clerk, Santa Fe, NM

STATE OF NEW MEXICO)
)
COUNTY OF SANTA FE)

This instrument was acknowledged before me on February 22, 2024, by Henry R. Lanman, Jr., Grantor-Trustee of the Henry R. Lanman, Jr. and Tina E. Lanman Revocable Trust u/a dated March 12, 2015.

STATE OF NEW MEXICO
NOTARY PUBLIC
Dee Dee A. Madrid
Commission No. 1119316
Expires: August 11, 2025

/Dee Dee A Madrid/
(Signature of notarial officer)
Title of office: Legal Assistant
Commission No. 1119316
My commission expires: August 11, 2024

W4989291.DOCX

City of Santa Fe, New Mexico

memo

DATE: September 9, 2025

TO: Historic Districts Review Board Members

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

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

2025-011034-HDRB, 511 A Camino Sin Nombre, Downtown & Eastside Historic District, contributing, Michael Krantz, agent for Martin Montoya, owner, proposes to demolish a contributing residential structure. An exception is requested to 14-5.2 (D)(1)(a) for demolition of a historic structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: HCPI neighboring lot

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

____ **Site Plan/Floor Plan**

____ **Elevations**

__x__ **Photographs**

__x__ **Other:** demolition criteria, exception criteria, Structural Engineer's report, City inspectors' report

STAFF RECOMMENDATION:

Staff finds that the exception and demolition criteria have been met and recommends approval of the exception to 14-5.2(D)(1)(a) to demolish this contributing residence, and staff finds that the application complies with Section 14-3.14 Demolition of Historic or Landmark Structures.

Sample motions:

a. In Case number 2025-011034-HDRB at 511 A Camino Sin Nombre, approve/deny the application for demolition of the residential structure.

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

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Streetscape:

Camino Sin Nombre is a narrow dirt road running north off of Camino San Acacio. The road is on a slight hill, so Camino San Acacio is higher than the subject site. Therefore, most rooftops are publicly visible with skylights, various roofing materials, satellite dishes, and other rooftop appurtenances. The lots are fenced with a variety of yard walls and coyote fences; most are taller. The houses are mostly vernacular in style and low in height. Though there are several two-story sections to some residences. There is a combination of divided lite and single lite windows in a variety of green and natural colors.



Figure 1: Property Location

Site Description:

The single-family residence at 511 A Camino Sin Nombre is listed on the GIS map and through previous case documentation as contributing to the Downtown and Eastside Historic District. The status appears to have been designated with the district's updates in the early 1980s, as there are no cases to clarify the status.

The single-family residence located 511 Camino Sin Nombre, to the south of the subject property, was constructed in the 1920s of adobe and had a major remodel in 1989, with additional work in 1994 and 2005. This property at 511A Camino Sin Nombre may have been constructed about the same time, given that the two structures are connected, but the HCPI holds no information on the structure, and there are no cases for the property on file. There is no documentation for review regarding the other neighboring lots.

Staff usually requests a new HCPI and status review with primary façade designation for properties before any request for demolition or remodel request; however, in this case, the condition of this property dictated that the status review would not impact the request for the demolition, and the applicant has opted to request an exception to demolish a contributing structure.

The structure is constructed of adobe with stucco and has two chimneys and a metal roof. The street-facing façade holds a wood panel entry door, a block window, and a second small entry door. To the north of the main entry, what was a window that is now boarded up. The roof and other fenestrations have been missing for some time, so that the interior of the building is dirt and rubble. The adobe walls are melted at varying heights around the exterior of the building.

Looking at the photos from the 1989 case for the neighboring lot, this residence appears to have been maintained. It is difficult to tell from the Google image from 2007 the exact condition of the overall property, but it is obvious from the 2013 image that the building has been in disrepair for at least twelve years. There is evidence that the building was maintained over time, and this appears to be demolition by neglect.



Figure 2: 511 A Camino Sin Nombre

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Demolish the residential structure. An exception is requested to 14-5.2 (D)(1)(a) for demolition of a historic structure.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2 (D)(1)(a). The applicant requests an exception for the demolition of a historic structure.

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

Applicant Response: The character of the streetscape is purely residential. The current ruined structure damages the streetscape by preventing anyone from living there. Our demolition and subsequent rebuilding will greatly improve the streetscape, not damage it.

Staff Response: The staff finds that this criterion is met. While this structure may have been fabulous in the days when it was cared for, its deteriorated condition does not contribute to the character of the district.

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

Applicant Response: Again, our demolition will enhance the public welfare by removing a dangerous ruin from the block and eventually restoring the site as a lovely adobe residence.

Staff Response: The staff finds that this criterion is met. The deteriorated building is collapsing and is unsafe for entry. Although it is on private property, accessing it would be dangerous.

(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: We haven't reached the design phase for this site, since we first must get official permission to demolish the existing ruined structure, but of course, we are planning to submit our plans for an adobe home that is in keeping with San Acadio's character and tradition. We love Santa Fe, want to be good members of this community, and hope and expect that our restoration of the currently dangerous site at 511A Camino sin Nombre will enhance that street and block's livability for everyone concerned.

Staff Response: The staff finds that this criterion is met. While any replacement structure has not yet been designed, the applicant will be working with staff to ensure that the final design will comply with the design standards and will be compatible with the neighborhood context and district.

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

Applicant Response: Only that the current structure is destroyed, uninhabitable, and indeed dangerous to the entire block. The site has to be demolished so that we can build a proper house there, which will benefit everyone on the block.

Staff Response: The staff finds that this criterion is met. The abandoned structure has deteriorated and no longer contributes to the character of the streetscape.

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

Applicant Response: The current dismal state of the site long predates our purchase of the property. We hope to restore it.

Staff Response: The staff finds that this criterion is met. The new owners purchased the property with hopes of reestablishing the streetscape, as the damage to the structure is a hazard.

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

Applicant Response: I have researched this. Here is the complete Subsection in the section:

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.

As I have described in all my other answers to the questions posed in these documents, everything we hope to do at 511A Camino sin Nombre will enhance the welfare of the people of Santa Fe. We're buying a ruined and dangerous property and plan to restore it as a safe residence in proper Santa Fe/San Acacio style, in keeping with city processes and regulations.

As any rational observation of the site will attest, we cannot preserve the current building. But our actions of demolishing it and building a new adobe home will greatly serve to preserve the livability, culture, and harmony of the neighborhood and its residents and visitors by turning a ruined and dangerous site into another lovely house.

Staff Response: The staff finds that this criterion has been met. Removal of the dilapidated building and proposed construction will preserve the character of the streetscape even if this

historic building cannot be preserved. It may be possible to incorporate some of the design features of the existing structure, such as metal roofing, into a newly constructed building.

DEMOLITION CRITERIA AND RESPONSES:

Per Section 14-3.14: Demolition Criteria for determining if a demolition in a Historic District should be approved or denied

(a) *Whether the structure is of historical importance.*

Applicant Response: I know of no historical relevance to this site, and have done as much searching back as I'm capable of. I believe staff at the Historical Review Board have also looked and found the same result. 511A Camino sin Nombre is in San Acacio, a historically relevant neighborhood, but the property itself has simply been a residential property going back many decades.

Staff Response: The staff finds that this criterion is met. The structure is too dilapidated to contribute to the neighborhood. While it is statused as contributing, there is no documentation or rationale for the granting of the contributing status.

(b) *Whether the structure for which demolition is requested is an essential part of a unique street section or block front, and whether this street section or block front will be reestablished by a proposed structure; and*

Applicant Response: Camino sin Nombre is a residential street lined with adobe homes, but no unique characteristics. The ruined state of 511A hurts the street. We propose to demolish the existing ruin so that we can build a new adobe home in proper San Acacio style, which will greatly benefit the street and neighborhood.

Staff Response: The staff finds that this criterion is met. While the building may have contributed to the streetscape, the neglect and resulting condition of the structure have rendered it so that it no longer contributes to the streetscape and is a hazard to the neighborhood. The relationship to the block front may be reestablished by a new residence on the site.

(c) *The state of repair and structural stability of the structure under consideration.*

Applicant Response: The current structure is a dangerous ruin - structurally sound, uninhabitable, and unsalvageable. This is the unanimous opinion of everyone who has seen the property, including the structural engineer who contributed to our demolition proposal. I have no doubt that the city inspector will conclude the same. The current ruin must be demolished in order to restore 511A as a habitable site on the block, which will be great for the street, the neighborhood, and the city.



Figure 3: Interior of the Structure

Staff Response: The staff finds that this criterion has been met. Per the Structural Engineer's Report, "Based on our observation, the residence does not meet any code requirements, is structurally unsound, and repair of the residence in its existing condition is not practical. We would recommend complete demolition. "

RELEVANT CODE CITATIONS:

14-3.14 DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE

(G) **Standards**

(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the *structure* is of historical importance;

(b) Whether the *structure* for which demolition is requested is an essential part of a unique *street* section or block front, and whether this *street* section or block front will be reestablished by a proposed *structure*; and

(c) The state of repair and structural stability of the *structure* under consideration.

(2) In determining whether a request for demolition of a *landmark structure* should be approved or denied, the HDRB and *governing body* shall consider the following:

(a) The historical importance of the *structure*; and

(b) The state of repair and structural stability of the *structure*.

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

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

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture, and material between *buildings* of historic design and those of more modern design.

(C) Regulation of Significant and Contributing Structures in the Historic Districts

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken.

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

(5) Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section, provided that such exception does not exceed the underlying zoning.

(a) Height

If the *applicant* requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the *applicant* shall first receive an exception to this Section 14-5.2. If approved by the historic board, the *applicant* shall proceed to the board of adjustment or other applicable *city* body for consideration of the proposed variance.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and

enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall conclusively demonstrate, and the board shall make a positive finding of fact, that such exceptions comply with all the criteria listed as follows:

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

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

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

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

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

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

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

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

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

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

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

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.

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

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

(F) **Historic Review District**

(1) Applicability

(a) The division shall review and approve or deny all *applications* for new construction, exterior alteration, and demolition of *structures* in the historic review district in accordance with the standards set forth in this section.

(b) The historic districts review board shall review and approve or deny new construction of commercial, *residential* multi-unit, public *structures*, and those *structures* requiring the Board's review as specified in Subsection 14-5.2(D)(9)(a). 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.

(2) District Standards

(a) The following structural standards shall be complied with whenever 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:

(i) Slump block, stucco, 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 masonry *units* or unstuccoed cement shall not be used as exterior *wall* materials; and

(ii) The color of stuccoed *buildings* shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white, except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and *portals* may be emphasized by the use of white or other colors or materials. Painting of *buildings* with bold repetitive patterns, or using *buildings* as signs, is prohibited.

(b) 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, and *hipped roofs* can be designed as "wall-dominated" solutions and are allowed. However, gabled, shed, and *hipped roofs* are

only allowed if sufficient evidence is provided by the *applicant* showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related *streetscape*, as viewed when standing in the public *street* in front of the site. The height of the roof above the *wall* shall be no greater than the height of the *walls*. Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.

(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, direct gain, or other 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 pitched roofs, by integrating the collector into the pitch.

(v) In-ground solar collectors by a *wall* or vegetation;

(vi) In *wall* collectors or *greenhouses*, 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) Roof-mounted mechanical, electrical, and telephone equipment and other obtrusive *structures* 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* problem.

(e) No cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in freestanding *walls*.

(f) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that *structures* be designed to appear essentially as *structures* with massive *walls* which are defined as being built or appearing to be built of *adobe* construction, *wall* thickness appearing massive in relation to *wall* height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the *structure*. Solid *wall* space shall be greater in any façade than window or door space combined. Exceptions are allowed for south-facing *walls* for solar equipment as provided in Subsection (F)(2)(c) of this section and under *portales*. The mass elements that make up the *building* composition shall appear as single blocks. *Buildings* with ground coverage of over twenty thousand 20,000 square feet and over one *story* shall be designed to appear more as an aggregation of smaller " *building* blocks" rather than a single large box or block. (Ord. No. 2002-37 § 28)

(g) *Walls* and fences visible from the *street* shall be built of brick, *adobe*, rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials.

Walls of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not visible from the *street*.

(h) When parking spaces are required for commercial or multi-family *residential buildings*, they shall be placed to the rear or side of the *building*. When parking areas are visible from the *street*, they shall be screened from view by *walls*, fences, vegetation, planters, earth berms, or other means.

(G) **Historic Transition District**

(1) Purpose

(a) 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 preserves *property* values and attracts tourists and residents alike, be preserved, some of the qualities being:

(i) The continued existence and *preservation* of historic areas and *buildings*;

(ii) The continued construction of *buildings* in the historic styles; and

(iii) A general harmony as to style, form, color, proportion, texture, and material between *buildings* of historic design and those of more modern design.

(b) The *governing body* hereby establishes a process for review of style, form, color, proportion, texture, and materials as part of the *building permit* process in the historic transition district.

(2) Applicability

Submittals of required elevations and plans, and approval of these submittals by the planning and land use department, are required before a *building permit* is given for construction, renovation, or exterior *remodeling* of any exterior feature of a *building* or *structure* subject to public view from any public *street*, way, or other public place. Demolition shall not require prior approval by the planning and land use department. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

(3) 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 or altered:

(a) Architectural Style

(i) Materials

It is intended that exterior *wall* materials express a monolithic and massive appearance. Stucco, brick, slump block, and stone are allowed. Materials such as aluminum siding, metal panels, mirrored glass, and unstuccoed masonry *units* or cement are not allowed. Wood siding is not allowed for an entire *wall*;

(ii) Color

The color of stuccoed *buildings* shall predominantly be in brown, tans, or local earth tones. This does not include chocolate brown colors or white, except dull or matte off-white (yeso). Surfaces of stone or brick shall be in the natural color. Entries and *portals* may be emphasized by the use of white or other colors or materials. Painting of *buildings* with bold repetitive patterns, or using *buildings* as signs, is prohibited.

(iii) Roof Form, Slope, and Shape

buildings

building's

walls

Buildings

hipped roofs

wall

walls

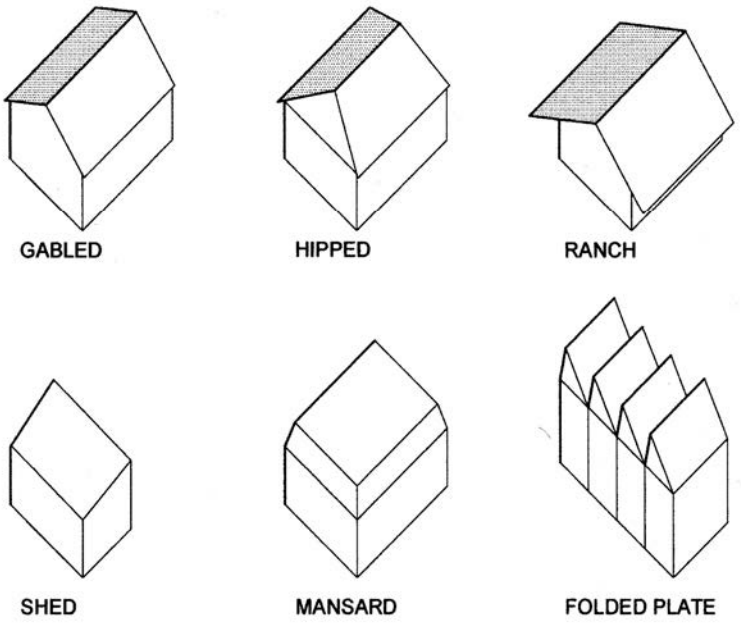


Illustration 14-5.2-7 Examples of Roof Type

(iv) Solar Equipment

A. It is intended that the use of solar and other energy-collecting and conserving strategies be encouraged. The use of large glazed areas on south-facing *walls* for collectors, trombe *walls*, *greenhouses*, garden rooms, direct gain, or other collecting purposes is allowed. Solar equipment shall be screened as follows:

1. raising the parapet;
2. setting back from the edge of the roof;
3. Framing the collector with wood;
4. In the case of pitched roofs, by integrating the collector into the pitch;
5. In case of ground solar collectors, by a *wall* or vegetation;
6. In the case of *wall* collectors or *greenhouses*, by enclosing by end or other *walls*;
7. Other means that screen the collector or integrate it into the overall *structure*. Non-glare materials shall be used in solar collectors.

B. Roof-mounted equipment: roof-mounted mechanical, electrical, and telephone equipment and other obtrusive *structures* shall be architecturally screened with opaque materials, for example, by raising the parapet, and shall be of a low profile to minimize the *screening* problem;

C. Cantilevers, arches: no cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in free-standing *walls*.

(b) Size, Mass, and Shape

(i) To emulate traditional Santa Fe architecture and construction traditions, it is intended that *structures* be designed to appear essentially as *structures* with massive *walls*. *Structures* with massive *walls* are defined as being built or appearing to be built of *adobe* construction, with *wall* thickness appearing massive in relation to *wall* height, and where applicable, the depths of windows, doors, and entry openings showing the massiveness of the *structures*. Solid *wall* space shall be greater in any façade than window or door space combined. Exceptions are allowed for south-facing *walls* for solar equipment as provided in Subsection (G)(3)(a)(iv) of this section, and under *portales*; (Ord. No. 2002-37 § 29)

(ii) The mass elements which make up the *building* composition shall appear as single blocks;

(iii) *Buildings* with ground coverage of over twenty thousand (20,000) square feet and over one *story* shall be designed to appear more as an aggregation of smaller " *building* blocks" rather than a single large box or block. A human *scale* shall be achieved near ground level on large commercial, multi-family *residential,* and public *buildings* and along *street* façades and entryways through the use of such *scale* elements as windows, doors, columns, and beams. Human *scale* means the entrances, windows, doors, columns, and beams on large *buildings* are in proportion to the people using the *building*.

For example, a ten-foot high entrance cover is in proportion to a *person* using it. A thirty (30) foot high colonnade is not.

(c) Walls and Fences

Walls and fences visible from the *street* shall be built of brick, *adobe*, rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. *Walls* of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not visible from the *street*.

(d) Remodeling and Alteration

Persons requesting approval for *building permits* for *remodeling* or alteration of nonconforming *structures* shall not be required to bring the total *structure* into conformance with the standards for the historic transition area. However, the portion of the *building* that is remodeled or altered shall conform to those standards. *Remodeling* of *structures* of architectural and historic interest or individually entered on the *state* register of cultural properties or national register of historic places or designated as significant on either register shall be related to and compatible with the *structure*. "Related to and compatible with" means existing together with unity and coherence.

(4) Final Review

(a) All *applicants* for final review shall submit:

(i) Three copies of four *building* elevations drawn to *scale*. Elevations shall be drawn with sufficient detail to show the architectural design of the *structures*, including proposed exterior finish materials, textures, and colors;

(ii) Three copies of a dimensioned plan drawn to *scale* which shows *building* location and configuration in relation to other site improvements, including but not limited to parking *lots* and utilities.

(b) The planning and land use department shall make a determination of whether the plans and elevations are in compliance with the requirements of this section within five working days from the date of the *application* to the *city*. If the submitted information is inadequate, the division may postpone action until a date agreed upon by the division and the *applicant*. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

(c) Final approval, disapproval, or conditional approval shall be noted on the face of the *application* and signed by a representative of the planning and land use department. If conditional approval is given, the list of conditions shall be attached to the *application*. If the *application* is disapproved, the sections of the historic transition district with which the *application* did not comply shall be noted on the *application*. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

(d) No approval by the planning and land use department shall be required for repairs that do not in any way alter any exterior feature in view from any public *street*, way, or public place, or for repainting it the same color. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

(5) Property Use and Zoning District

The *property* in the historic transition district may be used for any use permitted in the zoning district of which the *property* in question is a part. The *property* in the historic transition district shall be subject to the requirements, uses, height, and other regulations of the zoning district of which the *property* is a part.

(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 *buildings* 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 on 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 the 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)

(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 the 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)

H960

building threatened? yes

surveyed date 26 x 84 by MB

county Santa Fe

ID no. 05161571

HPD log number SFHD-6-1571

UTM reference zone 12 13 easting northing

location description

511 C. Sin Nombre

city/town Santa Fe

land grant/reservation

building name

legal description twsp N S range E W sec

ph. roll by MB no. 20

negative nos. 25

loc. of neg. HPD



plan shape

date of construction P estimate actual

source BD

use
present residential
other
historic residential
other

condition
excellent good
fair deteriorating

style

foundation material

wall material/surface

degree of remodeling
minor moderate major
describe:

architectural features

surroundings Res

relationship to surroundings
X similar not similar

district potential
yes no

significance
eligible of X none
interest

if eligible, why?

comments

associated buildings? yes
what type?

if inventoried, list ID nos.

see back? yes

The following documents are for 100 and 102 Victoria to the east of the subject property and 511 Camino Sin Nombre to the south of the subject property to help with the perspective of the development of the area.

There is no documentation for 509 Camino Sin Nombre to the north of th subject property

H 3514

building threatened? yes	surveyed date 29-XI-84 by mb	county Santa Fe	fn no. 051611572
field map number SFHD-6-1572		ref. reference zone 12 13	easting northing

location description
100 Victoria

city/town
Santa Fe

land grant/reservation

building name

legal description
twsp N S range E W sec ¼ ¼

ph. roll by mb no. 20	negative nos. 26	loc. of negs. [illegible]

plan shape



date of construction
P estimate actual
source

use
present residential
other
historic residential
other

condition
excellent good
fair deteriorating

degree of remodeling
minor moderate major
describe:

style

foundation material

wall material/surface

architectural features

surroundings
Res

relationship to surroundings
X similar not similar

district potential
yes no

significance
eligible of X none
interest
if eligible, why?

associated buildings? yes
what type?

if inventoried, list HD nos.

see back? yes

site notes
Taken on this street taken for vehicle.
Reason - large predatory dog - better described as elephant with teeth. First roll did not develop properly.

building threatened? yes	surveyed date 29-X-84 by mb	county Santa Fe	ID no. 051611573 H3516
field map number SFHD-6-1573		UTM reference zone 12 13	easting northing

location description
102 Victoria

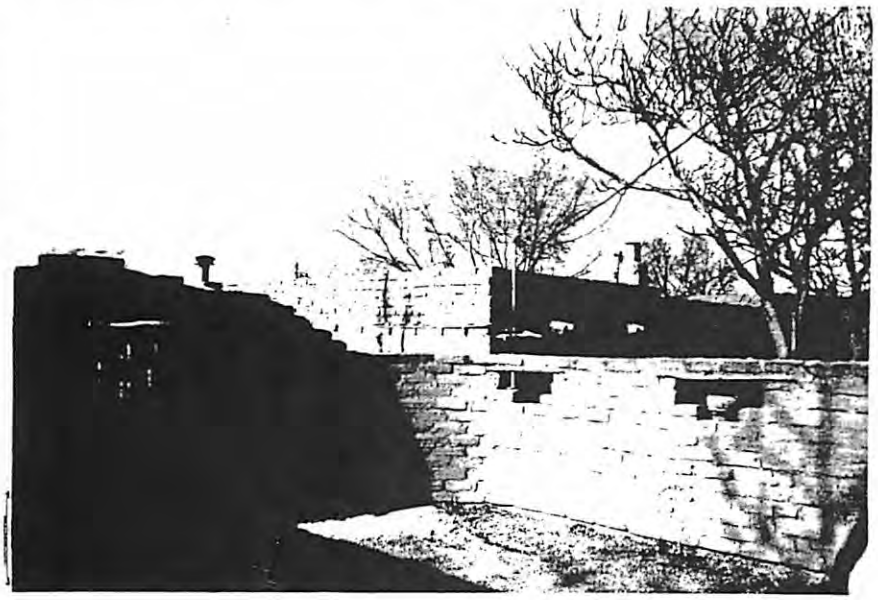
city/town
Santa Fe

land grant/reservation

building name

legal description
twsp N S range E W sec ¼ ¼

ill. roll by mb no. 20	negative nos. 27	loc. of neg. [illegible]



plan shape

date of construction
P estimate actual
source

use
present residential
other
historic residential
other

condition
excellent good
fair deteriorating

degree of remodeling
minor moderate major
describe:

style

foundation material

wall material/surface

architectural features

surroundings
Res

relationship to surroundings
X similar not similar

district potential
yes no

significance
eligible of interest X none
if eligible, why?

associated buildings? yes
what type?

if inventoried, list ID nos.

comments

see back? yes

H-83-235
102 VICTORIA STREET



building threatened? yes	surveyed date 26-SI-84 by mb	county Santa Fe	ID no. 051611570
survey map number SFHD-6-1570		NAD reference zone 12 13	easting northing

location description
511 Sin Nombre

city/town
Santa Fe

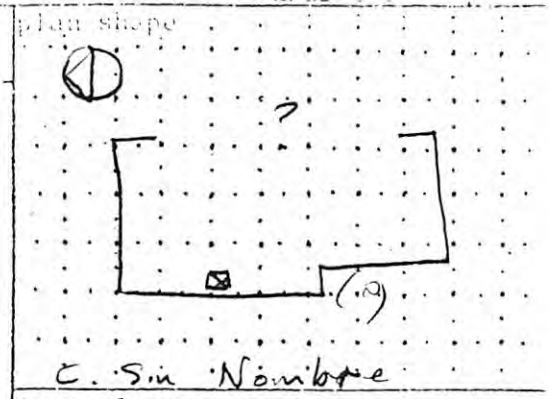
land grant/reservation

building name

legal description
twsp N S range E W sec ¼ ¼

ill. roll by mb no. 20	negative nos. 24	dec. of neg. NEW	plan shape





C. Sin Nombre

date of construction
1920s estimate ____ actual
source

use
present residential
other ____
historic residential
other ____

condition
___ excellent ___ good
___ fair X deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style
~~Spanish Pueblo~~
NM UV

foundation material
NV

wall material/surface
Adobe Stucco

architectural features
Roof - Shed to rear. low parapet wall.
1 brick chimney. Vigas almost flush w wall
Window - 1 large fixed w wd surround & mtl drip plate over lintel.
1 six lite fixed at (a)
Door - 4 lite 4 wd panel. Wd screen door. Wd surround.
Nicho cut in wall W. wd reveal.

surroundings
Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible X of interest ___ none
if eligible, why? CONTRIB.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

Case # H-89-194
511 Cm. Sin
Nombre





NEW PLAN

- Summary
- Details
- Location
- Additional Info
- Workflow
- Linked Records
- Holds
- Contacts
- Fees
- Bonds
- Activities
- Files
- Print Documents
- Conditions
- Tasks

Plan Type *: Historic Districts Review Board

Project:

Apply Date: 06/12/1989

Work Class *: Historic Districts Review Board

District *: Default

Expire Date:

Status *: Approved

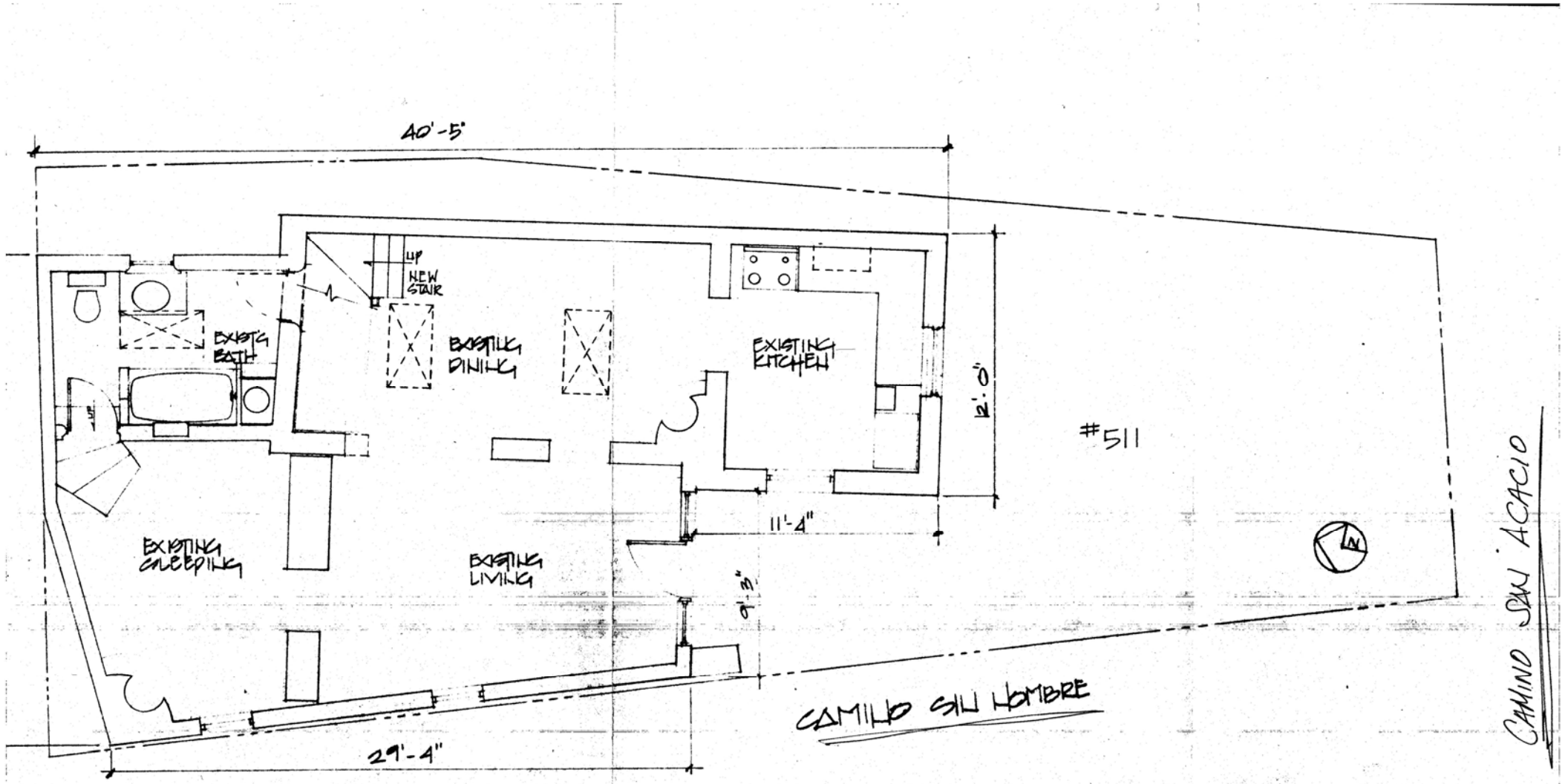
Assigned To:

Complete Date:

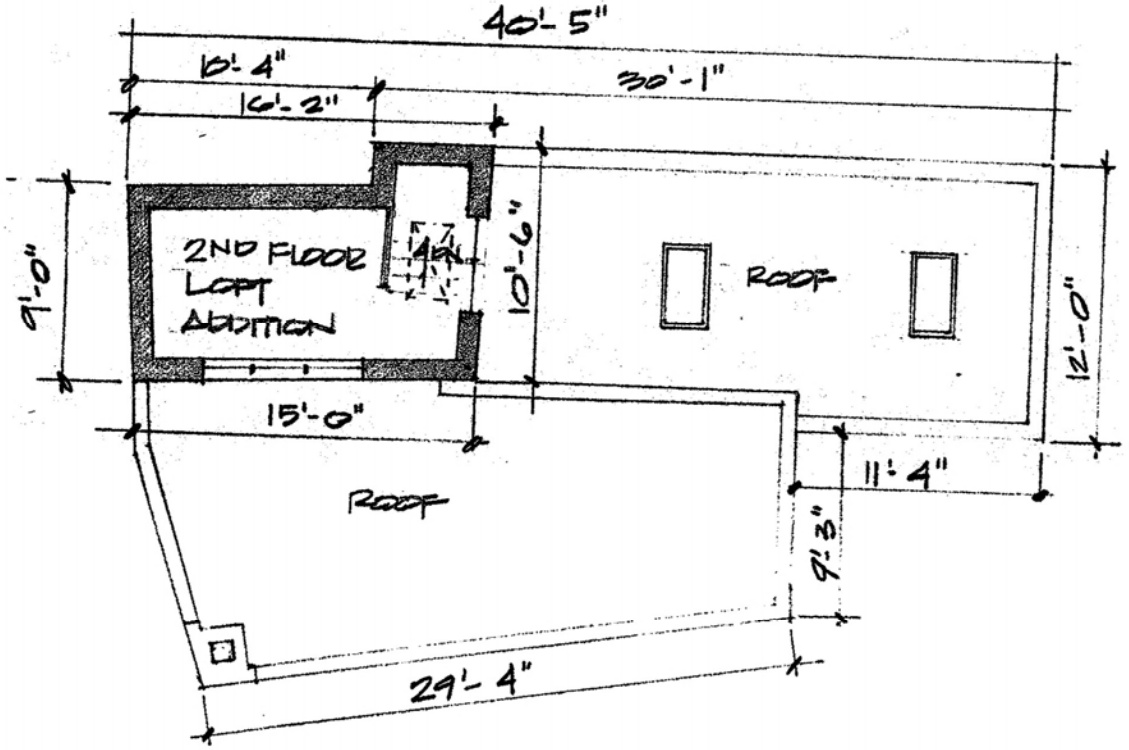
Valuation: $0.00

Approval Expire Date:

Description: ADDITION TO EXISTING STRUCTURE



ADDITION FOR
511 CAMINO SIN HOMBRE
SANTA FE, NM



EXISTING AREA : 775 SQ.FT.
PROPOSED ADDITION: 151.5 SQFT

PLAN OF PROPOSED 2ND FLOOR LOFT SHOWING ROOF

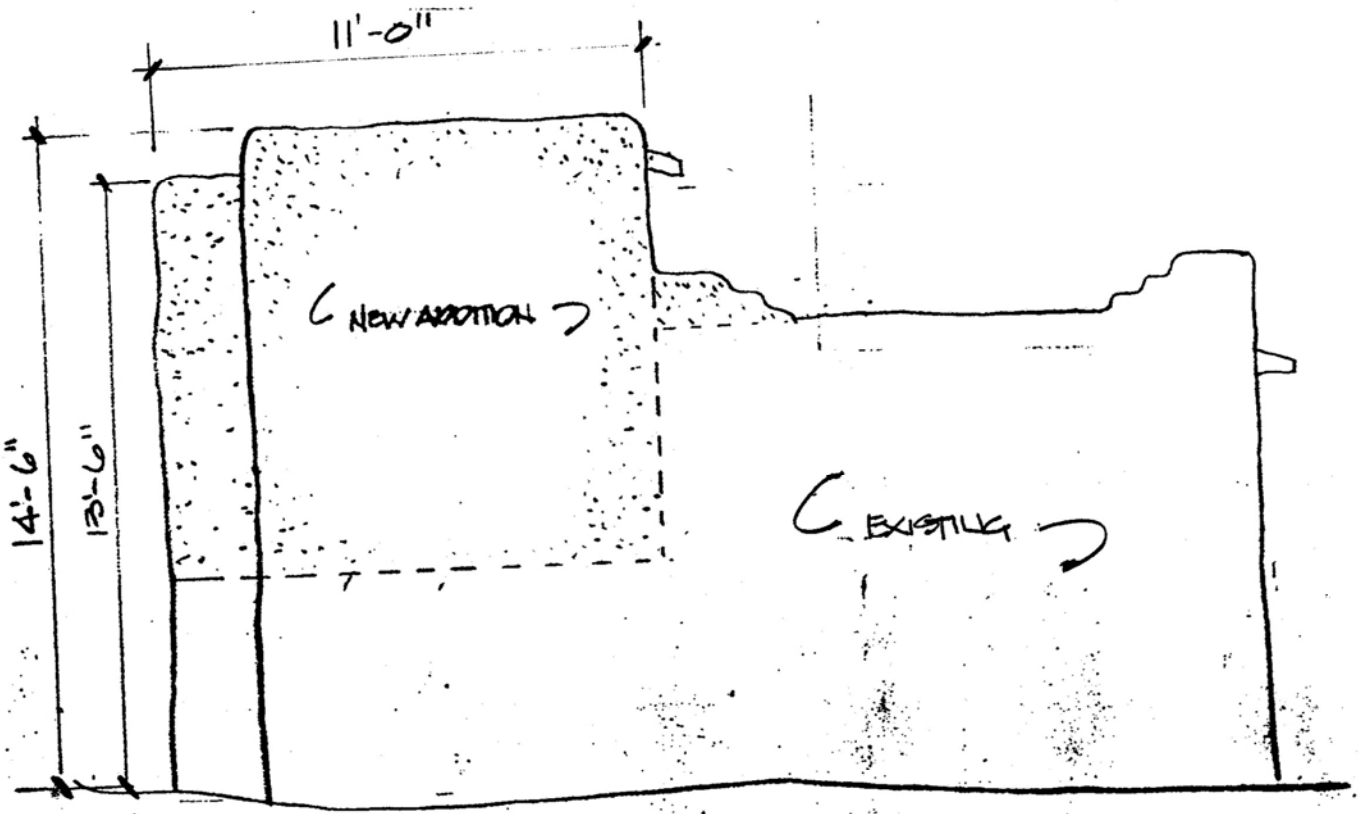
SCALE: 1/8"=1'-0"



511 CAMINO SIN NOMBRE

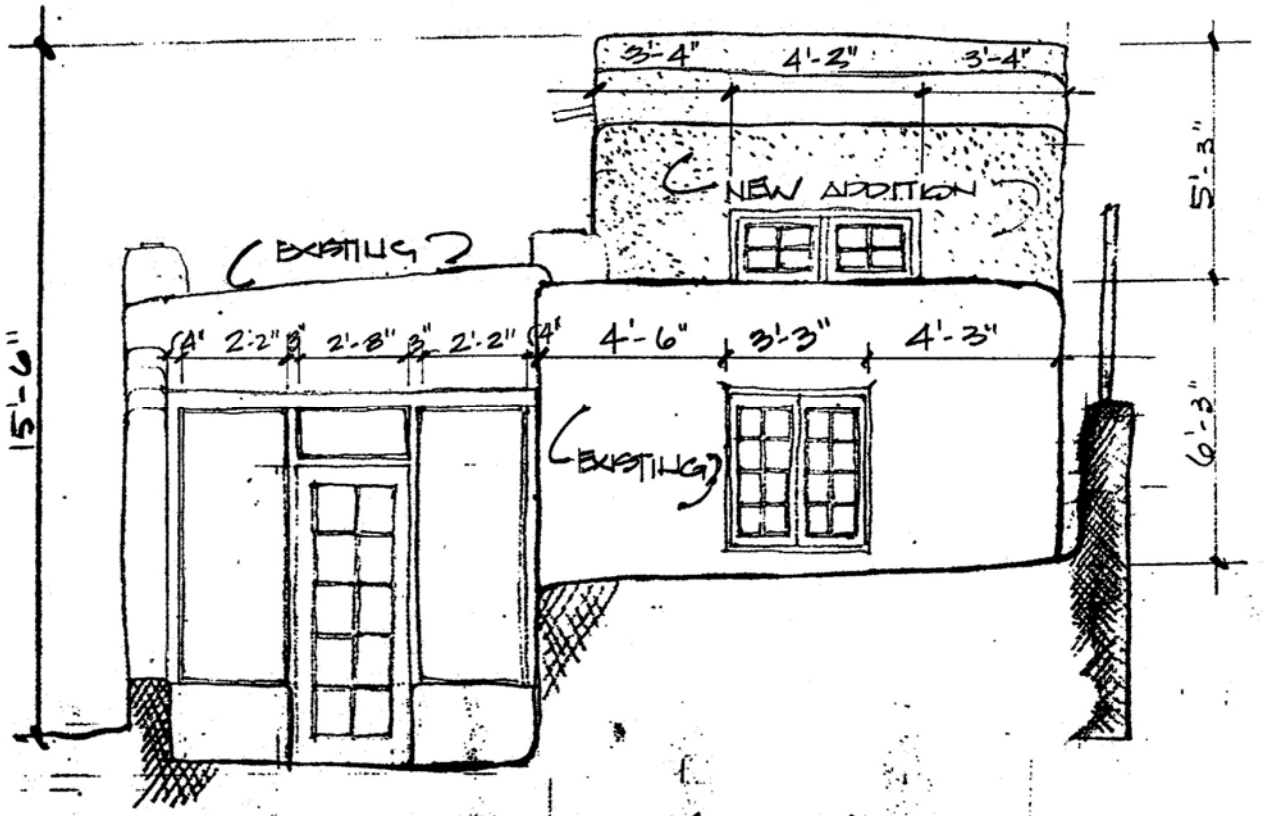
PAGE 10

ADDITION FOR
CAROLYN KELLY
511 CAMINO SIN HOMBRE
SANTA FE, NM



NORTH ELEVATION

ADDITION FOR
CAROLYN KELLY
511 CAMILO SILNOMBRE
SANTA FE, NM



SOUTH (GARDEN) ELEVATION
Scale 1/4" = 1'-0"

RECEIVED
DEC 21 1993
3:36pm

EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval (X)

511 CAMINO SIN NOMBRE, SANTA FE NM 87501
Project Location:

CAROLYN KENNY (UNDER CONTRACT) SAME AS ABOVE
Owner: Address: Phone:

PAULA BAKER ARCHITECT 2300 W. ALAMEDA UNIT 105, SANTA FE 87501 (505) 471-5314
Applicant: Address: Phone:

SECOND FLOOR LOFT ADDITION
Project Proposal:

5-6 FT HIGH WALL EXPOSED ON SOUTH AND EAST
Public Visibility: North ( ) South (X) East (X) West ( )

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

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

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

Paula Baker — Signature of Applicant or Owner

12.20.93 — Date

FOR OFFICIAL USE ONLY

Date Received: 12-21-93 Case Number: H-94-5 Meeting Date ~~1-11-94~~ 1/25/94 1/18

Historic District: Survey Number: Survey Area:

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

Ordinance Compliance Checklist:

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

Remarks:

Boa
denied

City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Mike P. Lujan, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description: Replace windows and replace a coyote fence with a stuccoed concrete masonry wall to the maximum allowable height of 5'4" stepped down to 3' on a Contributing building.
Project number: 05-10100006
Case number: H-05-06
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 511 Camino Sin Nombre

PROJECT NAMES:

OW - Kenneth M. & Rosalind Rosen
Santa Fe, NM 87505

511 Camino Sin Nombre
505-751-0459

AP - Kenneth M. & Rosalind Rosen
Santa Fe, NM 87505

511 Camino Sin Nombre
505-751-0459

BOARD ACTION

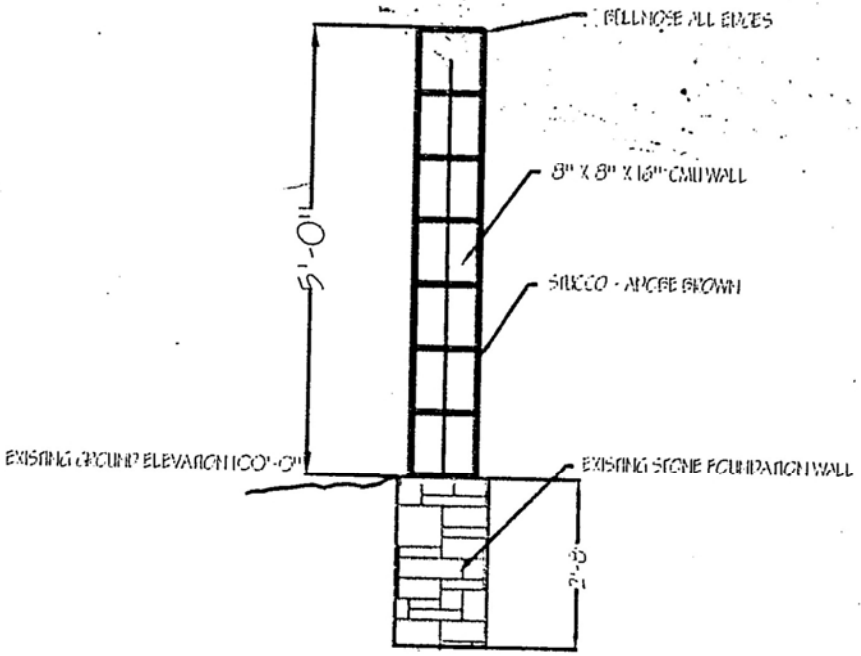
This is to certify that the Historic Design Review Board (HDRB) at their meeting on January 25, 2005, acted on the above referenced case. The decision of the board was to approve your case.

For further information please call 955-6605.

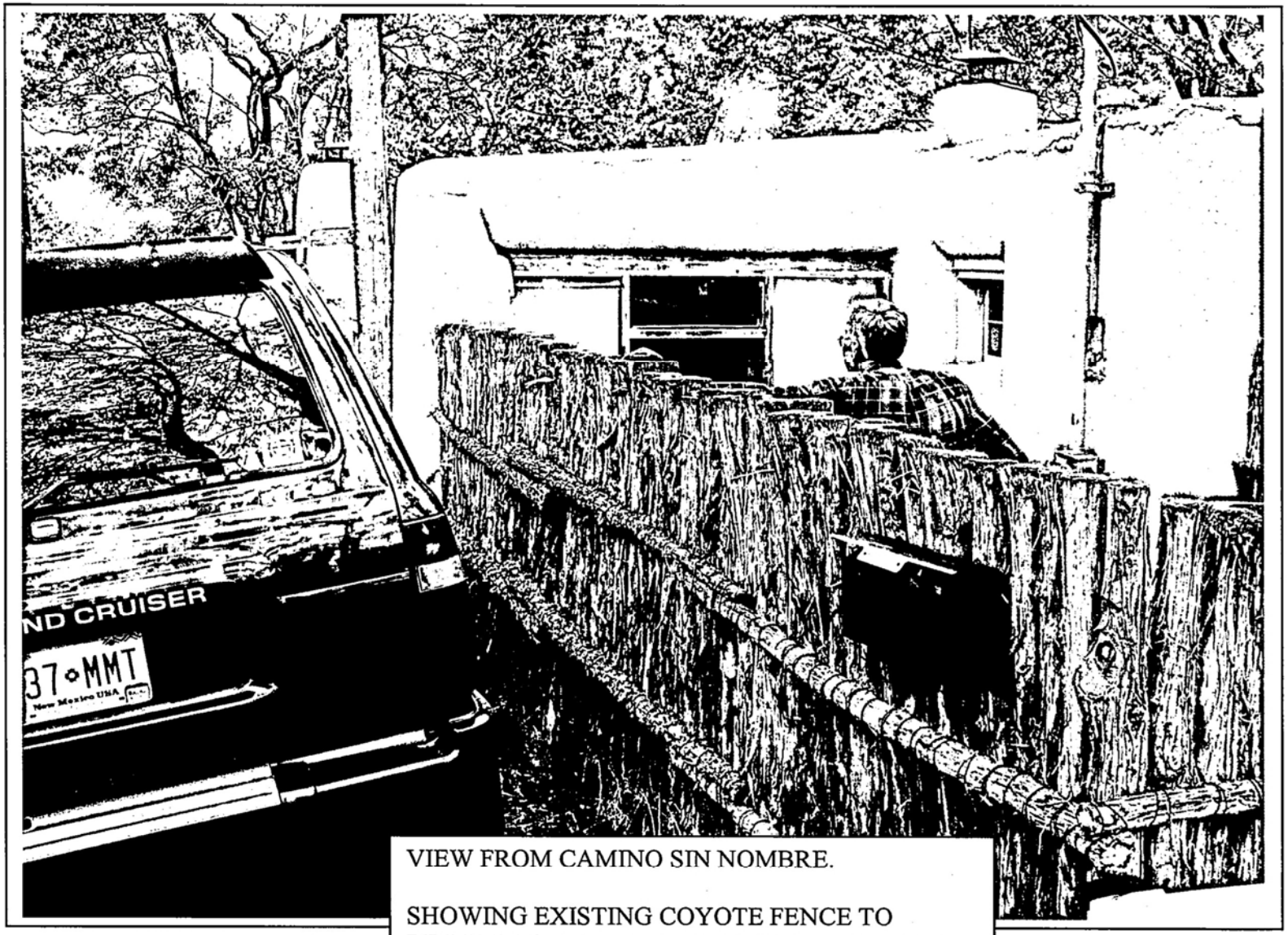
Sincerely,

David A. Rasch
Historic Preservation Planner

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

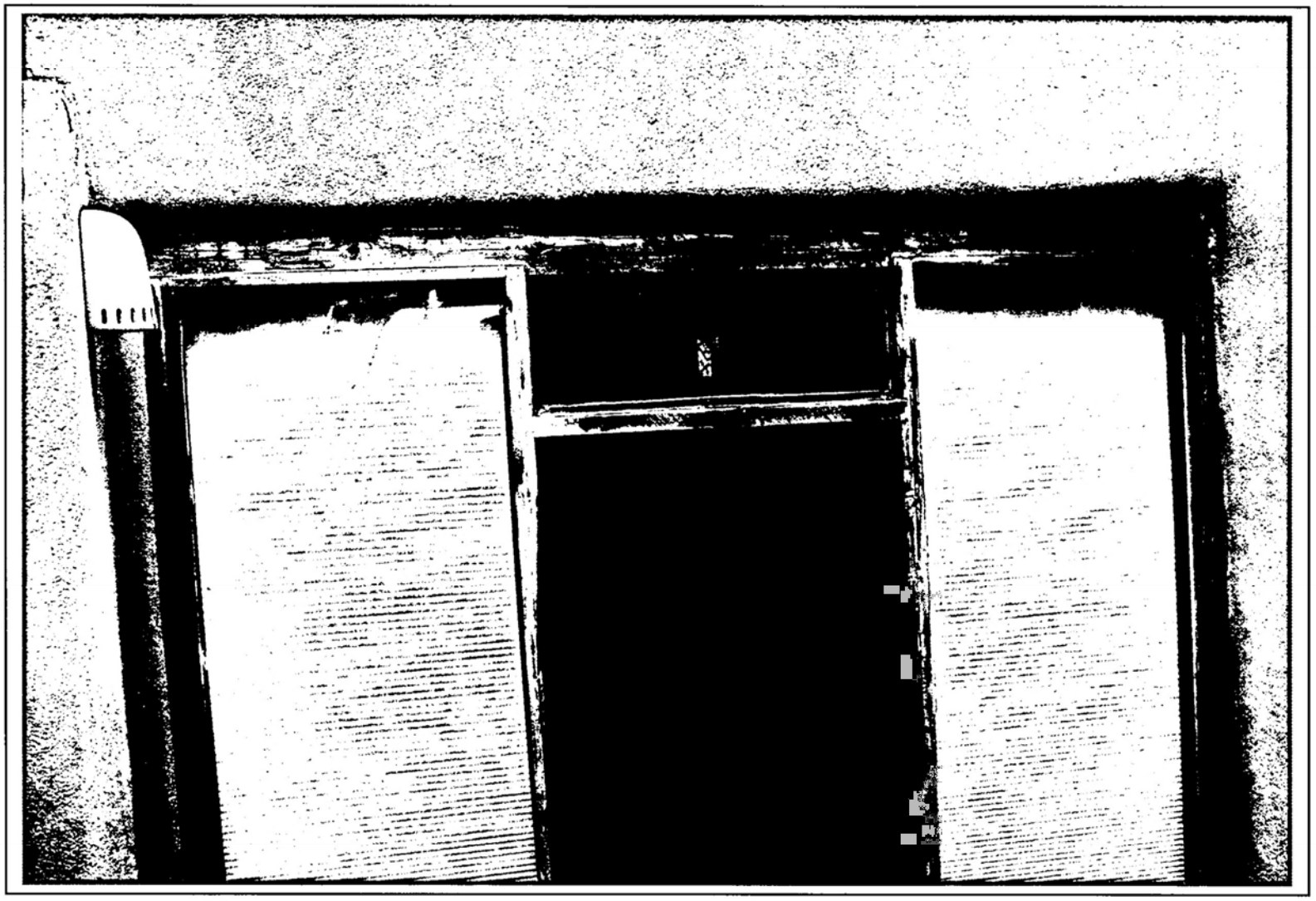

BULLNOSE ALL EDGES
8" X 8" X 16" CMU WALL
STUCCO - ANCHE BROWN
11'-0"
EXISTING GROUND ELEVATION 100'-0"
EXISTING STONE FOUNDATION WALL
2'-0"

WALL DETAIL



VIEW FROM CAMINO SIN NOMBRE.

SHOWING EXISTING COYOTE FENCE TO
BE REPLACED WITH NEW 8"X 5' BLOCK WALL.



VIEW OF FRONT ENTRANCE TO RESIDENCE. PROPOSED: Window Replacement w/ 20" X 35 1/4 Six pane divided light



VIEW OF EXISTING STONE FOUNDATION WALL WITH EXISTING COYOTE FENCE WHICH WILL BE REPLACED WITH A BLOCK WALL

City of Santa Fe, New Mexico

memo

DATE: January 25, 2005

TO: Historic Design Review Board Members

VIA: Reed Liming, Planning Division Director RL

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-05-06

ADDRESS: 511 Camino Sin Nombre
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

____ District Standards & Yard wall & fence standards.

__x__ Historic Survey Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

____ Vicinity Map

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Sections 14-5.2 (C) Regulation of Contributing Structures and 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

511 Camino Sin Nombre is a 723 Square foot single family residence that was built in the 1920s in the New Mexico Vernacular style. The building had an addition constructed on the street-facing west elevation, perhaps in the 1980s. But, the building remains listed as Contributing to the Downtown & Eastside Historic District. The west elevation is the original primary elevation and the southernmost historic 6-light wooden awning window is intact.

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

1. The non-historic entry door, transom, and sidelights installation will be remodeled. The non-compliant sidelights will be removed and replaced with 6-light casement windows, painted green to match existing trim color.

2. The existing stuccoed wall surmounted with a coyote fence will be remodeled. The coyote fence will be removed and replaced with a stuccoed masonry block wall on top of the existing 2' 8" high stone foundation/retaining wall. The new wall will step down from the existing 5' 6" high stuccoed spur wall at a maximum of 5' 0" and then down to 3' high at the driveway.

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 12/16/04

Property Owner of Record Kenneth & Rosalind Rosen

Applicant Name: Rosalind Rosen Phone: 751 0459

Site Address: 511 Camino Sin Nombre

Proposed Construction: Replace entry glass and coyote fence with wall

TO BE COMPLETED BY STAFF:

Zoning District/Overlay: R5/H Subdivision: Metes and Bounds Lot: _____ Block: _____

Permitted Use:	☒	Section # _____
Accessory Use:	☐	Section # _____
Special Exception:	☐	Section # _____
Variance:	☐	Section # _____
Prohibited Use:	☐	Section # _____

Setbacks:

(Front) Provided N/A Required _____ (2nd Front) Provided _____ Required _____

(Left Side) Provided _____ Required _____ (Right Side) Provided _____ Required _____

(Rear) Provided _____ Required _____ (Special Yard) Provided _____ Required _____

Zero lot line affidavit (yes/no) side N/A rear _____

Density: 1 du Open Space: _____

Lot Size: 1435 Total Roofed Area: 723 Lot Coverage (%): 51.7% (no new)

Height of new construction: 5'4" Wall Requirement: N/A Visibility triangle: Meets w/ step down wall

Parking: # Spaces Required 2 # Spaces Provided 2 HC spaces: Van _____ Regular _____ Bike rack _____

Other District Requirements: _____

Preliminary Approved: ☐

Preliminary Approval w/ Conditions: ☒ Subject to stepdown wall (36" high) and legal lot of record.

Comments: _____

Reviewer: _____ Date: 12/16/04

Note: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City staff with questions related to terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting.

Rosalind D Rosen, 12/16/04

Applicant Date

PROPOSAL:

REPLACE TWO 6' PLATE GLASS WINDOWS ON EITHER SIDE OF FRONT DOOR (INSTALLED 1984 [?]) WITH TWO SIX PANE DIVIDED LIGHT WINDOWS (20" x 35¼"). BARN SASH WINDOWS TO BE PAINTED GREEN TO MATCH OTHER SIGNIFICANT WINDOWS OF HOUSE.

REPLACE 18'9" COYOTE FENCE WITH BLOCK WALL THAT GOES FROM 5'4" TO 3' AT DRIVEWAY. BLOCK WALL TO BE PLASTERED AND COLOR COATED W/ EL REY "ADOBE."

ROSALIND + KENNETH ROSEN
511 CAMINO SIN NOMBRE
SANTA FE, NM
(505) 751-0459

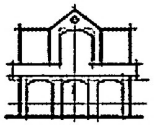
Proposed Window and Yard Wall Replacement

For

Kenneth & Rosalind Rosen

511 Camino Sin Nombre
Santa Fe, New Mexico

Prepared by



A. Romero Residential Designs
P.O. Box 352
Velarde, New Mexico 87582
(505)470-3786
ardesigns@cybermesa.com

Michael Krantz
62 Castenada Avenue
San Francisco CA 94116

Santa Fe Historical Preservation Division
200 Lincoln Avenue
Santa Fe, New Mexico 87501

June 20th, 2025

Dear Historical Preservation Division:

I'm writing this proposal letter as part of my wife Katrina's and my application to demolish what remains of the current structure at 511 Camino Sin Nombre in Santa Fe. Katrina and I are in contract to purchase the property and you should also have the Historical Districts Application, signed by the current owner, Martin Montoya, along with some photos of the property. I believe this will make our initial application complete.

This should be a simple case. In its current state the property is an uninhabitable ruin and has been for years. The house is destroying, but there's no roof or foundation, and contractors who studied the property told us the remaining adobe bricks are cracked and water-logged and cannot be saved. The property is now a magnet for bobcats, rats, etc, and will have to be razed as a first step toward making it habitable again.

Katrina and I have come to love Santa Fe and are elated to acquire this property in this historical district. We look forward to working with the board to build a new adobe home that honors Santa Fe tradition and restores 511 Camino Sin Nombre as a safe, viable part of that road and community. The first step, I am sure you will all agree, is demolishing the current ruin.

Thank you for your time and attention. I look forward to attending the hearing in August, and will be glad to speak with anyone from the city if I can be of any help in the interim.

Sincerely,

Michael Krantz
415-235-4079

Demolition Criteria Responses
By Michael Krantz
For 511A Camino sin Nombre, Sanfa Fe, NM

Demolition Criteria for determining if a demolition in a Historic District should be approved or denied

(a) Whether the structure is of historical importance;

I know of no historical relevance to this site, and have done as much searching back as I'm capable of. I believe staff at the Historical Review Board have also looked and found the same result. 511A Camino sin Nombre is in San Acacio, an historically relevant neighborhood, but the property itself has simply been a residential property going back many decades.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure ; and

Camino sin Nombre is a residential street lined with adobe homes but no unique characteristics. The ruined state of 511A hurts the street. We propose to demolish the existing ruin so that we can build a new adobe home in proper San Acacio style, which will greatly benefit the street and neighborhood.

(c) The state of repair and structural stability of the structure under consideration.

The current structure is a dangerous ruin - structurally sound, uninhabitable and unsalvageable Thai is the unanimous opinion of everyone who has seen the property, including the structural engineer who contributed to our demolition proposal. I have no doubt that the city inspector will conclude the same. The current ruin must be demolished in order to restore 511A as a habitable site on the bloc, which will be great for the street, the neighbhorhood, and the city.

Historic Districts and Historic Landmarks
Height, Pitch, Scale, Massing, and Floor Stepbacks Exception Criteria

(i) Do not damage the character of the streetscape
Response:

The character of the streetscape is purely residential. The current ruined structure damages the streerscape by preventing anyone from living there. Our demolition and subsequent rebuild will greatly improve the streetscape, not damage it.

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

Again: our demolition will enhance the public welfare by removing a dangerous ruin from the block and eventually restoring the site as a lovely adobe resident.

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

We haven't reached the design phase for this site, since we first must get official permission to demolish the existing ruined structure, but of course we are planning to submit our plans for an adobe home that is in keeping with San Acadio's character and tradition. We love Santa Fe, want to be good members of this community, and hope and expect that our restoration of the currently dangerous site at 511A Camino sin Nombre will enhance that street and block's livability for everyone concerned.

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

Only that the current structure is destroyed, uninhabitable and indeed dangerous to the entire block. The site has to be demolished so that we can build a proper house there, which will benefit everyone on the block.

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

The current dismal state of the site long predates our purchase of the property. We hope to restore it.

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

I have researched this. Here is the complete Subsection in section:

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.

As I have described in all my other answers to the questions posed in these documents, everything we hope to do at 511A Camino sin Nombre will enhance the welfare of the people of Santa Fe. We're buying a ruined and dangerous property and plan to restore it as a safe residence in proper Santa Fe/San Acacio style, in keeping with city processes and regulations.

As any rational observation of the site will attest, we cannot preserve the current building. But our actions of demolishing it and building a new adobe home will greatly serve to preserve the livability, culture, and harmony of the neighborhood and its residents and visitors by turing a ruined and dangerous site into another lovely house.

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: **09/02/25**

TO: Gary Moquino,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE
511 Camino Sin Nombre unit A

BACKGROUND & SUMMARY

An inspection was completed on August 18th, 2025, at the above-mentioned address. The structure is constructed of adobe walls; roof is wood framing. The roof is caving into interior of residence, severe deterioration of adobe exterior walls causing the structure to collapse. The entire structure is in disrepair and needs major reconstruction to become safe.

The overall condition of the structure is in poor and in disrepair

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.
Thank you,

Anchor Engineering, LLC
273 Bonque Farms Blvd, Bosque Farms, NM 87068
505-362-1530

July 29, 2025

Mr. Martin Montoya

The Krantz Living Trust
Michael and Katrina Krantz

RE: Structural Inspection for residence located at 511A Camino Sin Nombre, Santa Fe, NM

Dear Mr. Montoya,

At your request, Anchor Engineering LLC conducted a structural inspection of the residence at 511A Camino Sin Nombre on January 23, 2025. The structure as observed was a 3-room residence constructed mostly from Adobe and is supported by a rubble foundation. The residence as observed has experienced major structural failure as only parts of walls are still standing but mostly cracked at joints. The roof system has failed, and portions have fallen through into the residence. The residence as observed is a safety hazard and should be fenced off to avoid injury to someone.

Based on our observation, the residence does not meet any code requirements, is structurally unsound, and repair of the residence in its existing condition is not practical. We would recommend complete demolition.

Attached are a few pictures of the residence taken during our site visit.
I am available to discuss this letter if requested. I may be reached at 505-362-1530.

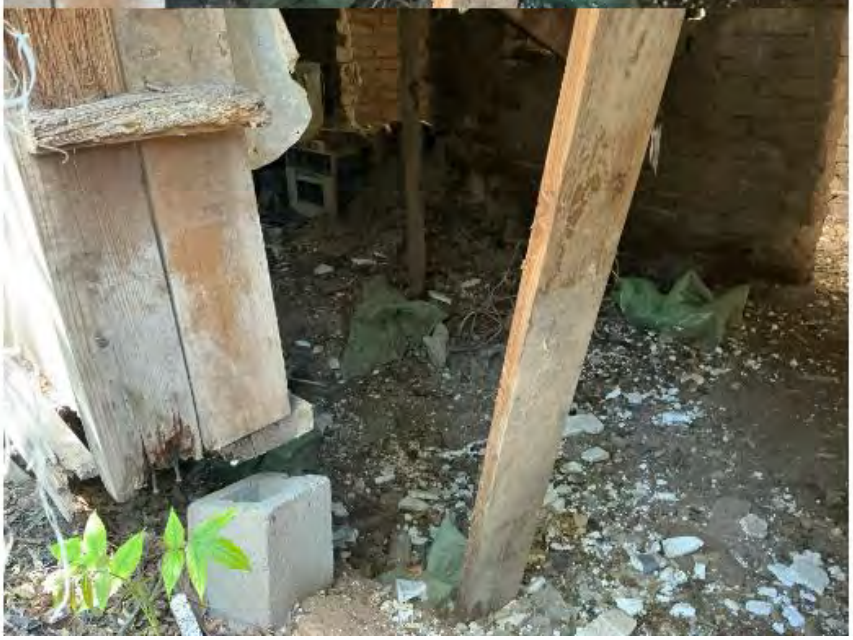
Respectfully,

Martin J. Garcia, PE#11767
Anchor Engineering LLC
25-056











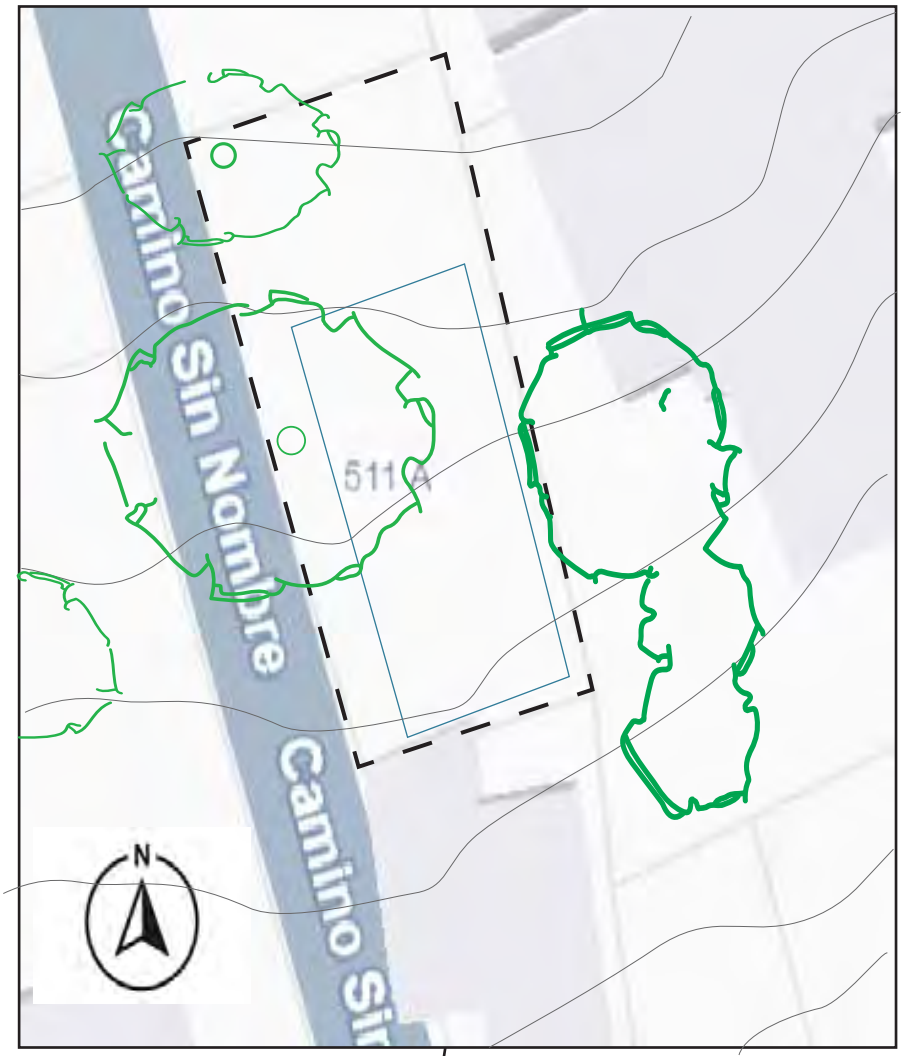









509 CAMINO SIN NOMBRE
467 CAMINO DON MIGUEL A
Set location
508 CAMINO SIN NOMBRE
100 VICTORIA ST
511 CAMINO SIN NOMBRE A
511 CAMINO SIN NOMBRE
508 1/2 CAMINO SIN NOMBRE
1027 CAMINO SAN
510 CAMINO SIN NOMBRE
1005 CAMINO SAN ACACIO A



Scale 1”=20’

511 Camino Sin Nombre, Santa Fe, NM



Not to Scale

City of Santa Fe, New Mexico

memo

DATE: September 9, 2025

TO: Historic Districts Review Board Members

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

FROM: Amanda Romero, Senior Planner, Historic Preservation Division ARR

2025-011047-HDRB, 1341 Canyon Rd., Downtown & Eastside Historic District, non-contributing, Michael Mizell, agent for Rosemary Rowell, owner, proposes to construct a 458 sq. ft. portal, 10'-10" in height where maximum allowable height is 15'-3", construct a 4'-0" yard wall, and remove and replace doors and windows on a non-contributing garage/shed.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

____ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

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

Sample motion:

Remodels:

a. In case 2025-011047-HDRB, for 1341 Canyon Rd., approve or deny the application as submitted.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

The structure at 1341 Canyon Road is located in the Downtown & Eastside Historic District and is known as Los Cerros Dude Ranch. The principal structures were built in the Spanish-Pueblo Revival style around 1928-29. These structures are listed as significant to the Downtown and Eastside Historic District. A free-standing four-bay garage noted as abandoned in the 1992 Historic Building Inventory was constructed before 1960 in a vernacular manner. The garage/studio is listed as non-contributing to the district.

PREVIOUS CASE SUMMARIES:

HDRB-18-032 Status review case approved by HDRB on 4/10/18 maintained structure as non-contributing.

HDRB-18-032B Garage conversion, yard walls and fences, windows case approved by HDRB on 6/12/18.

2023-006570-ADMIN Administrative approval, HDRB-18-032B expired final extension granted on 7/13/23.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations to the existing non-contributing garage/studio:

1) Construct a 458 sq. ft. portal, to the height of 10'-10" on the north and east elevations
2) Installation of exterior doors to be natural wood color stain
3) Build a 4'-0" yard wall CMU stucco in El Rey buckskin
4) Stucco building in El Ray "buckskin"
5) Installation of 5 exterior lights, light fixture to be bronze in color
6) Windows, wood frame painted brown exterior finish

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.

(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.

1341 Upper Canyon Rd

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 8.9.2025	Property Owner of Record Rosemary Rowell		
Applicant/Agent Contact Michael Mizell			
Site Address 1341 Upper Canyon Rd			
Suite or Space #	Subdivision Name Downtown Eastside Historic District		
Lot #	Block #	Total Roof Area (square feet) 9117	
Lot Coverage % 14	Lot Size (square feet) 1.421 Acre		
Proposed Construction Description	Repairs and improvements to existing studio structure including new windows, doors, portal and wall		
The following documents are required for review as applicable:	✔ Legal Lot of Record ✔ Building Plans ✔ Existing site plan w/ setbacks ✔ Proposed site plan w/ setbacks ✔ Existing & Proposed Elevations ☐ Development Plan		

Zoning District R2	Overlay Districts ☐ Escarpment ☐ Flood Plain ☐ Other					
Proposed Setbacks	Front	Rear	Left Side	Right Side		
Required Setbacks	Front	Rear	Left Side	Right Side		
Proposed Height	Max Height	Parking Required 10	Provided 20	Bike Parking	Provided	

Historic Planning Case Manager Other

If you selected "other," please write in the name of your case manager. Amanda Romero

ADDITIONAL SUBMITALS (IF APPLICABLE)

☐ Y ☐ N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
☐ Y ☐ N Setback Affidavit and Agreement		
☐ Y ☐ N Site Visibility Triangle	☐ Y ☐ N Escarpment Slope Analysis	☐ Y ☐ N Flood Plain Grading Plan

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

_____ ☐ Owner ☐ Applicant ☐ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

X Preliminarily Reviewed	☐ Reviewed w/ conditions	☐ Denied
Comments/Conditions: Legal lot of record provided. Zoning standards met per Ch. 14.		
Preliminary Zoning Review completed by Rachael Hamilton	Date 08/15/2025	
Preliminary Zoning Review # 2025-011019-PAR		

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Bernie Romero, agent for Rosemary Powell, owner, requests a historic status review with primary elevation(s) designation, if applicable, for a non-contributing 4-bay garage.

Case number: **H-18-032**
Project Type: HDRB

PROJECT LOCATION (S): **1341 Canyon Rd.**
PROJECT NAMES:

OW –	Rosemary Powell	2710 La Silla Dorada	Santa Fe, NM 87501
AP –	Bernie Romero	11 Caminito Santerra	Santa Fe, NM 87501

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area ☐ Downtown and Eastside ☑ Historic Review ☐ Transition ☐ Westside-Guadalupe ☐

HISTORIC BUILDING STATUS

Non-Statused ☐ Non-Contributing ☑ Contributing ☐ Significant ☐ Landmark ☐ N/A ☐

PRIMARY ELEVATIONS: North ☐ South ☐ West ☐ East ☐ N/A ☑

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No ☑

HISTORIC DISTRICT INVENTORY NUMBER H1132.1

YEAR OF CONSTRUCTION before 1960

PROJECT TYPE

Status ☑ Primary Elevations ☐ Remodel ☐ Demolition ☐ New ☐ Other _____

USE, EXISTING Residential ☑ Non-Residential ☐ Vacant ☐

USE, PROPOSED Residential ☑ Non-Residential ☐

HISTORIC BUILDING NAME NA part of Pride Ranch

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Bernie Romero, agent for Rosemary Powell, owner, proposes to construct a 435 sq. ft. portal on a non-contributing, residential structure, increase the height to 11'10" where the maximum allowable height is 15'3", and construct yardwalls and fences to 6' high.

Case number: **H-18-032 B**
Project Type: HDRB

PROJECT LOCATION (S): **1341 Canyon Rd.**
PROJECT NAMES:

OW -	Rosemary Powell	2710 La Silla Dorada	Santa Fe, NM 87505
AP –	Bernie Romero	11 Caminito Santerra	Santa Fe, NM 87505

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area ☐ **Downtown and Eastside** ☑ **Historic Review** ☐ **Transition** ☐ **Westside-Guadalupe** ☐

HISTORIC BUILDING STATUS

Non-Statused ☐ **Non-Contributing** ☑ **Contributing** ☐ **Significant** ☐ **Landmark** ☐ **N/A** ☐

PRIMARY ELEVATIONS: **North** ☐ **South** ☐ **West** ☐ **East** ☐ **N/A** ☑

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No ☑

HISTORIC DISTRICT INVENTORY NUMBER H 1182.1

YEAR OF CONSTRUCTION 1960

PROJECT TYPE

Status ☐ **Primary Elevations** ☐ **Remodel** ☑ **Demolition** ☐ **New** ☐ **Other** _____

USE, EXISTING **Residential** ☑ **Non-Residential** ☐ **Vacant** ☐

USE, PROPOSED **Residential** ☑ **Non-Residential** ☐

HISTORIC BUILDING NAME Los Cerros Dude Ranch

City of Santa Fe, New Mexico

memo

DATE: June 12, 2018

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-18-032B

ADDRESS: 1341 Canyon Road
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__x__ Case Synopsis	__x__ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
__x__ Other: bldg. ht. calc.	__x__ Photographs
	____ Other:

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.

BACKGROUND & SUMMARY:

1341 Canyon Road, also known as Los Cerros Dude Ranch, is a large property with the principal structures built in the Spanish-Pueblo Revival style in 1928-29. These structures are listed as significant to the Downtown & Eastside Historic District. A free-standing four-bay garage, noted as "abandoned" in the 1992 Historic Building Inventory, was constructed before 1960 in a vernacular manner. It is listed as non-contributing to the district.

The applicant proposes to convert the garage into a residential structure and remodel the property with the following six items.

1. The building height will be increased from 10' 10" to 11' 10", where the maximum allowable height is 15' 3".

2. A 435 square foot portal addition will be constructed to 10' high on the northeast corner of the building in a simplified Spanish-Pueblo Revival style.

3. Windows and doors will have divided lites with a white finish. Stucco will be El Rey cementitious "Buckskin". Exposed woodwork will have a "light brown" stain.

4. A 6' high stuccoed yardwall will be constructed on the north side of the residence.

5. A 6' high coyote fence with irregular top latillas will be constructed on the south side of the residence along the entry driveway. A wooden pedestrian gate flanked by stuccoed pilasters will be installed at the west end of the fence.

6. A flagstone walk will be installed from the south parking area to the portal. Other site improvements include a stacked stone retaining wall and a footbridge over a stone lined Acequia section.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 H1182.1

ADDRESS: 1341 CANYON RD.
ROSEMARY ROWELL 982-0879

ID NUMBER: 051600467.1

BUILDING NAME: LOS CERROS DUDE RANCH

UTM REFERENCE EASTING NORTHING
ZONE 12 13

LEGAL DESCRIPTION:
TNSP 17 (N) S RANGE 10 (E) W SEC 29 NW 1/4 NW 1/4

IDENTIFICATION

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:
_____ ESTIMATE 1928-9 ACTUAL
SOURCE(S) PLAT

ARCHITECTURAL STYLE:
SPANISH PUEBLO REVIVAL

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

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:
X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:
X YES ____ NO
WHAT TYPE? ATTATCHED DAY SCHOOL
IF INVENTORIED, LIST ID NUMBER(S)
051600467

DEGREE OF REMODELING:
X MINOR ____ MODERATE
____ MAJOR
EXPLAIN: NONE VISIBLE

OVERALL CONDITION:
____ EXCELLENT X GOOD
____ FAIR ____ DETERIORATED

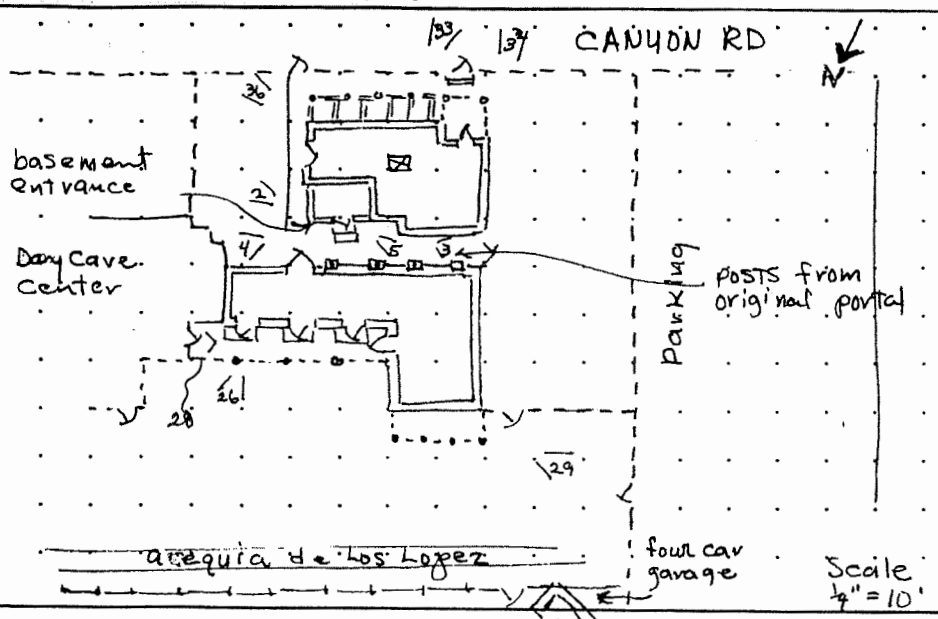
BUILDING THREATENED?
____ YES X NO

PHOTO



#33 EAST ELEVATION

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?
____ YES X NO ____ ELIGIBLE (13/1)
____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?
____ YES X NO ____ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT
X SIGNIFICANT ____ CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

4

SURVEYED 8/3/92 BY AC

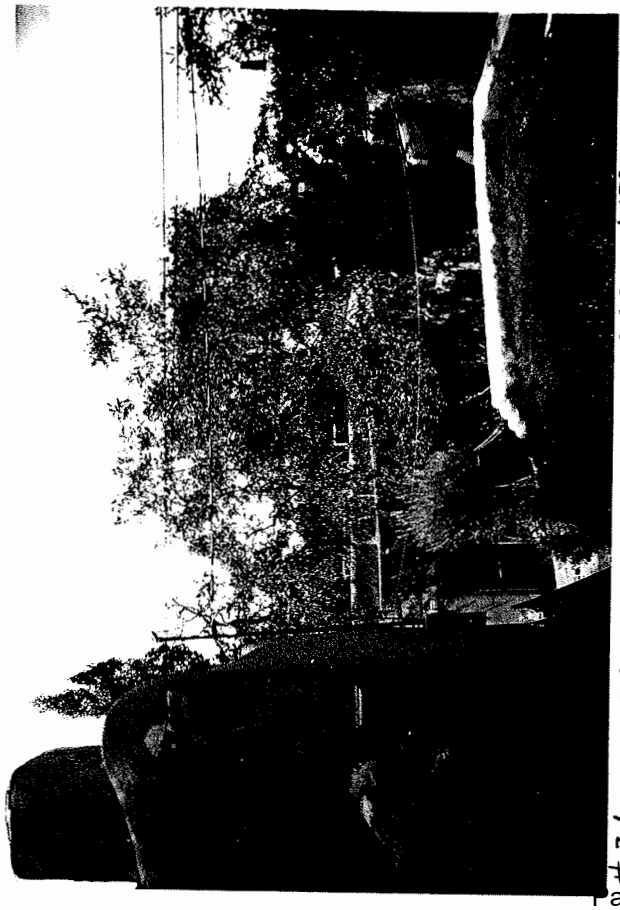
NEGATIVES WITH NMHPD ROLL #Ac 3 , NEG #

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	BEIGE STUCCO	BLD IS IN GOOD CONDITION - NORTH SIDE RESTUCCOED
FOUNDATIONS	NOT VISIBLE WEST BLD	STONE FOUNDATION EAST BLD
DOORS	GLASS PANES OVER WOOD PANEL FRENCH EAST SIDE OF EAST BLD.	WOOD CASEMENTS MULTI PANE WEST WING
WINDOWS	6/6 WOOD FRAME DHW EAST SIDE OF EAST WING BROWN TRIM	WEST BLD MULTI PANED CASEMENTS
PORTALES	WEST SIDE POSTS W CORBELS - PLEXIGLASS ROOF - PORTAL. WOOD ROOF SW SIDE	PORTAL EAST ENTRANCE OF EAST WING RAMADA EAST SIDE OF EAST WING
CANALES	TIN CANALES EAST SIDE WEST WING	CANALES WEST SIDE OF WEST WING PORTAL
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS	PLANK FENCES AT CANYON RD AND ARONND YARDS; SPLIT RAIL FENCE NORTH SIDE	CONCRETE + STONE LINES CHANNEL FOR ACEQUIA DE LOS LOPEZ
ARCH. DETAILS	PORTAL ENCLOSED EAST SIDE OF WEST WING, POSTS + ~~VIGA~~ CORBELS STUCCOED IN	TAR PAPER ROOF 2 FT HIGH OVER BASEMENT STAIRS
OTHER	GUTTERS EXTEND BETWEEN EAST + WEST BLDS.	ABANDONED FOUR CAR GARAGE

COMMENTS SAME OWNER FOR BOTH SECTIONS OF THE BLD. THESE BLDS APPEAR TO BE LITTLE CHANGED FROM 1929 PLAT. PORTAL + PORCH ENCLOSED. ORIGINAL OWNER OAKLEY ALSO OWNED 3 LARGE TRACTS SOUTH OF CANYON RD IN 1929. SEE PLAT.



#32 SE PORTAL



EAST + WEST BLDS EAST ELEVATION #36

#5

IDENTIFICATION

ADDRESS 1341 CANYON ROAD

ID NUMBER 051600467.1

SURVEYED/RESEARCHED
DATE 9/3/92 BY AC



#26 WEST PORTAL



#29 S W PORTAL



#31 4 CAR GARAGE

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

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted: 5/21/18	1341 CANYON ROAD
Property Owner of Record: ROSEMARY ROWELL	**Proposed Construction Description:**
Applicant/Agent Name: BERNIE ROMERO	RE-DO EXIST'G GARAGE TO STUDIO
Contact Person Phone Number: 505 670 9936	**TOTAL ROOF AREA:**

Zoning District: R-2

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☐ Other: _____

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

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

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

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

Terrain: ☐ 30% slopes_____

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

Lot Coverage :_____%
☐Open Space Required:_____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: _____ Minimum: _____
Proposed Sides: L___R___ Minimum:____

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

Parking Spaces:
Proposed_____ Accessible_____
Minimum:_____

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

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

BERNIE ROMERO [☐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 5/21/18 DATE

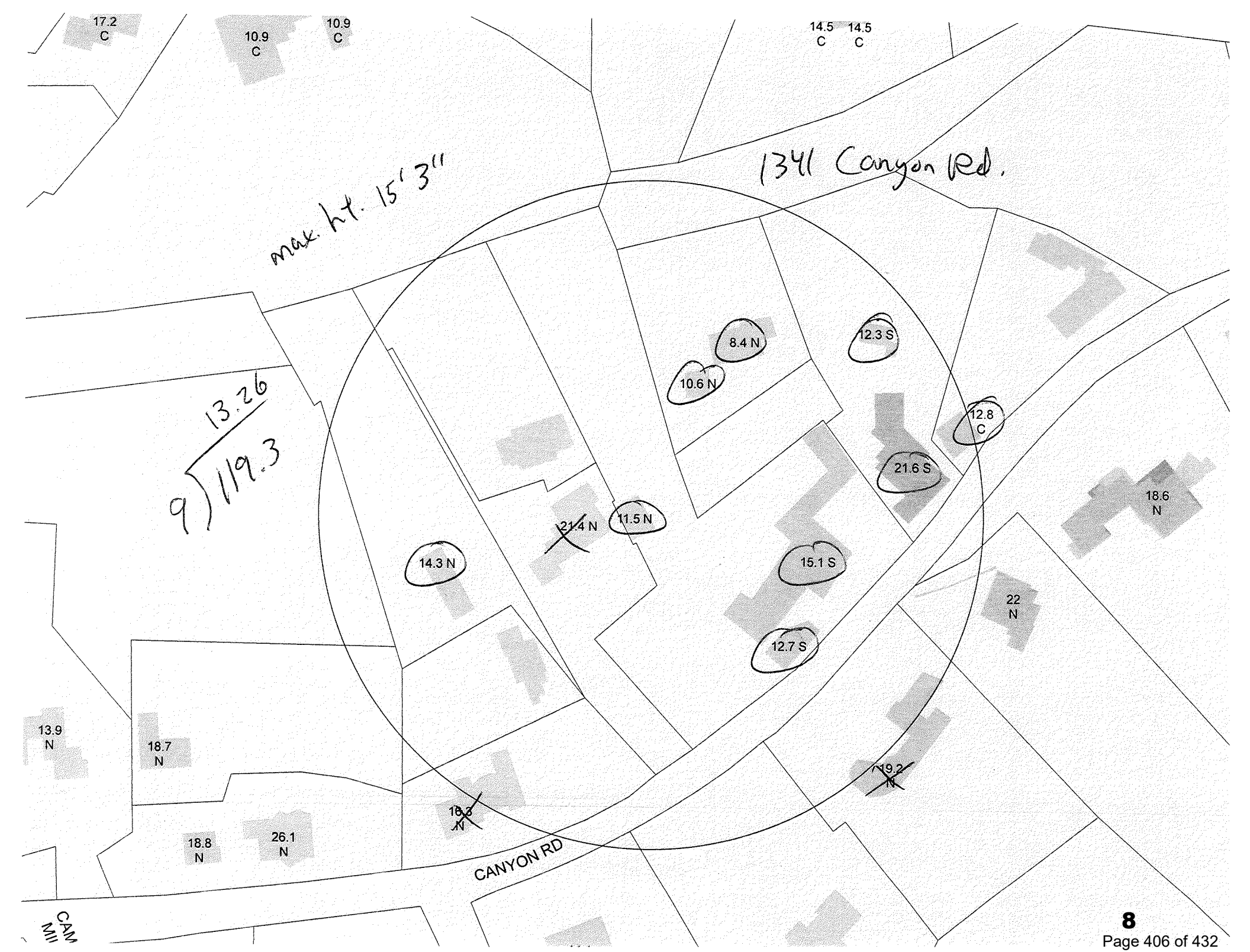
To Be Completed By City Staff:

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

Zoning Approval:
☒**Preliminary Approval** ☐**with conditions** ☐ **Rejected**
Comments/Conditions: Setback must be 5' min. Affidavit needed for lot split (less than 15' rear setback).

REVIEWER: Geneva **DATE:** 5/21/18

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


17.2
C
10.9
C
10.9
C
14.5
C
14.5
C
max. ht. 15' 3"
1341 Canyon Rd.
13.26
9)119.3
8.4 N
10.6 N
12.3 S
12.8
C
21.6 S
18.6
N
21.4 N
11.5 N
14.3 N
15.1 S
22
N
12.7 S
13.9
N
18.7
N
19.2
N
18.8
N
26.1
N
CANYON RD

RECEIVED
MAY 21 2018
BY:_____

MAY 18, 2018

DAVID RASCH

HISTORIC DESIGN REVIEW

SANTA FE, NEW MEXICO 87504

RE: CASE # H-18-032

1341 UPPER CANYON ROAD

EXISTING GARAGE RENOVATION

DAVID, ON BEHALF OF ROSEMARY ROWELL, I SUBMIT FOR APPROVAL FOR THE RENOVATION OF THE EXISTING GARAGE.

GENERAL INFORMATION

1. PROPOSE TO INSTALL A NEW PORTAL THAT WRAPS AROUND THE EAST AND NORTH SIDES OF THE EXISTING GARAGE. THE NEW PORTAL WILL BE 12'-0" DEEP ON THE NORTH SIDE AND 8'-0" ON THE EAST SIDE. TOTAL PORTAL SQUARE FOOTAGE WILL BE 435. THE NEW PORTAL WILL BE 10'-0" FROM THE CLOSEST STRUCTURE ON THE ADJACENT LOT.
2. PROPOSE TO INSTALL A NEW 8" STEPPED, PRIVACY WALL ON THE NORTH PORTION OF THE EXISTING GARAGE. THE NEW WALL WILL BE FINISHED WITH EL REY "BUCKSKIN", CEMENTITIOUS STUCCO.
3. PROPOSE TO INSTALL NEW DOORS AND WINDOWS ON THE NORTH, SOUTH AND EAST ELEVATIONS. NEW DOORS AND WINDOWS WILL BE DIVIDED LITES WITH THE PATTERNS SHOWN ON THE PROPOSED ELEVATIONS. THE PROPOSED COLOR OF NEW WINDOWS AND DOORS WILL BE WHITE.
4. PROPOSE TO INSTALL A NEW 6'-0" TALL MAX. COYOTE FENCE AT THE DRIVEWAY AREA. SEE ELEVATION.
5. PROPOSE TO INSTALL NEW 2'-0" X 2'-0" PILASTERS AND A NEW GATE AT THE NEW COYOTE FENCE AREA. SEE ELEVATION.
6. PROPOSE TO INSTALL A FLAGSTONE PATH AND FLAGSTONE STEPS FROM THE NEW GATE TO THE STRUCTURE. THE NEW PATH WILL BRIDGE OVER THE EXISTING ABANDONED ACEQUIA.
7. PROPOSE TO INSTALL NEW FLAT GLASS SKYLIGHTS ON THE EXISTING STRUCTURE. SEE PLAN
8. PROPOSE TO RE-STUCCO THE EXISTING STRUCTURE WITH EL REY "BUCKSKIN", CEMENTITIOUS STUCCO.

9. PROPOSE TO INSTALL A NEW STACKED STONE RETAINING WALL 4'-6" ABOVE LOWER FINISH FLOOR. THE NEW WALL WILL BE LOCATED ON THE SOUTH ELEVATION AT THE GRADE CHANGE.
10. ALL EXPOSED WOOD WILL BE STAINED A LIGHT BROWN WOOD STAIN.
11. SCONCES WILL BE SUBMITTED FOR APPROVAL.
12. PROPOSE TO RAISE EXISTING PARAPETS 12" TO CREATE MASSING FROM NEW PORTAL TO THE EXISTING STRUCTURE. HIGHER PARAPETS WILL ALSO SCREENNEW SKYLIGHTS.

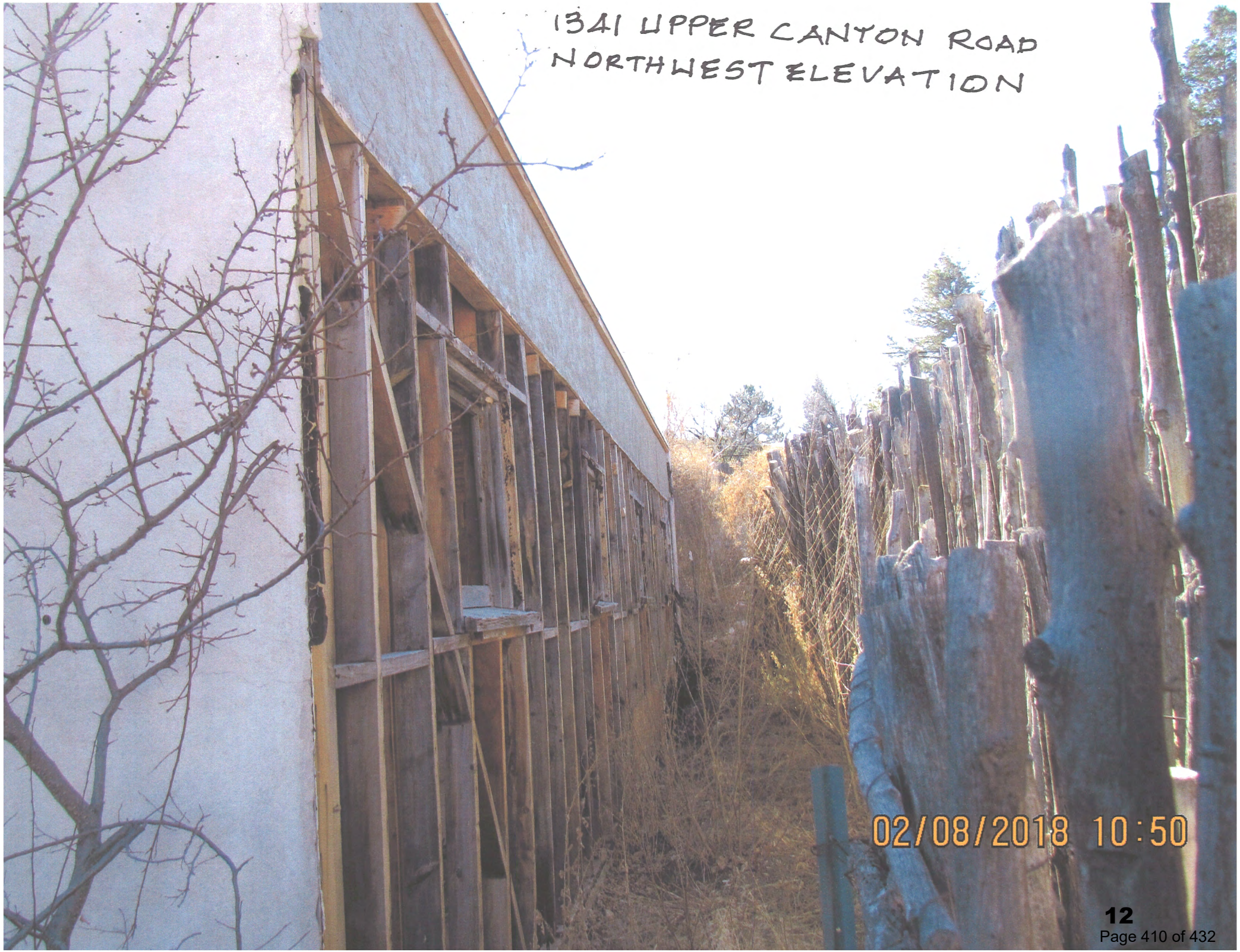
IF YOU HAVE ANY QUESTIONS, PLEASE CALL ME @ 505-988-2431.

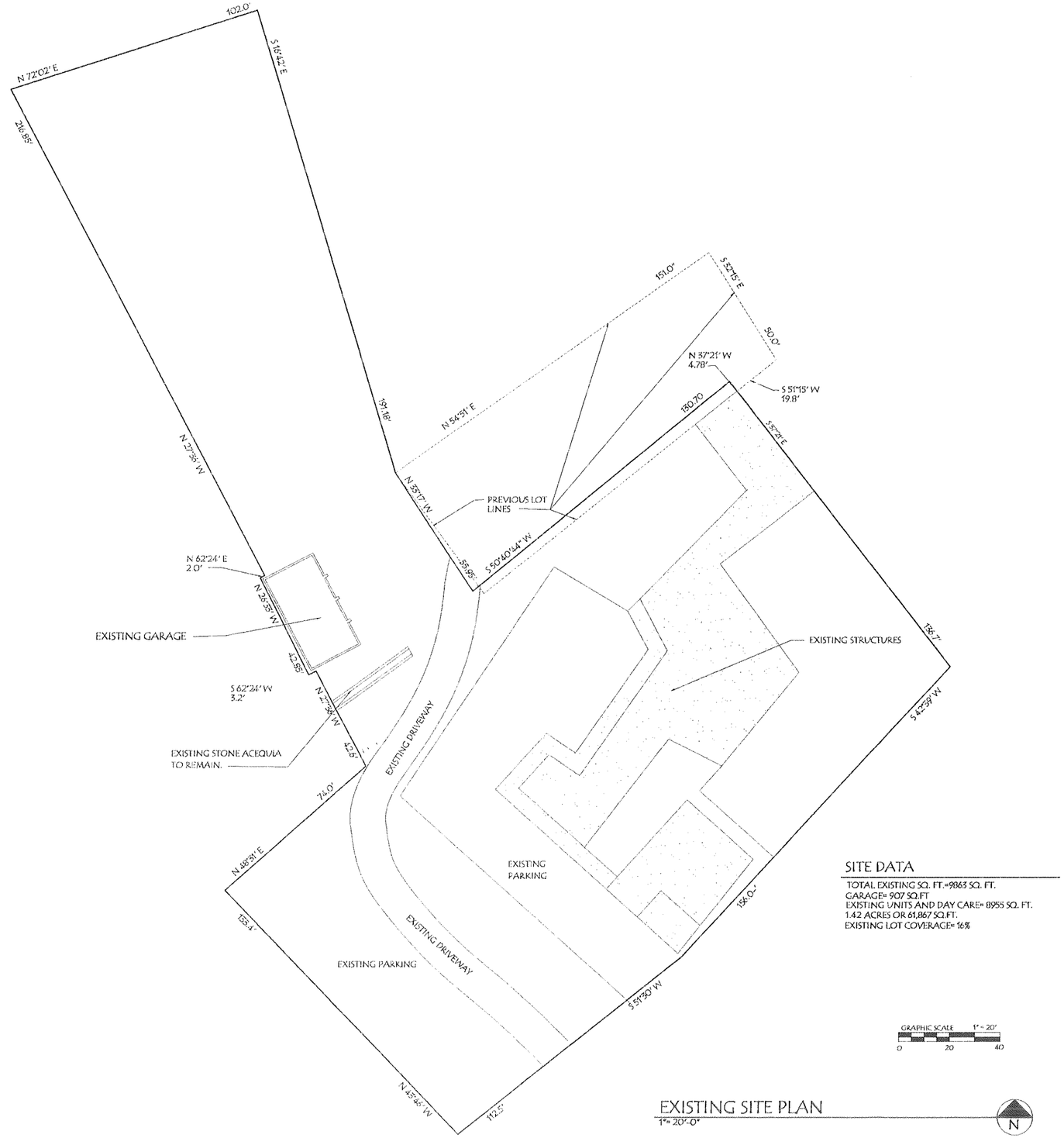
THANK YOU FOR YOUR CONSIDERATION OF OUR SUBMITTAL. IF YOU HAVE ANY QUESTIONS OR REQUIRE ADDITIONAL INFORMATION, PLEASE CALL ME @ 505-988-2431 OR 505-670-9936.

RESPECTFULLY SUBMITTED,

BERNIE ROMERO


1341 UPPER CANYON RD.
NORTH EAST ELEVATION
02/08/2018 10:48


1341 UPPER CANYON ROAD
NORTHWEST ELEVATION
02/08/2018 10:50



EXISTING SITE PLAN

1"= 20'-0"

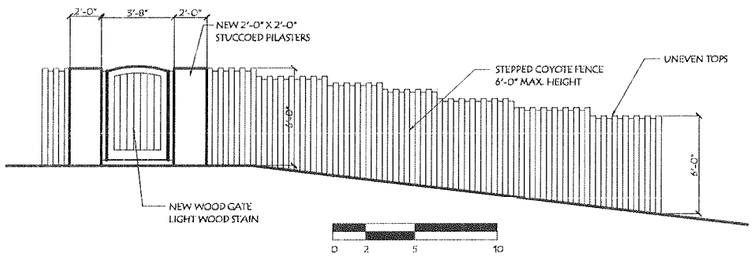
SITE DATA

TOTAL EXISTING SQ. FT.=9863 SQ. FT.
GARAGE= 907 SQ.FT
EXISTING UNITS AND DAY CARE= 8955 SQ. FT.
1.42 ACRES OR 61,867 SQ.FT.
EXISTING LOT COVERAGE= 16%

EXISTING ROWELL GARAGE
1341 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

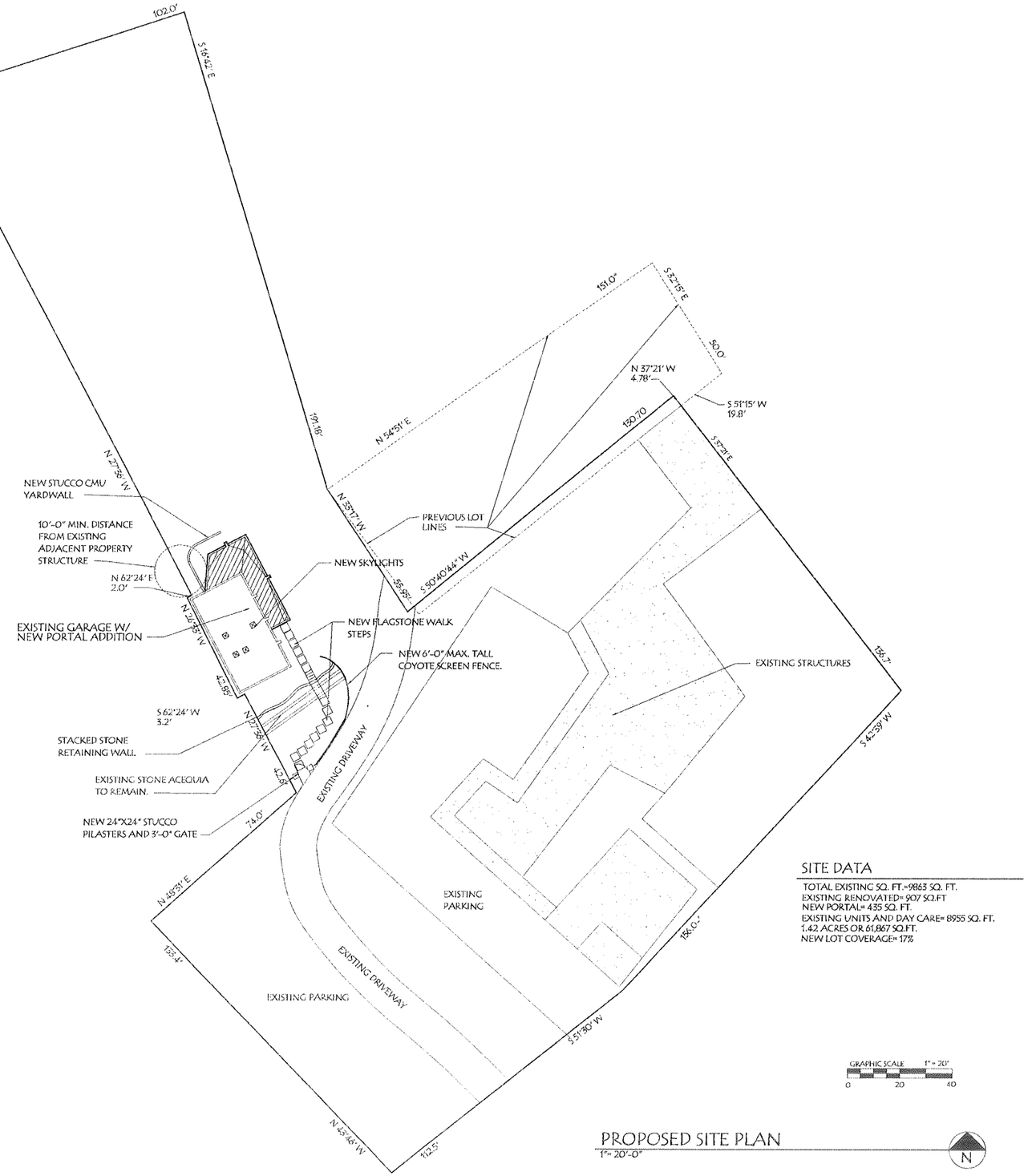
5/21/18

A1



PROPOSED COYOTE FENCE AND GATE ELEVATION

1/4"=1'-0"



PROPOSED SITE PLAN

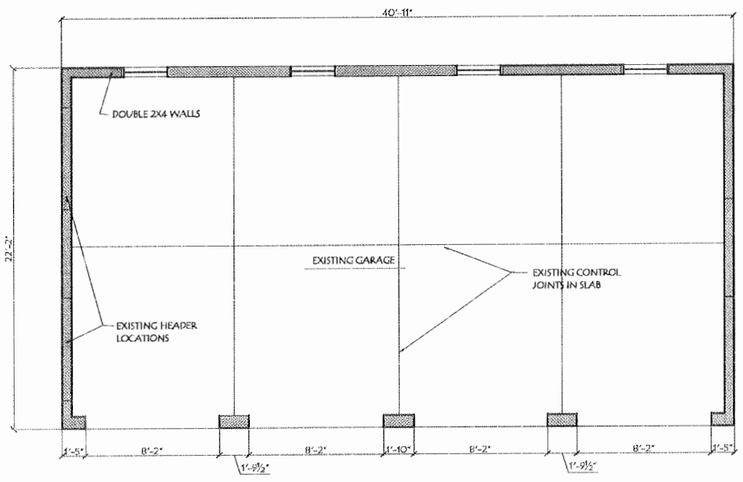
1"= 20'-0"

SITE DATA

TOTAL EXISTING SQ. FT.=9863 SQ. FT.
EXISTING RENOVATED= 907 SQ.FT
NEW PORTAL= 435 SQ. FT.
EXISTING UNITS AND DAY CARE= 8955 SQ. FT.
1.42 ACRES OR 61,867 SQ.FT.
NEW LOT COVERAGE= 17%

EXISTING ROWELL GARAGE
1341 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

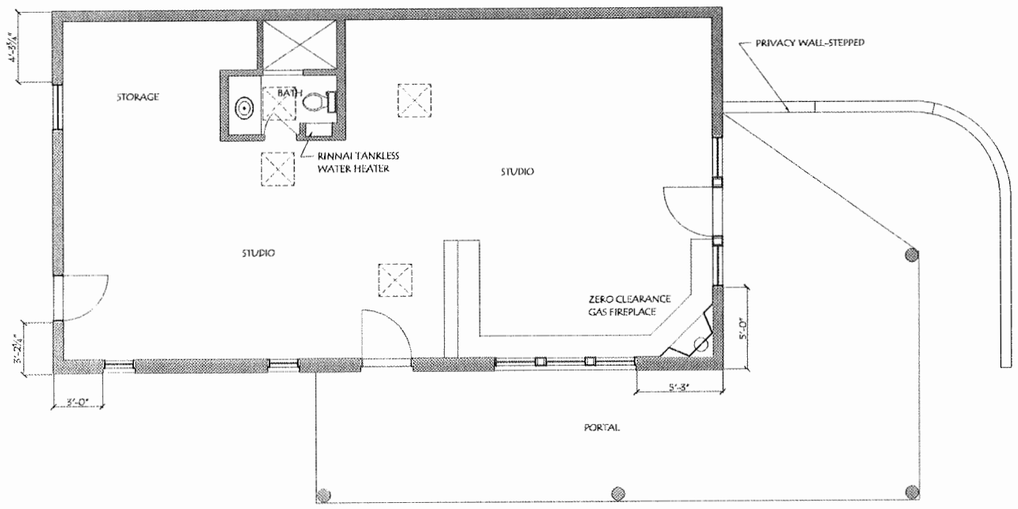
A2



EXISTING FLOOR PLAN 908 SQ. FT.

1/4"= 1'-0"

0 2 5 10



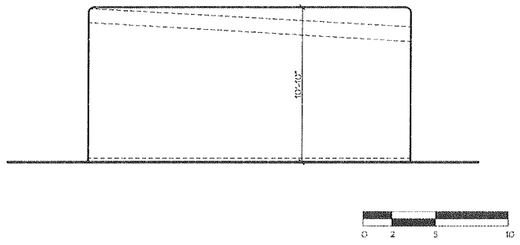
PROPOSED FLOOR PLAN EXISTING= 907 SQ. FT. NEW PORTAL=435 SQ. FT.

1/4"= 1'-0"

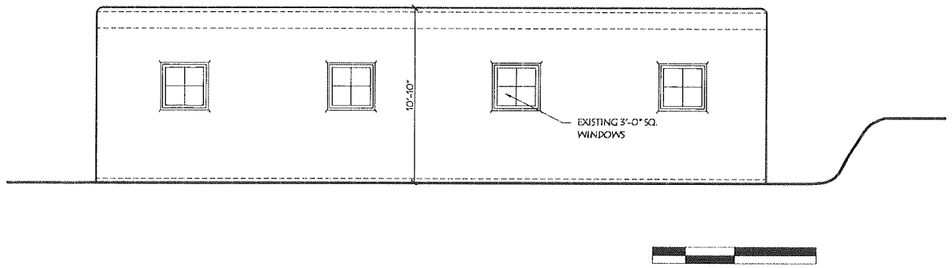
0 2 5 10

EXISTING ROWELL GARAGE
1341 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

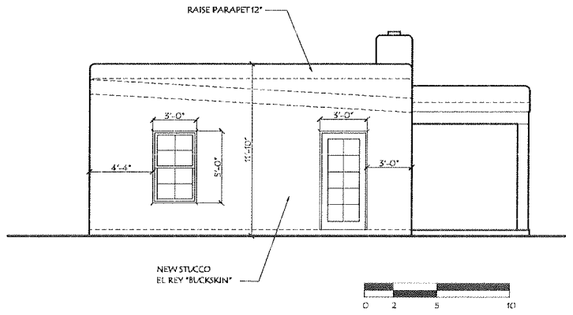
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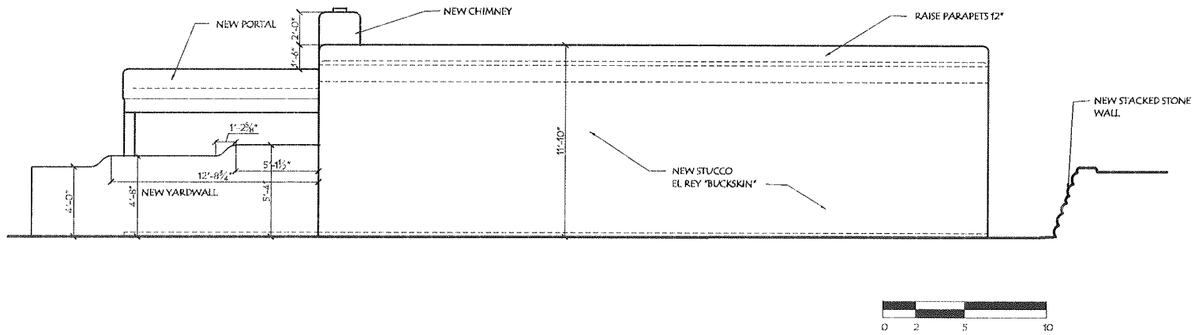
EXISTING SOUTH ELEVATION
1/4"= 1'-0"



EXISTING WEST ELEVATION ON LOT LINE
1/4"= 1'-0"



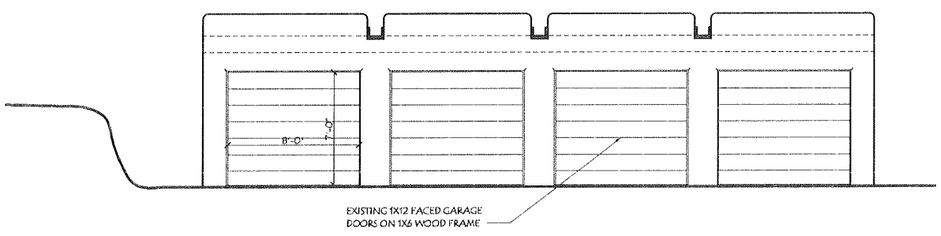
PROPOSED SOUTH ELEVATION
1/4"= 1'-0"



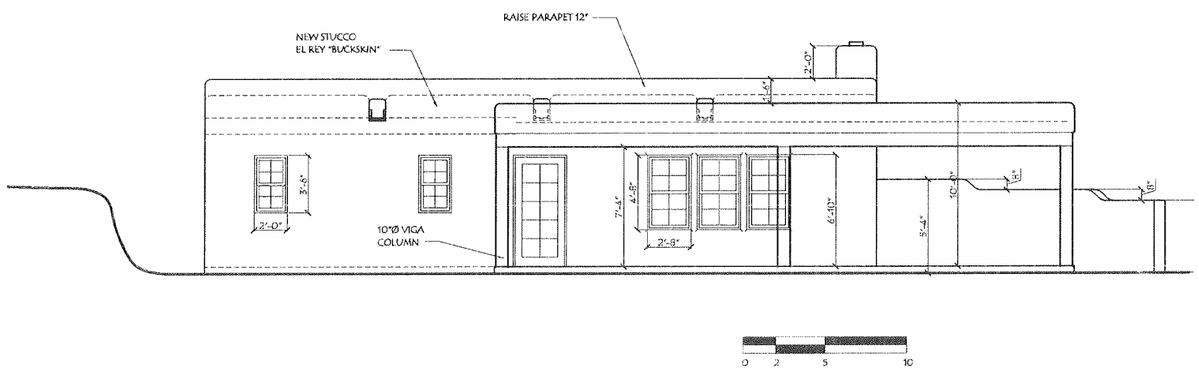
PROPOSED WEST ELEVATION ON LOT LINE
1/4"= 1'-0"

EXISTING ROWELL GARAGE
1341 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

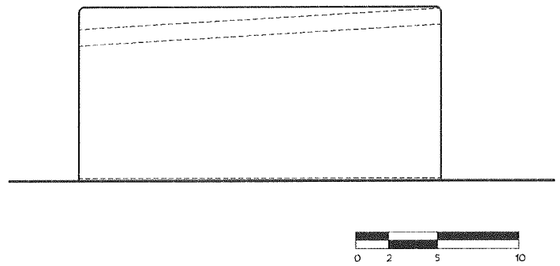
A4



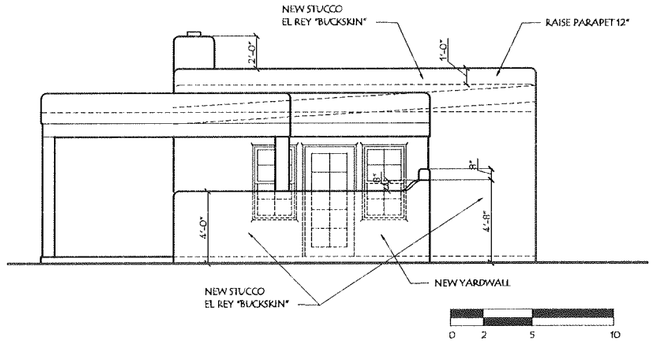
EXISTING EAST ELEVATION
1/4"= 1'-0"



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



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



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

EXISTING ROWELL GARAGE
1341 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

A5

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: July 17, 2023

To: Building Permit Division

From: Lani McCulley

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 1341 CANYON RD, Santa Fe, NM 87501

Case Number: 2023-006570--ADMIN

Contact Name: Patrick D McDowell

Phone Number: 505-629-6673 **Email:** patrick@mcdowellfinehomes.com

Approved Scope of Work: *Extension of H-18-032B from expiration date of June 12, 2021 to June 12, 2022 as requested under documents provided in 2021. With the second extension as requested in 2022 which is the second of H-18-032B from June 12, 2022 to June 12, 2023. This is the final extension with the date extension from June 12, 2023 to June 13, 2014.*

Proposed Changes: *Per H-18-032B, applicant proposes to construct a 435 sq. ft. portal on a non-contributing, residential structure, increase the height to 11' 1 0" where the maximum allowable height is 15'3", and construct yardwalls and fences to 6' high.*
Designated non-contributing under H-18-032.

Conditions of Approval: *Permit shall be filed for no later than June 12, 2024.*

FURTHER ACTIONS REQUIRED:

PERMIT or PERMIT REVISION

ROUTE TO HISTORIC DIVISION

INTERIM HISTORIC INSPECTION

FINAL HISTORIC INSPECTION

Rosemary Rowell
1341 Upper Canyon Road

AUGUST 1, 2025

Amanda Romero
Historic Senior Planner

Land Use Department

City of Santa Fe(505) 955-6610

Dear Amanda,

Attached, please find HDBR required materials for our application at 1341 Upper Canyon Road.

History

1341 Upper Canyon has long been home to the Gentle Nudge Kindergarten, established 1971, and has recently been converted to residential artist studios as of 2020. Previous to this, the property had been used as a film location, hotel, and dude ranch built approximately 1890.

On the property is a standalone studio/garage space that has been in a state of disrepair for many years. The proposed plans will restore the non-contributing building to a simple studio space, complete with portal and wall surround courtyard. The exterior of the timber frame building is in need of replacement so the attached proposed stucco color options from LaHabra are included for your review and approval.

Subject Property is a 2x6 Wood Framed Building with windows and doors as shown on Plan. Building is Roofed. Interior of building will be sheet rock, textured, and painted. The property will be used as a studio for the owner. It will have an open floor plan. In its prior life the building was a Garage. Building footprint has not been changed. Building sq. ft. is 1056 sq. ft. Lot size is 1.42 Acres, or 61,867 sq. ft. Total lot coverage of Existing Buildings is 14%

Proposed Work

Owner proposes to completely stucco exterior of building using El Rey Stucco in Buckskin.

Build Portals on North Side and East Side of Building, Portal Floor to be concrete.

Complete installation of Exterior Doors.

Installation of 5 exterior lights.

Build a 4’ tall garden wall along walkway. CMU construction with matching stucco finish to building.

Clean and gravel Parking Area

Clean and gravel walkway from Parking Area to Eastside entry portal.

Building Statistics

Square footage of building is 1056 Sq. ft.

Height of building is 11’10” Single Level.

Frame: stucco 2x6 frame.

Windows: Wood frame with a painted brown exterior finish, Jeld-Wen documentation attached.

Doors: Double French Door on Northside of building. Natural Wood door, on site in place.

Eastside Exterior Door is on site but not installed.

Propose 5 exterior lights. All fixtures to meet City of Santa Fe Outdoor Lighting Ordinance. Light Fixture Color to be bronze.

Stucco Color to be from El Rey, color to be Buckskin, attached.

Exterior Windows are wood, painted brown finish.

Doors to be natural wood Color Stain.

No Skylights.

Canales to match existing galvanized finish.

Roofing is existing torch down, tan color.

Portal Corbels and Beams Color to match exterior doors, Natural woods stain.

Walkway from parking area will be brown gravel

Mizell

Synchro PM, on behalf of 1341 Upper Canyon Rd

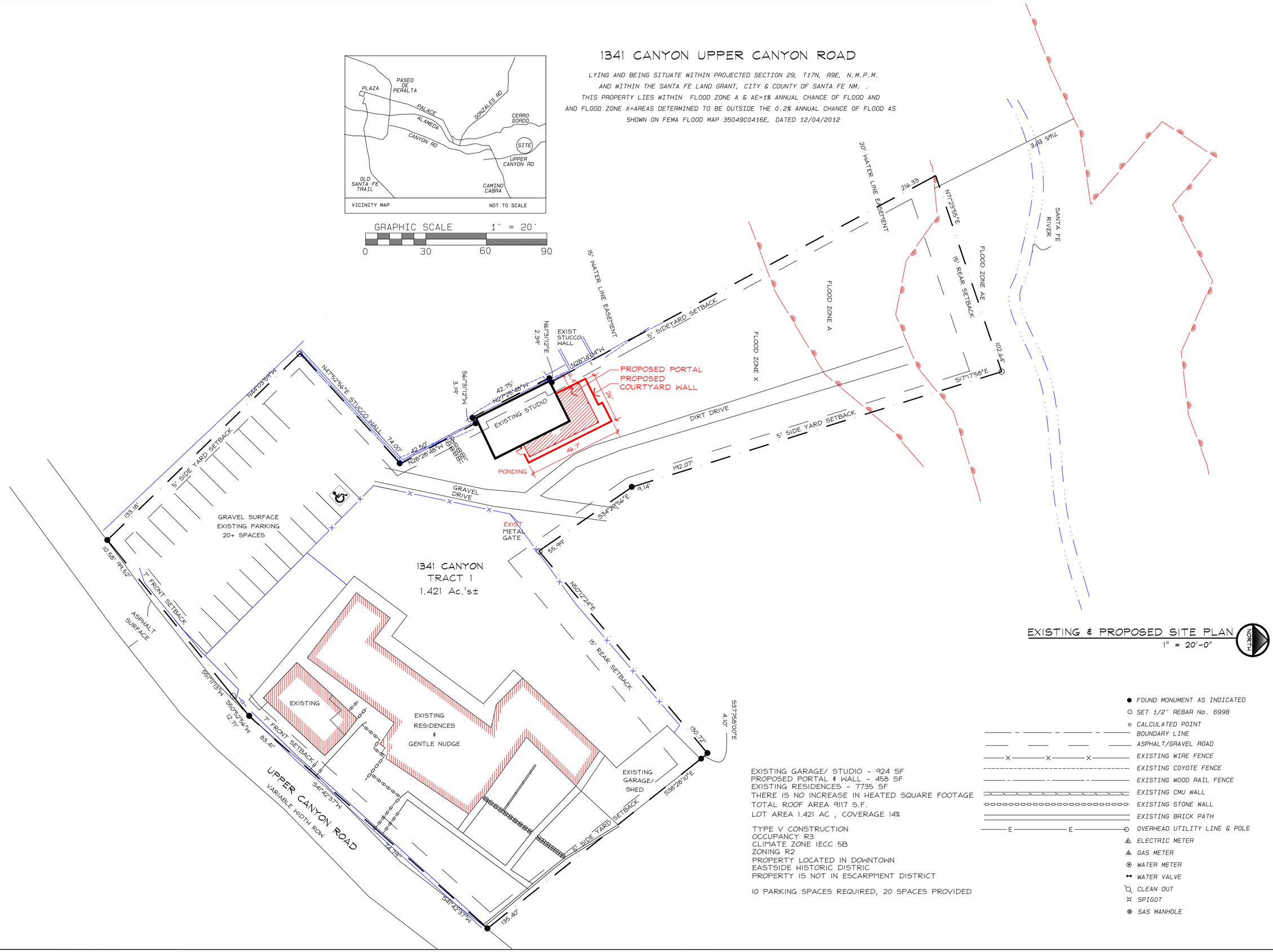
1341 CANYON UPPER CANYON ROAD

LYING AND BEING SITUATE WITHIN PROJECTED SECTION 29, T17N, R9E, N.M.P.M.
AND WITHIN THE SANTA FE LAND GRANT, CITY & COUNTY OF SANTA FE NM. .
THIS PROPERTY LIES WITHIN FLOOD ZONE A & AE=1% ANNUAL CHANCE OF FLOOD AND
AND FLOOD ZONE X=AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD AS
SHOWN ON FEMA FLOOD MAP 35049C0416E, DATED 12/04/2012

VICINITY MAP NOT TO SCALE

GRAPHIC SCALE 1" = 20'

0 30 60 90



EXISTING & PROPOSED SITE PLAN
1" = 20'-0"

NORTH

EXISTING GARAGE/ STUDIO - 924 SF
PROPOSED PORTAL & WALL - 458 SF
EXISTING RESIDENCES - 7735 SF
THERE IS NO INCREASE IN HEATED SQUARE FOOTAGE
TOTAL ROOF AREA 9117 S.F.
LOT AREA 1.421 AC , COVERAGE 14%

TYPE V CONSTRUCTION
OCCUPANCY R3
CLIMATE ZONE IECC 5B
ZONING R2
PROPERTY LOCATED IN DOWNTOWN
EASTSIDE HISTORIC DISTRIC
PROPERTY IS NOT IN ESCARPMENT DISTRICT

10 PARKING SPACES REQUIRED, 20 SPACES PROVIDED

- FOUND MONUMENT AS INDICATED
- SET 1/2" REBAR No. 6998
- CALCULATED POINT
- BOUNDARY LINE
- ASPHALT/GRAVEL ROAD
- EXISTING WIRE FENCE
- EXISTING COYOTE FENCE
- EXISTING WOOD RAIL FENCE
- EXISTING CMU WALL
- EXISTING STONE WALL
- EXISTING BRICK PATH
- OVERHEAD UTILITY LINE & POLE
- ELECTRIC METER
- GAS METER
- WATER METER
- WATER VALVE
- CLEAN OUT
- SPIGOT
- SAS MANHOLE

UNGER ASSOCIATES ARCHITECTS PC
P.O. BOX 23115
SANTA FE, NM 87502
505-984-1095

Rowell Portal & Yard Wall
1341 Upper Canyon Road
Santa Fe, New Mexico

Date: August 25, 2025

Scale: 1" = 20'-0"

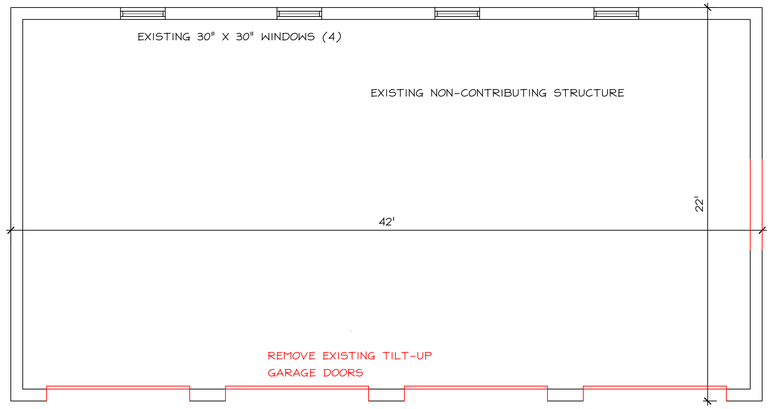
Title: Site Plan

Revision:

HRB SUBMITTAL

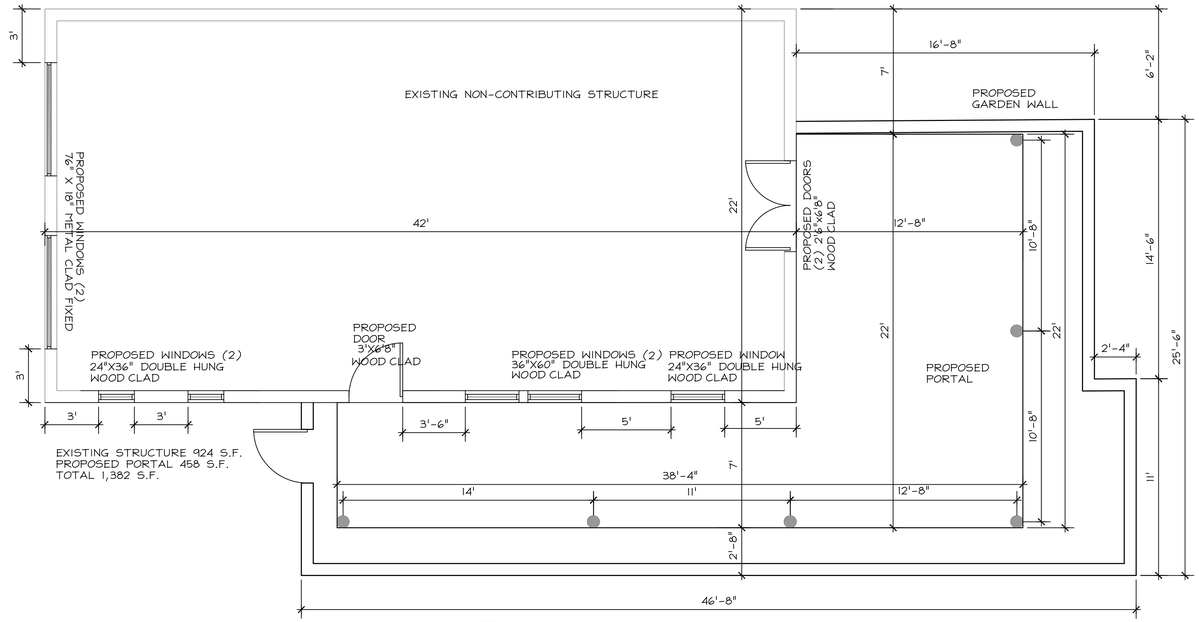
STATE OF NEW MEXICO
KIM UNGER
No. 1520
REGISTERED ARCHITECT

1



EXISTING FLOOR PLAN

1/4" = 1'-0"

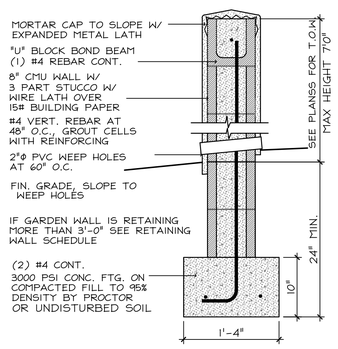


PROPOSED FLOOR PLAN

1/4" = 1'-0"

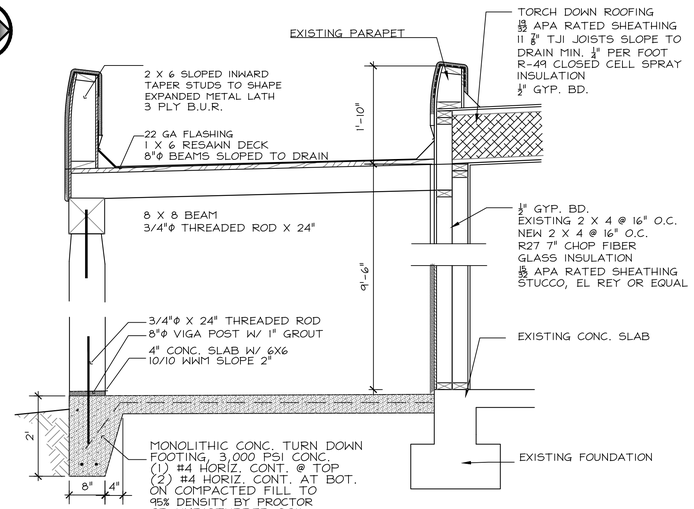
NORTH

5' 10' 20'



PROPOSED COURTYARD WALL

1" = 1'-0"



PROPOSED PORTAL SECTION

3/4" = 1'-0"

EXISTING TYP. WALL SECTION

3/4" = 1'-0"

UNGER ASSOCIATES ARCHITECTS PC
P.O. BOX 23115
SANTA FE, NM 87502
505-984-1095

Rowell Portal & Yard Wall
1341 Upper Canyon Road
Santa Fe, New Mexico

Date: August 15, 2025

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

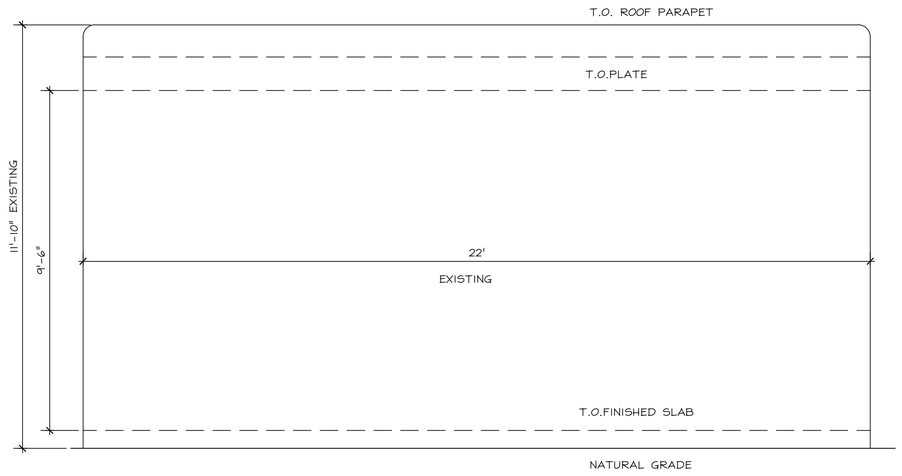
Title: Floor Plan

Revision:

HRB SUBMITTAL

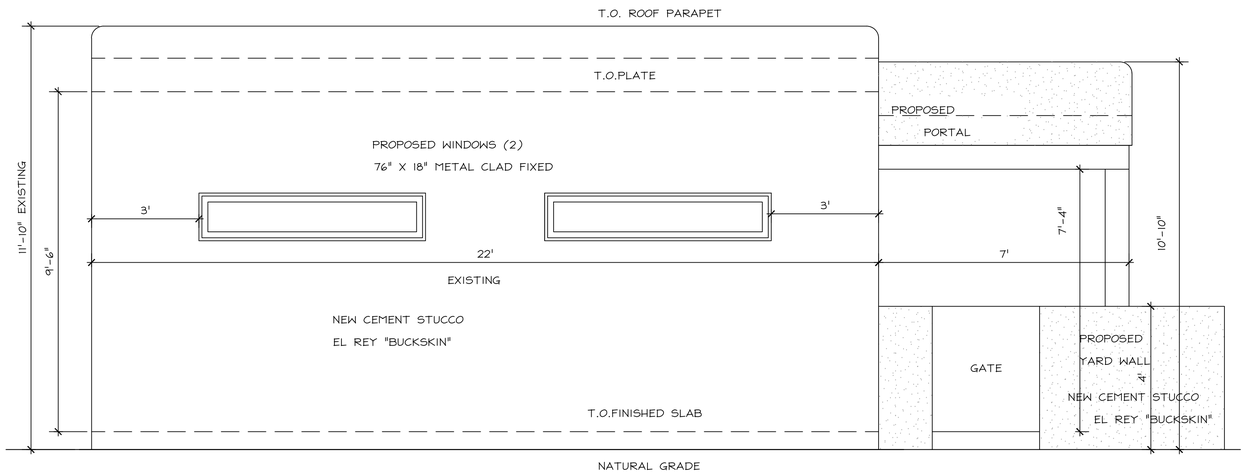
STATE OF NEW MEXICO
KIM UNGER
No. 1520
REGISTERED ARCHITECT

2



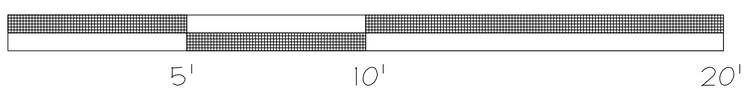
EXISTING SOUTH ELEVATION

1/2" = 1'-0"



PROPOSED SOUTH ELEVATION

1/2" = 1'-0"



UNGER ASSOCIATES ARCHITECTS PC
P.O. BOX 23115
SANTA FE, NM 87502
505-984-1095

Rowell Portal & Yard Wall
1341 Upper Canyon Road
Santa Fe, New Mexico

Date: August 25, 2025

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

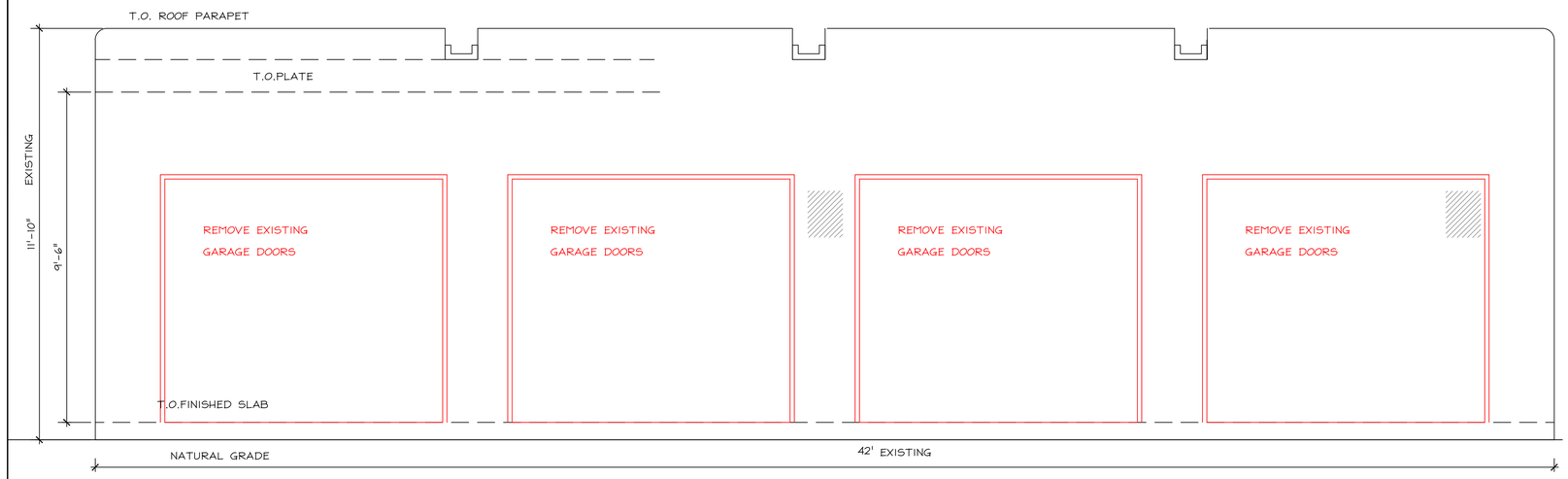
Title: Elevations

Revision:

HRB SUBMITTAL

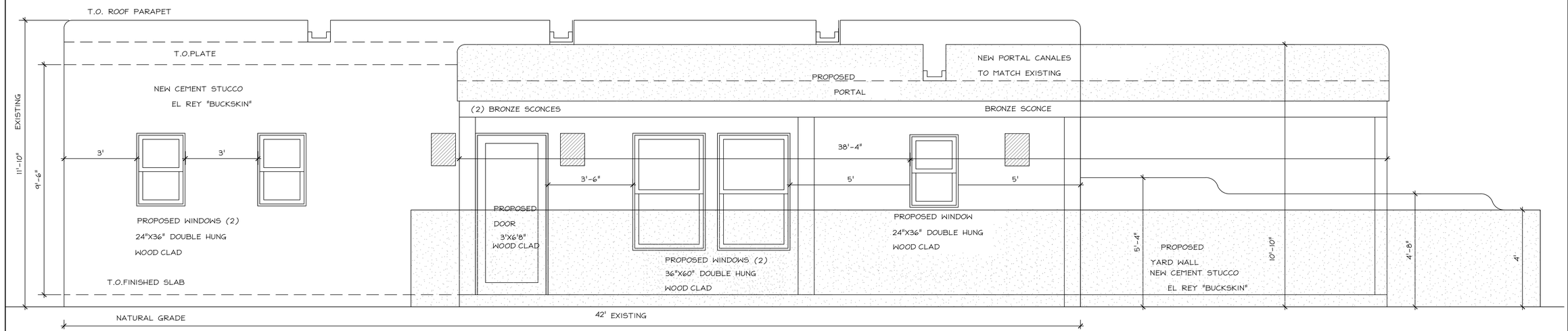
STATE OF NEW MEXICO
KIM UNGER
No. 1520
REGISTERED ARCHITECT

3



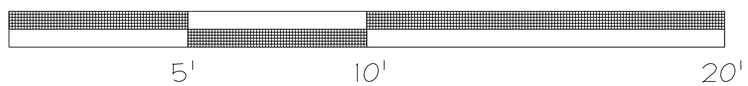
EXISTING EAST ELEVATION

1/2" = 1'-0"



PROPOSED EAST ELEVATION

1/2" = 1'-0"



UNGER ASSOCIATES ARCHITECTS PC
P.O. BOX 23115
SANTA FE, NM 87502
505-984-1095

Rowell Portal & Yard Wall
1341 Upper Canyon Road
Santa Fe, New Mexico

Date: August 25, 2025

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

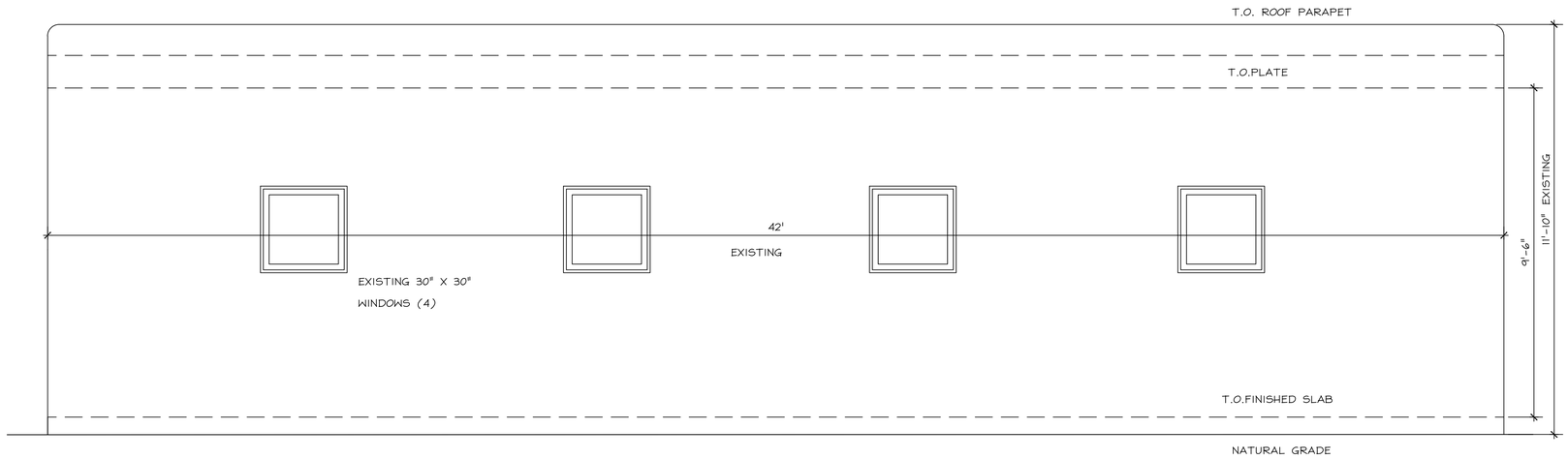
Title: Elevations

Revision:

HRB SUBMITTAL

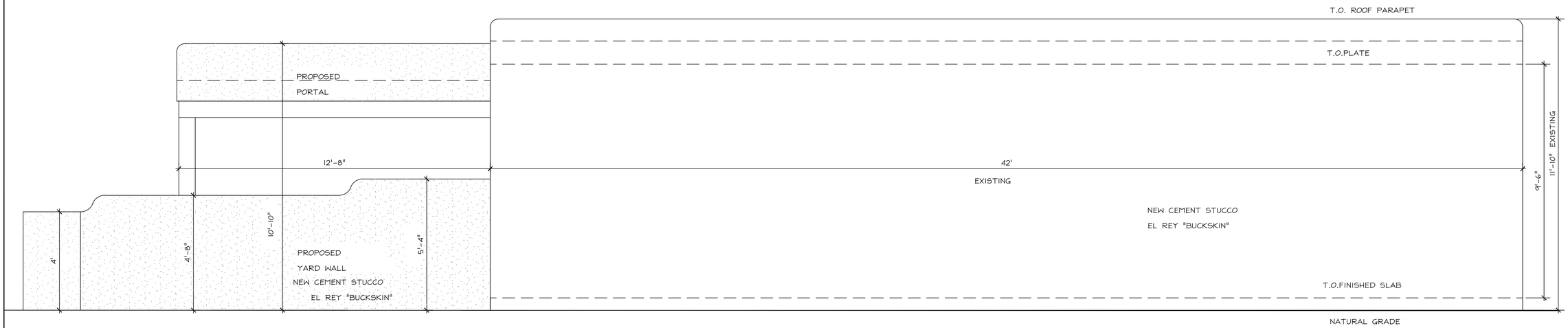
STATE OF NEW MEXICO
KIM UNGER
No. 1520
REGISTERED ARCHITECT

4



EXISTING WEST ELEVATION

1/2" = 1'-0"



PROPOSED WEST ELEVATION

1/2" = 1'-0"

5' 10' 20'

UNGER ASSOCIATES ARCHITECTS PC
P.O. BOX 23115
SANTA FE, NM 87502
505-984-1095

Rowell Portal & Yard Wall
1341 Upper Canyon Road
Santa Fe, New Mexico

Date: August 25, 2025

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

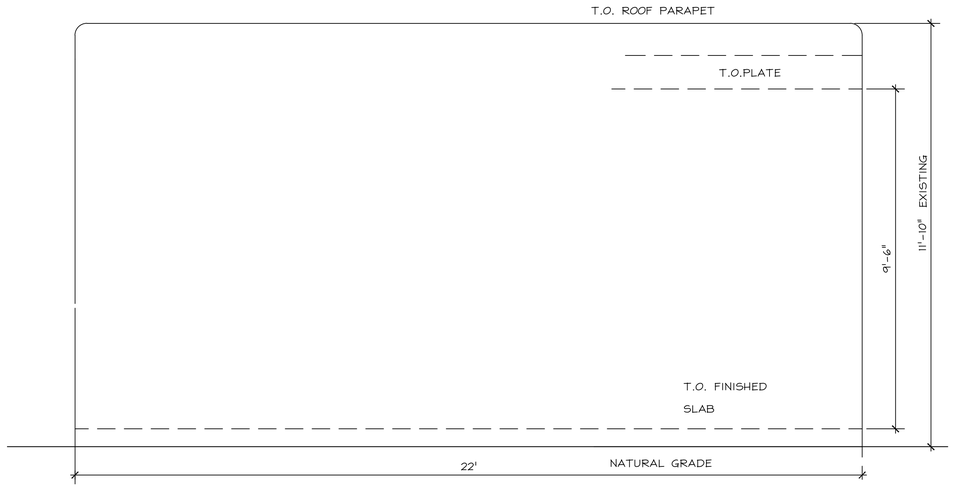
Title: Elevations

Revision:

HRB SUBMITTAL

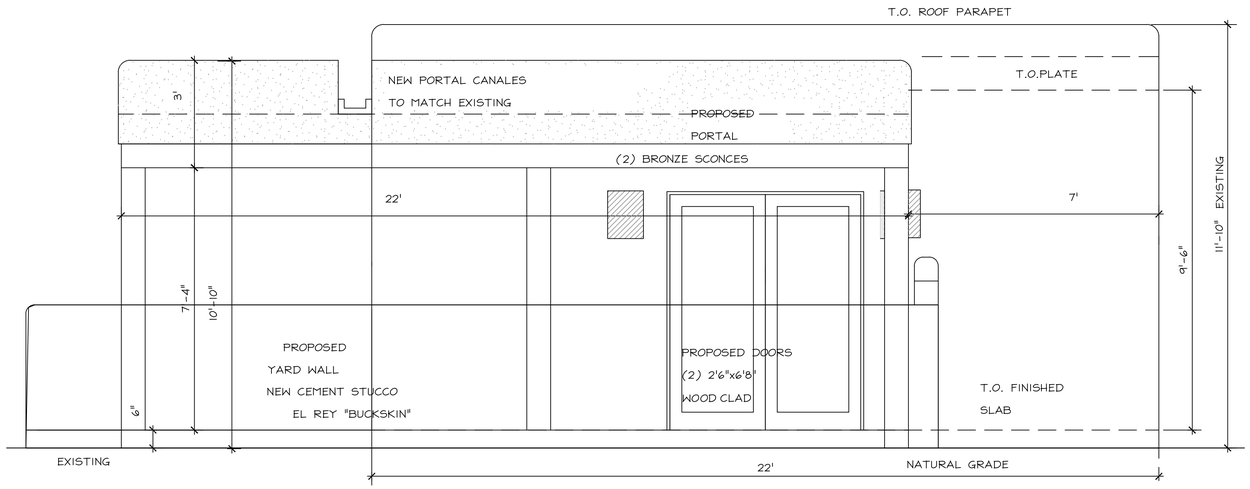
STATE OF NEW MEXICO
KIM UNGER
No. 1520
REGISTERED ARCHITECT

5



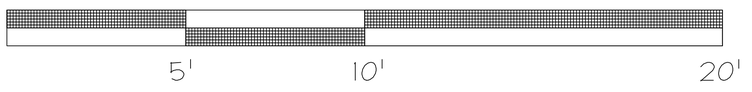
EXISTING NORTH ELEVATION

1/2" = 1'-0"



PROPOSED NORTH ELEVATION

1/2" = 1'-0"



UNGER ASSOCIATES ARCHITECTS PC
P.O. BOX 23115
SANTA FE, NM 87502
505-984-1095

Rowell Portal & Yard Wall
1341 Upper Canyon Road
Santa Fe, New Mexico

Date: August 25, 2025

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

Title: Elevations

Revision:

HRB SUBMITTAL

STATE OF NEW MEXICO
KIM UNGER
No. 1520
REGISTERED ARCHITECT

6

Color Charts

*COLOR SELECTED TO MATCH EXISTING COLOR

Premium Stucco Finish Colors

Cameo 102 (67)	Colonial White 100 (76)	Madera 212 (24)	Candlelight 90 (75)	Hacienda 127 (52)
Cream 128 (70)	Ivory 129 (70)	La Morena 197 (19)	Soapstone 30 (66)	Fawn 117 (45)
Palomino 119 (55)	Navajo White 101 (71)	Sandalwood 121 (56)	Straw 122 (42)	Buckskin 106 (35)
Kokanee 108 (54)	Sand 103 (52)	Denim 107 (44)	Sahara 135 (35)	Adobe 116 (24)
Suede 118 (38)	Bamboo 105 (47)	Ash 110 (64)	Soft Rose 80 (60)	Cottonwood 115 (32)
Desert Rose 114 (39)	Pueblo 130 (53)	La Luz 125 (20)	Coral 124 (35)	Dove Gray 113 (50)

Stucco is the best value and the most efficient wall finish available. It is a tried and true finish with a proven long-term and well documented history. Providing a variety of textures, beauty, durability, and fire-resistance properties, portland cement stucco is the obvious choice for your home.

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Hampton Bay

8.375 in. Satin Bronze LED Outdoor Wall Lamp with Frosted Glass Shade

4.6 (714) Questions & Answers (90)



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Apply for a Home Depot Consumer Card

- 8.375 in. traditional LED outdoor wall lantern in satin bronze
- Perfect light fixture for your home's exterior walls and doorways
- Integrated LED produces 350 Lumens of light (40W equivalence)
- View More Details

Fixture Color/Finish: **Satin Bronze**



A closer look at the coyote fence from the start of the driveway.



The subject studio behind the trees, not visible from the street due to elevation changes, 1301 adobe-esque wall, and foliage.



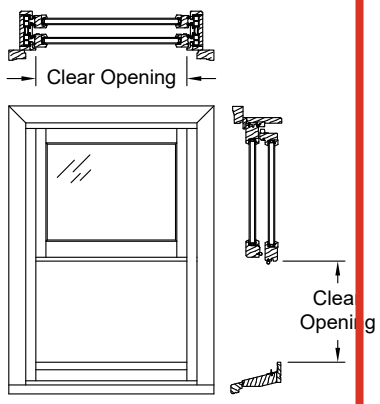
Front elevation looking west at the subject studio. Simple double hung windows replace the decrepit garage doors and a single entrance door to the artist studio.



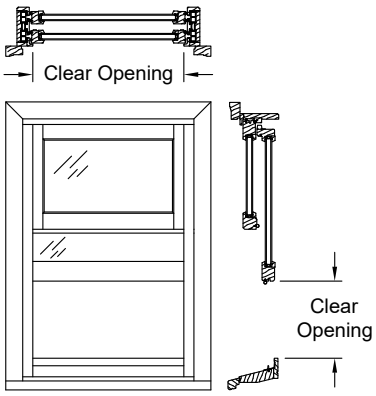
The North elevation will have a pair of French doors opening to the proposed portal and CMU/stucco wall courtyard. The 1301 CMU wall on the zero lot line will be covered in stucco to match.

CLEAR OPENING LAYOUTS

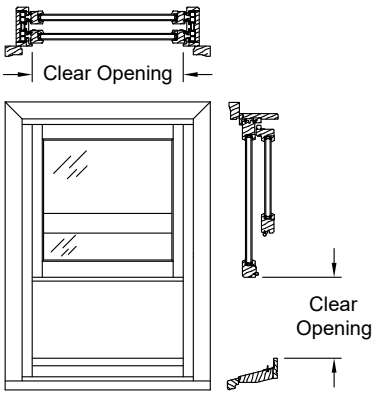
Clear Opening Options



Double-Hung (Even Divide)
Width = Frame Width - 3 3/4"
Height = (Frame Height /2) - 2 27/32"

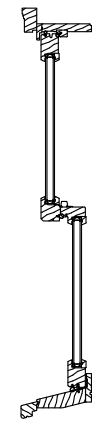


Cottage Double-Hung
Width = Frame Width - 3 3/4"
Height = (Frame Height / 2) - 8 5/32"

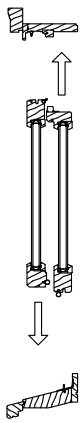


Reverse Cottage Double-Hung
Width = Frame Width - 3 3/4"
Height = (Frame Height / 2) - 7 29/32"

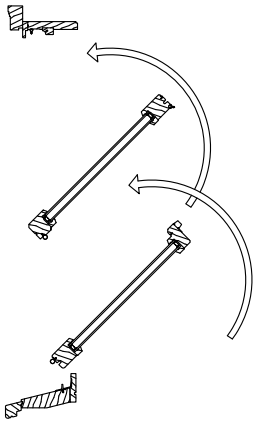
Siteline© Wood Double-Hung windows feature fully operating upper and lower sash which can be tilted or removed for easy cleaning.



Both Sash Closed



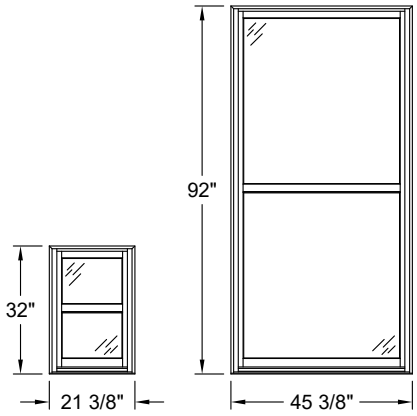
Upper & Lower Sash Operating



Sash Tilting

MIN-MAX STANDARD SIZING

Operator Rectangle Units



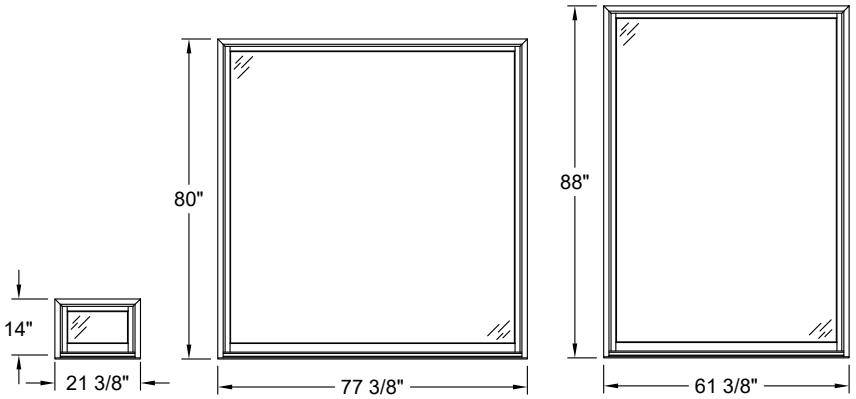
Minimum Size: 21 3/8" x 32"

Maximum Size: 45 3/8" x 92"

Standard Widths				
21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"
35 3/8"	37 3/8"	41 3/8"	45 3/8"	

Standard Heights				
32"	36"	40"	44"	48"
52"	56"	60"	64"	68"
72"	76"	80"	88"	92"

Stationary Rectangle Units



Minimum Size: 21 3/8" x 14"

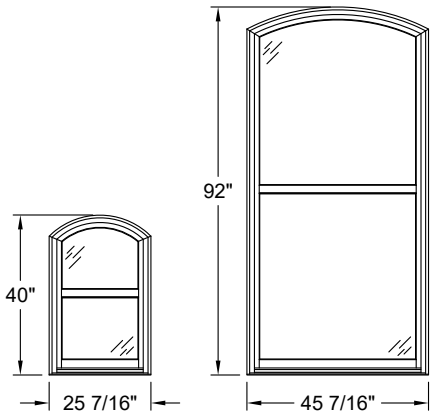
Maximum Width Size: 77 3/8" x80"

Maximum Height Size: 61 3/8" x 88"

Standard Widths						
21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"
41 3/8"	45 3/8"	49 3/8"	53 3/8"	61 3/8"	69 3/8"	77 3/8"

Standard Heights						
15"	18"	24"	32"	36"	40"	44"
48"	52"	56"	60"	64"	68"	72"
76"	80"	88"				

Operator Extended Circle Segment Units



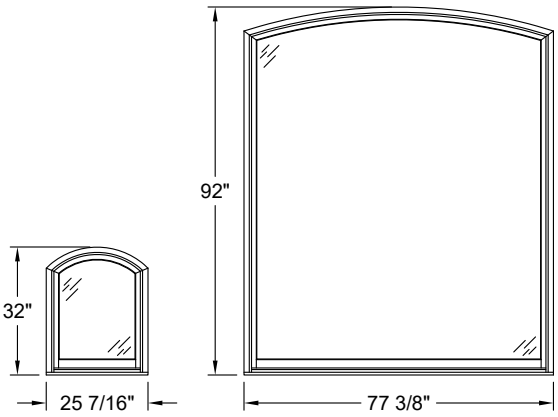
Minimum Size: 25 3/8" x 40"

Maximum Size: 45 3/8" x 92"

Standard Widths				
25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"
37 3/8"	41 3/8"	45 3/8"		

Standard Heights				
40"	44"	48"	52"	56"
60"	64"	68"	72"	76"
80"	88"	92"		

Fixed Extended Circle Segment Units



Minimum Size: 25 3/8" x 32"

Maximum Size: 77 3/8" x 92"

Standard Widths						
25 3/8"	29 3/8"	31 3/8"	33 3/8"	37 3/8"	41 3/8"	45 3/8"
49 3/8"	53 3/8"	61 3/8"	69 3/8"	77 3/8"		

Standard Heights						
32"	36"	40"	44"	48"	52"	56"
60"	64"	68"	72"	76"	80"	88"
92"						