City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
JANUARY 28, 2021
5:30 PM
ATTEND VIRTUALLY

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:

In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, and the ban on public gatherings of more than five (5) people, the Historic Districts Review Board meeting will be conducted virtually using Zoom.

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at https://www.youtube.com/channel/UCuW5Fb7iWuKpTdsWYNDurgA. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Attending on Zoom: Members of the public may attend the Zoom meeting on a computer, mobile device, or phone. The video conference link and teleconference number will be posted on the City of Santa Fe's Calendar of Events website at least seventy-two (72) hours before the meeting: https://www.santafenm.gov/events.Please click the link below to join the webinar: https://us02web.zoom.us/j/83191941803?pwd=NWpIL0Q1ai9sSjY1aFhFNWdHdXdLQT09

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Webinar ID: 831 9194 1803

Public Comment:

• By video: A person attending the Zoom meeting by video conference (using a computer, mobile device, or smart phone) may provide public comment during the meeting. Attendees should use the "Raise Hand" function to be recognized by the chair to speak at the appropriate time.

• By phone: A person attending the Zoom meeting by phone may provide public comment during the meeting. Phone attendees should press *9 to use the “Raise Hand” function to be recognized at the appropriate time.
• In writing: A person may submit written public comments by 5pm the Monday prior to the meeting via the virtual comment “button” at https://santafe.primegov.com/public/portal.

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES:

1. January 5, 2021.
2. January 12, 2021

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case #2020-002852-HDRB. 119 Kearny Road.
2. Case #2020-002853-HDRB. 675 Alto Street.
3. Case #2020-002854-HDRB. 855 A Camino Ranchitos.
4. Case #2020-002809-HDRB. 601 San Antonio Street.
5. Case #2020-002864-HDRB. 1668 Cerro Gordo Road.
6. Case #2020-002810-HDRB. 586 Camino del Monte Sol.
7. Case #2020-002959-HDRB. 542 Camino del Monte Sol.
8. Case #2020-002947-HDRB. 463 Camino Don Miguel.
9. Case #2020-002960-HDRB. 105 Calle la Pena.
10. Case #2020-002984-HDRB. 105 Calle la Pena.

11. Case #2020-002978-HDRB. 847 Old Santa Fe Trail.

12. Case #2020-002974-HDRB. 530 East Alameda Street.

13. Case #2020-002986-HDRB. 310 Magdalena Road.

14. Case #2020-002973-HDRB. 717 West Manhattan Avenue.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

G. OLD BUSINESS

1. Case #2020-002483-HDRB. 524 Calle Corvo. Downtown & Eastside Historic District. Courtenay Mathey, agent for Glynis Dohn, owner, proposes to partially demolish a contributing yard wall, make additions, change windows and doors and construct a garage on a contributing residential structure. An exception to Section 14-5.2 (D)(1)(a) to remove historic material is requested. (Daniel Schwab, DNSchwab@santafenm.gov, 955-6660)

H. NEW BUSINESS

1. Case #2020-002975-HDRB. 918 Don Gaspar Avenue. Martinez Architectural Studio, agent for Linda Banglis, owner, requests a historic status review with primary facade designation, if applicable, for a contributing residential structure. (Daniel Schwab, DNSchwab@santafenm.gov, 955-6660)

2. Case #2020-003017-HDRB. 213 Barela Street. Downtown and Eastside Historic District. Lightfoot Inc., agent for Linda Theibaum and Arlene Kock, owners, requests a historic status review with primary facade designation, if applicable, for a non-contributing residential structure. (Daniel Schwab, DNSchwab@santafenm.gov, 955-6660)

3. Case #2020-003005-HDRB. 111 Delgado Street. Downtown and Eastside Historic District. Nancy Waight, agent/owner, requests a historic status review with primary facade designation, if applicable, for a contributing residential structure. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

4. Case #2020-001979-HDRB. 613 Canyon Road. Downtown and Eastside Historic District. Craig Hoopes and Associates, agent for Canyon Room Holdings, owner, proposes to raise the roof,replace and repair windows and doors, reopen an enclosed portal, and other general maintenance on a contributing residential structure, replace windows and doors, install a courtyard, and stucco a non-contributing residential structure, and demolish all non-contributing structures on the tract A which includes a triplex, 2 storage sheds, and a well house. (Daniel Schwab, DNSchwab@santafenm.gov 955-6660)

5. Case #2020-002985-HDRB. 575 West San Francsico Street. Downtown and Eastside Historic District. Jeff Seres, agent for Adrienne Sandoval, owner, proposes to construct 926 sq. ft. of additions to the residence and 192 sq. ft. of additions to the garage, replace windows and doors, and construct yardwalls and gates on a contributing residential property. Exceptions are requested to remove historic material section 14-5.2(D)(1)(a), construct within 10' of a primary facade and to exceed fifty percent (50%) of the historic footprint section 14-5.2(D)(2)(d), and to construct a pitched roof where one is not allowed section 14-5.2(9)(d). (Daniel Schwab, DNSchwab@santafenm.gov, 955-6660)

6. Case #2020-002916-HDRB. 481 Arroyo Tenorio. Downtown and Eastside Historic District. D'Angelico Enterprises Inc., agent for David and Anna-Karin Dillard, owners, proposes to construct a greenhouse addition on a non-contributing accessory structure. An exception is requested to Downtown and Eastside Design Standards (14-5.2(E)). (Nicole Ramirez Thomas/Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, February 9, 2021

L. 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.

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HISTORIC DISTRICTS REVIEW BOARD
January 5, 2021

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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
January 5, 2021
VIRTUAL HEARING

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. at a virtual meeting held at https://www.youtube.com/user/cityofsantafe.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chairwoman
Mr. Frank Katz, Vice Chair
Ms. Jennifer Biedscheid
Mr. John Bienvenu
Mr. Anthony Guida
Ms. Flynn G. Larson
Mr. Buddy Roybal

MEMBERS EXCUSED:

OTHERS PRESENT:
Ms. Nicole Ramirez Thomas
Mr. Daniel Schwab, Senior Planner
Ms. Angela Bordegaray, Senior Planner
Ms. Sally Paez, Assistant City Attorney
Ms. Melissa Byers, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Preservation Office and available on the City of Santa Fe Website.

B. APPROVAL OF AGENDA

MOTION: Vice Chair Katz moved, seconded by Member Roybal to approve the agenda as presented.

VOTE: The motion passed by unanimous (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

C. APPROVAL OF MINUTES:

1. November 24, 2020

Member Biedscheid requested that the following changes be made: on page 35, third paragraph, replace, "It has to do with the fact that the yard wall" be corrected to, "…that *a new* yard wall"; on line 7, "The portal and the existing garage portal should be, "on the existing garage portal"; and Line 8 should read, "The original entry gets lost and the additions detract."

Member Guida requested that the following change be made on page 43, 2nd line from bottom, asked instead of "height is not scale" be changed to "height is not *the same thing* as scale".

Member Bienvenu requested that the following change be made on page 17, under the subheading Vote, starting with "Member Bienvenu… before the period add "in his understanding they are not Board directives."

MOTION: Member Bienvenu moved, seconded by Vice Chair Katz to approve the HDRB Hearing Minutes of November 24, 2020, as amended.

VOTE: The motion passed by majority (5-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, and Roybal voting in favor, none voting against and Member Larson abstaining.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case #2020-002819-HDRB. 425 Hillside Avenue.

2. Case #2020-002820-HDRB. 1369 Cerro Gordo Road.

3. Case #2020-002483-HDRB. 524 Calle Corvo.

4. Case #2020-002758-HDRB. 312 Catron Street.

Ms. Paez indicated she will update the approval date to today's date.

MOTION: Member Bienvenu moved, seconded by Member Guida, to approve the Findings of Fact and Conclusions of Law, as presented.

VOTE: The motion passed by majority (5-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, and Roybal voting in favor, none voting against and Member Larson abstaining.

E. MATTERS FROM THE PUBLIC

Stefanie Beninato had a question about the approval of the exception on Catron Street. The applicant used parking as a hardship to add on a break room to the second story. That has not been considered a hardship by the Board previously and she was surprised it was used as legitimate. She suggested the Board should look more closely at those things before approving.

Also, she brought a rock wall on West Houghton to their attention but at the time didn't know the address. She believes the address is 843 Allendale and has reported that to the City. The wall is historic stone on the southside of the property and is seriously deteriorating. She hopes that the Board will do something.

She referred to photos for 1129 Paseo de Peralta, next to Kaune's and said the wall behind Kaune's is still deteriorating. When the project came before the Board it was a huge issue that the wall was to be repaired. The owner told her she wants to leave it that way, so people know the wall is adobe. The owner is also intentionally allowing the lentil work and frames around the windows on the house to deteriorate because she likes the way it looks. She wanted to make the Board aware that the owner is not taking care of the exterior.

F. STAFF COMMUNICATIONS

None

G. OLD BUSINESS

None

H. NEW BUSINESS

Chair Rios indicated there were five cases. She explained the appeal process if an applicant disagrees with the Board's decision.

1. **Case #2020-002852-HDRB. 119 Kearny Road.** Downtown & Eastside Historic District. Hoopes and Associates, agent for William and David Snead, owner, requests a historic status review with primary façade designation, if applicable, for a non-statused residential structure. (Angela Schackel Bordegaray)

STAFF REPORT

Ms. Bordegaray stated that 119 Kearney Road is a bi-level 1,665 square foot single-family residence designed in the Spanish-Pueblo Revival style built in 1967-68. Its front on the south elevation appears as a single story house with a portal, detailed with stuccoed columns, wooden corbels, and exposed lintels. Its north elevation is two stories in height.

The property is approximately one-half block east of Bishop's Lodge Road. The yard wall and gate enclose the front yard. Like many homes on the street, it features a low, cement-stucco yard wall that contributes to the house's historical context and setting and is consistent with homes in this streetscape. A steep, north-sloping driveway runs along the east side of the house. Chain link fencing runs across the north, east, and west side of the property.

Windows are metal multi-lite casement units on all elevations. Windows on the front/south elevation are two sets of metal casements; one is a pair of 8-lite units and the other is a 12-lite fixed picture window unit with 4-lite casement sidelights. There are two sets of 8-lite fixed metal units on the west elevation. The east elevation has an 8-lite casement unit. All windows have exposed lintels.

The north elevation has a shed roof. There is a single 8-lite casement and 4-lite casement on the upper level. There is a roof-less deck on the upper level of the north elevation with a utilitarian wood railing.

The applicant is before the board for a historic status determination of 119 Kearny Road. The Historic Cultural Properties Inventory (HCPI) notes that it would be eligible for designation in 2018, when it reached 50 years old. Little has changed on its south, west, and east elevations.

STAFF RECOMMENDATION

Staff recommended designating the house and the front yard wall as contributing to the Downtown and Eastside Historic District per 14-5.2 (C), Regulation of Significant and Contributing Structures in the Historic Districts.

Staff also recommended that the south, west, and east façades be designated Primary Façade, per 14-12 for Contributing Structure, specifically excluding a portion of the northeast corner, façades #4 and #5 and recommends the west façade #6 as Primary.

QUESTIONS FOR STAFF

Chair Rios asked if the exclusion of the northeast corner of facades 4 and 5 is on the south elevation.

Ms. Bordegaray said it is on the north elevation, the rear elevation.

Chair Rios asked to confirm that all of the elevations recommended as primary contain steel casement windows.

Ms. Bordegaray replied yes.

Member Biedscheid asked to clarify when Ms. Bordegaray recommends the front yard wall as contributing if that includes all portions of the wall on the south, west and east.

Ms. Bordegaray said it does.

Vice Chair Katz asked if the shed roof pergola on the back second-story is included in the west primary façade.

Ms. Bordegaray said that portion is excluded.

APPLICANT'S PRESENTATION

Craig Hoops, 333 Montezuma Ave., was sworn in. He said he did not agree with staff's recommendations. In 2006 when Mary Ragan filled out the inventory form and listed this house as non-contributing, she stated it was of low significance to the surroundings. That is important for the Board to consider. The house while charming, is not a significant example of Pueblo Style architecture in Santa Fe. Because the house is old is not a good enough reason to change the status to contributing. There would be many things inconsistent with what the applicant would be required to do, if an addition is designed. First, the windows are in the same plane as the stucco. He noted on Slide 12 of the windows that the house is not of mass, which is what Santa Fe style always

represents. The lentil of the front portal is only 4 inches wide and the walls on both sides are built on two by fours, also not Santa Fe Style.

He believes the significance to label as primary the east, west and south facades, is wrong. There was a previous renovation shown by the photo. The lower level on the west façade has a new door and the windows are similar to those on the north elevation. He noted for those who didn't know that Mary Ragan was head of the H-Board staff in the 1990s into early 2000s. He thought it said a lot that she had labeled the house as noncontributing and of low significance to the surrounding community.

Mr. Hoops said he disagrees with Ms. Bordegaray's recommendation. Nothing has been designed for this house yet. The applicant is open to what the Board has to say but labeling the three façades as primary is not in the best interest of the community. If there is an addition to the house, the applicant will be required to change the roof elevations of the addition in a way that the single level of parapet around the house will no longer be a single parapet. In some ways that would make an addition to the house mass with its simplicity and he would have issue with those as they move forward. He did not think that the reasons for the façades to be called primary was valid.

DISCUSSION

Ms. Bordegaray said the applicant was referring to the HCPI in the packet. Ms. Ragan clearly noted that once the house turned 50 years old, which happened in 2018, a status review was recommended. Also, HCPI described what has changed and many of the details are still intact. She thought other than the north addition, the house is representative of its era and staff felt it is a solid example of the 1950s-60s architecture. For that reason, it contributes to the historic streetscape. The house has maintained its low yard walls and simplicity.

Member Larson said she agreed with Ms. Bordegaray that the house has a lot of character defining features and the Board should consider that.

Member Guida called attention to a change he noticed in the configuration of the front yard wall between the HCPI and current photos. It seems about a third of the yard wall has been moved over to allow parking. He said for him, the integrity of the front yard wall is not really there.

Chair Rios asked Member Guida to specify whether a portion of the wall or the entire wall.

Member Guida explained on page 4 of the HCPI, the original yard wall aligns with the east elevation. In current photos on page 8 of the individual packet the yard wall has been moved over to be more in line with the edge of the portal.

Chair Rios asked Ms. Bordegaray to comment on the wall being moved.

Ms. Bordegaray said she wasn't completely clear from the photograph and materials and the quality of the slides which part of the wall had been moved. She asked if member Guida could describe that in elevations.

Member Guida referred to page 4 (page 67 of the packet).

Ms. Bordegaray didn't have that reference. Ms. Paez offered to put that on screen.

Member Guida noted that the eastern portion of the yard wall was in line with the house. He then referred to a Google street view where the wall was moved over.

Chair Rios noted the wall is still a low wall. She asked Mr. Hoops if he knew the age of the wall, but Mr. Hoops did not know.

Ms. Ramirez Thomas said it was safe to say, looking at the HCPI form done in the late 90's and the east side of the wall configuration now, that it has changed in the last 20 years. The Board could say that section is not native to the property, but the front elevation and west side of the property appear the same

Chair Rios said the field trips play an important role in the Board's ability to see the property and make decisions. They really need to look through their packets to be sure they don't miss anything. She was glad they have members who thoroughly review the packet and bring things such as the wall, to everyone's attention.

PUBLIC HEARING

John Eddy and Stefani Beninato were sworn in.

John Eddy, 227 Palace Avenue, Suite D, Santa Fe, said this a classic example that they will see more often as buildings age and fall under purview of the 50-year rule. They are dealt the difficulty of looking at a property that has integrity, in that it represents the period in which it was built. The steel windows in the building were rampant in Santa Fe in the late 50s and 60s. They are not an aesthetically pleasing element, and not practical for a homeowner, but they represent the character of specific houses of that time. That puts more bearing on changing the status. He would appreciate the Board continuing to look at this carefully.

Stefanie Beninato, PO Box 1601, Santa Fe, supported staff's recommendation and also believed characteristic of the time period and that neighborhood. The elevation drawings show how distinctive the east, west and south sides are. The north side is different and couldn't be considered as primary, but the other sides are important. The back of the lot is the most logical place for development, and the historic parts of the wall

should also be preserved. Although everyone moans about the windows, there are ways to deal with them and they are part of the character of the house. At this point the Board and anyone buying one of these houses should consider them historic. They should look at how to make the best use of them and making them as efficient as possible and preserve them.

BOARD DISCUSSION

Mr. Hoops added that the applicant is not fighting to throw away the existing windows, he is fighting to add onto the house as is appropriate.

Chair Rios explained that when the Board does a status review they cannot delve into what will occur in the future.

Mr. Hoops said he understood but wanted, for the record, to voice that the applicant is not talking about changing windows and throwing out the steel case windows. That was the focus of comments made by Mr. Eddy and Ms. Beninato. He wanted to make that clear.

Chair Rios said she also heard Ms. Beninato say this is a representation of the time period the house was built in the 1950s.

MOTION: In Case #2020-002852-HDRB, 119 Kearny Road, Member Biedscheid noted for the record that the correct interpretation of the HCPI report is that an assessment of historical significance was based on the house's age at that time, which was less than 50 years. She moved, based on the integrity of the historic features of the house and strong representation of its place in time, to follow staff's recommendation and designate the south, west and east façades of the residence #1, #2, #3 and #6; exclude the north portions of façade #3 (roof deck) and north portion of façade #6 (second story shed roof); and include the historic portions of the front yard wall, excluding the east portion of the wall. Member Larson seconded the motion.

VOTE: The motion passed by majority (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

2. **Case #2020-002864-HDRB. 1668 Cerro Gordo Road.** Downtown & Eastside Historic District. Elisabeth Wagner, agent for Will Gorham, owner, requests window and door replacement, entry portal remodel, re-roof, HVAC and skylight installation on a non-contributing casita. (Angela Schackel Bordegaray)

STAFF REPORT

Ms. Bordegaray stated that 1668 Cerro Gordo is a 796 sf guesthouse (casita) listed as non-contributing to the Downtown and Eastside Historic District. South of the casita is the main house, out of public view. The casita fronts Cerro Gordo Road to the north. The casita blocks the main house (2,805 sf) from view. The house and casita are Spanish-Pueblo Revival style. The casita is referred to as a "cottage" listed on the NM Historic Building Inventory Form (HCPI). The date built is unknown. The current owners converted it into a garage in 1970. It was later converted to a casita in 1976, during which was added a small kitchen, bedroom, bath, and entry portal to the west. New doors and windows were added. Tags on the plumbing installed at that time reference the date 1972.

This proposal is for the casita only at this time. The applicants plan to restore and remodel the main house in the future. For now, the applicant proposes the following exterior alterations to the casita:

1. Replace windows. The applicant proposes to remove the existing north façade wall portion that "bumps out" and has four undivided lite casement windows. In its place, a new wall will be constructed to be flush with the existing west façade. New windows will be true divided lite casements. Other existing windows are metal sliding and/or do not meet egress code. The replacement windows will be true divided lite casements. All windows will be "K-Kron white" (Kolbe and Kolbe).

2. Replace the north elevation main entry door and the south elevation rear doors. Exterior doors also will be "K-Kron white".

3. Reconfigure the casita's west façade front entry. The existing entrance drops significantly from the driveway into a front entry alcove. Narrow and steep steps lead to the front door. The applicant wishes to shift the front door facing the north to face the west, so that the entry will no longer face the gravel parking area. The proposal is to enlarge the entry area by creating a brick landing and correct the rise and run of the exterior steps that would connect to new brick paths on the west side of the property leading to the rest of the property and to the main house.

4. The current front entry portal (approximately 25 sf) shed roof is steep. It will be rebuilt to have a shallower pitch. The new pitch will be 2/12, 2 inches vertical drop for every 12 inches of horizontal distance. A new standing seam metal roof, new decking, and columns will be added. The posts, beams, and decking will be Benjamin Moore's "atrium white". The existing portal's standing seam metal roof is dark red. New portal roof will be "galvalume", which is a highly reflective, silver spangled color that weathers

in unique patterns over the life of the roof for a rustic, natural appearance. Galvalume® is the successor to the Galvanized coating that has been in use since the 1800s.

5. On the casita's rear façade, the south elevation, the applicant proposes to add an 8 sf overhang. The overhang will match that of the standing seam metal roof on the front of the house, also galvalume.

6. The applicant proposes to re-roof the casita and relocate canales. The canales will be stained Cabot semi-solid "Dark Gray".

7. The applicant also proposes to construct new parapets to level the roofline. The building height varies from 10'-0" to 8'1" above grade on the north elevation. On the west elevation it varies from approximately 12' to 13' to 14' above grade. It varies 10'-10" to 11'11" above grade on the south elevation. On the east elevation it varies from 7'8" to 10'-0" above grade.

8. New stucco will be cementitious El Rey "Buckskin".

9. An existing skylight will be replaced and two skylights will be added. They will not be visible from the public right-of-way.

10. New exterior lighting on all exterior doors. The lights will be Artesanos #526 "Bola Arriba/Bola Abajo" (closed cells) for exterior sconces.

The applicant has provided more details about all materials, colors and light fixtures in the packet.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and finds that the application complies with 14-12 Noncontributing Structure and 14-5.2(E) Downtown and Eastside Design Standards. (1) Old Santa Fe Style.

QUESTIONS FOR STAFF

Ms. Rios asked to confirm that there is tarpaper draped over portions of the house, and that will be corrected.

Ms. Bordegaray said yes, over the front. The applicant proposes to level out the roof line and would speak to that.

Chair Rios asked to confirm when on Cerro Gordo looking down, you could primarily see the roof of the house.

Ms. Bordegaray said that is correct. That is the top of Cerro Gordo and this home is below the road grade.

Vice Chair Katz was puzzled about the entry and asked to confirm the entry would stay on the north side, going to the westside. He asked if there are steps down and the entry is only from the west, and if so, what was going on in the front.

Ms. Bordegaray explained the proposal would move the front door from the north façade to the alcove on the west side.

Vice Chair Katz said page 29 and 30 show the entry on the north façade.

Ms. Bordegaray confirmed that was correct. The doors will remain on the north side and the single main entry door will be replaced with a French door and sidelights.

Vice Chair Katz said regarding the proposed north elevation wall, he couldn't tell if the applicant was removing that or that is what the façade will look like if the wall and infill wasn't there.

Ms. Bordegaray said it shows what the façade will look without the wall and infill.

Member Guida pointed out on page 29 of the plan; the north arrow is pointing in the wrong direction.

APPLICANT'S PRESENTATION

Elisabeth Wagner, 810 E. Palace Ave., was sworn in. She asked to make a correction that the entry will remain on the north elevation, not the west. There is no way to access to the west because of the grade. They also propose to level out the sloping shed roof with a parapet. The entry has dangerous steep steps from the parking lot, and that wall will be filled in and enter further to the west. They will put retaining walls for a more gradual, safer entry to the new portal.

DISCUSSION

Chair Rios commented that the renovation appears to give a nicer, cleaner and more cohesive look.

Member Larson agreed with Chair Rios. She thought this a very nice improvement with the building. It adds more character and well thought through.

Member Bienvenu agreed this is an improvement to the guest house. He referred to the earlier question saying even though this is much below the grade of the road, it is

very visible. You are looking across the parking area of the property, and it is an important property in the neighborhood and a nice improvement.

PUBLIC HEARING

Mr. Eddy, previously sworn, agreed this was a tremendous improvement. He was happy to see the punched-out window wall on the north façade gone and restored to divided light. Also, the pitch of the visible portal roof is a big plus. He asked to clarify that leveling out the parapets would not mean losing the prominence of the chimney.

Ms. Wagner explained what had been the garage and chimney will remain the same height. Currently it is a shed roof that slopes to the west and they want to level that into a proper parapet.

Mr. Eddy asked how the Board felt about galvalume metal on the roofs, he liked the standing seam. That has been in the neighborhood and on that house for a while.

Chair Rios said she planned to ask Ms. Wagner about that and since it had been brought up she would ask now. She asked if correct that the galvalume is initially very prominent and bright.

Ms. Wagner replied she has been putting in standing seam metal roofs in galvalume on the east side of Santa Fe for 30 years. They dull beautifully and over time become even more so. She offered to submit a metal sample. She assured Chair Rios that the metal is not shiny.

Ms. Beninato, previously sworn, agreed with everyone that this is an improvement to the building. She had the same questions regarding the roof and change at the front door. She appreciated the clarification.

BOARD DISCUSSION

MOTION: In Case #2020-002864-HDRB, 1668 Cerro Gordo Road, Vice Chair Katz moved to approve the application as recommended by staff. Member Roybal seconded the motion.

VOTE: The motion passed by majority (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

3. **Case #2020-002853-HDRB. 675 Alto Street**. Westside-Guadalupe Historic District. John Utton, agent/owner, proposes to raise the height of a previously approved structure to 13’ from 10’6” where the maximum allowable height is 14’2”, alter window and door dimensions, remove

yardwalls and construct a 72” high yardwall on a non-contributing residential structure. (previous case H-19-002) (Daniel Schwab)

STAFF REPORT

Mr. Schwab stated that 675 Alto Street includes a residential building listed as non-contributing to the Westside-Guadalupe Historic District and new construction of a detached studio and guest house. The studio and guest house were approved by the Historic Districts Review Board on January 8, 2019 (Case # H-19-002) and are constructed of adobe brick and are still under construction. There is also a yard-wall on the north side of the property.

Now, the applicant proposes the following exterior alterations:

1. Replace and relocate the existing non-historic northern yard wall. The wall will be moved 6 feet to the north and will be built to a height of 5 feet, which is the maximum allowable height. Three openings approximately 1 foot 6 inches in height with arched tops will extend above this height to approximately 6 feet. This element is frequently found in the district and conforms to the district standards. The wall will be constructed from adobe and covered with a cementitious stucco colored either El Rey “Desert Rose” or “Adobe.” The decorative doors in the wall openings will be constructed from wood and will be colored Sherwin Williams “Nifty Turquoise.”

2. Raise the height of the studio from the proposed height of 10 feet 6 inches to 12 feet on the north side and 13 feet on the south side. The maximum allowable height is 14 feet 2 inches. 5) Remove fireplace and chimney.

3. Step parapet and raise parapet height by approximately 18" in several steps.

4. Add exterior door and awning on northside.

5. Modify dimensions of north window to make it taller and narrower

6. Relocate a canale.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Member Bienvenu said Mr. Schwab mentioned the maximum allowable height for the wall is five feet. He asked where that was found in Code.

Mr. Schwab explained it is determined by calculating the average height of the walls along the street. Staff is responsible for the calculation.

Member Bienvenu confirmed that the arched top is 6 feet high and conforms to district standards. He wondered if that was also a staff calculation.

Ms. Ramirez Thomas responded that the wall height is calculated as an average. As part of the wall and fence guidelines, arches are an architectural detail and as such, can be a little higher. She offered to ensure the guidelines are in the next packet.

Chair Rios asked to confirm that the existing wall will be lower.

Mr. Schwab said it would, most likely due to the streetscape.

APPLICANT'S PRESENTATION

John Utton 675 Alto St. was sworn in. He asked to have the architect, Devendra Contractor sworn in as well.

Devendra Contractor, 924 Shoofly St., Santa Fe, was sworn in.

Mr. Utton thanked the Board for scheduling a special meeting. He noted he had appeared before the Board two years ago on the same project. The Board had visited on a site visit in the snow and he and his 15-year-old son had been laying the adobes and putting up the vigas on a 330 square-foot art studio. They completed the casita and hope to get the studio finished by the end of spring. It has been therapy for he and his son between meetings and school to sling mud. They have noticed as they are doing this that the concrete wall seemed tall and it crowds the structure. A photo of the wall at its tallest point was shown. The photo shows the highest point of the wall at the corner of the casita is about 7 foot 2 inches and at the far end slightly more than 6 feet. The proposal is to get rid of the concrete retaining wall and replace it with an adobe wall. Adobe would be decorative and less uniform and a better fit, and better reveal the structures and would not crowd the casita as much.

The second-biggest item is the height. They realized it was a mistake to only ask for 10'5" previously because they need more height to complete the building. The height will still be less than the existing casita height the Board approved two years ago. He stood for questions.

Mr. Contractor said he had nothing to add, other than it had been a pleasure to work with the applicant. The applicant is doing work traditionally done in vernacular in New Mexico, building this himself in adobe and celebrating the organic quality of materials.

Chair Rios said she applauds Mr. Utton as well. She said it sounds as though the project is proving to be an exciting one for Mr. Utton and his son. She commented she thought that the proposed wall is better than the existing wall and has more character and varied openings that reveal the house better.

QUESTIONS FOR APPLICANT

Member Larson said she noticed sections of the wood elements have a unique weathered finish. She asked if the applicant planned to do that on the newer turquoise section.

Mr. Utton said the lentils are all old wood and have been stained a gray tint and would be true for the art studio as well. The one item he is requesting to paint "nifty turquoise," is the awning over the door and it will match the awnings on the west. The rest of the lentils and color of the metal casement is similarly gray.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said the wall is beautiful and fits in nicely. It is great to see an artisan project in Santa Fe. This faces the river and is visible from Alameda and will blend nicely with what is there. She hoped it would be approved.

Mr. Eddy said he echoed Ms. Beninato's comments. The addition of the wall with the bumped-up apertures and vernacular woodworking are nice to see. They don't see enough of that in Santa Fe anymore. He applauded the architect and the builders and also urged the Board to grant the request.

BOARD DISCUSSION

MOTION: In Case #2020-002853-HDRB, 675 Alto Street, Westside, Member Bienvenu moved to approve the application as submitted and consistent with staff's recommendation. Member Larson seconded the motion.

VOTE: The motion passed by majority (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

4. **Case #2020-002854-HDRB. 855 A Camino Ranchitos**. Downtown & Eastside Historic District. Beili Studio, agent for Mark Botwin, owner, proposes to construct a 15'4" high residential structure where the maximum allowable height is 17'2", retaining walls, and hardscaping on a vacant lot. (Angela Schackel Bordegaray)

Additional photos related to this case are attached as Exhibit "1".

STAFF REPORT

Ms. Bordegaray 855 A Camino Ranchitos is a vacant lot located in the Downtown & Eastside Historic District.

The applicant proposes to construct a 4,604 sf single-family residence that includes a garage, workshop, storage room, mechanical coverage, and portales. The design is Recent Santa Fe Style with a variety of rectangular masses to break up the size and heights of the home. The house will have a flat roof, most of the masses have parapets, and some have roofs that extend out as minor overhangs to balance the horizontal and vertical lines of the exterior. The latter roofs will have a steel fascia at their edges. The fascias, portal posts, and canales will be a darkened, distressed finish. The stucco, Dryvit "Sandpebble", color: Pecos will have 3/4" bullnose radius on corners.

The proposed height is 15'-2", under the maximum allowable height of 17'-5". The lot slopes at least 16' from the southwestern corner down to the northeast corner. The applicant is not requesting additional height for slope. The applicant has sited the house to conform to its contours. The siting allows for guest parking in the southwestern corner and a garden and retention pond in the northeast.

The house's entry on the west façade includes a gate and wall around a courtyard.

The back of the proposed house contains more contemporary aspects of the structure with larger areas of glass and corner windows, which are not publicly visible.

The windows will be a combination of awning, casement, picture, and door. Detail is found in the packet's window bid/schedule. Garage door will be horizontal wood slats, approximately 4" tall applied to the door. Doors are solid horizontal wood grain with 9" wide steel panel and 2" tall horizontal strips applied to wood door. Skylights will be a combination of glass, lean-to skylights (against a parapet), and, Solatubes; all are below parapet heights and not publicly visible.

Exterior lights are recessed cans in overhangs, step lights in bench at entry portal, lead strip lights at edges of walkway flooring and underneath the entry gate portal, and sconces at entry and guest portales.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and finds that the application complies with 14-5.2(A)(1) General Purpose and "Recent Santa Fe Style" and all Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Chair Rios indicated the yellow coversheet has what she assumed is an error regarding the height. The applicant proposed to construct a 20'8" high residential structure. She asked if correct that Ms. Bordegaray indicated the structure would only go as high as 15 foot 2 inches.

Ms. Bordegaray said what she read into the record is correct.

Chair Rios asked if Ms. Bordegaray agreed that the house has a lot of contemporary, modernistic elements. The edges are sharp, opposed to rounded to go with the contemporary look proposed.

Ms. Bordegaray agreed it is a contemporary look. The edges are not 90 degrees and are sharper than characteristic in the historic district. The applicant specified the edges will be bullnosed to some degree and will address that.

Chair Rios asked to clarify whether the lights will not be divided; or is it that the lights that are not seen will not be divided.

Ms. Bordegaray explained none of the windows that are visible will be greater than allowed by standards. The windows greater than standard will not be publicly visible. m

Chair Rios asked Ms. Bordegaray to describe the public visibility of the project.

Ms. Bordegaray explained public visibility is from the Camino Ranchitos side of the street with some visibility from the south elevation. The elevations from the east and north are not publicly visible.

Chair Rios asked what about the project would be publicly visible.

Ms. Bordegaray referred to a slide of the front of the house and noted the portions that will and will not be publicly visible.

Chair Rios confirmed only the top portions of the house were visible from the public way. She said she would guess the proposed skylights will be low-profile.

Ms. Bordegaray confirmed they were low profile.

Member Biedscheid confirmed that the roof overhangs referred to are less than 30 inches. She wondered how the wall on the east elevation conformed to the ordinance.

Ms. Bordegaray explained that is a retaining wall.

Member Biedscheid clarified the wall to the far left appeared connected to the house.

Ms. Bordegaray confirmed that it is a retaining wall.

Ms. Ramirez Thomas offered to address the wall and the applicant could describe the intent. She noted the wall is attached to the house but not technically a wall. As long as it doesn't exceed the maximum allowable height it is viewed as a wall structure. If it were separate from the house it would need to meet the requirement for streetscape standards for the wall height.

Member Biedscheid said the applicant's letter referenced a covered walkway covered with something called polygala. She asked where that was in the drawings.

Ms. Bordegaray deferred to the applicant for the answer.

Member Bienvenu said he was trying to square the acknowledgement this is a contemporary design with the recommendation that it conforms to the design standards. It is a fine exemplar of what might be called Southwest Contemporary or Southwest Modern, or along those lines. The problem is that the ordinance has only two styles in the district: Old Santa Fe and Recent Santa Fe Style. And Recent Santa Fe doesn't mean as of 2021, but of 1957 when the ordinance was passed. More particularly, it requires Recent Santa Fe style not only be in harmony with Old Santa Fe Style, but specifically that the dominating effect still be of adobe construction, even if not made of adobe. The contemporary style is clearly very prevalent in many parts of Santa Fe and it can be quite beautiful. This is a nice example, but it doesn't appear to be adobe construction. It has all the hallmarks of modernist design, including squared up corners and horizontal lines and cantilevers, the metal and steel, the glass expanses, etc. he couldn't see how this gets to Recent Santa Fe Style. He asked Ms. Bordegaray to comment.

Ms. Bordegaray explained that all of it met the design standards by the book for the Downtown and Eastside Historic Districts. With respect to wall domination, adobe as a mass, there are no undivided lights in publicly visible areas, and it is within the allowable height. That is her explanation for recommending approval; it complies to those standards.

Ms. Ramirez Thomas said we have seen similar houses and the crisp edges are thought of more as a Territorial architectural design element. The windows in publicly

visible areas comply with the 30-inch light rule and the color is acceptable in this district. She didn't see cantilevers in the design, but they would be a violation of Code if included.

Ms. Bordegaray added that the section in Code referring to cantilevers is only about the length of cantilevers and cantilevers are not categorically excluded in this style. She said the applicant could confirm that.

Vice Chair Katz said he had the same problem as Member Bienvenu. The building is lovely, and he loves modernist architecture, but it is not Santa Fe Style. Recent Santa Fe Style states that the effect is to be adobe construction. The effect of this building is poured concrete, and if left raw would be nice for a modernist house. But they can't do that, so they put stucco on it. That doesn't change the sense that this doesn't have the effect of adobe construction. He agreed the Board has approved sharp corners in the past. He thought that a mistake they should not continue. He thought in the Recent Santa Fe Style in subsection C it says, "no cantilevers." For that reason he has trouble with the house. They are trying to preserve a style of adobe architecture and this doesn't do that. A brick house or a colonial house, would slap you in the face and is so obviously not Santa Fe Style. Putting a stucco finish among other things, does not disguise that it is not an adobe style house.

Member Guida said he respectfully but forcefully disagreed with Members Bienvenu and Katz. The only adobe construction project he has reviewed in the last two years is the project just before this. That was exciting because it was not only a true adobe building but was adventurous architecture. The Board doesn't see many tear-dropped shaped buildings every day. And they approved the project and applauded the owner because its construction method was authentic, and also because of good design.

He said this is a really well-designed project and he doesn't agree that this isn't Recent Santa Fe Style. The Style is not pegged to a year, it is pegged to aspects of traditional construction in Santa Fe that has been updated over the years. He sees before them a building like every other project the Board looks at. It is made of wood studs and stucco, and somehow the Board pretends that it looks like adobe or resembles adobe. This does complement Santa Fe Style because it has a wall dominated structure, the windows are set in and set back from the corners, there is room-based massings, of which the Board approves week in and week out. He thought the applicant would tell them that there are no cantilevers, and all of the roofs are supported by posts. He noted that there are many examples in the packet of houses in the neighborhood in Recent Santa Fe Style that have more sharp edges than proposed here. He encouraged Board members to be open minded about what has been previously approved and what is being presented. He looked forward to a discussion.

Member Larson pointed out when compared to many of the other photos and examples of Recent Santa Fe Style, this design approaches that category quite well. Primarily in massing, the thoughtful use of stepped massing calls to a lot of the building traditions. There is an effort to work and use Santa Fe Style to enhance the design as well an attempt to blend in with the district and was done well. Although a house in 2021, it interprets the continued use of the Recent Santa Fe Style.

Member Larson thought elements could be added that could tie it more closely with tradition in Santa Fe. But ultimately that might fight the beauty of contemporary design or interpretation of a traditional style in Santa Fe. She didn't think this an unreasonable approach in the district.

Member Roybal agreed with Member Guida that this is well-designed. His only recommendation would be to round off the corners some. That would help the design. But he had no problem with all of the design aspects and thought it a very attractive home.

Member Biedscheid asked if possible to see the Google street map of the location and what is around the building site.

Chair Rios asked Ms. Bordegaray in the meantime to read the definition of Recent Santa Fe Style.

Ms. Bordegaray read the definition of Recent Santa Fe Style:

Recent Santa Fe Style intends to achieve harmony with historic buildings by retention of the similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction as follows:

a) No building over two stories in height in any façade unless the façade includes projecting or recessed portales, setbacks, or other design elements.

b) The combined door and window area in a publicly visible façade shall not exceed 40% of the total area of the façade, except the doors/windows located under a portal. No door/window in a publicly visible façade shall be located nearer than 3 feet from the corner of the façade.

c) No cantilevers are permitted except over projecting vigas, beams or wood corbels, or as part of the roof treatment described.

d) No less than 80% of service area of any publicly visible façade shall be adobe finish or stucco simulating adobe finish, except as above, may be of natural stone, wood, brick, tile, terra-cotta or other material subject to approval for building permits.

e) The publicly visible façade of any building and adjoining walls shall be of one color, except as otherwise provided, simulating a light or dark earth color, matte or dull finish, and a relatively smooth texture. Façade surfaces under portal may be contrasting or complementary colors. Windows, doors and portals on publicly visible portions of buildings and walls shall be of one of the Old Santa Fe Styles, except buildings with portals may have larger glass areas for windows under portals only. Deep window recesses of character; and

F) Flat roofs should have no more than 30-inch overhang.

Ms. Paez showed the location of the lot on Google maps.

Chair Rios asked to confirm the lot is headed more toward the south.

Ms. Bordegaray said it heads into Camino Ranchitos and is closer to that intersection. It doesn't cross Garcia.

Member Guida said he noticed there were comments from neighbors about the size of the project. He asked for confirmation that other houses on the street are as big or bigger.

Ms. Bordegaray said that is correct.

APPLICANTS PRESENTATION:

Stephen Beili, 449 Camino Don Miguel, was sworn in.

Chair Rios asked him to tell the Board about the project and indicate what he feels the project has in common with Recent Santa Fe Style.

Mr. Beili said he would be happy to, but first asked that Mark Botwin be added as a panelist. Mark and Cristina Botwin are the client/owners.

Mr. Beili explained usually he would make himself available for questions, but because staff received a 13-page letter from the neighbors to the north and quotes from three others, he wanted to address those. Initially he planned to defend the design but when the hearing was postponed, he and the clients had a chance to reflect. We would like to offer possible changes to the design to address neighbors' concerns. It would be a win-win because we like the changes.

He said he has notes and will answer the neighbors' and the Board's questions. He asked to first have Mark and Christina read the letter they wrote and distributed to their neighbors.

Mark Botwin, 369 Montezuma Ave., PO Box 208, Santa Fe, was sworn in.

Chair Rios asked Ms. Bordegaray to summarize what the neighbors wrote.

Ms. Bordegaray asked to defer to the applicant for that but could summarize. Neighbors had concerns also raised by Board members and there were statements in support of the project as well. The neighbors' statement is several pages long and speaks for itself.

Chair Rios asked to confirm that some of the neighbors support the project and some are against.

Ms. Bordegaray said in black and white terms, that was correct.

Mr. Botwin read the letter written to his neighbors into record:

"*Dear Neighbors, Happy New Year. We are in possession of the letter to the Historic Districts Review Board dated December 7,2020. In conjunction with our designer Stephen Beili we have carefully looked at your concerns regarding the Ranchitos neighborhood that we all love so much. We would like to start by introducing ourselves, I am Mark Botwin, the owner of the property at 855 Camino Ranchitos. I have been a resident of Santa Fe since 1990 and am the Dr./Owner of Botwin Eye Group and Oculus Optical. I have had the experience of building out a location on St. Michael's across from the hospital, as well as remodeling our historic building in downtown Santa Fe on Water Street. Christina Bronco has resided in Santa Fe since 1992. She is a real estate broker with Santa Fe Properties and has built four houses in Santa Fe. We raised our kids in this community and are very well entrenched in it.*

"Stephen Beili is a very well-known, talented, and reputable designer in Santa Fe. We feel very lucky to be working with him. In addition, Stephen lives in the heart of the historic east side and understands the architectural traditions of the area. It was with great excitement I purchased the Ranchitos property in 2017. We had been working on house plans over the past year and fully understand and appreciate the responsibility of owning a lot in the historic area of Eastside Santa Fe. it has been our intent from the beginning to build a home that coexist well with the historic and newly constructed remodeled homes in the area. There certainly are a mixture of styles that make the neighborhood so special. Please rest assured that we are in the process of making some adjustments that we feel will make our home a welcome part of the neighborhood, particularly with regards to height and style. Sincerely Mark Botwin and Cristina Bronco."

Mr. Beili addressed comments raised by the Board. First was that the west elevation is the street elevation and is the elevation that is publicly visible. There is currently a coyote fence along the property they propose to remove. He wanted to be

clear that the other elevations are not publicly visible, and the south elevation is mostly embedded into a hill.

There was a question about the wall on the southeast corner of the house. That is a privacy wall for his clients. It will have a hot tub next to the wall and the neighbors to the south look in that direction. The wall was lowered so the neighbors can still see the Sangre's but not the hot tub.

Mr. Beili said the polygala mentioned is between the great room and the east portal and is not visible. Regarding construction, the garage is a framed structure with thicker walls than required and allows the windows be deeply recessed. The house is an ICF product or insulated concrete form product made of recycled wood pallets and filled with concrete. The wall itself is 12 inches thick and becomes 13 -14 inches thick after plaster. He feels that comes closer to evoking adobe construction than many of the frame houses he designed or has seen in town. It allows the windows to be recessed a lot.

An adobe building with mud plaster that has been around a long time will erode. A newly built adobe with stucco is fairly straight and crisp, depending on the craftsman. Regarding the rule on the cantilevers, a flat roof shall have "not more than 30 inches overhang" and there are places they are utilizing that rule. There is a shallow overhang over the garage door and some portales in the original submittal with parapets. Some have fascia edge and cantilever beyond the structure, but never more than 30 inches. Regarding what is visible from the street, he has provided streetscape photos of all of the houses on the street in the district.

Mr. Beili shared his screen to address the northern neighbors' letter. The letter has concerns on height, house and lot size, style, views/privacy, garage and parking. In regard to height, it has been clarified that the height of the design in the original submittal was confusing. Currently height of the design as originally submitted is 15 feet 2 inches and lot height restriction is 17'5", so they do not need a variance for slope citing.

He noted it will look different on the site plan than in the packet. They are offering potential changes to address the neighbor's and Board's concerns. The dashed lines around the northwest corner show the garage location in the original submittal. Flipping the garage to the southwest corner will move one of the masses away from the shared property line with the northern neighbor who is most affected. It also nestles the garage into the hill making it less prominent. That moves the driveway entrance downhill which allows them to drop a foot.

They have also identified places to reduce the ceiling and parapet heights to address the neighbors' concerns. Starting with the grade rim, they dropped the mass 24 inches from the original submission; the media room was dropped 28 inches; the pantry

12”; the entry 20 inches; the garage 16” and is now nestled into the hill. The workbench area in front of the garage will drop 20” and into the hill. The storage area closer to the road was moved to the south side and dropped 28” and is in the hill, and the bedroom wing dropped 9 inches

Mr. Beili displayed a diagram of the heights and noted areas on the north side where the areas of the house had been dropped to respond to the neighbor’s concerns. The highest mass has dropped 2 feet and the new height of the design is 13‘2” or 4’3”, a foot below the height restriction.

The floorplan was shown related to the design change. The design proposes just under 2800 square feet of heated space and 48’45” of roofed area. Zoning allows the roof to cover 40% of the lot and the design of the roof is just under 35% of the lot. Regarding historic zoning, he found nothing specific in the requirements.

Addressing the neighbor’s concerns that the lot is the smallest in the neighborhood: research shows the lot is .32 acres. Two other lots fall within .2 and .35 acres in the neighborhood and many are much smaller, within a 1/2 a block. The proposed house will be the single largest structure in the neighborhood. Around the corner is a house listed between 3-4,000 square feet shown by real estate data as permitted on the same size lot, and 21-27 listings in the area are houses over 3000 ft.² of heated space. Regarding the concerns that the house size is disproportionate to the lot size of the rest of the neighborhood: the average house size of the six properties ranging .3 and .35 acres is 3107 ft.² and this house is 2800 square feet.

The ordinance gives two style options. He has classified his house as Recent Santa Fe Style because of the straight lines and large areas of glass on the non-publicly visible side. Homes around them are in Territorial and Pueblo Revival Style and a few doors down is a delightful house that is as different as the others on the street as ours is proposed to be.

Mr. Beili said he personally believes tradition is kept alive when allowed to breathe. He preferred new buildings reflect their place and their time and thought it appropriate to allow the tradition to evolve over time.

Mr. Beili said he believes the design ties in with the streetscape through the massing, brown stucco, flat roofs, and overhanging portal roofs. This is not an attempt, as the letter states, to rely on minor details. These are basic design principles of most, if not all of the houses on the street. The design also ties in with the greater district with its variety of interpretations of these styles. From the work that John Gaw Meem was doing in self-interpreting to the more contemporary created within the downtown and Eastside district, along with everything else, we see him between and to the side of that spectrum.

Mr. Beili showed houses nearby of a more contemporary style. We are part of a continuum and an evolving style but understand it may be evolving faster than some would like. Although it cannot evolve much, considering how few empty lots there are and the protection of older homes within the ordinance, they would like to propose the following changes to address style concerns:

A drawing of the west, street facing elevation with the old and new versions. They offer a 3-inch stucco radius and building quarters; tapered parapets with a 3-inch radius at the top; and simplified portal on the front of the house. The portal is tucked in between the softened stucco masses on either side. Those details will also be carried to the nonvisible side of the house. The south elevation drawing shows the garage nestled into the hill and the east elevation portal details that were carried also to the back to eliminate one of the higher masses at the back of the house. The north drawing shows the effect of moving the garage across the lot. A photograph showed the view from the road. With the parapet height proposed it will make it easier to continue to see the Sangre's from over the house.

Mr. Beili noted regarding the privacy for the northern neighbor's casita and courtyard, the windows are placed to enjoy winter views of the Sangre's and summer views of the garden in the back of the house. He offered to share the plans for landscaping, even though a landscape plan is not required. Currently the plan shows pinon trees planted to offer screening between them and the neighbors. He was certain the applicant was willing to adjust the tree locations, so they provide maximum privacy for the applicant and the neighbors. In addition, to address the northern neighbor's privacy concerns instead of three rooms on the northern side of the property with windows facing north, now there is one. The one window that remains is high with a sill at 6'7" above the entry floor level to bring northern light into the house and will not be a privacy concern. Dropping the floor level by a foot which made the house shorter, means it also decreases the ability to see over the fence into the northern neighbor's windows or backyard.

The neighbor's stated a list of concerns of what they feel is discordant with the garage and parking in the area. The letter stated the parking would not have vegetation or shielding from the road. A landscape plan is not required but the applicant plans to plant around the parking area. Regarding the garage on the front of the house, within two or three blocks of this house there are 3 one-car garages facing directly onto El Caminito. On nearby Garcia Street is a house with almost the same condition of a garage at the front of the property turned sideways. The applicant has taken steps to soften the impact of the garage from the original design, turning sideways and putting the workbench area, a narrower mass, adjacent to the street. Additionally, placing a mass - the trashcan

storage area - will also shield the view of the garage door those passing by. Regarding off-street parking concerns, two off-street parking spots are required for new construction.

The applicant also proposes changes to address garage concerns. The garage will be flipped to the south side of the lot making it less prominent on the street; a revised design for a shallower workbench area in front of the garage will put the building further from the property line and 26 feet from the road in the district. Many of the older houses come right up to the road.

Mr. Beili said we feel our original proposal meets the guidelines and ordinance staff supported that, but also believe it appropriate to address the neighbors' concerns. They are asking for approval of their design changes as expressed. He asked in light of the delay and the willingness of the applicants to make a number of changes, if the Board approves the design changes, he asked to be allowed to submit drawings (further fleshed out versions of what was shown in terms of the plan and elevations, the site plan as shown today) to Ms. Bordegaray for staff review and approval.

QUESTIONS FOR THE APPLICANT

Chair Rios said the direction the applicant has taken is a better direction and perhaps an easier road to approval. She was anxious to hear from the Board members.

Member Bienvenu thanked the applicant for the redesign, he appreciated how much work that was. He asked if the sconces are the same as originally proposed or if changes had been considered.

Mr. Beili said the sconces were the same and they have not considered changing them. There will be a sconce by the front door, but it is hard to see.

Member Bienvenu asked if there were changes planned to the metal canales.

Mr. Beili said the canales are proposed to be steel as well as the fascia of the overhang above the garage door and the portal which would be in a dark, distressed finish.

Member Bienvenu asked what the steel is held up with.

Mr. Beili indicated the walls around the entry portal hold it up. No posts were needed. Posts are only in the back supporting the east portal.

Member Roybal thanked the applicant for the new presentation. He thought the original design was excellent and the new design is wonderful. He applauded the Botwins for the many changes they made attempting to please the northern neighbor. He thought it was wonderful and applauds them for all of their changes and rounding the corners.

The home was beautiful before and he thought it much better now. He noted that had the Board seen this presentation earlier it would have saved a lot of time. it is a beautiful design.

Member Guida agreed with the previous comments. He was impressed with the previous design before and is as much or more impressed now. It is not so much for the rounded corners and for toning it down because both responses were valid, but particularly the elegant way Mr. Beili spoke about the evolving nature of Recent Santa Fe Style. He appreciated those comments.

He addressed the owners and Mr. Beili, and said we talk about design being an iterative process. It takes a lot of patience on the part of the designer and the owner to work through that process. This is great not only because of the flexibility but that they saw opportunities in some of the challenges presented from the particular strange Code, it's clear they did their homework in how to respond to that in both iterations of the Santa Fe Style. All the way to addressing the neighbors' comments and willingness to be a better neighbor, even if not necessary. The home responds well to the site now and he particularly applauds moving the garage and recessing it. That has only gotten better in this design.

In terms of what the Board sees tonight, there are probably gaps of what is in the packet and what is shown in the revised presentation. But given the level of the animated presentation and rendered model and walk -through, he would be willing to approve the revised design and recommend that final drawings be submitted to staff for final approval.

Member Larson was impressed with the creativity in the architects and the community in approaching the strict guidelines. This design was creative and thoughtful, and she commended the applicants and architects on the thorough and thoughtful presentation. It took to heart input from the community.

Vice Chair Katz thanked the architect for a beautiful job on the redesign, for listening to the neighbors, and for such a nice rendering. They can actually see what this will look like and he appreciates that. That allows the Board to see the beauty of the house and looking at this now it doesn't stand out as a modernist house. There is an argument he hears Members Guida and Roybal talking all the time about updating Code to modern time. That discussion needs to happen. There are houses that could be designed in an updated version of an adobe house that wouldn't clash with the eastside design but wouldn't look like an adobe structure. He doesn't know what City Council wants, Code, as written is supposed to look like an adobe house, not a modern version. And that is a problem, but Mr. Beili has removed this project from that issue. He thanked him.

PUBLIC HEARING

Paul Berlawitz, 853 Camino Ranchitos, was sworn. He greatly appreciated the changes in the design. His one recommendation would have been to reverse the garage, which is what they did. The effect is that removes half the mass from the wall of his house. The secondary effect is the garage design now will not create road dust all day. We submitted a number of photos in our presentation that show how the house blocked some of our views. Now he assumed there would be less of his views blocked, although it doesn't look like the poles have changed. Looking at the photographs he submitted, Board members could see the extent his views were blocked. He wanted to emphasize that although he wrote the letter, input was received from all of the neighbors. They decided to submit one letter instead of a dozen. He and many in the neighborhood agreed with Board members who found the original design too modern. The current design is much better and more acceptable. We appreciate the lower height and effort it took to ameliorate the privacy and view concerns. He said it is hard to make a final judgment because we can only judge by the poles, but there is no doubt we appreciate the changes and believe them to be a large improvement. This design is closer to the spirit of what belongs in the neighborhood and clearly an improvement.

Stefani Beninato, previously sworn, said the original design may have met the requirements of Code but didn't have the spirit of the Code. The revision incorporates that spirit and although modern, it fits in with Santa Fe Style. She also appreciates that the building material itself is massive. She is grateful for the architect and owner's willingness to consider the comments as a challenge to address rather than something to ignore. The changes make the design better overall and go beyond addressing neighbors' concerns.

John Eddy, previously sworn, said the first design was very inhospitable and unharmonious to the neighborhood. He is glad it no longer exists, and this is a great improvement that brings it into harmony with Santa Fe Style. He found the most important thing out of the discussion was the comments of Member Bienvenu. We are dealing with a semantic trap when using *"Recent Santa Fe Style"* to reflect the new millennium viewpoint of architecture in Santa Fe. It does not relate to that viewpoint; it relates to an earlier time in Santa Fe Style as it was adapting. When conditions and statements made in Pueblo Revival architecture were brought forward and morphed more with modernization. He believed the contemporary design proposed originally had nothing to do with Santa Fe Style and appreciates what has been done. He does still object to steel used when publicly visible, such as on the canales and the fascia. Also, the window apertures are out of proportion to massing. He thanked the owner and architect for working on this so diligently and the care both brought to the project.

BOARD DISCUSSION

Chair Rios thanked everyone for all of their comments and the Santa Fe community who is always involved. Board members are very involved in every project and that is evident by the interest they take in every detail. They have a very good Board.

She thanked the neighbors and those who come to the meetings to comment all the time like John Eddy and Stefanie Beninato. She thanked the Botwins and the architect for working to make this project much better. She feels, seeing the rounded corners, they are so much more inviting and touchable. She is hoping the rendering on the screen will be true to form in the corners will be well-rounded with nice recesses, etc.

Member Bienvenu asked the applicant if he would be willing to change the steel details on the canales, portal and garage.

Mr. Beili said no, it is an important part of their design aesthetic and they want to keep it. They feel the masses of the home are the prominent thing someone experiences and softening those and the portal stay. We are also in 2021 and it feels like a good balance. He wanted to keep the steel as it is seen on other houses in the district.

Chair Rios added in reference, that she lives in a house that has portions designed in the 1930s by Frank Applegate. The older portion of her house has metal canales and she loves them, and her neighbor also has the same type. The canales on her house are not steel, but in the same avenue. She doesn't have a huge objection to steel.

Member Biedscheid wanted to thank the applicant for clearly a sincere effort to address the neighbor's concerns and patiently and thoroughly explaining them. The garage treatment is a bright spot of an always jarring aspect of new construction in a district that traditionally does not have garages. The fact that they thought to conceal the garage with the garbage enclosure provides another option and is creative. She thanked them for providing another option that others might replicate in their designs. The house is beautiful, and it takes a talented, creative architect and a willing and open-minded client. She thanked them for the nice effort.

Mr. Beili said legally he has to clarify that he is a designer, not an architect, but he appreciated all of the comments.

MOTION: In Case #2020-002854-HDRB. 855 A Camino Ranchitos, Member Guida moved to approve the revised design as presented tonight by the applicant and the changes in the revised design that will: relocate the garage and related masses; revise the portal on the street facing side of the house; drop the floor level of the house; lower the heights of all of the parapets 2 feet or more; simplify the portal details on the west and east sides of the house;

round the stucco corners of the building; taper the parapets and revise the windows in the northern masses and the applicant will submit a set of drawings that capture all of those specifics to staff for final approval. Member Roybal seconded the motion.

Mr. Beili clarified on the comment “to drop all of the parapets 2 feet or more”, that not all of the parapets are being dropped 2 feet or more. Overall, the house will drop by 2 feet; the parapets will drop 2 feet and in many places 28 inches, but the bedroom wing will drop 9” and the pantry 12" inches. All of which is included in the recorded drawings.

Mr. Guida said that is important. He changed his motion and instead of “24 inches or more”, say “reducing the height of the building per the presentation.”

VOTE: The motion passed by majority (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

5. **Case #2020-002809-HDRB. 601 San Antonio Street.** Downtown & Eastside Historic District. Taylor Pardue, agent for Paul Markunas, owner, proposes to change windows, raise parapets, construct portals, door replacement, install a patio and yard walls and make other minor repairs on a contributing structure. An exception is requested to construct on a primary facade (14-5.2(D)(2)(c)). (Daniel Schwab)

STAFF REPORT

Mr. Schwab said 601 San Antonio Street is a single-family residential structure with contributing status to the Downtown and Eastside Historic District. The west façade has been designated primary by the HDRB.

It is built in a Territorial Style. It has a rectangular form, deep inset windows with concrete sills, exposed viga ends and canales, a flat roof with parapet and brick coping. On the west and east facades are non-historic doors with no form of protective roofing. Most of the windows are historic. Details as to their condition are provided in the assessment attached to this packet.

Now, the applicant proposes the following exterior alterations:

1. Construct two small portales on the west and east elevations to protect the entry doors. These will have Territorial detailing including wooden square posts with a

dark brown wood stain and brick coping. The portales will be constructed on a slabs with a masonry finish.

To construct the portal on the west façade, the applicant requests an exception to Section 14-5.2(D)(2)(c) to construct on a primary facade.

2. Widen the 30-inch door to a 36-inch door opening on the east façade.

3. Repair the historic windows on all the façades and add storm windows. This does not require an exception, as the windows on the primary façade will not be replaced but restored. Window jambs will be added that enable seasonal removal of screens and storm windows. New screen doors will replace the two existing ones, which are non-historic.

4. Raise the parapet height one foot to a maximum of 12 feet 6 inches above finished grade. The maximum allowable height is 14 feet 10 inches. The existing brick coping will be repaired. Repair roof and beams, possibly raise the roof and beams about 8 inches should it be structurally necessary to install a bond-beam.

5. Remove a concrete basement-access stairwell located to the south of the structure and construct a freestanding shade structure in that location. This will be 12 by 10 feet, constructed to a height of about 10 feet and will be constructed of square wood posts with a dark brown natural wood stain and wood vigas and a parapet with brick coping and stucco to match the house.

6. Construct stucco yard walls to the maximum allowable height of 6 feet on the east, west and south with a wooden gate on the west side and a coyote fence on the east with a color to match the house, close to El Rey “Colonial White”.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Design Standards. Staff recommends that the exception criteria for Section 14-5.2(D)(2)(c) have been met.

QUESTIONS FOR STAFF:

Chair Rios asked if the wall meets the fence and wall guidelines and if the wall height varied after the 25 feet.

Mr. Schwab thought it met the guidelines but would have to go through that.

Chair Rios asked Ms. Paez, or Ms. Ramirez Thomas if they had the guidelines for wall and fence. She wanted to look it up.

Member Biedscheid asked on item 2, if "widen the 30-inch door on the east façade" should actually be the *west* façade.

Mr. Schwab referred her to the photographs noting that it is the east façade , the west façade has a narrow opening. To avoid an additional exception the applicant opted to retain the 30-inch door on the west side but widened it on the east side.

Member Biedscheid asked the reason for raising the parapet.

Mr. Schwab said to accommodate structural elements, strengthen the roof and provide more slope for water run-off. He thought the applicant would do a new roof.

Member Biedscheid asked if the roof brick coping would be retained and reapplied.

Mr. Schwab said yes, it needs to be repaired where needed. He deferred to the applicant for the technical details.

Member Biedscheid was confused, referring to page 32, of what appears to be an addition. She asked if that was the pergola.

Mr. Schwab said there is no addition except for the small portal and there is a freestanding shade structure on the south elevation.

Ms. Paez indicated she had the wall and fence guidelines available.

Chair Rios said they should not extend for more than 50 feet in a single horizontal plane without a plane change.

Mr. Schwab said he interprets the posts/pilasters that are at intervals of less than 50 feet as breaking up the plane.

Ms. Ramirez Thomas agreed that was interpreted that way. The difference in height of the pilaster breaks up the plane.

Member Guida confirmed the storm windows proposed would be exterior storm windows and the parapet would be raised all the way around the building, including the primary façade. He also asked if the pergola is publicly visible.

Mr. Schwab replied nothing is publicly visible on this property, it is located on a private street. He showed the location of property on screen and the location of the pergola.

Member Bienvenu said on the public visibility, a walkway goes along the north side of the property and an acequia or arroyo used for public navigation. He asked if anyone knew whether it was a public right-of-way.

Mr. Schwab did not know.

Ms. Ramirez Thomas thought it was public right-of-way. She deferred to Ms. Paez to speak to the number of houses on a drive that constitute if considered private.

Member Bienvenu said it doesn't matter to him, but he thought there is no public visibility. He asked if staff could explain again how they calculate that 6 feet is the maximum allowable height for the coyote fence and wall.

Ms. Ramirez Thomas explained the calculation is usually done by the inspector for historic and outlined in 14-5.2(d)(9). The wall heights are measured at the highest and lowest points from the centerline of the property out 600 feet in either direction. Then that is averaged to get the streetscape average. Calculation is done on both sides of the street but becomes more complicated when there are corners or truncations.

Member Bienvenu said the walls and fence would have a fairly large impact on visibility of the property and enclosing the lot. The lot is currently visible from every direction. This was just a comment, he doesn't think it makes any difference in the long run.

Mr. Schwab said Ms. Paez could clarify. He understood this is on a private drive and therefore has no public visibility, except a small amount from San Antonio.

Ms. Paez said there is no formal interpretation of public visibility currently and she couldn't make a definitive explanation. She has seen private drives treated differently depending on circumstances.

Chair Rios said she thought public visibility was judged by a public right of way.

Ms. Paez said in Santa Fe there are a lot of roads that have not been adopted as City streets, that are still technically private roads and held to street standards. She thought it would benefit them to formally spell that out.

Mr. Schwab said the assumption on this case is that the walls are sufficiently distant from the public right-of-way and thereby allowed up to the 6-foot maximum height.

Ms. Ramirez Thomas said the interpretation has been if set back 20 feet or more from the streetscape, the 6-feet zoning regulation height is allowed. That isn't specified in the historic code, but she thought it is in Section 14-5.8 of Code.

Member Bienvenu said San Antonio dead ends into this house and that is publicly visible and where the coyote fence will be along the north side of the property.

Chair Rios asked if the coyote fence would be six feet.

Mr. Schwab believed it would be.

Vice Chair Katz said on a road like this with a lot of houses means it will have a public presence and it ends up being very publicly visible. But he agreed with Member Bienvenu it isn't an issue here. He thought what was proposed is fine.

Member Biedscheid recalled a house on Don Gaspar with a large setback from the street who proposed a wall more than 20 feet from the street. She thought that had affected the façade and did affect the streetscape. She asked about the south and north facades and raising the parapets. On the drawings it appears the windows are closer to the exposed vigas rather than the parapets. She was interested in how the parapet would affect the appearance and placement of the vigas. She thought with a large parapet above them would look different than the drawings.

Mr. Schwab explained that has to do with how the building will need to be repaired. They have been unable to determine the extent of the decay and certain structural elements may need to be installed. The intention is to retain the appearance. He suggested having the applicant address the question.

APPLICANT'S PRESENTATION

Taylor Pardue, 905 Nicole Place, was sworn in. He said it was his understanding that this is a non-contributing structure. He said it is listed as noncontributing according to the historic survey in 1992. He wanted to clarify that because it is listed on the agenda as contributing.

Chair Rios asked Mr. Schwab if the building is contributing.

Mr. Schwab explained it is contributing and that is why it has a primary façade. He explained it was designated as contributing within the last five years.

Ms. Ramirez Thomas added that there is a distinction between the National Register of the Historic Districts which the HCPI often addresses, and the local jurisdiction. Under the local jurisdiction the house contributes to the Downtown and Eastside Historic District.

Mr. Pardue thanked them. He indicated that is the way they have been handling the design anyway. He thanked Mr. Schwab. Originally he planned to do a full window replacement and Mr. Schwab convinced him they should retain the windows. He wanted to express his gratitude because it was the right decision and stays within the context of the neighborhood. The windows are a little damaged and some need repair. The owner agrees as well that maintaining the existing character of the house and keeping the windows is right. They are not changing the style or the window openings but will add an additional wood layer to accommodate a storm window for the winter and a screen in the summer.

Mr. Pardue addressed issues brought up; the brick coping on the top of the parapets is in bad shape. There is a lot of repair work needed and they are unsure at this point what needs to be done. The house has some settling and they discussed adding insulation to the ceiling. That was part of the reason to raise the parapet and it would strengthen the parapets and improve the overall look and bring back to the original.

He explained the ends of the vigas are rotted out and has some sort of concrete applied over the ends. They were told they could be brought back similar to the original condition by drilling the ends of the vigas and applying a faux viga end. They are hoping to have latitude to approach those as they rebuild and address the parapets, coping and the viga ends at the same time. He said they hope to maintain the human scale to the house because it is really just a simple box, 29 x 35 feet. They want to keep it simple and add a few small details that will help the new owners.

PUBLIC HEARING

Stefani Beninato, previously sworn, requested they say “yes” to the exception for the portal and door on the primary façades and widening the door on the east side. She appreciated that the old windows will be used and repaired despite their condition. She wanted clarification on the shade structure, it appears to be about 10 feet from the house. If the structure is too close you might as well consider them a portal and then they get too big. If the wall weren’t there it would be visible. Regarding whether a public or private street, she agreed the number of houses on the street and the amount of traffic determines that. She wondered if t the applicant would lower the six-foot wall that will obscure the primary façade. Possibly to 4 feet so the façade could still be appreciated.

John Eddy, previously sworn, said he was prompted by Member Bienvenu's observations, which he is often struck by. He appreciates his perceptions. He said he used what Member Bienvenu described as a pathway or possible acequia, to get to Acequia Madre School when he was young. It was an abandoned acequia that turned into a vernacular pathway. He also wanted to mention to the applicant that the vigas can be re-tailed and he would be happy to consult with him if he is interested in the process. He thought the applicant would be happy with the end results.

Chair Rios asked Mr. Eddy for more about the process on the vigas.

Mr. Eddy explained you cut enough length out of a new viga to reattach to the original viga after excavating into the wall into solid viga. They may have encountered structural plaster holding the viga up, because the rest of the viga is rotten. The tailing of the new viga can even be extended and cantilevered inside the house if the old viga is too damaged. It is a wonderful technique that he has used for years. He loves to see people put vigas back on a building because otherwise they cover the vigas with concrete. Then we lose a vernacular detail that is important to Santa Fe Style.

BOARD DISCUSSION

Member Larson thought what is really smart about vigas is they are supposed to absorb some of the elements, and they can also replace the tail. She talked with Cornerstone Community Partnerships who has a good system that curtails damage that can occur within the viga. The system not only protects structural soundness of the viga but is an extra detail. She found this to be an interesting building and a good project.

Member Biedscheid commented that the details of the house are really important. It is a simple house but between the vigas, brick coping and the square style of the original windows, the motion should be clear that the viga ends should be retained and repaired. The photographs show a nice dentil coping detail that should be similarly cut and reapplied. The applicant should also consider the 6-foot wall which will hide this gem of a house. She realizes the argument about a private drive but isn't clear about the need for a 6-foot wall. She wondered if it could be a shorter wall, even a foot or two would make a big difference.

Chair Rios asked Mr. Pardue to comment on that.

Mr. Pardue clarified that the wall is six feet on the west side at the entry gate, but actually tapers to about a four-foot high at the drive on the south side of the property. He pointed out that his intent is not to enclose the property entirely, but to keep it somewhat open. He thought the wall on the south side varied enough.

Chair Rios asked if the 4 foot portion is the most visible.

Mr. Pardue replied it is. The six-foot section is next to the parking area and the owners want more privacy there because it is about 10 feet from the bedroom window.

Chair Rios asked if he knew the length of the four-foot portion.

Mr. Pardue did not know offhand. He said it is the entire length of the southern property boundary and has breaks similar to the other elevations, and the pilasters break up the wall.

Mr. Schwab indicated it might be in the elevation drawings in the packet.

Member Biedscheid explained her concerns were more the effects on the house being behind a 5'6" wall in the west elevation.

Mr. Pardue said the owner's concern is the bedroom window is on the west elevation with parking right next to it and this gives some privacy.

Mr. Schwab reiterated that this conforms with Code, regarding proximity to the public rights-of-way.

Member Bienvenu felt that Member Biedscheid's comments were well taken. He preferred that she make the motion.

Member Guida said he believed the exception criteria for the porch addition on a primary façade had been met. On the Board's discussion about the ends of the vigas, he also appreciated the unknowns in the project. He thought the one-foot height increase in the parapet is wise, with the understanding that the applicant will restore the vigas and brick coping per the drawing. It doesn't adversely affect the proportions of the building. It is a good conservative way to work this out. He said he has no issue with the wall and sees it as necessary to create a private yard.

MOTION: In Case #2020-002809-HDRB, 601 San Antonio Street, Member Biedscheid moved to approve the application as submitted with the following conditions: the viga ends on the north and south facades be repaired with new tails closely matching the original extensions; the brick coping on all facades be retained after the parapet is raised and cut and reapplied to the extent possible; and that the exception criteria have been met to construct a portal on the primary elevation. Member Guida seconded the motion.

Mr. Schwab clarified the language noting that *replace* often refers to new material. He thought Member Biedscheid means to "retain original historic material."

Member Biedscheid agreed. She said it would be preferable to have a shorter wall but understands it is not a violation of Code. She would not address that.

VOTE: The motion passed by majority (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

I. DISCUSSION ITEMS

None

J. MATTERS FROM THE BOARD

Member Bienvenu said he never saw the comments from the neighbors regarding the Ranchitos house. He asked if they were provided.

Ms. Paez explained the process now for all committees is that people submit comments on PrimeGov. When people submit to staff, staff uploads them to PrimeGov. She offered to show how to access those.

Member Bienvenu said that wasn't necessary. He asked if members were to check PrimeGov before meetings to see if there are comments.

Ms. Paez replied yes. She explained the procedure to show attachments to the agenda. She thinks it will be a good system and apologized that he missed them.

Chair Rios reminded the Board starting in 2021 paper copies will no longer be received. In an effort to save paper everything will be on the new system and members will be responsible for logging on and reading everything needed.

K. NEXT MEETING: January 12, 2021

L. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 9:20 pm

Submitted by:

Melissa D. Byers, Stenographer
Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

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HISTORIC DISTRICTS REVIEW BOARD
January 12, 2021

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D. Findings of Fact & Conclusions of Law	None	2
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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
January 12, 2021
VIRTUAL HEARING

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. at a virtual meeting held at https://www.youtube.com/watch?v=IauQQki-wWE.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chairwoman
Mr. Frank Katz, Vice Chair
Ms. Jennifer Biedscheid
Mr. John Bienvenu
Mr. Anthony Guida
Ms. Flynn G. Larson

MEMBERS EXCUSED:
Mr. Buddy Roybal

OTHERS PRESENT:
Ms. Nicole Ramirez Thomas
Mr. Daniel Schwab, Senior Planner
Ms. Angela Bordegaray, Senior Planner
Ms. Sally Paez, Assistant City Attorney
Ms. Melissa Byers, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Preservation Office and available on the City of Santa Fe Website.

B. APPROVAL OF AGENDA

Ms. Ramirez Thomas noted a change for 586 Camino del Monte Sol, Case #2020-002959-HDRB. There is a new property owner, Wayne Holson. An affidavit from Mr. Holson indicated that the representative, Mr. Enfield will remain the same.

MOTION: Vice Chair Bienvenu moved, seconded by Member Katz to approve the agenda, as amended.

VOTE: The motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz and Larson voting in favor and none voting against.

C. APPROVAL OF MINUTES:

1. December 8, 2020

Sally Paez noted her first name is spelled Sally without an *"e"*.

MOTION: Member Katz moved, seconded by Member Guida to approve the HDRB Hearing Minutes of December 8, 2020, as amended.

VOTE: The motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz and Larson voting in favor and none voting against.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

None

E. MATTERS FROM THE PUBLIC

Stefanie Beninato thanked the Board for acknowledging the public and their comments.

John Eddy wished everyone a Happy New Year. He had a procedural question for staff on the house on Ranchitos from the last meeting. He recalled the applicant brought new plans last week and wanted to know if those plans had been included in the packet last week.

Ms. Bordegaray replied they were not.

Mr. Eddy said he would leave it to the Board whether that was proper procedure. He knows it is difficult in the meetings with fatigue and Zoom, but he wanted to discuss the design. He thought the Ranchitos case put the cart before the horse. The applicant didn't bring his new plans on a timely basis and the Board discussed the old plans for more than 30 minutes. His problems with the original design were first, with the windows. When honoring Santa Fe Style, old or recent, one standard in vernacular design is that the windows are oriented vertically. Most of the windows were horizontal. That is disharmonious to the neighborhood and he was not able to address that at the time.

Also, with respect to Chair Rios' observations on canales, there was an adaptation of metal in canales design in Santa Fe. That largely came about because people needed to get water away from their walls. He found the use of Corten steel problematic, specifically on canales. Traditionally canales are designed to include handwork with angled or curved cuts to match the adobe vernacular. Cutting off a steel tube is inharmonious and strictly modern. The Board could possibly encourage someone that wanted to use Corten steel on canales to adapt them to have curves or angles that would mimic the traditional. He would like the Board to discuss how the project had been designed on the fly and that the plans were brought to the meeting. The Board didn't have opportunity to study them in the packet prior to the meeting.

Chair Rios asked Ms. Ramirez Thomas if the Board had approved a tubular canale.

Ms. Ramirez Thomas was not aware that they had. The canales on the project were metal and had no wood.

Chair Rios thought Mr. Eddy was saying the canales were of a tubular fashion.

Mr. Eddy clarified that he may have misspoken, specifically whether tubular or channeled. But the same argument stands and a channeled Corten steel canale can have angles cut similar to a traditional canale.

Chair Rios said her comment in reference to her canales was just to say she has a couple of metal canales from the old days, as Mr. Eddy had described. She had mentioned she wasn't sure the Board would want to approve steel canales that imitates those, and the Board could explore that.

Steven Beili, the applicant for Ranchitos project asked to respond. He indicated the canales will be hand-built by the builder of the house. He is also a steel artist, and will custom make the canales and they will be angled and welded together. They are not tubular steel.

Mr. Beili said, regarding the process; it was unusual. The Zoom glitch gave them more time in between the neighbor submitting the letter and the hearing. He knew there is sometimes an exchange back-and-forth between the applicant and what they plan, and suggestions offered by the Board. That is how he sees what they did. We were prepared to make changes to the design that address the neighbor's concerns. The Zoom glitch enabled him to bring those drawings forward. He wasn't allowed to submit the new drawings and remain on the agenda, but he was allowed to bring the new drawings to the hearing.

F. STAFF COMMUNICATIONS

None

G. OLD BUSINESS

1. **Case #2020-002818-HDRB. 324 McKenzie Street**. Downtown & Eastside Historic District. David C. Betzler, agent/owner, proposes to remove, reconstruct and extend an awning on a non-primary facade of a contributing structure. (Daniel Schwab)

STAFF REPORT

Mr. Schwab stated that 324 McKenzie Street is a 1540 square foot contributing residential structure located in the Downtown and Eastside Historic District. The north facade is designated primary. The structure is rectangular, of one-story, and faces north on McKenzie Street. The structure has a pitched roof with a street-facing gable, adobe walls with deeply recessed windows and a territorial-style portal on the front. On the east side, the rear portion of the property is gated and hidden from public view. Behind this gate is a wood awning and trellis that is not attached to the structure. The awning and trellis are not historic.

The applicant proposes to remove the non-publicly visible awning structure and replace it with an oxidized steel frame awning, similar in scale to the one to be removed, with pre-finished Pro Panel metal roofing in a brown color. This structure will extend around the non-publicly visible south side of the house to shade from sunlight. The roof of the awning will be bolted to the exterior wall and will be partially supported by steel posts in a rust-brown color, partially by the ledger strip which will be connected to the wall.

He showed a revised proposal showing a freestanding shade structure for Board discussion, not included in the packet and the original design side-by-side.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project although should discuss which proposal should be approved. and finds that the application complies with Section 14-5.2(0) General Design Standards for All Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Vice Chair Katz asked about roofing on the structure.

Mr. Schwab replied it is Pro Panel material.

Vice Chair Katz said he assumed that was the Corten steel. He asked how the water would run off because the roof appears to be flat.

Mr. Schwab wasn't sure. He suggested getting clarification from the applicant.

APPLICANT'S PRESENTATION

David Betzler, 324 McKenzie, was sworn in.

Chair Rios asked him to address the question of how the water would drain and whether there is a slope.

Mr. Betzler replied the first proposal was to drain off of a sloped Pro Panel roof. It is only a partial roof and the lower drawing shows the plan of the shed roof. The roof is about 3-4 feet in length and water will drain to the edge and become an open trellis. In the new design however, it will be open with a trellis on the east and a trellis on the south. The water would drain through the joists because it is completely open with no roof. The purpose is just to shade from the sun.

Member Guida said the newly proposed design clearly has no Pro Panel. He asked if it was all steel and the horizontal trellis is also made of steel.

Mr. Betzler replied it is all steel, no wood. Concrete footings would be provided for the posts.

Chair Rios asked if the applicant preferred one design over the other.

Mr. Betzler said he preferred the amended proposal with the open trellis. It is more complementary to the existing structure and the character of the neighborhood.

QUESTIONS FOR APPLICANT

None

PUBLIC HEARING

Stefanie Beninato, PO Box 1601, Santa Fe, was sworn in. She said she appreciates the change in the design. The wraparounds change the character of the house and she preferred there be no structure on the east side. There is a fence there and it changes the character of the façade. She wondered if the uprights could be wood or at least look like wood to be more harmonious, or perhaps have columns on the front porch.

DISCUSSION

Member Bienvenu indicated the staff report states there is no public visibility, however, it does have public visibility. He heard Mr. Schwab revise his statement to say that the new structure does have some, but the old one doesn't. Looking from the street straight onto the north façade you can clearly see the top of the trellis structure over the top of the coyote fence.

Secondly, you can see it over the fence on the north side. Someone on the street would see the entire east façade above the coyote fence, which includes the top of this structure. In the original plan it would've been prohibited because it was attached to the house and as an addition, it is required to match the material of the house. Now it is no longer attached, but it has to match the aesthetic sense. The applicant indicated he thought it more harmonious with the streetscape, but he doesn't find oxidized steel to be historic or traditional in any way.

Mr. Betzler concurred with Member Bienvenu's perception of the street view. He was not trying to blend with the original structure as much as separate it as new and let the original building stand on its own. He said it is a beautiful adobe building and didn't want to re-create the columns or wood facia, so he chose to go with steel. The oxidized steel was to tone the steel down so not to appear a new structure but blend in. He said he could see Member Bienvenu's point.

Chair Rios asked about the original shade structure proposal.

Mr. Betzler explained the frame was to be steel with an oxidized finish. He only changed the position of the structure.

Member Bienvenu asked if the idea in choosing the oxidized steel was to make it look equivalent to wood.

Mr. Betzler replied he thought the steel would look more historic than trying to mimic tapered wood columns. He didn't want to recreate the portal on the east side because they want to remove it. It was built in the late 70s but has no historical significance and doesn't enhance the look of the house.

Member Larson said she appreciates trying to separate the new structure from the historic structure. In this case, this steel structure is harsh compared to the simplicity of the house. It would be more harmonious to stay with what exists which is the portal structure, painted white. That is more in keeping with the neighborhood and the structure itself, which doesn't need a heavy utilitarian approach.

Member Guida agreed. There are no requirements for things not to be visible at all or perfectly match the details of the existing building. He favored the revised because it looks less utilitarian than the first scheme. As to whether painted wood or steel is more harmonious window that, steel is used throughout the historic districts. Given that it is clearly separated from the building and articulating between the new and old, he was fine with approving the revised design in steel.

Vice Chair Katz shared the viewpoint that wood would be better than steel. They want to communicate the hand-made house. That is what the adobe style was; bricks you can make yourself and trees you can turn into wood. Metal was generally wrought iron that was handcrafted. He preferred wood, stained or painted.

Member Biedscheid pointed out that the revised drawings appear to have a metal gate and the addition of steel gate and a fence is incongruous. It would look like a delicate native fence and a strong steel gate combination, something you wouldn't typically see. She favored keeping the latilla fence.

Mr. Betzler said he appreciated the comments from the Board. He agreed with them on a number of things, one, the steel gate. He is not averse to keeping the coyote fence. Recently the electrical service was upgraded, and a meter is behind the steel gate. He thought an open wrought iron gate would allow the meter reader to read the meter rather than come inside. He could keep the coyote gate.

Also, in terms of wood for the framed trellis versus steel. He could see a reason for using wood and could work something out with the basic design. He appreciated the comments. He suggested he could possibly do a mockup on site so they could take a look.

Chair Rios asked if she understood him to say he would be willing to change from steel to wood.

Mr. Betzler said he is open to the idea. He doesn't have a problem with wood except that it deteriorates if not maintained properly.

Member Bienvenu said he agreed with all the comments. He believes that wood is vastly superior in this case. The Corten steel is incongruous with the streetscape and structure. His question is whether to continue on tonight or ask for a resubmission and appreciated the applicant's openness to discussion and the suggestions.

Chair Rios also thanked the applicant for being willing to take a second look and for listening closely to what the Board members have to say.

Member Guida said he appreciated the flexibility of the applicant and a mockup is generous. It would be good enough to have good drawings for the Board to make decisions. Whether wood or steel, the things that are under consideration are not traditional Santa Fe architecture. The Board is dealing with something of its time and place in terms of its form and that can be extended to the discussion of materials.

Vice Chair Katz asked about the proposed pergola in the back and the description that says it is for shade. It is on the north side which is fairly high and the chances of the sun hitting that seems minimal and doesn't seem to serve the purpose stated.

MOTION: **In Case #2020-002818-HDRB, 324 McKenzie Street**, Member Bienvenu moved to postpone the application pending a resubmission. Member Larson seconded the motion.

Ms. Ramirez Thomas suggested postponement to February 9, 2021.

Members Bienvenu and Larson agreed.

Member Guida asked clarification is what the applicant was to do. The motion did not include direction on the resubmittal.

Chair Rios said that was a good point, but discussion indicated the applicant should go with wood instead of steel. She asked Member Bienvenu.

Member Bienvenu said he is always reluctant to direct the applicant what to come back with and feels they should choose what to apply. He understands the applicant has voluntarily agreed to resubmit his proposal, and he prefers not to direct what that consists of. The applicant has heard

the Board discussion. He assumes the applicant will take that into account in his decisions and the Board can decide whether it meets the protocol.

Vice Chair Katz added sometimes the Board has a discussion and it is summarized to the applicant. When the applicant returns with a redesign that a number of people have talked about, they sometimes feel that is what they were told to do.

Vice Chair Katz said in this situation we haven't approved anything, but he doesn't want there to be the thought that when something is postponed for redesign that somehow the Board has approved the redesign. There is a cautionary tale there and there may be further discussion. Member Bienvenu's suggestion is well taken.

Ms. Paez cautioned the Board about having a lot of discussion in the middle of a vote. She recommended maker of the motion and second redraw the motion and restate it.

MOTION: Member Bienvenu restated his motion and moved to postpone the application and the applicant resubmission to be heard on February 9, 2021 in light of the Board discussion. Member Larson seconded the motion.

VOTE: The motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz and Larson voting in favor and none voting against.

2. **Case #2020-002810-HDRB. 586 Camino del Monte Sol.** Downtown & Eastside Historic District. Architectural Alliance, agent for David Krakauer and Jessica Flack, owners, proposes to construct a 592 sq. ft. free standing garage to the height of 19' 0" where the maximum allowable height is 15'1" and construct 72" high coyote fencing and yardwalls at a contributing residential property. The applicant requests an additional 4' of height to account for slope per section 14-5.2(D)(9)(c)(ii)(F). (Angela Schackel Bordegaray)

STAFF REPORT

Ms. Bordegaray stated that 586 Camino del Monte Sol is a contributing residential structure located in the Downtown and Eastside Historic District. It is Spanish-Pueblo Revival style single family home with flat roof, simple parapet, and concealed lintels. A non-contributing guest house is located southwest of the main house. The guest house had an attached carport at one time which was demolished at an unknown date. The House was the home of Fremont Ellis, a Santa Fe painter, printmaker, teacher, and

founder of the Santa Fe group known as Los Cinco Pintores. Will Schuster was his next-door neighbor (From "An Artist's Biography").

The applicant proposes to construct a 592 SF free-standing garage where the maximum allowable height is 15'-1 ". The applicant requests an additional 4 '-0"bringing the structure to 19' 1 ". The new garage varies in height from 13' to a maximum height of 19'. The garage will be located to the southwest of the main house. The proposed garage will match the Spanish-Pueblo Revival style of the main house. The garage door will be 18'-0" wide x 9'-0" tall with decorative wood panels and exposed wood lintels on its south façade. The windows and the door will have exposed wood lintels. The north elevation will have a wooden 3'-0 x 4'-0 double casement window with true divided lites painted Danube blue to match main house. The wood doors and lintels will be stained Antique Walnut to match the existing courtyard gate. The stucco will match main house and yard walls, El Rey Buckskin. Garage door will be stained grade cedar fencing.

The applicant also proposes to add a 6' tall coyote fence where the maximum allowable height is 6'. The latillas will have staggered tops to create a new parking space for the existing guest house. The new fence will tie into the existing coyote fence that separates the driveway from the yard. A new stuccoed yard wall will be erected to tie into the northwest corner existing yard wall. The new yard wall section will be 6' tall.

Ms. Ramirez Thomas pointed out the new yard wall location and the existing yard wall.

STAFF RECOMMENDATION

Staff recommended approval of the proposal and finds that the application complies with Section 14-5.2(D)(9)(c)(ii)(F) for slope and 4-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Chair Rios asked to confirm that the applicant requested four feet due to slope change.

Ms. Bordegaray confirmed they did.

Chair Rios asked how far back the proposed garage will be if coming from Camino del Monte Sol after the gate.

Ms. Bordegaray estimated at least 30 feet.

Chair Rios indicated there is a vehicular gate that is normally closed. She asked if correct that unless you stopped in front of the gate, you could not see the garage.

Ms. Bordegaray said that was correct when the gate is closed that the entrance to the house could not be seen. But there is public visibility because the top section of the proposed garage can be seen, but barely.

Chair Rios asked about the distance of the garage.

Ms. Bordegaray indicated it was 13 feet at grade at the driveway and 19 feet in the rear.

Member Biedscheid asked to confirm a slope over the garage was up about five feet.

Ms. Bordegaray understood that the slope appears toward the rear of the garage but deferred to the applicant to respond to the question.

Member Biedscheid confirmed that the garage did not appear taller than the main house or guest house.

Member Guida noted that on page 38 the topography shows a 10-foot drop from one corner of the proposed garage to the other.

APPLICANT'S PRESENTATION

Mr. Eric Enfield, 612 Old Santa Fe Trail, was sworn in. Mr. Enfield said he looked at the grades closely and reduced the garage footprint. It is now a two-car size garage and was turned and moved about 23 feet further from the house. The garage door height was reduced from 14 feet to 13 feet. The changes are in the revised packet, specifically on the elevations and the topography presented is from the City website. When you are on site it doesn't appear to drop 10 feet. There are photographs of that and the stone walls that he mentioned in the last meeting. To the question of how far the garage is from the street, it is about 90 feet from the street to the front corner of the garage. The tree the applicant wants to save will probably hide the garage from the road. Looking at the terrace, the elevation shows it at 87 feet and the garage floor is at 81 feet. On the garage side it is only 13 feet high, so it really only extends 7 feet above the level of the terrace. The finished floors inside are even higher than the terrace by about 8 to 12 inches.

The building at the corner where the garage is closest, is part of the two-story façade on the existing residence. The building will be about 7 feet high on the posts of the existing portal on the southside. The guest parking was incorporated next to it. He

added a small portion of coyote fence that matches the existing coyote fence in the corner of the property. It is 6 feet high and he tied it into the existing fence and carried it around back into the garage. On the other side he will do a 5-6 foot section of retaining wall at about 4 feet high to save the tree. It is important for the tree to remain next to the garage. Turning the garage and decreasing the depth allowed them to make a path from below the tree out of the garage at a lower level.

The elevations show the historic details and he matched the header detail of the existing house, which is important. Also, he used authentic wooden windows not clad and an appliqué like a chevron and cedar was put on the face of garage as a decorative element. The buttresses remain because they soften the elevation driving up to the garage. The drop-off is extreme at the back end of the house and the 19 feet you can see of the garage is a minimum amount. The majority linear footage of the garage is between 13-15 feet high but then drops off in the back.

The south elevation shows the corner drops off and shows it is fairly flat before that. This does a better job of citing the garage and reducing the size. Those were things that the Board talked about to minimize the footprint of the garage. He doesn't feel there is any impact on the historic structure. They have gone to extremes to be sure this is an attractive garage that doesn't take away from the integrity of the property or impact the contributing status of the house, or other parts of the property.

QUESTIONS FOR APPLICANT

Chair Rios thanked the applicant for showing the topography of the site. She thought the redesign was nice.

Member Guida thanked Mr. Enfield for addressing the grade issue from the last meeting. This remains a handsome garage and is complementary to the house. There is not only an issue of the garage height from the ground, but that was lowered by cutting in the driveway three or four feet. He asked if there was a consequence to the neighbor's fence along the south property line and if there are similar retaining walls.

Mr. Enfield replied there is a planted edge. We are not to the point of doing the driveway grading completely but know we have to get it down. With cut of three or 4 feet and on the other side there is stone all around the site. They will have to do a stone edge if they need to do something on the outside. It is a weird terrain with many different properties that have all been landscaped differently and the driveway is shared. The driveway has been a problem for years. If you park in the driveway you block everyone that comes onto the property, but this solves the issue. Photographs were shown of the view down the driveway. He thought there could be an opportunity to do something along that edge.

Mr. Guida said his only concern is in terms of access and do ability. But he is confident they can do it.

Mr. Enfield agreed because this is based on City topography.

PUBLIC HEARING

Stefanie Beninato, previously sworn, thought the fencing or landscaping should not count, but the garage fits in with the rest of the property and is sufficiently set back. She thought the garage seemed high at 15 feet. The chevron design on the door is a classic Santa Fe detail. She appreciated the changes to fit in more than it did originally.

Mr. Enfield clarified that there was an error in the record, the garage door is 9 feet high, not 19 feet high.

BOARD DISCUSSION

MOTION: In Case #2020-002810-HDRB, 586 Camino del Monte Sol, Member Biedscheid moved to adopt staff's recommendation to approve the application as submitted and grant an additional four feet of height for sloping site. Member Guida seconded the motion.

VOTE: The motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz and Larson voting in favor and none voting against.

H. NEW BUSINESS

1. **Case #2020-002959-HDRB. 542 Camino del Monte Sol.** Downtown and Eastside Historic District. Carlos Kinsey, agent for Laura L. Chock, owner requests a status review and primary façade designation, if applicable, for yardwalls, fences and a garage. (Daniel Schwab)

STAFF REPORT

Mr. Schwab stated that 542 Camino del Monte Sol is a single-family residence listed as significant to the Downtown and Eastside Historic District. It is constructed in the Spanish Pueblo Revival style prior to 1928. A detailed history of the property is given in the HCPI.

This case concerns the yard wall and garage associated with the property. No changes are being proposed to the main house.

The property is bordered by a yard wall along the street. A coyote fence separates the private garden from the driveway. The yard wall is over 50 years old, 75 feet long and between 4 and 5 feet in height and is probably constructed of adobe.

The garage is on the north side of the property, constructed what is now the lot line. It appears to have earlier been a two-bay garage, but changes have altered it significantly so that the structure is now divided into two garages in separate ownership along the lot line by a yard wall. The front (east) facade contains historic swinging doors that are below ground level that are in poor condition. The west facade has a single non-historic door and the south facade has no openings. However, it was significantly altered after 1978, compromising its historic integrity. It was mentioned as non-contributing in 2007 (case H#-0-40). This status was not formally designated by the board, and the status designation, presumably done by staff, was not done on the basis of a historical inventory. For this reason, staff is requesting that historic status be revisited based on a newly completed HCPI.

The applicant requests a status designation for the wall, coyote fence and garage. A new HCPI was created this year which recommended contributing status for the wall and non-contributing status for the garage. No position is taken on the coyote fence.

STAFF RECOMMENDATION

Staff recommended the historic status of the wall be designated as contributing and the garage maintained as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures. Staff recommends that no status be designated for the coyote fence.

QUESTIONS FOR STAFF

Chair Rios said the detailed history report was interesting and to hear about the Cinco Pinturas. She shared a photograph of the painting done by one of the Cinco Pinturas of her Mom and aunt when they were about 9 and 11 years old. Eventually the painting was sold from the Gerald Peters Gallery for $25,000. She indicated originally, the first name for Camino del Monte Sol was Corrale Road and then Telephone Road. She said she found every word of the report very interesting. She asked in reference to the garage, what happened in 1978 that has been changed.

Mr. Schwab thought that was when the lot was split and the original one structure with possibly two bays was separated into two distinct structures.

Vice Chair Katz said he was wondering when he looked at the garage exterior what about that didn't look original, and the way it has looked for 50 years.

Mr. Schwab explained there wasn't a wall there 50 years ago and it is hard to know what the relationship is between the two; whether there were two doors next to one another. There is not a lot of documentation. He thought this maintains its appearance as it probably was back then. The doors are in bad condition and have been reinforced and most likely the doors are historic.

Vice Chair Katz said his sense is that old wooden doors sometimes have to be rebuilt, but this looks original and the fact that the doors are lower. You can see the stones piled up that have been used for a garage. They could use that with a little excavation, but they clearly don't want to. He said he was puzzled by the recommendation that it not be contributing with the east façade as primary.

Member Katz said he also wanted to compliment the person who did the exhibits. The view of the garage showing the view is extraordinarily helpful to the Board and he appreciated that. It is a job well done.

Member Biedscheid said she understood from HCPI, that the significant alteration to the garage occurred on the northern portion, which is the neighbors. And on the south, the report said it still communicates its original function of the garage but is incomplete because of what happened on the northern half. She wondered if the Board gave this a status, would the status just be for the owner's property and if it is still considered a single structure with half belonging to the neighbor.

Mr. Schwab believed that legally the Board could not make decisions on the neighboring property without the consent of the owner. They are only concerned with this portion.

Member Biedscheid confirmed only the southern half of the original garage was being considered. She asked if the recommendation on the status of the wall included the gate.

Mr. Schwab replied he didn't make a specific recommendation. The photograph shows the 1983 gate is different than the current gate and it is definitely not historic.

Member Bienvenu asked to clarify that the only reason this is not recommended for contributing status is because the north half, which is not on this property, may have changed.

Mr. Schwab said to clarify this process, they had hired a historian who has a lot more experience and he made a particular recommendation. The historian stated the overall integrity of what was once a single structure has been compromised. Mr. Schwab said he personally believes it has integrity in and of itself and there is a strong argument

this should be contributing. But he wanted to step gently and not give conflicting messages when comparing the view of the HCPI and his personal view.

Member Bienvenu said he understood but wanted to clarify that the reason the report thought it didn't have integrity was due to the north half no longer being part of the structure. He thought otherwise it is indisputable that it contributes to the character of the streetscape. It is extremely visible from Camino del Monte Sol and striking and historic and has very important historic connotations and this part seems to have integrity. He could understand the concept of the overall structure losing its integrity by virtue that it has been split apart. He asked if possible that the northern half of the garage still has its own historic integrity even though separated.

Mr. Schwab replied you could say that it has a record of its time and place even though fractured from the second half.

Ms. Ramirez Thomas offered to show the Google Street view but reminded the Board that the next-door property was not being reviewed.

Chair Rios agreed they were just reviewing the 542 property.

APPLICANT'S PRESENTATION

Carlos Kinsey and Laura Chock were sworn in.

Mr. Kinsey, 3600 Cerrillos Road, Unit 205, Santa Fe, said we agree with the recommendation that the street yard wall is contributing. Also with the recommendation that the garage will be noncontributing. The point that they are not reviewing the other property is well taken, however, in the HCPI there are aerial photographs from 1958 and '66 (page 20-21) showing the garage as a whole. He thought it should be considered as a whole. The fact is that the north half no longer serves a function, and the appearance shows that the original complete structure has been heavily altered and is no longer recognizable. As recently as 2007 it was considered noncontributing by the H-Board. review.

He said he sees the property as heavily altered and no longer historically whole. There is a motion detector light, and the garage door may or may not be historic and there is nothing unique about them. There is no unique feature that stands out. The garage doesn't currently serve the function intended and we don't have a street view from 1958 or 66 showing one big door. Without a lot of information, he wasn't sure they could say with certainty it is incredibly valuable and historic and contributing. That would be something for the Board to decide.

Laura Chock said she had nothing to add, Mr. Kinsey conveyed everything.

QUESTIONS FOR APPLICANT

None

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she agreed with the members who find the garage as a contributing façade. The fact that the building was split in half doesn't take the façades contribution to the streetscape and harmony of the house and historic pattern of setting back garages, etc. She suggested the Board consider making this contributing with this façade primary. She agreed with the recommendation to make the wall contributing but the coyote fencing should be discussed more.

John Eddy, 227 E. Palace Ave., Santa Fe, was sworn. He agreed with Ms. Beninato on both the wall status and the existing garage. Both should be statused as contributing. It is unfortunate that the façade of the garage has, as mentioned, been bastardized over time. Contributing status will help protect what remains of the historic integrity from further alteration. That section of the Camino has taken a big hit in the last 15 to 20 years. A lot of the streetscape has been altered to a point that someone like him who grew up on that street finds it unrecognizable. The contributing status will preserve the remnants of the original integrity of the street. He encourages that.

BOARD DISCUSSION

Member Larson said prior to hearing public comment she agreed with the historian that it doesn't have much integrity. It helped to hear from the public, especially not being able to see the streetscape in person. She agrees they should capture what is left.

MOTION: In Case #2020-002959-HDRB, 542 Camino del Monte Sol, Vice Chair Katz moved to designate the wall and the garage as contributing and the east façade of garage as primary; the fence will be noncontributing, and the gate is not historic. Member Biedscheid seconded the motion and added that the HCPI report does not specify a date for the coyote fence but states the nails that are observable are not of historic vintage.

Member Bienvenu asked to clarify staff's recommendation that "no status" be designated as contributing. He asked if that is the same as saying it is noncontributing.

Chair Rios explained what Mr. Schwab was saying is noncontributing. Something that has no status is up for status consideration and Member Katz has moved to status the fence as noncontributing.

Ms. Paez said it was consistent with staff's recommendation with regard to the fence.

Member Bienvenu asked for clarification between no status being designated on one hand and not designated as noncontributing on the other.

Mr. Schwab responded there is a difference. Originally in the report, he followed the HCPI recommendation that there be no status designated. But he has since learned there have been examples of coyote fences that are statused, given the nature of their ephemerality, although it is not common.

Member Bienvenu asked a friendly amendment for the coyote fence to have no status designated.

Vice Chair Katz said there are a number of structures in the districts that do not have status because we haven't gotten around to it or there hasn't been a need. His sense is that looking at the coyote fence and the HCPI report did not want to make the coyote fence contributing. But to say no status is like saying we couldn't decide or didn't want to decide. It is fair to the owner to get a status of whether historical or not contributing. In light of the fact that we had considered it, was why he decided to say it is noncontributing.

He would be more comfortable with more discussion on the reason to leave the status open.

Chair Rios said her opinion is this is up for receiving a designation and is under review. She thought it should be given a status, whether it is contributing are noncontributing and that is beneficial to the owners.

Member Guida agreed if they have the opportunity they should give it status. But he also questions the value of statusing something as ephemeral as a coyote fence.

Member Bienvenu said he would defer to staff's recommendation. He asked Mr. Schwab the reason behind his recommendation.

Mr. Schwab said he was echoing the comment of the historian that didn't take a position. Personally, he thought it helpful to designate a status, so it is clear.

Member Bienvenu said in that case he has no qualms with the motion as originally stated.

VOTE: The motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz and Larson voting in favor and none voting against.

2. **Case #2020-002947-HDRB. 463 Camino Don Miguel.** Downtown and Eastside Historic District. Spears Horn Architects, agent for Cathy Campbell, owner, proposes to demolish a non-historic carport and construct a detached 734 sq ft casita and garage, and construction of a 6 ft rear yard wall on a contributing property. (Angela Schackel Bordegaray)

STAFF REPORT

Ms. Bordegaray said 463 Camino Don Miguel is a 1,730 square foot contributing Territorial Revival style residence located in the Downtown and Eastside Historic District. Approximately 175 square feet of the footprint is comprised of three portales. The residence was originally constructed between 1935 and 1945. It features an attached garage that has since been converted to living space.

Also located on the property is a freestanding 4 70 square foot carport. The carport was constructed after 1980, which is evidences by the 1980 NM Dept of Transportation aerial photo provided in the packet. The residence is listed as Contributing to the Downtown and Eastside Historic District. Its west facade was designated primary by the HDRB in a previous case in 2015 (H-15-074).

The applicant proposes the following changes and additions:

1. Remove existing non-historic carport;
2. Construct a new 734 square foot casita and 72 square feet of portal and garage on the northwest portion of the lot. The casita style and trim details and color will match the main house, painted Benjamin Moore "Super White". The casita will have a portal with dental coping to match main house. The casita will be constructed to a height of 14', where the maximum allowable height for structures in this streetscape, 14'. The casitas' stucco will match that of the main house, El Rey "Adobe."
3. Remove non-historic 6' garden wall and gate north of existing residence.
4. Remove adjacent asphalt drive.
5. Construct new garden wall to a height of 6' and reuse existing gate.
6. Add flagstone paving to the driveway.

7. Existing fence and wall at the street (west) will remain.

8. The applicant requests demolition of a non-historic structure. The standards for demolition in the historic district are presented below along with staff responses for 14-3.14(G)(l). 14-3.14(G)(2) provides the guidance for the Board's consideration.

    1. Carport structure is not of historical importance, being constructed post-1980. Staff Agrees.

    2. Carport structure exists on western street front but does not uniquely contribute to the identity of its surroundings aesthetically or historically. It will be replaced by the new casita, built in homogenous style to its surroundings, of which will contribute far more greatly to the owner, site, and street front than what currently exists. Staff agrees.

    3. State of carport structure is stable. Staff acknowledges.

STAFF RECOMMENDATION

Staff found that the application complies with 14-3.14 Demolition of Historic or Landmark Structure. Staff found the application complies with 14-5.2(0) General Design Standards for All H Districts and 14-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Chair Rios asked the height of the existing house. Ms. Bordegaray didn't have the answer. Chair Rios asked if she knew whether the proposal would be higher or lower.

Ms. Bordegaray said the house might appear higher because it is on the slope. She suggested asking the applicant.

Chair Rios asked the location of the six-foot garden wall and the length.

Ms. Bordegaray referred to a picture showing the existing gate. The existing garden wall is 6 feet tall and the proposed garden wall would be moved to connect with the garage. It is the same height with the same gate and adobe style.

Member Biedscheid asked if the garage door would be publicly visible and if she knew the construction materials for the door.

Ms. Bordegaray replied it is publicly visible from the street from the southwest driveway. The applicant could provide information on the garage doors.

APPLICANT'S PRESENTATION

James Horn, 1334 Pacheco Street, Santa Fe, was sworn in. He said he was asked to provide a new casita and garage. The existing house was built in the 30s or 40s and the existing carport is nonfunctioning for the client. There will be an expanding garden in the back. The existing house is Territorial with non-detailed window areas, a pitched roof with a varied height but on higher ground than the casita. There is a small building on the back with a parapet and roof. They will play off of that detail and the Territorial detailing on the windows under the portal on the windows that are framed. They will all be constructed of painted wood to match the house.

QUESTIONS FOR APPLICANT

Chair Rios asked if Mr. Horan said the house has a pitched roof.

Mr. Horn said it does, it is higher in the middle and slopes to the back and front.

Chair Rios asked to confirm that the proposed casita would have a flat roof.

Mr. Horn replied it will with parapets and is lower than the existing house.

Vice Chair Katz asked if there had been communication with the next-door neighbor who will have a large wall directly in front of a large window of their house.

Mr. Horn said he is aware that the client has been communicating with the neighbor. The neighbor built on the property line so in order to build in this location that will be a fire wall. That is why there is a large mass and there are no windows on the backside.

Member Guida thanked Mr. Horn for the presentation and the super clear drawings. The design sensibility for the casita is terrific and mostly he wanted to thank Mr. Horn and his client for replacing the carport. He was really happy to see this replace what is there.

PUBLIC HEARING

Stephen Beilli, 449 Camino Don Miguel, was sworn in. He said he lives a few doors away from the project and wanted to offer his support as a neighbor. He thought this will be a good addition to the neighborhood and appropriate for the streetscape.

Stefanie Beninato, previously sworn, also thought the project a great improvement on what is there. She sees the value in having it be the same as the main house. She wondered, however, if it was a little elaborate for such a small structure. But it is a big improvement for the streetscape and the lot.

John Eddy, previously sworn, said he supports this design and also didn't bemoan the loss of the carport. They will end up with a beautiful flattering design that will enhance the streetscape. He was grateful the architect uses embellishment of Territorial trim on the doors and windows. He commended the owner on beautifully done details. He said he is grateful the owner is honoring and celebrating them. As a parting note to the architect, he wished he and his family's bees good health.

BOARD DISCUSSION

MOTION: In Case #2020-002947-HDRB, 463 Camino Don Miguel, Member Bienvenu moved to approve the application as it complies with all of the general design standards for downtown and historic districts; the prerequisites for the Code for demolition in the district have been met and the structure being demolished is not of structural importance and is not an essential part of the streetscape and in fact, enhances the streetscape; and further finds that the Code section of the state and repair of the structural stability of the structure under consideration is found to be stable, but that factor is outweighed by the other two. Member Guida seconded the motion.

Chair Rios asked if he would consider making the latilla fencing uneven latillas.

Members Bienvenu and Guida accepted the friendly amendment.

VOTE: The motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz and Larson voting in favor and none voting against.

3. **Case #2020-002960-HDRB. 105 Calle la Pena.** Downtown and Eastside Historic District. Mark Naktin, agent for David C. Brown, owner, requests a historic status review with primary facade designation, if applicable, for a contributing residential structure. (Daniel Schwab)

STAFF REPORT

Mr. Schwab said 105 Calle La Pena is a single-family structure with contributing status to the Downtown and Eastside Historic District.

The structure was constructed in 1938 and is identified on a 1991 HCPI as contributing. It is constructed of adobe in a Spanish Pueblo Revival style, with a small portal on the north-east comer. This north-east comer is the original part of the structure, with an addition having been made to the south.

In case H-01-92 from July 10, 2001, the Board approved the structure's rehabilitation and construction of an addition on the southwest elevation. The windows on the south and east elevations were to be rehabilitated. A recent inspection of the structure determined that there were no historic material was visible. The windows appear to be newly constructed wood window frames with double-panes. In addition, the structure was re-stuccoed, the northeast portal was rebuilt, window lintels replaced and the roof replaced. While the structure retains its historic opening dimensions and general appearance it seems to be absent of historic material.

Section 14-5.2(C)(I) of the Santa Fe municipal code states that each structure is intended to be recognized as a physical record of its time and place and that distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a structure be preserved. In addition, Section 14-5.2(D)(1) states that the status of a contributing building is preserved in part through the retention of historic material. In this case, staff finds that essentially all visible historic material has been removed and that no examples of construction techniques or craftsmanship from the historic structure remain, except perhaps invisibly in the form of adobe bricks below the stucco.

In light of a 2001 rehabilitation which failed to retain historic material, craftsmanship or construction techniques, staff recommends that the historic status of the structure be downgraded to non-contributing.

STAFF RECOMMENDATION

Staff recommended that the historic status of the structure be downgraded from "contributing" to "non-contributing" per Section 14-5.2(C)(2). Should the Board choose to retain the structure's contributing status, staff recommends that only the north portion of the east facade containing the two small windows and the portale be designated as primary.

QUESTIONS FOR STAFF

Chair Rios asked to confirm that in 2001 the owners at that time were given direction that was not followed.

Mr. Schwab replied he thought it was followed but the owners had no choice but to replace the windows at the time and were given permission to raise the parapets. But the result is a building that is no longer an historic structure or contributing.

Member Guida said he understood this was a Board approved rehabilitation and the windows may not have been replaced per the Board’s direction. The argument to downgrade seemed to hinge on details and materials. But there is still the original

configuration. By the same argument, any project where materials are being replaced on a contributing building, would automatically be downgraded the day after it was done. He struggles with that argument for downgrade when most of it is still there.

Vice Chair Katz shared Member Guida's concern. It seems that the people were directed not to replace the windows, but they did and now we should reward them and let them tear down the house or whatever. The main structure design and all but a few details have been changed. That is not ideal, but it doesn't mean it should be downgraded.

Member Biedscheid said one measure of whether a house can be considered contributing is if the changes made are reversible. She asked if this could be restored and reflect a contributing status. Usually, she is predisposed to preserve what is left, but this building has really changed. It is unfortunate the Board's recommendation wasn't followed but she questioned whether this is reversible.

Mr. Schwab replied it should be considered what the role of historic material is and if a reconstructed building could be considered a contributing historic building. The building has lost a lot of historic material. His argument hinges on that, but he isn't wedded to that. Aside from the adobe structure underneath, they are looking at new materials in historic form. His argument hinges on the importance of historic material, but there are other parts to a contributing status such as the character of defining features. Those have been degraded with the raising of the parapet. That changes the character of the house and is no longer a simple structure but a massive structure that has a different feeling. He felt that compromised the historic integrity.

Member Biedscheid asked if the original footprint is intact on the façade being considered.

Mr. Schwab replied it is, aside from the yard wall in the front.

APPLICANT'S PRESENTATION

Marc Naktin, 1305 Lujan Street, was sworn in. He said his clients purchased the house this way and it would be helpful in the future to know if this was not contributing. His clients are considering some work to the front of the house and the point of this meeting is to establish if the house is contributing or non-contributing.

Chair Rios asked if he felt the building is non-contributing.

Mr. Naktin said yes. Walking through the building it has no sense of history or being old. The house is at the end of a cul-de-sac, tucked off the street. The only part of the house that is still old is hidden by the trees, which the owners love. They do not want

to get rid of them and plan in the next meeting to discuss an addition to the back of the house. They are not considering altering the front of the house at this time

QUESTIONS FOR APPLICANT

Vice Chair Katz asked to confirm that the part of the house in question to remain contributing is very visible from the street. It is actually the only portion visible.

Mr. Naktin said the property is gated and you would have to be against the gate to see it. The neighborhood has many houses that are tucked back and this one is tucked back the furthest. It doesn't have a street elevation per se, and you would not notice it going up the street in a car. A photograph was shown on screen of the cul-de-sac.

Vice Chair Katz thought it was quite visible from the picture when standing in back.

PUBLIC HEARING

Stefani Beninato said retaining windows or a door doesn't make it non-contributing. Windows are often replaced and still retain contributing status. You are allowed to maintain the structure. The biggest change that raises the question on a status downgrade is the addition of the parapet. Also, whether the beam or header over the windows is the same height as it had been. The difference in proportion is more problematic than the windows being replaced.

BOARD DISCUSSION

MOTION: In Case #2020-002960-HDRB, 105 Calle la Pena, Member Guida moved to retain contributing status with the east façade as primary, excluding the portal and the non-historic addition. Member Larson seconded the motion.

VOTE: The motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz and Larson voting in favor and none voting against.

4. **Case #2020-002984-HDRB. 105 Calle la Pena.** Downtown and Eastside Historic District. Mark Naktin, agent for David C. Brown, owner, proposes to construct a 465 sq. ft. addition to a height of 12'0" on a non-contributing structure. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

STAFF REPORT

Mr. Schwab said 105 Calle La Pena is a single-family structure with contributing status to the Downtown and Eastside Historic District. The structure was constructed in 1938 and is identified on a 1991 HCPI as contributing. In case 2020-002960-HDRB, staff proposed

the downgrade of the historic status to non-contributing due to changes made during its rehabilitation in 2001.

The applicant now proposes to construct a 465 square foot addition on the non-publicly visible west facade of the house. It will match the existing house stucco color, a tinted El Rey Buckskin and window manufacturer and color. The windows will have divided lights or meet the window design requirements of the district. It will be constructed to a height of 12 feet 0 inches. The maximum allowable height is 15 feet 6 inches. The wood stain is a light tan that will also be matched.

STAFF RECOMMENDATION

Staff recommended 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.

QUESTIONS FOR STAFF

Chair Rios asked about the south elevation and whether the doors or the windows would not be divided.

Mr. Schwab thought they were doors but suggested they confirm with the applicant.

Chair Rios confirmed that the doors were not publicly visible and as such, are allowed to be non-divided.

She indicated that a letter has been received from a neighbor that has some concerns.

Mr. Schwab said he wasn't familiar with that.

Chair Rios asked Ms. Ramirez Thomas to read the neighbor's letter and to confirm that the Board has jurisdiction over the concerns expressed.

Ms. Ramirez Thomas read the letter into the record:

"Our Concerns: The property behind the wall as shown by photographs attached by the applicant's materials to the Board, is undeveloped land with native vegetation. See pages 169 and 170 of the submitted materials. Construction will remove 465 ft.² of ground that would otherwise be available for surface water infiltration. Also, we have no idea how surface water will flow from the roof of the addition. We are aware that when our property was developed in 2005-2006, the City required the owners to install a system to assure that no rainwater or surface water flows left, to the property.

"Given the state of the wall and the potential for greater surface of ground water flows toward the wall, we want assurance that appropriate steps are taken to protect the integrity of the retaining wall during construction and subsequent occupancy. We also expect that the operators of heavy equipment to work in a way that will cause no physical damage to the wall.

"Finally, we wish to point out that none of the walls or materials submitted by applicants show the presence of exterior equipment such as air conditioners, whether roof mounted, or wall mounted. We assume none is intended. If that is not the case and the equipment is intended to be installed next to our property, we wish to be informed immediately. Unlike other properties near the subject property, we live in ours year-round."

Ms. Ramirez Thomas explained that the vegetation and the groundwater issues are not within the purview of the Board. The City has rules on construction and its management, and it is managed through the permitting process. The PZR addresses generally the ability of the project being permitted and approved. In regard to the air conditioners, they need to come to the Historic Preservation Division for approval prior to being approved. However, the location and proximity to neighboring property does not necessarily mean it will not be approved. That would be between the neighbors to communicate effectively with one another where to locate the units if there is an intent to place them.

Chair Rios indicated as stated by Ms. Ramirez Thomas, the Board has no jurisdiction over any equipment or placement thereof. She asked if correct that the Board would have no purview over the damage to the retaining wall.

Ms. Ramirez Thomas agreed. There are maintenance requirements in 14-5.2(B), but no way to trigger that unless designated an historic structure that is not being maintained appropriately.

Chair Rios confirmed there also is no purview over vegetation or the removal of surface ground water.

Ms. Ramirez Thomas explained the flow from the roof is regulated. That is part of what the preliminary zoning review does. They ensure the project can be permitted and there will not be drainage issues. Also, at the time of permitting the project, the drainage issues and slope of the roof, etc. will be looked at more closely.

APPLICANTS PRESENTATION:

Mr. Naktin, previously sworn, said he could give the letter writer peace of mind because by Code the applicant has to provide ponding or cisterns to capture water. The

water will not make its way to the neighbors. On the divided lights on the French doors, the applicant is just trying to match the existing French doors on the back of the house. It is not an issue whether divided or not.

Chair Rios clarified they are non-divided lights.

Mr. Naktin replied historic never gets to see the inside of the house, and the inside is very contemporary. You would never expect it is an old house. Having no divided lights in the back synchronizes with the interior of the house and was why they proposed it. The project has morphed and three years ago they were approved to build a casita in the same location where the addition will be built. The addition will be attached to the house rather than building a casita. He wanted to alleviate the neighbor's concerns; the owners are in Santa Fe permanently now and will be full-time occupants.

Chair Rios asked if any visible equipment is proposed on the roof, such as air conditioning units.

Mr. Naktin replied they have discussed mini splits. The condenser units are low impact and small and are not visible on the roof. That would be the only thing you can see from the outside of the house. Anything else will be painted to match the stucco so it is concealed.

QUESTIONS FOR THE APPLICANT

None

PUBLIC HEARING

Robert Davis, 413 Sosaya Lane, Santa Fe, was sworn in. He said he cosigned the letter. He and his wife have been in their house a little over 2½ years. He spoke to Lani McCauly in trying to determine what the letter he received meant. She helped him with what he needed to do. He said there is a problem with the wall, and he wants reassurance construction wouldn't end up on his or the neighbor's property. The wall south of his property is in disrepair and he believes it is on the applicant's property. He submitted the letter to make his concerns known to the Board. He apologized if it is not under the Board's jurisdiction and will bring up the concerns again if the jurisdiction lies elsewhere.

Mr. Naktin said he could only say when he does construction projects, his contractor will often go through the significant phases of construction with the neighbors. This project is low impact and doesn't change the way the property drains and there shouldn't be any impact to the neighbors. They are not close to the property line.

Mr. Davis said he looked forward to hearing from the applicant's representative on the water flow. He thanked them.

Stefanie Beninato, previously sworn, said she wasn't sure the distance this is from the wall, but drainage plans are required when the permit plans are submitted. She thought the architect/owner should keep the neighbors informed. The lack of information produces anxiety. The mini units are low impact, but people may not know how much noise travels on quiet nights and it can be disturbing. She hopes they find a way to contain the noise.

BOARD DISCUSSION

MOTION: In Case #2020-002984-HDRB, 105 Calle la Pena, Member Guida moved to approve the project finding that it meets staff requirements and the requirements of this historic district. Vice Chair Katz seconded the motion.

VOTE: The motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz and Larson voting in favor and none voting against.

5. **Case #2020-002978-HDRB. 847 Old Santa Fe Trail.** Downtown and Eastside Historic District. Christopher Purvis Architects, agent for Lisa Freeman, owner, requests a historic status review with primary facade designation, if applicable, for a non-contributing residential structure. (Angela Schackel Bordegaray)

STAFF REPORT

Ms. Bordegaray said 847 Old Santa Fe Trail is a Spanish-Pueblo Revival single-family residence built after 1946. The residence is designated as non-Contributing to the Downtown and Eastside Historic District. Alterations to the house were made in 1996. A one-story addition was added to the east elevation and associated renovation treatments were made. The addition matches the residence with divided lite double-hung windows and exposed lintels. The south elevation window opening was enlarged, and a five-foot yard wall was added along the existing vehicular drive. All windows on the south (east) elevation were replaced with vinyl divided lite windows.

The applicant requests a historic status review of the property.

STAFF RECOMMENDATION

Staff recommended retaining the structure's non-Contributing status per 14-5.2 (C) in the Downtown and Eastside Historic District.

QUESTIONS FOR STAFF:

Chair Rios noted portions of the house that remain are 75 years old. She asked if any of that is intact.

Ms. Bordegaray replied she would let the applicant address that.

Vice Chair Katz said the house is old enough and attractive enough, so why should it be non-contributing.

Ms. Bordegaray explained it appears to be intact, but she based her decisions on the fact that the windows have been replaced on the south elevations. And there has been a lot of change to the house in terms of enlarging the footprint, and outer buildings have been added to the property.

Vice Chair Katz asked if Ms. Bordegaray knew when the windows were replaced.

Ms. Bordegaray said she didn't know. When she visited the site, she determined that the windows were vinyl.

Vice Chair Katz asked if the windows could be 50 years old.

Ms. Bordegaray replied no.

Vice Chair Katz asked why they couldn't be; was it because they didn't make the windows back then.

Ms. Bordegaray said they looked newly installed; within the last 10 years. She suggested the applicant speak to that.

APPLICANT'S PRESENTATION

Christopher Purvis, 518 Old Santa Fe Trail, was sworn in.

Chair Rios asked of the original footprint of the house what remains.

Mr. Purvis directed the Board to the site plan that shows the addition. The addition was put on in the 90s and until then the plan looked H-shape originally. There is an addition done before these owners where the asymmetry makes it appear to be an addition. A piece seen from the street that doesn't include the addition seems intact, and most of the adobe is there. Someone had been doing work in the house before the current owners. Their drawings look like older windows on the west elevation. They are not there now.

Regarding Vice Chair Katz's question, vinyl windows don't last that long. He is clear they are newer, possibly 20 years. There were no records it is definitely a guess. Looking at the west elevation you see the doors with the divided lights. Looking at the house from the front it looks like an old house. He assumed it would be contributing because the Board would see that the adobe is there. On the windows in front, if replaced, it was done well. But the ones in the back do not look like they belong to the house.

Mr. Purvis said looking at the north elevation, the elevations are very far apart, and one is recessed deeply from the other.

Chair Rios asked if his belief were that the south elevation is the most intact and are there other elevations, he would say were also intact.

Mr. Purvis said yes, the south is most intact. Of the other elevations, the west has had all the windows changed, the east has an addition, and the south had windows changed and is not historically compatible. However, the front looks like an old house including the addition and is in keeping with that elevation.

Member Biedscheid said the 1967 aerial shows a one-car garage. She asked Mr. Purvis to talk about any alterations.

Mr. Purvis said it appears a small portal area was added on the east but other than that, looks like an old garage.

PUBLIC HEARING

Stefanie Beninato agreed with Mr. Purvis that enough of the wall material remains that the building is contributing. The underpinnings have been retained, especially the front and that should be the primary façade. That is the most publicly visible and should be contributing because it creates harmony in the streetscape.

BOARD DISCUSSION

Member Guida agreed there is a lot of integrity to this house, but hopes it depends less on the value of historic over 50 years old, and more about the form of the building being intact, having great integrity and windows, and that it represents an important part of the City's history. They have recognized other mid-century buildings as a record of their time. To Member Biedscheid's point, the garage is important and if they consider this a 1946 house, what makes it so is the long driveway and the garage in the back. He doesn't want to hamstring the owners with minor features, but it is part of the integrity of the house and part of the project. He agreed with designating this as contributing with the south façade as primary, including the garage.

Member Biedscheid said for discussion, she wondered if they could look at the west elevation (the driveway façade). The doors have been changed but the railing and the stepped entry appear intact, and the openings are unchanged. She suggested designation of that as well.

Chair Rios asked if Mr. Purvis agreed.

Mr. Purvis said kind of. They are correct about the openings and if looking at the front you would think it could be old, but you might determine the windows are newer. But it has the characteristics, the shape and the lights, etc.

Chair Rios said he sounds like a Board member from the past- and he was a Board member! She said Member Biedscheid's observation was good.

MOTION: In Case #2020-002978-HDRB, 847 Old Santa Fe Trail, Member Guida moved to designate the 1946 portion of the house as contributing and the free-standing single car garage as contributing, noting that there is a great deal of form and integrity to the 1946 portion of the house; and that the south façade be designated as primary, excluding the bottom windows. Member Larson seconded the motion.

Member Biedscheid asked if the motion stated a primary façade for the garage.

Member Guida clarified that the primary façade only applies to the main house, and the garage as contributing and the south façade.

Chair Rios noted that Member Guida did not include the west elevation.

Mr. Guida said he did not because it has been changed.

Chair Rios indicated the openings have not been changed, just the sliders are different.

Member Guida said he wanted to exclude the west façade.

Ms. Paez confirmed with Member Larson that she would accept the friendly amendment to add the south façade with the garage.

Member Larson accepted the amendment as friendly.

Ms. Bordegaray asked to weigh in. She said she appreciated the direction the Board went and would also designate the west elevation as primary. The house has the same form in relation to the garage and its placement. If it is not designated as primary, it would be possible to add onto which

would breach the integrity of the house. She agreed the garage should be contributing and thought all of the façades should be primary.

Chair Rios asked if that swayed Member Guida to add the west façade as primary.

Member Guida said he was not swayed.

VOTE: The motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz and Larson voting in favor and none voting against.

6. **Case #2020-002974-HDRB. 530 East Alameda.** Downtown and Eastside Historic District. Sandra Donner, agent for Gail Mills and Phil Haworth, owners, requests a status review for a yard wall. (Daniel Schwab)

STAFF REPORT

Mr. Schwab said 530 East Alameda is a single-family residential structure with contributing status to the Downtown and Eastside Historic District. The house was constructed in a Spanish Colonial Revival style popular in California around 1934, with a red-tile roof, smooth stucco walls, arched openings and glazed painted tile steps.

This case is in reference to the brick wall which extends along the northern perimeter of the property and to the south along the sides of the driveway and includes a small brick stair. This wall has not been designated a historic preservation status. The bricks are concrete and are most likely made through a wire-cut process. A detailed description is given in the HCPI. The eastern portion of the wall dates from around 1958, while the western and southern portions are later, from around 1966. It is likely that at one time the walls were stuccoed. Small portions reveal traces of a stucco covering.

The HCPI states that the style of the brick wall is incongruous with that of the Spanish Colonial Revival house. In the opinion of staff, this does not detract from the significance of the wall, which, per Section 14-5.2 (C)(I) is a historic record of its time, place through its materials, construction techniques of the bricks and craftsmanship of the wall's concave mortar joints and has such has a high level of historic integrity.

STAFF RECOMMENDATION

Staff recommended that the historic status of the structure be designated contributing per Section 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status within Historic Districts.

QUESTIONS FOR STAFF

Member Guida asked if correct that the age of the wall is not the same as the house.

Mr. Schwab said the report suggests the wall is later, with the house from the 30s and the wall from the 50s.

Member Guida said the wall is quite low and the detail is not integral to the 1934 architecture of the house.

Mr. Schwab stated the wall is about 3 feet tall and a different style and era, but it is historic and has a prominent place in the streetscape.

Member Guida thought it merely old and not significant to the property.

APPLICANT'S PRESENTATION

Sandra Donner, 1611 Paseo de Peralta, was sworn in. She said the brick wall is quite low, possibly 36 inches at its highest. She could understand what Mr. Schwab was saying about the wall. It is not particularly visible on the exterior and the wall appears to have been installed about 25 years after the house was constructed. Possibly to create a level landscape across the front. A secondary brick wall is on the west side of the driveway that is similar to the brick installed as the driveway surface. The wall is in varying condition and images show the brick is in bad condition. Multiple locations on the wall show stucco covering it at some point. The brick has nothing to do with house and John Murphy said in his report that it is incongruous to the property.

A lot of pieces of the property are harmonious. There is a concrete path, a step and a stucco wall similar to the desert rose stucco color and nature. She agreed it is old but does not believe it is contributing. It adds nothing to the character of the streetscape and does nothing to accentuate the beauty of the house itself. At this point It is detracting.

QUESTIONS FOR APPLICANT

Vice Chair Katz said the picture does show that the wall is detracting, but the detraction is what is on top of the wall. The wall looks fine. He said since when do they require all of it has to be together in the same style when determining contributing status. There are many houses around town that are old with one style in one part and another part in a different style. Those parts are far enough away and right on the street and very visible. He agreed with Mr. Schwab the wall should be contributing.

Member Biedscheid agreed with Vice Chair Katz. They might feel differently if the wall was stuccoed in terms of matching the house. It obviously did match at some point

and the fact that it has been there since 1958 is important. She agreed what is on top doesn't add to the value of a status, but it has nothing to do with this case. The added pergola is not harmonious with the house. She was in favor of protecting the small wall as part of the street scape.

Member Larson said her approach is that this is true to its time in its simplicity and construction. Not being stuccoed, it is interesting they can see the form of the brick. She agreed that the upper portion does detract from the character and she would like to see it as contributing as well.

Member Bienvenu agreed. It is indisputable that the wall does not exactly conform to the Spanish Colonial style. That is part of the reason it might have significance to the streetscape. Spanish Colonial is not an approved style and the brick wall is one of the Santa Fe aspects of this particular structure. It is questionable to have a mixture of elements like that and isn't something you would see in Southern California. But this does look like a Santa Fe house from that era. It contributes to the character of that district, which is what makes it contributing and it has sufficient integrity.

Mr. Schwab suggested they should also look at the wall as an element of itself and it should not be confused with the house. Historic material and methods of construction are very visible in this wall and that would be lost if covered over. There have been ongoing discussions about low walls in this district. This is an exemplary low wall. It shows the history of a low wall in the community that is able to converse with the house. Despite its modesty, it records history very well.

PUBLIC HEARING

Stefanie Beninato, previously sworn, agreed it should be contributing. The contrast with the residential structure is characteristic of Old Santa Fe that has a mixture of style. It informs historically the change between the 1950s and the 60s. The coyote fence on top could be removed. She hoped it would be designated as contributing.

BOARD DISCUSSION

MOTION: In Case #2020-002974-HDRB, 530 East Alameda, Vice Chair Katz moved to follow the recommendation of staff and declare the status of the wall as contributing. Member Bienvenu seconded the motion.

VOTE: The motion passed by majority (4-1) roll call vote with Members Biedscheid, Bienvenu, Katz and Larson voting in favor and Member Guida voting against.

7. **Case #2020-002983-HDRB. 209 Delgado Street.** Downtown and Eastside Historic District. David Smith, agent for Ivo Nelson, owner, proposes to construct a 475 sq. ft. addition, on a non-contributing property. (Angela Schackel Bordegaray)

STAFF REPORT

Ms. Bordegaray said 209 Delgado is an approximately 600 square foot single-story New Mexico vernacular structure built before 1928. It features a cross-gabled roof and a lower shed roof addition on its east side. It is located in the compound at 209 Delgado Street. In 2013, the board designated it as noncontributing to the Downtown and Eastside Historic District due to significant alterations.

The applicant proposes to add a 475 square foot living room on the west elevation. The applicant proposes to add a 475 square foot living room on the west elevation. This proposal is before the board because it is an addition to an existing house in the Downtown and Eastside Historic District. The addition will be 14' in height where the maximum allowable height is 14 ' - 7". The addition's north facade will have divided lite wood clad units and awning windows above the French doors. New windows will be clad in "Sea Green Foam" by Jel Wend, manufacturer. This facade is not publicly visible. A skylight is called out on the plans on the south (front) elevation. The applicant did not provide this item in the proposal letter but can offer testimony to the HDRB at the hearing.

The stucco will match the existing house, El Rey "Adobe."

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(0) General Design Standards for all H Districts and 14-5.2(E)(2) Downtown and Eastside Design Standards, Recent Santa Fe Style.

QUESTIONS FOR STAFF

None

APPLICANT'S PRESENTATION

David Smith, 132 W. Berger St., Santa Fe, was sworn in. He said they came before the Board about two years ago and received the approval for a more extensive remodel. That included an addition on the west side as well as cosmetic changes to the structure and a carport on the east side. On further consideration of the lot size, the owners decided to build a new living room which has changed slightly from the originally approved design. It ties to the existing structure, primarily on the south façade that is visible. The

living room will be 14 feet high and about 17 x 30 feet. The original house is about 950 square feet and no room is larger than 10 x 13 feet. This would make the house functional while using the existing structure essentially as it is.

QUESTIONS FOR APPLICANT

Chair Rios asked if the house has a pitched roof or is a combination of pitched and flat.

Mr. Smith said it is a combination of pitched and flat. The pitched shows from the south elevation. The flat side is slightly sloped but not a parapet and the primary view is that this is a pitched roof house.

PUBLIC HEARING

Chair Rios called for public comments, no public comments were given.

BOARD DISCUSSION

Vice Chair Katz said he sympathizes with the need for more space. His problem is that it looks like a big box that is incongruous with the rest of the house. He thought if it had a real pitched roof it would look a lot better and complement the portions of the house with the two pitched roofs.

Chair Rios asked Mr. Smith if he wanted to respond.

Mr. Smith said he wanted to reiterate that the south elevation is the only one that is entirely visible by the private drive. That is where they brought the pitched roof over to bring down the scale for the front door and push the higher part back. That was a change from the originally approved plan with a full high wall on the property line. Also, the back elevation is private and cannot be seen even from the neighbor on the other side, and the west elevation is obscured by the fence and trees.

He said he understands the comment, but his goal was to create space to open up the house. It has 7½ to 8 foot ceilings. He wasn't trying to mimic the noncontributing structure but to add to its history.

Chair Rios clarified that Mr. Smith said the proposal could not be publicly seen from anywhere.

Mr. Smith said the north elevation cannot, but the west elevation can be partially seen as you enter the private drive.

Chair Rios clarified that the proposal was on the north elevation.

Mr. Smith showed the west elevation on screen noting that by bringing the roof across in the proposed drawing, the roofline continues across. The actual box is set back, and you only see a portion.

Vice Chair Katz said he didn't want to deny him height in the room. He suggested on the south elevation if it continued up to a peak at the same angle, it wouldn't look so boxy from the front or west view.

Mr. Smith agreed.

Vice Chair Katz said the inconsistency from the rest of the house bothered him.

Member Bienvenu agreed with Member Katz that it is an odd structure. He said if you could see the north elevation it would be unacceptable, but comparing it to what was approved, isn't clear. This could be better than what was approved and is less obtrusive from the public view and it could be built without returning to the Board.

MOTION: In Case #2020-002983-HDRB, 209 Delgado Street, Member Bienvenu moved to approve the application pursuant to steps recommended and in accordance with general design standards.

The Motion died for lack of a second.

In Case #2020-002983-HDRB, 209 Delgado Street, Vice Chair Katz moved to postpone to a date certain for redesign to make the addition a pitched roof. Member Guida seconded with a friendly amendment that a pitched roof be under consideration with the goal of the design to be more congruent with the existing home.

Vice Chair Katz accepted the friendly amendment.

Ms. Ramirez Thomas said February 9, would be the soonest this could be heard, or it could be postponed without a date certain.

Chair Rios suggested setting February 9th as the date and the applicant could let them know if not ready and go to the next available date.

VOTE: The motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz and Larson voting in favor and none voting against.

Mr. Smith said the original living room design which was already approved will probably be their course of action but leave them on for the 9th of February. If they make any changes they will come back, otherwise they will go directly to permit.

8. **Case #2020-002986-HDRB. 310 Magdalena Road.** Downtown and Eastside Historic District. Architectural Alliance, agent for Shehan Prull and Quincey Sweeny, owners, requests with primary facade designation for a contributing residential structure. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

STAFF REPORT

Ms. Bordegaray said 310 Magdalena is a vernacular style single-family residence which has a historic status of contributing to the Downtown and Eastside Historic District. The home was owned by the Archuleta Family. It is partially built into the hillside and sits prominently on a hill above the intersection of Magdalena and Paseo de Peralta. It is publicly visible from the west and south elevations. Its core likely predates statehood. It has undergone several expansions over its lifetime of housing three generations of the Archuleta Family. The south elevation was added onto sometime before 1970. It has few of its original windows. Windows on the south addition are metal sliding; its overhang is modem has a metal fascia.

The driveway has a low stonewall situated at the base of its front (west) facade. Based on several alterations over the years, it lost a section at the east end and deterioration of the surviving east termination has affected its overall historic integrity. The house maintains its historic status as contributing to the Downtown and Eastside Historic District. The stonewall along the driveway appears to be of historical vintage but has had materials removed and is in a state of deterioration. The stone facing along the landing is non-historic.

The applicant is before the board for a historic status review and designation of primary facade(s) as applicable. The applicant has provided a new Historic Cultural Properties Inventory (HCPI) form that extensively describes both the construction sequence and family history.

STAFF RECOMMENDATION

Staff recommended retaining the structure's Contributing status per 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts. Staff recommended designating its west facade primary and the stonewall as non-contributing.

QUESTIONS FOR STAFF

Chair Rios asked to see the photograph showing the front and wall. She asked if correct that the Board is to determine status for the house, the driveway wall, and the wall in front of the house.

Ms. Bordegaray said that was correct. There is non-historic wall in the driveway and another wall that is significantly deteriorated that is not historic.

Vice Chair Katz said the driveway wall looks like a complete wall, although other pictures show deterioration. He was concerned about how far the wall used to go and the percentage of the wall that remains.

Ms. Bordegaray said she understood reading the discussion of the survey form, a wall is probably there, but is of new material. The deterioration is obvious of the east end going up the driveway.

Vice Chair Katz said he is looking at three courses of cut block with a course of uncut block on top of that. He asked if that was not historic.

Ms. Bordegaray said most of it is not historic. It is new rock according to the surveyor and she agreed.

Member Guida asked how old the stone wall is in front of the west façade.

Ms. Bordegaray said that was undetermined in the survey. They are not sure if it was added later.

Member Guida asked if that was shown in the aerial photographs.

Ms. Bordegaray put the aerial photographs on screen showing the concrete pad with front facing wall. Some form of the pad was there 50 years ago but whether it was faced with rock is undetermined. The rock on site appears to be non-historic.

Vice Chair Katz said the report and record states that the aerial photographs and the materials along the driveway may be of historic vintage. It notes the loss of a section at the east end that had its integrity affected. But what is left, that may be historic. He said he doesn't know why that shouldn't be saved and that seemed to contradict what Ms. Bordegaray said. If we know the date, we should try to find out more about it.

Ms. Bordegaray said it was studied exhaustively. She agreed some kind of a wall obviously has been there and this may be the vestiges of what was there. What was built on top of it has also deteriorated and is not historic.

Vice Chair Katz said he saw no evidence that this is not an original wall.

Ms. Bordegaray showed the lot onscreen. The lot location is prominent and sits atop Paseo de Peralta to the south. She feels the historic form is there and is central to the historic nature of the house. But she also knows that the material there is not original or considered historic. The surveyor's recommendation is not to recommend as contributing. She said she recommends that it may not qualify as contributing status but,

in its form should stay. It is clearly integral to the setting of the house in its relation to the street. The Board could consider that and make its own decision. The surveyor discussed this in detail and her recommendation was based on that.

Vice Chair Katz clarified they were discussing the driveway wall. He asked why she would think it could be anything other than over 50 years old. He agreed the right side had been cut, but this wall hasn't changed.

Ms. Bordegaray replied the material itself isn't historic, but the siting is historic.

Vice Chair Katz said the rocks are over 50 years old. He asked what her basis is to assert they haven't been there for 50 years.

Ms. Bordegaray said the aerial of the historic survey on page 16, it doesn't show the driveway wall. She asked Ms. Ramirez Thomas to put that on screen.

Ms. Ramirez Thomas noted page 19 shows the historical alignment of the wall. She thought Mr. Murphy had indicated that the wall was present in 1970 but the length of it had changed. On page 17 it states that the aerial photographs suggest the wall may be of historic vintage. However, the loss of a section at the east end and the deterioration of the surviving east end may have affected its integrity. There is no indication that the stone is not historic and there is evidence there is alignment there. The ends of the wall may have been altered. That is where the comment on integrity is in the report.

She said staff and the Board may disagree on the interpretation, but the HCPI provides reliable information.

Vice Chair Katz acknowledged some of the east end of the wall is no longer there. But a large portion of the wall that remains intact is visible. Like the garage in the earlier case, half of it is gone, but that doesn't mean what is left isn't sufficiently old and of its original design and style and shouldn't be contributing and retained. He felt the same about the wall. Three quarters of it is still there, it is old and should be contributing for that reason.

Chair Rios asked if anyone had tried to contact the Archuleta family.

Ms. Bordegaray thought the applicant had tried and they should ask the applicant. Mr. Murphy, the surveyor was in touch with the family during the research.

Chair Rios asked if correct, on the wall closer to the house, the aerial view appears to show a platform or something there.

Ms. Bordegaray said the platform seems to be there, but the stone platting cannot be dated earlier. There is conjecture as to when it was placed there.

Member Guida said he was troubled by some of the staff recommendations on cases like this and also troubled by the direction the Board conversation has taken. He thought it important to remember most of the status reviews the Board does are not on pinnacle works of architecture or meaningful historical sites. There is a designation of significant and code supplies a more stringent standard. Most of the time when talking about contributing buildings we are talking about buildings such as this. The hard and fast is not the 50 years plus and is not actually historic material. They review projects all the time that are contributing or significant and approve people to restucco, resurface, repair/install new windows. But that doesn't change the status of the house.

The Board is looking here in terms of status review, in particular, if contributing, at whether the character defining features actually contribute to the district. Whether it informs more detail, or a stone wall has been there for a long time and is typical of vernacular houses. That is far more important than the exact carbon dating of the stone or the details on the building. We have judgment calls to make both in terms of staff and the Board.

Member Guida said he is looking at the south elevation with the 70s addition. It is not attractive, but it is 50 years old. He doesn't think just because it is old, they would say it's important to the district when it is not. It doesn't have character defining features that are typical. He wants to be careful and reorient the Board toward the guardrails they should be looking for in reviews.

Member Larson said Member Guida raised important concerns and goes back to the investigation done by the Board. They are all looking at these thoroughly and not in vain. There is a valid investigative aspect and in this case, it comes down to the footprint. The aerial does a good job highlighting the historic footprint. Whether a two-year difference of the 70s; it is close. Chair Rios made a good point about using more community input and sources of those associated with the property. That could help further the holistic approach. It may not be significant structure, but it is important to our community fabric.

APPLICANT'S PRESENTATION

Mr. Enfield, previously sworn, said he wanted to talk more about the house. The Archuleta's have spent part of their lifetime trying to put a portal on the front of the house. The Board has denied that. He asked that the HCPI photo #13 west front façade landing, stone cladding be shown. He said Mr. Murphy felt this wall wasn't historic because water came off the deck and deteriorated the masonry wall underneath it. A new CMU wall was built in front of the old concrete and they repurposed a portion of the end of the wall and put it on the front of the CMU. He thought the deteriorating stone was pulled off the wall and put on the front of the house. The porch was starting to fall away from the house and

the water damage was documented. That was why the Board feels the stone in the front has been altered significantly, they built another wall with the CMU. The joints are modern as well as the CMU and the wall has different kinds of stone. He was fairly certain some of the stone came off that wall. The wall along the driveway has been there a long time and that stone was repurposed.

Mr. Enfield said they were before the Board in the 80s and 90s and were denied so they put more concrete in front of the wall to stop it from moving. That will have to be dealt with when they remodel. The CMU is holding the water back instead of allowing the water to flow away from the front of the house and he is more worried about the condition of the house. He agreed that the two windows and door appear original but doesn't agree with the metal canales. They were added later and there is a good chance the vigas are not left. The three canales are metal and untraditional on a building like this. He thought they capped the vigas at the same time.

He had no doubt that the west façade is primary with the three original openings. Even on the south façade, the front room appears to be changed from a door to window or vice versa. Work was done all around the house and there is a hodgepodge of windows on the north and east elevations. The wall is probably going to be older and from his client's point of view it is important to be able to provide parking. They don't have that right now so will probably talk to the Board about an area to park in front of their house. Currently you have to back down the driveway and that may be why there is wall damage.

Mr. Enfield thought there are portions of the east wall that were deteriorated when they built the CMU to stop the concrete patio from falling off the front of the house. The age of the wall looks to be added recently by the border work and the rocks on the face of the CMU wall, probably in the 70s. His clients intend to provide two parking spaces at the top of the driveway, not tear down the wall and they talked about adding portals.

He said he wanted to know what character defining features are on the front of the building, so he knows what is important to the Board. He considers the house the most important because it is the most prominent. The wall is part of that, but they are not looking to destroy what exists or is historical. The Archuleta's thought the driveway was historical. They bought the alley from the City and there wasn't a driveway there until then, probably the late 60s. The stone wall was part of the landscaping before the slope dropped off the side. They built a driveway next to it and the retaining wall along the bank.

QUESTIONS FOR APPLICANT

Chair Rios asked how old the house is.

Mr. Enfield said the original box might be late 1800s. The 1912 Kings map shows the L shape structure. There was no driveway there until 2004.

Chair Rios said regarding the middle canales, they are really old. She knows of several houses in Santa Fe including part of one she lived in, with the metal canales. The canales were built in the 20s and 30s.

PUBLIC HEARING

Chair Rios called for public comments, no public comments were given.

BOARD DISCUSSION

Member Biedscheid said what stands out as important is its siting and that the reference by HCPI that the house is perched on the hill in what is described as a "marginal second to the houses directly on the street." That is important. The HCPI reported that this was undesignated as "no street" at one time. The driveway wall and the landing in front of the house preserve that history of the house's off the street location. Also, she believes from the HCPI and the 1958 aerial that the driveway wall thought of as the former property line, lines up with what Mr. Enfield was saying. She was in favor of designating both the west and south façade as they appear unchanged but excluding the 1970s addition.

Mr. Enfield asked if he could offer the chance for the present owner of the property to speak. He added that the south elevation opening was changed and is not an historic window.

He disagreed with Member Biedscheid. This is a small footprint and has nowhere to go except the south façade and is important for his client's ability to use the house. Also, on the wall, they know it has issues and they will have to do something around the wall to provide parking. But he doesn't think there will be a problem to get the wall back to a shape it can survive.

Quincy Sweeney, 22 Piute Road, the owner, was sworn in. She thanked the Board. She said we are excited to own this piece of Santa Fe history. Her grandmother lived on Washington Street and she loves the idea that she can almost see her old house from the new house. They are thankful for the opportunity to make the house all that it can be without affecting the historical nature and will try to maintain the best parts of it while making it livable and a wonderful place.

MOTION: In Case #2020-002986-HDRB, 310 Magdalena Road, Vice Chair Katz moved to designate the west part of the building as the primary façade and

to designate the driveway wall as a contributing structure, recognizing it ends substantially short of the house. Member Guida seconded the motion.

VOTE: The motion passed by majority (4-1) roll call vote with Members Bienvenu, Guida, Katz, and Larson voting in favor and Member Biedscheid voting against.

9. **Case #2020-002973-HDRB. 717 West Manhattan Avenue.** Westside-Guadalupe Historic District. Robin Smith, agent/owner proposes to reroof a contributing structure and requests an exception to change roofing materials, per Section 14-5.2(C)(5)(b). (Daniel Schwab)

STAFF REPORT

Mr. Schwab said 717 West Manhattan Avenue is a single-family residential structure with contributing status to the Westside-Guadalupe Historic District. It was built by 1928. It has adobe walls and a hipped tar-shingle roof, a style that is common in this historic district. The material of tar shingles is assumed not to be original. The roof materials are 14 years old.

The roof is in poor condition and needs to be replaced. The applicant is requesting an exception to Section 14-5.2(0)(6), which requires that existing roof materials be maintained or replaced in kind. The applicant argues that there are several houses in the district with similar metal roofs so that this change would not harm the district. Additionally, the change would prevent the hardship of having to replace again in a short period of time.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards. Staff recommended that the exception criteria per Section 14-5.2(C)(5)(b) for an exception to Section 14-5.2(0)(6) have been met.

QUESTIONS FOR STAFF

None

APPLICANT'S PRESENTATION

Robin Smith, 129 A. Arroyo Calabasas Road, was sworn in. She said the Board are troopers. She has never been involved in this process and is impressed. She bought

the house in November and it needs to be reroofed and she thought a metal roof is more attractive and incongruous with the neighborhood.

QUESTIONS FOR APPLICANT

Member Guida said he understands why the shingle roof might have failed. The roof has a low slope and is possibly too shallow, per the makers of the shingles, over the porches in the rear addition. A metal roof is a good choice for the district and the issue with the less sloped roof and is appropriate. He said she would have the same problem with anything like Pro Panel. Some slopes are too shallow for a Pro Panel roof despite what the installer says. The types of roofing, like standing seam that don't have the same fasteners, would be a better choice. It is not screwed through to the roof and there are no exposed fasteners.

Ms. Smith replied she will consider that. She has a Pro Panel roof on her current house, but it is a steep sloped roof.

Chair Rios asked Member Guida what his experience is with corrugated tin.

Member Guida said that may be an option, but the question is the same issue. The Pro Panel has a connotation of being inexpensive and a quick fix. However, the Northern New Mexico architecture and the arrival of the railroad and metal roofing material, made corrugated relatively inexpensive. If the roof were steeper, he would have less caution on a corrugated or Pro Panel, or anything with a fastener. Here the issue is longevity and choosing the right material for a low sloped roof.

Member Larson said she has an issue that every time they discuss replacement that is not in kind, it boils down to photographs. She thought the photos homogenize a certain style of house, even if not the most appropriate. She would flag that in their discussion whether to grant an exception and replacement roofing material that is not in kind. Also, she has a concern about the lack of evidence to discuss the materials that were previously there. She is more inclined to approve an exception when she knows if there was a metal roof that was historic, rather than asphalt shingles added 15 years ago. She added she is also not keen to match the green facia color because it is so intense. Matte silver might be better.

Vice Chair Katz said he appreciated that a metal roof might last longer than the asphalt tile, but absent any evidence the roof has always been asphalt tile, it is not an excuse for the exception. The roof should be replaced in kind.

Chair Rios asked Ms. Smith if she knew the history of the shingled roof.

Ms. Smith replied beyond what Mr. Schwab helped her uncover, they couldn't go further back. She added she isn't married to the green and would consider other hues.

Chair Rios asked whether the photograph showed a shingled roof.

Mr. Schwab said he would look at the photograph from the HCPI.

Member Biedscheid said the HCPI report would help to know if asphalt shingles were manufactured at the time of construction in 1928 and possibly original. She appreciated Member Larson's comments, they are important and agreed about the color.

Member Bienvenu also thought it seemed they are proliferating that style of roof in the historic district. He wanted more insight into the extent they are instigating a modern phenomenon as opposed to the historical look of the neighborhoods. It is hard to tell the difference because they are so common in these neighborhoods and historical background would be helpful. We seem to approve them regularly and replacing with asphalt shingles doesn't seem very friendly nor are they aesthetically attractive. He was inclined, given the information, to approve it for those reasons, but agrees it might not be the best choice.

Mr. Schwab said there are two HCPIs, one from 1996 and the other from 1985. The 1985 report identified an asphalt shingled roof, but there is no record on the original roof.

PUBLIC HEARING

Stefanie Beninato, previously sworn, wanted to point out that public comments were not called. She wanted to make a comment on the previous house.

Ms. Paez said she respectfully disagreed and had it on record that Chair Rios did call for public comments.

Chair Rios said as a matter of fact, she thought Ms. Beninato had actually left. She asked Ms. Beninato to proceed with her comments on this project.

Ms. Beninato said she had not commented on the case before, and deliberately didn't comment on the Delgado Street project. She would ask Melissa to see if there is actually a request for a public hearing.

On this project, she appreciated Member Larson's comments on proliferating more homogenous materials, because each roof is different. Also, the insistence about the roofing type on Don Gaspar and how important that the historic material be kept. Again, maintenance is not considered a hardship because the roof will only last half as long. Those issues are empathetic to the owner to have a roof last as long as possible. But

she appreciates the diversity they have, or did have, in the historic districts. That is also an important factor.

BOARD DISCUSSION

Member Biedscheid said Ms. Beninato mentioned the Don Gaspar house. She also considered that case when looking at this case. In that case the shingles were wood and original roofing, but in this they don't know if asphalt shingles are original to the house.

Chair Rios said one thing she considers when she evaluates projects is that people are living in these homes. The Board tries to improve what was there before and to naturally try to keep the history alive in the home. She didn't know in this case if the shingles are original but should remember that people will make this their home. They will want roofing material that will last. But, obviously as an historic board, they need to weigh everything.

Member Larson said metal roofs are not the answer to eliminating maintenance. Nothing is maintenance free or lasts forever. Preservation has to be considered in any material the Board approves. At the end of the day, they want to be true to the house and preserve the house historically. Member Biedscheid made a good point about the longevity of asphalt shingles, and how long they have been around and wouldbe characteristic for this home as a material choice. She still favors a replacement in kind.

Vice Chair Katz wondered what the cost for a metal roof is versus a shingled roof. It may be less expensive to keep doing asphalt.

Ms. Smith explained she received three bids for metal and for shingle. The metal roof to her surprise was slightly more than the shingle, but not far apart.

Chair Rios said she lived in a house for 20 years with a shingle roof and had zero problems.

Member Guida wanted to be careful how they treat the projects and on Member Larson's comments about making decisions based on things because it is already there. He agreed the color is not suitable. It is conceivable that this house had an asphalt roof when it was built in the 20s and 30s, but it is not known. He takes issue with ruling out metal as inappropriate. It has been used in Northern New Mexico since the railroads arrival and is common and would not be uncommon in a house of this period.

All the more reason for reinforcement when the homeowner has come to them and said there are issues with the particular material used or will fail when it is installed. He didn't think it was okay or advisable for the Board to say that a material will fail in a short period of time or is being installed against the manufacturers' recommendations. Metal

roofs are part of the Northern New Mexico landscape and part of these districts. The Board is considering an exception tonight and if this was just a case going to staff, he likes the shingles just fine. But this applicant requested an exception, and it is not out of line to recommend a metal roof under these circumstances. He said he is not comfortable with recommending a product that will not work on this house.

Chair Rios said since Member Guida indicated that a Pro Panel roof would have issues with water, if the Board recommends metal, the applicant should explore the different possibilities.

Member Guida agreed. It would most likely be standing seam or something without fasteners, which might be more expensive.

Mr. Schwab reminded the Board that the applicant has addressed three exception criteria and it was important for them to address those, whether approving or denying. The criteria have to do with the character of the district, which is why they have examples of other structures in the district. With hardship and structural properties of the house, which Mr. Guida addressed. And the third has to do with ruling out other options. He asked the Board bear those in mind as they make their motion.

Ms. Paez said also the ability for people to continue to reside in a historic district.

Vice Chair Katz said just because metal roofs have been around for a long time and are common in the area, that is not how our Historic Code is written. The Board's job is to maintain the historic style, look and materials of an historic house, unless there are good reasons such as what Mr. Schwab outlined. It is inaccurate to say if you put in asphalt tile it will fail. It will, but they will get 15 years out of it. They have no idea how the original asphalt tile roof was done and if done correctly and there is no evidence of the expected lifespan of a shingle roof. It may be a hardship to have to reroof your house every 15 or 20 years rather than every 35 or 40 years. They don't even know the cost difference. That is not the kind of hardship that would prevent someone from living in an historic house in an historic district.

MOTION: In Case #2020-002973-HDRB, 717 West Manhattan Avenue, Vice Chair Katz moved to deny the exception based on the fact that the exception criteria had not been met. Although it would not ruin the character of the neighborhood, it is not a hardship and the option to maintain the shingle roof is an acceptable alternative. Member Larson seconded the motion with a friendly amendment to add that the exception criteria have not been met also because the choice to maintain the roof material in kind maintains the heterogeneous character of the district.

Vice Chair Katz accepted the friendly amendment.

VOTE: The motion passed by majority (4-1) roll call vote with Members Biedscheid, Bienvenu, Katz and Larson voting in favor and Member Guida voting against.

Member Bienvenu clarified he voted in favor because the exception criteria read as stated in the motion, *"the existing roof material shall be maintained or replaced in kind if necessary."* He originally thought that material had to be original to the building, but it is actually at the time the application comes before the Board. He agrees the exception criteria was not met and why he voted in favor of the motion.

Chair Rios thanked Ms. Smith for her time. She explained that the applicant does have the option to appeal to the City Council after the Findings of Fact and Conclusions of Law have been approved, up to 15 days.

I. DISCUSSION ITEMS

None

J. MATTERS FROM THE BOARD

None

K. NEXT MEETING: Thursday, January 28, 2021

L. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 10:30 pm.

Approved by:

_____
Cecilia Rios, Chair

Submitted by:

Melissa D. Byers

Melissa D. Byers, Stenographer
For Byers Organizational Support Services

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

Case #2020-002852-HDRB
Address – 119 Kearny
Agent's Name – Hoopes and Associates
Owner/Applicant's Name – William and David Snead

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 5, 2021.

BACKGROUND

119 Kearney Road is a bi-level 1,665 square foot single-family residence designed in the Spanish-Pueblo Revival style built in 1967-68. Its front on the south elevation appears as a single story house with a portal, detailed with stuccoed columns, wooden corbels, and exposed lintels. Its north elevation is two stories in height. Windows are metal multi-lite casement units on all elevations. Windows on the front/south elevation are two sets of metal casements; one is a pair of 8-lite units and the other is a 12-lite fixed picture window unit with 4-lite casement sidelights. There are two sets of 8-lite fixed metal units on the west elevation. The east elevation has an 8-lite casement unit. All windows have exposed lintels. The north elevation has a shed roof. There is a single 8-lite casement and 4-lite casement on the upper level. There is a roofless deck on the upper level of the north elevation with a utilitarian wood railing. The property is approximately one-half block east of Bishop's Lodge Road. The yard wall and gate enclose the front yard. Like many homes on the street, it features a low, cement-stucco yard wall that contributes to the house's historical context and setting and is consistent with homes in this streetscape. A steep, north-sloping driveway runs along the east side of the house. Chain link fencing runs across the north, east, and west side of the property.

At this hearing, the Applicant came before the Board for a historic status determination. The Historic Cultural Properties Inventory (HCPI) attached to the staff report states that this structure would be eligible for designation in 2018, when it reached 50 years old. Little has changed on the structure's south, west, and east elevations.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
1. Historic Preservation Division Staff Recommendation: Staff recommended designating the house and the front yard wall as contributing to the Downtown and Eastside Historic

District per SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Staff also recommended that the south, west, and east façades be designated primary, per SFCC Section 14-12, definitions of Contributing Structure and Primary Façade.

2. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. 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).
5. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "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."
6. Under SFCC Section14-2.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
7. SFCC Section 14-5.2(C) (2)(a-c) gives the Board authority to review and approve "significant", "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
8. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "contributing structure", as recommended by staff.
9. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the south, west, and easts façades are the primary elevations of the structure with the features that define the character of the structure's architecture.
10. The structure's primary facades maintain original materials and features.
11. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the yard wall, except for the east portion, meets the definition of a "contributing structure", as recommended by staff.
12. The information contained in the Application and provided in testimony and evidence established that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board designates the main house as a contributing structures.
4. The Board designates the following west, south, and east elevations of the main house as the primary façades, which were labeled as facades 1, 2, 3, and 6 in the staff report,

excluding the northern portions of façade 3 (roof deck) and northern portion of façade 6 (second story shed roof).

5. The Board designates the historic portion of the yard wall, which excludes the east portion, as a contributing structure.

IT IS SO ORDERED ON THIS 28th DAY of JANURARY 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Chair Date

FILED:

_____ _____

Kristine Mihelcic Date

City Clerk

APPROVED AS TO FORM:



January 28, 2021

Sally A. Paez Date

Assistant City Attorney

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

Case #2020-2853-HDRB
Address – 675 San Antonio
Owner/Applicant's Name – John Utton

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 5, 2021.

BACKGROUND

675 Alto Street includes a residential building listed as noncontributing to the Westside-Guadalupe Historic District and new construction of a detached studio and guest house. The studio and guest house were approved by the Board on January 8, 2019 (Case #H-19-002) and are constructed of adobe brick and are still under construction. There is also a yard-wall on the north side of the property.

At this hearing, the Applicant proposed the following exterior alterations and amendments to the prior approvals in Case #H-19-002:

1. Replace and relocate the existing non-historic northern yard wall. The wall will be moved 6 feet to the north and will be built to a height of 5 feet, which is the maximum allowable height. Three openings approximately 1 foot, 6 inches in height with arched tops will extend above this height to approximately 6 feet. This element is frequently found in the district and conforms to the district standards. The wall will be constructed from adobe and covered with a cementitious stucco colored either El Rey "Desert Rose" or "Adobe." The decorative doors in the wall openings will be constructed from wood and will be colored Sherwin Williams "Nifty Turquoise."
2. Raise the height of the studio from the proposed height of 10 feet 6 inches to 12 feet on the north side and 13 feet on the south side. The maximum allowable height is 14 feet 2 inches.
3. Step parapet and raise parapet height by approximately 18" in several steps.
4. Add exterior door and awning on the north side.
5. Modify dimensions of north window to make it taller and narrower.
6. Relocate a canale.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").

2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all H 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)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), 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.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

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 the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 28th DAY of JANURARY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Chair Date

FILED:

_____ _____

Kristine Mihelcic Date

City Clerk

APPROVED AS TO FORM:



Sally A. Paez
Assistant City Attorney

January 28, 2021
Date

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

Case #2020-2854-HDRB
Address – 855 A Camino Ranchitos
Agent's Name – Beili Studio
Owner/Applicant's Name – Mark Botwin

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 5, 2021.

BACKGROUND

855 A Camino Ranchitos is a vacant lot located in the Downtown & Eastside Historic District. The Applicant proposes to construct a 4,604 square foot single-family residence that includes a garage, workshop, storage room, mechanical coverage, and portales.

The application and materials submitted to the Land Use Department included the following design details. The design is Recent Santa Fe Style with a variety of rectangular masses to break up the size and heights of the home. The house will have a flat roof, most of the masses have parapets, and some have roofs that extend out as minor overhangs to balance the horizontal and vertical lines of the exterior. The latter roofs will have a steel fascia at their edges. The fascias, portal posts, and canales will be a darkened, distressed finish. The stucco, Dryvit "Sandpebble", color: Pecos will have 3/4" bullnose radius on corners.

The proposed height is 15'-2", under the maximum allowable height of 17'-5". The lot slopes at least 16' from the southwestern corner down to the northeast corner. The Applicant did not request additional height to accommodate the sloping site. The Applicant has sited the house to conform to its contours. The siting allows for guest parking in the southwestern corner and a garden and retention pond in the northeast.

The house's entry on the west façade includes a gate and wall around a courtyard.

The back of the proposed house contains more contemporary aspects of the structure with larger areas of glass and corner windows, which are not publicly visible.

The windows will be a combination of awning, casement, picture, and door. Detail was provided in a window/bid schedule, attached to the staff report and included in the meeting packet. Garage door will be horizontal wood slats, approximately 4" tall applied to the door. Doors are solid horizontal wood grain with 9" wide steel panel and 2" tall horizontal strips applied to wood door. Skylights will be a combination of glass, lean-to skylights (against a parapet), and Solatubes; all are below parapet heights and not publicly visible.

Exterior lights are: recessed cans in overhangs, step lights in bench at entry portal, lead strip lights at edges of walkway flooring and underneath the entry gate portal, and sconces at entry and guest portales.

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 project and found that the Application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. At the hearing, individual members of the Board expressed some concerns about the contemporary design of the proposal, as set forth in the original application and materials.
7. At the hearing, the Applicant proposed some changes to the project design, which were intended to respond to concerns raised by neighboring residents.
8. Specifically, the Applicant proposed the following changes at the hearing:
    - Revising the design of the garage, related masses, and the portal along the west street-facing side of the house;
    - Dropping the floor level a foot;
    - Lowering the heights for all of the parapets;
    - Simplifying the portal details of the west and east sides of the house;
    - Rounding the stucco corners on the building;
    - Tapering the parapets; and
    - Revising the windows in the northern masses.
9. The Applicant's proposed design revisions were presented in detail at the meeting, including revised drawings and three-dimensional animated models.
10. 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), 14-5.2(C)(5), 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.
11. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior

appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.

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 the Application, as recommended by Staff, with the design revisions that the Applicant presented at the hearing, including the following:
    - Revising the design of the garage, related masses, and the portal along the west street-facing side of the house;
    - Dropping the floor level a foot;
    - Lowering the heights for all of the parapets;
    - Simplifying the portal details of the west and east sides of the house;
    - Rounding the stucco corners on the building;
    - Tapering the parapets; and
    - Revising the windows in the northern masses.
3. The Applicant shall submit revised drawings, reflecting the revised design, to staff for administrative approval prior to seeking construction permits for the project.

IT IS SO ORDERED ON THIS 28th DAY of JANUARY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Mihelcic Date
City Clerk

APPROVED AS TO FORM:

Sally A. Paez January 28, 2021
Assistant City Attorney Date

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

Case #2020-2809-HDRB
Address – 601 San Antonio Street
Agent's Name – Taylor Pardue
Owner/Applicant's Name – Paul Markunas

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 5, 2021.

BACKGROUND

601 San Antonio Street is a single-family residential structure with contributing status to the Downtown and Eastside Historic District. The west façade has been designated primary by the Board. The structure was built in a Territorial Style. It has a rectangular form, deep inset windows with concrete sills, exposed viga ends and canales, and a flat roof with parapet and brick coping. On the west and east facades are non-historic doors with no form of protective roofing. Most of the windows are historic. Details as to the condition of the windows were provided in the window assessment included in the meeting packet.

At this hearing, the Applicant proposed the following exterior alterations:

1. Construct two small portales on the west and east elevations to protect the entry doors. These will have Territorial detailing, including wooden square posts with a dark brown wood stain and brick coping. The portales will be constructed on a slabs with a masonry finish.

2. Widen the 30-inch door to a 36-inch door opening on the east façade.

3. Repair the historic windows on all the façades and add storm windows. This does not require an exception, as the windows on the primary façade will not be replaced, but restored. Window jambs will be added that enable seasonal removal of screens and storm windows. New screen doors will replace the two existing ones, which are non-historic.

4. Raise the parapet height one foot to a maximum of 12 feet 6 inches above finished grade. The maximum allowable height is 14 feet 10 inches. The existing brick coping will be repaired. Repair roof and beams, possibly raise the roof and beams about 8 inches should it be structurally necessary to install a bond-beam.

5. Remove a concrete basement-access stairwell located to the south of the structure and construct a freestanding shade structure in that location. This will be 12 by 10 feet, constructed to a height of about 10 feet, and will be constructed of square wood posts with a dark brown natural wood stain and wood vigas and a parapet with brick coping and stucco to match the house.

6. Construct stucco yard walls to the maximum allowable height of 6 feet on the east, west, and south with a wooden gate on the west side and a coyote fence on the east with a color to match the house, close to El Rey "Colonial White".

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Section 14-5.2(D), General Design Standards for all H Districts; and 14-5.2(E), Downtown and Eastside Design Standards. Staff recommended that the exception criteria for SFCC Section 14-5.2(D)(2)(c) have been met.
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 project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
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 Section 14-5.2(D)(2)(c), an exception is required to construct an addition on a primary façade.
8. The Applicant proposes to construct an addition (portale) on the west-facing primary façade.
9. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(c) would be required for approval of the Application, and the Applicant requested an exception.
10. 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.
11. 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.
12. 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), 14-5.2(C)(5), 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.
13. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.

14. 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.
15. 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 grants the exception requested in the Application.
3. The Board approves the Application, as recommended by Staff, with the following additional conditions:
    - That the viga ends on the north and south façades be repaired;
    - That the brick coping be reconstructed using the historic materials (bricks) to the extent practicable.

IT IS SO ORDERED ON THIS 28th DAY of JANUARY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Mihelcic Date
City Clerk

APPROVED AS TO FORM:



January 28, 2021
Sally A. Paez Date
Assistant City Attorney

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

Case #2020-2864-HDRB
Address – 1668 Cerro Gordo
Agent's Name – Elisabeth Wagner
Owner/Applicant – Will Gorham

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 5, 2021.

BACKGROUND

This case involves a 796 square foot guesthouse (casita) located at a 1668 Cerro Gordo, which is listed as noncontributing to the Downtown and Eastside Historic District. South of the casita is the main house, out of public view. The casita fronts Cerro Gordo Road to the north. The casita blocks the main house (2,805 square foot) from view. The house and casita are Spanish-Pueblo Revival style. The casita is referred to as a "cottage" listed on the NM Historic Building Inventory Form (HCPI), building date is unknown. The current owners converted it into a garage in 1970. It was later converted to a casita in 1976, during which was added a small kitchen, bedroom, bath, and entry portal to the west. New doors and windows were added. The Applicants plan to restore and remodel the main house in the future, but no changes to the main house are proposed in this case.

The Applicant proposes the following exterior alterations to the casita.

- Replace windows. New windows will be true divided lite casements. Other existing windows are metal sliding and/or do not meet egress code. The replacement windows will be true divided lite casements. All windows will be "K-Kron white" (Kolbe and Kolbe).
- Remove the existing north façade wall portion that "bumps out" and has four undivided lite casement windows. In its place, a new wall will be constructed to be flush with the existing west façade.
- Replace the north elevation main entry door and the south elevation rear doors. Exterior doors also will be "K-Kron white".
- Reconfigure the casita's west façade front entry. The existing entrance drops significantly from the driveway into a front entry alcove. Narrow and steep steps lead to the front door. The proposal will enlarge the entry area by creating a brick landing and correct the rise and run of the exterior steps that would connect to new brick paths on the west side of the property leading to the rest of the property and to the main house. The current front entry portal (approximately 25 square foot) shed roof is steep. It will be rebuilt to have a shallower pitch. The new pitch will be 2/12, 2 inches vertical drop for every 12 inches of horizontal distance.
- Add a new standing seam metal roof, new decking, and columns. The posts, beams, and decking will be Benjamin Moore's "atrium white". The existing portal's standing seam metal roof is dark red. New portal roof will be "galvalume", which is a highly

reflective, silver spangled color that weathers in unique patterns over the life of the roof for a rustic, natural appearance.

- Add an 8 square foot overhang on the casita's rear façade, the south elevation. The overhang will match that of the standing seam metal roof on the front of the house, also galvalume.
- Reroof the casita and relocate canales, stained Cabot semi-solid "Dark Gray"; construct new parapets to level the roofline.
- The building height varies from 10'-0" to 8'1" above grade on the north elevation. On the west elevation it varies from approximately 12' to 13' to 14' above grade. It varies 10'-10" to 11'11" above grade on the south elevation. On the east elevation it varies from 7'8" to 10'-0" above grade.
- Restucco using cementitious stucco in color El Rey "Buckskin".
- Replace an existing skylight and add two skylights, which will not be visible from the public right-of-way.
- Add new exterior lighting on all exterior doors, Artesanos #526 "Bola Arriba/Bola Abajo" (closed cells) for exterior sconces.

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 and found that the application complied with SFCC Sections 14-5.2(D), General Design Standards, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), 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.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.

8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

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 the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 28th DAY of JANUARY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Mihelcic Date
City Clerk

APPROVED AS TO FORM:

Sally A. Paez January 28, 2021
Assistant City Attorney Date

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

Case #2020-002810-HDRB
Address – 586 Camino del Monte Sol
Agent's Name – Architectural Alliance
Owner/Applicant's Name – Wayne Poulson

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 12, 2021.

BACKGROUND

586 Camino del Monte Sol is a contributing residential structure located in the Downtown and Eastside Historic District. It is a Spanish-Pueblo Revival style single-family home with flat roof, simple parapet, and concealed lintels. A noncontributing guest house is located southwest of the main house. The guest house had an attached carport at one time, which was demolished at an unknown date. The house was the home of Fremont Ellis, a Santa Fe painter, printmaker, teacher, and founder of the Santa Fe group known as Los Cinco Pintores. Will Schuster was his next door neighbor (From "An Artist's Biography").

At this hearing, the Applicant requested the following modifications:

1. The Applicant proposes to construct a 592 square foot free-standing garage where the maximum allowable height is 15'-1". Due to the sloping site, the applicant requests an additional 4'-0, allowing the highest portion of the structure to be built to 19'1". The proposed new garage varies in height from 13' to a maximum height of 19'1". The garage will be located to the southwest of the main house. The proposed garage will match the Spanish-Pueblo Revival style of the main house. The garage door will be 18'-0" wide by 9'-0" tall with decorative wood panels and exposed wood lintels on its south facade. The windows and the door will have exposed wood lintels. The north elevation will have a wooden 3-0' x 4'-0 double casement window with true divided lites painted Danube blue to match the main house. The wood doors and lintels will be stained Antique Walnut to match the existing courtyard gate. The stucco will match main house and yard walls, El Rey Buckskin. Garage door will be stained grade cedar fencing.

2. The Applicant also proposes to add a 6' tall coyote fence where the maximum allowable height is 6', which will create a new parking space for the existing guest house. The latillas will have staggered tops. The new fence will tie into the existing coyote fence that separates the driveway from the yard.

3. A new stuccoed yard wall will be erected to tie into the northwest existing yard wall. The new yard wall section will be 6' tall.

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 application as it complies with SFCC Sections 14-5.2(D), General Design Standards for All H Districts; and 14-5.2(E), Downtown and Eastside Historic District. Staff deferred to the Board regarding the request for an additional 4' of height to account for slope, per SFCC Section 14-5.2(D)(9)(c)(ii)(F).
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 project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
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 Section 14-5.2(D)(9)(c)(ii)(F), the Applicant requested to increase allowable height for proposed buildings and additions located on a sloping site where the natural grade along the proposed structure's foundation exceeds two (2) feet.
8. The Applicant proposes to construct a free-standing garage.
9. Staff determined that a an allowance for additional height due to the slope of the site per SFCC Section 14-5.2(D)(9)(c)(ii)(F) would be required for approval of the Application, and the Applicant requested the Board to approve the additional height.
10. To invoke the Board's discretion to grant the additional height, the Applicant was required to demonstrate that the construction site is located on a sloping site where the natural grade along the structure's foundation exceeds two (2) feet.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that it is appropriate to grant four additional feet of height due to the sloping site, as requested in the application.
12. The Board finds that granting the request would not damage the character of the district because the proposed free-standing garage is not publicly visible and the slope of the site along the structure's foundation exceeds two (2) feet.
13. 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), 14-5.2(C)(5), 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.
14. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior

appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.

15. 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.
16. 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: [Choose applicable options]

1. The Board has the authority to review and approve the Application.
2. The Board grants the additional height requested in the Application.
3. The Board approves the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 28TH DAY of JANUARY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Mihelcic Date
City Clerk

APPROVED AS TO FORM:

Sally A. Paez January 28, 2021
Assistant City Attorney Date

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

Case #2020-2959-HDRB
Address – 542 Camino del Monte Sol
Agent's Name – Carlos Kinsey
Owner/Applicant's Name – Laura L. Chock

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 12, 2021.

BACKGROUND

542 Camino del Monte Sol is a single-family residence listed as significant to the Downtown and Eastside Historic District. It is constructed in the Spanish Pueblo Revival style prior to 1928. A detailed history of the property was provided in the HCPI attached to the Staff Report. A new HCPI was created this year, which provided a detailed history of the property. The HCPI was attached to the Staff Report and included in the meeting packet.

In this case, the Applicant requested a status review and primary façade designation, as applicable, for the yard wall, coyote fence, and garage associated with the property. The HCPI recommended contributing status for the wall and non-contributing status for the garage.
The HCPI did not take a position on the coyote fence.

The yard wall borders the property along the street. The yard wall is over 50 years old, is 75 feet long and between 4 and 5 feet in height, and is probably constructed of adobe. The property also includes a coyote fence, which separates the private garden from the driveway.

The garage is on the north side of the property, constructed on what is now the lot line. It appears to have earlier been a two-bay garage, but changes have altered it significantly so that the structure is now divided by a yard wall on the lot line, creating two garages in separate ownership. This case involves only the portion of the garage structure located on the Applicant's property. The front (east) façade contains historic swinging doors that are below ground level that are in poor condition. The west façade has a single non-historic door, and the south façade has no openings. Staff found that the structure was significantly altered after 1978, compromising its historic integrity. In a previous status review conducted in 2007, the garage was mentioned as non-contributing (case #H-07-40). This status designation, which was not based on a historical inventory, was not formally done by the Board and was presumably done by staff.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended that the historic status of the wall be designated as contributing and the garage maintained as non-contributing, per SFCC Section 14-5.2(C) Designation of Significant and Contributing Structures. Staff did not recommend that a status be designated for the coyote fence.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "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."
7. Under SFCC Section14-2.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is 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."
9. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the yard wall (excluding the non-historic gate) and garage meet the definition of a "contributing structure" as recommended by staff.
11. Although the garage has lost some historic integrity by being split in half by a lot line and dividing wall, the portion of the garage structure that is located on the Applicant's property is historic, it contributes to the streetscape, and otherwise retains integrity.
12. The Board finds that the east façade of the garage is the primary elevation of the structure with the features that define the character of the structure's architecture.
13. The Board finds that the coyote fence does not meet the definition of a contributing structure and should be designated as noncontributing.
14. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board designates the yard wall as a contributing structure, excluding the non-historic fence.
4. The Board designates the garage as a contributing structure, with the east façade as primary.
5. The Board designates the coyote fence as a noncontributing structure.

IT IS SO ORDERED ON THIS 28th DAY of JANUARY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Mihelcic Date
City Clerk

APPROVED AS TO FORM:

January 28, 2021
Sally A. Paez Date
Assistant City Attorney

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

Case #2020-002947-HDRB
Address – 463 Camino Don Miguel
Agent's Name – Spears Horn Architects
Owner/Applicant's Name – Cathy Campbell

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 12, 2021.

BACKGROUND

463 Camino Don Miguel is a 1,730 square foot contributing Territorial Revival style residence located in the Downtown and Eastside Historic District. Approximately 175 square feet of the footprint is comprised of three portales. The residence was originally constructed between 1935 and 1945. It features an attached garage that has since been converted to living space.

Also located on the property is a freestanding 470 square foot carport. The carport was constructed after 1980, which is evidences by the 1980 New Mexico Department of Transportation aerial photo provided in the packet. The residence is listed as Contributing to the Downtown and Eastside Historic District. Its west facade was designated primary by the HDRB in a previous case in 2015 (#H-15-074).

At this hearing, the Applicant proposes the following changes and additions:

1. Remove existing non-historic carport;
2. Construct a new 734 square foot casita and 72 square feet of portal and garage on the northwest portion of the lot. The casita style and trim details and color will match the main house, painted Benjamin Moore "Super White". The casita will have a portal with dental coping to match main house. The casita will be constructed to a height of 14', where the maximum allowable height for structures in this streetscape, 14'. The casitas' stucco will match that of the main house, El Rey "Adobe."
3. Remove non-historic 6 ' garden wall and gate north of existing residence.
4. Remove adjacent asphalt drive.
5. Construct new garden wall to a height of 6 ' and reuse existing gate.
6. Add flagstone paving to the driveway.
7. Existing fence and wall at the street (west) will remain.
8. Demolish the non-historic carport.

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 found that the application complies with SFCC Sections 14-3.14, Demolition; 14-5.2(D), General Design Standards for All H Districts; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
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 Section 14-3.14 Demolition, the Applicant requested demolition of a non-historic carport structure.
8. Staff determined that the Board's approval of the demolition request pursuant to SFCC Section 14-3.14 would be required for approval of the Application, and the Applicant requested demolition pursuant to this code provision.
9. In determining whether to grant an application for demolition in an historic district, the Board must consider and balance three factors set forth in SFCC Section 14-3.14(G)(1): "(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."
10. In response to demolition factor (a), the Board agrees with staff's assessment that the carport is not of historical significance.
11. In response to demolition factor (b), the Board agrees with staff's assessment that the carport is not an essential part of a unique street section or block front.
12. In response to factor (c), the Board agrees with staff's assessment that the carport retains structural stability; however, this factor does not outweigh factors (a) and (b).
13. The Board finds based on the staff report and exhibits and the evidence and testimony submitted at the hearing that the demolition request should be granted.
14. 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), 14-5.2(C)(5), 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.
15. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.

16. 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.
17. 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 grants the demolition of the non-historic carport, as requested in the Application and recommended by staff.
3. The Board approves of Items #1-8, as set forth in the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 28th DAY of JANUARY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Mihelcic Date
City Clerk

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

January 28, 2021
Date

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

Case #2020-2960-HDRB
Address – 105 Calle la Pena
Agent's Name – Mark Naktin
Owner/Applicant's Name – David C. Brown

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 12, 2021.

BACKGROUND

105 Calle La Pena is a single-family structure with contributing status to the Downtown and Eastside Historic District. The structure was constructed in 1938 and is identified on a 1991 HCPI as contributing. Places. It is constructed of adobe in a Spanish Pueblo Revival style, with a small portal on the north-east corner. This north-east corner is the original part of the structure, with an addition having been made to the south.

On July 10, 2001 (Case #H-01-92), the Board approved the structure's rehabilitation and construction of an addition on the southwest elevation. The windows on the south and east elevations were to be rehabilitated. According to staff, a recent inspection of the structure determined that there were no historic materials visible and that no examples of construction techniques or craftsmanship from the historic structure remain. The windows appear to be newly constructed wood window frames with double-panes. In addition, the structure was re-stuccoed, the northeast portal was rebuilt, window lintels replaced, and the roof replaced. While the structure retains its historic opening dimensions and general appearance, it seems to be absent of historic material, except perhaps invisibly in the form of adobe bricks below the stucco.

Section 14-5.2(C)(1) of the Santa Fe municipal code states that each structure is intended to be recognized as a physical record of its time and place and that distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a structure be preserved. In addition, Section 14-5.2(D)(1) states that the status of a contributing building is preserved in part through the retention of historic material. In this case, staff finds that essentially all visible historic material has been removed,

FINDINGS OF FACT

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

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

2. Historic Preservation Division Staff Recommendation: Staff recommended that the historic status of the structure be downgraded from "contributing" to "non-contributing" per SFCC Section 14-5.2(C)(1)-(2) because the 2001 rehabilitation failed to retain historic material, craftsmanship, or construction techniques. Should the Board choose to retain the structure's contributing status, staff recommended that only the north portion of the east façade, containing the two small windows and the portal, be designated as primary.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "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."
7. Under SFCC Section14-2.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is 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."
9. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "contributing structure" given its retained footprint and overall integrity.
11. The Board finds that the majority of the structure's historic footprint, features, and design are still present and that the front of the house is publicly visible.
12. The Board finds that the mere replacement of historic material during the structure's rehabilitation does not require a downgrade of the structure's contributing status.
13. The Board finds that the east façade is the primary elevation of the structure with the features that define the character of the structure's architecture.
14. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.

3. The Board maintains the structure's contributing status.
4. The Board designates the east elevation as the primary façade, excluding the portal and non-historic addition.

IT IS SO ORDERED ON THIS 28th DAY of JANUARY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Mihelcic Date
City Clerk

APPROVED AS TO FORM:



January 28, 2021
Sally A. Paez Date
Assistant City Attorney

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

Case #2020-2984-HDRB
Address – 105 Calle la Pena
Agent's Name – Marc Naktin
Owner/Applicant's Name – David C. Brown

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 12, 2021.

BACKGROUND

105 Calle La Pena is a single-family structure with contributing status to the Downtown and Eastside Historic District. The structure was constructed in 1938 and is identified on a 1991 HCPI as contributing. At a hearing held immediate preceding this hearing, the Board reviewed the status of the structure, voted to retain its contributing status, and designated the east façade as primary, excluding the portal and non-historic addition (Case #2020-2960-HDRB).

At this hearing, the Applicant proposed to construct a 465 square foot addition on the non-publicly visible west façade of the house. It will match the existing house stucco color, a tinted El Rey Buckskin, and window manufacturer and color. The windows will have divided lights or meet the window design requirements of the district. It will be constructed to a height of 12 feet 0 inches. The maximum allowable height is 15 feet 6 inches. The wood stain is a light tan that will also be matched.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.

5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
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. The Board lacks jurisdiction to consider issues related to grading and drainage or construction activities.
8. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
9. 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.
10. 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 the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 28th DAY of JANUARY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Mihelcic Date
City Clerk

APPROVED AS TO FORM:



January 28, 2021
Sally A. Paez Date
Assistant City Attorney

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

Case #2020-2978-HDRB
Address – 847 Old Santa Fe Trail
Agent's Name – Christopher Purvis Architects
Owner/Applicant's Name – Lisa Freeman

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 12, 2021.

BACKGROUND

847 Old Santa Fe Trail is a Spanish-Pueblo Revival single-family residence and free standing garage built after 1946. At the time of this hearing, the residence was designated as noncontributing to the Downtown and Eastside Historic District. Alterations were made to the house in 1996, including a one-story addition on the east elevation and associated renovation treatments. The addition matches the residence, with divided lite double-hung windows and exposed lintels. The south elevation window opening was enlarged, and a five-foot yard wall was added along the existing vehicular drive. All windows on the south (east) elevation were replaced with vinyl divided lite windows.

At this hearing, the Applicant came before the Board for a historic status review of the residence.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
1. Historic Preservation Division Staff Recommendation: Staff recommended retaining the structure's noncontributing status per SFCC Section 14-12.1.
2. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. 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).
5. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "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."

6. Under SFCC Section14-2.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
7. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is 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."
8. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant", "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
9. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that both the residence and free-standing garage meet the definition of a "contributing structure".
10. The Board finds that the structures are fifty years old or older.
11. The Board finds that the structures, including the location of the free-standing garage at the end of a long driveway behind the house, help to establish and maintain the character of the historic district.
12. The Board finds that the 1946 portion of the house and the single car garage retain most of their historic integrity with respect to their form. Most of the original house remains adobe construction.
13. The Board finds that the south façade of the main residence, excluding the vinyl windows, is the principal elevations of a building with features that define the character of the building's architecture, including the buildings original materials and features.
14. The information contained in the Application and provided in testimony and evidence established that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board upgrades the status of the historic 1946 portion of the house from noncontributing to contributing.
4. The Board designates the south elevation of the main house as the primary façade, excluding the vinyl windows.
5. The Board designates the free-standing garage a contributing structure.
6. The Board designates the south façade of the free-standing garage as the primary façade.

IT IS SO ORDERED ON THIS 28th DAY of JANUARY 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Mihelcic Date
City Clerk

APPROVED AS TO FORM:



January 28, 2021
Sally A. Paez Date
Assistant City Attorney

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

Case #2021-2974-HDRB
Address – 530 East Alameda
Agent's Name – Sandra Donner
Owner/Applicant's Name – Gail Mills and Phil Haworth

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 12, 2021.

BACKGROUND

530 East Alameda is a single-family residential structure with contributing status to the Downtown and Eastside Historic District. The house was constructed in a Spanish Colonial Revival style popular in California around 1934, with a red-tile roof, smooth stucco walls, arched openings, and glazed painted tile steps.

In this case, the Applicants requested a status designation for a yard wall, specifically, the brick wall which extends along the northern perimeter of the property and to the south along the sides of the driveway, and including a small brick stair. The bricks are concrete and are most likely made through a wire-cut process. A detailed description is given in the HCPI, which was included in the attachments to the staff report. The eastern portion of the wall dates from around 1958, while the western and southern portions are later, from around 1966. Small portions of the wall reveal traces of a stucco covering, indicating that it is likely that at one time the wall was stuccoed.

The HCPI states that the style of the brick wall is incongruous with that of the Spanish Colonial Revival house. In the opinion of staff, this does not detract from the significance of the wall, which, per Section 14-5.2 (C)(1) is a historic record of its time and place. Staff further opined that the materials and construction techniques of the bricks and the craftsmanship of the wall's concave mortar joints retain a high level of historic integrity.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended that the historic status of the structure be designated contributing per SFCC Section 14-5.2(C)(2), Designation of Significant, Contributing or Noncontributing Status within Historic Districts.

3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The property is located in the Downtown and Eastside District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "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."
7. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is 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."
8. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
9. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "contributing structure," as recommended by staff.
10. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board designates the brick yard wall as a contributing structure.

IT IS SO ORDERED ON THIS 28th DAY of JANUARY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Mihelcic Date
City Clerk

APPROVED AS TO FORM:



Sally A. Paez
Assistant City Attorney

January 28, 2021
Date

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

Case #2020-2986-HDRB
Address – 310 Magdalena
Agent's Name – Architectural Alliance
Owner/Applicant's Name – Shehan Prull and Quincey Sweeny

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 12, 2021.

BACKGROUND

310 Magdalena is a vernacular style single-family residence with a historic status of contributing to the Downtown and Eastside Historic District. The home was owned by the Archuleta Family. It is partially built into the hillside and sits prominently on a hill above the intersection of Magdalena and Paseo de Peralta. It is publicly visible from the west and south elevations. Its core likely predates statehood. It has undergone several expansions over its lifetime of housing three generations of the Archuleta Family. The south elevation was added onto sometime before 1970. It has few of its original windows. Windows on the south addition are metal sliding; its overhang is modern has a metal fascia.

The driveway has a low stone wall along its north side. The stone wall along the driveway appears to be of historical vintage, but a portion of the wall at the eastern end has deteriorated and is no longer present.

The base of the front (west) façade of the residence has a concrete patio with stone wall facing. It appears that the stone facing has been altered and is non-historic.

At this hearing, the Applicant requested a historic status review and designation of primary façade(s) as applicable. The Applicant provided a new Historic Cultural Properties Inventory (HCPI) (no number) form that extensively describes both the construction sequence and family history. The HCPI was attached to the staff report and included in the meeting packet.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended retaining the structure's contributing status per SFCC Sections 14-5.2 (C), Regulation of Significant

and Contributing Structures in the Historic Districts; and 14-12.1, Contributing Structure. Staff also recommended designating the west façade primary. Finally, staff recommended designating the stone yard wall as non-contributing due to the deterioration of the eastern terminus, which in staff's view detracted from its overall historic integrity.

3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The property is located in the Downtown and Eastside Historic District, subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "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."
7. Under SFCC Section14-2.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is 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".
9. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the residence continues to meet the definition of a "contributing structure", as recommended by staff.
11. The Board finds that the low stone wall along the north side of the driveway meets the definition of a "contributing structure," based on its age and placement, recognizing that the eastern end of the wall no longer exists and that the wall ends substantially before the end of the driveway.
12. The Board finds that the west façade of the residence, excluding the concrete patio and stone wall at its base, is the primary elevation of the structure with the features that define the character of the structure's architecture.
13. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board maintains the contributing status for the residence.

4. The Board designates the west elevation as the primary façade of the residence, excluding the concrete patio and stone wall at its base.
5. The Board designates the remaining portion of the stone wall along the north side of the driveway as a contributing structure.

IT IS SO ORDERED ON THIS 28th DAY of JANUARY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Mihelcic Date
City Clerk

APPROVED AS TO FORM:

Sally A. Paez January 28, 2021
Assistant City Attorney Date

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

Case #2020-2973-HDRB
Address – 717 West Manhattan Avenue
Owner/Applicant's Name – Robin Smith

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 12, 2021.

BACKGROUND

717 West Manhattan Avenue is a single-family residential structure with contributing status to the Westside-Guadalupe Historic District. It was built by 1928. It has adobe walls and a hipped tar-shingle roof, a style that is common in this historic district. The roof materials are 14 years old. The roof is in poor condition and needs to be replaced.

At this hearing, the Applicant sought Board approval of an exception to replace the tar-shingle roof with a metal (Pro Panel) roof. This project would require an exception to the Santa Fe City Code Section 14-5.2(D)(6), which requires that existing roof materials on contributing structures be maintained or replaced in kind. The Applicant argued that there are several houses in the district with similar metal roofs so that this change would not harm the district. Additionally the change would prevent the hardship of having to replace again in a short period of time.

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 requested exception and found that the application otherwise complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(I), Westside-Guadalupe District Design Standards.
4. Staff recommended that the exception criteria per Section 14-5.2(C)(5)(b) for an exception to Section 14-5.2(D)(6) have been met.
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 project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
7. 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).
8. Under SFCC Section 14-5.2(D)(6), "The existing roof styles and materials" on a contributing structure "shall be maintained or replaced in kind if necessary."
9. The Applicant proposes to replace the roof with different materials. The existing roof material is tar shingle. The applicant proposed changing to a "propanel" metal roof material.
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. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board agrees with staff and the Applicant that granting the exception would not damage the character of the historic district.
13. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare. Maintaining or replacing a shingle roof does not constitute a hardship.
14. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would not 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. Replacing the roof material in kind with asphalt shingles is a viable design option and would maintain the existing heterogeneous character of the district.
15. The Board finds that the Applicant has failed to conclusively demonstrate that all of the exception criteria have been met.
16. 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), 14-5.2(C)(5), 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.
17. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
18. 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.

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 denies the exception requested in the Application.
3. The Board denies approval the Application because the exception criteria have not been met.

IT IS SO ORDERED ON THIS 28TH DAY of JANUARY 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Mihelcic Date
City Clerk

APPROVED AS TO FORM:



January 28, 2021
Sally A. Paez Date
Assistant City Attorney

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Courtenay Mathey, agent for Glynis Dohn, owner, proposes to partially demolish a contributing yard wall, make additions, change windows and doors and construct a garage on a contributing residential structure. An exception to Section 14-5.2 (D)(1)(a) to remove historic material is requested.

Case number: **2020-002483-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 524 Calle Corvo

OW – Glynis Dohn	524 Calle Corvo, Santa Fe, NM 87501	glynis.dohn@hamilgroup.ca
AP – Mathey and Associates Architects	2 Camino Pequeno, Santa Fe, NM 87501	matheyarchitecture@gmail.com

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 _____

YEAR OF CONSTRUCTION _____

PROJECT TYPE

Status ☐ **Primary Elevations** ☐ **Remodel** ☒ **Demolition** ☐ **New** ☐ **Other** _____

USE, EXISTING **Residential** ☒ **Non-Residential** ☐ **Vacant** ☐

USE, PROPOSED **Residential** ☒ **Non-Residential** ☐

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: November 24, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

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Case # 2020-2483-HDRB

Address: 524 Calle Corvo
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard & fence standards.

_x_ Historic Inventory Form

_x_ Preliminary Zoning Review Sheet

_x_ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

_x_ Proposal Letter

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

_X_ Other: Exception criteria responses

STAFF RECOMMENDATION:

Staff recommends approval of proposed item numbers 1 – 6 and 8 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.

For item number 7, staff does not find that all the exception criteria have been met but the Board may find that they have upon further testimony.

BACKGROUND & SUMMARY:

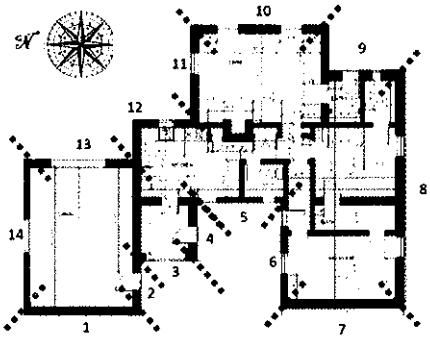
524 Calle Corvo is a contributing residential structure located in the Downtown and Eastside Historic District. The structure was constructed as part of the "Hughes Subdivision" probably between 1949 and 1951. The subdivision is an exceptional example of urban design in Santa Fe. The subdivision contains 20 lots, 16 of which are essentially rectangular, and four of which curved along the street. These are lined by walls placed directly on the lot boundary to create a serpentine streetscape. The subject property is one of these curving lots, with a streetscape defining wall that takes up the full width of the view as one moves through the subdivision. The house and the yardwall were designated as contributing on October 13, 2020.

The house is a one story structure originally with only one bedroom with Spanish Pueblo Revival Style elements such as rounded parapets, exposed vigas and asymmetrical stepped massing. The street-lining wall, also a contributing structure, has a vertically symmetrical form that steps down toward the center to a central driveway opening. This stepping vertical symmetry is presented in a varied form in the internal yard-wall separating the front garden from the driveway.

Facades 9 through 14 are publicly visible. Facades 9, 10, 11, and 12 have been designated primary.

The applicant now proposes the following changes:

1. Convert the existing garage (facades 1, 2, 13 and 14) to a new bedroom/bathroom space, raise the roof and parapets 12 inches on a portion of the existing garage. This is set back about 8 feet from the primary façade, but as a remodel does not qualify as an addition. This includes changes to the openings (garage door and steel casement window).



2. Expand the kitchen (façade 5) by converting 84 SF of existing portal on façades space to heated area and relocating the portal further west (facades 4, 5 and 6).

3. Re-stucco of entire structure. The color will be Sandalwood cementious stucco from El Ray, which is a light earth tone.

4. Re-roof of existing structure.

5. Creating new interior yard walls and coyote fencing.

6. Construct a new detached 445 square foot single-car garage at the north end of the property. New windows and doors will be aluminum clad colored Sierra Pacific "Aqua Mist" which is a subdued green color.

7. Create new 12 foot wide driveway opening in the north portion of the existing Contributing street yard wall to serve as access to the proposed driveway. This item requires an exception to section 14-5.2(D)(1)(a).

8. Re-pave the existing driveway with concrete brick pavers and create new patio areas, one to the north of the house of 120 square feet, one to the west, including the new portal of 160 square feet.

Regarding item 7, the proposal to create a new driveway opening for vehicular access from the north, the applicant argues that it is necessary because access to the garage from the existing wall opening would result in two hardships for the owner:

a) It would require the creation of a turnaround space which would eliminate two parking spaces that now exist that would need to be used for circulation instead.

b) The distance from the garage to the house would be increased from 15 feet in the proposed design to 40 feet.

The applicant has applied for an exception per 14-5.2(D)(1)(a), an exception to remove historic material from the contributing wall. The applicant's responses to the exception criteria are included in this report, as are the responses of the HPD staff.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(1)(a): Applicant requests an exception to remove historic material from the Contributing yard wall along the curve of the street.

(i) *Do not damage the character of the district.*
Applicant Response:
Though the street yard wall is not considered a Primary Façade, we agree that the character of the wall is distinctive and have designed the new opening to blend well with the existing design. The existing +/- 44" high street wall steps down in small increments as the street slopes to the north, except at the last section where the wall changes more significantly at a buttress to nearly 6' in height. The proposed design will create a 12' wide opening in the yard wall at the north end of the property, approximately 52' from the existing driveway. A portion of the wall on either side of the opening will be lowered to a 36" height to allow for driveway visibility zoning requirements. Stepped interior yard walls similar to the existing will tie the yard wall to the proposed garage.
In our view, the new opening carries the theme of stepping the wall down as the street moves north and does not look as imbalanced as the existing design. By being more than 50' away from the existing driveway opening it does not infringe on the appearance of the existing driveway entry or house. For these reasons we feel this proposal does not damage the character of the district or property.

Staff Response:
The street yard wall has a historic status of contributing. It has a unique design that takes up the full width of the view as one moves through the subdivision and is complemented by a very

similar wall directly opposite, on the opposite side of the street. The design is defined by a v*ertical symmetry* which is higher at the ends, with rhythmic divisions descending to an opening at the center. Staff does not agree with the applicant that there is a "theme of stepping the wall down as the street moves north." It is the opinion of Staff is that a 12-foot wide opening will fundamentally disrupt the integrity of this overall vertically symmetrical design which is unique within the context of the district, as is the development of the Hughes Subdivision itself.

The character of the district is preserved by retaining historic material, preserving historic status, and retaining an accurate sense of history. The proposal undermines the character of the district by removing historic material, threatening the contributing status of the wall and creating a false sense of history in the form of a yard-wall that steps down toward the north.

Staff does not agree with this response.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare.*
Applicant Response: The proposed new driveway will allow for the garage to be only 15' from the house rather than 40' as would be required if the existing driveway had to be used instead. Without the granting of this exception, guests also would have to park further away from the main entry in order to allow for access to the garage. We feel these added distances are problematic and not conducive to providing reasonable and practical access between the house, garage and parking areas and would be a hardship to the owner.

Staff Response: The applicant has asserted that two hardships will arise from not being granted an exception:

a) It would require the creation of a turnaround space which would eliminate two parking spaces that now exist that would need to be used for circulation instead.

b) The distance from the garage to the house would be increased from 15 feet in the proposed design to forty feet.

Staff finds that these hardships are created by the proposed design. There exists no need for an automobile turn-around on the property of a single-family home that warrants partial demolition of a historic structure. Walking 40 feet instead of 15 feet does not threaten the health or safety of the applicant or the general public, which Staff regards as basis for an exception.

Staff does not agree with this response.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.*
Applicant Response: The proposed design allows for a closer connection between the house and new garage and architecturally ties the structures together in a way more in keeping with the compound and cluster patterns common in the neighborhood. Granting of this exception will allow for a design that responds to the constrictions of the site, creates and maintains better access between the parking and house and retains the character and use of the existing driveway and parking design.

Staff Response:

Staff does not find that all options were considered. For example, there exists the options to build a free-standing casita while retaining the existing garage or to forgo a parking turnaround area. These options would preserve the contributing wall. These have not been ruled out, thus staff does not see the application warranting and exception.

Staff does not agree with this response.

In summary, Staff finds that the exception criteria for removal of historic material were not met for the following reasons:

The proposed design disrupts the vertical symmetry of the yard wall, thus damaging the character of the district where walls that are congruent with the original design of the house, the lot, and the design intention of the subdivision are found in the Downtown and Eastside;

The need to have a turn around or a decrease in distance between the detached garage and the house do not constitute a hardship typical of those that warrant an exception by the Board; and

While two design options were considered, greater exploration of design options may be necessary to determine how the property might accommodate the removal of the existing garage for an exterior garage or retain the existing garage and construct a casita.

RELEVANT CODE CITATIONS:

14-5.2(A)(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.

Removal of Historic Material:

14-5.2(D) General Design Standards for All H Districts

(1)(a) The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

14-5.2(E) Downtown and Eastside Design Standards

(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

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

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



North view with associated house

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

Gayla Bechtol, AIA
505-660-6301
gayla@gbasantafe.com
418 Montezuma Ave.
Santa Fe, NM

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

Glynis Dohn
917-822-6547
Glynis.dohn@hamilgroup.ca

19. Is Property Endangered? _X Unknown __ No Yes How? A renovation is planned.

20. Significance to Current Community: X Unknown __ None __ Low __ Moderate __ High
Describe: George and Mary Bello lived in this house from 1951-2001. See continuation pages for details.

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The subdivision was first named Hughes Subdivision after the former owner Levi A. Hughes, Sr. and son Levi A. Hughes, Jr.

22. National or State Register:
Is this property individually listed on a historic register? __ Unknown X No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? No __ X Yes
Why? The massing hasn't changed since 1965 or 1970. There are very few changes, except for the back massing added between 1951-65. The divided lite wood windows are in decent shape. I assume the house looks very similar to what it looked like in 1951.

23. National or State Historic District:
Is this property in a historic district? __ Unknown __ No X Yes
If yes: __ Contributing __ Non-contributing __ Unknown
If 'yes', what is the name of the district? Santa Fe Downtown and Eastside X State X National

24. Supplemental Form __ None _X_ HCPI Detail Form 1 _X_ Continuation Sheets, # pages: 13

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)
DETAIL FORM

HCPI #	NMCRIS #
Address of Property:524 Calle Corvo, Santa Fe, NM	

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☐ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☒ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☒ Wood: Tongue and Groove
☒ Other, describe:Concrete stem walls visible from crawl space		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe:

C. Foundation

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☒ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☒ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

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

E. Chimneys

☐ N/A Number Interior:1 Number Exterior:

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe Both front at L-shape and back in U-shape spaces

HCPI #	NMCRIS #
Address of Property:524 Calle Corvo, Santa Fe, NM	

G. Doorways

☐N/A	**Number of Doorways**:4					
Type:	☒One-leaf	☐Two-leaf				
Style:	☐Diagonal Plank	☐Dutch	☐French	☐Plain	☒Panel	☒Vertical Plank
☐Other, describe:						
Components: Panels/Lights-Number 2 and configuration stepped						
☐Sidelights - number	and configuration		☐Transom			
Material:	☐Aluminum	☐Fiberglass	☐Metal	☐Steel	☐Vinyl	☒Wood
☐Other, describe						
Depth of Reveal:3-4"						
Notes:garage door is new vinyl/fiberglass, plank doors have twpped openings, panel doors have 2/2 glass/ 3 panels						

H. Window Openings

☒N/A **Number of Window Openings**:13

Operation:	Material:	Glazing:		
☐Awning	☐Anodized Aluminum	☐1/1	☒2Pane Horizontal	☐Curtain Wall
☒Casement	☐Bare Aluminum	☐2/2	☒2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☒Steel	☐3/1	☒3 Pane Vertical	☐Palladian Motif
☒Fixed	☐Vinyl	☐4/4	☒4 Pane Vertical	☐Picture Window
☐Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☐Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe:2/3, 2/4, 3/3, 4/3		
☐Sliding t				

Depth of Reveal:3-4"

Notes:There are wood sills that are rotted in some cases but mostly the windows are intact.

I. Other Significant Features

Describe:

7. Associated Properties

Discuss:NA

Are associated properties eligible for listing?

8. Documents Available and Their Locations

Discuss:AERIAL PHOTOS AT EDAC, PLATS AT SF COUNTY

9. Attachments

Please indicate which items are attached:

☒ Site Plan (required)

☒ Photos (required)

☒ Map or aerial photo (required)

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		
1. Name of property: (historic and/or current name for property)	**2. Location:** 524 CALLE CORVO	**3. Local Reference Number:**
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		5. Date of Survey SEPTEMBER 4, 2020



1951 Aerial photograph, Single shadow line compared to later photographs indicates addition between 1951- 1970. North is generally up on the page.

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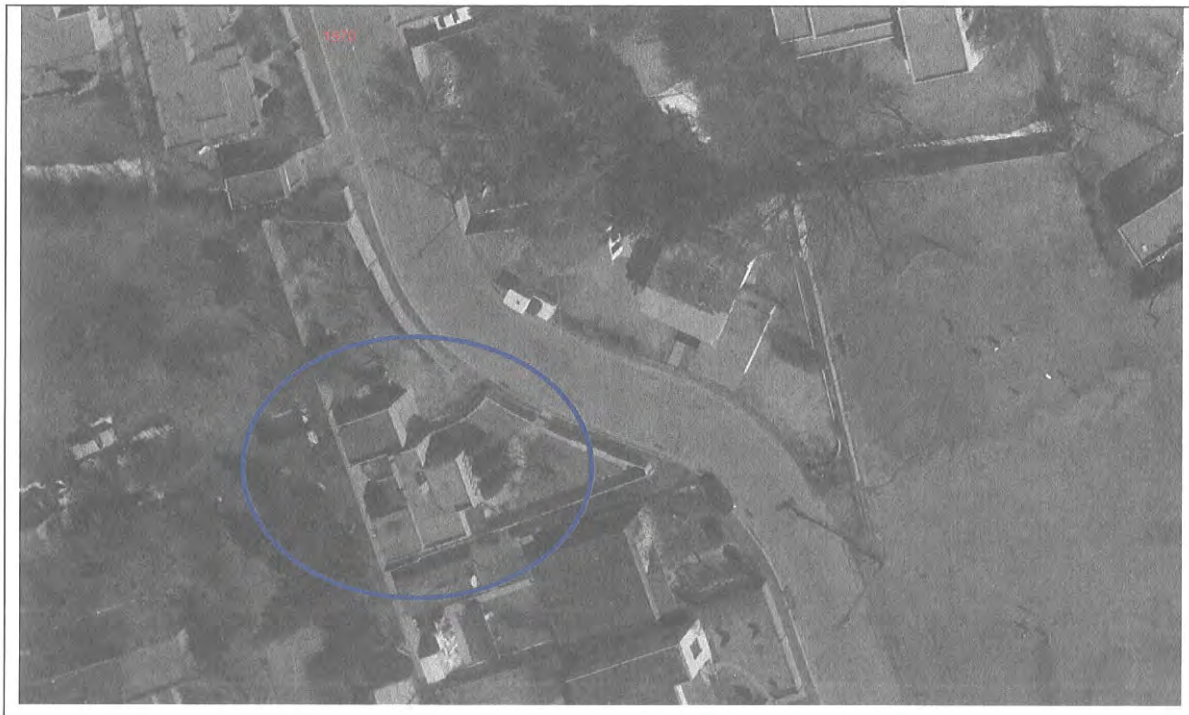


1965 Aerial photograph

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1970 Aerial Photograph

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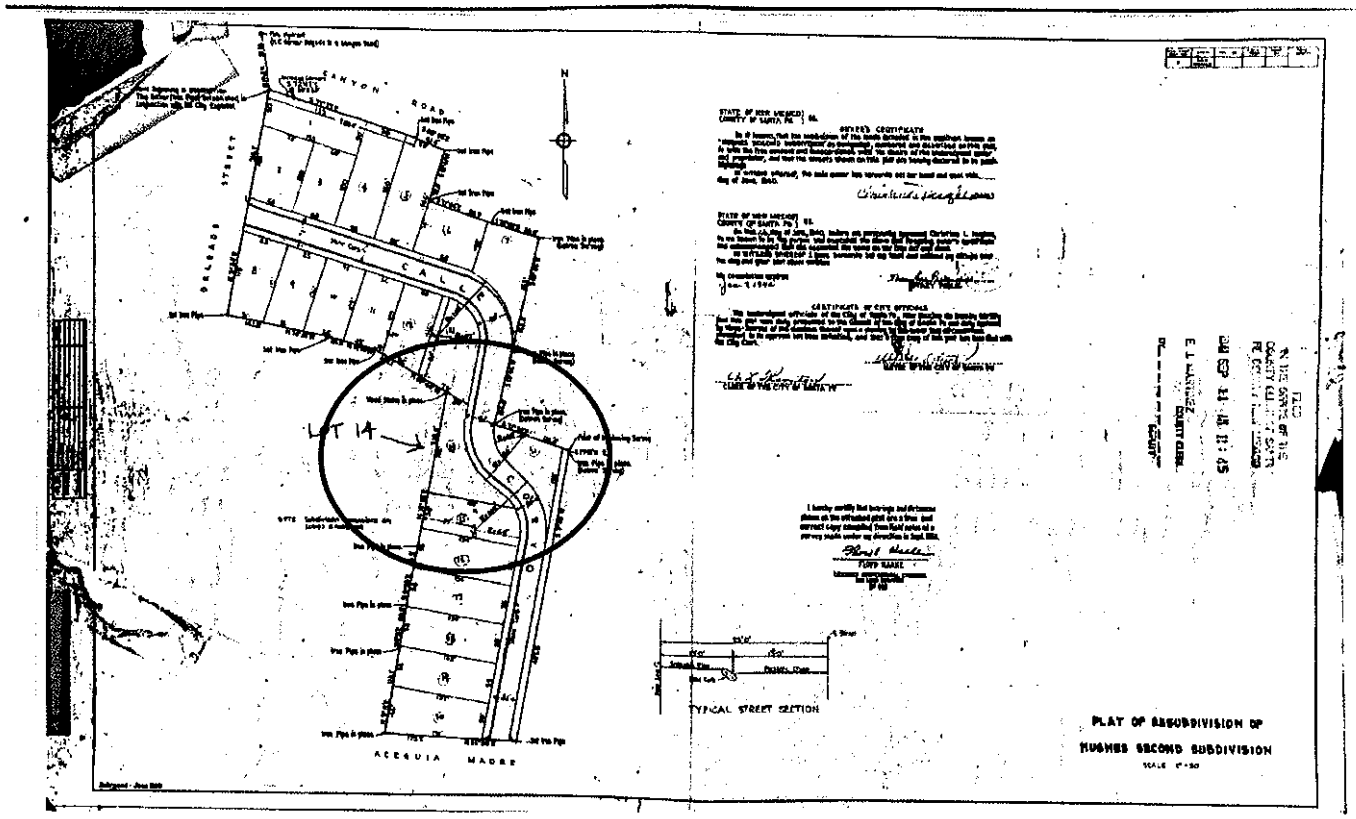


1975 Aerial Photograph

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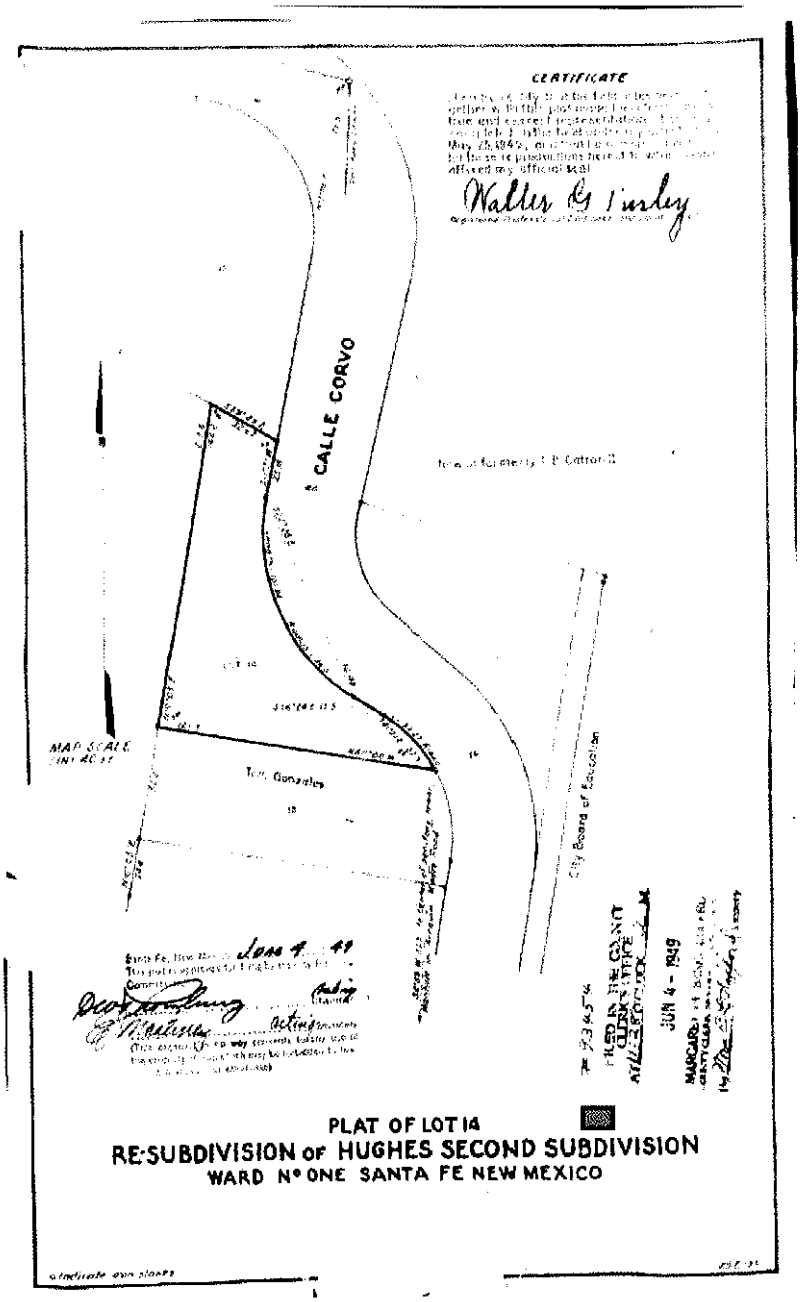
1949 Plat of Resubdivision of Hughes Second Subdivision

524 Calle Corvo was first listed in the Santa Fe Directory in 1949 under the name Tom Gonzales, by 1951 the house belonged to George J Bello, a body mechanic, with his wife Mary. They were listed at this address until 2001. Margaret Biava was listed from 2003-2007, then George J Bello from 2008-09. John C Bienvenu was listed in 2010 and shows up with Sarah Bienvenu on the plat from 2009.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

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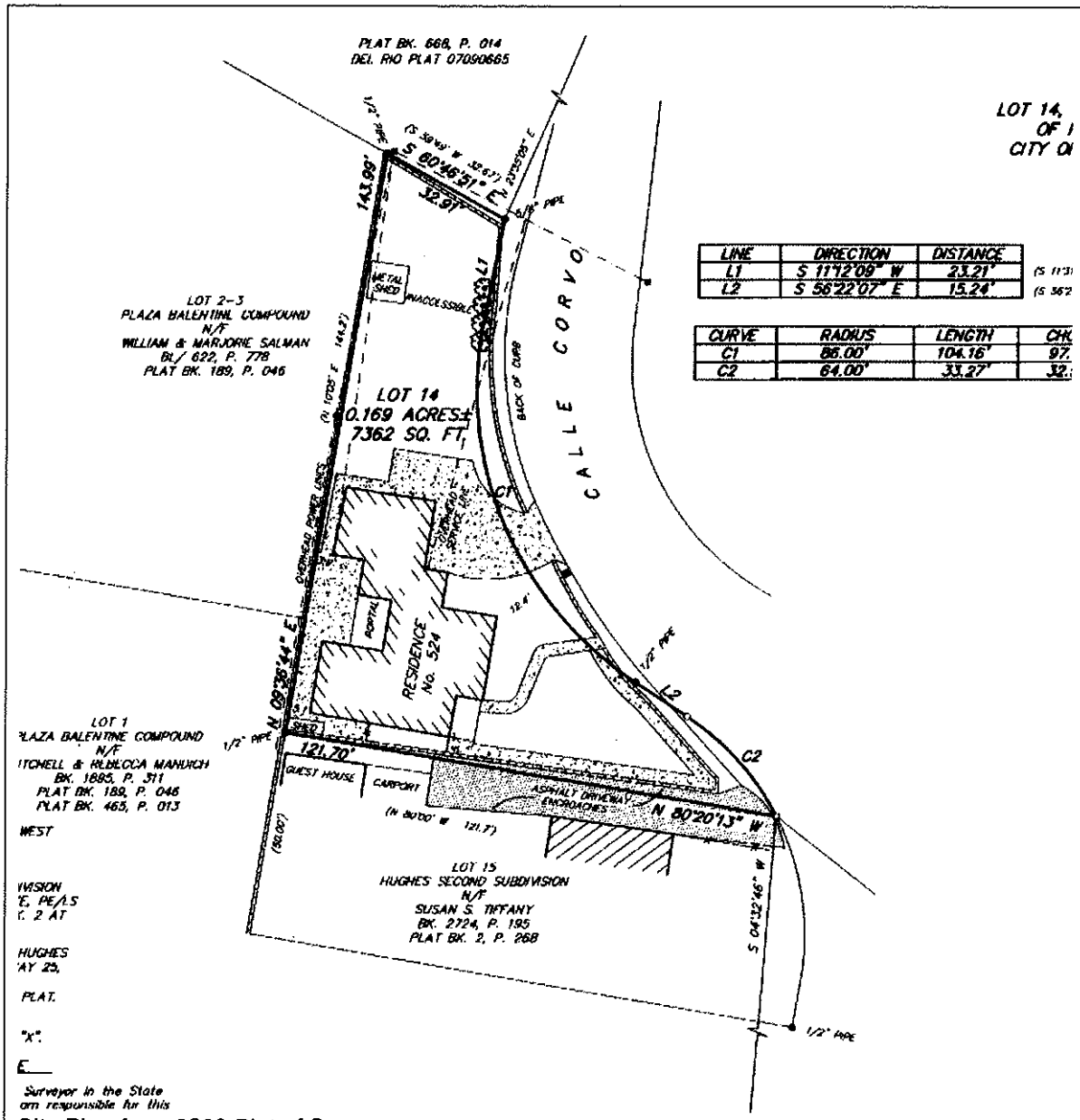


1949 Plat of Lot 14

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Site Plan from 2009 Plat of Survey

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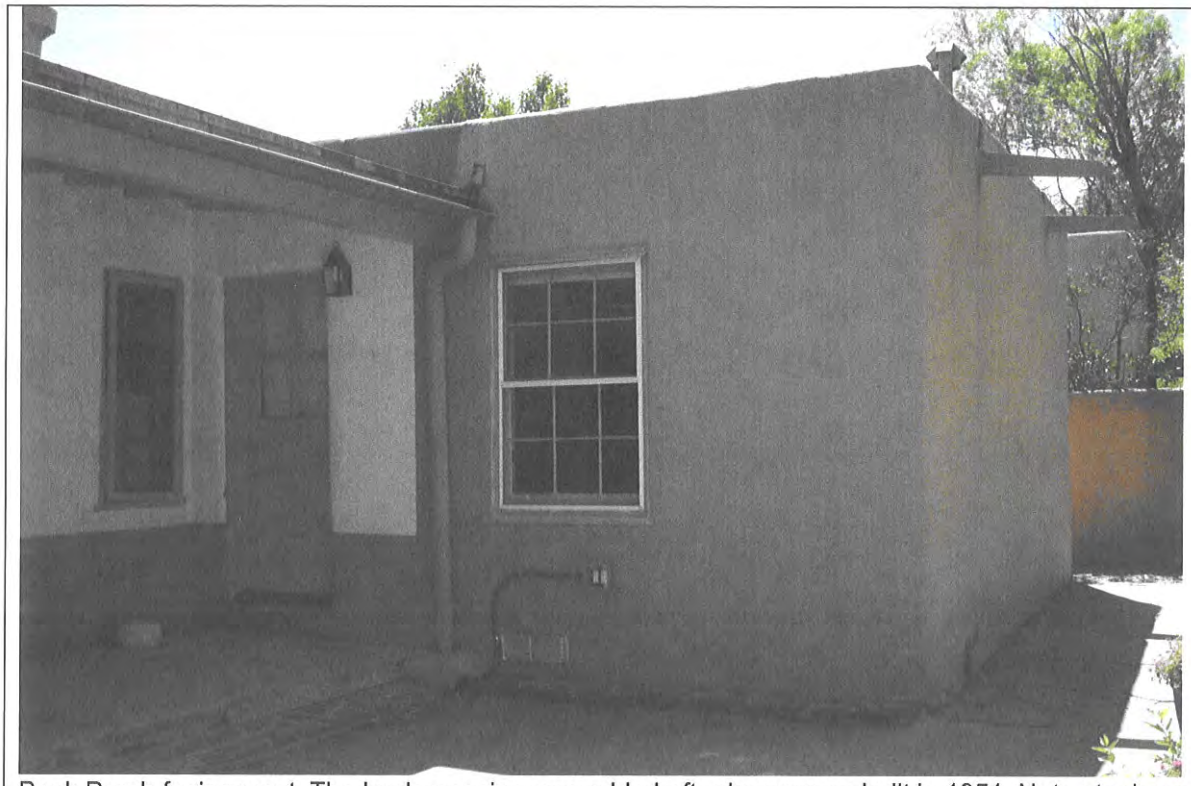


Front Porch facing east and the Street

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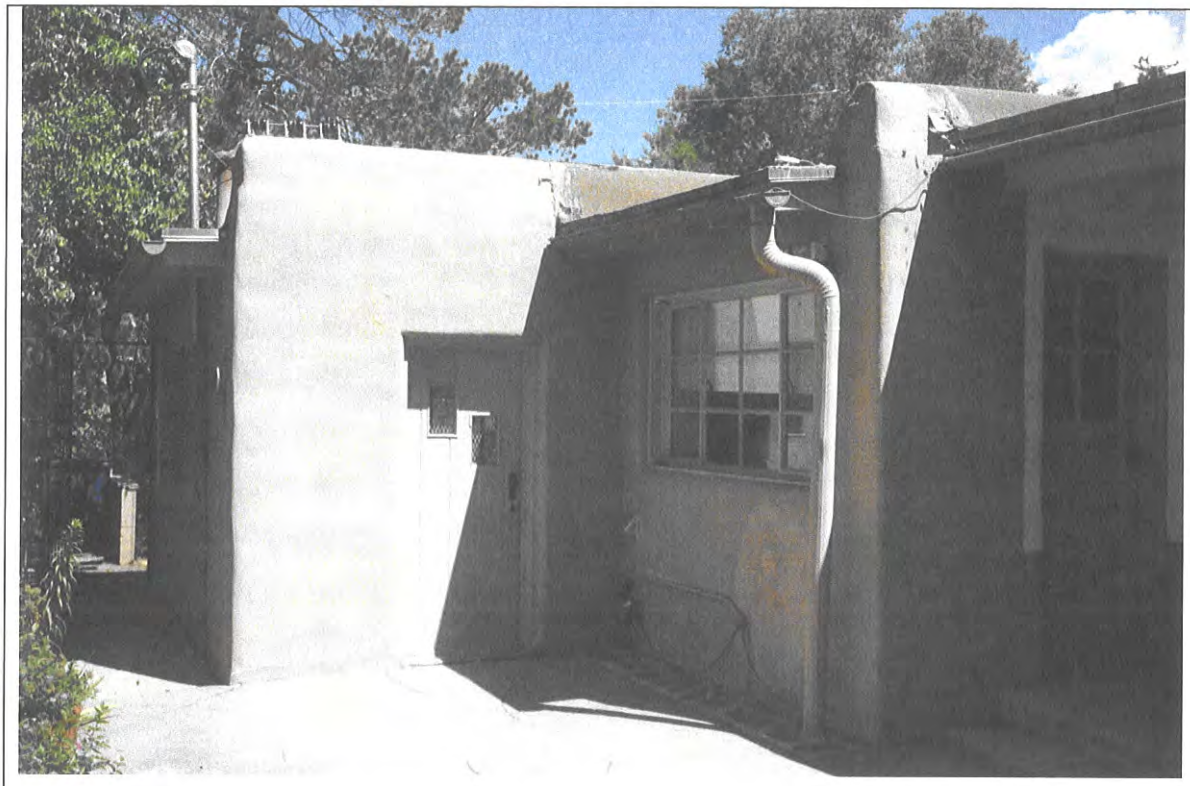


Back Porch facing west. The back massing was added after house was built in 1951. Note steel canals.

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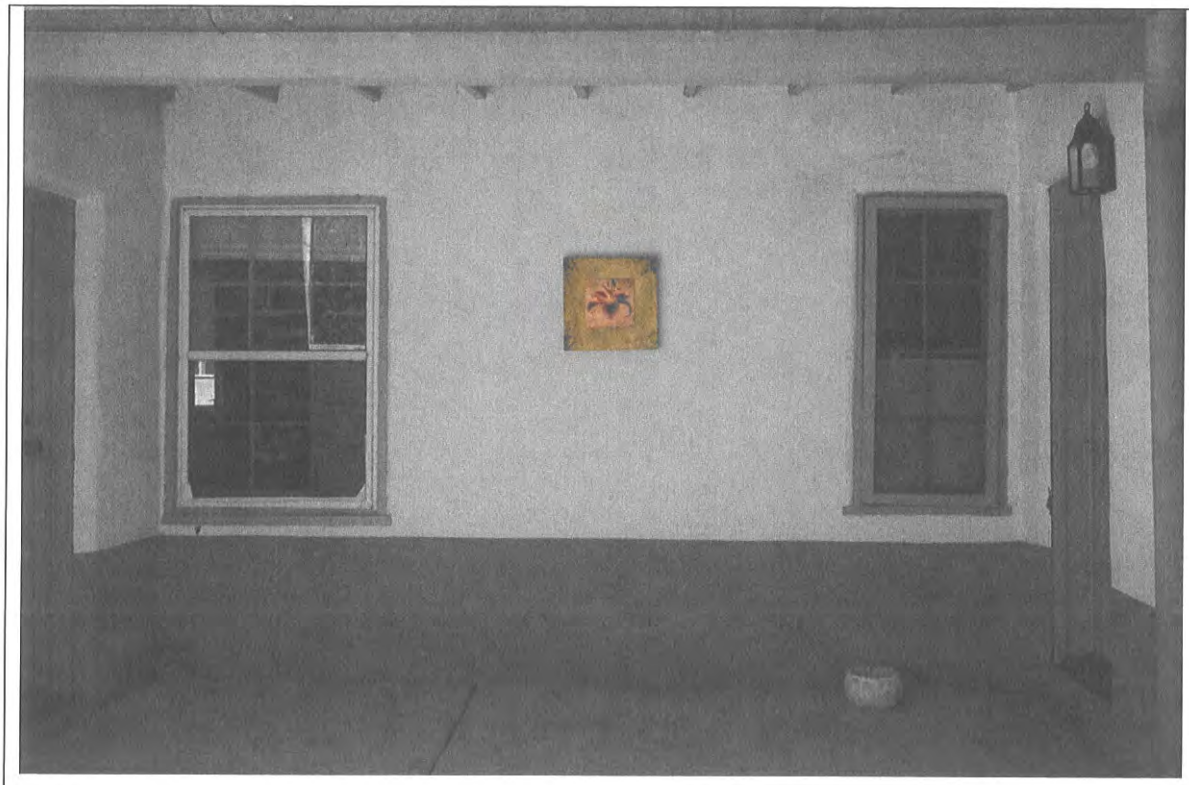


Back porch and garage. Note steel casement windows in utility room. Door to garage matches front door.

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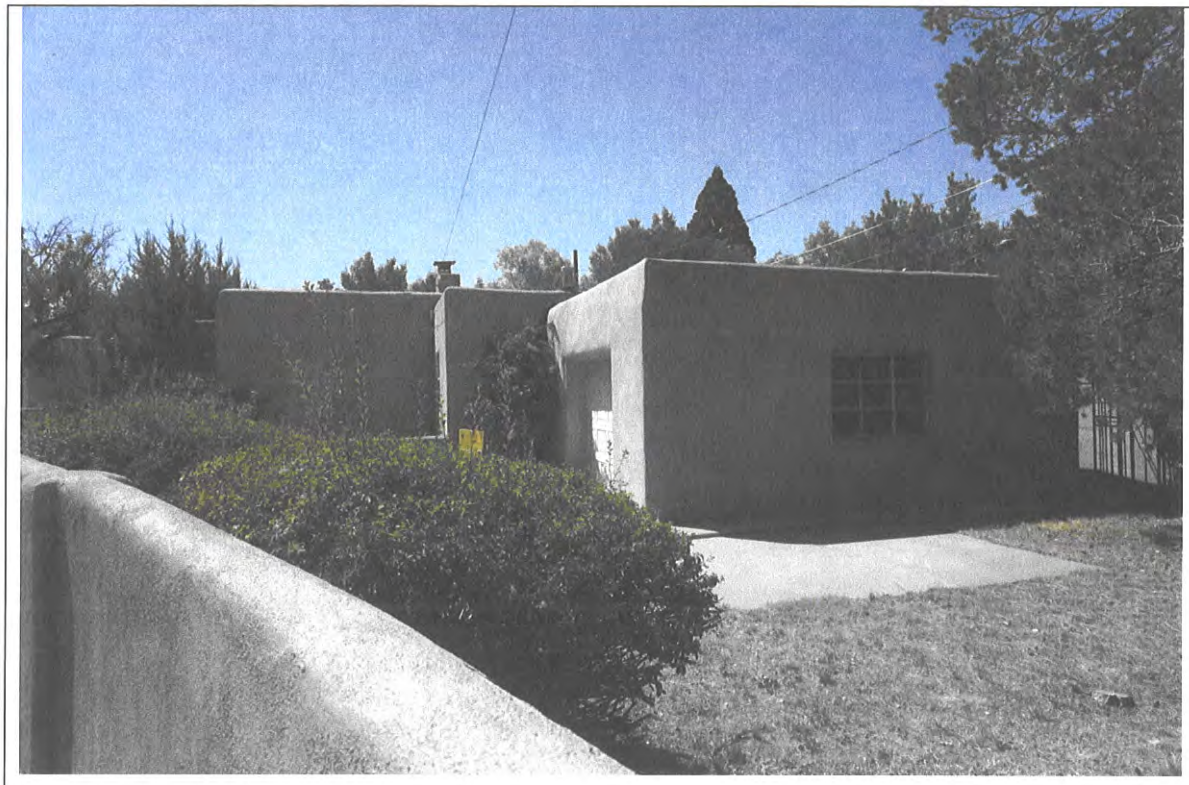


Back porch. Both windows appear original. Note exposed wood framing.

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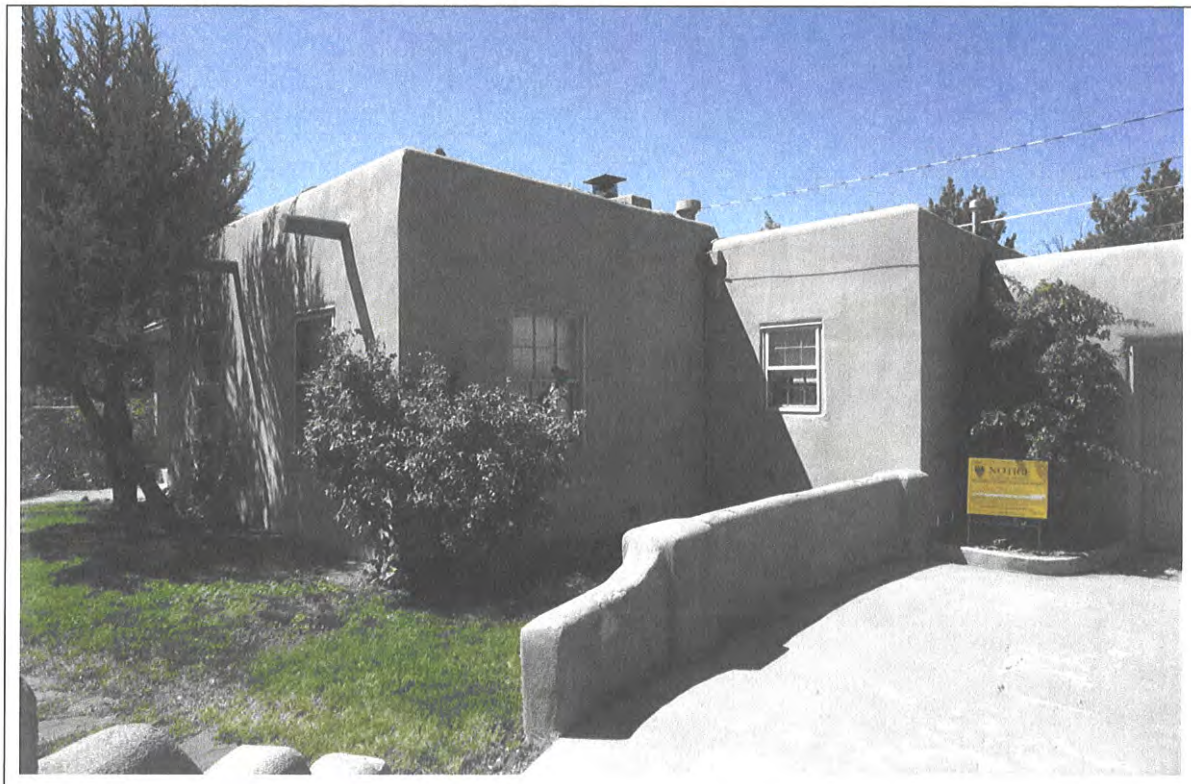


Garage massing to the north with fixed steel windows. Exposed fireplace chimney in middle of house.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

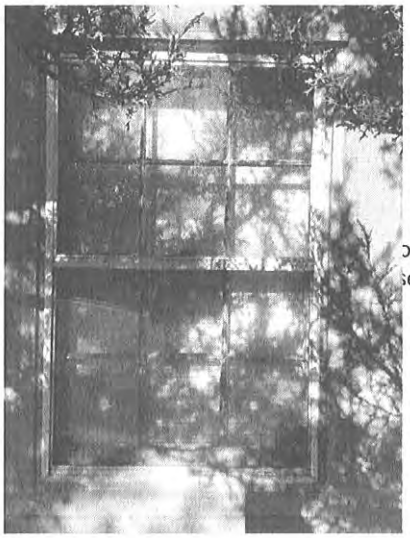
Historic Preservation Division, New Mexico Department of Cultural Affairs

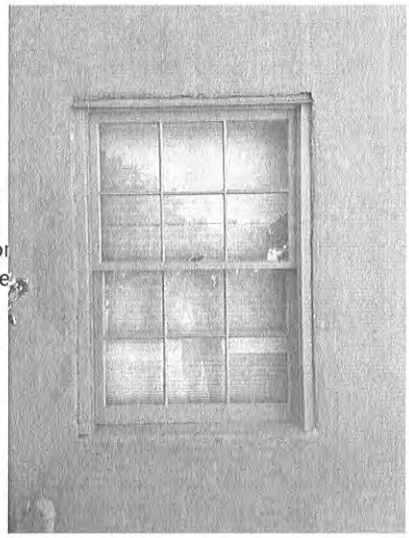
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Remnants of projecting vigas from living room. Windows are original. Garage door was replaced.

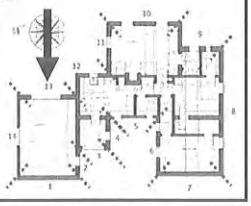
524 Calle Corvo





524 Calle Corvo





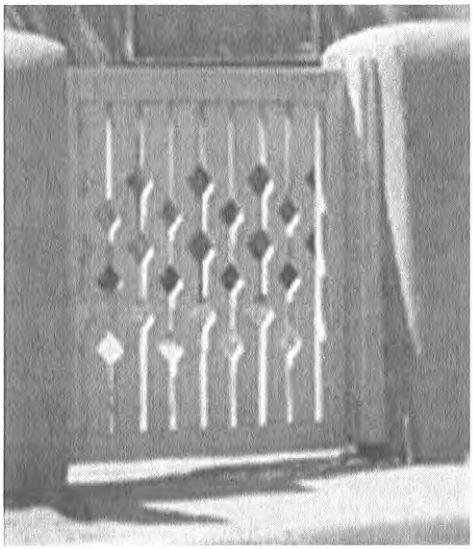
Garage floor frame

524 Calle Corvo



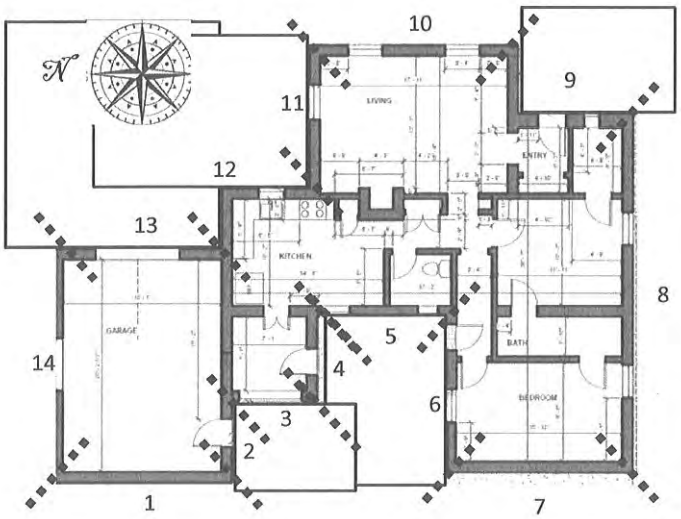
Yard walls

524 Calle Corvo



Pedestrian gate

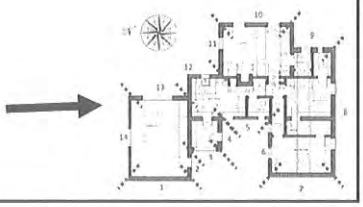
524 Calle Corvo



Façade diagram

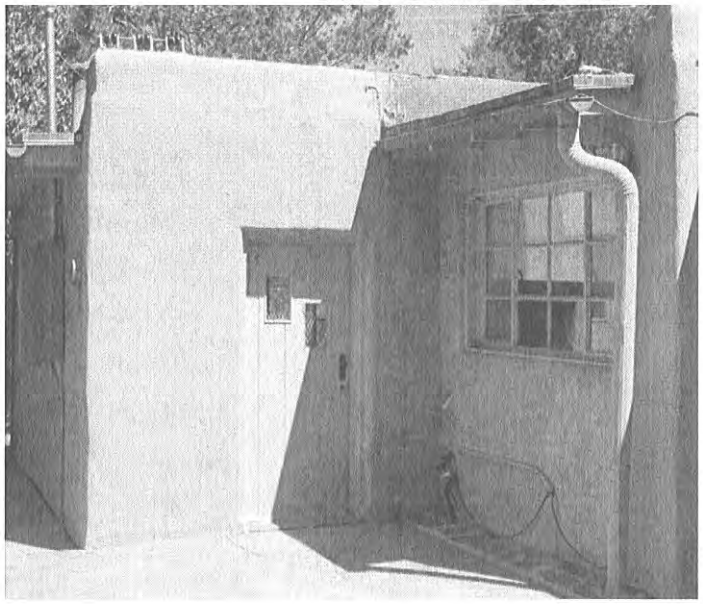
524 Calle Corvo

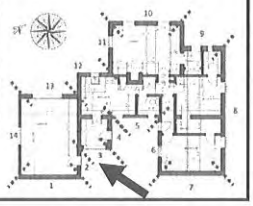




North facades

524 Calle Corvo

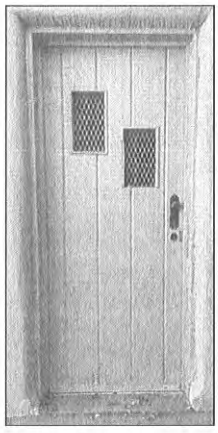




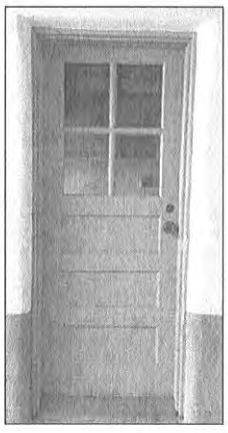
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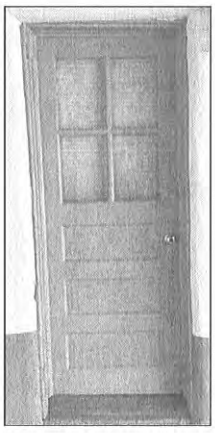
524 Calle Corvo





Wood board doors

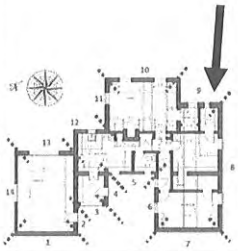




Four-light doors

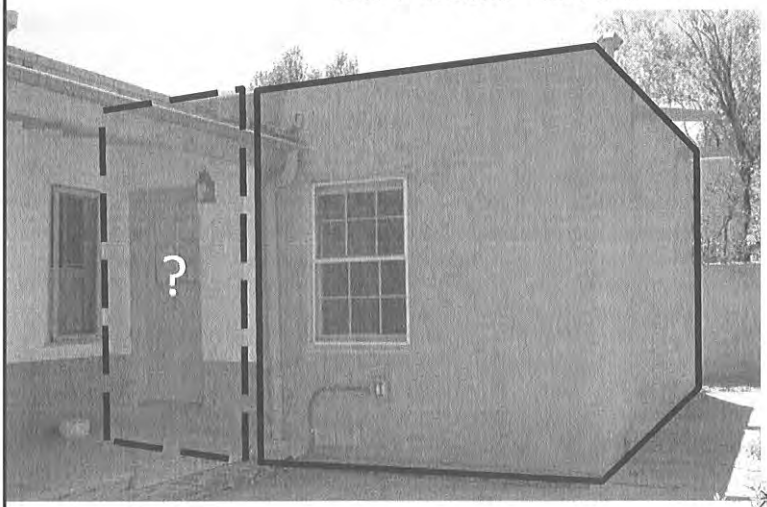
524 Calle Corvo

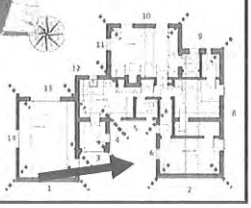




Entry Portal

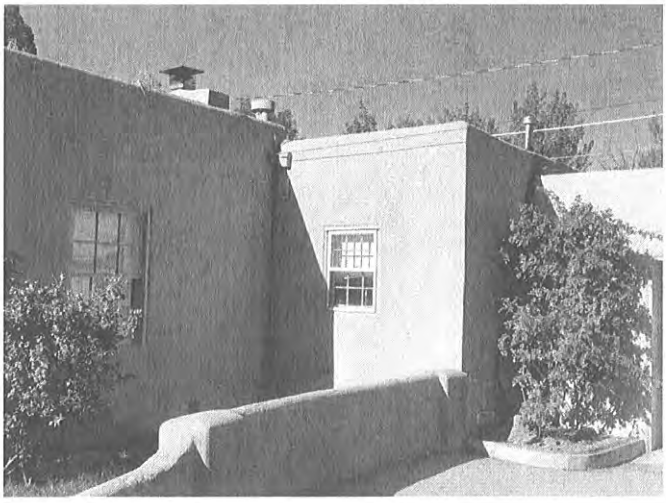
524 Calle Corvo

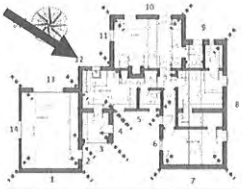




Later addition

524 Calle Corvo



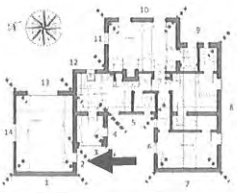


1) Original Massing

524 Calle Corvo

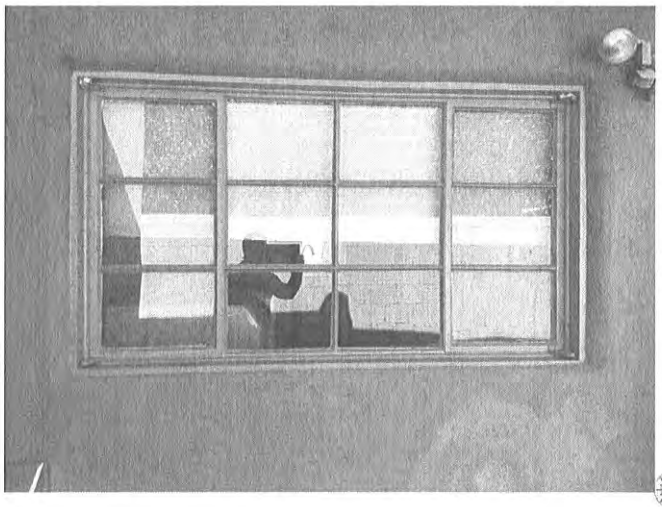


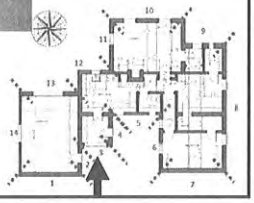




3) Board door / hardware

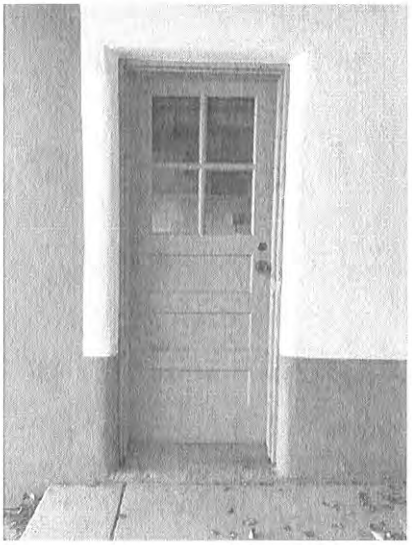
524 Calle Corvo

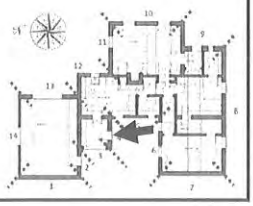




3) Steel Window

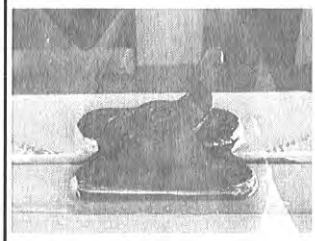
524 Calle Corvo

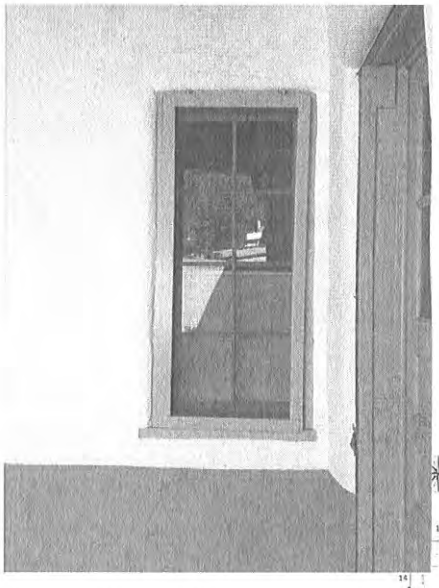


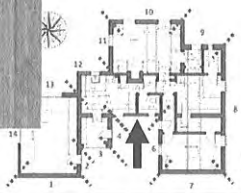


4) Wood 4-light door

524 Calle Corvo

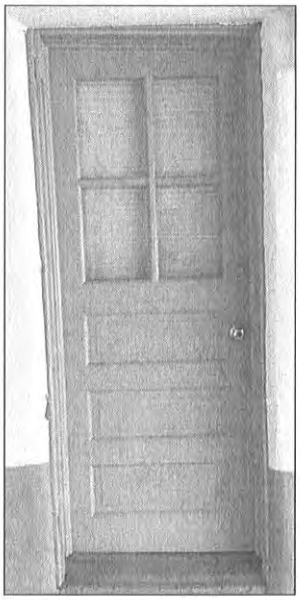


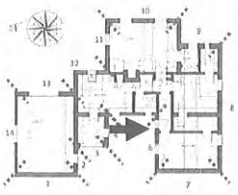




5) Windows

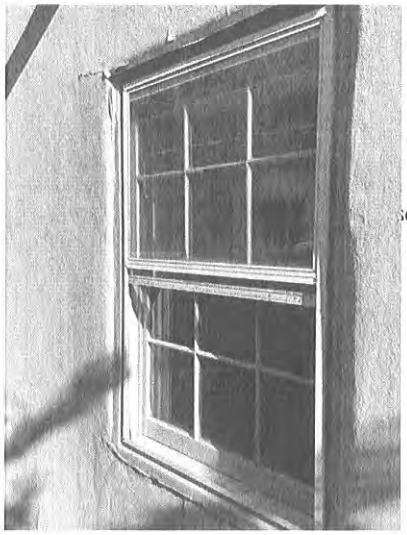
524 Calle Corvo

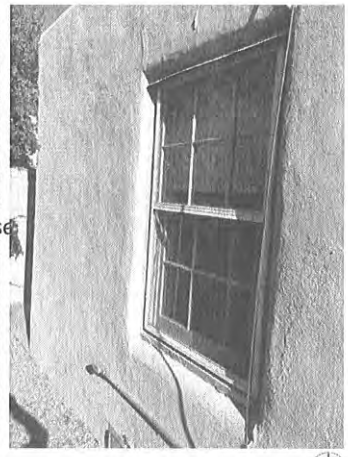


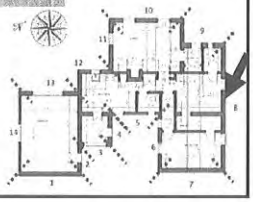


6) Wooden door

524 Calle Corvo





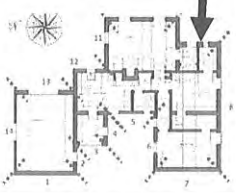


7) Windows

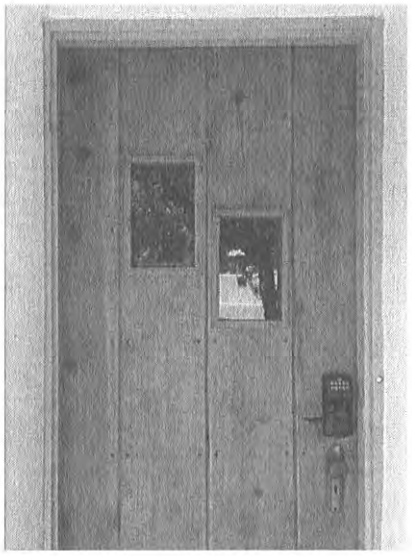
524 Calle Corvo

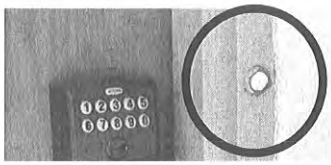


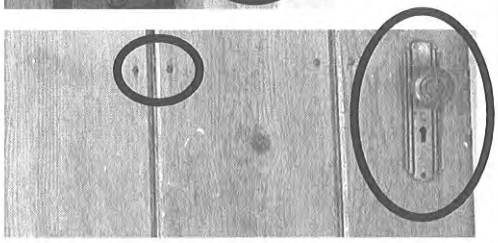


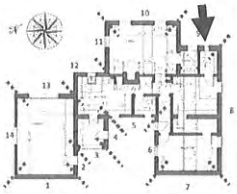


8a) Hand-painted window



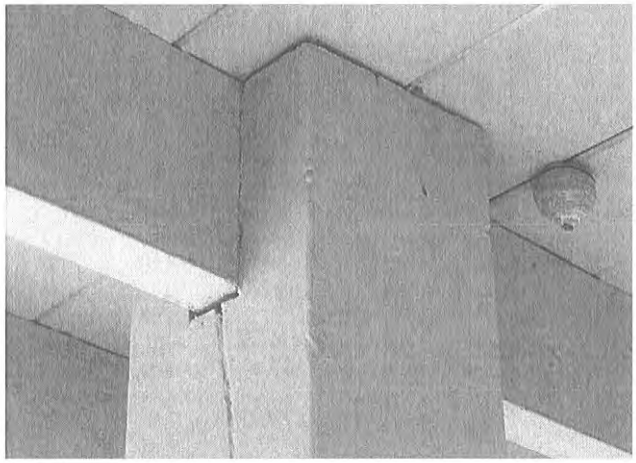


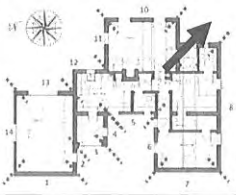




8b – c) Board door, handle and doorbell

524 Calle Corvo

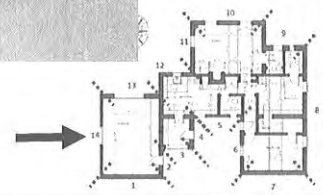




8d) Porch joinery

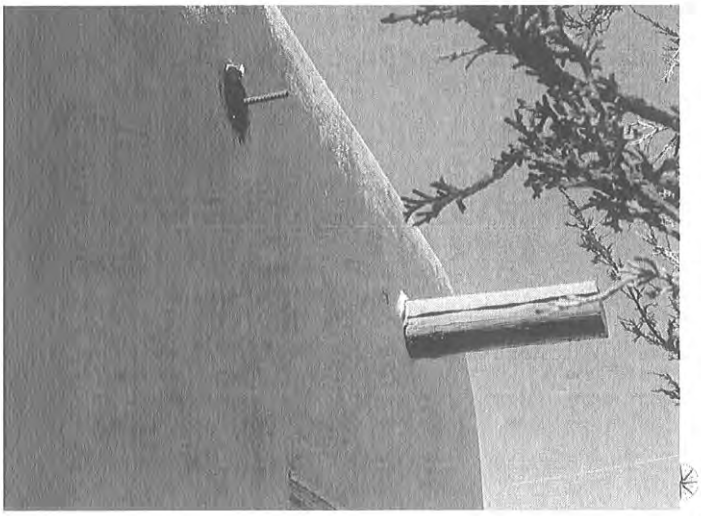
524 Calle Corvo

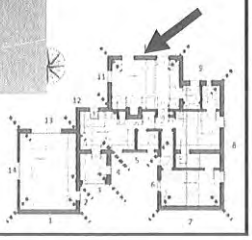




Garage Rear

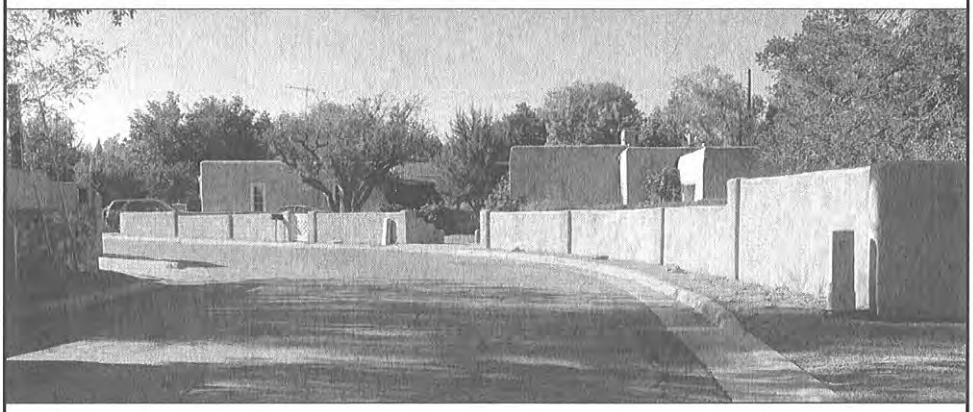
524 Calle Corvo





Garage Rear

524 Calle Corvo

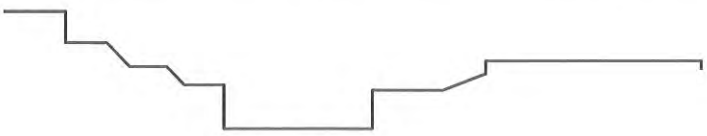




Wall design symmetry

524 Calle Corvo

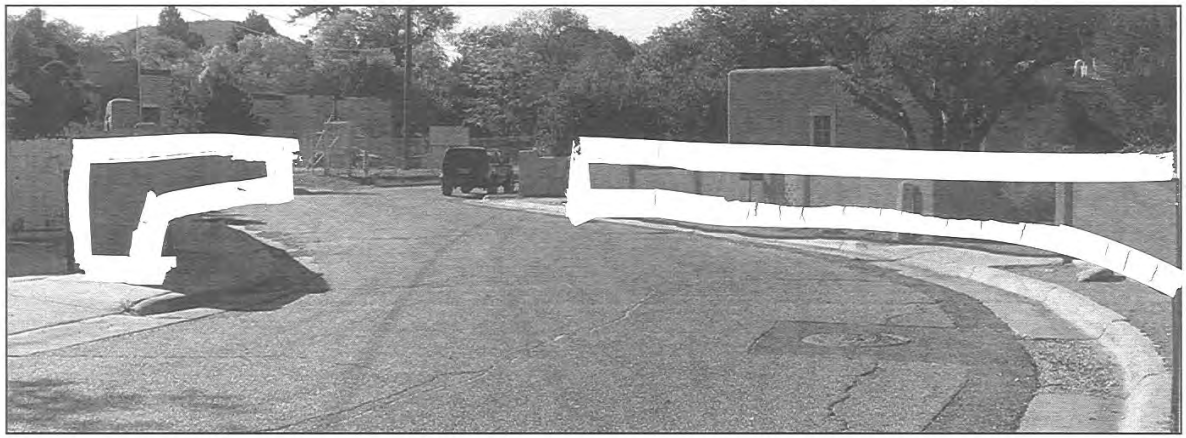




Interior yard wall

524 Calle Corvo



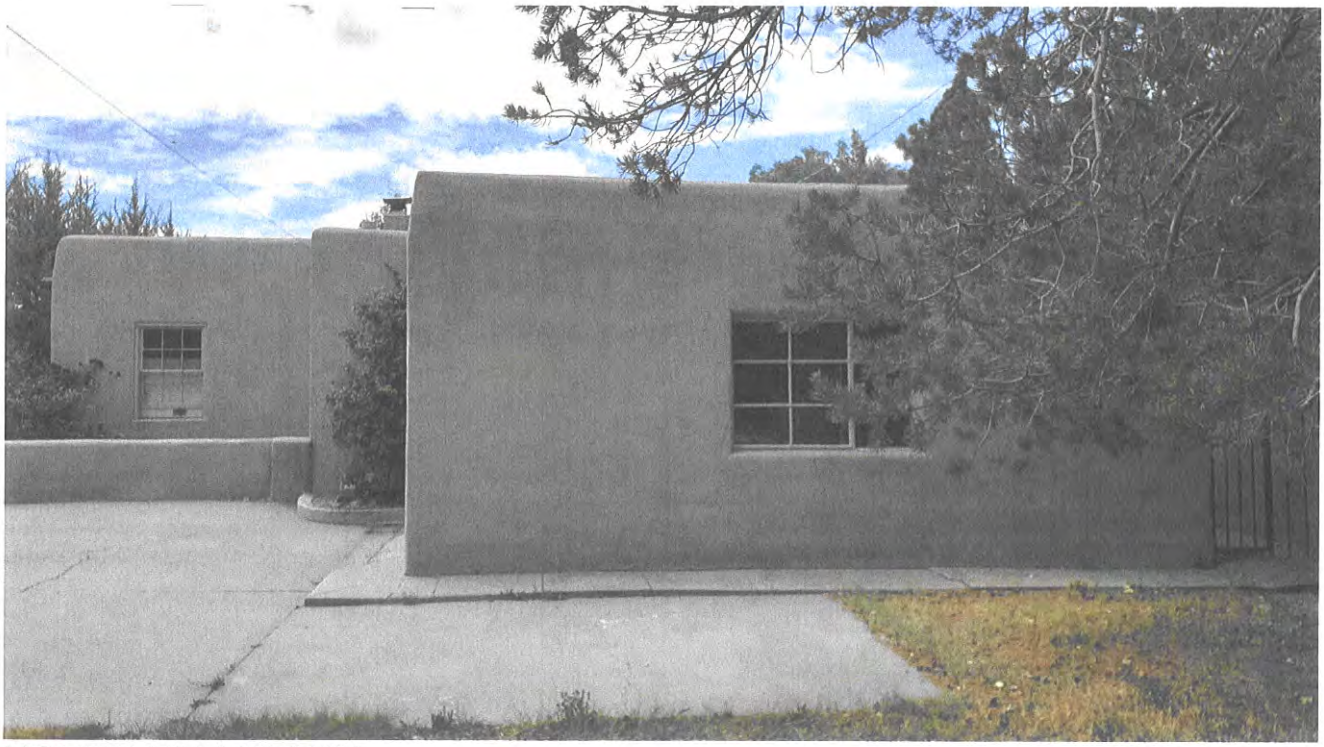


Urban design – serpentine curved walls

524 CALLE CORVO PHOTOGRAPHS



EAST ELEVATION



NORTH ELEVATION

524 CALLE CORVO



SOUTH ELEVATION

524 CALLE CORVO



WEST ELEVATION #1



WEST ELEVATION #2



WEST ELEVATION #3

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria _A _B _C _D

1. Name of property:	2. Location: 524 Calle Corvo Santa Fe, New Mexico	3. Local Reference Number: H636 4. County Santa Fe

5. Property Type:
X Building __ Structure
__ Site __ Object

6. Date of Survey:
September 4, 2020

7. Previous Survey Date(s):
12-12-85
No previous survey

8. Name of Project:
HDRB Status Review/Re-survey

9. UTM
Zone:
Easting:
Northing:



10. Photo Information **Negative Location:** Digital **View of:** Northeast Corner

11. Brief Description of the Property:
This is a masonry single story single-family dwelling, rambling, rectilinear, and stepped massing in a subdivision developed between 1949-70's with similar scale houses. One of perhaps a dozen homes in this subdivision with a mid-twentieth century feeling with Spanish Pueblo Revival details including rounded corners at the parapets and corners. Developed landscaping and walls surround the property. There are remnants of projecting vigas in the front. Windows are multi-paned wood double-hung or in-swing casement windows, existing wood plank exterior doors. Steel multi-paned windows are in the garage and utility areas. There are steel canals that drain the low-slope roof.

12. Who uses the property? The current owner is renovating the house.

13. Construction Date:
1949-1951 ___Known X Estimated **Source:** Santa Fe City Directories and Plat of Survey

14. Setting:

__ Suburban __ Rural __Village X Urban If Urban: __ Commercial __ Industrial _X_ Residential __Public

15. Relationship to Surroundings: _X_ Similar __Dissimilar

Comments:

Mathey Associates
ARCHITECTS
2 Camino Pequeno Santa Fe, NM 87501

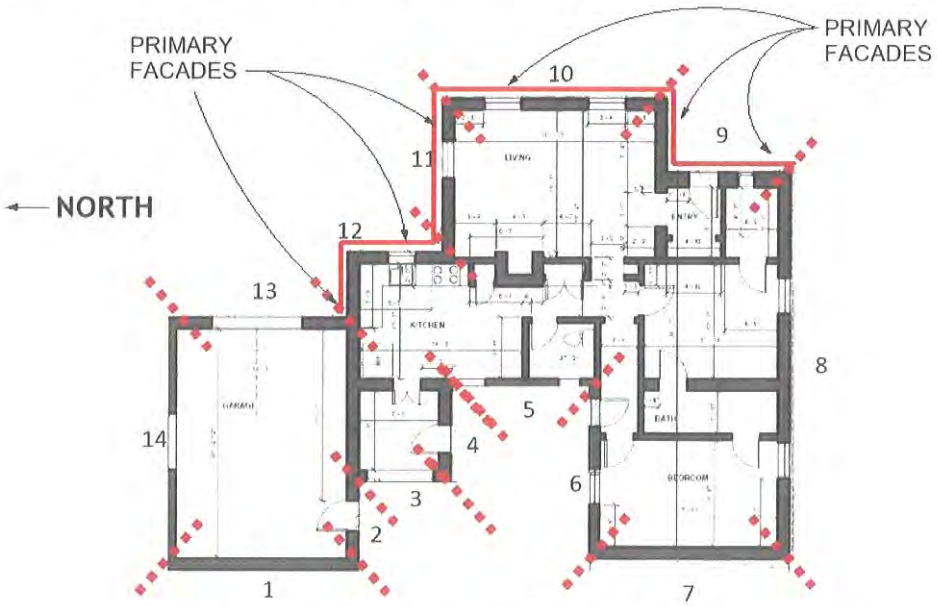
October 28, 2020

Attn: City of Santa Fe Historic Review Division
Re: Historic Design Review, 524 Calle Corvo
Owner: Glynis Dohn email: glynis.dohn@hamilgroup.ca
524 Calle Corvo Santa Fe, NM 87501 917/822-6547

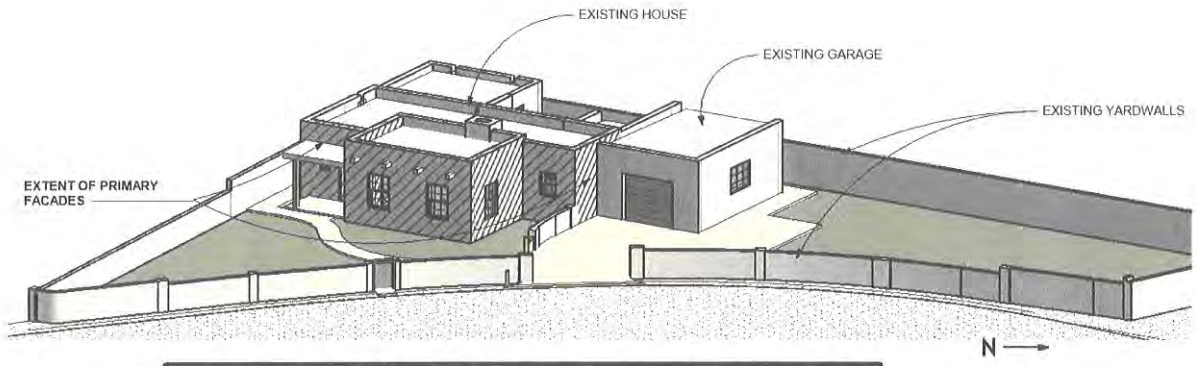
Dear Historic Design Review Board,

This proposal is regarding the remodel of and addition to a single-story home and creating a new detached single-car garage at 524 Calle Corvo in the Downtown and Eastside Historic Review District.

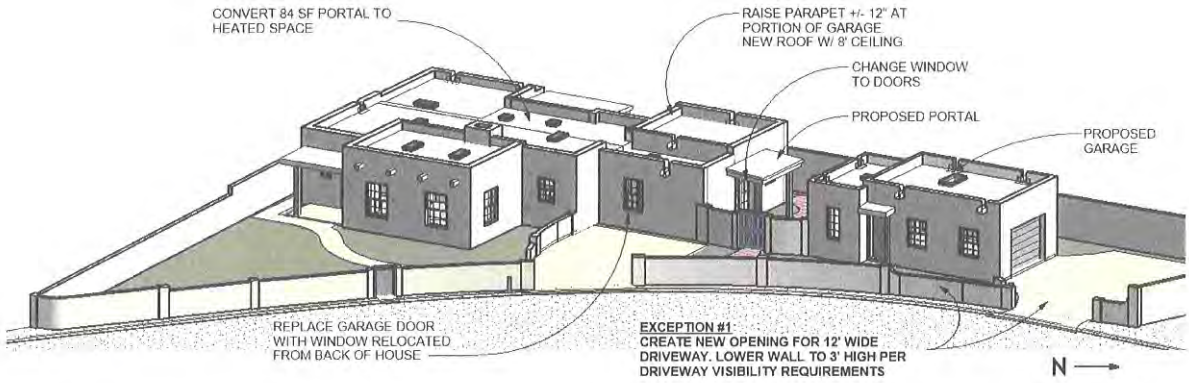
This Spanish Pueblo Revival style single-family home is constructed of masonry, with the original portion being constructed around 1949. Subsequent additions prior to 1970 included an additional bedroom, portal, laundry room and garage. The property has been recently historically surveyed and reviewed by the HDRB on October 13th. The decision of the Board was to designate the street-bordering yard wall, the interior yard wall, house and garage a historic status of Contributing with facades 9, 10, 11 and 12 as Primary Facades.



FACADE DIAGRAM OF EXISTING HOUSE AND GARAGE



EXISTING VIEW FROM CALLE CORVO



PROPOSED VIEW FROM CALLE CORVO

<u>The primary scope of proposed work includes:</u>

- Converting the existing garage to a new bedroom/bathroom space, raise the roof and parapets at a portion of the existing garage.
- Expanding the kitchen by converting 84 SF of existing portal space to heated area
- Adding portals at the new bedroom and kitchen
- Re-stuccoing of entire structure. Several layers of stucco have been applied over time including some areas with elastomeric stucco that is deteriorating.
- Re-roofing of existing structure
- Creating new interior yard walls and coyote fencing
- Constructing a new detached single-car garage
- <u>Exception #1</u> - Create new driveway opening in existing street yard wall
- New walkways and patios
- Re-paving of existing driveway with new concrete brick pavers

No work is proposed to the primary facades other than the maintenance and re-stuccoing as noted on the plans. Two existing windows and a door on the back of the house that were noted as special features in the staff review of the historic status will be relocated to the front of the remodeled house and proposed garage in order to maintain the integrity of the main public view.

Mathey Associates
ARCHITECTS
2 Camino Pequeno Santa Fe, NM 87501

November 17, 2020

Attn: Daniel Schwab and Lani McCulley
City of Santa Fe Historic Review Division
Re: Historic Design Review, 524 Calle Corvo
Amendment to Stucco and Door/Window colors

Hello Daniel and Lani,

We would like to change the stucco, door and window cladding and trim colors as shown below. These colors most closely match the existing finishes.

Thank you,
Courtenay Mathey

524 CALLE CORVO COLOR SAMPLES



STUCCO: "SANDALWOOD" CEMENT STUCCO BY EL REY



DOOR AND WINDOW CLADDING: "AQUA MIST" AS MADE BY SIERRA PACIFIC WINDOWS. WOOD TRIM TO BE PAINTED TO MATCH.



Colonial Pine

WOOD STAIN: "COLONIAL PINE" BY MINWAX OR SIMILAR

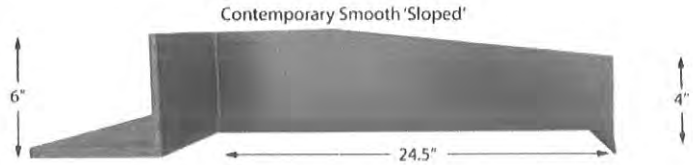


EXTERIOR WALL LIGHT COPPER FRAME FINISH
HEIGHT = +/12" LAMP FIXTURE TO BE 50 WATT MAX. AS ALLOWED BY CITY DARK SKY REGULATIONS



EXPOSED VIGA END REPLACEMENT
"MEDIUM PINE" FINISH, BY FIBERSPAN





CANALES
"LIMESTONE" FINISH, BY FIBERSPAN



DRIVEWAY PAVING: SANTA FE BLEND CONCRETE BRICKS AS AVAILABLE FROM SOUTHWEST BLOCK

FLAGSTONE: BUFF

SKYLIGHTS: SKYLIGHTS SHALL BE LOW PROFILE, SOLAR GRAY OR WHITE, DOUBLE GLAZING, AND ARE SHIELDED FROM VIEW BY PARAPETS, TYPICAL.

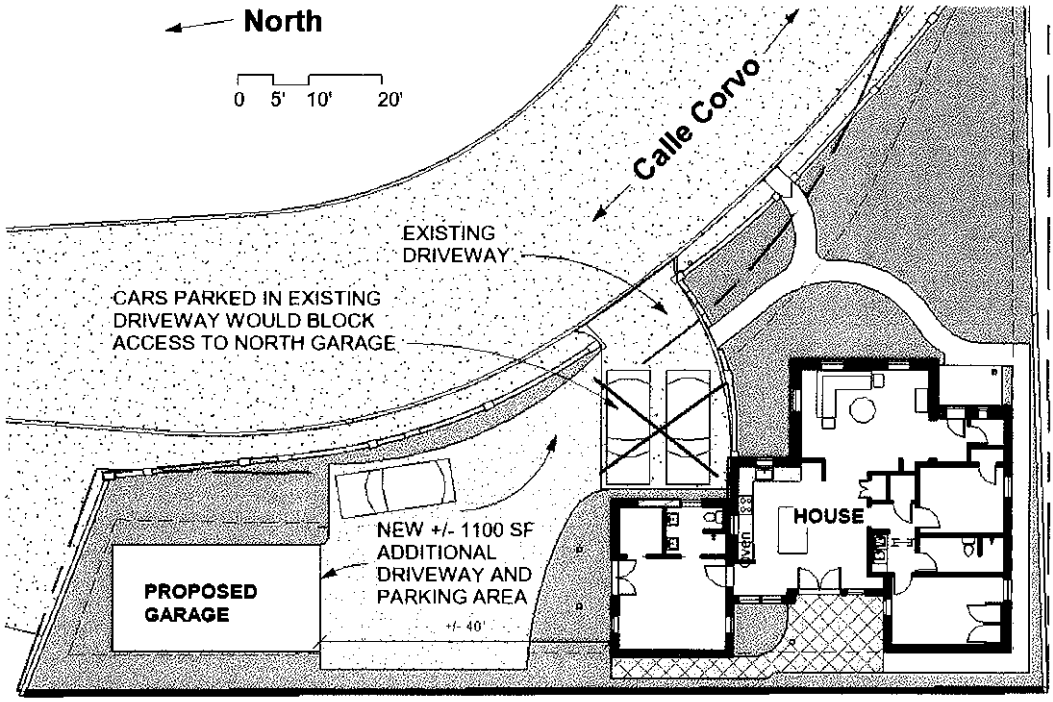
DETAILED LIST OF PROPOSED WORK		
LOCATION	**STATUS**	**PROPOSED WORK**
STREET YARD WALL	Contributing	Exception #1 - Demo new opening for 12 driveway, lower a portion of the yard wall approx. 8 to provide driveway visibility per zoning requirements.
FAÇADE 1 (Garage)	Contributing	Demo roof overhang, new roof with 8 ceiling at proposed bedroom, raise parapet +/- 16 , re-stucco,
FAÇADE 2 (Garage)	Contributing	Relocate single door to new garage, install new window, raise parapet +/- 12 , Re-stucco
FAÇADE 3 (Laundry)	Contributing	Demo roof overhang, replace window, raise parapet +/- 16 , re-stucco
FAÇADE 4 (Laundry)	Contributing	Demo wall
FAÇADE 5 (Kitchen)	Contributing	Relocate windows to new Bed 1 and garage. Demo Wall. Enclose portion of portal, add new west portal, re-stucco
FAÇADE 6 (Bedroom)	Contributing	Replace window, demo portion of wall, re-stucco
FAÇADE 7 (Bedroom)	Contributing	Replace canals, re-stucco
FAÇADE 8 (Bedrooms)	Contributing	Replace windows and canale, re-stucco
FAÇADE 9 Entry Portal)	Primary	Refurbish and paint existing window and door, patch portal flashing, re-stucco
FAÇADE 10 (Living Rm.)	Primary	Refurbish and paint existing windows and trim, replace existing viga extensions, re-stucco
FAÇADE 11 (Living Rm.)	Primary	Refurbish and paint existing window and trim, re-stucco
FAÇADE 12 (Kitchen)	Primary	Remove telephone equipment boxes and conduit. Refurbish and paint existing window and trim, re-stucco
FAÇADE 13 (Garage)	Contributing	Remove existing garage overhead door, refurbish and install window relocated from west side of house, infill rest of opening with frame/stucco, re-stucco
FAÇADE 14 (Garage)	Contributing	Replace windows with pair of French doors, add new window, add portal, re-stucco
EXISTING ROOF	Contributing	Re-roof existing areas and provide new earthtone bituthene roofing at new roofs
PROPOSED GARAGE	NONE	Construct new single car garage. Refurbish, paint and install existing single door and window relocated from west side of house per plans.

Exception #1 – New additional 12' wide driveway opening in existing street yard wall

To fully utilize the existing structure the owner needs to convert the existing garage into a new third bedroom space. The owner also requires a single car garage and in order to minimize the impact on the existing structure and make best use of the available open area this proposal is for a new detached garage rather than an attached garage.

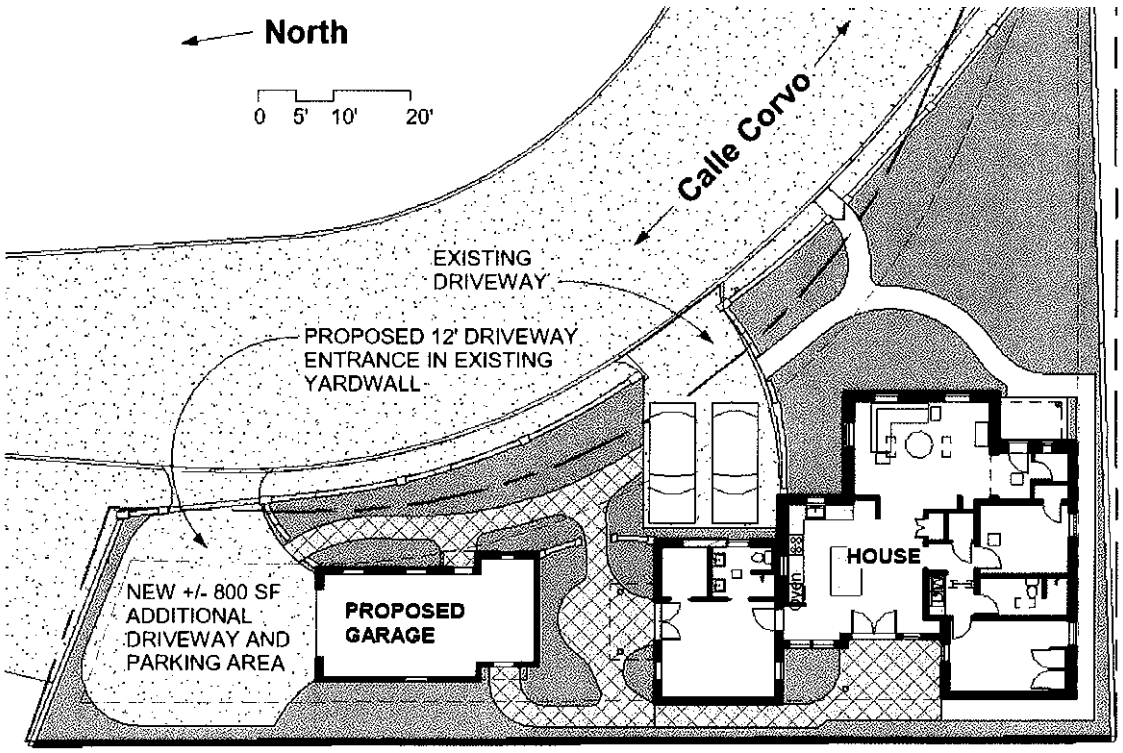
Different design options were considered based on A utilizing the existing driveway entrance or B creating a new secondary driveway entrance through the existing street yard wall. The site has its own unique constrictions due to the long narrow shape with a curved streetfront. Though the lot is over 150 long north to south, the depth of the lot at the proposed garage area is only 30 and the setbacks reduce the usable depth to just 18 . This is quite different than the mostly rectilinear lots in the subdivision.

The first option utilizes the existing driveway to access a new detached garage and requires that the garage be pushed to the north end of the site away from the house in order to allow for appropriate vehicular access and turnaround space. This option eliminates two parking spaces in the existing driveway area since that area would be needed for circulation instead. It also pushes the garage to be about 40 away from the house thus making the access between the garage/parking areas to the house less practical and reduces the amount of open space that could be used as a courtyard for the proposed bedroom. Additionally, the new garage would be so separated from the house as to not have an architectural dialogue or connection between the structures.



524 CALLE CORVO
DESIGN OPTION 'A' - PROPOSED GARAGE USING EXISTING DRIVEWAY ACCESS

The second option (proposed) considers leaving the existing driveway as guest parking space and creating a new secondary driveway entrance to service the garage. This option allows for retaining the character of the existing parking area and maintains close access for guests to the house. The proposed garage would be closer to the house, allow for more architectural connection between the structures and create a natural courtyard space between it and the house.

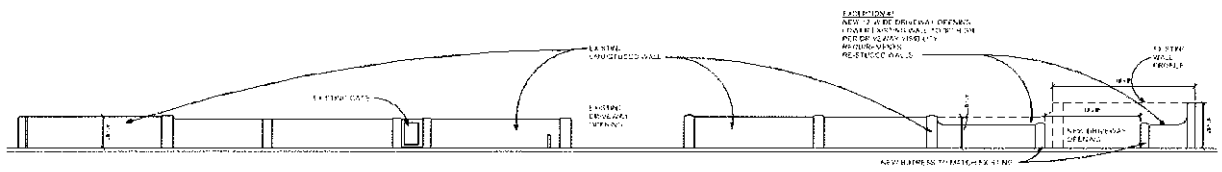


524 CALLE CORVO
DESIGN OPTION 'B' - PROPOSED GARAGE WITH NEW DRIVEWAY ACCESS

After consideration of the options we feel that option B is more functional and in line with the aesthetics of the neighborhood and is the proposed design for Board review.



EXISTING WALL
ELEVATION - Street View
1 A-4.1 3/16" = 1'-0"



PROPOSED WALL
ELEVATION - Street View
2 A-4.1 3/16" = 1'-0"

Historical staff review of this proposal has determined that creating a new opening in the street yard wall requires an exception per Section 14-5.2 D 1 a: The removal of historic materials or alteration of architectural features that embody the status shall be prohibited (Yard wall).

The staff report for the recently completed historic status review included a list of special features of the existing house and garage, many of them not located on a primary facade. These features were reviewed during the status review Board meeting on October 13, 2020 and it was stated by the Board that these items do not need to be retained unless they are on a primary façade (see pg. 38 of October 13, 2020 HDRB meeting minutes).

Historic Districts and Historic Landmarks Design Standards Exception Criteria

(i) Do not damage the character of the district

Though the street yard wall is not considered a Primary Façade, we agree that the character of the wall is distinctive and have designed the new opening to blend well with the existing design. The existing +/- 44 high street wall steps down in small increments as the street slopes to the north, except at the last section where the wall changes more significantly at a buttress to nearly 6 in height. The proposed design will create a 12 wide opening in the yard wall at the north end of the property, approximately 52 from the existing driveway. A portion of the wall on either side of the opening will be lowered to a 36 height to allow for driveway visibility zoning requirements. Stepped interior yard walls similar to the existing will tie the yard wall to the proposed garage.

In our view, the new opening carries the theme of stepping the wall down as the street moves north and does not look as imbalanced as the existing design. By being more than 50 away from the existing driveway opening it does not infringe on the appearance of the existing driveway entry or house. For these reasons we feel this proposal does not damage the character of the district or property.

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

The proposed new driveway will allow for the garage to be only 15 from the house rather than 40 as would be required if the existing driveway had to be used instead. Without the granting of this exception, guests also would have to park further away from the main entry in order to allow for access to the garage. We feel these added distances are problematic and not conducive to providing reasonable and practical access between the house, garage and parking areas and would be a hardship to the owner.

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

The proposed design allows for a closer connection between the house and new garage and architecturally ties the structures together in a way more in keeping with the compound and cluster patterns common in the neighborhood. Granting of this exception will allow for a design that responds to the constrictions of the site, creates and maintains better access between the parking and house and retains the character and use of the existing driveway and parking design.

PROJECT INFORMATION

BUILDING AREAS
EXISTING HEATED AREA = 1165 SF
PROPOSED HEATED AREA = 84 SF
PROPOSED CONVERSION OF GARAGE TO HEATED AREA = 373 SF
TOTAL FINAL HEATED AREA = 1622 SF

PROPOSED GARAGE = 445 SF
EXISTING PORTAL = 57 SF
PROPOSED PORTALS = 170 SF
TOTAL FINAL ROOFED AREA = 2294 SF

HEIGHT LIMITS
Allowable residence height limit = 14 -4
Proposed residence max. height = 12 -0

Allowable new yard wall height = 61 max.
Proposed new yard wall height = 61 max.

ZONING = RC-8

LOT SIZE = 0.169 ACRES (+/- 7362 SF)
Lot coverage: 2294 SF / 7362 SF = 31% (40% MAX. ALLOWED)

CONSTRUCTION SYSTEM
New construction will be of wood frame with stucco finish to match existing. Rounded edges at parapets and wall edges will be maintained.

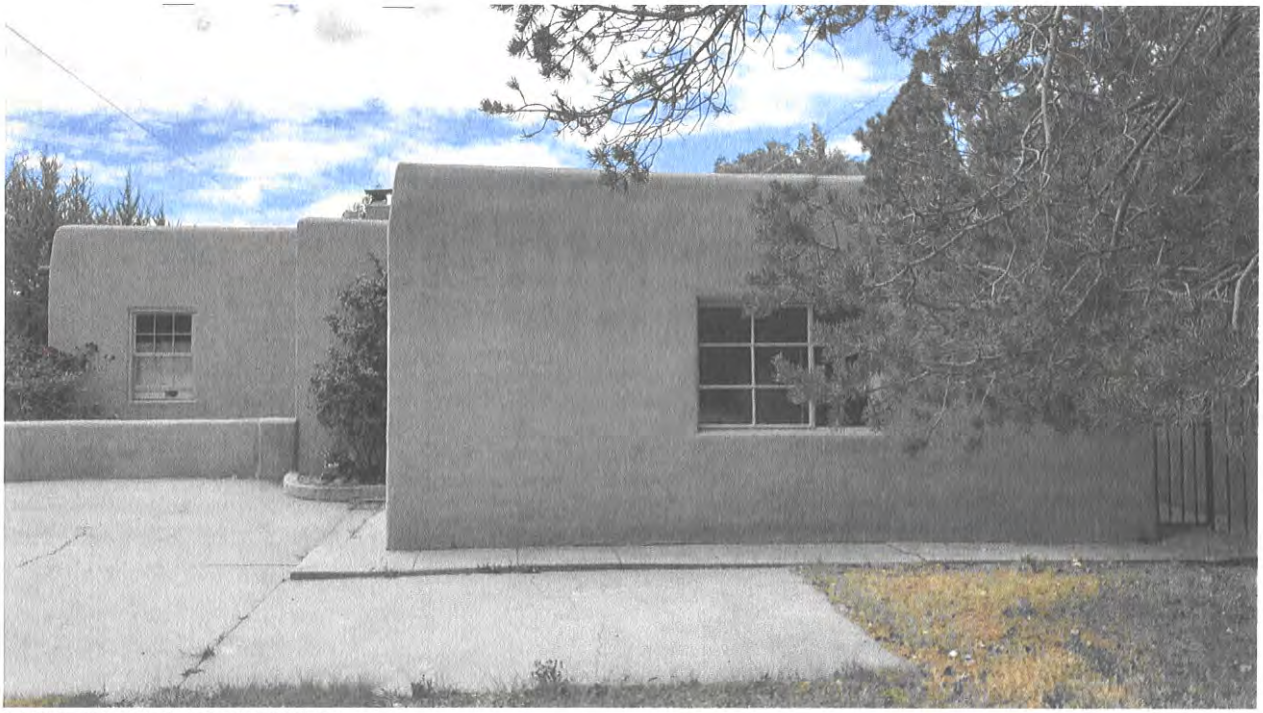
On behalf of the owner and myself, thank you for your consideration and review of this proposal.

Courtenay Mathey, Architect

524 CALLE CORVO PHOTOGRAPHS



EAST ELEVATION



NORTH ELEVATION

524 CALLE CORVO

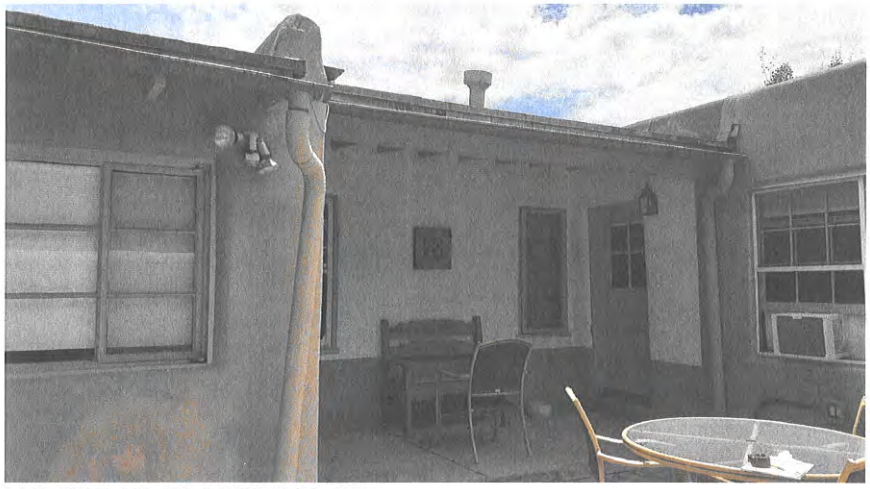


SOUTH ELEVATION

524 CALLE CORVO



WEST ELEVATION #1



WEST ELEVATION #2



WEST ELEVATION #3

524 CALLE CORVO COLOR SAMPLES



119 PALOMINO

STUCCO: PALOMINO CEMENT STUCCO BY EL REY



Colonial Pine

WOOD STAIN: COLONIAL PINE BY MINWAX OR SIMILAR



DOOR AND WINDOW CLADDING: TEAL AS MADE BY SIERRA PACIFIC WINDOWS OR SIMILAR.



DOOR AND WINDOW TRIM PAINT COLOR
BEHR M460-6 OR SIMILAR



EXTERIOR WALL LIGHT COPPER FRAME FINISH
HEIGHT = +/12 LAMP FIXTURE TO BE 50 WATT MAX. AS ALLOWED BY CITY DARK SKY REGULATIONS



EXPOSED VIGA END REPLACEMENT
MEDIUM PINE FINISH, BY FIBERSPAN





CANALES
LIMESTONE FINISH, BY FIBERSPAN

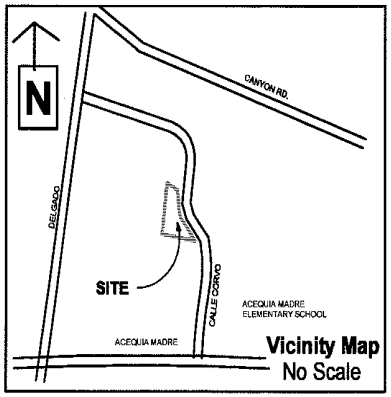


DRIVEWAY PAVING: SANTA FE BLEND CONCRETE BRICKS AS AVAILABLE FROM SOUTHWEST BLOCK

FLAGSTONE: BUFF

SKYLIGHTS: SKYLIGHTS SHALL BE LOW PROFILE, SOLAR GRAY OR WHITE, DOUBLE GLAZING, AND ARE SHIELDED FROM VIEW BY PARAPETS, TYPICAL.

FINAL



THE MAIN SCOPE OF EXTERIOR WORK INCLUDES:

- DEMOLITION OF PORTIONS OF EXISTING RESIDENCE AND YARD WALLS
- CONSTRUCTION OF SINGLE STORY REMODEL AND ADDITION
- CONVERT EXISTING GARAGE TO LIVING SPACE, RAISE PARAPETS.
- NEW ADDITIONAL DRIVEWAY, MODIFICATION TO EXISTING YARD WALL
- ADDITIONAL YARD WALLS, COYOTE FENCING AND GATES
- NEW PORTALS
- NEW DETACHED GARAGE
- OTHER WORK AS SHOWN ON PLANS

EXCEPTION #1
CREATE NEW OPENING FOR 12' WIDE DRIVEWAY. LOWER WALLS TO 3' HIGH PER DRIVEWAY VISIBILITY REQUIREMENTS. SEE YARD WALL ELEVATION 2/A-4.1

HISTORIC DESIGN REVIEW DISTRICT:
DOWNTOWN AND EASTSIDE HISTORIC REVIEW

HISTORIC STATUS -
CONTRIBUTING STATUS WITH HOUSE STREET FACADES AS "PRIMARY" PER PLANS.

MAX ALLOWABLE BUILDING HEIGHT = 14' - 4"
ACTUAL MAXIMUM BUILDING HEIGHT = 12'-0" AT PROPOSED REMODEL

MAX. ALLOWABLE YARD WALL HEIGHT = 61"
MAX. ACTUAL YARD WALL HEIGHT = 61"

ZONING = RC-8

LOT SIZE = 0.169 ACRES (+/- 7362 SF)

LOT COVERAGE: 2294 SF / 7362 SF = 31% (40% MAX. ALLOWED)

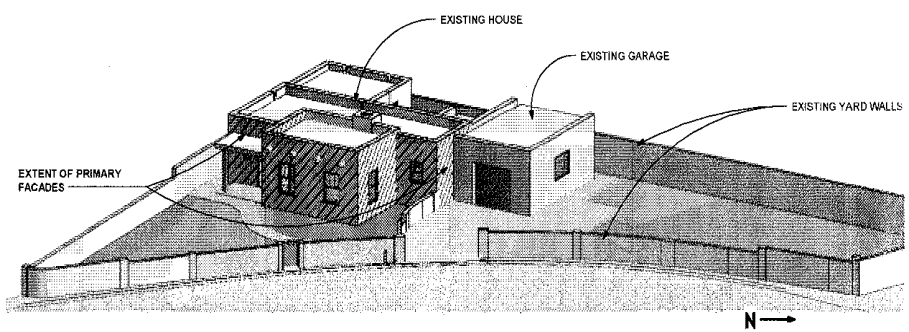
BUILDING AREAS
EXISTING HEATED AREA = 1165 SF
PROPOSED HEATED AREA = 84 SF
PROPOSED CONVERSION OF GARAGE TO HEATED AREA = 373 SF
TOTAL FINAL HEATED AREA = 1622 SF

PROPOSED GARAGE = 445 SF
EXISTING PORTAL = 57 SF
PROPOSED PORTALS = 170 SF
TOTAL FINAL ROOFED AREA = 2294 SF

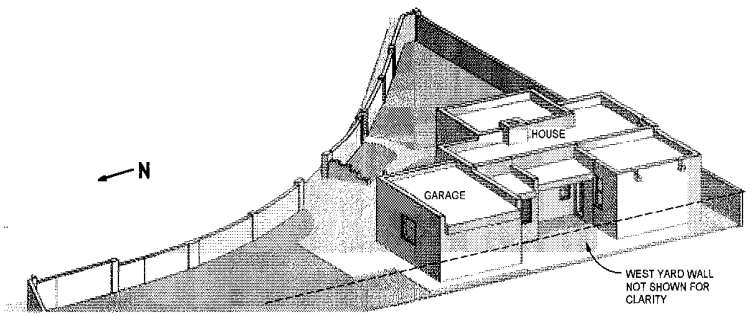
October 28, 2020
HISTORICAL DESIGN REVIEW
RESIDENTIAL REMODEL/ADDITION
524 Calle Corvo
City of Santa Fe, NM

SHEET LIST

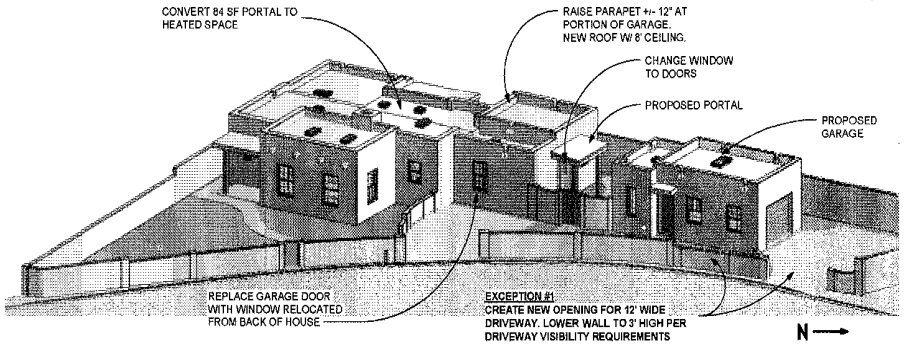
SHEET NUMBER	SHEET NAME
A-1.1	COVER SHEET
A-1.2	SITE PLAN
A-2.1	EXISTING FLOOR PLAN
A-2.2	PROPOSED FLOOR PLAN
A-3.1	EAST & WEST ELEVATIONS
A-3.2	NORTH & SOUTH ELEVATIONS
A-4.1	WALL ELEVATIONS DETAILS



EXISTING VIEW FROM CALLE CORVO



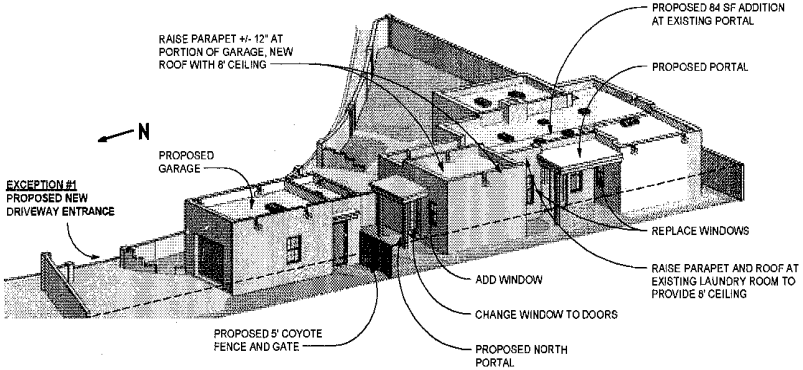
EXISTING VIEW FROM NORTHWEST



PROPOSED VIEW FROM CALLE CORVO

TYPICAL AT EXISTING WALLS:

- REPLACE ROTTED VIGA ENDS
- CLEAN AND REPAINT WINDOWS
- PATCH AND RE-STUCCO
- REPAIR ENTRY PORTAL ROOF FACIA



PROPOSED VIEW FROM NORTHWEST

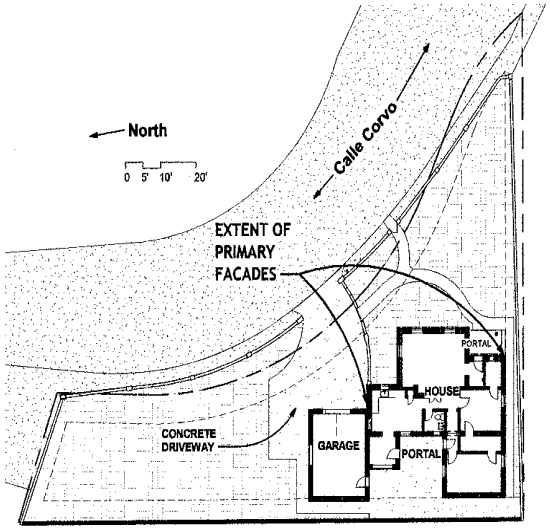
Mathey and Associates Architects
#2 Camino Pequeno, Santa Fe, New Mexico 87501
505/986-9864 email: matheyarchitecture@gmail.com

RESIDENTIAL REMODEL AND ADDITION
524 CALLE CORVO
City of Santa Fe, NM

COVER SHEET

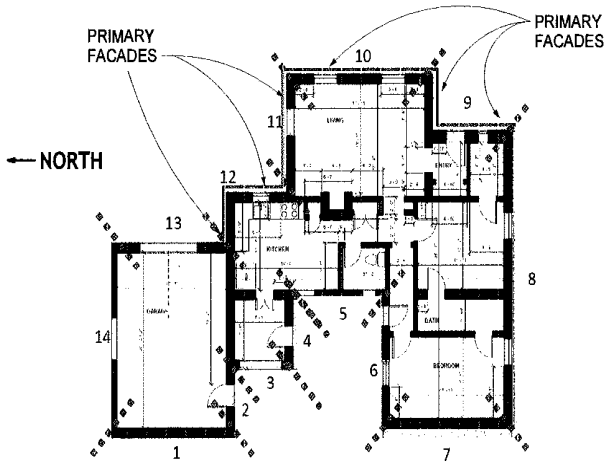
DATE:
HISTORIC DESIGN REVIEW
Amended Oct. 30, 2020

Sheet No.
A-1.1
55



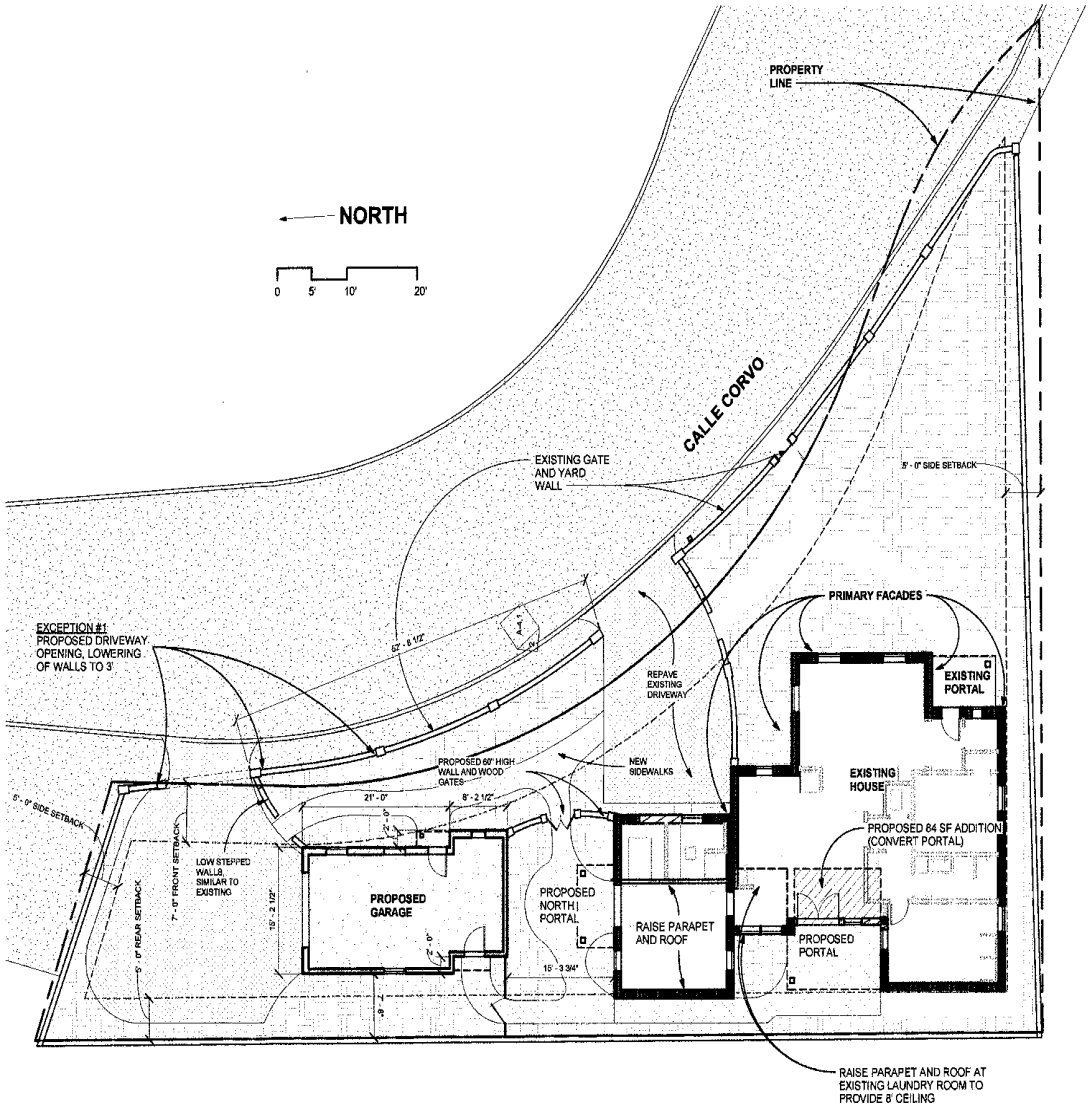
EXISTING SITE PLAN

1/16" = 1'-0"



FACADE DIAGRAM OF EXISTING HOUSE AND GARAGE

1/8" = 1'-0"



PROPOSED SITE PLAN

1/8" = 1'-0"

FRONT SETBACK : NONE REQUIRED IF A YARD WALL BETWEEN 6 AND 8 FEET HIGH IS BUILT BETWEEN BUILDING AND STREET; OTHERWISE, 7-FOOT STREET YARD REQUIRED. GARAGES WITH DOORS FACING THE STREET SHALL BE SET BACK 20' MIN.

SIDE: 5-FOOT SIDE SETBACK REQUIRED

REAR: IF WALL BETWEEN 6 AND 8 FEET HIGH IS BUILT, 5-FOOT REAR SETBACK ALLOWED, AND IF NO WALL , 15-FOOT SETBACK REQUIRED.

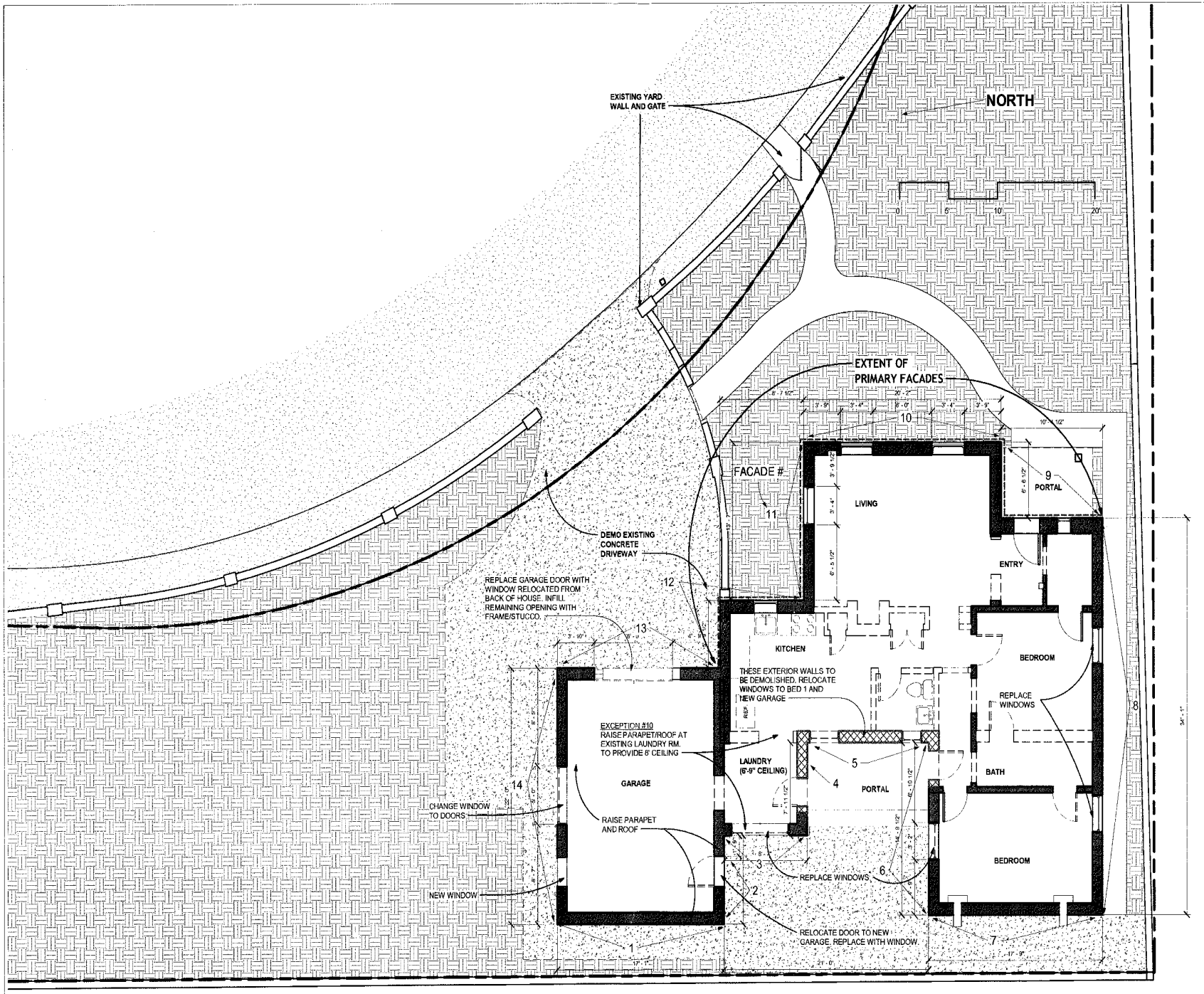
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#2 Camino Pequeno, Santa Fe, New Mexico 87501
505/988-9854 email: matheyarchitecture@gmail.com

RESIDENTIAL REMODEL AND ADDITION
524 CALLE CORVO
City of Santa Fe, NM

SITE PLAN

DATE:
HISTORIC DESIGN REVIEW
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Sheet No.
A-1.2
56



EXISTING FLOOR PLAN

1/4" = 10'

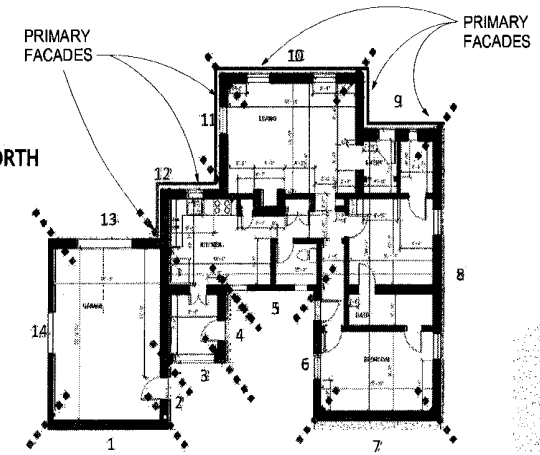
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#2 Camino Pequeno, Santa Fe, New Mexico 87501
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RESIDENTIAL REMODEL AND ADDITION
524 CALLE CORVO
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EXISTING FLOOR PLAN

DATE
HISTORIC DESIGN REVIEW
Amended Oct. 30, 2020

Sheet No.
A-2.1



FACADE DIAGRAM

NORTH

EXTENT OF PRIMARY FACADES

FACADE #

EXCEPTION #1
PROPOSED DRIVEWAY OPENING, LOWERING OF WALLS TO 3'

REPAVE EXISTING DRIVEWAY

REPLACE GARAGE DOOR WITH WINDOW RELOCATED FROM BACK OF HOUSE. INFILL REMAINING OPENING WITH FRAME/STUCCO

PROPOSED 60" HIGH WALL AND WOOD GATES

NEW STEPPED YARD WALLS, 16-36" HIGH

PROPOSED DRIVEWAY

WALL LIGHT

PROPOSED GARAGE

NEW LOW-PROFILE SKYLIGHTS, TYP

PROPOSED NORTH PORTAL

CONVERT GARAGE TO LIVING SPACE

RAISE PARAPET AND ROOF

CHANGE WINDOW TO DOORS

NEW WINDOW

BED 1

BATH 1

GRAY WALLS ARE EXISTING. WOOD-GRAIN WALLS ARE NEW

LIVING

NEW LOW-PROFILE SKYLIGHTS, TYP

KITCHEN / DINING

P

M

BED 2

PROPOSED 84 SF ADDITION AT EXISTING PORTAL

BATH 2

RAISE PARAPET/ROOF AT EXISTING LAUNDRY RM. TO PROVIDE 8' CEILING

BED 3

PROPOSED WEST PORTAL

8X8 POST

PROPOSED 5' HIGH COYOTE FENCE AND GATE

RELOCATE DOOR TO NEW GARAGE. REPLACE WITH WINDOW.

REPLACE WINDOWS

PROPOSED FLOOR PLAN

1/4" = 10'

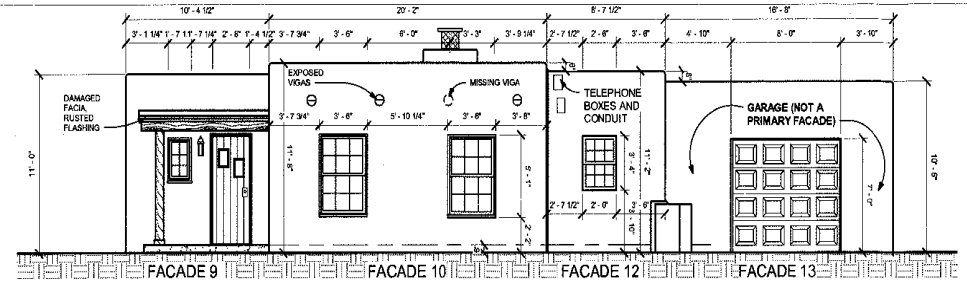
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Architects
#2 Camino Pequeno, Santa Fe, New Mexico 87501
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RESIDENTIAL REMODEL AND ADDITION
524 CALLE CORVO
City of Santa Fe, NM

PROPOSED FLOOR PLAN

DATE:
HISTORIC DESIGN REVIEW
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Sheet No.
A-2.2



1 A-3.1 **EXISTING - EAST**

1/4" = 1'-0"



EAST ELEVATION

TYPICAL EXTERIOR FINISHES

STUCCO:
CEMENT, EL REY "PALOMINO" #119
ROUNDED, BULLNOSE CORNERS, TYPICAL

CANALES:
PRE-CAST CONCRETE, LIMESTONE COLOR, SMOOTH FINISH

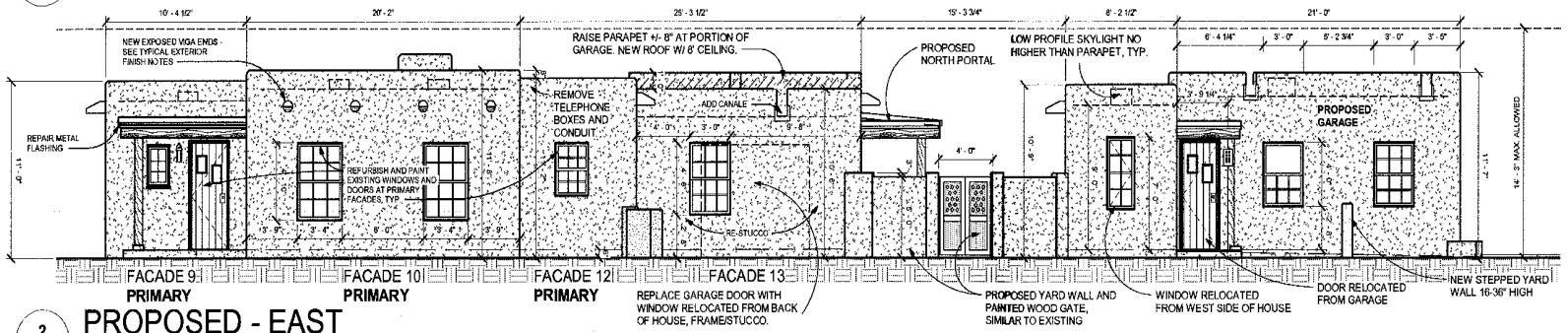
WOOD:
"COLONIAL PINE" STAIN FINISH BY MINWAX OR SIMILAR

WINDOW AND DOOR COLORS: EXISTING WINDOWS AND TRIM AT PRIMARY FACADES TO BE REFURBISHED AND PAINTED "TURQUOISE" OR SIMILAR. NEW DOOR AND WINDOW TRIM TO BE TURQUOISE OR SIMILAR.

SIDEWALKS, PATIOS, PORTAL FLOORS: BUFF CONCRETE OR FLAGSTONE

DRIVEWAYS: "SANTA FE BLEND" CONCRETE PAVERS AS AVAILABLE FROM SOUTHWEST BLOCK OR SIMILAR

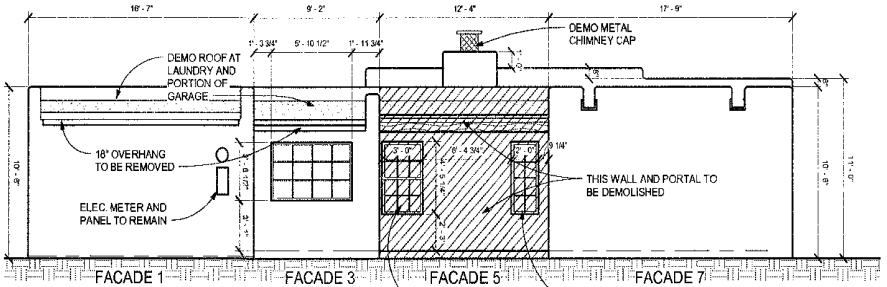
EXPOSED VIGAS: CAST CONCRETE, WOOD LOOK, AS AVAILABLE FROM FIBERSPAN



2 A-3.1 **PROPOSED - EAST**

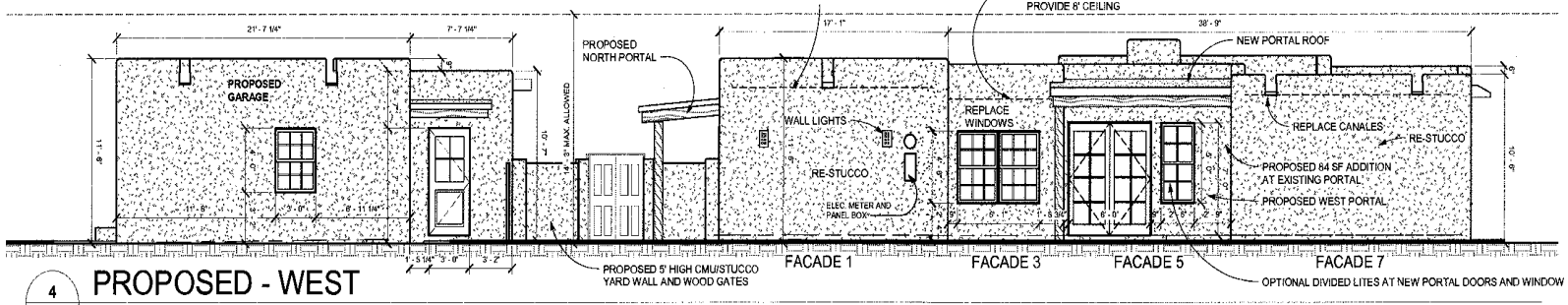
1/4" = 1'-0"





3 A-3.1 **EXISTING - WEST** NO PRIMARY FACADES VISIBLE THIS ELEVATION

1/4" = 1'-0"



4 A-3.1 **PROPOSED - WEST**

1/4" = 1'-0"

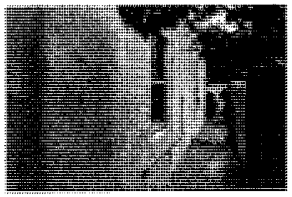
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Architects
#2 Camino Pequeno, Santa Fe, New Mexico 87501
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RESIDENTIAL REMODEL AND ADDITION
524 CALLE CORVO
City of Santa Fe, NM

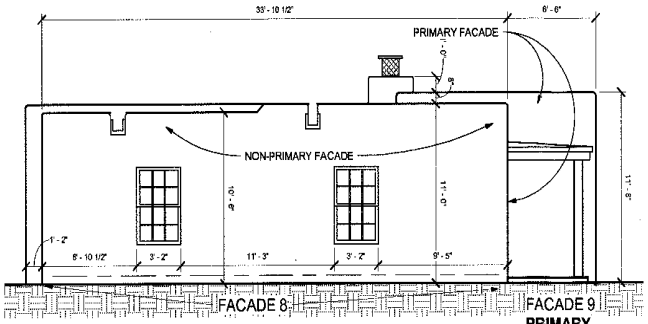
EAST & WEST ELEVATIONS

DATE:
HISTORIC DESIGN REVIEW
Amended Oct. 30, 2020

Sheet No.
A-3.1

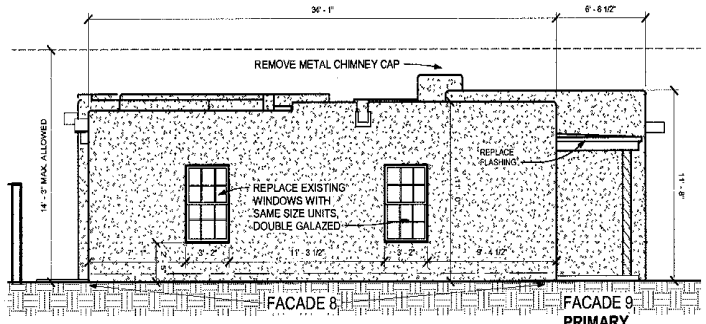


SOUTH ELEVATION



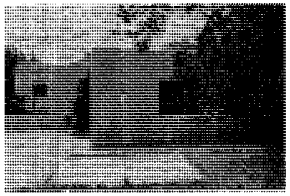
1 A-3.2 EXISTING - SOUTH

1/4" = 1'-0"

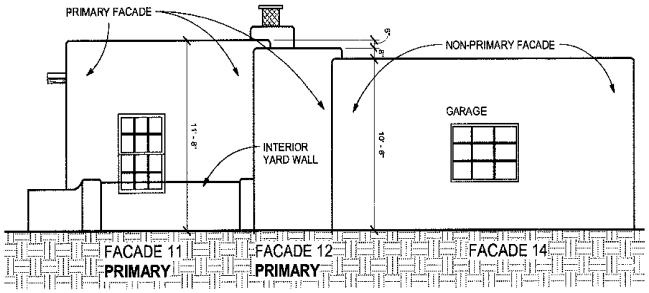


2 A-3.2 PROPOSED - SOUTH

1/4" = 1'-0"

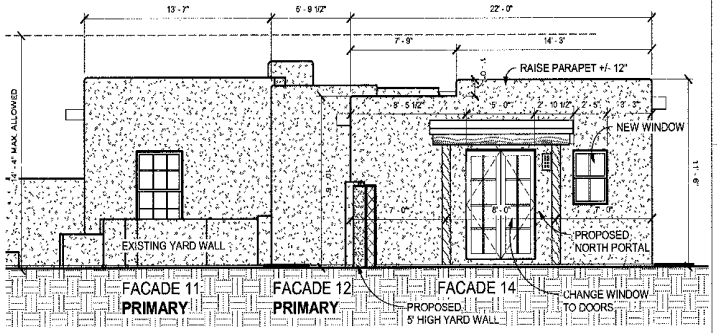


NORTH ELEVATION



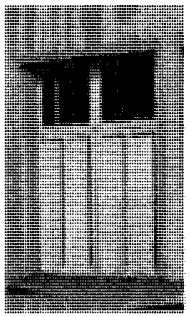
3 A-3.2 EXISTING - NORTH

1/4" = 1'-0"



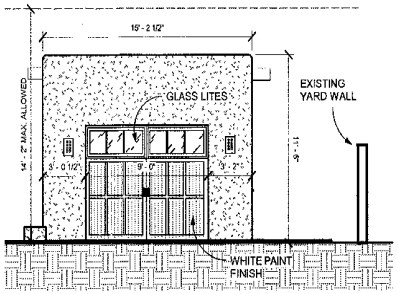
4 A-3.2 PROPOSED - NORTH

1/4" = 1'-0"



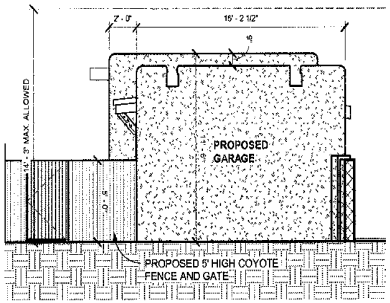
GARAGE DOOR
AS AVAILABLE FROM OVERHEAD DOORS OF SANTA FE

SIGNATURE CARRIAGE 580 SERIES, WHITE PAINT FINISH



5 A-3.2 PROPOSED - NORTH GARAGE

1/4" = 1'-0"



6 A-3.2 PROPOSED - SOUTH GARAGE

1/4" = 1'-0"

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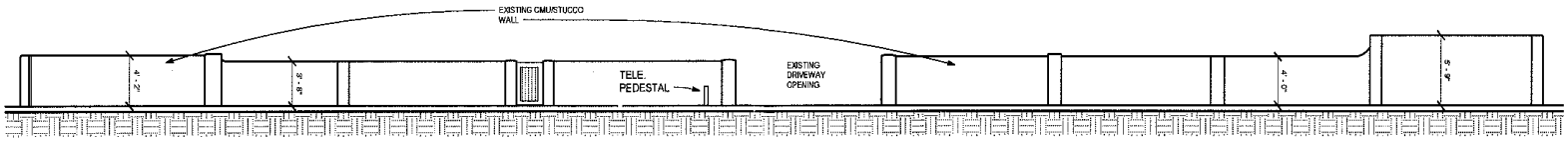
RESIDENTIAL REMODEL AND ADDITION
524 CALLE CORVO
City of Santa Fe, NM

NORTH & SOUTH ELEVATIONS

DATE
HISTORIC DESIGN REVIEW
Amended Oct. 30, 2020

Sheet No.
A-3.2

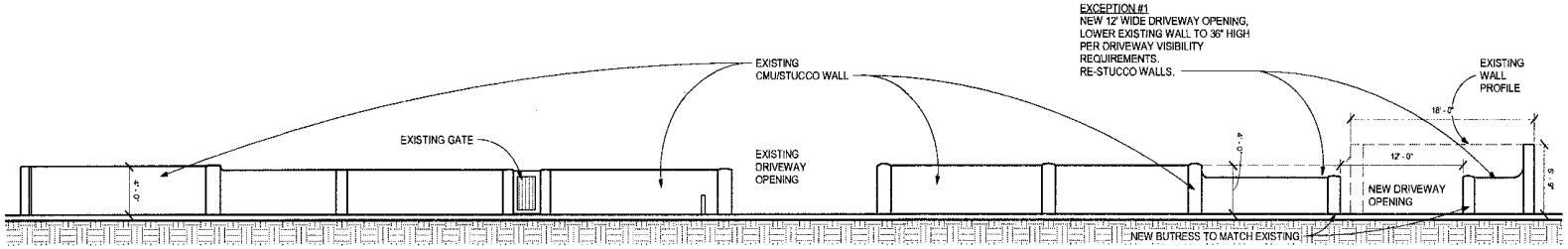




EXISTING WALL ELEVATION - Street View

1 / A-4.1

3/16" = 1'-0"



PROPOSED WALL ELEVATION - Street View

2 / A-4.1

3/16" = 1'-0"

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RESIDENTIAL REMODEL AND ADDITION
524 CALLE CORVO
City of Santa Fe, NM

WALL ELEVATIONS
DETAILS

DATE:
HISTORIC DESIGN REVIEW
Amended Oct. 30, 2020

Sheet No.
A-4.1

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2020-002483--HDRB

Project Description: Case #2020-002483-HDRB. 524 Calle Corvo. Downtown & Eastside Historic District. Courtenay Mathey, agent for Glynis Dohn, owner, proposes to partially demolish a contributing yard wall, make additions, change windows and doors and construct a garage on a contributing residential structure. An exception to Section 14-5.2 (D)(1)(a) to remove historic material is requested. (Daniel Schwab, DNSchwab@santafenm.gov, 955-6660)

Project Location(s): 524 CALLE CORVO
Santa Fe, NM 87501

Contacts:

Applicant: Courtenay Mathey matheyarchitecture@gmail.con
524 Calle Corvo

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations: East

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number: H-636

Year of Construction: 1949-1951

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: January 26, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-2483-HDRB

Address: 524 Calle Corvo
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard & fence standards.

_x_ Historic Inventory Form
_x_ Preliminary Zoning Review Sheet

_x_ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

_x_ Proposal Letter

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

_X_ Other: Exception criteria responses

STAFF RECOMMENDATION:

Staff recommends approval of the 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.

Staff finds that all the exception criteria have been met.

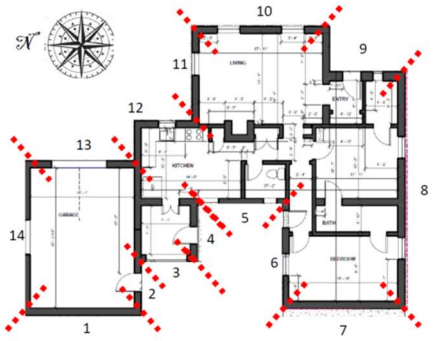
BACKGROUND & SUMMARY:

524 Calle Corvo is a contributing residential structure located in the Downtown and Eastside Historic District. The structure was constructed as part of the "Hughes Subdivision" probably between 1949 and 1951. The subdivision is an exceptional example of urban design in Santa Fe. The subdivision contains 20 lots, 16 of which are essentially rectangular, and four of which curved along the street. These are lined by walls placed directly on the lot boundary to create a serpentine streetscape. The subject property is one of these curving lots, with a streetscape defining wall that takes up the full width of the view as one moves through the subdivision. The house and the yardwall were designated as contributing on October 13, 2020.

Facades 9 through 14 are publicly visible. Facades 9, 10, 11, and 12 have been designated primary.

On November 24th, the board considered a design proposal for a remodel, new garage, and a new 12-foot yardwall opening at the north end of the property. The board approved the remodel but requested a redesign of the yardwall and garage, based on design option "A" from page 46 in the hearing packet, which proposed moving the garage further north on the lot.

The applicant now proposes the following changes:



1. Infill the existing driveway opening to match the existing wall
2. Demolish part of the wall to create a new opening in the yard wall in the north adjascent space between the pilasters to accommodate a new driveway
3. Construct a five foot high stucco yardwall in the courtyard to the north of the house with wooden gates.
4. Construct new stucco yardwalls at the new driveway
5. Construct a new detached single-car garage 40 feet from the existing house (increased from 15 feet) with an area of 413 square feet and to a height of 11 feet 6 inches. The maximum allowable height is 14 feet 4 inches. It will have a stucco finish to match the existing house, a "Sandalwood" cementitious stucco. A metal painted garage door with transom windows will be located on the south-facing façade, flanked with dark-sky compliant wall lights with a copper frame finish. The street-facing east façade will have no openings and two concrete canales. On the west façade, with no public visibility, there will be a walk-through door with a 24-inch deep wood framed awning and one exterior wall light. Skylights will be shielded from public view
6. Lay new brick "Santa Fe Blend" paving in the driveway and sidewalk

7. Re-stucco the existing yard wall.

8. On the rear (west façade) of the main house, a non-primary façade, window will be converted to a door.

9. Add a window opening on the south, non-primary façade. Windows will be divided light aluminum clad windows colored "aqua mist".

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(1)(a): Applicant requests an exception to remove historic material from the Contributing yard wall along the curve of the street.

(i) *Do not damage the character of the district.*
Applicant Response:
The proposed new driveway opening is located about 16' north of the existing opening between two existing wall pilasters. This location creates a central focus on the existing gate, with three "bays" of yard wall on both sides of the gate. We feel this proposal does not damage the character of the district or property and is reasonable in order to relocate the garage as requested by the board.

Staff Response: Staff agrees with this response.

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

Applicant Response: As reviewed with the board in November, the existing driveway opening is not in a suitable location to serve the relocated garage:
· There is minimal space between the existing structure and street yard wall for easily turning into and out of the driveway.
· Leaving the driveway in the existing location would require additional driveway space and make it more difficult to provide adequate turn-around space. It would not be practical to have to back a car out of the driveway because of the curves and narrow maneuvering space at the existing house and driveway opening.
· The proposed new driveway opening will allow for greater separation of the proposed garage from the existing house as requested by the board and allow for more serviceable off-street parking and vehicle circulation.

Staff Response: Staff agrees with the applicant

(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: At the November 24th meeting the board considered design options that had been presented and directed us to relocate the garage further to the north in order to have less visual impact on the existing structure.

The revised design addresses those concerns as requested and we feel that the changes to the street yard wall will create a balanced composition and setting for the existing structure while still allowing for adequate access to the proposed garage and required off-street parking.

Staff Response: Staff agrees with the applicant

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location: 524 Calle Corvo Santa Fe, New Mexico	3. Local Reference Number: H636 4. County Santa Fe

5. Property Type:
X Building __ Structure
__ Site __ Object

6. Date of Survey:
September 4, 2020

7. Previous Survey Date(s):
12-12-85
No previous survey

8. Name of Project:
HDRB Status Review Re-survey

9. UTM
Zone:
Easting:
Northing:



10. Photo Information Negative Location: Digital View of: Northeast Corner

11. Brief Description of the Property:
This is a masonry single story single-family dwelling, rambling, rectilinear, and stepped massing in a subdivision developed between 1949-70's with similar scale houses. One of perhaps a dozen homes in this subdivision with a mid-twentieth century feeling with Spanish Pueblo Revival details including rounded corners at the parapets and corners. Developed landscaping and walls surround the property. There are remnants of projecting vigas in the front. Windows are multi-paned wood double-hung or in-swing casement windows, existing wood plank exterior doors. Steel multi-paned windows are in the garage and utility areas. There are steel canals that drain the low-slope roof.

12. Who uses the property? The current owner is renovating the house.

13. Construction Date:
1949-1951 ___Known X Estimated Source: Santa Fe City Directories and Plat of Survey

14. Setting:

__ Suburban __ Rural __Village X Urban If Urban: __ Commercial __ Industrial _X_ Residential __Public

15. Relationship to Surroundings: _X_ Similar __Dissimilar

Comments:

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

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



North view with associated house

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

ayla Bechtol, AIA
505-660-6301
gayla gbasantafe.com
418 Monte uma Ave.
Santa Fe, N M

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

lynis Dohn
917-822-6547
lynis.dohn hamilgroup.ca

19. Is Property Endangered? _X Unknown __ No Yes How? A renovation is planned.

20. Significance to Current Community: X Unknown __ None __ Low __ Moderate __ High
Describe: eorge and Mary Bello lived in this house from 1951-2001. See continuation pages for details.

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The subdivision was first named Hughes Subdivision after the former owner Levi A. Hughes, Sr. and son Levi A. Hughes, r.

22. National or State Register:
Is this property individually listed on a historic register? __ Unknown X No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? No __ X Yes
Why? The massing hasn't changed since 1965 or 1970. There are very few changes, e cept for the back massing added between 1951-65. The divided lite wood windows are in decent shape. I assume the house looks very similar to what it looked like in 1951.

23. National or State Historic District:
Is this property in a historic district? __ Unknown __ No X Yes
If yes: __ Contributing __ Non-contributing __ Unknown
If 'yes', what is the name of the district? Santa Fe Downtown and Eastside X State X National

24. Supplemental Form __ None _X_ HCPI Detail Form 1 _X_ Continuation Sheets, # pages: 13

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)
DETAIL FORM

HCPI #	NMCRIS #
Address of Property:524 Calle Corvo, Santa Fe, NM	

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☐ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Shingle
☐ Concrete: Pre-cast	☐ Stone: River Rock	☒ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☒ Wood: Tongue and Groove
☒ Other, describe:Concrete stem walls visible from crawl space		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe:

C. Foundation

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☒ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A Features: ☒ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed

☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

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

E. Chimneys

☐ N/A Number Interior:1 Number Exterior:

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describeBoth front at L-shape and back in U-shape spaces

HCPI #	NMCRIS #
Address of Property:524 Calle Corvo, Santa Fe, NM	

. Doorways

☐N A Number of Doorways:4					
Type: ☒One-leaf ☐Two-leaf					
Style: ☐Diagonal Plank ☐Dutch ☐French ☐Plain ☒Panel ☒Vertical Plank ☐Other, describe:					
Components: Panels Lights-Number 2 and configuration stepped ☐Sidelights - number and configuration ☐Transom					
Material: ☐Aluminum ☐Fiberglass ☐Metal ☐Steel ☐Vinyl ☒Wood ☐Other, describe					
Depth of Reveal:3-4					
Notes:garage door is new vinyl fiberglass, plank doors have twpped openings, panel doors have 2 2 glass 3 panels					

H. Window Openings

☒N A Number of Window Openings:13				
Operation:	Material:	la ing:		
☐Awning	☐Anodi ed Aluminum	☐1 1	☒2Pane Hori ontal	☐Curtain Wall
☒Casement	☐Bare Aluminum	☐2 2	☒2 Pane Vertical	☐ lass Block
☒Double or Single Hung	☒Steel	☐3 1	☒3 Pane Vertical	☐Palladian Motif
☒Fi ed	☐Vinyl	☐4 4	☒4 Pane Vertical	☐Picture Window
☐Hopper	☒Wood	☒6 6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9 9	☐ rouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe:2 3, 2 4, 3 3, 4 3		
☐Sliding t				
Depth of Reveal:3-4				
Notes:There are wood sills that are rotted in some cases but mostly the windows are intact.				

I. Other Significant Features

Describe:

7. Associated Properties

Discuss:NA Are associated properties eligible for listing?

8. Documents Available and Their Locations

Discuss:AERIAL PHOTOS AT EDAC, PLATS AT SF COUNTY

9. Attachments

Please indicate which items are attached: ☒ Site Plan (re uired) ☒ Photos (re uired) ☒ Map or aerial photo (re uired)

☒ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Me□ ico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: (historic and□or current name for property)	**2. Location:** 524 CALLE CORVO	**3. Local Reference Number:**
		4. County SANTA FE
		5. Date of Survey SEPTEMBER 4, 2020



1951 Aerial photograph, Single shadow line compared to later photographs indicates addition between 1951- 1970. North is generally up on the page.

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1965 Aerial photograph

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1970 Aerial Photograph

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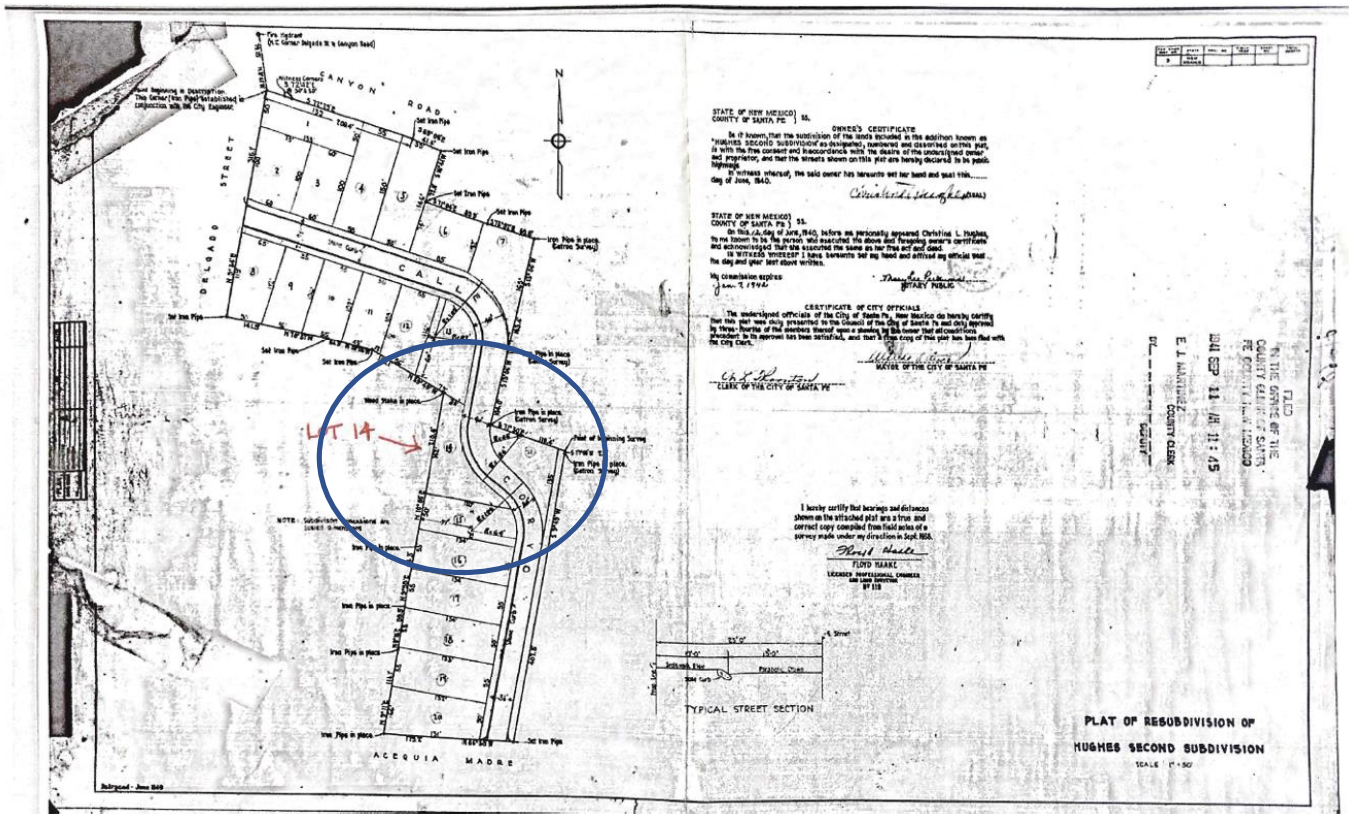


1975 Aerial Photograph

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

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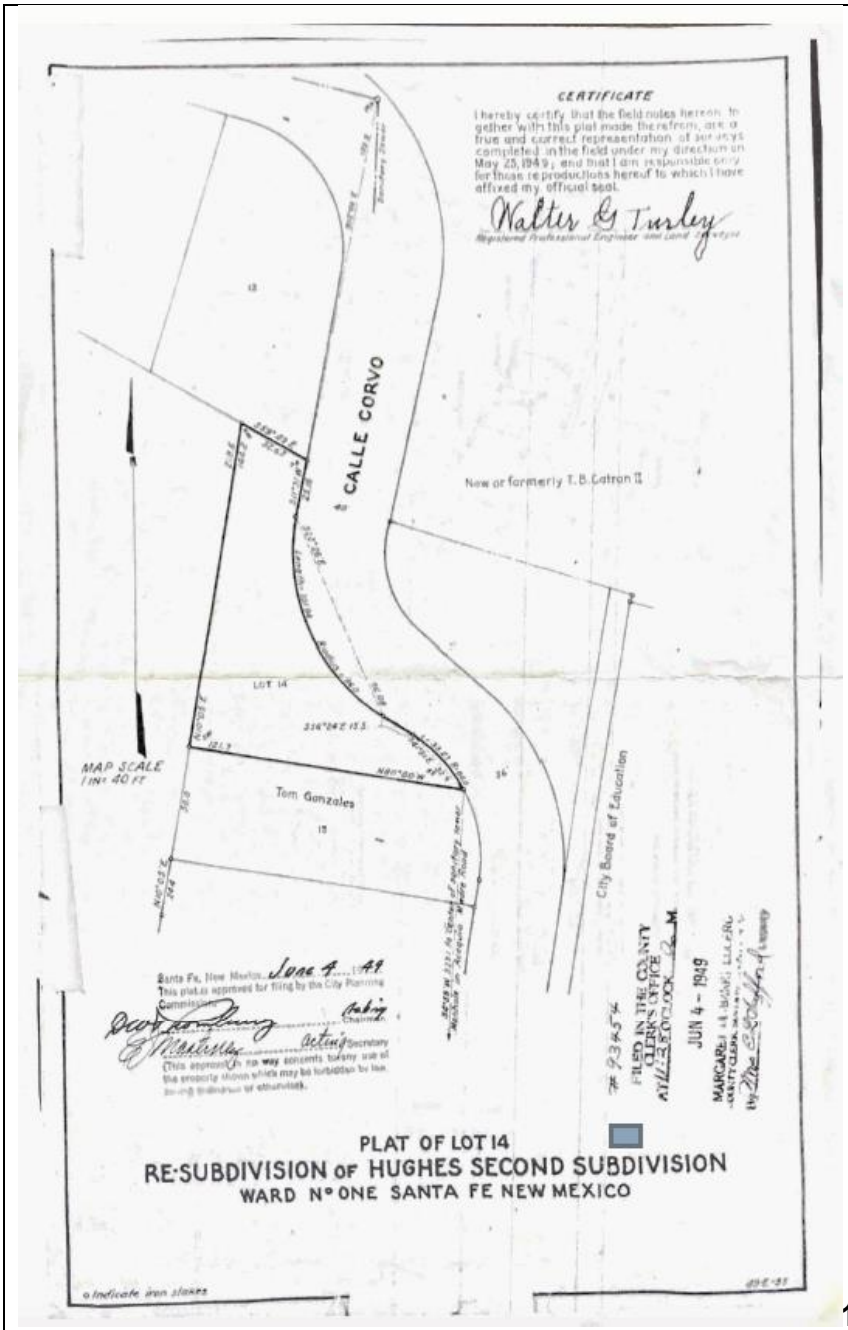
1949 Plat of Resubdivision of Hughes Second Subdivision

524 Calle Corvo was first listed in the Santa Fe Directory in 1949 under the name Tom Gonzales, by 1951 the house belonged to George J Bello, a body mechanic, with his wife Mary. They were listed at this address until 2001. Margaret Biava was listed from 2003-2007, then George J Bello from 2008-09. John C Bienvenu was listed in 2010 and shows up with Sarah Bienvenu on the plat from 2009.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Me□ ico Department of Cultural Affairs

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		5. Date of Survey **SEPTEMBER 4, 2020**

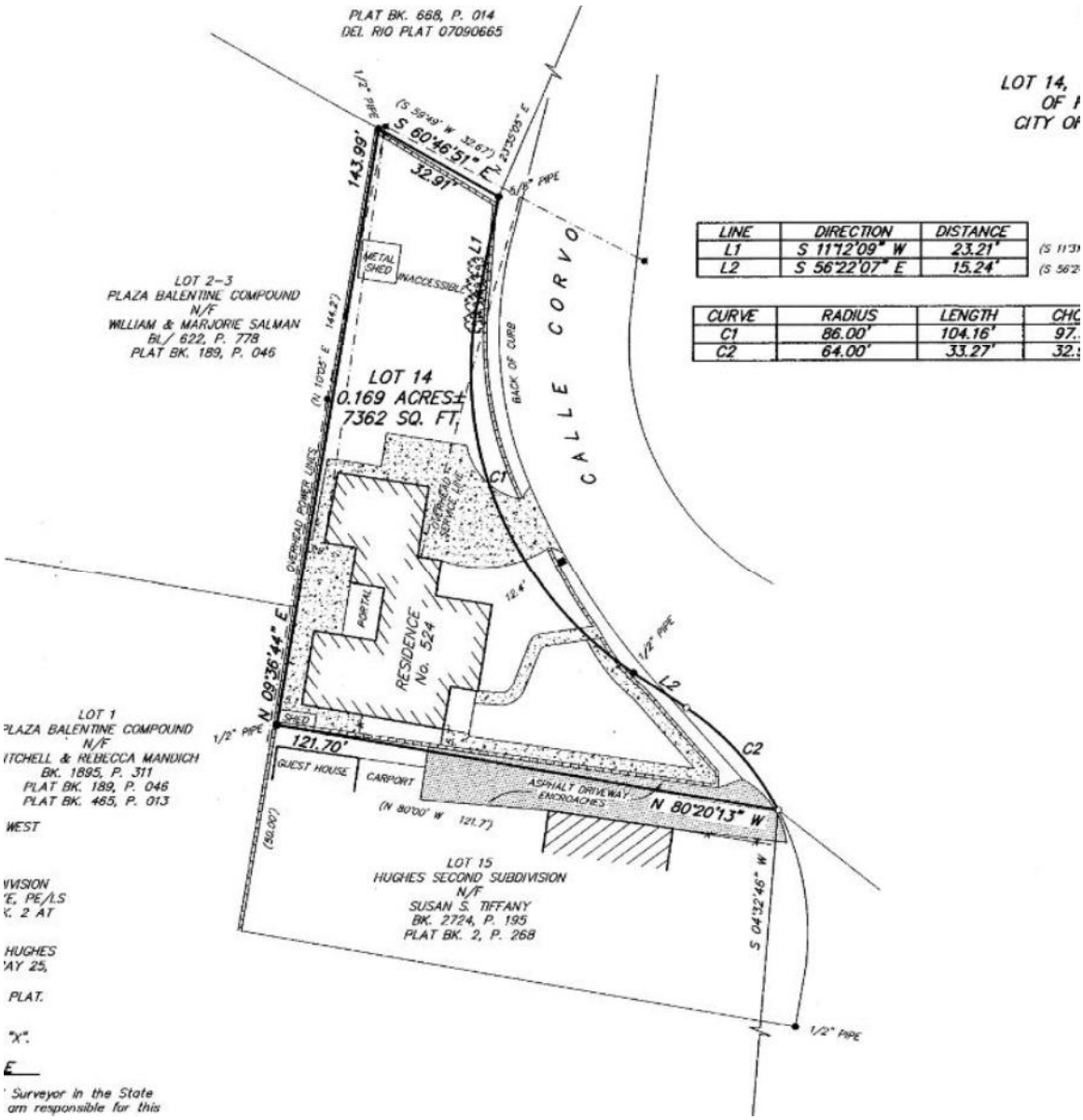


1949 Plat of Lot 14

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Me□ ico Department of Cultural Affairs

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		5. Date of Survey **SEPTEMBER 4, 2020**



Site Plan from 2009 Plat of Survey

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Me ico Department of Cultural Affairs

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Front Porch facing east and the Street

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Me□ ico Department of Cultural Affairs

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Back Porch facing west. The back massing was added after house was built in 1951. Note steel canals.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Me□ ico Department of Cultural Affairs

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Back porch and garage. Note steel casement windows in utility room. Door to garage matches front door.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Me□ ico Department of Cultural Affairs

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Back porch. Both windows appear original. Note e□ posed wood framing.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Me□ ico Department of Cultural Affairs

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□ arage massing to the north with fi□ ed steel windows. E□ posed fireplace chimney in middle of house.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Me□ ico Department of Cultural Affairs

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		5. Date of Survey **SEPTEMBER 4, 2020**



Remnants of projecting vigas from living room. Windows are original. □ arage door was replaced.

MCCULLEY, LANI J.

From: NEUNUEBEL, JOHN C. <jcneunuebel@santafenm.gov>
Sent: Thursday, November 19, 2020 2:18 PM
To: SCHWAB, DANIEL N.
Subject: RE: Contact re 524 Calle Corvo

Sorry, Daniel; I have no printer or scanner here at my home.
I'd suggest you save email to your case file in documenting PZR approval.

From: SCHWAB, DANIEL N. <dnschwab@santafenm.gov>
Sent: Thursday, November 19, 2020 2:14 PM
To: NEUNUEBEL, JOHN C. <jcneunuebel@santafenm.gov>
Subject: RE: Contact re 524 Calle Corvo

Dear John,
Thanks for doing that. Is there a PZR sheet you could send as a pdf?
Thanks,

Daniel Schwab
Senior Planner, Historic Preservation Division

City of Santa Fe, 200 Lincoln Avenue, Santa Fe, New Mexico 87504
Tel: (505) 983-2009 (home office) (please don't leave a message, but call back later or email if I do not answer).
Email: dnschwab@santafenm.gov

Please note: Historic Preservation Division Walk-In Hours are canceled.
Please see further details on our response to Covid-19 on our
website: https://www.santafenm.gov/historic_preservation

From: NEUNUEBEL, JOHN C. <jcneunuebel@santafenm.gov>
Sent: Thursday, November 19, 2020 12:10 PM
To: Courtenay Mathey <matheyarchitecture@gmail.com>
Cc: SCHWAB, DANIEL N. <dnschwab@santafenm.gov>
Subject: RE: Contact re 524 Calle Corvo

Courtenay & Daniel-
With this email, this is to confirm that the Preliminary Zoning Review for the revised project is approved.
In regard to the additional driveway access; please be aware that although there are no explicit prohibitions of a second driveway access on a legal lot of record within the RC-8 district in which the site is located, a driveway permit will be required for additional access onto the public right-of-way, and driveway permit applications are also reviewed in Public Works Department in regard to traffic & safety impacts which may disallow an additional driveway.
Thank you.
John Neunuebel, Planner Senior
City of Santa Fe Current Planning Div.

From: Courtenay Mathey <matheyarchitecture@gmail.com>
Sent: Thursday, November 19, 2020 11:25 AM
To: NEUNUEBEL, JOHN C. <jcneunuebel@santafenm.gov>
Cc: SCHWAB, DANIEL N. <dnschwab@santafenm.gov>
Subject: Re: Contact re 524 Calle Corvo

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi John,

I re-calculated the areas as shown on the attached plan, we are at 31% coverage. Things are a little deceptive visually I think because of the unique lot shape, but the math works as originally stated.

Thank you, let me know if you have any other questions.
Courtenay

On Thu, Nov 19, 2020 at 10:50 AM NEUNUEBEL, JOHN C. <jcneunuebel@santafenm.gov> wrote:

> Courtenay-
>
> Could you please confirm the lot coverage for the proposed building expansion? The PZR form indicates 31% but in aerial photo it appears that the existing building footprint exceeds 31% lot coverage.
>
> Thank you.

From: Courtenay Mathey <matheyarchitecture@gmail.com>
Sent: Thursday, November 19, 2020 10:33 AM
To: SCHWAB, DANIEL N. <dnschwab@santafenm.gov>
Cc: NEUNUEBEL, JOHN C. <jcneunuebel@santafenm.gov>
Subject: Re: Contact re 524 Calle Corvo

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello John,

A few months ago you did a PZR for 524 Calle Corvo. I don't have a copy of the approved form, I think it was passed directly to the historic division. We are proposing a revised site plan to the historic review board and would appreciate a fresh PZR for this submission.

The main change zoning-wise is that we want to add a second driveway entrance to serve a new detached single car garage. This opening would be about 52' from the existing driveway. Due to the long, narrow shape of the lot and the location of the existing structures it makes for very difficult access without adding the second driveway.

The historic board determined that the street yard wall is "Contributing" in status and the staff does not support the new driveway based on aesthetic and historical preservation concerns. However, it seems to me the second driveway is in compliance with city regulations and I'd like to know whether it's okay from a zoning perspective.

Please let me know if you have any questions or need additional information.

Thanks very much for your time -

Courtenay

On Thu, Nov 19, 2020 at 10:23 AM SCHWAB, DANIEL N. <dnschwab@santafenm.gov> wrote:

> Hello,
>
> I am putting you both in touch to facilitate the PZR for the above address.
>
> Daniel Schwab
>
> Senior Planner, Historic Preservation Division
>
> City of Santa Fe, 200 Lincoln Avenue, Santa Fe, New Mexico 87504
>
> Tel: (505) 983-2009 (home office) (please don't leave a message, but call back later or email if I do not answer).
>
> Email: dnschwab@santafenm.gov
>
> Please note: Historic Preservation Division Walk-In Hours are canceled.

Mathey Associates
ARCHITECTS

C P S F NM

January 6, 2021

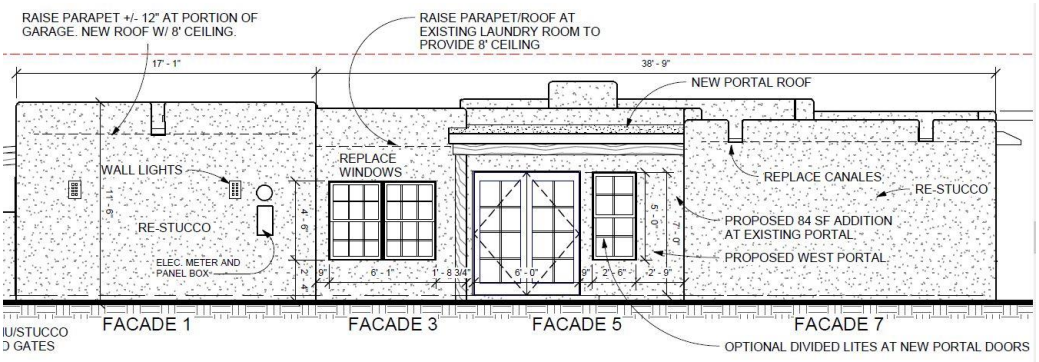
R R – C C
H R C

Attn: Daniel Schwab, City of Santa Fe Historic Review Division
Re: Historic Design Review, 524 Calle Corvo
Owner: Glynis Dohn email: glynis.dohn@hamilgroup.ca
524 Calle Corvo Santa Fe, NM 87501 917/822-6547

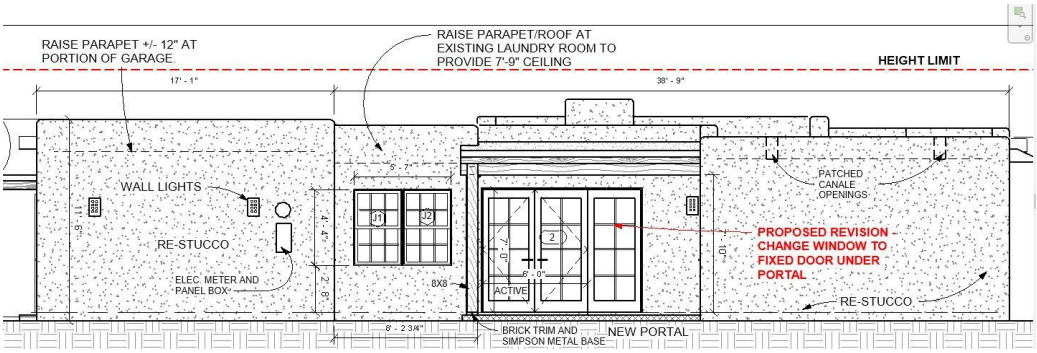
Hello Daniel,

I hope you had a good holiday and the start of 2021 is going well enough. I would appreciate your consideration of two revisions to the house windows at 524 Calle Corvo. These changes are on non-primary facades.

R W E ï Change the window on the west portal to a fixed door. This is under a portal.

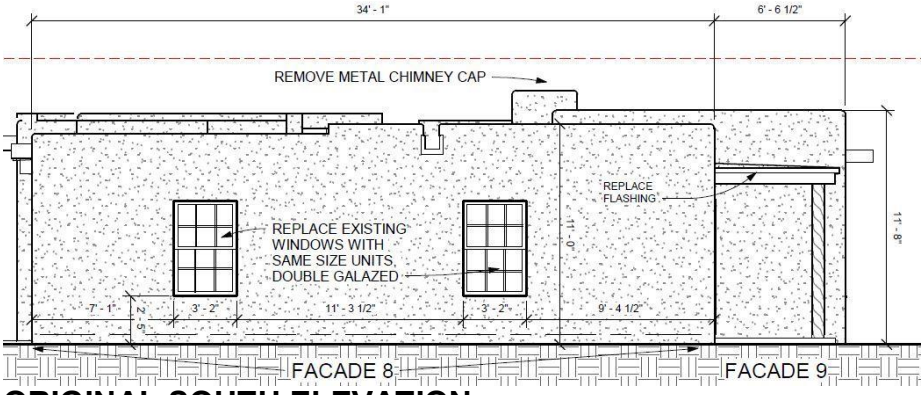


ORIGINAL WEST ELEVATION

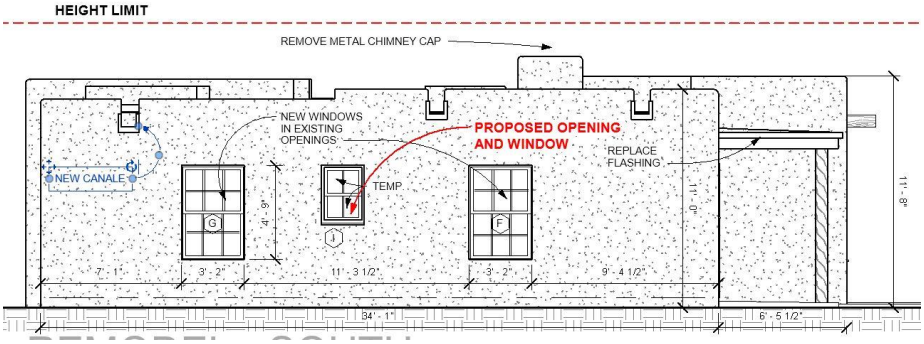


PROPOSED WEST ELEVATION

R S E ï Add a new window at the existing bathroom



ORIGINAL SOUTH ELEVATION

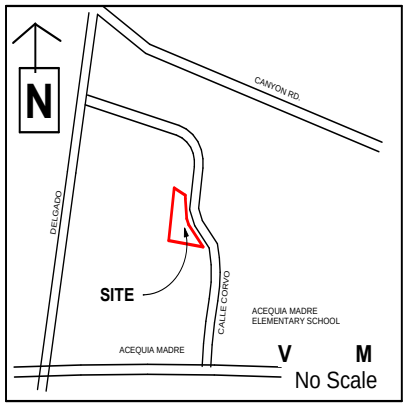


PROPOSED SOUTH ELEVATION

I submitted plans for permitting yesterday. If you are okay with these revisions I can drop off copies.

Thanks very much,

Courtenay



THE MAIN SCOPE OF EXTERIOR WOR INCLUDES

1. INFILL EXISTING DRIVEWAY OPENING AT STREET YARD WALL WITH CMU/STUCCO WALL TO MATCH EXISTING
2. DEMOLISH NEW OPENING IN YARD WALL BETWEEN EXISTING PILASTERS FOR RELOCATED DRIVEWAY.
3. PROPOSED 5' HIGH CMU/STUCCO COURTYARD WALL AT NORTH END OF HOUSE
4. PROPOSED NEW LOW YARD WALLS AT NEW DRIVEWAY, SIMILAR TO EXISTING
5. NEW DETACHED SINGLE CAR GARAGE
6. NEW DRIVEWAY AND SIDEWALKS
7. RE-STUCCO OF EXISTING YARD WALLS

HISTORIC DESIGN REVIEW DISTRICT
DOWNTOWN AND EASTSIDE HISTORIC REVIEW

HISTORIC STATUS -
THE PROPOSED GARAGE IS A NEW STRUCTURE.

EXISTING HOUSE, GARAGE AND STREET YARD WALL HAVE CONTRIBUTING STATUS WITH HOUSE STREET FACADES AS "PRIMARY" PER PLANS.

MAX ALLOWA LE UILDING HEIGHT
ACTUAL MAXIMUM UILDING HEIGHT AT PROPOSED GARAGE

MAX ALLOWA LE YARD WALL HEIGHT
MAX ACTUAL YARD WALL HEIGHT

ONING RC

LOT SI E 0.169 ACRES (+/- 7362 SF)

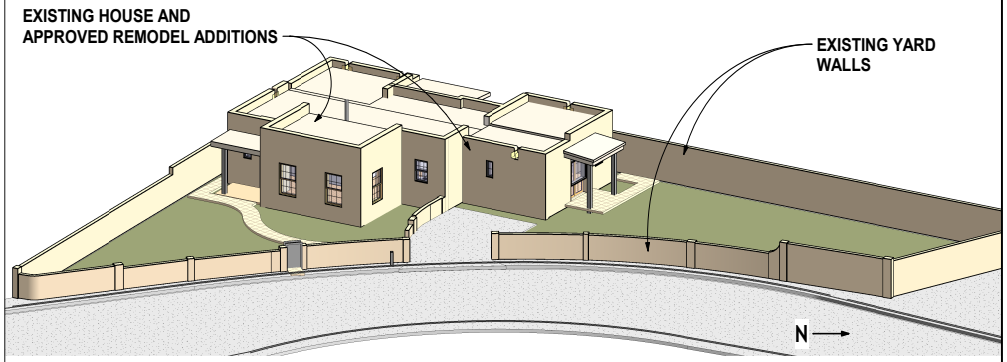
LOT COVERAGE SF SF MAX ALLOWED

UILDING AREAS
TOTAL HOUSE HEATED AREA = 1622 SF
TOTAL PORTAL AREA = 227 SF
PROPOSED GARAGE = 413 SF
TOTAL FINAL ROOFED AREA = 2262 SF

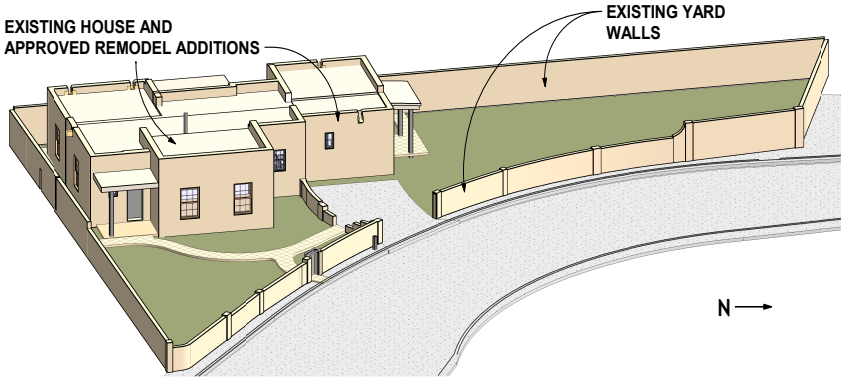
HISTORICAL DESIGN REVIEW
DETACHED GARAGE ADDITION
NEW DRIVEWAY AND YARD WALLS
C C
C S F NM

SHEET LIST

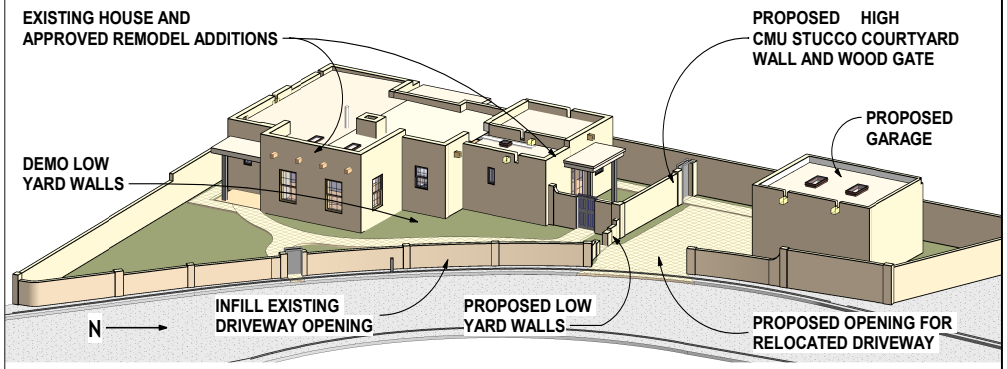
SHEET NUMBER	SHEET NAME
A	COVER SHEET
A	YARD WALL ELEVATIONS
A	GARAGE SITE PLAN
A	GARAGE FLOOR PLAN
A	GARAGE ELEVATIONS



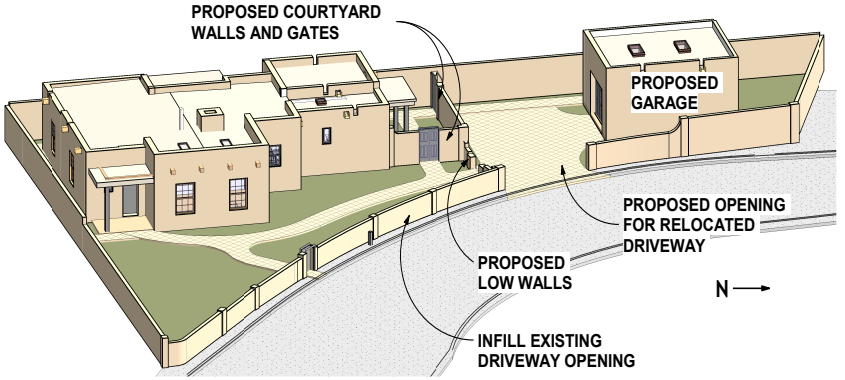
EXISTING VIEW FROM NORTHEAST



EXISTING VIEW FROM SOUTHEAST



PROPOSED VIEW FROM NORTHEAST



PROPOSED VIEW FROM SOUTHEAST

M A A
C P S F N M

PROPOSED GARAGE AND YARD WALLS
CALLE CORVO
C S F NM

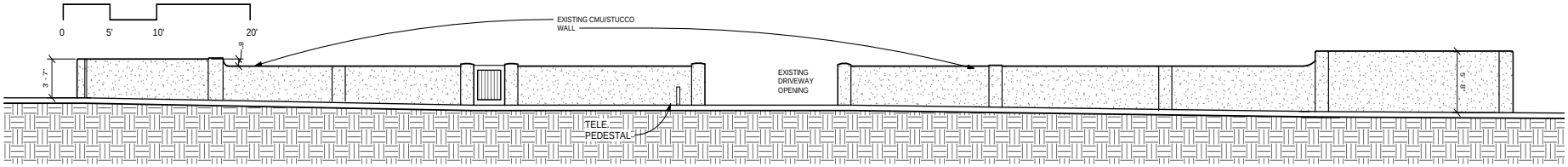
COVER SHEET

DATE:
DECEMBER 16, 2020

S N
A1

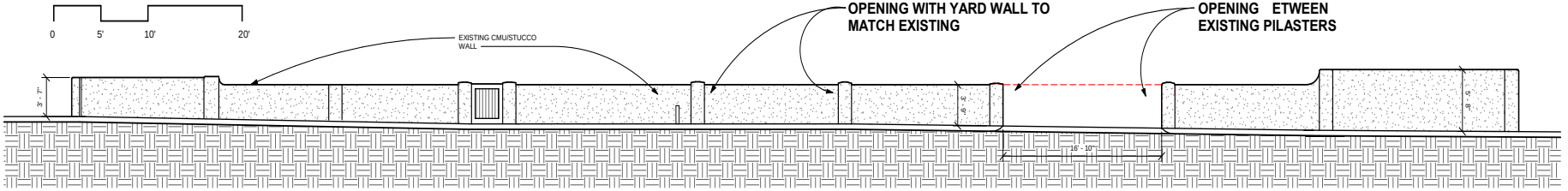


STREET VIEW OF YARD WALL



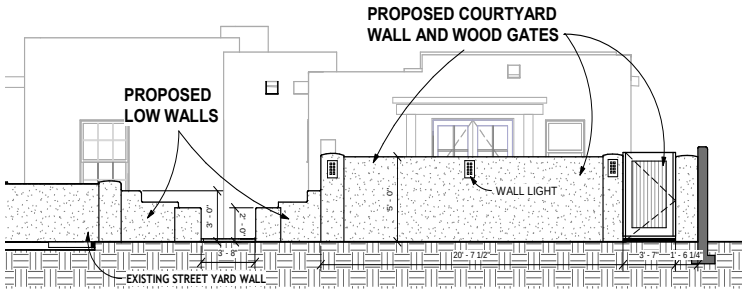
EXISTING STREET YARD WALL ELEVATION

A



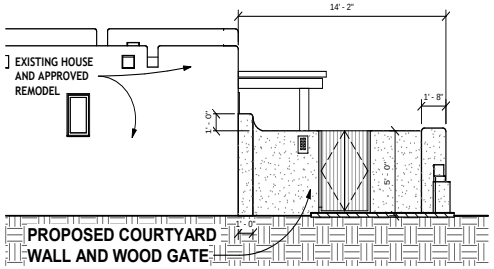
PROPOSED STREET YARD WALL ELEVATION

A



PROPOSED YARD WALLS - NORTH

A



PROPOSED COURTYARD WALL - EAST

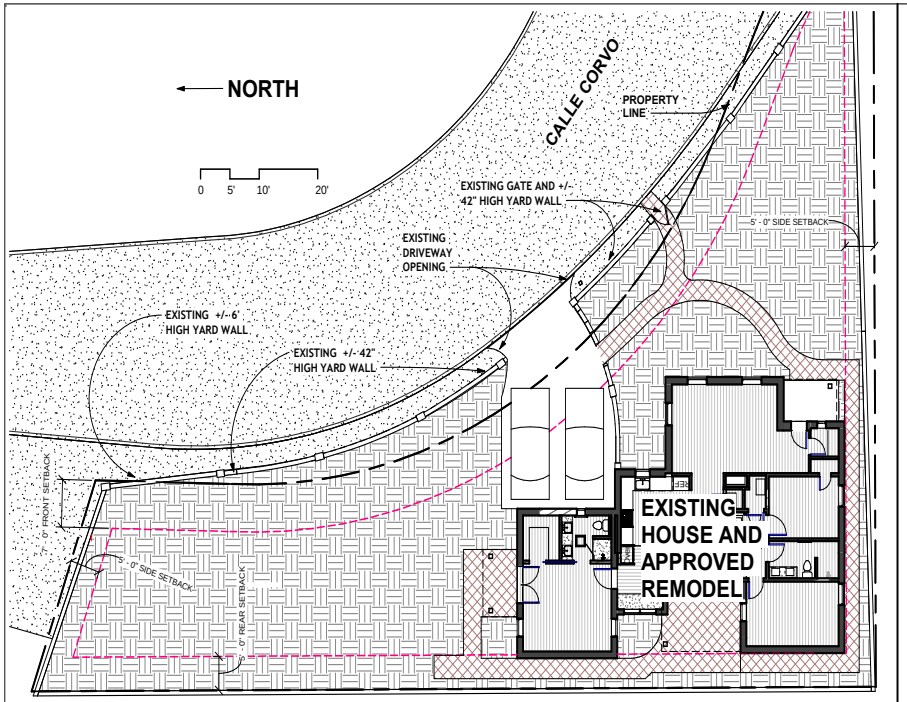
A

PROPOSED GARAGE AND YARD WALLS
CALLE CORVO
C S F NM

YARD WALL ELEVATIONS

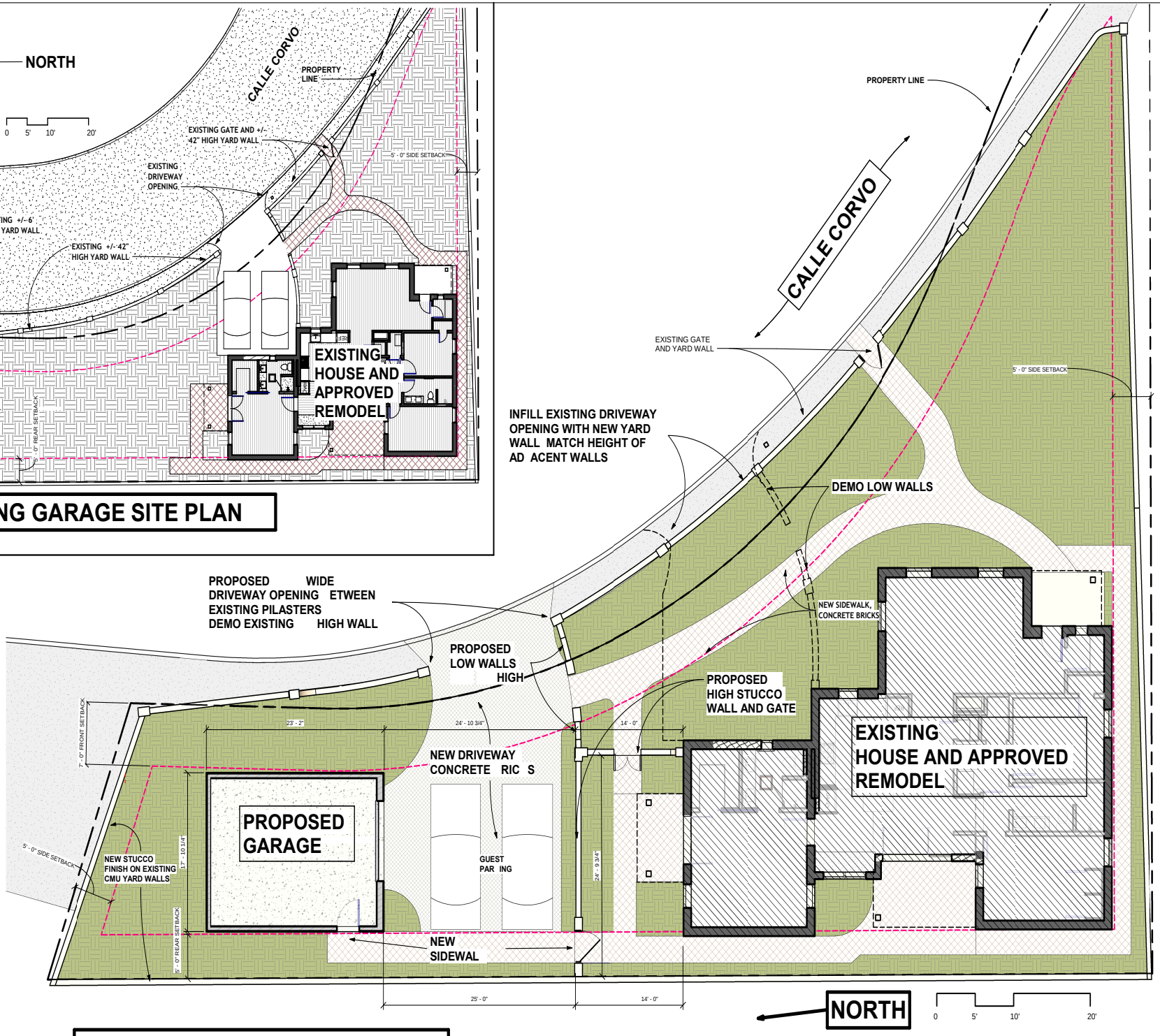
DATE:
DECEMBER 16, 2020

S N
A2



EXISTING GARAGE SITE PLAN

1" = 10'



PROPOSED GARAGE SITE PLAN

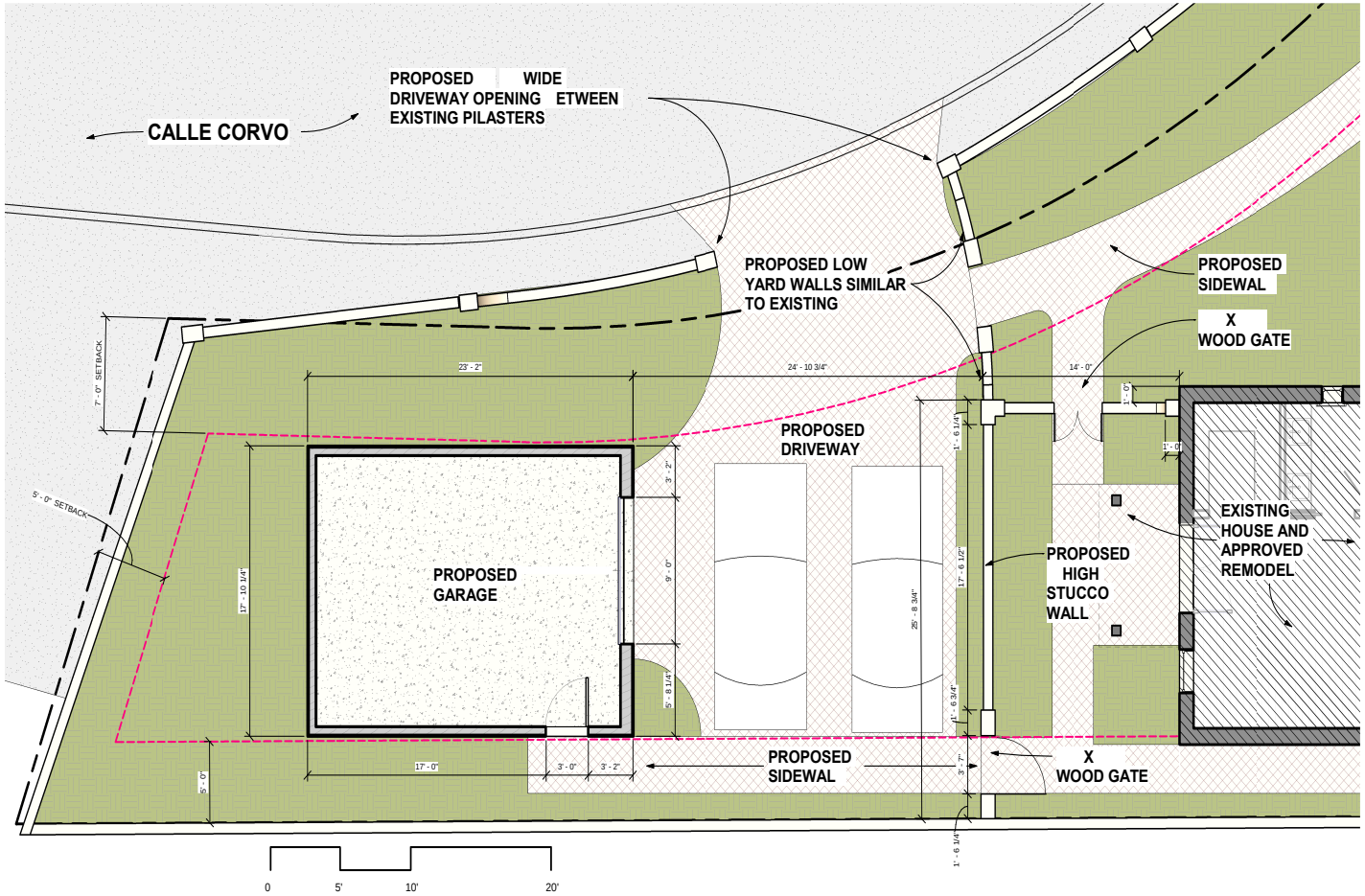
1/4" = 10'

PROPOSED GARAGE AND YARD WALLS
CALLE CORVO
C S F NM

GARAGE SITE PLAN

DATE:
DECEMBER 16, 2020

S N
A3



PROPOSED GARAGE FLOOR PLAN

1/4" = 10'

PROPOSED GARAGE AND YARD WALLS
CALLE CORVO
C S F NM

GARAGE FLOOR PLAN

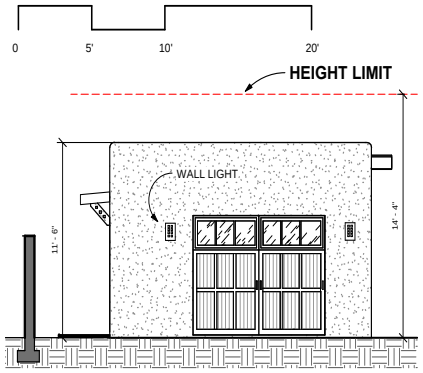
DATE:
DECEMBER 16, 2020

S N
A4



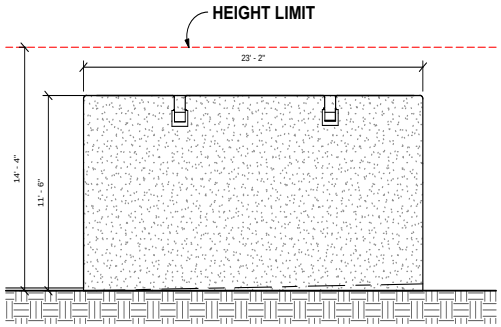
GARAGE DOOR
AS AVAILABLE FROM OVERHEAD DOORS OF SANTA FE

SIGNATURE CARRIAGE 580 SERIES, WHITE PAINT FINISH



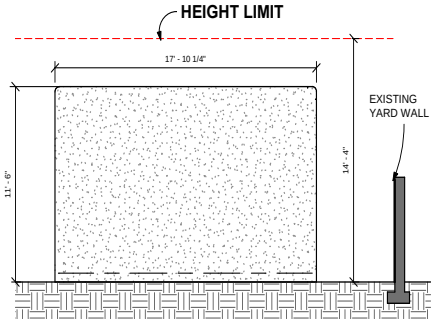
PROPOSED GARAGE- SOUTH

A



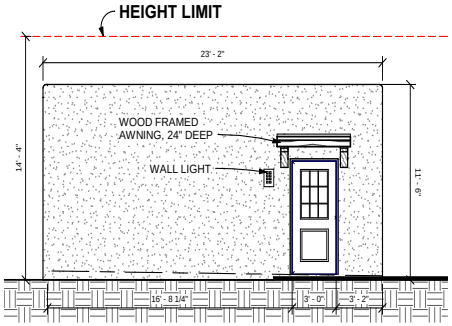
PROPOSED GARAGE - EAST (STREET)

A



PROPOSED GARAGE - NORTH

A



PROPOSED GARAGE- WEST

A

TYPICAL EXTERIOR FINISHES
STUCCO
CEMENT EL REY SANDALWOOD ULLNOSE CORNERS
TYPICAL TO MATCH EXISTING

CANALES
PRE CAST CONCRETE LIMESTONE COLOR SMOOTH FINISH

WOOD
COLONIAL PINE STAIN FINISH Y MINWAX OR SIMILAR

WINDOW AND DOOR COLORS NEW DOOR AND WINDOW TRIM TO E A UA MIST AS MADE Y SIERRA PACIFIC DOORS AND WINDOWS OR SIMILAR

SIDEWAL S PATIOS PORTAL FLOORS SANTA FE LEND CONCRETE PAVERS OR FLAGSTONE

DRIVEWAYS SANTA FE LEND CONCRETE PAVERS AS AVAILA LE FROM SOUTHWEST LOC OR SIMILAR

M A A
C P S F N M

PROPOSED GARAGE AND YARD WALLS
CALLE CORVO
C S F NM

GARAGE ELEVATIONS

DATE:
DECEMBER 16, 2020

S N
A5

CALLE CORVO PHOTOGRAPHS



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



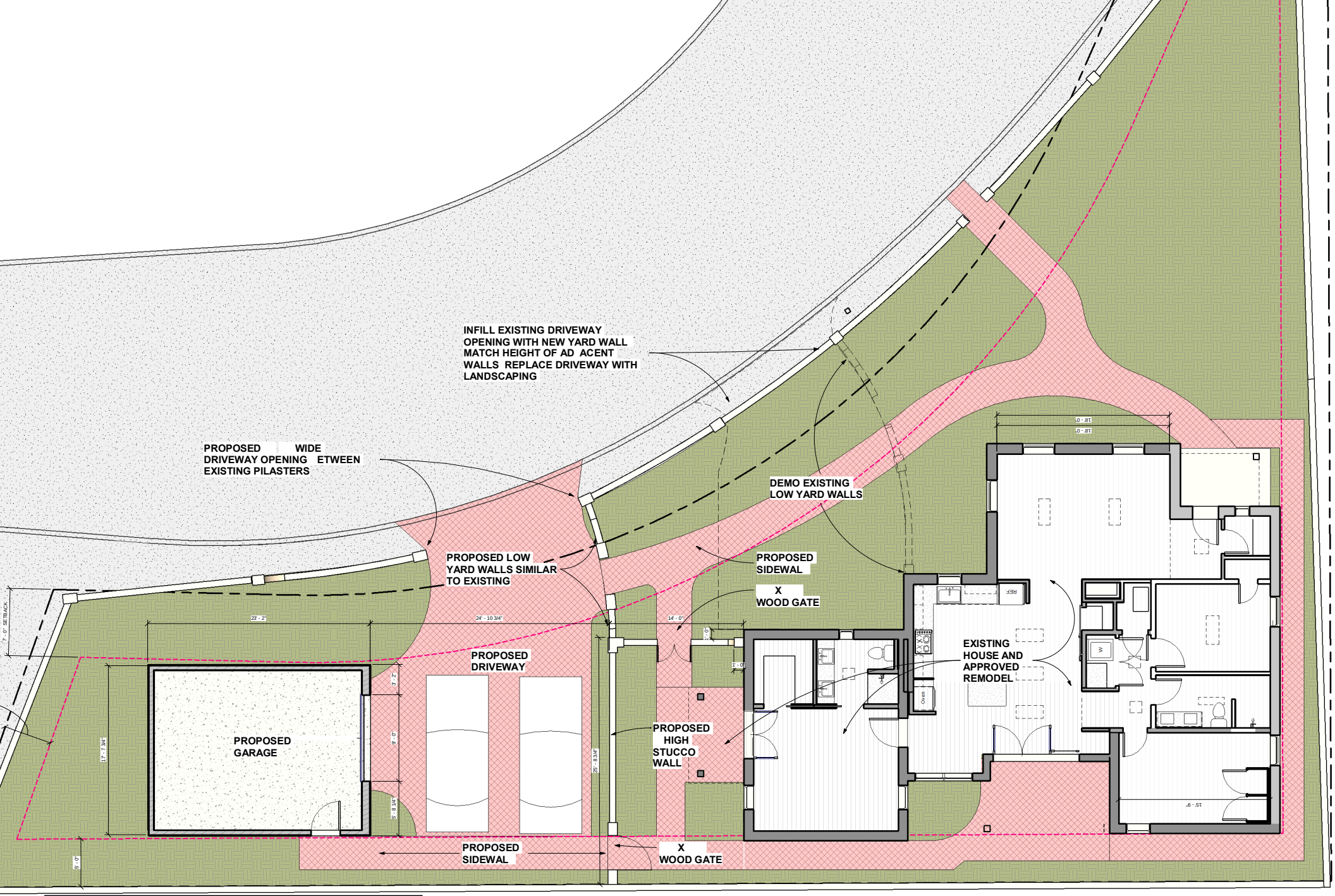
WEST ELEVATION #1



WEST ELEVATION #2

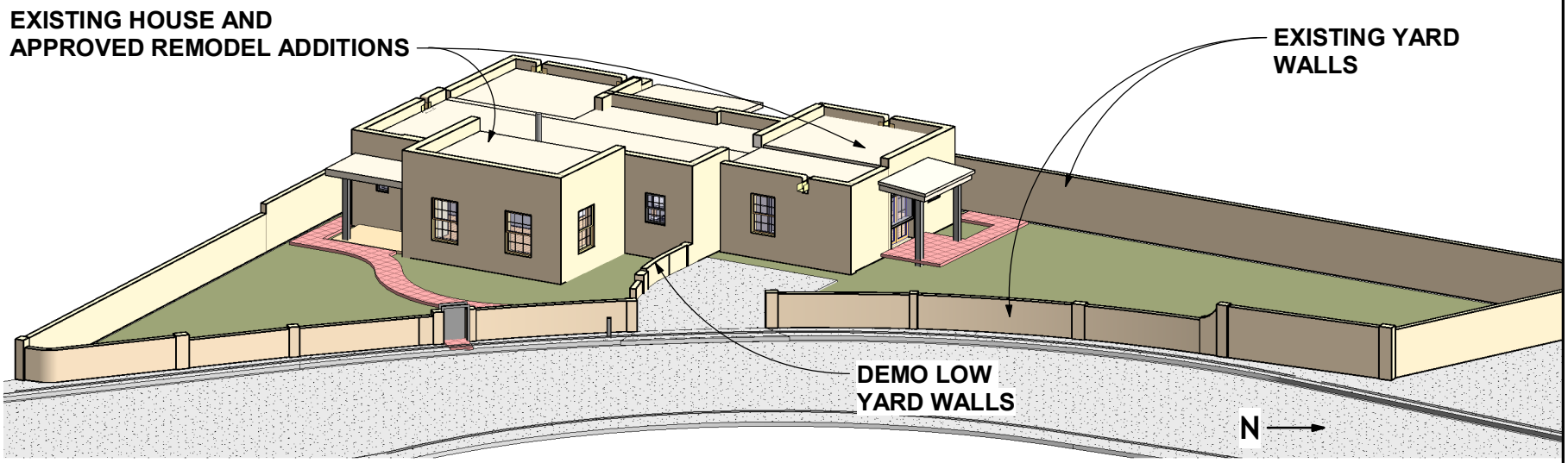


WEST ELEVATION #3

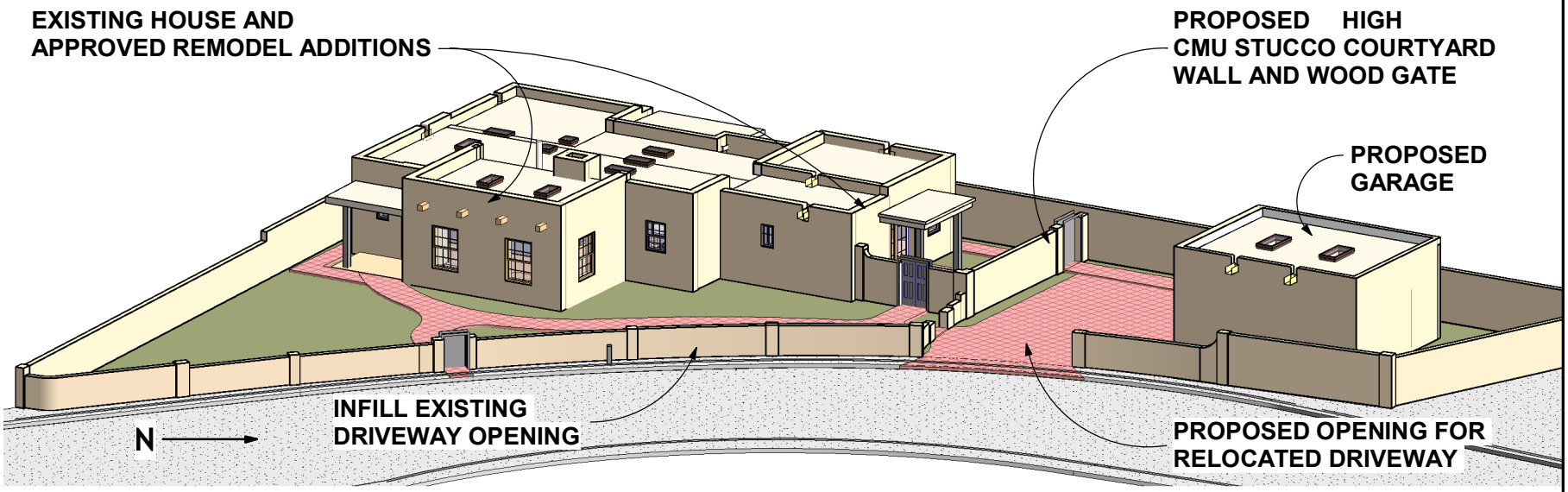


PROPOSED GARAGE FLOOR PLAN

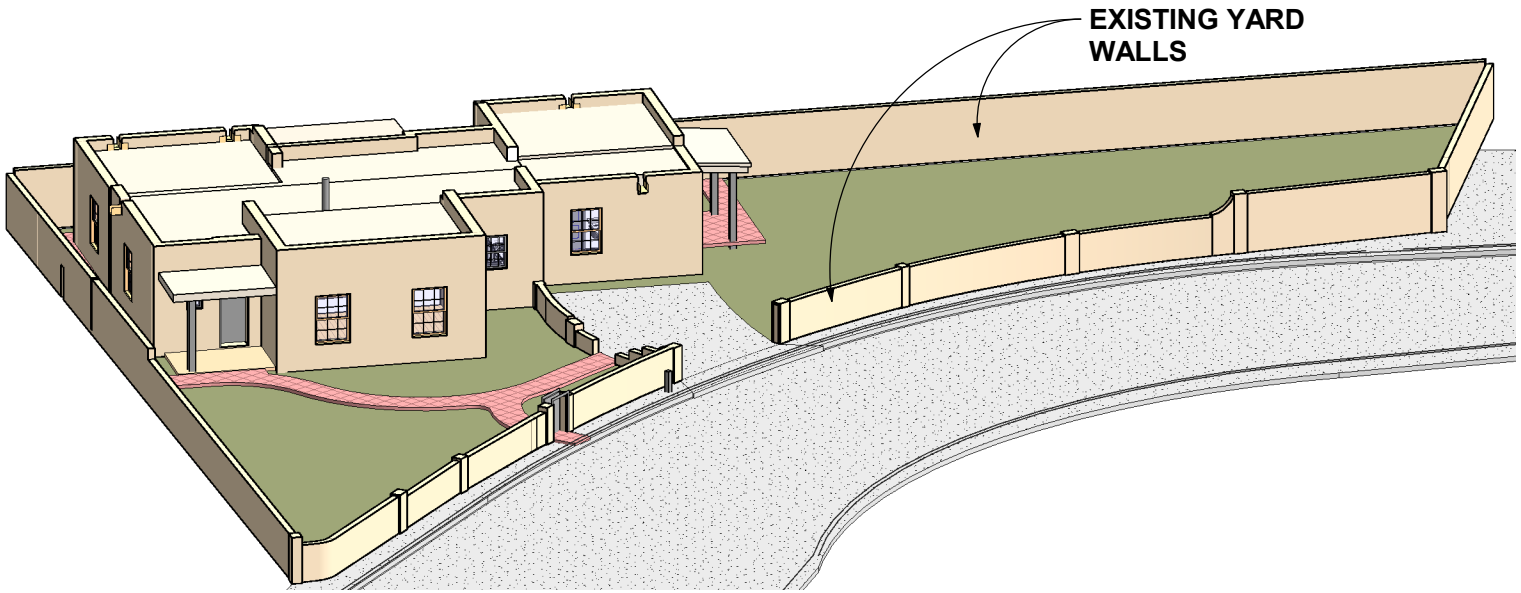
1/4" = 10'



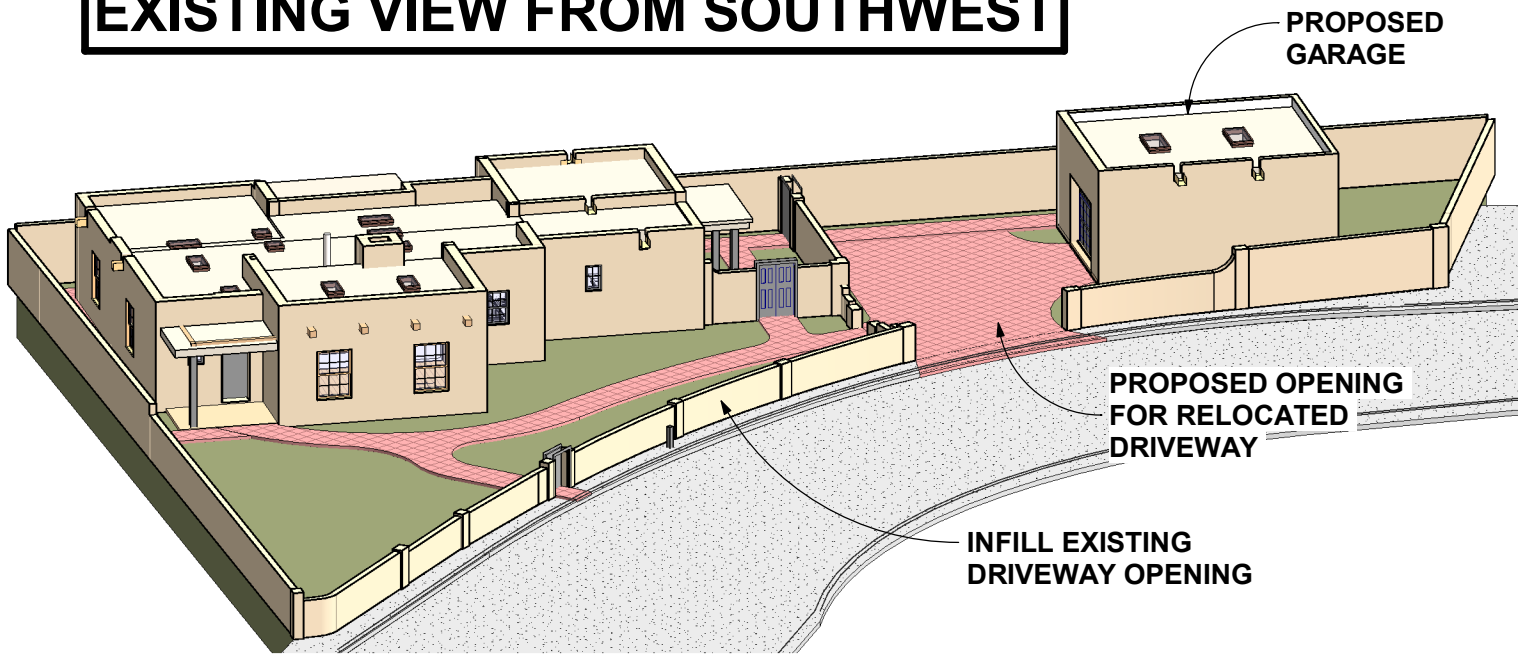
EXISTING VIEW FROM CALLE CORVO



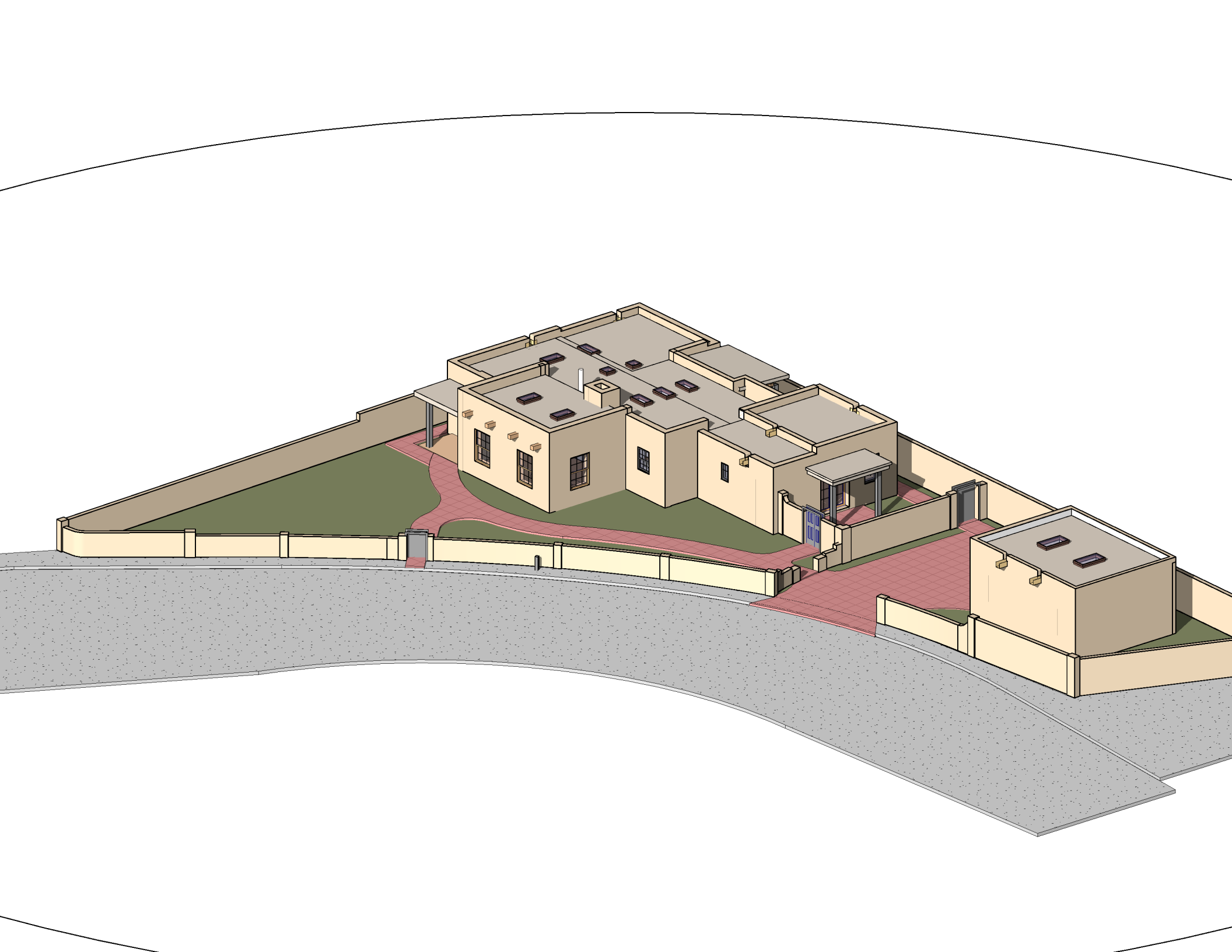
PROPOSED VIEW FROM CALLE CORVO

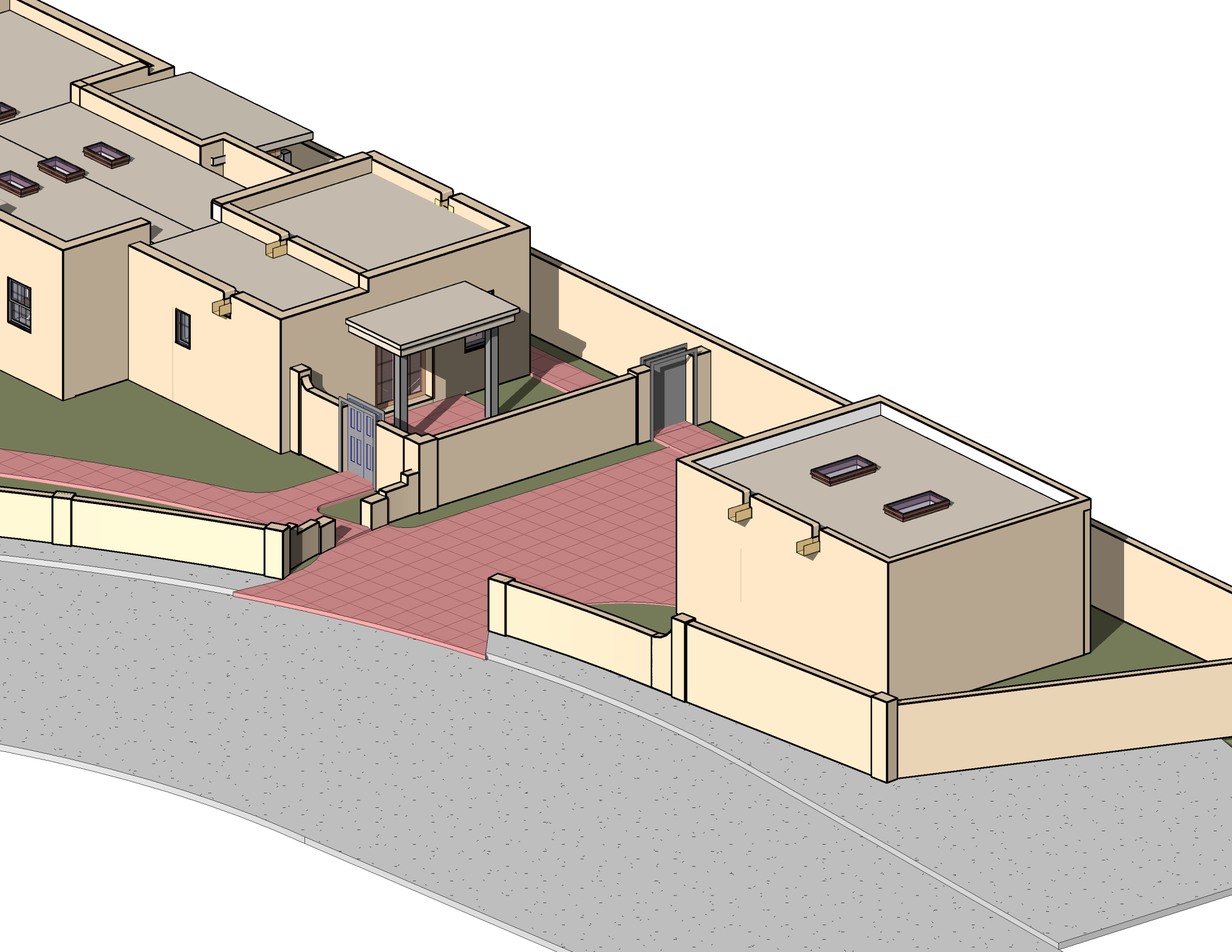


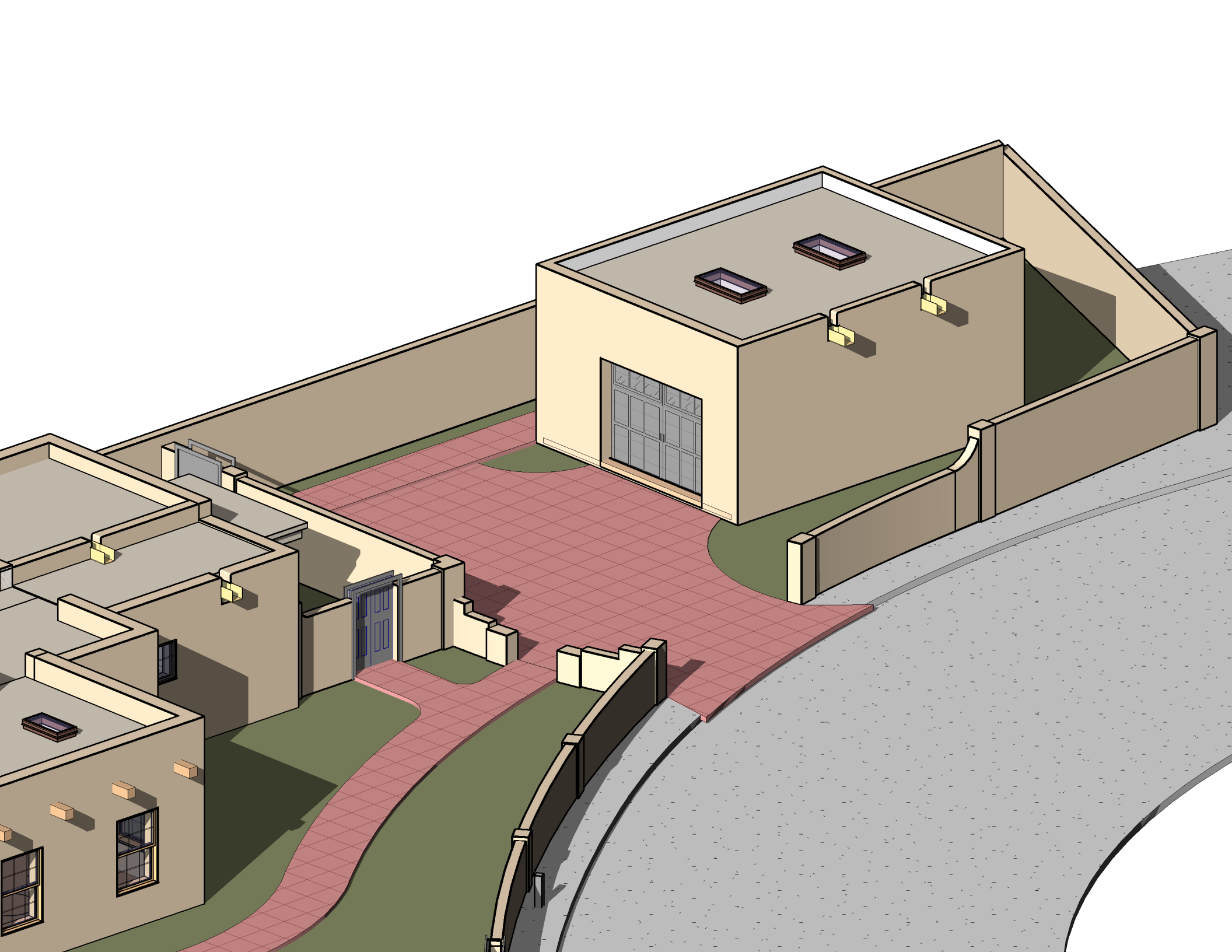
EXISTING VIEW FROM SOUTHWEST



PROPOSED VIEW FROM SOUTHWEST







City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2020-002975--HDRB

Project Description: Case #2020-002975-HDRB. 918 Don Gaspar Avenue. Martinez Architectural Studio, agent for Linda Banglis, owner, requests a historic status review with primary facade designation, if applicable, for a contributing residential structure. (Daniel Schwab, DNSchwab@santafenm.gov, 955-6660)

Project Location(s): 918 DON GASPAR AVE
Santa Fe, NM 87505

Contacts:

Property Owner: Benglis Lynda
917 Acequia Madre

Applicant: RICHARD MARTINEZ studio@martinezarch.com

Historic District: HD: Don Gaspar Area

Historic Building Status:

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

Primary Elevations: not assigned

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number: H-1843

Year of Construction: by 1928

Project Type: Remodel

Historic Building Name: Gillette House

City of Santa Fe, New Mexico

memo

DATE: January 28, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-002975-HDRB

Address: 918 Don Gaspar Avenue
Historic Status: Contributing
Historic District: Don Gaspar

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

918 Don Gaspar Avenue is a single-family residential bungalow with a freestanding garage, both of which are designated contributing to the Don Gaspar Historic District.

The house was constructed by 1928 and the garage by 1948 in a style matches the house. An HCPI from 1993 shows the garage with wooden doors accessing the garage at ground level and a shingled gable. Since then, unpermitted work was performed on the garage. Earth was removed so that access was from below ground level and a door and window were installed. Half of the shingled gable was covered over with a scratch coat of plaster and an aluminum sliding window. Both of the original wood doors were removed.

Section 14-5.2(C)(1)(a) states that each structure should be recognized as a physical record of its time and place while section (c) states that distinctive features and examples of craftsmanship that characterize the structure must be preserved. In this case, a comparison with photographic documentary evidence suggests that while part of the structure has been damaged, a significant amount of its historic material, features and craftsmanship remains in the form of the shingled gable. Per the definition of Contributing Structure (Section 14-12), the alterations can be considered "minor", such that its integrity remains. The changes that have occurred to the building, in the form of the scratch coat, new door and window, have not acquired "historic significance" per Section 14-5.2(C)(1)(b) and need not be retained.

CODE CITATIONS

14-12: Definitions

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.

.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993

IDENTIFICATION

ADDRESS: 918 Don Gaspar

ID NUMBER: 051600323

BUILDING NAME: Gillette house

SANTA FE ID NUMBER: H1843

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 25 NW 1/4 SE 1/4

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

DATE OF CONSTRUCTION:

1915-18 ESTIMATE by 1928 ACTUAL

SOURCE(S) owner, city directory

BUILDING DATA

ARCHITECTURAL STYLE: Bungalow

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: porch glassed; new porch

OVERALL CONDITION:

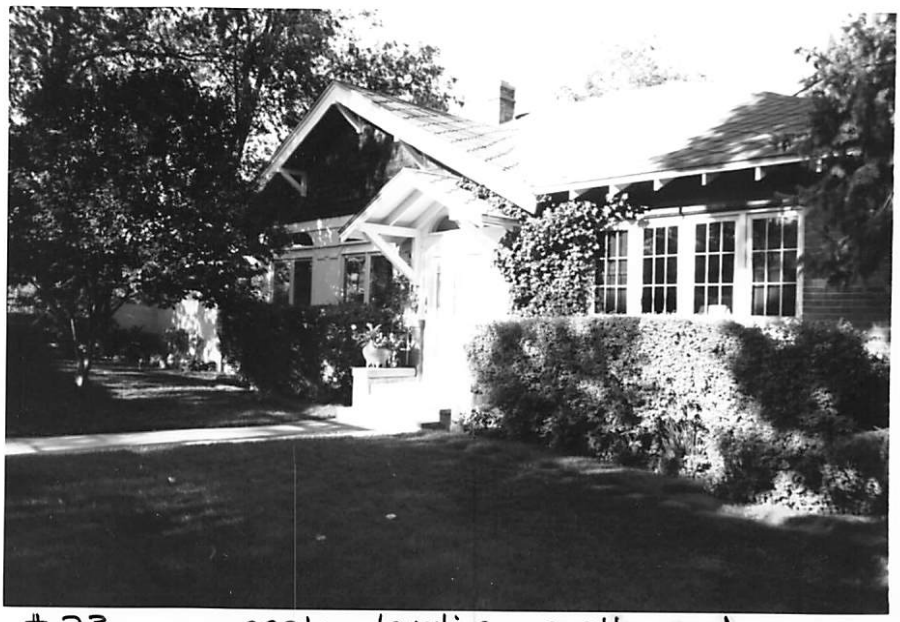
X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

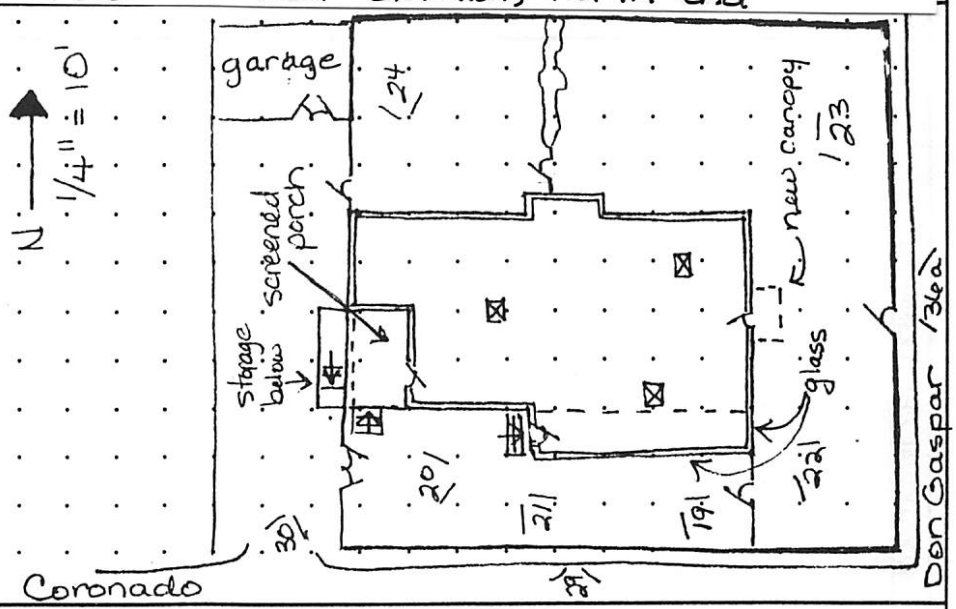
___ YES X NO

PHOTO



#23 east elevation, north end

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE Contributing

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 8/93 BY DB

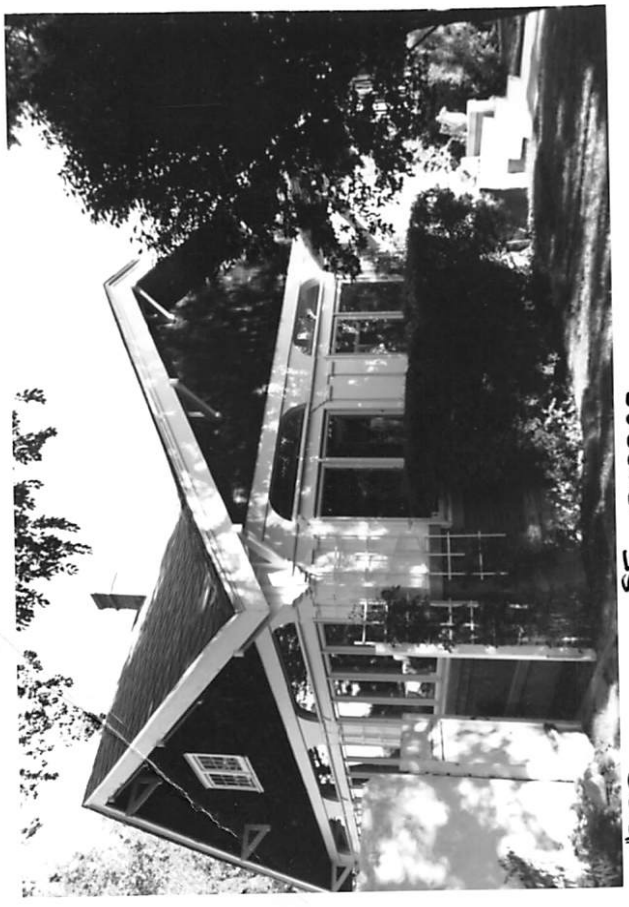
NEGATIVES WITH NMHPD ROLL # DB7 NEG # 29 TO 31 & 36a

DB8 # 19 TO 24

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	dramatic cross-gable with asphalt shingle, shakes in gables, brackets under wide eaves
BUILDING WALLS	red brick
FOUNDATIONS	raised, concrete
DOORS	east — large light with sidelights & transom (segmental, above beam); west to porch - large light wood with sidelights and transom behind tapered posts on brick piers
WINDOWS	paired 9-light casements; 6-light wood casements, pairs & trios & quartets; 1/1 DHW in bathroom; Concrete sills; basement has 2-light hoppers
PORCHES OR PORTALES	new, small gable with brackets on east (compatible) with brick steps, concrete banisters; south veranda has large segmental openings, low brick wall — lintel has been added with segmental glass pane above, row of single-light casements below. Detailing of porch posts preserved. Screen porch SW with herringbone T&G siding, screen panels above, with storage at basement level below the floor.
~~BALCONIES~~	
~~COURTYARDS~~	
FENCES/WALLS	stucco wall on stone base at street; stone wall on NW, back yard; Craftsman gate, east; board fence, W
ARCH. DETAILS	
OTHER	tall brick chimneys
COMMENTS	

ADDITIONAL PHOTOGRAPHS



#22 SE corner



#19 Porch detail, south

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 (concluded)

IDENTIFICATION

ADDRESS

918 Don Gaspar

ID NUMBER: 0516 00323

SANTA FE ID NUMBER: #1843

SURVEYED/RESEARCHED

DATE 8/93 BY DB



#24 north elevation, west end



#36a east, across street



#29 south, from street

(continuation sh

map/plat information)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 (concluded)

IDENTIFICATION

ADDRESS

918 Don Gaspar

ID NUMBER: 0516 00323

SANTA FE ID NUMBER: H1843

SURVEYED/RESEARCHED

DATE 8/93 BY DB



#20 south elevation, east end



#21 south elevation, west end



#30 west elevation

(continuation she

ap/plat information)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 (concluded)

IDENTIFICATION

ADDRESS: 918 Don Gaspar

ID NUMBER: 0516 00323

SANTA FE ID NUMBER: H 1843

SURVEYED/RESEARCHED
DATE 8/93 BY DB

Excellent example of Bungalow architecture – a large house on a corner lot, now partially hidden by the yard wall.

Interview with owner Paul Gerber:

most noticeable modern change is the glass that has been added to the veranda. Gerber's design includes a lintel that spans the opening leaving a curved opening above and respecting the detailing of the porch supports, which shows in relief against the lintel. On the east, the Gerbers added a small gable overhang to protect the entry. With these exceptions, the historic detail of the house has not been changed. Massing was not effected.

These changes are not intrusive, but they constitute substantive changes to the historic fabric. The building still contributes to the district.

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1843

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 323	UTM reference zone 12 (13)	easting 414770	northing 3948240

location description: 918 Don Gaspar

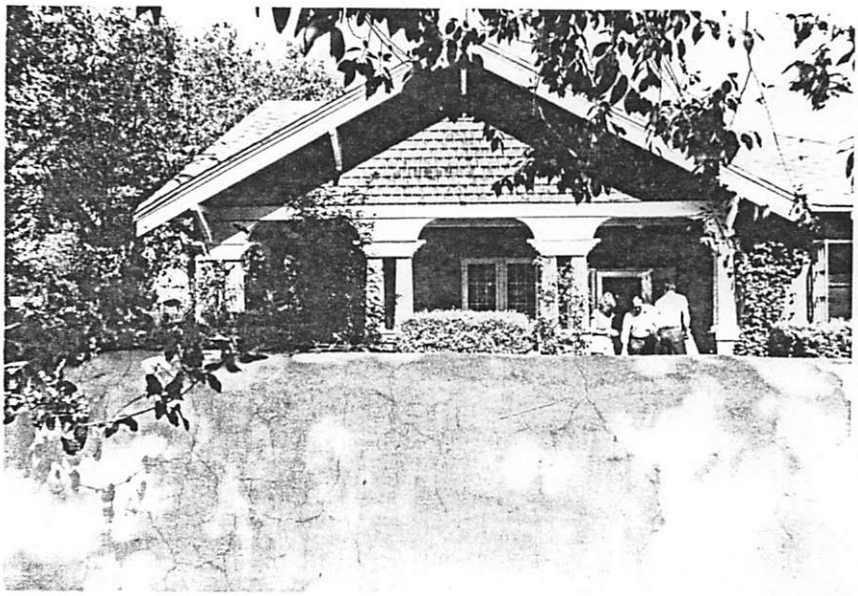
city/town: Santa Fe

land grant/reservation:

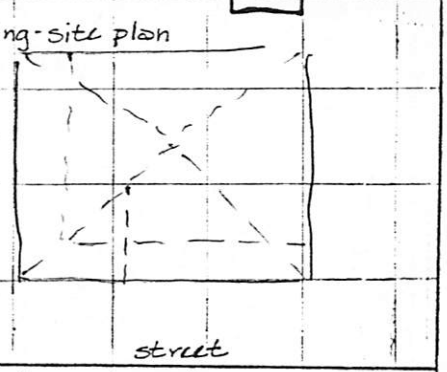
building name: Giulitta House

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

film roll by E.T. no. 11 | negative nos. 85A-27A | loc. of neg. City of Santa Fe



building-site plan



date of construction: 1915 estimate 1912-28 actual

source: City Directory, Sanborn

use
present: residential
other:
historic: residential
other:

condition: ___ excellent X good ___ fair ___ deteriorating

degree of remodeling: X minor ___ moderate ___ major
describe:

style: Bungalow

foundation material: concrete water table

wall material/surface: brick

architectural features:
- big front gable
- regular brick
- dormer side lights
- corbel details porch
- shingle gable
- wd casement

surroundings: MC)

relationship to surroundings: X similar ___ not similar

district potential: X yes ___ no

significance: X significant ___ contributing ___ supporting ___ intrusive

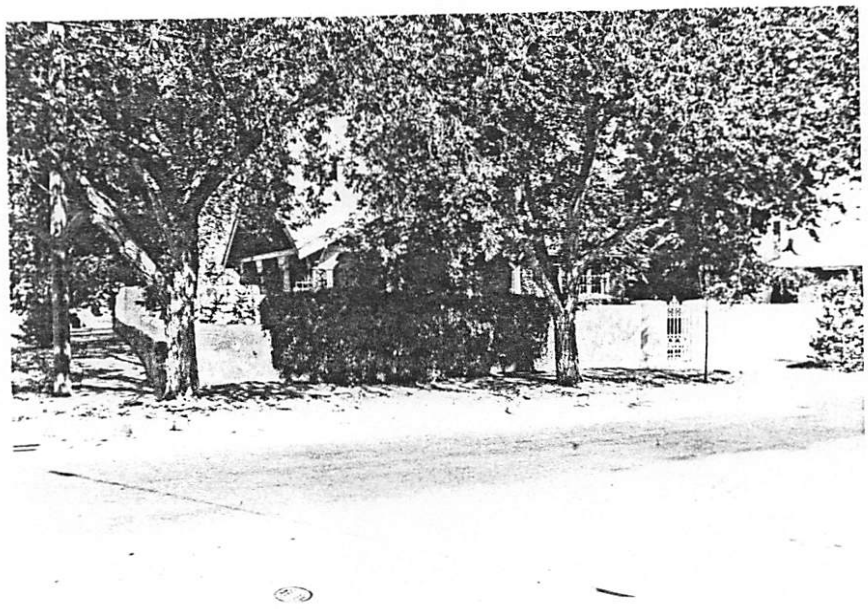
comments:
- 5' stucco wall
- street trees (some young)
- excellent example.
- rear ~~attic~~ privy on 1930 Sanborn

associated buildings? X yes
what type?

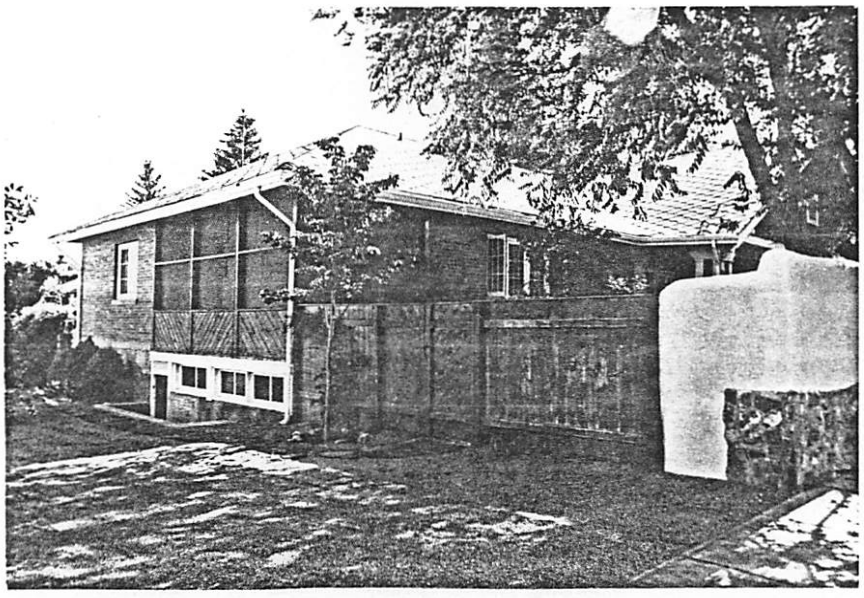
if inventoried, list ID nos.
garage

see back? X yes

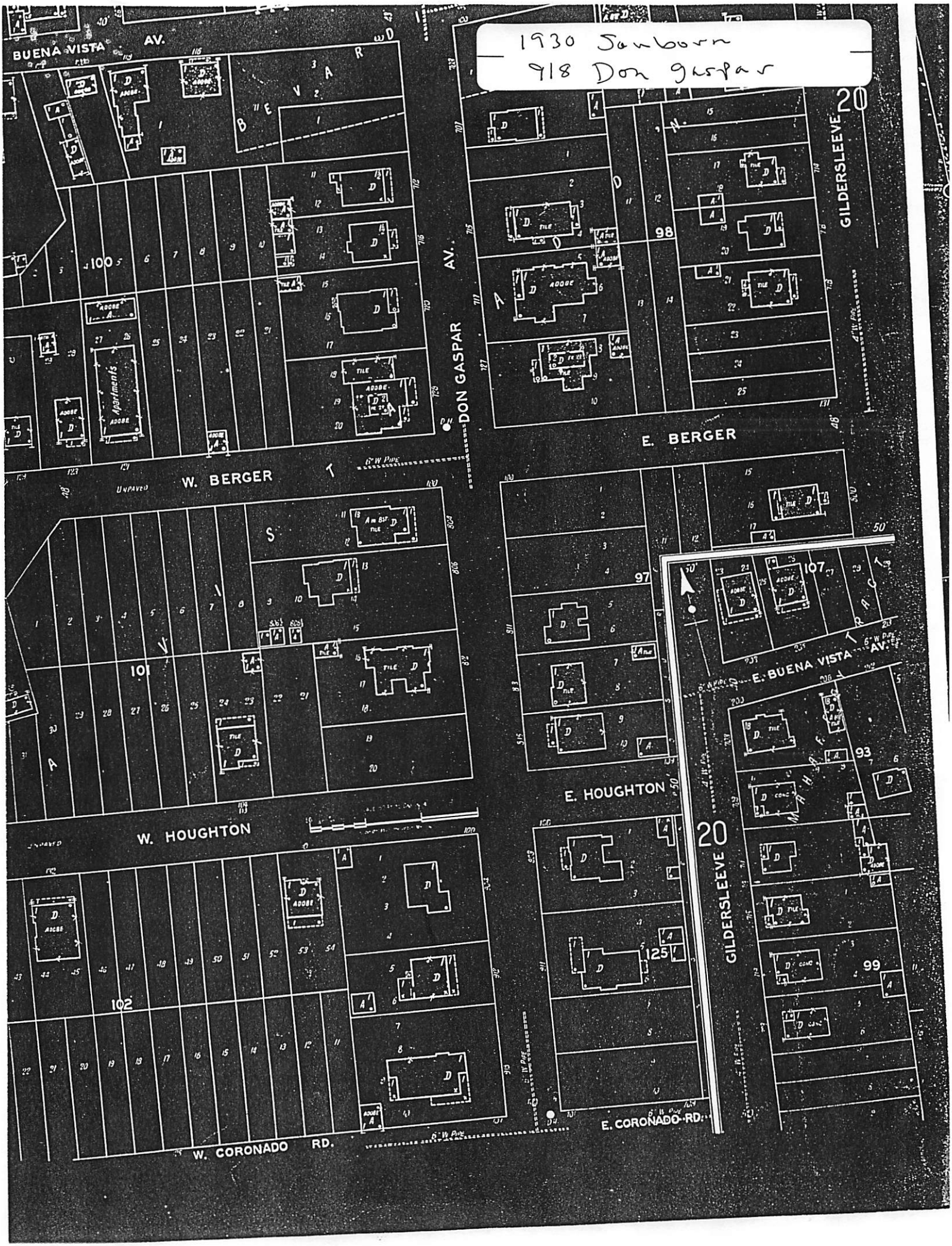
1928 cd - Gillette LA SEC co-ordinate Scottish Rite Bodies
1936-37 cd - Gillette LA
Justine Thomas bet ca 1915

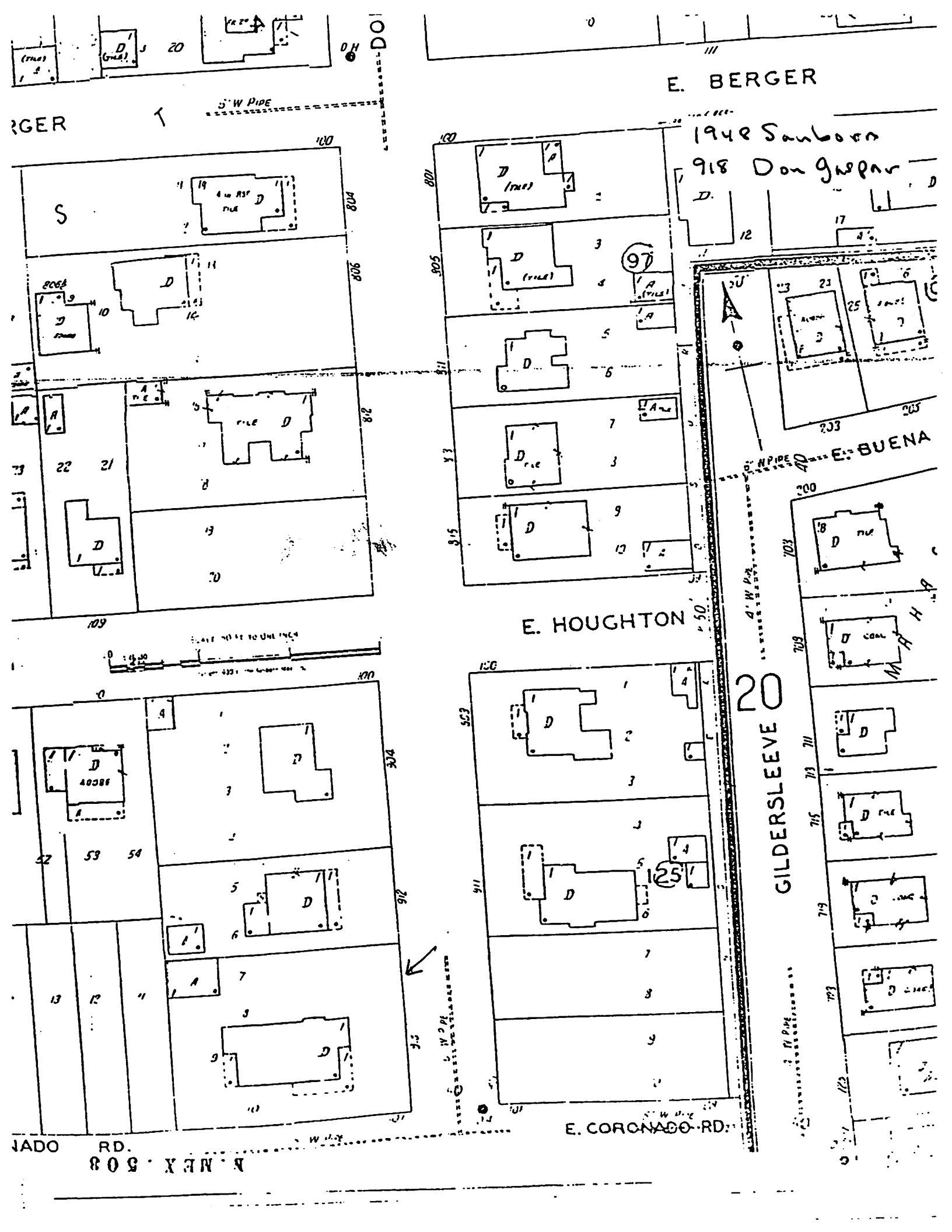


#26A



#27A


1930 Sanborn
918 Don Gaspar
BUENA VISTA AV.
BEVAR
DON GASPAR AV.
GILDERSLEEVE
E. BERGER
W. BERGER
Unpaved
Apartments
ADOBE
TILE
E. BUENA VISTA AV.
E. HOUGHTON
W. HOUGHTON
GILDERSLEEVE
E. CORONADO RD.
W. CORONADO RD.
100
101
102
97
98
99
107
93
125
20


E. BERGER
E. HOUGHTON
E. BUENA
E. CORONADO RD.
GILDERSLEEVE
20
1948 Sanborn
918 Dongan

WEST ELEVATION

918 DON GASPAR
H-1987-002



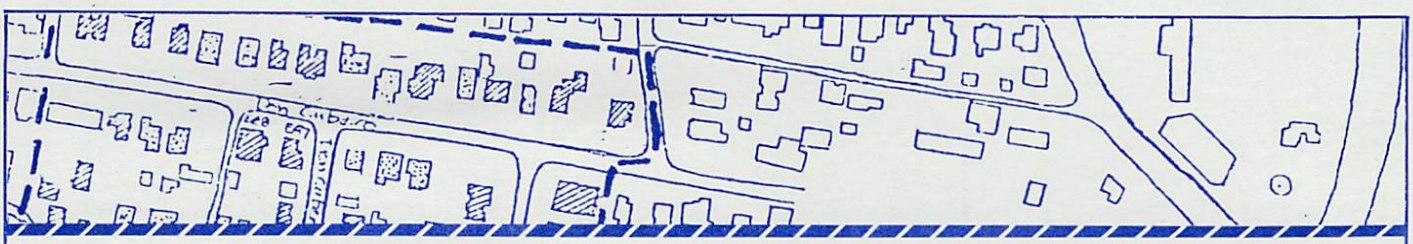
BASEMENT



NORTH WEST
ELEVATION



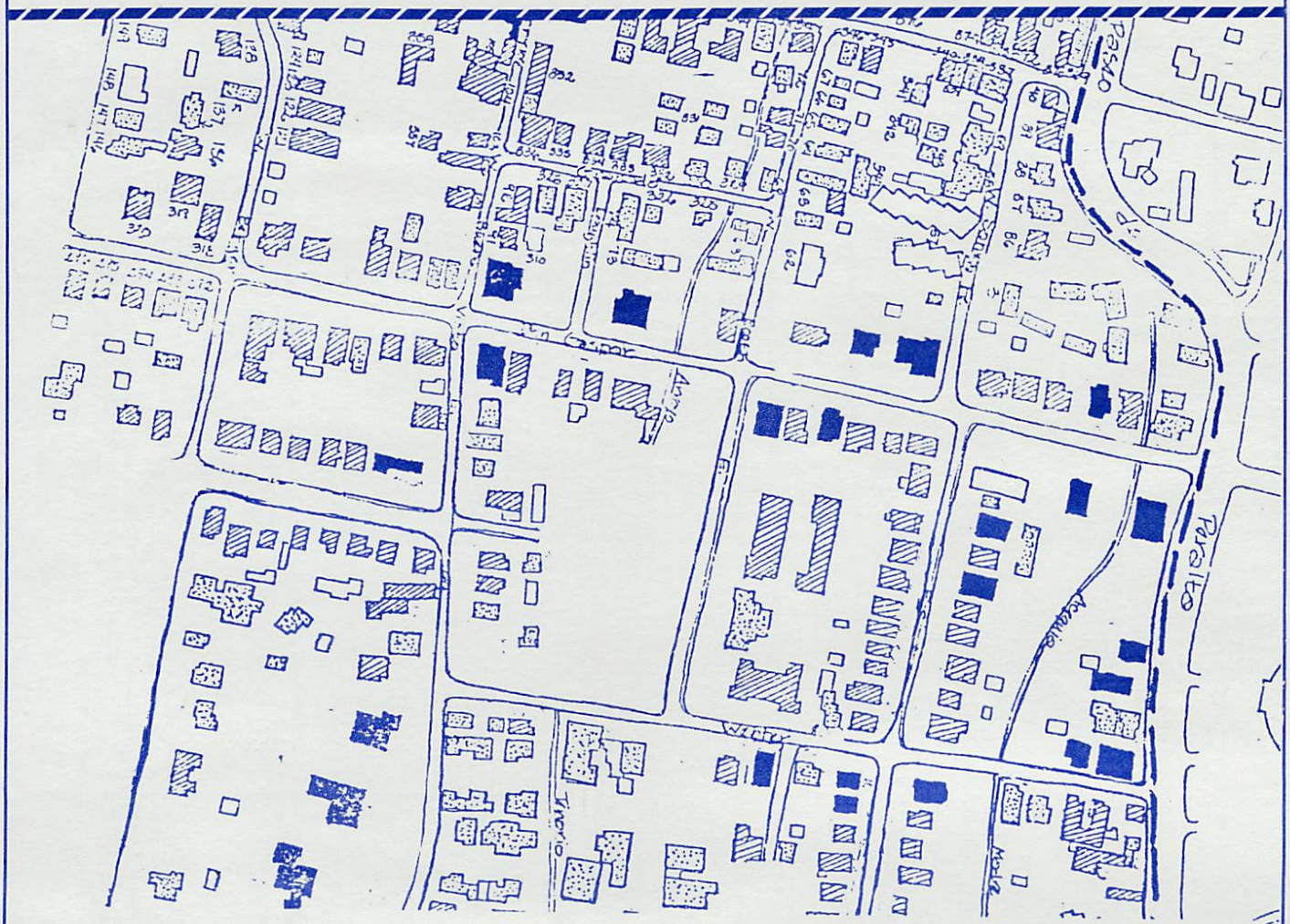
WEST ELEVATION



City of Santa Fe, New Mexico

ZONING AND RELATED LAWS

Includes Historic District and H-District sign regulations , mobile home park regulations ,planning commission, subdivisions, board of adjustment , overlay zones and performance standards



Chapter 3, Planning and Development, SFCC 1981 - Supplements Code of Laws are available from the Office of the City Clerk

ADDRESS: 918 Don Gaspar **HIST. SURVEY #:** 323

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME:

CITY SURVEY

Area #: 10 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: N State #: N/A

HSFF: N **HABS:** N

(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
Not covered by a more detailed Bulletin article.)

DOCUMENTATION

SFHS Inventory: Y

NR Nomination: N/A SR Nomination: N/A

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other:

Bibliography:

Comments: HPD File: Records of H Board meetings and appeal.
Plans of porch enclosure.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 523	UTM reference zone 12 (13)	easting	northing

location description: 918 Don Gaspar

city/town: Santa Fe

land grant/reservation:

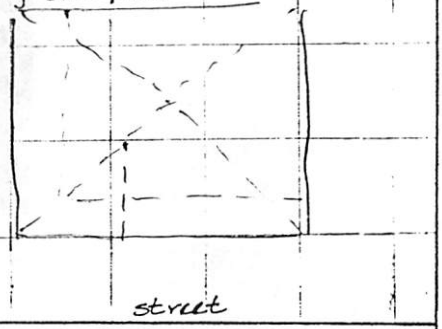
building name: Guiette House

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

film roll by E.T. no. 11 | negative nos. 85A-27A | loc. of neg. City of Santa Fe



building-site plan



date of construction: 1915 estimate 1918-28 actual

source: City Directory, Sanborn

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style: Bungalow

foundation material: concrete water table

wall material/surface: brick

architectural features:
- Pedimented front gable
- Massive brick chimneys
- Double side lights
- Corbel details porch
- Shingle gable
- Wood casement

surroundings: N(C)

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
X significant ___ contributing
___ supporting ___ intrusive

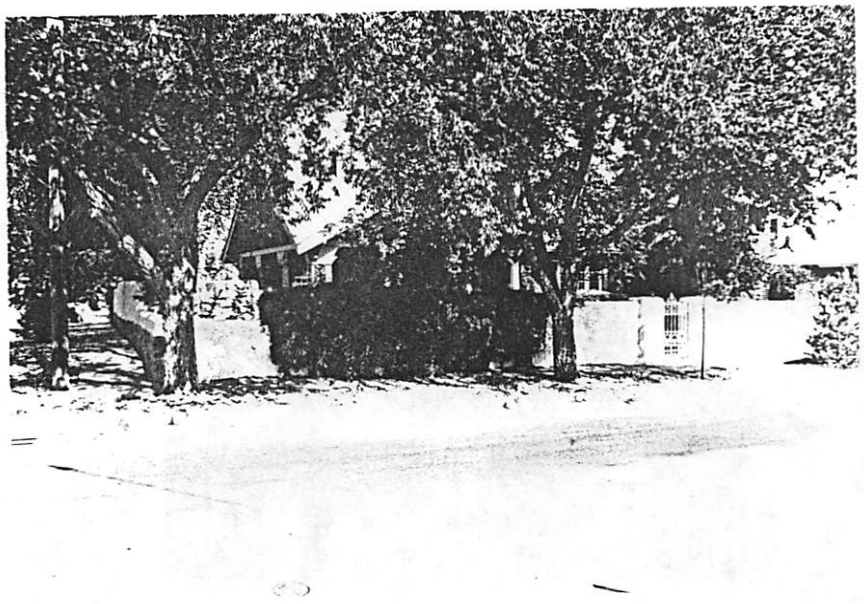
comments:
- Stone entrance wall
- Mature trees (some young)
- Excellent example.
- Rear addition 1930 Sanborn

associated buildings? X yes
what type?

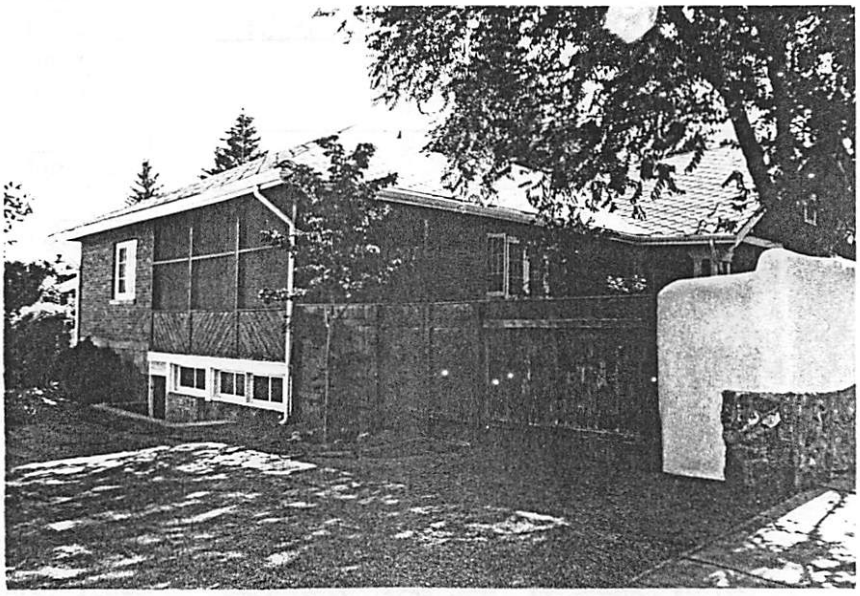
if inventoried, list ID nos.
garage

see back? X yes

1928 cd - Gillette LA SEC co-ordinat. Scottish Rite Bodies
1936-37 cd - Gillette LA
Justine Thomas bet ca 1915



#26A



#27A

MARTINEZ
ARCHITECTURE
STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

REQUEST FOR STATUS DOWNGRADE
BENGLIS RESIDENCE – 918 DON GASPAR

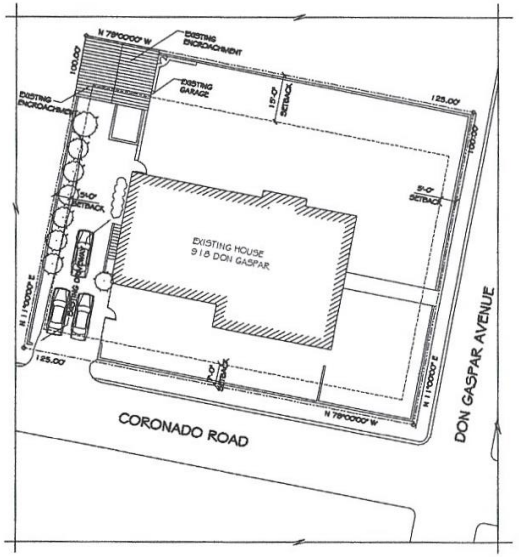
Don Gaspar Historic District – Non Contributing
January 7, 2021

EXISTING CONDITIONS:

An existing house and garage currently occupy the lot. The house was built in 1914, see photo labeled "#30 west elevation". No change in status is to be done on the main house. The house and garage have contributing status.

We ask that the garage to be classified as non-contributing status because the street facade no longer exists and has been changed substantially, see drawing A-1.0.

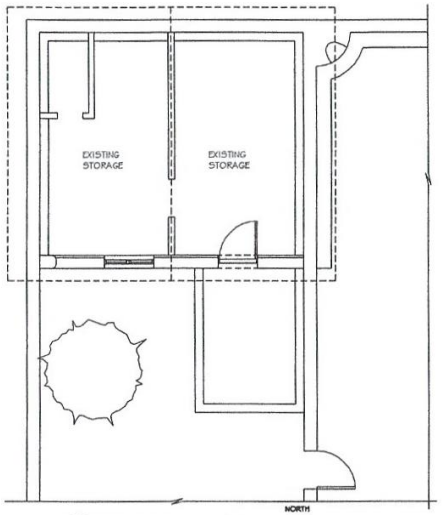
Richard Martinez



1 EXISTING SITE PLAN
A-1.0 SCALE: 1/16" = 1'-0"

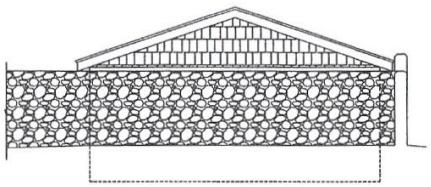
NORTH

GRAPHIC SCALE: 1/16" = 1'-0"
0' 8' 16' 32' 48'

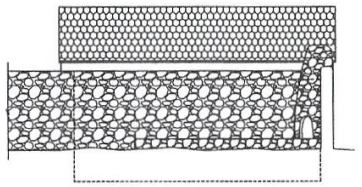


2 EXISTING FLOOR PLAN
A-1.0 SCALE: 1/4" = 1'-0"

NORTH



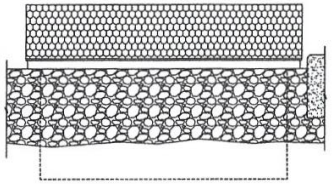
3 EXISTING NORTH ELEVATION
A-1.0 SCALE: 1/4" = 1'-0"



4 EXISTING EAST ELEVATION
A-1.0 SCALE: 1/4" = 1'-0"



5 EXISTING SOUTH ELEVATION
A-1.0 SCALE: 1/4" = 1'-0"



6 EXISTING WEST ELEVATION
A-1.0 SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505 - 989 - 4958 studio@martinezarch.com

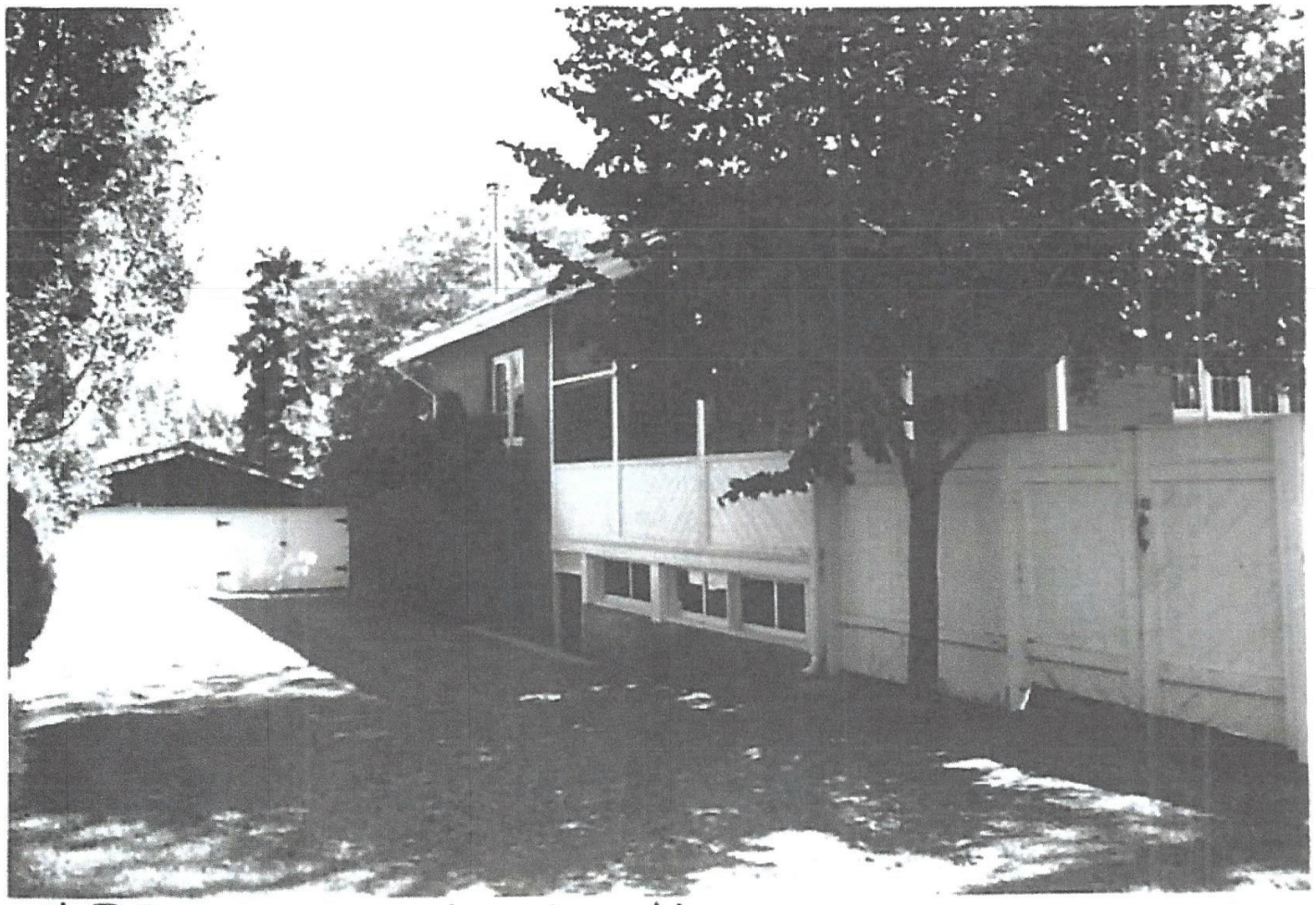
918 DON GASPAR
918 DON GASPAR
SANTA FE, NEW MEXICO

JANUARY 7, 2021

EXISTING SITE PLAN, FLOOR PLAN & EXTERIOR ELEVATIONS

A 1.0

SET #
1908 - 918 DON GASPAR



#30 west elevation

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918 DON GASPAR
918 DON GASPAR
SANTA FE, NEW MEXICO

MAIN HOUSE
DECEMBER 14, 2020



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918 DON GASPAR
918 DON GASPAR
SANTA FE, NEW MEXICO

EXISTING STORAGE SHED
SOUTH ELEVATION
DECEMBER 14, 2020



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918 DON GASPAR
918 DON GASPAR
SANTA FE, NEW MEXICO

GUEST HOUSE
EAST ELEVATION
DECEMBER 14, 2020



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STUDIO PC

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505-989-4958 studio@martinezarch.com

918 DON GASPAR
918 DON GASPAR
SANTA FE, NEW MEXICO

MAIN HOUSE
SOUTH ELEVATION
DECEMBER 14, 2020



#20 south elevation, east end

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918 DON GASPAR
918 DON GASPAR
SANTA FE, NEW MEXICO

MAIN HOUSE
DECEMBER 14, 2020



#21 south elevation, west end

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918 DON GASPAR
918 DON GASPAR
SANTA FE, NEW MEXICO

MAIN HOUSE
DECEMBER 14, 2020



#30 west elevation

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

918 DON GASPAR
918 DON GASPAR
SANTA FE, NEW MEXICO

MAIN HOUSE
DECEMBER 14, 2020

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2020-003017--HDRB

Project Description: Case #2020-003017-HDRB. 213 Barela Street. Downtown and Eastside Historic District. Lightfoot Inc., agent for Linda Theibaum and Arlene Kock, owners, requests a historic status review with primary facade designation, if applicable, for a non-contributing residential structure. (Daniel Schwab, DNSchwab@santafenm.gov, 955-6660)

Project Location(s): 213 BARELA ST
Santa Fe, NM 87501

Contacts:

Property Owner:	Linda Thiebauth 797 Rosemount RD Oakland, CA 94610	lindath@earthlink.net
Applicant:	SCOTT CHERRY 2351 FOX Rd., #800 SANTA FE , NM 87507	scott@lightfootinc.com
Property Owner:	Arlene Kock 797 Rosemount RD Oakland, CA 94610	akock@al.com

Contacts:

Historic District: HD: Westside-Guadalupe

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number: H-572, H-1661

Year of Construction: circa 1940

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: January 26, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-003017-HDRB

Address: 213 Barela Street
Historic Status: Non-contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

_____ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff defers to the board as to whether the main house be maintained as non-contributing or designated contributing. Staff recommends that the historic status of the accessory structure be maintained as non-contributing per 14-5.2(C) Designation of Significant and Contributing Structures. The wall is non-historic and is not eligible for historic status designation.

BACKGROUND & SUMMARY:

213 Barela Street is a residential structure with non-contributing status to the Westside-Guadalupe Historic District.

The applicants request a status review.

The structure was probably built in before 1948, originally as an L-shape, with the southeast corner add to create a rectangular footprint.

The front façade faces west. It has an approximately centered front door and historic deeply inset wood windows on either side.

The south façade is publicly visible. The front portion comprises the original footprint, while the rear shows a parapet height change and inflection where the addition was constructed. There are two historic windows and a canale on this façade.

The north façade is publicly visible. It has three windows, the outer ones being historic wood windows, the center one being an original with a plexiglass sheet placed over it.

The east façade is not publicly visible. It faces the rear and has the same layout as the front façade with two deeply inset wood windows and a centered door.

The property is bordered by a non-historic yard wall along the street, dating from after 1985 and almost 6 feet high.

On the southeast corner of the property is a historic rectangular stuccoed structure of 216 square feet. It also predates 1948. The principal, west-facing façade has a non-historic window and multi-paneled door. It appears to have been reduced from an L-formed plan to a rectangular plan in the 1980s or 90s.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:

Genaro and Juanita Rodriguez House

2. Location:

213 Barela Street
Westside Guadalupe Historic District

3. Local Reference Number:
Santa Fe ID #: H 1661

4. County: Santa Fe
Parcel # 12215168

5. Property Type:
_x Buildings: 2
__ Structures: walls
__ Site __ Object

6. Date of Survey: December 7, 2020

7. Previous Survey Date(s):
_x_Yes: March 1985
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:
35.6876129,-105.9498468



10. Photo Information: Robyn Powell, photographer. View of west (front) elevation, facing east.

11. Brief Description of the Property:

This modest, 918-square-foot owner-built home sits on the east side of Barela Street, a short lane in the Westside-Guadalupe Historic District. It is situated near the front of its irregularly shaped lot, behind a non-historic street wall (Photos 1-2 & 4).

Likely constructed in the 1940s, it began as an L-shape, with the southeast corner later filled to create a rectangular box. A gravel driveway at the south leads to an outbuilding tucked into the southeast corner that formerly functioned as a garage (Photo 4). Landscaping is minimal, consisting of a few gravel paths and native plantings. A large, two-story modern house on Don Felix Street looms over the property (Photo 4).

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: Unknown
Date: c.1940s
_ _Known _x_ Estimated Source: city directories

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

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

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

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/ Robyn Powell

For: Arlene D. Kock and Linda Thiebauth

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

Owner: Arlene D. Kock and Linda Thiebauth

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: House and Outbuilding
__ 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

Recommended Non-Contributing Structure to Westside-Guadalupe Historic District, 12/30/20

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 #: 1661
Genaro and Juanita Rodriguez House	213 Barela Street *Westside Guadalupe Historic District*	4. County: Santa Fe
		5. Date of Survey: December 7, 2020

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: contra pared
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

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

10. Windows __ N/A

Operation	Material	Glazing	Number
House			
Single-Hung	Wood	3/1	7
Single-Hung	Wood	1/1	2
Fixed	Wood	1	1
Outbuilding			
Single-Hung	Wood	6/6	2

11. Doors __ N/A

Type	Style	Material	Number
House			
Single-Leaf	Panel	Wood	2
Outbuilding			
Single-Leaf	Multi-Panel	Wood	1

12. Chimneys
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 House- Date: c.1950s; addition at southeast corner; aerial photographs.
#2 House- Date: pre-1985; replacement of front elevation windows; visual and material evidence.
#3 House- Date: unknown; replacement of doors; visual and material evidence.
#4 Outbuilding- Date, post-1978; change of garage function: alteration of building footprint; assumed removal of garage door; insertion of new windows, etc.; aerial photographs; 1985 survey form and visual and material evidence.

16. Primary Architectural Style __ Not Applicable

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

Notes: **Other:**

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

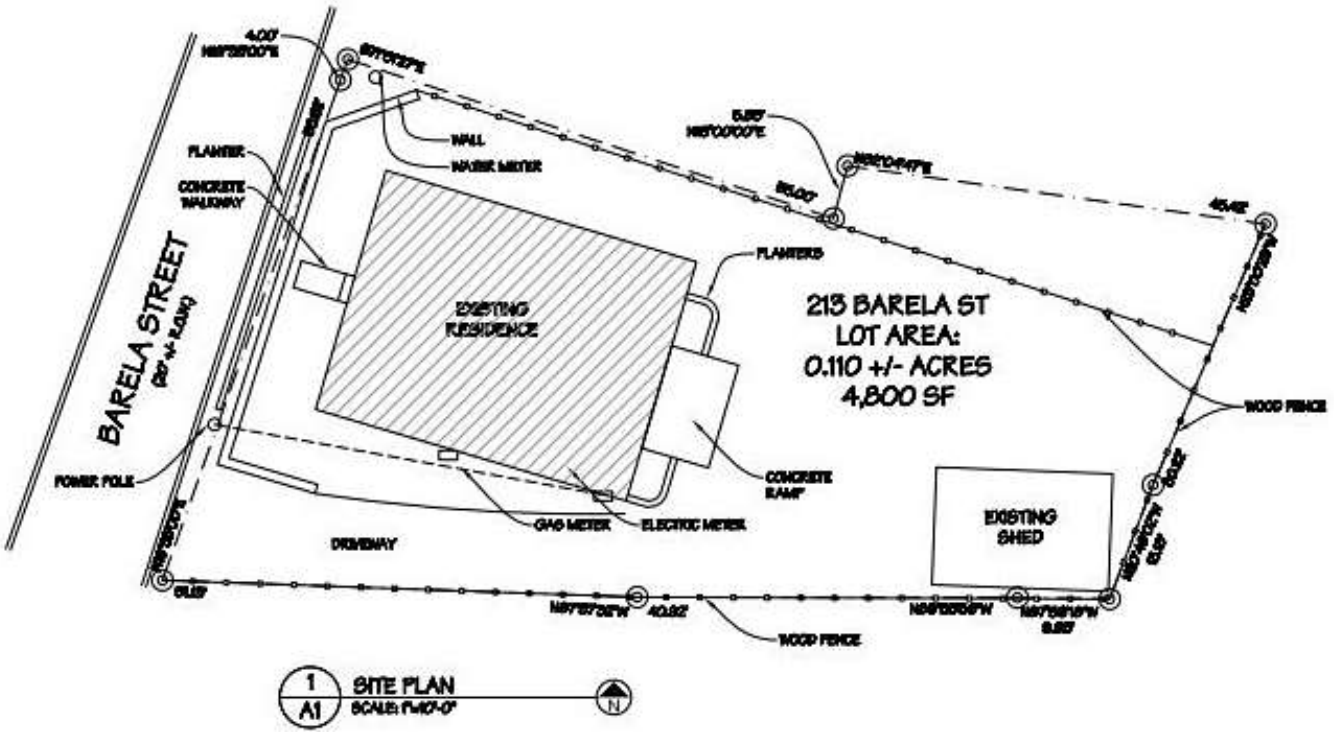
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Courtesy Lightfoot Inc.



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: **Genaro and Juanita Rodriguez House**	**2. Location:** **213 Barela Street** **Santa Fe:** ***Westside Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: 1661**
		4. County: Santa Fe
		5. Date of Survey: December 7, 2020

Architectural Description Continued

West – Front Façade

The front (west) elevation is divided into nearly symmetrical openings (Photos 1-3). At the center is a non-historic door protected by an outswing steel security grate. The opening to the left (north) holds an original pair of 3/1 wood sash. These and other wood sash units on the house are typical of windows sold by Sabusco through the 1960s. To the right (south) is a small picture window, probably replacing the originally paired sash. The original windows are set deep into the wall, without casings.

The front façade shows the building's lumpy stucco, indicating probable adobe construction. Running along the base of this wall and the north elevation is a concrete *contra pared*. The parapet leans back from the roofline. A strong horizontal line below, likely signaling a wood plate.

South

Facing the driveway, the south elevation repeats the non-articulated appearance of the front façade (Photo 4). The elevation is divided into two sections. The west half is part of the original footprint. The addition starts about 16' back from the façade and is marked by a change in parapet height and a slight deflection of the wall. There is no *contra pared* along the addition. The elevation has two openings fitted with older wood sash windows. A single canal juts through the parapet over the addition.

East

The front and back elevations are mirrors of each other. They are divided into three openings with a single-leaf door at the center (Photo 5). An outswing steel security door protects the entry. The door fronts a concrete pad working as a modest patio. Flanking the entrance are single wood sash windows set deep into the wall. At sill height, north of the door, is a small *nicho* occupied with the figure of Niño de Praga (Infant Jesus of Prague) (Photo 6).

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: **Genaro and Juanita Rodriguez House**	**2. Location:** **213 Barela Street Santa Fe:** ***Westside Guadalupe Historic District***	**3. Local Reference Number: Santa Fe ID #: 1661**
		4. County: Santa Fe
		5. Date of Survey: December 7, 2020

North

The north elevation, echoing the motif, is divided into three openings (Photo 7). The east and west contain older wood sash units. The middle is an original window with a sheet of Plexiglass placed over it.

The house's construction is rudimentary and would most comfortably fit within the category of owner-built construction.

Outbuilding

Creased into the southeast corner of the property is an altered building that once functioned as a one-car garage. The 216-square-foot structure is mostly characterized by its gray stucco coat (Photo 8). The west (principal) façade has a multi-panel door topped with an exposed wood lintel. A non-historic, 6/6 insulated glass window is located north of the door. Like the front door, and an overly rustic wood lintel crowns the window. The north elevation has a similar window and lintel configuration (Photo 9). The east and south sides are without fenestration (Photos 9 & 10). Two non-historic skylights penetrate the roof.

The 1985 Historic Building Inventory indicated the structure was a garage at the time. In addition, the County Assessor sketch map identifies it as a detached garage. Its position at the end of the driveway supports this.

Aerial photographs up until the late 1970s show the building had an L-plan shape (Figure 4). It took on its present, altered appearance sometime after 1985 and is probably associated with a c.2000s renovation of the property (Figure 7). This is likely confirmed by its construction, which consists of frame at the west end and adobe at the rear.[1]

Street Wall

A recent stuccoed street wall edges the front side of the property (Photos 1-2 & 11). The section paralleling the street is roughly 39’ long, 5’-8” high at interior grade, and 12” thick. It continues along the driveway at a lower height for about 10’, joining a wood gate (Photo 1). At the north end, it angles northeast to meet the adjacent property line (Photo 2). A low stone planter runs along the street side of the wall. Finished with

[1] Scott Cherry, telephone communication with John W. Murphey, December 30, 2020.

buckskin stucco, matching the house. Its construction is unknown but seems to be a combination of block and wood.

The wall does not appear in the photo of the 1985 Historic Building Inventory form (Figure 5). Its construction presumably ties to late 1990s improvement of the property.

Historical Overview

This humble little house on Barela Street reflects the growth and suburbanization of Santa Fe's first Westside neighborhoods. Constructed likely in the 1940s, the structure was built during a period of subdivisions — large and small — that were created over former farmland.

Alto Street (then River Street), started near the Guadalupe Church and wended its way westward, following the course of the Santa Fe River. The land surrounding the road was put under cultivation — alfalfa, corn, wheat, oats, beans, and orchards — with water flowing from Ditch #17.[2]

Starting in the late 19th century, large parcels (either raw or under irrigation) began to be subdivided. The grandest of these, the Irvine Addition, attempted to create a neat rectilinear grid of streets though it ultimately failed to fully develop.

The 1912 King's map of Santa Fe shows the land surrounding future Barela Street owned by Marcelino Garcia, a prosperous merchant. Born in 1854, Garcia lived in a family compound at the southwest corner of Alto and Garcia (now Closson) streets (Figure 1). Nearby stood the venerable Felix Garcia House.

Barela Street, likely named after Enrique Barela, came into existence in the late 1920s, first as La Barela Street. The short road was bladed northeast to southwest along the boundary separating the Marcelino Garcia and Ortiz y Baca properties. From city directories, it appears to have developed very slowly. Some of this may be attributed to the fact that sewerage was not feasible, as the area was too low to tie into the main line running down Agua Fria.

[2] State Engineer's Office, *Report: Santa Fe Hydrographic Survey* (Santa Fe: State Engineer's Office, March 13, 1919), 52.

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The first listing in 1932 indicates only three residences, all adjacent to one another on the west (Ortiz y Baca) side. This included homes owned by Enrique Barela and his wife Leandra, and, next door, his son Jose N. Barela and spouse Lola. Sotero and Antonita Romero leased the third home.[3]

Four years later, the street had expanded by three more dwellings, all on the west side. Jose Barela continued to live on the street with his family as newcomers arrived. According to city directories and the 1940 federal census, the homes were occupied by individuals with Spanish surnames who spoke primarily Spanish.[4]

The first appearance of the subject house arrived with the 1944 directory. Genaro and Juanita Rodriguez owned the home, and would pass it on to their children.

Born in 1904 to Juan and Simona Rodriguez, Genaro "Compita" Rodriguez grew up in the Cerro Gordo area, where his father farmed.[5] A strapping man standing at 6'-2", Genaro worked for nearly 40 years as a carpenter, much of that time for the Grill Mill and Carpenter Shop, a wood mill on Agua Fria Road owned by Fred Grill. In 1940, Genaro earned $400 working for Grill[6]; later, he became a member of Local Carpenters Union #1353, which had a hall on Water Street.

From archival clues and surviving material culture, the family held traditional, pro-Spanish values. Genaro was a member of Union Protectiva de Santa Fe, a cultural protection fraternity. Incised into one of the home's walls is a nicho holding the likeness of the Infant Jesus of Prague.

Based on aerial photographs, their new house at 213 began as a small "L," or a square with ¼ of its footprint removed (Figure 3). Here, Genaro and Juanita raised four children — Maida, Elisa, Anita, and Frank. At some point in the 1950s, a CMU addition filled the L-shape's void.

---

[3] Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1932* (El Paso: Hudspeth Directory Company, 1932, 182.

[4] United States Federal Census, 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 11A; Enumeration District: 25-8A.

[5] "Genaro Rodriguez," *Santa Fe New Mexican*, August 13, 1994, 10.

[6] United State Federal Census, 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 11A; Enumeration District: 25-8A.

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Son Frank continued to reside on the property. A back unit, at the southeast corner attached to the garage, likely worked as his residence. This building begins to appear on aerial photographs in the 1950s, initially with an L-shaped footprint (Figure 4). It then evolved, turning into a rectangle.

Juanita died in 1987, with Genaro following seven years later. The house stayed in the family for a few more years. The current owners bought it soon after. Following the Westside trend of slow-paced gentrification, it was updated after the new millennium and turned into a rental. An advertisement from 2003 called it a "restored adobe" with new Saltillo tile and a [v]intage outbuilding for storage."[7]

Evolution of Property

An early flight image from 1936 shows the character of the area at the time (Figure 2). Barela Street seems to be more of an informal dirt lane. The photograph indicates several buildings along the road, but specific structures cannot be identified because of the image's poor quality.

The house and garage are first clearly seen on a 1948 image (Figure 3). The photograph shows both the home and garage with L-shaped plans. By 1957, the house had received an addition at the southeast corner (Figure 4). The garage continues to main its "L" shape on a 1978 aerial (Figure 5). The same photograph shows no street or yard walls present.

Evaluation of Historical Status

House

While part of the house's footprint is more than 50 years old, being discernable on a 1957 aerial photograph, it does not merit Contributing status. It is a manifestation of the need for shelter, bearing no evidence of either outstanding or representative architecture or craftsmanship.

At best, it is an underwhelming example of vernacular construction, defined as "[a]rchitecture that makes use of common regional forms and materials at a particular

[7] "Houses Unfurnished," *Santa Fe New Mexican*, October 1, 2003, 5.

place and time [and] usually modest, unassuming and unpretentious, and often a mixture of traditional and more modern styles or a hybrid of several styles."[8]

Outbuilding

Based on aerial photographs and other sources, and its position on the lot, the building likely began as a garage. It maintained a different footprint through the year 2000. Introduced windows and a pedestrian door have altered its design and function.

Street Wall

The wall post-dates 1985 and, therefore, does not meet the minimum eligibility for Contributing status.

Conclusion

For these reasons, the recommendation is to maintain the House and Outbuilding's Non-Contributing status for the Westside-Guadalupe Historic District. The Street Wall is recommended for the same.

[8] Cyril M. Harris, *American Architecture: An Illustrated Encyclopedia* (New York: W.W. Norton & Company, 1998), 350.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

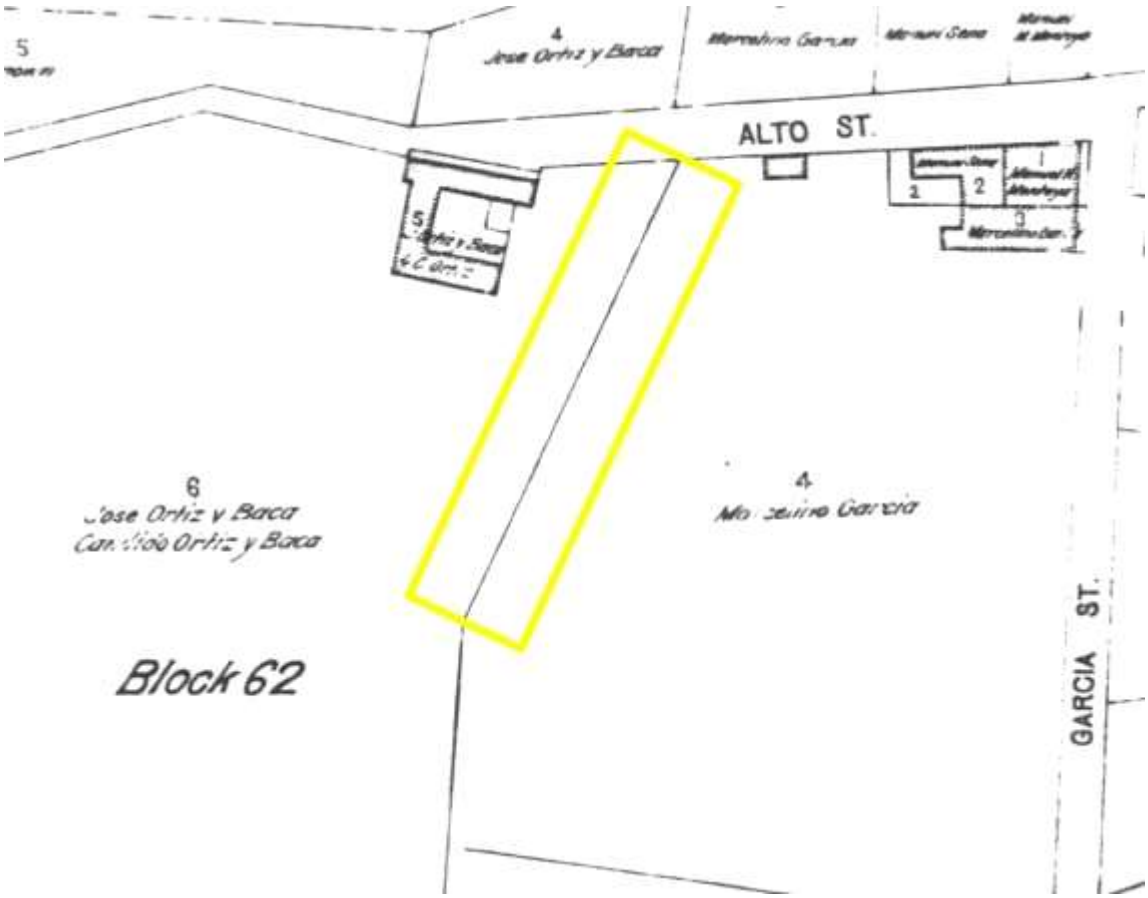


Figure 1: Portion of N.L. King,
"King's Official Map of the City of Santa Fe," 1912.
Highlighted area indicates location of future Barela Street.

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Figure 2: 1936 aerial photograph showing beginnings of Barela Street.
Circle indicates presence of several building in general area of subject property.
Courtesy City of Santa Fe.

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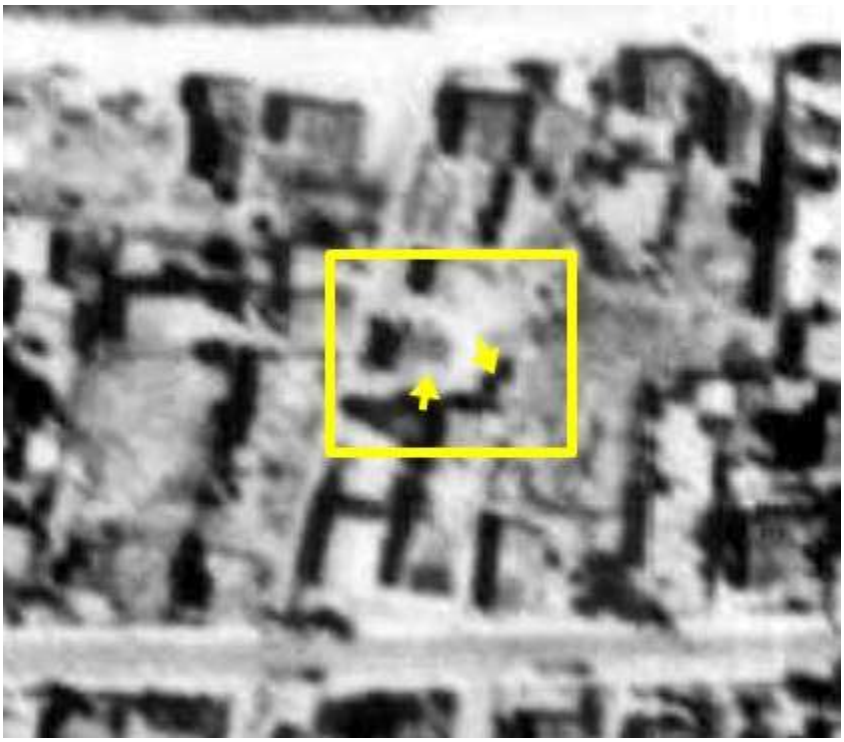


Figure 3: October 25, 1948, aerial photograph.
Left arrow indicates presence of L-shape residence;
right arrow presence of L-shape garage and/or secondary residence.
Courtesy University of New Mexico/EDAC.

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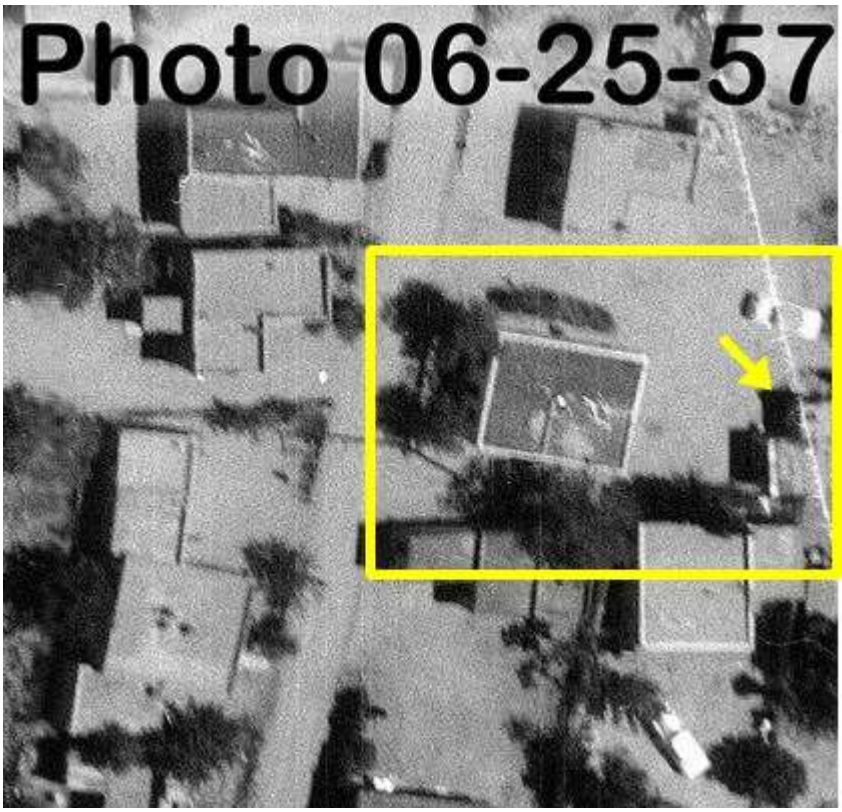


Figure 4: June 25, 1957, aerial photograph.
Addition to House has been completed;
Outbuilding (arrow) continues to have an L-plan.
Courtesy New Mexico Department of Transportation.

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Figure 5: September 11, 1978, aerial photograph.
Outbuilding (arrow) continues to have an L-plan.
Courtesy New Mexico Department of Transportation.

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Figure 6: Copy of March 1985 Historic Building Inventory photograph.
Note no Street Wall present at the time.
Courtesy City of Sant Fe Historic Preservation Division.

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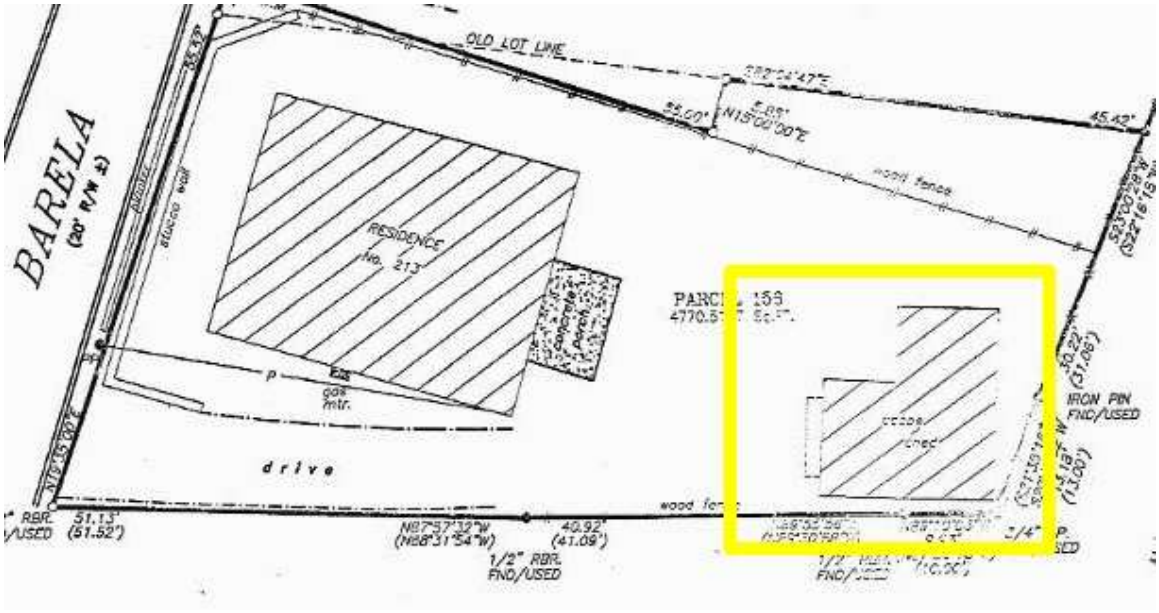


Figure 7: Portion of 2000 survey.
Note Outbuilding still had a L-plan and is identified to be of adobe construction.
Courtesy East Mountain Surveying Company.

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Survey Photographs

(All images taken by Robyn Powell on December 7, 2020, unless otherwise noted)



Photo 1: Street view, west (front) and south elevations; Outbuilding in background. Camera facing northeast.

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Photo 2: Street view, north and west (front) elevations.
Camera facing southeast.

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Photo 3: West (front) elevation.
Camera facing northeast.

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Photo 4: South elevation, addition at right.
Camera facing northeast.

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Photo 5: South and east elevations.
Camera facing northwest.

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Photo 6: Elevation, Infant Jesus of Prague.
Camera facing east.

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Photo 7: North elevation.
Camera facing southeast.

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Photo 8: Outbuilding - West (front) elevation.
Camera facing east.

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Photo 9: Outbuilding - East and north elevations.
Camera facing southwest.

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Photo 9: Outbuilding - south elevation.
Camera facing northeast.

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Photo 10: Street Wall - west elevation.
Camera facing northeast.

LIGHTFOOT inc.
High Performance Natural Building and Design

Lightfoot Inc.
2351 Fox Rd. Suite #800
Santa Fe, NM 87507
505-473-1097

Santa Fe Historic Design Review Board
P.O. Box 909, 200 Lincoln Ave.
Santa Fe, NM 87504

December 21, 2020

Re. Proposal Letter 213 Barela St. Review of Historic Status

Att. Historic Design Review Board and Staff,

Owners, Arlene Kock and Linda Thiebauth are requesting a review of the historic status, at 213 Barela St., and designation of primary facades if needed. I agree with the assessment of John Murphy and based on my assessment of the construction believe this building merits its current status of non-contributing remain.

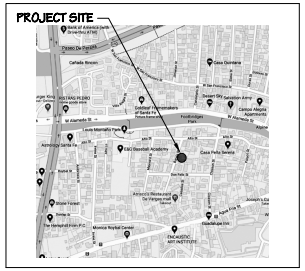
Thank you for your consideration,

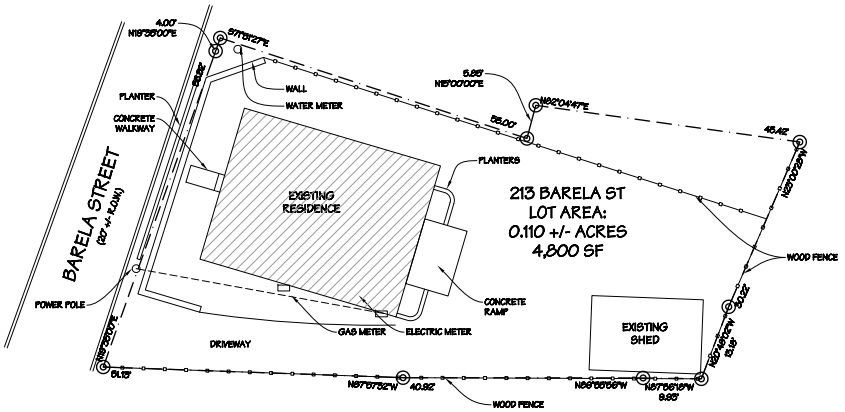
Scott Cherry (Agent)

THIEBAUTH KOCK WINDOW/DOOR REPLACEMENT

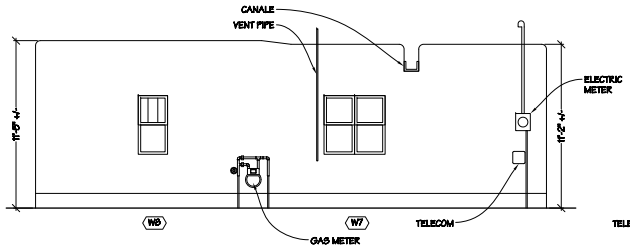
213 BARELA ST. SANTA FE, NM 87501

VICINITY MAP

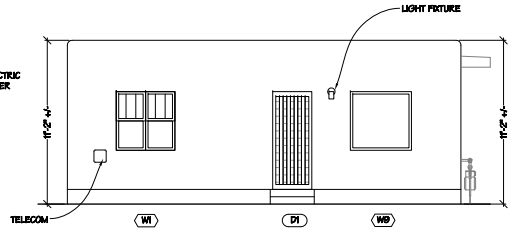




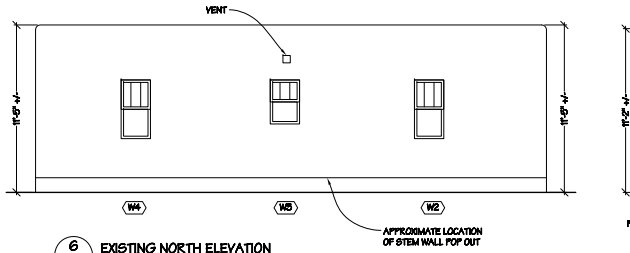
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SCALE: 1"=10'-0"



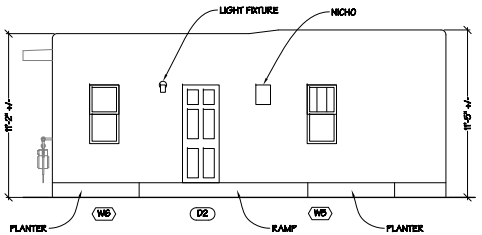
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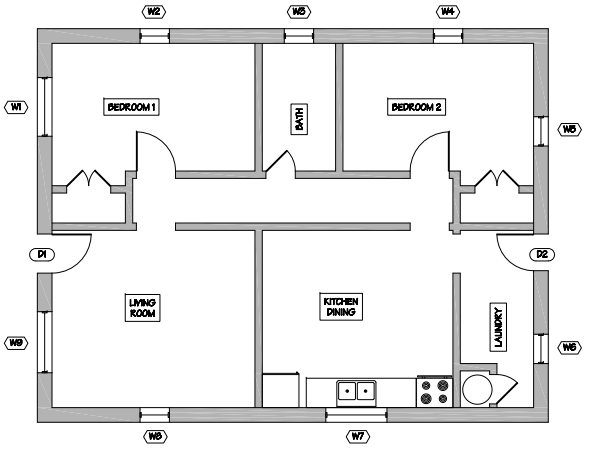
3 / A1 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



6 / A1 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



5 / A1 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



2 / A1 FLOOR PLAN
SCALE: 1/4"=1'-0"

LIGHTFOOT
High Performance Natural Building and Design

THIEBAUTH KOCK WINDOW/DOOR REPLACEMENT

213 BARELA ST. SANTA FE, NM 87501

REV	DATE

SITE PLAN, FLOOR PLAN & ELEVATIONS

A1

December 22th, 2020

Thiebauth/ Kock:
213 Barela St.
Windows



Status Review Photos



213 Barela St., West Elevation



213 Barela St., North Elevation


213 Barela St., East Elevation



213 Barela St., South Elevation

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2020-003005--HDRB

Project Description: Case #2020-003005-HDRB. 111 Delgado Street. Downtown and Eastside Historic District. Nancy Waight, agent/owner, requests a historic status review with primary facade designation, if applicable, for a contributing residential structure. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

Project Location(s): 111 DELGADO ST
Santa Fe, NM 87501

Contacts:

Applicant: Nancy Waight tesq@comcast.net

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: H-1666

Year of Construction: pre-1928

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: January 28, 2021

TO: Historic Districts Review Board Members

FROM: Angela Bordegaray, Senior Planner, Historic Preservation Division

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Case # 2020-003005-HDRB

Address: 111 Delgado (and 111 ½, 113, 113 ½)
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__X__ District Standards & yard wall & fence standards

__X__ Historic Inventory Form H 2562

__NA__ Zoning Review Sheet

__NA__ Previous Case

_____ Other:

APPLICANT SUBMITTALS

__X__ Proposal Letter

__X__ Site Plan/Floor Plan

__NA__ Elevations

__X__ Photographs

__X__ New HCPI (Number not assigned)

RECOMMENDATION:

Staff recommends retaining the structure's Contributing status per 14-5.2 C Regulation of Significant and Contributing Structures in the Historic Districts. Staff recommends designating its west facades (1 and 9) and its north and south facades (8 and 7) primary. Staff recommends designating the yard wall as contributing and the storage shed non-contributing.

BACKGROUND & SUMMARY:

111 Delgado is a cluster of older homes joined together to form four apartments. The composite 2,869 square foot structure is a Spanish-Pueblo Revival style adobe with flat roof and parapets, designated contributing to the Downtown and Eastside Historic District. It is set back from the front property line at Delgado Street; most of its footprint sits in the southeast corner of the lot. There is a storage shed on the northwest corner of the lot. The shed is not publicly visible. It is constructed of hollow clay structural tile and faced with stucco. Its origins are unclear. A low stucco yard wall measuring 4'- 4" to 3'- 8" runs along the west boundary of the property. It is has a gate leading to a concrete walkway. The yardwall is at least 50 years old and contributes to the overall character of the district.

The house's footprint is more than 50 years of age. Little has changed to its principle (west) façade. The front (west) facades of the structure (facades 1 and 8) are the prominently visible facades from the street. Façades 9 and 7 are also visible from the north and south.

The applicant is before the board for a historic status review and designation of primary façade(s) as applicable. The applicant has provided a new Historic Cultural Properties Inventory (HCPI) form that extensively describes both the construction sequence and family history.

To Whom it May Concern:

12/30/2020

I would like to have a status review of the property at 111 Delgado Street, Santa Fe, NM. There are four small units in the building. It is quite an old building which according to Mr. Murphey was constructed in the late 1920's. It was updated in the 1960's. It has been in our family since 1973. I inherited it from my mother in 2018. Will you please review the Historic Survey by John Murphy for more details?

Thank you

NEW MEXICO HISTORIC BUILDING INVENTORY FORM H16061

building threatened? yes	surveyed date 3/85 by SL	county SANTA FE	ID no. 0516012347
field map SFHD # 5	number 2347	UTM reference zone 12 13 easting	northing

location description: 113 DELGADO (111, 111½, 113, 113½)
111

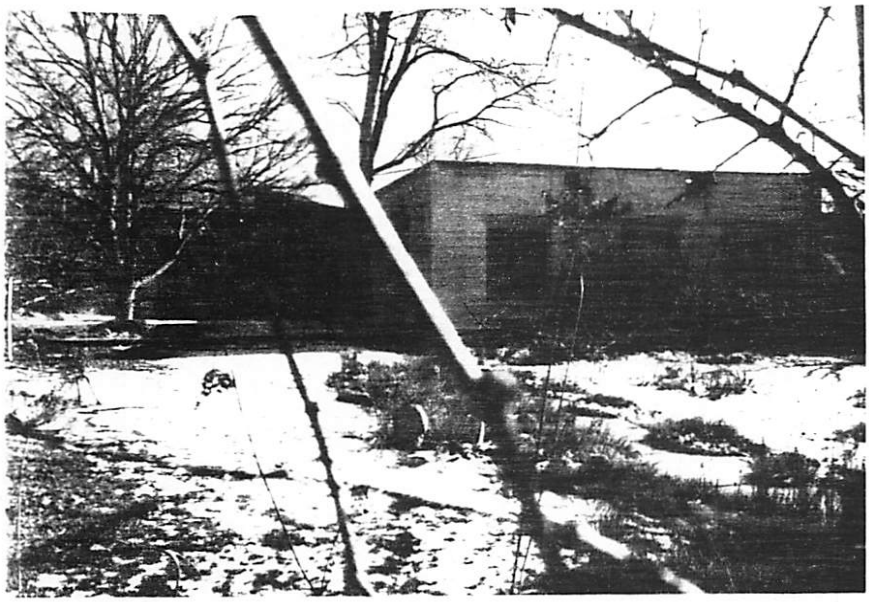
city/town: SANTA FE

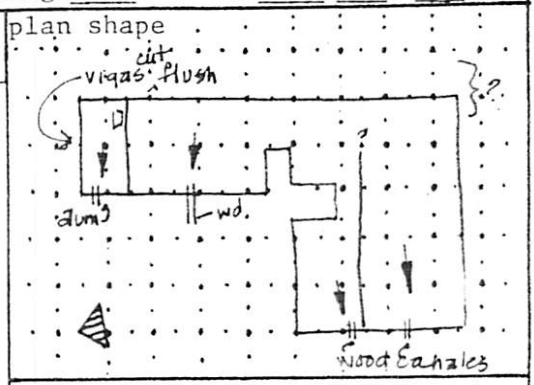
land ~~grant~~/reservation

building name

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

film roll by SL no. 35	negative nos. 28	loc. of neg. HPB





plan shape

date of construction: Pre '28 estimate ___ actual
source: directory

use
present ✓residential
other rental
historic ✓residential
other

condition
___excellent ___good
✓fair ___deteriorating

degree of remodeling
✓minor ___moderate ___major
describe: added mass

surroundings: residential/commercial

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
?✓eligible ✓of interest ___none

if eligible, why? contrib.

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

type: NMUV

foundation: conc?

wall material/surface: adobe?/stucco

architectural features
flat ~~roof~~ parapet concealing slight sheds - drainage via canales - parapet cap'd w/ pen tile & stuccoed

windows: trim tourquoise, 8 lit wd casement - tandem, triple, 6 lit wd casement ~~single~~ tandem, all deeply recess'd w/ exp'd wd lintel

doors: trim tourquoise - 15 lit single + tandem - one tandem set w/ transom

comments

great! - lovely ♫!

wonderful old vines on walls

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe (1661)
111 Delgado Street Delgado Apartments	111 Delgado Street* *Downtown and Eastside Historic District*	4. County: Santa Fe Parcel # 111648128

5. Property Type:
1 Buildings:
x Structures: storage shed and street wall
__ Site __ Object

6. Date of Survey: November 13, 2020

7. Previous Survey Date(s):
_x_ Yes: March 1985
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:
35.6853269,-105.9306874



10. Photo Information: Robyn Powell, photographer. View of west elevation, facing east.

11. Brief Description of the Property:

** Santa Fe County Assessor recognizes the property as 111 Delgado Street. The building complex, however, is divided into four apartments, 111, 111½, 113, and 113½. This subdivision of the primary address complicated tracing its origin and development. In addition, Apartment 111 may have been historically associated with a house on East Palace Avenue*.

Nearly hidden on the east side of the 100 block of Delgado Street is a complex of older homes joined together at one point to form four apartments. The individual pieces are difficult to sort out, but visual clues, including different parapet heights and window placements, provide an understanding of its overall evolution.

The composite 2,869-square-foot building sits at the back of the lot, with most of its footprint anchored into the southeast corner. Its front yard reveals an Anglo-American suburban influence, with its centered concrete walk flanked by lawn.

Continued on Page 5.

12. Who uses the property? Residence – apartments

13. Construction Date: Unknown
Date: pre-1928
_ _Known _x_ Estimated Source: city directories

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

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

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. Approximation of property parcel, author.

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/ Robyn Powell

For: Nancy Waight

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

Owner: Nancy Waight

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 __ Non-contributing: House _x_ No Status: Storage Shed and Street Wall
Per City of Santa Fe official designation map.

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

Recommendation: House and Street Wall, Contributing, Storage Shed, Noncontributing to the Downtown and Eastside

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID Santa Fe # (1661)
111 Delgado Street Delgado Apartments	111 Delgado Street Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe 5. Date of Survey: November 13, 2020

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

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

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

Stone:
__ Random Coursed _x_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:

The dominant construction material of the complex is hollow structural clay tile.

7. Number of Stories: __ N/A
Number: _x_1 _x_11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: poured in place _
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: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A

Operation	Material	Glazing	Number
Casement	Wood	6 (in different pairings)	22
Casement	Wood	8 (in different pairings)	24

11. Doors __ N/A
Combines Apartments and Storage

Type	Style	Material	Number
Single-Leaf	15-light	Wood	6
Single-Leaf	3-panel-&-glass	Wood	1
Single-Leaf	T&G	Wood	5

12. Chimneys

Four interior chimneys

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:Pre-1960; multiple accretions and additions leading to current footprint; aerial photographs, newspaper account, previous surveys
#2 Date: Post-1960; multiple door and window replacements; visual and material evidence

16. Primary Architectural Style __ Not Applicable

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

Notes: **Other: Vernacular**

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

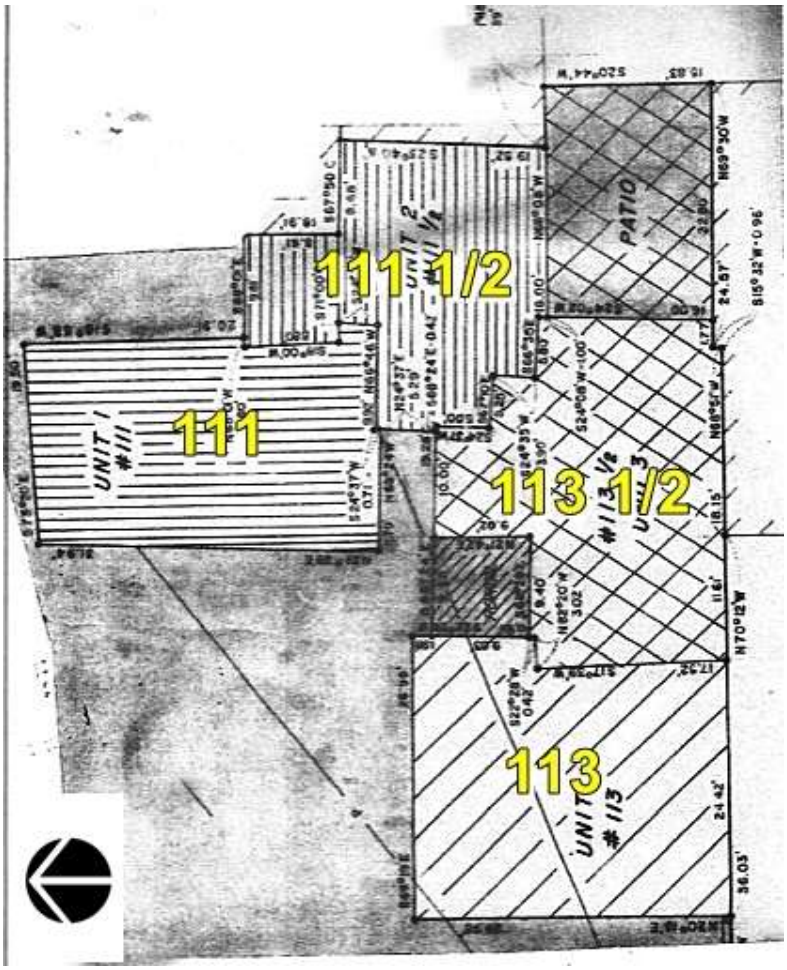
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: Storage Shed and Street Wall included on form.

19.Site Plan: Portion June 11, 1981, survey plat, Pendleton Appraisal, LTD.



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		
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Architectural Description Continued

In plan, the building is roughly L-shaped with a series of voids working as entries and courtyards. Part of its footprint, a roundish rectangle, extends to the east, may have been part of another property. Indeed, portions of the structure seem to have been originally associated with outbuildings of neighboring properties.

Apartment 113

Aligned along a roughly east-west axis is a modified rectangle, the most visible section of the property from the street (Photo 2). This section has a crisp design without the usual romantic curves and bulges of the period. A near-symmetrical display of windows marks the principal (west) elevation. They consist of various groupings of historic eight-light wood casements. The windows are set deep into the wall and are protected by framed screens. Medium-sized wood lintels with rounded ends cap the openings. The same window pattern continues on the south elevations, which sits directly on the property line (Photo 3).

The north elevation, facing the yard, has only a single window. Rounding the east side of this elevation is a small void serving as an entry courtyard. The courtyard's east face holds a 15-light wood door giving entry to the apartment (Photo 4). Immediately adjacent to this is the entrance to 113½.

Apartment 113 ½

While not detectable by aerial photographs, 113½ has a complex footprint, bridging between apartments 113 and 111½ (Figure 6). The apartment has limited fenestration, encompassing only its double-door entry (Photo 5), a window on its north and west elevations, and a door and a few small windows along its back (patio) side (Photo 6). This apartment's front elevation is painted almost the same tone as 113, but its rounded parapets and cut-through canales indicate different construction.

Apartment 111 ½

This oddly-shaped apartment is approached directly from an entry walk through a narrow passage between apartments 111 and 113½. A brick path leads to two concrete steps and a set of double 15-light doors (Photo 7). The steps indicate the unit is on a different level. The doors, similar to others around the house, are topped with a divided

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light transom. This apartment, too, has limited fenestration, with its east wall joined to a neighboring property. Its principal light is derived from a set of south-facing wood casements looking onto the patio of 113½ (Photo 8). Tacked onto the north elevation is what appears to be an older enclosed porch (Photo 9).

Apartment 111

Completing the complex is a relatively simple rectangular volume, once associated with a different house (Photo 10). The apartment has two parapet heights, suggesting an addition. It has the most notable Pueblo Revival feel of all the apartments, with its overly rounded parapets, shaped window openings, and bull-nosed edges.

The west (street-facing) elevation presents a mix of windows. Like other parts of the building, they are older wood casements but arranged in different sizes and patterns (Photo 11). The windows of the taller portion are set deep within the wall. They are nearly flush to the wall at the lower end, supporting the idea that it was built at a different time. A 15-light wood door stands near the center of the façade and a bulky stucco balustrade frames its entrance. Two long trough canales jut out from the parapet.

Ghost prints of vigas appear on the north elevation, suggesting the apartment has traditional construction (Photo 12). The east elevation contains a pair of six-light wood casements.

Taken as a whole along its front elevation, the complex shows a mostly harmonious joining of at least four distinct buildings. This intentional unification of the diverse volumes was achieved by using uniform casement windows, similar 15-light wood doors, and unifying stucco and window and door trim colors. The aspects of the building that are not publicly visible are wholly idiosyncratic.

Storage Shed

At the extreme north end of the property is a storage shed for the apartments (Photo 13). The structure is not visible from a public right-of-way.

Roughly 25’ in length, the rectangular structure is arranged along a relative east-west axis. It is constructed partly of hollow clay structural tile, and faced with stucco. The rear (north) wall is partially made of a stone retaining wall associated with 502-504 East

Palace Avenue. This side and the east wall show adobe construction. The south-facing façade has five tongue-and-groove doors painted turquoise. The roof drains to the south with two canales. The east elevation has a small window tucked its Mission Revival-style wall.

The origin of the shed is unclear. While appearing to be vintage, it does not show on the 1948 Sanborn Fire Insurance Map.

Street Wall

A low wall edges the west side of the front yard (Photo 1 & 14) running along nearly 70' of the property. Constructed of hollow clay tile, the wall varies in height from 3'-4" to 3'-8." It includes several square piers at a taller height. Near its center is a break for a small wooden gate leading to a concrete walkway.

The wall's origin is unknown, but a structure in the same location is indicated on a 1958 aerial photograph (Figure 5). While not exemplary in its own right, it does complement other low walls along the 100 block of Delgado Street.

Historical Overview

Delgado Street's development, especially north of the Santa Fe River, has as much to do with the Delgado family and their process of dividing their land as it has to do with the arroyo that courses in front of the subject apartments.

Arroyo Saiz

The Arroyo Saiz — a streambed that residents call the "moat" — originates in the Santo de Cristo foothills near Hyde Park Road and works its way down in a southwesterly direction. It is dry for most of the year, but after a summer's violent monsoon it dumps hundreds of thousands of gallons of muddy water into the Santa River.

Originally called Arroyo de los Sais after an old-line family who owned much of the land in the area, it initially posed an impediment to Delgado Street's development. By the early 1900s, a modest wood bridge provided a crossing. In the 1930s, a Works Progress Administration project corrected its course and lined the channel with neatly packed stones.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Land Division

Historically the area developed as thin agricultural plots. Dating back to Spanish land-use practices, the long-lot parcel was typical of Northern New Mexico's riverine regions (Figure 1). Many settlers were awarded a tract of bottomland (a *linea*) with river or stream frontage perpendicular to the property. This allowed settlers to irrigate their crops through flooding or an *acequia* flowing down the narrow field.

As families divided the land (customarily between male heirs), the lots became increasingly narrower, sometimes to the extent that they were no longer practical for cultivation. This often led to a decision amongst heirs to aggregate the narrow lots into a bigger parcel that could be sold for development.

Delgado Street

Cutting over former Delgado family land was a narrow dirt lane moving toward Canyon Road, where it terminated at the brick schoolhouse. Delgado Street was formally named in 1893 and included a wood bridge over the Santa Fe River.

The block-long portion north of the river was slow to develop as the erratic river and arroyo hampered growth. On September 30, 1904, Santa Feans gathered along the river's north bank to watch the ravaging waters of a torrential rain roar by. The raging waters chewed away at the riverbank, sending part of a blacksmith shop downstream and sweeping away several crossings, including the Delgado Street Bridge. The intersecting Arroyo Saiz meted out similar pain.

The slow development of Delgado Street's north edge is indicated on the 1912 King's map, which shows only one dwelling on the block (Figure 2). It was only with the construction of the reinforced concrete Delgado Street Bridge in 1928 and the subsequent channeling of Arroyo Saiz that the 100-block took form.

Judge Clarence J. Roberts, an attorney and an associate justice of the New Mexico Supreme Court, defined the block for many years. Born on October 21, 1873, in Jefferson County, Indiana, Roberts erected a large house on the west side of the street, directly across from the subject property.

After he died in 1931, his property converted into a large greenhouse for the Santa Fe Floral Company, a florist and nursery operated by his son Bernard S. Roberts. The

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commercial greenhouse would dominate the neighborhood through the 1960s, with Roberts owning property on both sides of the street.

111 Delgado - Widows and Domestics

The first available city directory in 1928-29 shows a house at 111 Delgado Street vacant. This indicates that the building was already likely in rental use, a function it would maintain through the present.

Subsequent entries reveal a run of short-term tenants, many identified as widows working as private servants. In this way, the house provided shelter for women who presumably had few resources to draw upon during the Great Depression. Representing the trend was Elisa Jones who leased the house during the early years of the economic downtown. In her mid-50s, Jones lived there with her seven-year-old grandson, paying $15 a year.[1] Jones, who was white, worked as a domestic for a local family.

While not indicated in city directories, the census included two additional households tied to the property. These involved a dwelling rented by another widow, Vicenta Medina, and her three children. Like Jones, Medina worked as a domestic servant. Occupying the same residence was Medina's sister, Senoda Casado, with her two children. Senoda also worked as a domestic. The assumption is the other households lived in a unit that would be later be given one of the "½" designations.

The last widow to occupy the property in the '30s, Fannie Titsworth Warncke, was of a different social order. Born into the prominent Hondo Valley Titsworth family, Fannie held a professional position as state director of the Public Nursing Program and served as the chairperson for the State Nursing Council.[2]

Apartments for Couples

With Warncke's departure in 1940, the apartments began to attract a different population — young couples in which the male worked in the commercial sector.

[1] United States Federal Census, 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 9A; Enumeration District: 0014; FHL microfilm: 2341134.
[2] "Health Nurse Named," *Santa Fe New Mexican*, October 30, 1937, 9.

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Victor Sebastian and his wife Margaret rented the main unit.[3] Sebastian owned Vic's Dispensary on Lincoln Avenue, a purveyor of upscale liquor. Another couple, Haskell and Kathryn Taylor, occupied the "½" unit. Haskell worked at J.C. Penney in a sales position. The trend held through the 1940s and included men identified in city directories as geologists, managers, and clerks.

Toward the end of the decade, Daryl and Patsy Dryden leased the larger unit.[4] Daryl, a floral designer, made a short commute across the street to the Santa Floral Company.

Post-War Use

In the 1960s, the apartments had again turned into an abode for widows. Kathy Chittum rented the central unit; Virginia Jennings, a secretary for the Museum of New Mexico, leased the smaller one.[5]

Isle Waight

The current owner's mother, Ilse Waight, purchased the apartments, along with abutting properties to the north and northeast, in the early 1970s. By this time, the two buildings — perhaps with additional development — had turned into four units, represented by the addresses, 111, 111 ½, 113, and 113 ½.

Born in the Netherlands in 1919, Isle married German-born painter Hans H. Paap during World War II. Hans, a world traveler, first came to the United States in 1927, arriving from Brazil. He spent time in New Mexico and was loosely associated with the Taos Society School of Painters.[6]

After the war, the couple and their infant son sailed to New York but could not enter because of an expired visa.[7] They were detained and spent several years in limbo until the Dominican Republic accepted them.[8]

---

[3] Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory*, 1942 (El Paso: Hudspeth Directory Company, 1942), 284; 316.
[4] Ibid, 1947, 88.
[5] Ibid, 1960, 65; 167.
[6] "Hans Paap Art Work Shown," *Los Angeles Evening Express*, April 27, 1928, 9.
[7] Year: 1945; Arrival: New York, New York, USA; Microfilm Serial: T715, 1897-1957; Line: 1; Page Number: 234.
[8] John W. Murphey, telephone conversation with Nancy Waight, December 16, 2020.

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Finally, with Taos painter Martin Hennings' help, they were permitted into the United States and settled in Taos in 1949.

Ilse later remarried and lived in Los Angeles, South Africa, and the United Kingdom. A multilinguist and mathematician, Isle moved into the apartments after divorcing her second husband. She would remain in 113 ½ until her death in 2017.

Evolution of Property

The House is visible on a 1948 aerial photograph, though its footprint is not totally discernable (Figure 4). A view of the property becomes clearer on a 1958 photograph, which shows the House with the same footprint that is in place today (Figure 5). Also evident is the existence of the Storage Shed and Front Street Wall.

Evaluation of Historical Status

House

The House's footprint is more than 50 years of age, being discernable on a 1958 aerial photograph. Little has changed to its principal (west) façade, which communicates an intentional design to unite potentially four disparate buildings.

Storage Shed

Modest in form and construction, and not visible from a public right-of-way, this small structure does not contribute to the overall character of the historic district.

Street Wall

This wall is at least 50 years old, contributes to the House's context and setting, and is a visible element of the streetscape.

Conclusion

For these reasons, the recommendation is to designate the House and Street Wall, Contributing to the Downtown and Eastside Historic District. The Storage Shed is recommended Noncontributing.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **111 Delgado Street** **Delgado Apartments**	**2. Location:** **111 Delgado Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID Santa Fe # (1661)** **4. County: Santa Fe** **5. Date of Survey: November 13, 2020**

Illustrations



Figure 1: Portion P.C. Gaynor,
"Map of Santa Fe New Mexico," 1892.
Circle indicates general location of subject property.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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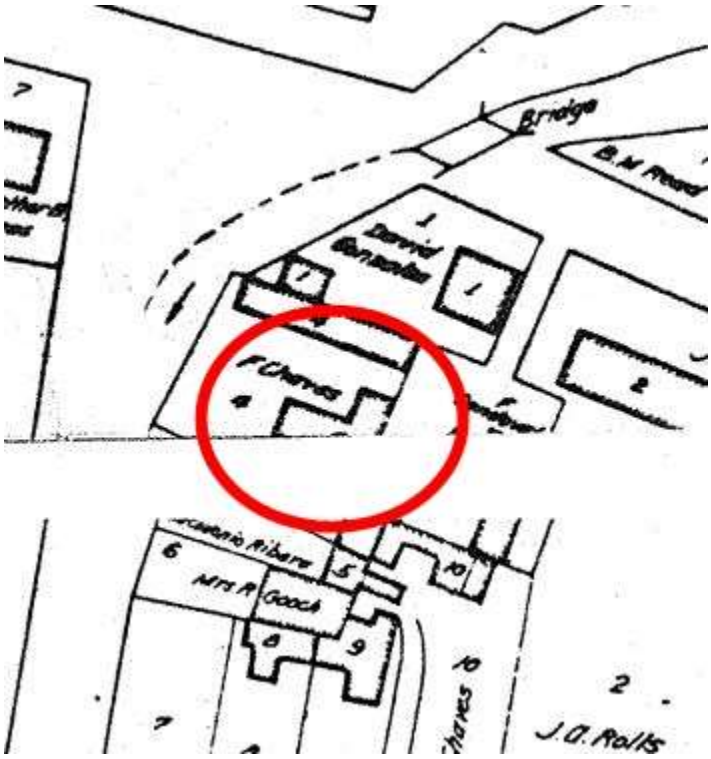


Figure 2: Portion of N.L. King,
"King's Official Map of the City of Santa Fe," 1912.
Circle indicates general location of subject property.
Parcel is shown to be owned by F. Chaves and includes an L-shaped residence.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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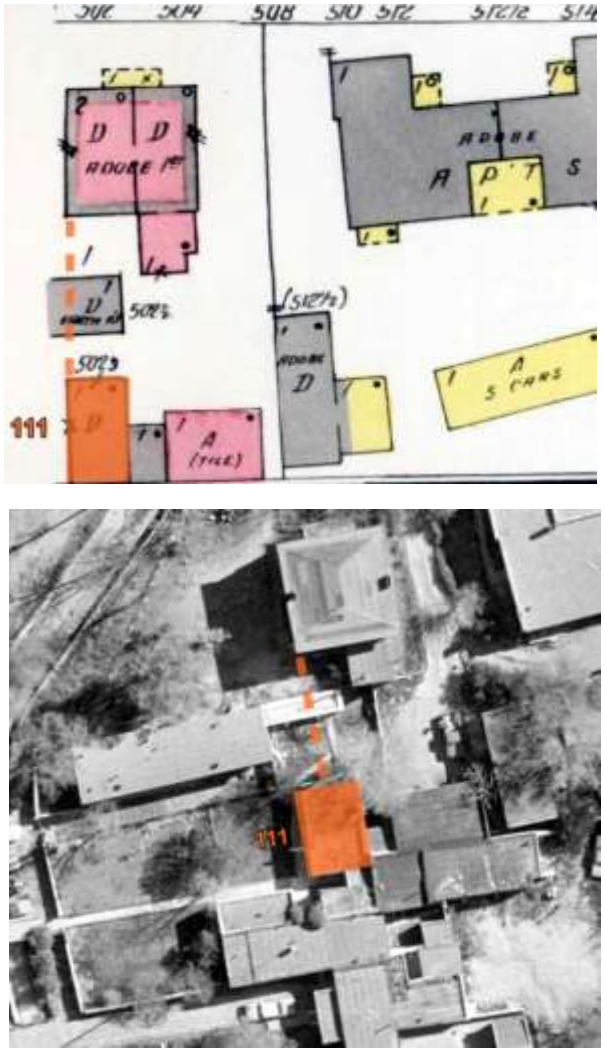


Figure 3: 1948 Sanborn Fire Insurance Map (above); 1973 aerial photograph (below).
Apartment 111 may have been once associated
with 502-504 East Palace Avenue.
Note that this is limited image is the only Sanborn coverage for Delgado Street;
the map does not continue to the south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 4: October 25, 1948, aerial photograph.
The circled building is likely part of the current building.
Courtesy EDAC- University of New Mexico.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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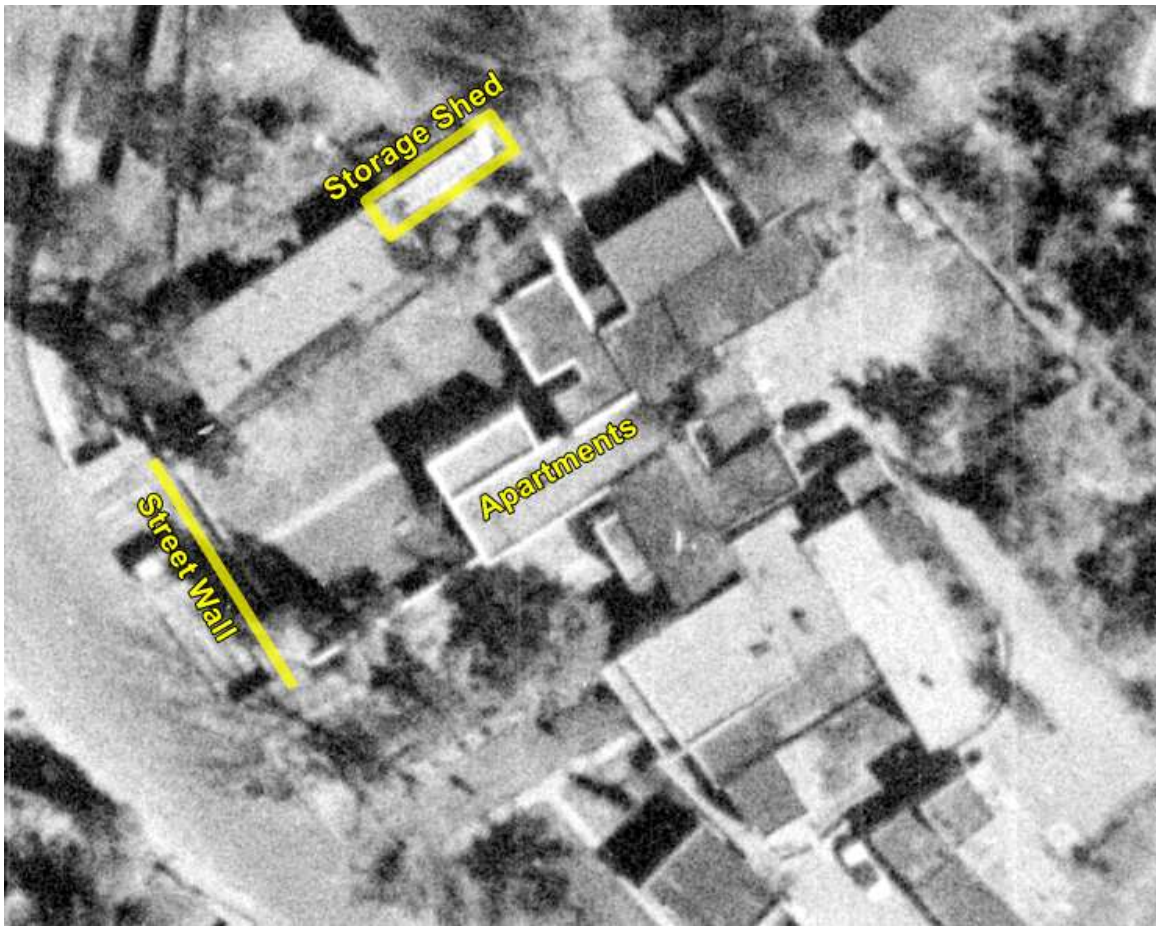


Figure 5: November 10, 1958, aerial photograph.
The apartments, storage shed, and street wall are evident.
Courtesy NMDOT, State of New Mexico.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by Robyn Powell on November 13, 2020, unless otherwise noted)

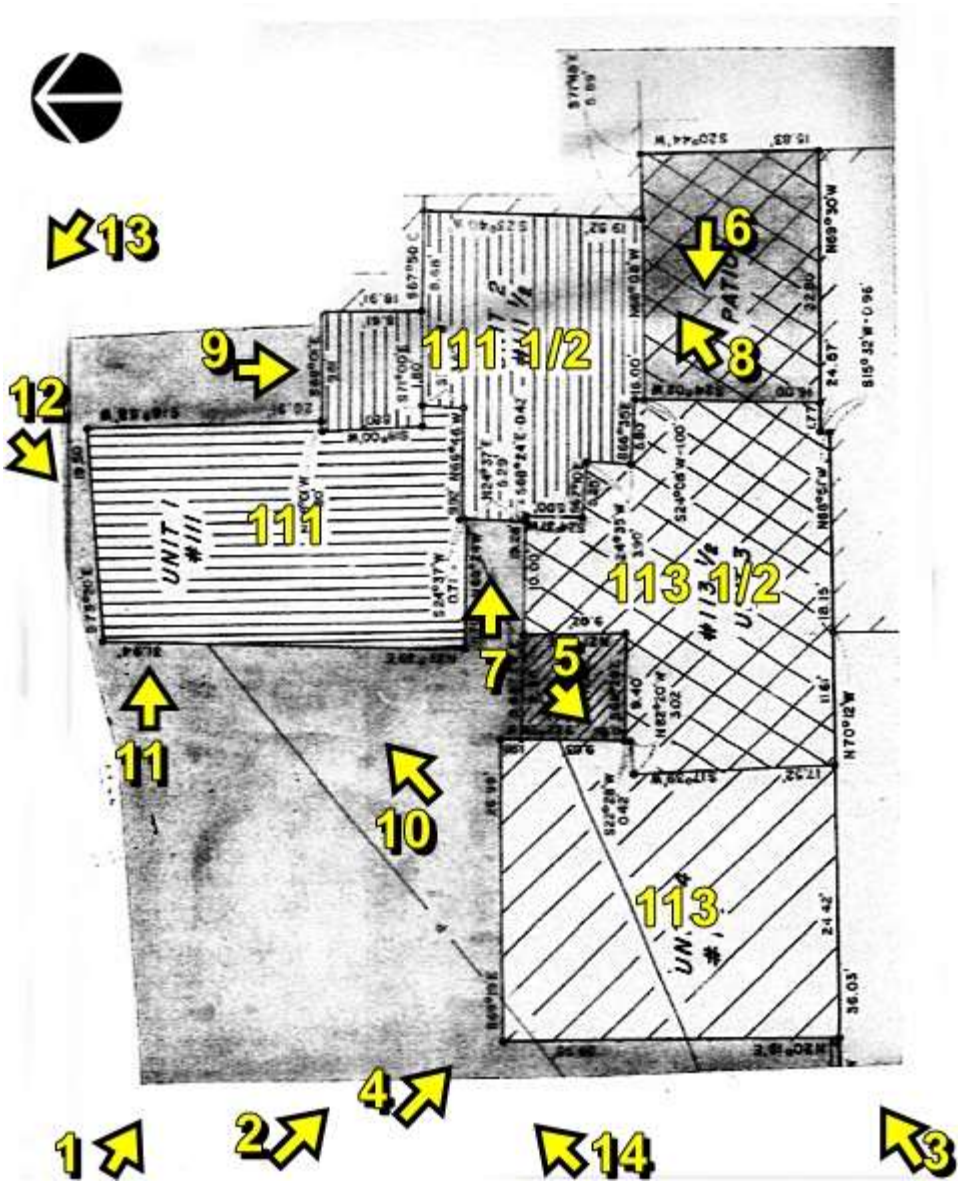


Figure 6: Relative camera angles.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 1: Apartment complex, as viewed from tenant parking.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 2: Apartment 113, north and west elevations.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 3: Apartment 113, west and south elevations.
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 4: Apartment 113, north and west elevations.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 5: Apartments 113 and 113 ½, north and east elevations.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
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Photo 6: Apartment 113 ½, east (courtyard) 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 7: Apartment 111 ½, west elevation, entrance.
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 8: Apartment 111 ½, south elevation, facing onto courtyard of 113 ½. 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 9: Apartment 111 ½, north elevation, 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 10: Apartment 111, 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 11: Apartment 111, west elevation, northwest corner.
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: Apartment 111, north elevation.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 13: Storage shed, south elevation.
Camera facing northwest.

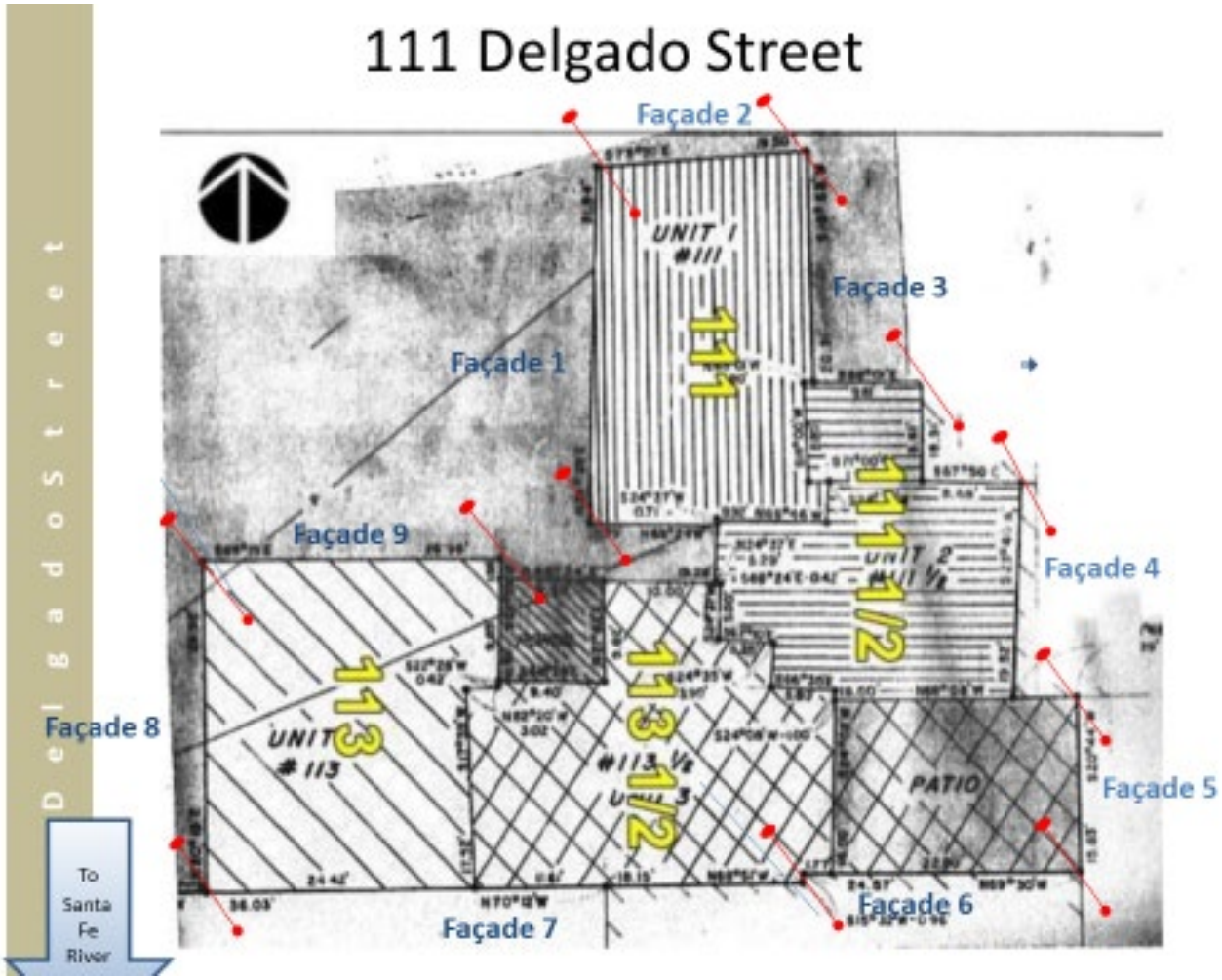
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 14: Street wall.
Camera facing west.



Façade Diagram

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2020-001979--HDRB

Project Description: Case #2020-001979-HDRB. 613 Canyon Road. Downtown and Eastside Historic District. Craig Hoopes and Associates, agent for Canyon Room Holdings, owner, proposes to raise the roof,replace and repair windows and doors, reopen an enclosed portal, and other general maintenance on a contributing residential structure, replace windows and doors, install a courtyard, and stucco a non-contributing residential structure, and demolish all non-contributing structures on the tract A which includes a triplex, 2 storage sheds, and a well house. (Daniel Schwab, DNSchwab@santafenm.gov 955-6660)

Project Location(s): 613 CANYON RD 2
Santa Fe, NM 87501

Contacts:

Property Owner:	JOSEPH LESLEY 218 N RIVERCREST FORT WORTH, TX 76107-1153	JOSEPHLESLEY@YAHOO.C
Applicant:	CRAIG HOOPES 333 MONTEZUMA AVE STE 200 SANTA FE, NM 87501	charles@hoopesarchitects.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: Yes

Historic District Inventory Number: H-1043

Year of Construction: early 1960s

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: January 28, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020 – 001979 -- HDRB

Address: 613 Canyon Road
Historic Status: Contributing / Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: [list other attachments]

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.

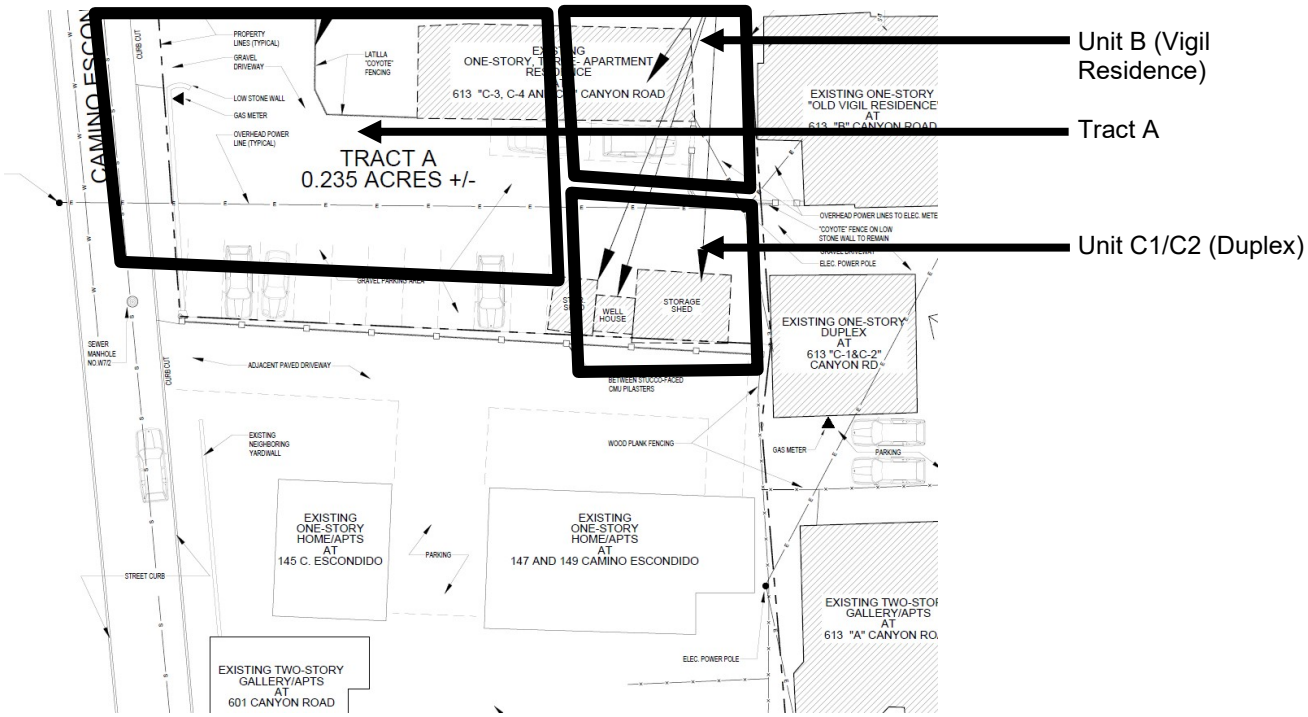
BACKGROUND & SUMMARY:

613 Canyon Road is a property with four existing buildings and numerous additional accessory buildings.

Unit B, also known as the Vigil Residence is designated contributing. It is located in the northeast portion of the property.

Unit C1 and C2 (or the Duplex) is also contributing It is located on the central-east portion of the property, directly south of Unit B.

Tract A contains numerous structures that are all non-historic, constructed in the 1970s. Tract A is located in the northwest portion of the property.



Unit B is designated contributing. It is known as the Vigil Residence. It is approximately 2000 square feet, mostly from adobe. In case H-18-084-A, the southwestern corner of the structure was designated primary. On the south façade is a cantilevered roof dating from the 1960s and non-historic doors.

Portions of the ceiling of Unit B do not meet IBC code requirements and it is constructed within a setback. The Board of Adjustment has granted the applicant a variance to increase the height and it will be raised to a parapet height of 11 feet. The maximum allowable height is 16 feet. The windows on the primary façades will be repaired. All others will be replaced. They will have divided light patterns and exposed heavy timber lintels. One small window in the rear of the

building will be in-filled. The structure will be re-stuccoed using cementitious El-Rey stucco colored “Adobe”. A portal that was enclosed in the past to form an entry will be re-established.

Unit C1 and C2 is also contributing. The applicant proposes to replace all windows with metal clad replacements with divided lights. The historic doors will be retained. A small portal matching that on the north elevation will be constructed on the south, non-primary elevation of the structure. It will be then restuccoed in cementitious El Rey “Adobe” and a small courtyard created with CMU walls to a height of 5 feet 6 inches.

The units in Tract A are to be demolished. This includes the triplex, two non-historic wooden accessory sheds and one non-historic well-house built over an abandoned well. It is intended not to propose a new construction for this tract at the present time.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:

Ignacio L. and Julia B. Vigil Property
Vigil Residence

2. Location:

613 Canyon Road
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID # 051611304 (1984 number)

4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object



6. Date of Survey:

May 3, 2018

7. Previous Survey Date(s):
_x_ Yes: October 30, 1984
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.682190, -105.928330

10. Photo Information **View of front (south) and east elevations, facing northwest.**

11. Brief Description of the Property:

Taking up the northeast corner of the property is a multi-massed, approximately 2,021-square-foot house, revealing several disparate building campaigns. Constructed mostly of adobe, the historic core of the house appears to be at the center of the footprint. From this core accretions were made over the ensuing decades, with the last — a boxy frame addition — built across the west and south facades after 1984. The residence is oriented to the both the alley and a flagstone patio along the west elevation.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: Pre-1948 **[1935 – Santa Fe County Assessor estimate, accessed May 18, 2018]**
Date: __Known _x_ Estimated **Source** aerial photographs and city directories

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

15. Relationship to Surroundings: **_x_ Similar __ Dissimilar**

Comments: N/A

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

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



Source: Google Imagery, 2018

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

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

For: Hoopes & Associates Architects

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

Owner: Canyon Room Holdings, LLC

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

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

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

22. National or State Register:

Is this property individually listed on a historic register? _x_ Unknown __ No __Yes It is unclear if this is a Contributing resource to the Santa Fe Historic District, listed on the New Mexico State Register Cultural of Properties.
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing __ 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: Downtown and Eastside Historic District

Vigil Residence - Recommended Noncontributing Structure to the Downtown and Eastside Historic District, May 30, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Ignacio L. and Julia B. Vigil Property Vigil Residence	613 Canyon Road Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: May 3, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: _x_Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
x__ Parapets
Materials: _x _ Asphalt - Brai
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows _x_ N/A

Operation	Material	Glazing	Number
Double-Hung	Wood	6/6	1
Double-Hung	Aluminum	1/1	4
Casement	Steel	3-3	1
Casement	Steel	3-6-3, w/transom	1
Sliding	Aluminum	1-1	3

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	6-light, wood panel	Wood	1
Single-Leaf	15-light	Wood	1
Single-Leaf	Solid	Wood	1
Double	French	Wood	1

12. Chimneys N/A
Two, stucco-clad, rising from inside roof

13. Porches __ N/A
Type: _x_ Entry, 2 __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: X __ No known modifications

#1Date: Unknown; multiple accretionary additions; aerial photographs and visual and material evidence.
#2Date: c.1960s; addition of overhang across front façade; 1984 HBI and aerial photographs.
#3Date: Post-1978; addition across west elevation; 1978 aerial photograph and visual and material evidence.
#4Date: Post-1984; Replacement of wood windows and doors; comparison with 1984 HBI survey and visual and material evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

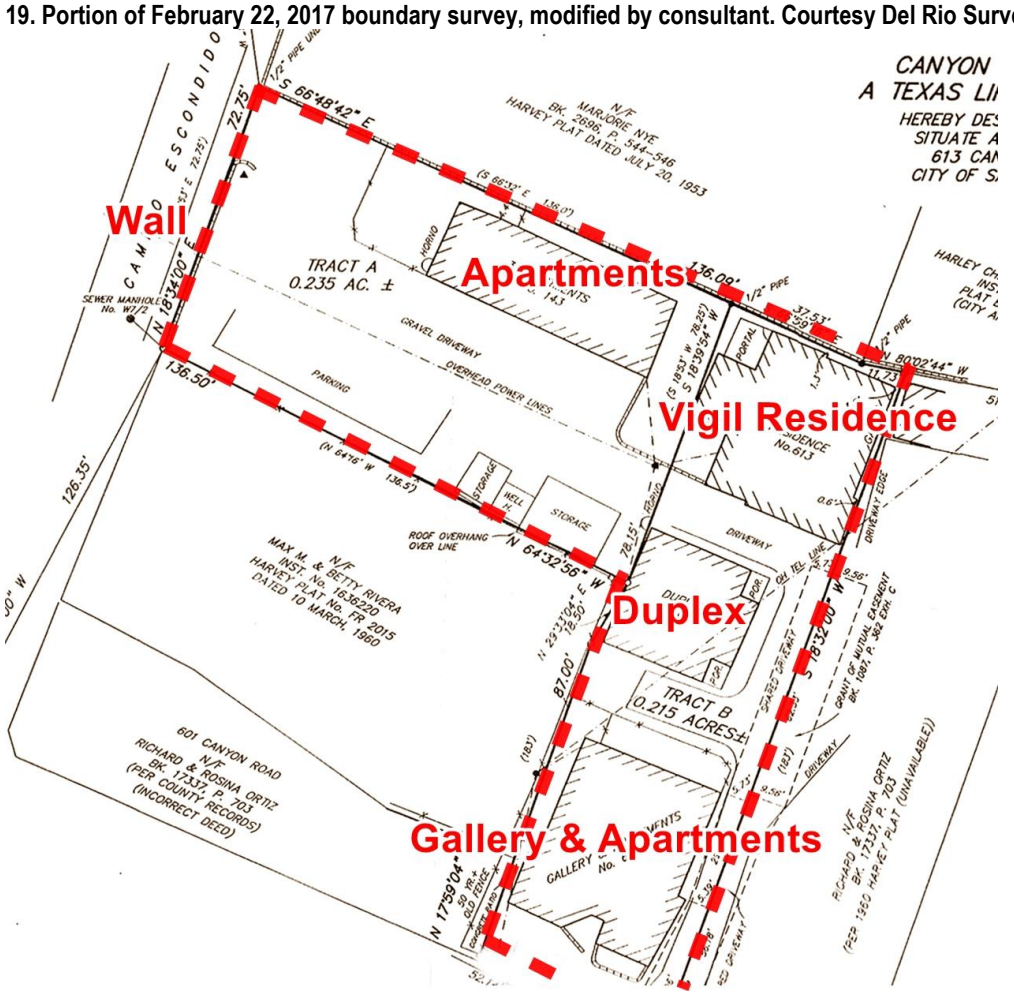
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Portion of February 22, 2017 boundary survey, modified by consultant. Courtesy Del Rio Surveys, Inc.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Architectural Description Continued

The south façade is penetrated by a single door flanked on the west by steel casement windows (Photo 1). A circa 1960s overhang shelters the opening and creates a portal-like space. A sculptural chimney rises above the elevation and seems to demarcate different stages of construction.

The same is observed across the secondary east elevation, which has a change in wall plane (Photo 2). Just a few feet from the property wall, the north elevation appears unfinished with stretches of gray stucco and a mixture of steel, aluminum and wood windows (Photo 3).

The west elevation is dominated by a rectangular frame addition constructed after 1984 (Photos 4 & 5). The addition attaches awkwardly to the older building. Its stiff corners, straight parapet and metal fascia canopy are disharmonious with the soft lines of the surrounding building. The roof of the addition continues to the north, covering what appears to be originally an open area containing a banco and fireplace.

The windows of the house are mostly aluminum sliding replacement units. The building is finished with cementitious stucco in a darker buckskin color. White is used at the portales as accent.

It is unclear when the original core of the home was constructed. A smaller footprint appears on a 1948 aerial photograph (Figure 2). It took on its present shape, minus the south overhang and west addition, by 1958 (Figure 3). The house is an example of vernacular construction, with an atypical sequence of accretions.

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Historical Overview

Like many Santa Fe family properties with a long lineage and a list of dwellings, the Ignacio L. and Julia B. Vigil tract at 613 Canyon is bedeviled by complications. Chief among them the non-standard — and almost constantly changing — identification of secondary unit designations. Over its nearly 80-year period of development, every building and apartment on the property was given the designation 613 Canyon Road. Units went through several subunit designations (1, 2 or 3, or a, b, or c…), none helpful for identifying the buildings on the ground.[1] *In the simplest terms, the tract most likely started with the Vigil Residence, followed by the Duplex, with both known through an aerial photograph to exist by 1948. The commercial building fronting Canyon Road came approximately 20 years later, with the three-unit apartment building coming onto the scene in the early to mid-1970s.*

Bridging between Canyon Road and Camino Escondido, the L-shaped parcel of land is a fragment of an earlier, much larger family holding. The larger piece, historically titled Block 49, ran north from Canyon Road, along irrigated corn and alfalfa fields to the Santa Fe River. It was originally under the ownership of Simon Vigil, a prosperous sheep man and Santa Fe Trail freighter.

According to his obituary, Vigil — who served in the New Mexico Calvary during — the Civil War, owned extensive land on the Eastside.[2] At some point before his death in 1915, he most likely deeded two parcels of the Canyon Road acreage to his son Cruz Vigil (1878-1945). The 1912 "King's Map" of Santa Fe shows the son owning the land taking up the southeast corner of present-day Camino Escondido and Canyon Road (Block 49B, Lots 17, 19 & 20) (Figure 1).

The Vigils built a house at the corner, which most likely ties to the commercial building at 601 Canyon currently occupied by the Ernesto Mayan Gallery (Figure 1). The property included houses occupied by his sons-in-law Moises Perea and Presciliano Ortiz.[3]

[1] An attempt to locate and interview Ignacio's children was unsuccessful.

[2] *Santa Fe New Mexican*, October 18, 1915, 8.

[3] U.S. Federal Census, 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 2A; Enumeration District: 0003.

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In the house on Canyon Road, Cruz and his wife Gregorita Lujan Vigil raised a family, including son Ignacio Loyola Vigil (1912-1993) — the person most directly related to the study.

Born a day before the Fourth of July in New Mexico's year of statehood, Ignacio, popularly called "Iggie," graduated from St. Michael's High School in 1930. He appears to have left Santa Fe in the middle of the Depression, returning toward the end of the decade to take up residence again at his parent's house at 601 Canyon Road.

The 1940 census documents the then 25-year-old Ignacio working part time as a butcher and delivery driver, earning an income of $490 per year. [4] Ignacio was drafted two years later into the Army, where he served in the Pacific Theater in a technical position, earning the title of Corporal.[5] Both parents died in early 1945, prior to his discharge in November.

Ignacio does not appear to have immediately returned to Santa Fe after the war. During his period of absence the Vigil property began to evolve through new construction. In the early 1940s, Ignacio's brother-in-law, Moises Perea, constructed a three-room house, which by its description could be the origin of the Vigil Residence.[6] The construction of the house and/or the Duplex ties to the first appearance of the 613 Canyon Road address, listed in the 1942 city directory.[7]

Ignacio came back to Santa Fe by the end of the decade, with the 1951 directory indicating he was the owner of the 613 Canyon Road property.[8] Three years later, he married Julia Baldwin, a 1944 graduate of Santa Fe High School, and twelve years younger. The couple appears to have set up residence in the back unit, now called the Vigil Residence.

---

[4] Ibid, 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 4B; Enumeration District: 25-5A.

[5] New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Subsubseries: *Military Discharges*; Box Number: *16649*; Box Title: *Military Discharges Vigil – Walker.*

[6] Notice of application to build new house, *Santa Fe New Mexican*, November 9, 1939, 3; advertisement for three-room "Spanish style house" with two fireplaces, Ibid., June 17, 1941, 7 and July 7, 1941, 5.

[7] Hudspeth Directory Company, *Santa Fe City Directory*. El Paso: Hudspeth Directory Company, various editions: 1928-1997.
Hudspeth Directory Company, *1942 Hudspeth Santa Fe City Directory*, (El Paso: Hudspeth Directory Company, 1942, 308.

[8] Ibid., *1951 Hudspeth Santa Fe City Directory*, 416.

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Duplex and Vigil Residence

The first graphic indication of the two units is found on a 1948 aerial photograph (Figure 2). While distorted, the aerial shows the Duplex to be of the same shape and size as what stands today. The Vigil Residence looks to be a smaller dwelling. Neither the street-side unit nor the apartments are apparent on the aerial.

The configuration of dwellings becomes clearer on a 1958 aerial (Figure 3). The photograph shows the Duplex in its current footprint with the Vigil Residence expanded in massing with additions. What would become the apartments looks to be a gable or metal shed-roof outbuilding with an L-shaped footprint. There is no building fronting Canyon Road, but the presence of walls suggests that the southeast corner of the property was used for some purpose at that time.

A Changing Neighborhood

By the 1950s, Canyon Road had evolved from a primarily Hispanic residential area to a linear commercial corridor, beginning to be developed for tourism. Santa Fe's postwar boom had increased the number of residences along the road by 76% between 1940 and 1950.[9] But the new residences mainly represented an increasing Anglo population.

Reflecting both trends, Ignacio's childhood home at 601 Canyon was converted in 1954 into the Hal West Western Gallery. West, a Texas native and self-taught artist, appears to have built a house adjacent to the gallery. It is assumed that at this time the corner portion of the Vigil property dropped out of family ownership. This reduced the Vigil land to the current L-shaped lot, which came into Ignacio's ownership in 1960.[10]

Starting in the mid-1950s, 613 Canyon was identified as three sub-units — a, b, and c — in city directories. This most likely represented the Duplex and the Vigil home. A fourth sub-address began to appear in directories in the late 1950s. This suggests a new dwelling, possibly the first iteration of the apartments. Beginning in the 1940s, older homes along Canyon were either divided or added upon with apartments.

[9] Henry J. Tobias and Charles E. Woodhouse, *Santa Fe: A Modern History, 1880-1990*, (Albuquerque: University of New Mexico Pres, 2001), 185.

[10] Note on February 22, 2017 survey. The note states that Ignacio received the warranty deed from Saloman Juan and Irene G. Vigil. Biographical could not be found for either individual, though the name Solomon Vigil appears on an adjacent parcel on the 1912 "King's Map."

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Adjacent properties responded to the trend; the most extreme being 558 Canyon, which had gained six apartments by the 1950s.

Gallery & Apartments

The commercial building fronting Canyon Road came online — based on aerial photographs and city directory listings — in the early 1960s. The building is shown on a 1966 aerial image as a square mass with an overhang across its south façade (Figure 4).

Orlando E. Vigil, a probable relation to Ignacio, opened a barbershop in the building around 1963. Orlando's Barbershop occupied the space until around 1971, before moving to Cerrillos Road. Based on newspaper accounts, it appears the commercial building had multiple lease spaces, with first Poor Richard's and later the Wooden Angel using part of it as a gallery.

Around this time, Kent McLaughlin, a hippie restauranteur, applied to the Board of Adjustment for an exception to turn one of the commercial spaces into a combined restaurant-gallery.[11] The approved exception launched a new chapter of the building's history which lasted nearly 20 years. In the summer of 1969, McLaughlin opened Kent's Place, a coffeehouse/gallery that was described by the *New Mexican* as the "hip scene" of Canyon Road. [12]

Kent's, which soon morphed into Foxy's Feedery, reflected Canyon Road's late '60s/early '70s hippie renaissance. The high point arrived in 1972, when the Hand-to-Mouth Gallery — a menagerie selling handmade tapestries, etchings and silkscreen works — took over one of the spaces (Figure 6). Around the same time, Sun & Earth, an earthy florist offering houseplants, cactuses and handcrafted containers, used another space.

The building went through a rapid series of tenants in the mid- 1970s, including several short-lived galleries and coffee shops. The longest tenants were two restaurants — Café La Boheme and The Haven (later The New Haven). The latter restaurant — a conscious community food venue, offering meatless dishes and homemade whole wheat bread — added a wall enclosure across the façade in 1979 to create a sheltered dining area.[13]

[11] *Santa Fe New Mexican*, May 19, 1969, 24.
[12] Ibid., July 13, 1969, 3.
[13] Ibid., May 10, 1979, D-1.

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Celebrations Restaurant, the last to use the building as a restaurant, opened in the late 1980s and continued the patio-dining trend.

Apartments

The final piece to the Vigil property came about in the 1970s, when it appears that a carport or secondary structure west of the Vigil home was turned into apartments. The date of construction for the specific unit building, however, is unclear. A 1957 advertisement for a furnished bachelor apartment with a carport could associate it with the earlier structure.[14]

The number of secondary unit designations (1-4) remained consistent from 1960 to 1970. In 1971, the number of sub-units jumped from four to seven, potentially indicating the construction of the building. A 1978 aerial photograph shows that the structure making up the apartments had expanded to the west by that time (Figure 5). Its current windows and doors indicate a probable 1970s construction.

Change of Ownership

All this time, the Vigils continued to live at the back of the property in the family home, which had grown over the years with additions. Ignacio worked for several decades as a butcher at Tito's Market on Acequia Madre, and later as an employee of the Santa Fe animal shelter. Julia raised six children — three boys and three girls. Ignacio Loyola Vigil died in 1993; his wife following him 20 years later. Both are buried at Santa Fe National Cemetery.

At the time of her death in 2014, only a few people lived on the property, including herself, her son, Paul Vigil (now deceased), and three tenants.[15]

The surviving Vigil family members, as a limited partnership, sold the property to the current owner in 2017.

[14] Ibid., June 9, 1957, 15.
[15] Polk City Directories, *2014 Santa Fe, New Mexico, Polk City Directory*, (Papillion, Neb.: Polk City Directories Inc.), 93.

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Vigil Residence - Evaluation of Historical Status

The differing roof heights, changes of wall planes, and the incongruent west addition present a discordant collection of elevations. Given its overall lack of cohesion and the disharmonious character of the addition, the recommendation is downgrade it to Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "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.

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Illustrations

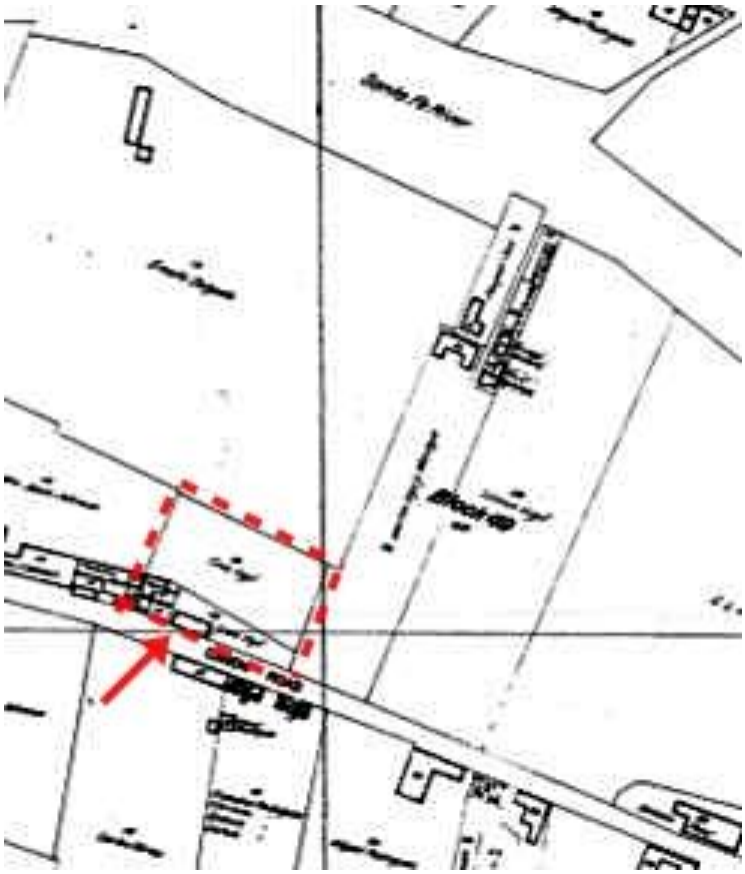


Figure 1: Portion of 1912 "King's Official Map of the City of Santa Fe, New Mexico" showing land owned by Cruz Vigil.
Arrow indicates building most likely currently addressed as 601 Canyon Road.

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Figure 2: Portion of October 25, 1948 aerial photograph showing development of lot up until that point. Lower arrow indicates Duplex; upper arrow the Vigil Residence. Source: UNM/EDAC- 19481025_GS_EN_4_085. Author reversed image to negative to enhance definition of building footprints.

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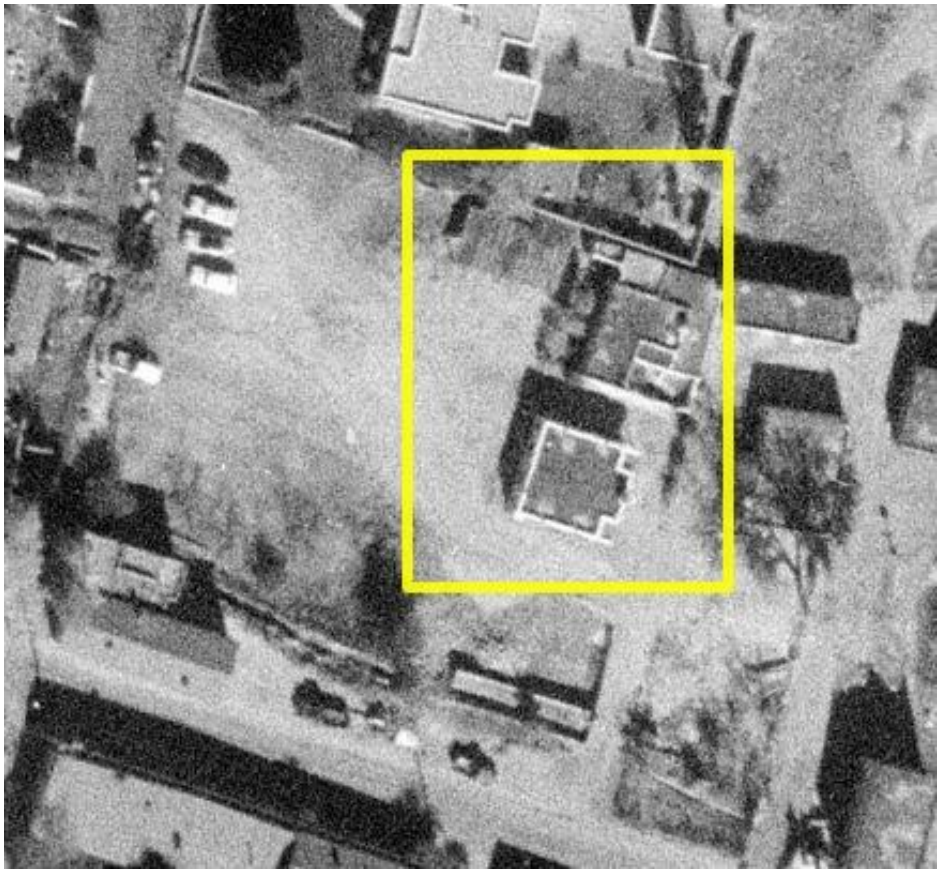


Figure 3: Portion of November 10, 1958 aerial photograph showing Vigil Residence , Vigil Residence in existence.
Source: NMDOT- ST_11-10-58.

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Figure 4: Portion of May 2, 1966 aerial photograph.
Source: NMDOT- ST_05-02-66.

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Figure 5: Portion of September 11, 1978 aerial photograph.
Source: NMDOT- Sts_09-11-78.

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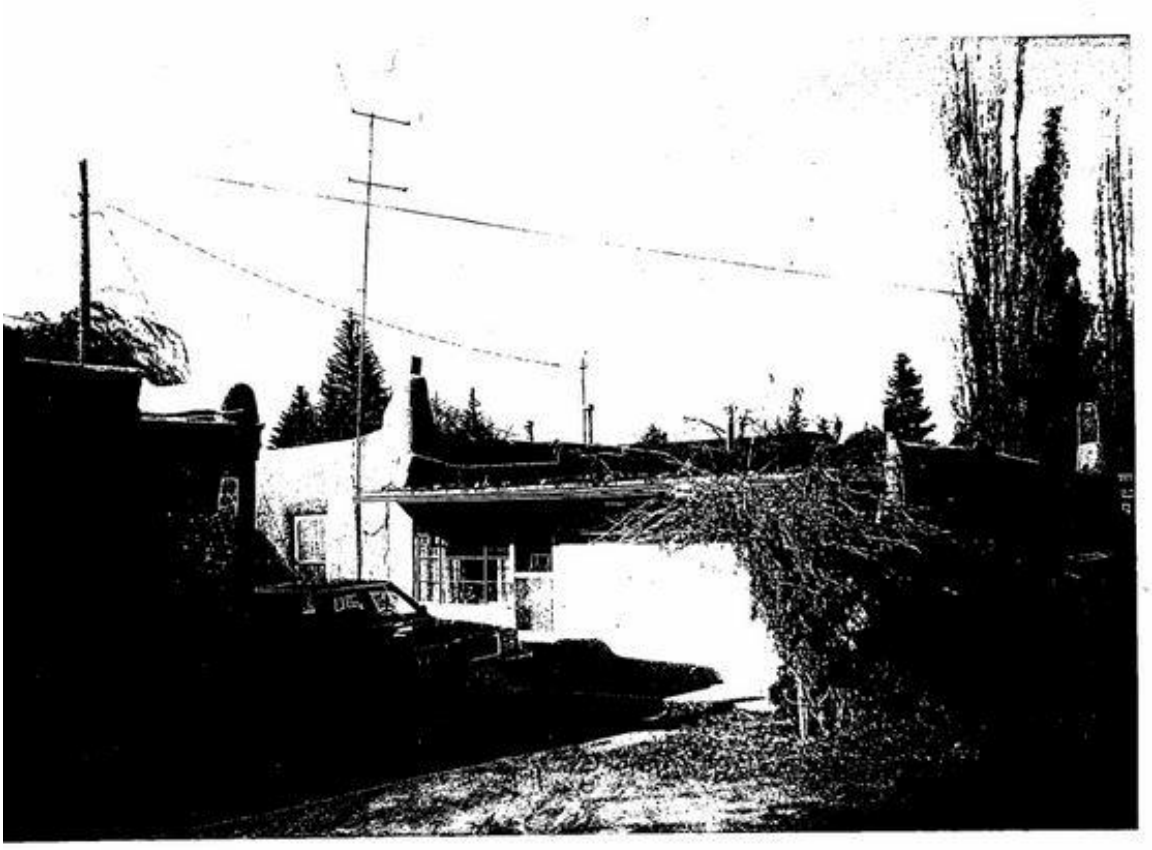


Figure 6: South (front) elevation,
taken from photocopy of October 30, 1984 survey form.

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Survey Photographs

(All photographs taken on May 3, 2018 by John W. Murphey)



Photo 1: Portion of front (south) façade, facing north.

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Photo 2: East elevation, facing northwest.

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Photo 3: North elevation, facing southeast (top) and southwest (bottom).

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Photo 4: West elevation, post-1978 addition, facing northeast.

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Photo 5: West elevation, post-1978 addition, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:

Ignacio L. and Julia B. Vigil Property
Duplex

2. Location:

613 Canyon Road
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID # 051611303 (1984 number)

4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site _1_ Object

6. Date of Survey:

May 3, 2018

7. Previous Survey Date(s):
_x_ Yes: October 30, 1984
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.682061, -105.928400



10. Photo Information **View of east and north elevations, facing southwest.**

11. Brief Description of the Property:

Situated at the end of the driveway off Canyon Road is a small duplex designed in the romanticized Spanish-Pueblo Revival style. The compact 1,083-square-foot building, in plan, is a square. It arranges the two rental units along an east-west line. Both are entered through small portales across the east elevation (Photo 1). The portal walls are painted white and hold original rustic wood-panel doors. Rising from the center of the elevation is a dual chimney.

The side elevations are penetrated with an array of small and large window openings (Photo 3). The windows, mostly replacement sliding aluminum units, are set deep (6”) within the wall. The sculptural use of adobe carries over to the rounded parapets cut with deep canal valleys. ***Continued on Page 5.***

12. Who uses the property? Residence

13. Construction Date: Pre-1948 **[1950– Santa Fe County Assessor estimate, accessed May 18, 2018]**
Date: __Known _x_ Estimated **Source** aerial photographs and city directories

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

15. Relationship to Surroundings: **_x_ Similar __ Dissimilar**

Comments: N/A

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

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



Source: Google Imagery, 2018

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

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

For: Hoopes & Associates Architects

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

Owner: Canyon Room Holdings, LLC

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

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

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

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing __ 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: Downtown and Eastside Historic District

Duplex - Recommended Contributing Structure to the Downtown and Eastside Historic District, May 30, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Ignacio L. and Julia B. Vigil Property Duplex	613 Canyon Road Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: May 3, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: _x_Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _x _ Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows _x_ N/A

Operation*	Material	Glazing	Number
Casement	Wood	1	2
Double-Hung	Aluminum	1/1	2
Sliding	Aluminum	1-1	5

*Some of operations could not be determined with certainty.

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	15-panel w/View light	Wood	2
Single-Leaf	3-light, wood panel	Wood	1

12. Chimneys N/A
Two, stucco-clad, rising at wall

13. Porches __ N/A
Type: _x_ Entry 3 __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: X __ No known modifications

#1Date: Post-1984; Replacement of wood windows; comparison with 1984 HBI survey form and visual and material evidence.
#2Date: Post-1984; Probable insertion of new door opening and creation of porch at northwest corner; comparison with 1984 HBI survey form and visual and material evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: **Other:**

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

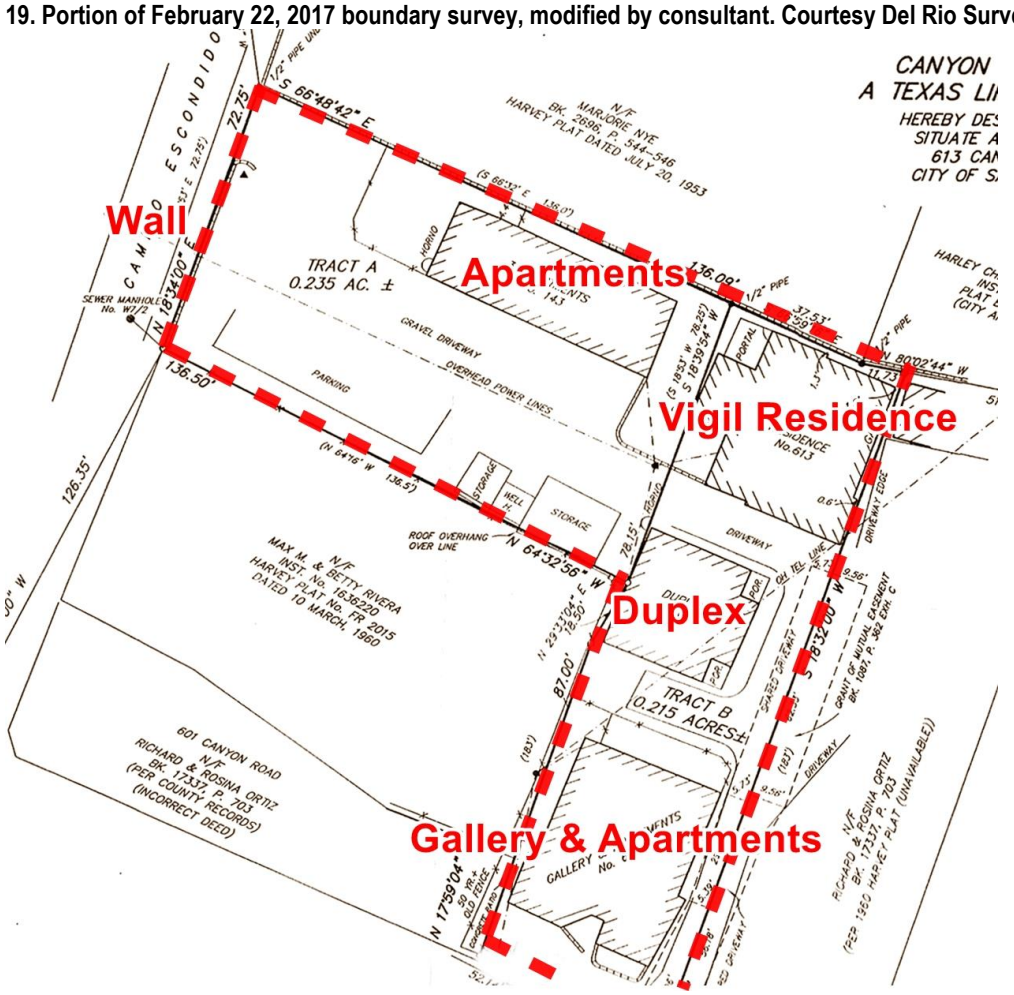
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Portion of February 22, 2017 boundary survey, modified by consultant. Courtesy Del Rio Surveys, Inc.



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		
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Architectural Description Continued

A post-1984, 32-square-foot portal, and a door opening which is probably new, punctuate the northwest corner (Photo 4). Near that corner is a decorative concrete horno constructed in the 1980s. The west elevation presents a more strict symmetry of windows (Photo 4). The duplex is finished with cementitious stucco in a peach-to-tan tone.

Erected likely in 1940 as a rental until unit, it continues in this use to this day.

Historical Overview

Like many Santa Fe family properties with a long lineage and a list of dwellings, the Ignacio L. and Julia B. Vigil tract at 613 Canyon is bedeviled by complications. Chief among them the non-standard — and almost constantly changing — identification of secondary unit designations. Over its nearly 80-year period of development, every building and apartment on the property was given the designation 613 Canyon Road. Units went through several subunit designations (1, 2 or 3, or a, b, or c…), none helpful for identifying the buildings on the ground.[1] *In the simplest terms, the tract most likely started with the Vigil Residence, followed by the Duplex, with both known through an aerial photograph to exist by 1948. The commercial building fronting Canyon Road came approximately 20 years later, with the three-unit apartment building coming onto the scene in the early to mid-1970s.*

Bridging between Canyon Road and Camino Escondido, the L-shaped parcel of land is a fragment of an earlier, much larger family holding. The larger piece, historically titled Block 49, ran north from Canyon Road, along irrigated corn and alfalfa fields to the Santa Fe River. It was originally under the ownership of Simon Vigil, a prosperous sheep man and Santa Fe Trail freighter.

According to his obituary, Vigil — who served in the New Mexico Calvary during — the Civil War, owned extensive land on the Eastside.[2] At some point before his death in 1915, he most likely deeded two parcels of the Canyon Road acreage to his son Cruz

[1] An attempt to locate and interview Ignacio's children was unsuccessful.

[2] *Santa Fe New Mexican*, October 18, 1915, 8.

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Vigil (1878-1945). The 1912 "King's Map" of Santa Fe shows the son owning the land taking up the southeast corner of present-day Camino Escondido and Canyon Road (Block 49B, Lots 17, 19 & 20) (Figure 1).

The Vigils built a house at the corner, which most likely ties to the commercial building at 601 Canyon currently occupied by the Ernesto Mayan Gallery (Figure 1). The property included houses occupied by his sons-in-law Moises Perea and Presciliano Ortiz.[3]

In the house on Canyon Road, Cruz and his wife Gregorita Lujan Vigil raised a family, including son Ignacio Loyola Vigil (1912-1993) — the person most directly related to the study.

Born a day before the Fourth of July in New Mexico's year of statehood, Ignacio, popularly called "Iggie," graduated from St. Michael's High School in 1930. He appears to have left Santa Fe in the middle of the Depression, returning toward the end of the decade to take up residence again at his parent's house at 601 Canyon Road.

The 1940 census documents the then 25-year-old Ignacio working part time as a butcher and delivery driver, earning an income of $490 per year. [4] Ignacio was drafted two years later into the Army, where he served in the Pacific Theater in a technical position, earning the title of Corporal.[5] Both parents died in early 1945, prior to his discharge in November.

Ignacio does not appear to have immediately returned to Santa Fe after the war. During his period of absence the Vigil property began to evolve through new construction. In the early 1940s, Ignacio's brother-in-law, Moises Perea, constructed a three-room house, which by its description could be the origin of the Vigil Residence.[6]

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[3] U.S. Federal Census, 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 2A; Enumeration District: 0003.

[4] Ibid, 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 4B; Enumeration District: 25-5A.

[5] New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Subsubseries: *Military Discharges*; Box Number: *16649*; Box Title: *Military Discharges Vigil – Walker.*

[6] Notice of application to build new house, *Santa Fe New Mexican*, November 9, 1939, 3; advertisement for three-room "Spanish style house" with two fireplaces, Ibid., June 17, 1941, 7 and July 7, 1941, 5.

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The construction of the house and/or the Duplex ties to the first appearance of the 613 Canyon Road address, listed in the 1942 city directory.[7]

Ignacio came back to Santa Fe by the end of the decade, with the 1951 directory indicating he was the owner of the 613 Canyon Road property.[8] Three years later, he married Julia Baldwin, a 1944 graduate of Santa Fe High School, and twelve years younger. The couple appears to have set up residence in the back unit, now called the Vigil Residence.

Duplex and Vigil Residence

The first graphic indication of the two units is found on a 1948 aerial photograph (Figure 2). While distorted, the aerial shows the Duplex to be of the same shape and size as what stands today. The Vigil Residence looks to be a smaller dwelling. Neither the street-side unit nor the apartments are apparent on the aerial.

The configuration of dwellings becomes clearer on a 1958 aerial (Figure 3). The photograph shows the Duplex in its current footprint with the Vigil Residence expanded in massing with additions. What would become the apartments looks to be a gable or metal shed-roof outbuilding with an L-shaped footprint. There is no building fronting Canyon Road, but the presence of walls suggests that the southeast corner of the property was used for some purpose at that time.

A Changing Neighborhood

By the 1950s, Canyon Road had evolved from a primarily Hispanic residential area to a linear commercial corridor, beginning to be developed for tourism. Santa Fe's postwar boom had increased the number of residences along the road by 76% between 1940 and 1950.[9] But the new residences mainly represented an increasing Anglo population.

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[7] Hudspeth Directory Company, *Santa Fe City Directory*. El Paso: Hudspeth Directory Company, various editions: 1928-1997.
Hudspeth Directory Company, *1942 Hudspeth Santa Fe City Directory*, (El Paso: Hudspeth Directory Company, 1942, 308.

[8] Ibid., *1951 Hudspeth Santa Fe City Directory*, 416.

[9] Henry J. Tobias and Charles E. Woodhouse, *Santa Fe: A Modern History, 1880-1990*, (Albuquerque: University of New Mexico Pres, 2001), 185.

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Reflecting both trends, Ignacio's childhood home at 601 Canyon was converted in 1954 into the Hal West Western Gallery. West, a Texas native and self-taught artist, appears to have built a house adjacent to the gallery. It is assumed that at this time the corner portion of the Vigil property dropped out of family ownership. This reduced the Vigil land to the current L-shaped lot, which came into Ignacio's ownership in 1960.[10]

Starting in the mid-1950s, 613 Canyon was identified as three sub-units — a, b, and c — in city directories. This most likely represented the Duplex and the Vigil home. A fourth sub-address began to appear in directories in the late 1950s. This suggests a new dwelling, possibly the first iteration of the apartments. Beginning in the 1940s, older homes along Canyon were either divided or added upon with apartments. Adjacent properties responded to the trend; the most extreme being 558 Canyon, which had gained six apartments by the 1950s.

Gallery & Apartments

The commercial building fronting Canyon Road came online — based on aerial photographs and city directory listings — in the early 1960s. The building is shown on a 1966 aerial image as a square mass with an overhang across its south façade (Figure 4).

Orlando E. Vigil, a probable relation to Ignacio, opened a barbershop in the building around 1963. Orlando's Barbershop occupied the space until around 1971, before moving to Cerrillos Road. Based on newspaper accounts, it appears the commercial building had multiple lease spaces, with first Poor Richard's and later the Wooden Angel using part of it as a gallery.

Around this time, Kent McLaughlin, a hippie restauranteur, applied to the Board of Adjustment for an exception to turn one of the commercial spaces into a combined restaurant-gallery.[11] The approved exception launched a new chapter of the building's history which lasted nearly 20 years. In the summer of 1969, McLaughlin opened Kent's Place, a coffeehouse/gallery that was described by the *New Mexican* as the "hip scene" of Canyon Road. [12]

[10] Note on February 22, 2017 survey. The note states that Ignacio received the warranty deed from Saloman Juan and Irene G. Vigil. Biographical could not be found for either individual, though the name Solomon Vigil appears on an adjacent parcel on the 1912 "King's Map."
[11] *Santa Fe New Mexican*, May 19, 1969, 24.
[12] Ibid., July 13, 1969, 3.

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Kent's, which soon morphed into Foxy's Feedery, reflected Canyon Road's late '60s/early '70s hippie renaissance. The high point arrived in 1972, when the Hand-to-Mouth Gallery — a menagerie selling handmade tapestries, etchings and silkscreen works — took over one of the spaces (Figure 6). Around the same time, Sun & Earth, an earthy florist offering houseplants, cactuses and handcrafted containers, used another space.

The building went through a rapid series of tenants in the mid- 1970s, including several short-lived galleries and coffee shops. The longest tenants were two restaurants — Café La Boheme and The Haven (later The New Haven). The latter restaurant — a conscious community food venue, offering meatless dishes and homemade whole wheat bread — added a wall enclosure across the façade in 1979 to create a sheltered dining area.[13]

Celebrations Restaurant, the last to use the building as a restaurant, opened in the late 1980s and continued the patio-dining trend.

Apartments

The final piece to the Vigil property came about in the 1970s, when it appears that a carport or secondary structure west of the Vigil home was turned into apartments. The date of construction for the specific unit building, however, is unclear. A 1957 advertisement for a furnished bachelor apartment with a carport could associate it with the earlier structure.[14]

The number of secondary unit designations (1-4) remained consistent from 1960 to 1970. In 1971, the number of sub-units jumped from four to seven, potentially indicating the construction of the building. A 1978 aerial photograph shows that the structure making up the apartments had expanded to the west by that time (Figure 5). Its current windows and doors indicate a probable 1970s construction.

[13] Ibid., May 10, 1979, D-1.
[14] Ibid., June 9, 1957, 15.

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Change of Ownership

All this time, the Vigils continued to live at the back of the property in the family home, which had grown over the years with additions. Ignacio worked for several decades as a butcher at Tito's Market on Acequia Madre, and later as an employee of the Santa Fe animal shelter. Julia raised six children — three boys and three girls. Ignacio Loyola Vigil died in 1993; his wife following him 20 years later. Both are buried at Santa Fe National Cemetery.

At the time of her death in 2014, only a few people lived on the property, including herself, her son, Paul Vigil (now deceased), and three tenants.[15]

The surviving Vigil family members, as a limited partnership, sold the property to the current owner in 2017.

Duplex - Evaluation of Historical Status

Aside from window replacements and the installation of a new portal and probable new opening at the northwest corner, it retains a high degree of historic integrity. It is additionally significant for its self-conscious use of the sculptural adobe form. For these reasons, it is recommended to maintain its Contributing status to the Downtown and Eastside Historic District.

Ordinance Definition – "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.

[15] Polk City Directories, *2014 Santa Fe, New Mexico, Polk City Directory*, (Papillion, Neb.: Polk City Directories Inc.), 93.

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Illustrations

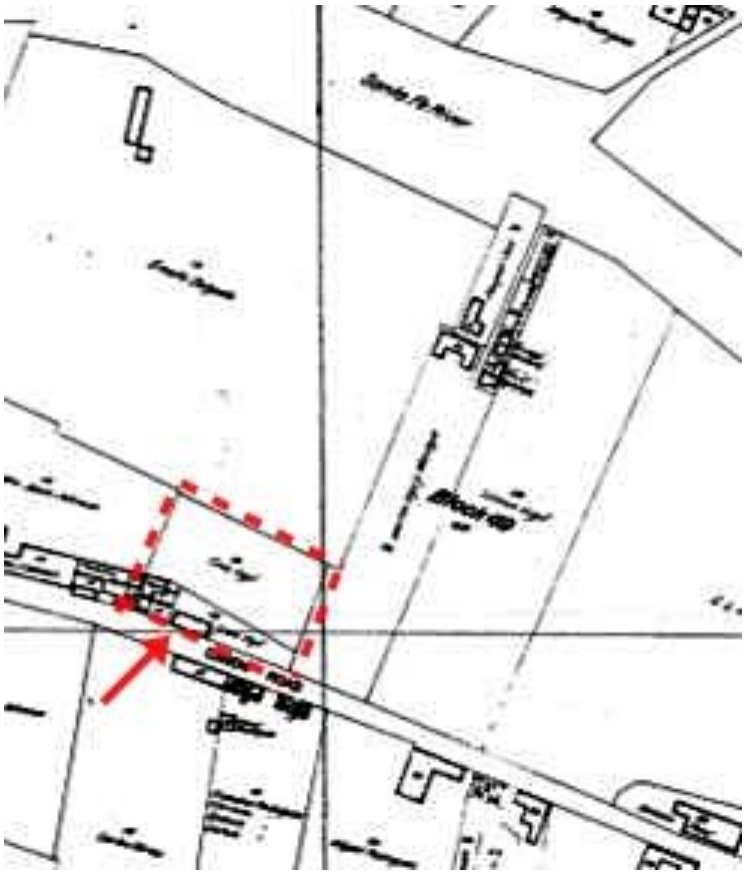


Figure 1: Portion of 1912 "King's Official Map of the City of Santa Fe, New Mexico" showing land owned by Cruz Vigil.
Arrow indicates building most likely currently addressed as 601 Canyon Road.

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

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Figure 2: Portion of October 25, 1948 aerial photograph showing development of lot up until that point.
Lower arrow indicates Duplex; upper arrow the Vigil Residence.
Source: UNM/EDAC- 19481025_GS_EN_4_085.
Author reversed image to negative to enhance definition of building footprints.

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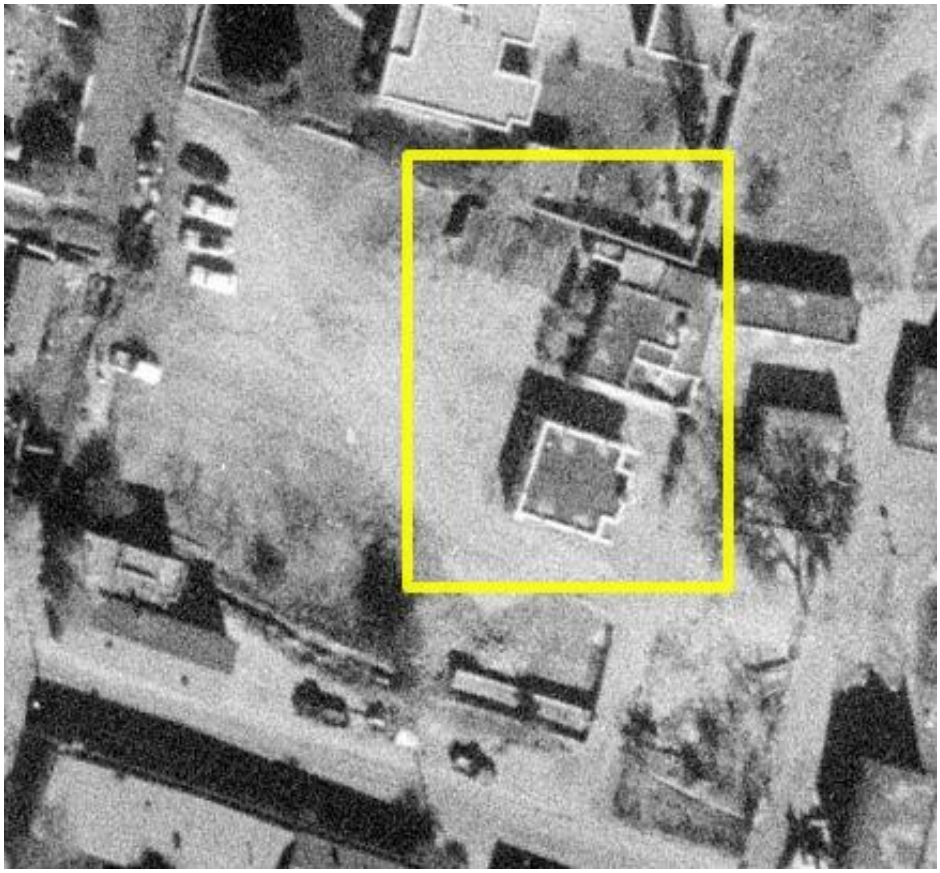


Figure 3: Portion of November 10, 1958 aerial photograph showing Duplex, Vigil Residence in existence.
Source: NMDOT- ST_11-10-58.

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Figure 4: Portion of May 2, 1966 aerial photograph.
Source: NMDOT- ST_05-02-66.

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Figure 5: Portion of September 11, 1978 aerial photograph.
Source: NMDOT- Sts_09-11-78.

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Survey Photographs

(All photographs taken on May 3, 2018 by John W. Murphey)



Photo 1: East elevation showing double portales, facing northwest.

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Photo 2: South and east elevations, facing northwest.

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Photo 3: South elevation, facing northwest.

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Photo 4: North and west elevations, facing southeast.

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Photo 5: Scratched inscription on concrete of non-historic porch. The inscription appears to be "1994."

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:

Ignacio L. and Julia B. Vigil Property Gallery and Apartments – "Unit A"

2. Location:

613 Canyon Road
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID # 051611302 (1984 number)

4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object



6. Date of Survey:

May 3, 2018

7. Previous Survey Date(s):
_x_ Yes: October 30, 1984
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.681869, -105.928446

10. Photo Information **View of front (south) elevation, facing north.**

11. Brief Description of the Property:

Fronting onto Canyon Road is a highly modified commercial building, likely constructed in the early 1960s and added upon in the 1970s and '80s. In plan it is a single-story-over-basement square mass built into a slope. It includes approximate 2,594 square feet. The back half reveals its combination stone and block foundation, which rises above the grade as a wall.

The front façade is dominated by two post-1966 additions. The earlier addition (to the west) presents an organic, hippie-like design, with its curving walls and round art glass window (Cover Photo). It was most likely built in the late 1960s or early '70s when the building was converted to restaurant use. To the east is a rounded wall enclosure erected in c.1979 to create patio dining. Behind it is a volume enclosing a former ramada which occurred after 1984 (Photo 1)(Figure 7). ***Continued on Page 5.***

12. Who uses the property? Residence

13. Construction Date: c. 1958-1966 **[1960 – Santa Fe County Assessor estimate, accessed May 18, 2018]**
Date: __Known _x_ Estimated **Source** aerial photographs and city directories

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

15. Relationship to Surroundings: **__ Similar _x_ Dissimilar**

Comments: N/A

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

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



Source: Google Imagery, 2018

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

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

For: Hoopes & Associates Architects

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

Owner: Canyon Room Holdings, LLC

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

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

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

22. National or State Register:

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

23. National or State Historic District:

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

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

Gallery and Apartments - Recommended Noncontributing Structure to the Downtown and Eastside Historic District, May 30, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Ignacio L. and Julia B. Vigil Property Gallery and Apartments	613 Canyon Road Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: May 3, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

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

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

Stone: __ Random Coursed _x_ 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: __1 __11/2 _x_ 2: one-over-basement
__ 21/2 Other:_____

8. Foundation: __ N/A
__Not visible __ None
__ At Grade _x_ Raised
Materials: __ Concrete _x_ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None _x_ Low
__ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: _x _ Asphalt –
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A

Operation	Material	Glazing	Number
Double-Hung	Clad	4/4	18
Casement	Wood	1-1	1
Barn Sash	Wood	2-4s	1
Casement	Steel	2	1
Casement	Steel	2-4F-2	3
Casement	Steel	2-2F	3
Casement	Steel	3-6F	3
Fixed, circular	Leaded	Art Glass	1

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Panel	Wood	1
Single-Leaf	Panel "Spanish"	Wood	1
Single-Leaf	Half-Glass	Wood	1
Single-Leaf	Full-Glass	Wood	1
Double	Half-Glass	Wood	1
Double	French	Wood	1

12. Chimneys N/A
Three; 1: stucco-clad; 1: brick; 1: glazed terra cotta

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

14. Other Significant Features N/A

15. Modifications: X __ No known modifications

#1Date:Between 1966 and 1978; cubed addition place across front façade; aerial photographs.
#2Date:c.1979; enclosure wall added to front façade; newspaper account and aerial photograph.
#3Date: post-1984; enclosure of dining area ramada; 1984 survey form and visual and material evidence.
#4 Date: Unknown, recent; wholesale replacement of upper story windows with clad units; visual and material evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: No Style

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

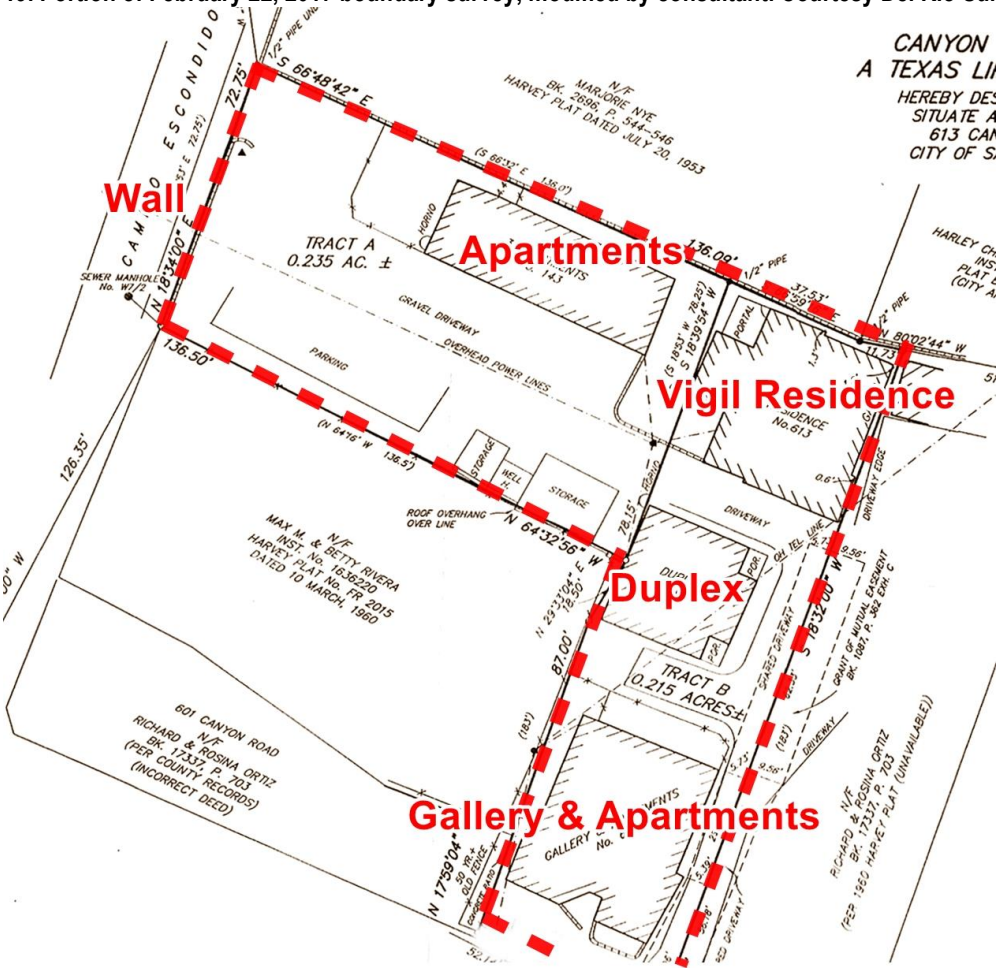
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Portion of February 22, 2017 boundary survey, modified by consultant. Courtesy Del Rio Surveys, Inc.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Architectural Description Continued

The east elevation descends down the grade as two steps (Photos 2 & 3). The break with the older building is apparent at the chimneys. The upper level is fenestrated with recent 4/4 double-hung clad windows arranged in groups of twos and threes. The same windows continue along the upper half of the north elevation. The basement level is lighted with steel casements with heavy concrete sills (Photo 3).

The north elevation is sheltered by a wide overhang. At the ground level are two doors to the basement's back rooms. The foundation wall, which rises 90" above grade, shows a mixture of recycled limestone, arroyo rocks, and split-face concrete blocks in several colors (Photo 4).

The west elevation, sitting close to the adjacent property, reveals a mixture of original and replaced windows (Photos 5 & 6). Compared to the other visible elevations, little has been done to upgrade the façade. The lower level is accessed by a single run of wood stairs. The basement area is shaded by an overhang resting on vigas. A full-glass door provides entry to the basement. Similar steel casement windows daylight the interior.

The building is covered with a recent stucco application in a light buckskin color. Stucco covers some of the formerly exposed lintels on the south elevation.
It housed a number of commercial uses over the years, including galleries, antique shops, coffeehouses, and multiple restaurants, the last being Celebrations. At one point it included artist apartments. The multiple electrical meters suggest it could hold up to three tenants. Currently Bill Hester Fine Art is its only occupant.

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Historical Overview

Like many Santa Fe family properties with a long lineage and a list of dwellings, the Ignacio L. and Julia B. Vigil tract at 613 Canyon is bedeviled by complications. Chief among them the non-standard — and almost constantly changing — identification of secondary unit designations. Over its nearly 80-year period of development, every building and apartment on the property was given the designation 613 Canyon Road. Units went through several subunit designations (1, 2 or 3, or a, b, or c…), none helpful for identifying the buildings on the ground.[1] *In the simplest terms, the tract most likely started with the Vigil Residence, followed by the Duplex, with both known through an aerial photograph to exist by 1948. The commercial building fronting Canyon Road came approximately 20 years later, with the three-unit apartment building coming onto the scene in the early to mid-1970s.*

Bridging between Canyon Road and Camino Escondido, the L-shaped parcel of land is a fragment of an earlier, much larger family holding. The larger piece, historically titled Block 49, ran north from Canyon Road, along irrigated corn and alfalfa fields to the Santa Fe River. It was originally under the ownership of Simon Vigil, a prosperous sheep man and Santa Fe Trail freighter.

According to his obituary, Vigil — who served in the New Mexico Calvary during — the Civil War, owned extensive land on the Eastside.[2] At some point before his death in 1915, he most likely deeded two parcels of the Canyon Road acreage to his son Cruz Vigil (1878-1945). The 1912 "King's Map" of Santa Fe shows the son owning the land taking up the southeast corner of present-day Camino Escondido and Canyon Road (Block 49B, Lots 17, 19 & 20) (Figure 1).

The Vigils built a house at the corner, which most likely ties to the commercial building at 601 Canyon currently occupied by the Ernesto Mayan Gallery (Figure 1). The property included houses occupied by his sons-in-law Moises Perea and Presciliano Ortiz.[3]

[1] An attempt to locate and interview Ignacio's children was unsuccessful.

[2] *Santa Fe New Mexican*, October 18, 1915, 8.

[3] U.S. Federal Census, 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 2A; Enumeration District: 0003.

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In the house on Canyon Road, Cruz and his wife Gregorita Lujan Vigil raised a family, including son Ignacio Loyola Vigil (1912-1993) — the person most directly related to the study.

Born a day before the Fourth of July in New Mexico's year of statehood, Ignacio, popularly called "Iggie," graduated from St. Michael's High School in 1930. He appears to have left Santa Fe in the middle of the Depression, returning toward the end of the decade to take up residence again at his parent's house at 601 Canyon Road.

The 1940 census documents the then 25-year-old Ignacio working part time as a butcher and delivery driver, earning an income of $490 per year. [4] Ignacio was drafted two years later into the Army, where he served in the Pacific Theater in a technical position, earning the title of Corporal.[5] Both parents died in early 1945, prior to his discharge in November.

Ignacio does not appear to have immediately returned to Santa Fe after the war. During his period of absence the Vigil property began to evolve through new construction. In the early 1940s, Ignacio's brother-in-law, Moises Perea, constructed a three-room house, which by its description could be the origin of the Vigil Residence.[6] The construction of the house and/or the Duplex ties to the first appearance of the 613 Canyon Road address, listed in the 1942 city directory.[7]

Ignacio came back to Santa Fe by the end of the decade, with the 1951 directory indicating he was the owner of the 613 Canyon Road property.[8] Three years later, he married Julia Baldwin, a 1944 graduate of Santa Fe High School, and twelve years younger. The couple appears to have set up residence in the back unit, now called the Vigil Residence.

---

[4] Ibid, 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 4B; Enumeration District: 25-5A.

[5] New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Subsubseries: *Military Discharges*; Box Number: *16649*; Box Title: *Military Discharges Vigil – Walker.*

[6] Notice of application to build new house, *Santa Fe New Mexican*, November 9, 1939, 3; advertisement for three-room "Spanish style house" with two fireplaces, Ibid., June 17, 1941, 7 and July 7, 1941, 5.

[7] Hudspeth Directory Company, *Santa Fe City Directory*. El Paso: Hudspeth Directory Company, various editions: 1928-1997.
Hudspeth Directory Company, *1942 Hudspeth Santa Fe City Directory*, (El Paso: Hudspeth Directory Company, 1942, 308.

[8] Ibid., *1951 Hudspeth Santa Fe City Directory*, 416.

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Duplex and Vigil Residence

The first graphic indication of the two units is found on a 1948 aerial photograph (Figure 2). While distorted, the aerial shows the Duplex to be of the same shape and size as what stands today. The Vigil Residence looks to be a smaller dwelling. Neither the street-side unit nor the apartments are apparent on the aerial.

The configuration of dwellings becomes clearer on a 1958 aerial (Figure 3). The photograph shows the Duplex in its current footprint with the Vigil Residence expanded in massing with additions. What would become the apartments looks to be a gable or metal shed-roof outbuilding with an L-shaped footprint. There is no building fronting Canyon Road, but the presence of walls suggests that the southeast corner of the property was used for some purpose at that time.

A Changing Neighborhood

By the 1950s, Canyon Road had evolved from a primarily Hispanic residential area to a linear commercial corridor, beginning to be developed for tourism. Santa Fe's postwar boom had increased the number of residences along the road by 76% between 1940 and 1950.[9] But the new residences mainly represented an increasing Anglo population.

Reflecting both trends, Ignacio's childhood home at 601 Canyon was converted in 1954 into the Hal West Western Gallery. West, a Texas native and self-taught artist, appears to have built a house adjacent to the gallery. It is assumed that at this time the corner portion of the Vigil property dropped out of family ownership. This reduced the Vigil land to the current L-shaped lot, which came into Ignacio's ownership in 1960.[10]

Starting in the mid-1950s, 613 Canyon was identified as three sub-units — a, b, and c — in city directories. This most likely represented the Duplex and the Vigil home. A fourth sub-address began to appear in directories in the late 1950s. This suggests a new dwelling, possibly the first iteration of the apartments. Beginning in the 1940s, older homes along Canyon were either divided or added upon with apartments.

[9] Henry J. Tobias and Charles E. Woodhouse, *Santa Fe: A Modern History, 1880-1990*, (Albuquerque: University of New Mexico Pres, 2001), 185.

[10] Note on February 22, 2017 survey. The note states that Ignacio received the warranty deed from Saloman Juan and Irene G. Vigil. Biographical could not be found for either individual, though the name Solomon Vigil appears on an adjacent parcel on the 1912 "King's Map."

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Adjacent properties responded to the trend; the most extreme being 558 Canyon, which had gained six apartments by the 1950s.

Gallery & Apartments

The commercial building fronting Canyon Road came online — based on aerial photographs and city directory listings — in the early 1960s. The building is shown on a 1966 aerial image as a square mass with an overhang across its south façade (Figure 4).

Orlando E. Vigil, a probable relation to Ignacio, opened a barbershop in the building around 1963. Orlando's Barbershop occupied the space until around 1971, before moving to Cerrillos Road. Based on newspaper accounts, it appears the commercial building had multiple lease spaces, with first Poor Richard's and later the Wooden Angel using part of it as a gallery.

Around this time, Kent McLaughlin, a hippie restauranteur, applied to the Board of Adjustment for an exception to turn one of the commercial spaces into a combined restaurant-gallery.[11] The approved exception launched a new chapter of the building's history which lasted nearly 20 years. In the summer of 1969, McLaughlin opened Kent's Place, a coffeehouse/gallery that was described by the *New Mexican* as the "hip scene" of Canyon Road. [12]

Kent's, which soon morphed into Foxy's Feedery, reflected Canyon Road's late '60s/early '70s hippie renaissance. The high point arrived in 1972, when the Hand-to-Mouth Gallery — a menagerie selling handmade tapestries, etchings and silkscreen works — took over one of the spaces (Figure 6). Around the same time, Sun & Earth, an earthy florist offering houseplants, cactuses and handcrafted containers, used another space.

The building went through a rapid series of tenants in the mid- 1970s, including several short-lived galleries and coffee shops. The longest tenants were two restaurants — Café La Boheme and The Haven (later The New Haven). The latter restaurant — a conscious community food venue, offering meatless dishes and homemade whole wheat bread — added a wall enclosure across the façade in 1979 to create a sheltered dining area.[13]

[11] *Santa Fe New Mexican*, May 19, 1969, 24.
[12] Ibid., July 13, 1969, 3.
[13] Ibid., May 10, 1979, D-1.

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Celebrations Restaurant, the last to use the building as a restaurant, opened in the late 1980s and continued the patio-dining trend.

Apartments

The final piece to the Vigil property came about in the 1970s, when it appears that a carport or secondary structure west of the Vigil home was turned into apartments. The date of construction for the specific unit building, however, is unclear. A 1957 advertisement for a furnished bachelor apartment with a carport could associate it with the earlier structure.[14]

The number of secondary unit designations (1-4) remained consistent from 1960 to 1970. In 1971, the number of sub-units jumped from four to seven, potentially indicating the construction of the building. A 1978 aerial photograph shows that the structure making up the apartments had expanded to the west by that time (Figure 5). Its current windows and doors indicate a probable 1970s construction.

Change of Ownership

All this time, the Vigils continued to live at the back of the property in the family home, which had grown over the years with additions. Ignacio worked for several decades as a butcher at Tito's Market on Acequia Madre, and later as an employee of the Santa Fe animal shelter. Julia raised six children — three boys and three girls. Ignacio Loyola Vigil died in 1993; his wife following him 20 years later. Both are buried at Santa Fe National Cemetery.

At the time of her death in 2014, only a few people lived on the property, including herself, her son, Paul Vigil (now deceased), and three tenants.[15]

The surviving Vigil family members, as a limited partnership, sold the property to the current owner in 2017.

[14] Ibid., June 9, 1957, 15.
[15] Polk City Directories, *2014 Santa Fe, New Mexico, Polk City Directory*, (Papillion, Neb.: Polk City Directories Inc.), 93.

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Gallery & Apartments - Evaluation of Historical Status

Given the multiple additions across the front façade, the recommendation is to maintain its Noncontributing status to the Downtown and Eastside Historic District.

Ordinance Definition – "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.

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Illustrations

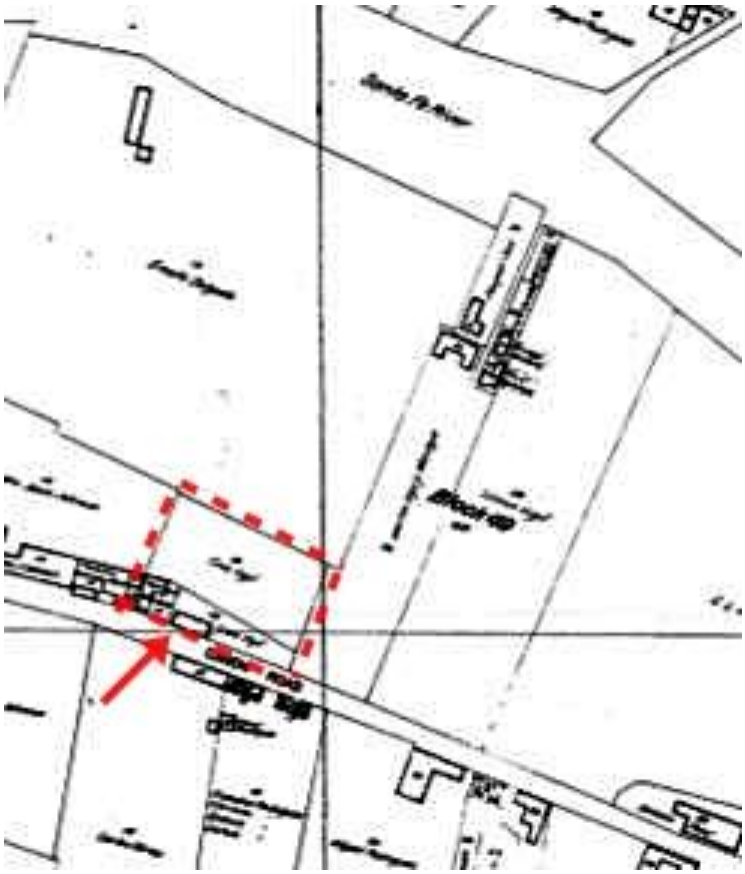


Figure 1: Portion of 1912 "King's Official Map of the City of Santa Fe, New Mexico" showing land owned by Cruz Vigil.
Arrow indicates building most likely currently addressed as 601 Canyon Road.

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Figure 2: Portion of October 25, 1948 aerial photograph showing development of lot up until that point.
Lower arrow indicates Duplex; upper arrow the Vigil Residence.
Source: UNM/EDAC- 19481025_GS_EN_4_085.
Author reversed image to negative to enhance definition of building footprints.

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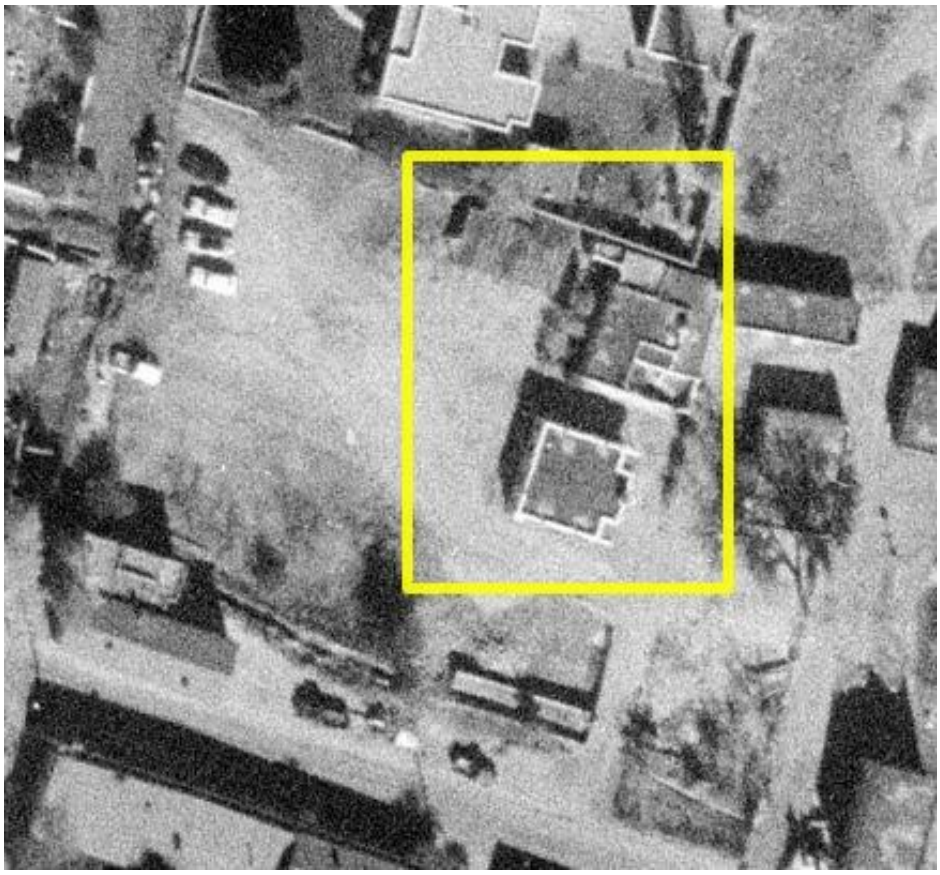


Figure 3: Portion of November 10, 1958 aerial photograph showing Duplex, Vigil Residence in existence.
Source: NMDOT- ST_11-10-58.

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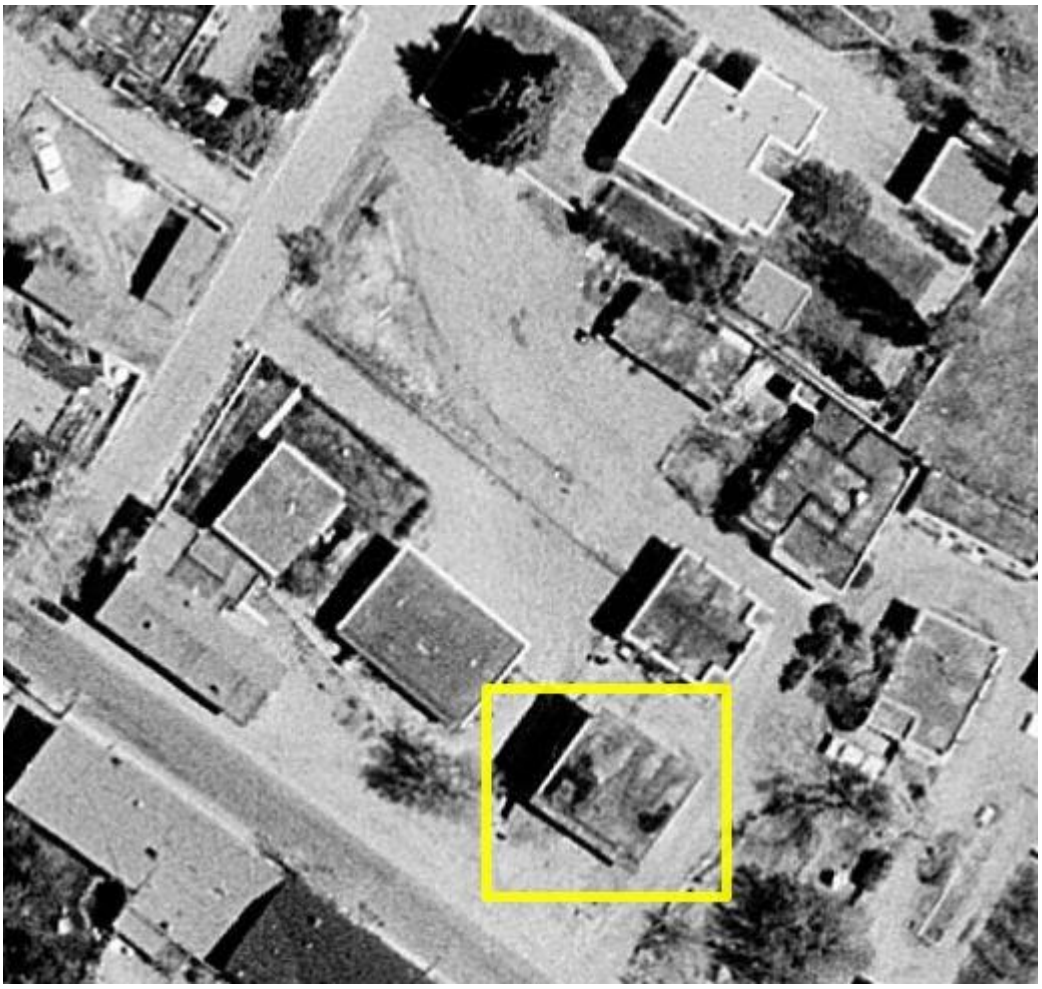


Figure 4: Portion of May 2, 1966 aerial photograph showing Gallery & Apartments in existence. Source: NMDOT- ST_05-02-66.

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

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Figure 5: 1978 aerial photograph shows building with rounded southwest addition. Source: NMDOT- Sts_09-11-78.

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Figure 6: May 28, 1972 advertisement for the Hand to Mouth Gallery.
***Courtesy the Santa Fe New Mexican*.**

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Figure 7: South (front) elevation,
taken from scan of October 30, 1984 survey form.

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: **Ignacio L. and Julia B. Vigil Property Gallery and Apartments**	**2. Location:** **613 Canyon Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: May 3, 2018**

Survey Photographs

(All photographs taken on May 3, 2018 by John W. Murphey)



Photo 1: South and east elevations, facing northwest.

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Photo 2: East elevation, facing north.

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Photo 3: East and North elevations, facing southwest.

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Photo 4: North elevation, facing southeast.

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Photo 5: West elevation sequence, starting from Canyon Road, facing northeast.

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Photo 6: West elevation, conclusion of sequence from Canyon Road (top); view of lower level, facing southeast (bottom).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:

Ignacio L. and Julia B. Vigil Property Apartments

2. Location:

143 Camino Escondido
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID # 051611676 (1985 number)

4. County: Santa Fe

5. Property Type:
_2_ Buildings:
_1_ Structures:
__ Site _1_ Object



6. Date of Survey:

May 3, 2018

7. Previous Survey Date(s):
_x_ Yes: May 2, 1985
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.682280, -105.928537

10. Photo Information **View of front (south) elevation, facing northwest.**

11. Brief Description of the Property:

Taking up the northwest corner of the property is a three-unit apartment building cobbled together in the 1970s from an earlier structure. The apartments are fitted into a long, rectangular mass arranged on an east-west axis (Photo 1). They face south onto a gravel parking lot. A 20”-wide overhang supported by vigas spans the façade. A similar overhang carries across the north elevation.

Continued on Page 5.

12. Who uses the property? Residence – Apartments

13. Construction Date: c.1970s **[1980 – Santa Fe County Assessor estimate, accessed May 18, 2018]**
Date: __Known _x_ Estimated **Source** aerial photographs and city directories

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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



Source: Google Imagery, 2018

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

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

For: Hoopes & Associates Architects

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

Owner: Canyon Room Holdings, LLC

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

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

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

22. National or State Register:

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

23. National or State Historic District:

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

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

Apartments - Recommended Noncontributing Structure to the Downtown and Eastside Historic District, May 30, 2018

24. Supplemental Forms:

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

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1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Ignacio L. and Julia B. Vigil Property Apartments	143 Camino Escondido Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: May 3, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: _x_Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: _x _ Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A

Operation	Material	Glazing	Number
Double-Hung	Wood	1/1	2
Sliding	Aluminum	1-1	4
Casement	Steel	[?]	1

*North elevation not accessible.

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Solid	Wood	1
Single-Leaf	Half-Glass	Wood	1
Double*	Sliding	[?]	1
Garage	Retract	Wood	1

*North elevation not accessible; based on tenant's description.

12. Chimneys N/A
One, stucco-clad, rising from northeast corner

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

14. Other Significant Features N/A

15. Modifications: X __ No known modifications

#1Date: Between 1958 and 1966;probable change in roof form or reconstruction of building; aerial photographs.
#2Date: Between 1966 and 1978; extension of building west with garage and/or apartments; aerial photographs and city directory entries.
#3Date: Unknown, recent; replacement and/or installation of new window opening, west elevation; visual and material evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

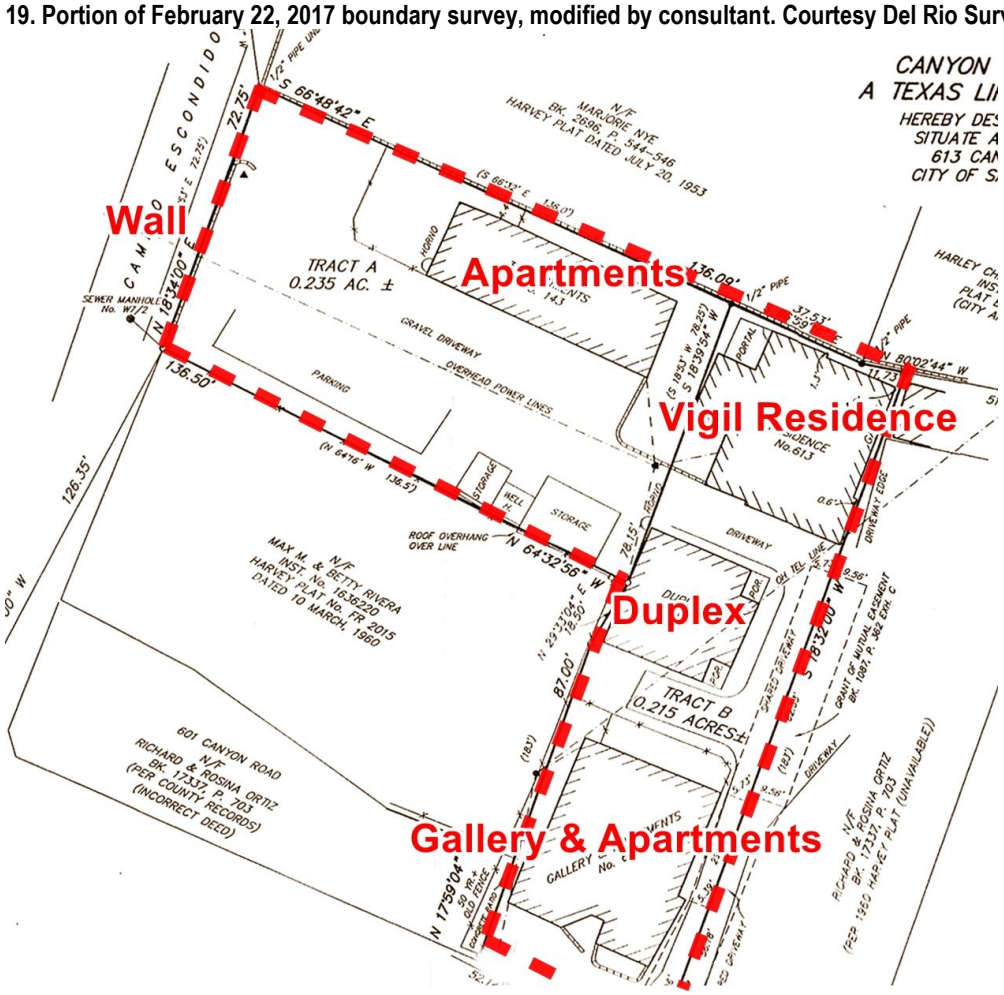
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Portion of February 22, 2017 boundary survey, modified by consultant. Courtesy Del Rio Surveys, Inc.



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Architectural Description Continued

The façade is penetrated with three pedestrian entries and a garage door. The doors are of different designs, ranging from a plain solid unit to a half-glass door with decorative wood panels (Cover photo). These are flanked by an array of windows of different operation and material. Unlike typical apartments, bathrooms are arranged along the front, with opaque sliding windows becoming part of the façade design.

The side elevations are each fenestrated with a single, non-historic aluminum window (Photos 2 & 4). The rear (north) elevation facing onto a wall has different windows, with the center unit containing a patio door (Photo 4). The west side of the building is enclosed by a roughly 69”-high coyote fence, creating a small yard (Photo 5). It includes a small concrete horno similar to the one found at the Duplex.

The apartments, located on a separate tract and addressed as 143 Camino Escondido, seem to have originated from a smaller secondary building. Aerial photographs show that it most likely started as a gabled or shed-roof building —potentially a carport. This was later moved or reconfigured to a flat-roof structure by 1966 (Figure 4).

At some point in the early 1970s, it expanded to the west, likely through the addition of the third apartment and garage. By 1978, the building had taken on its current footprint (Figure 5).

Storage Complex

Situated to the south of apartments are three recent structures bunched together and serving as tenant storage (Photos 5 & 6). The structures, as identified on a survey plat, consist of storage units bookending a smaller well house. Each is clad with vertical, T-1(11)-type siding. The units postdate 1978, and are considered non-historic.

Street Wall

Lining the west side of the property is a low stone wall constructed after 1966 (Photo 7). The wall, built of mortared arroyo stone, is approximately 57’ long. It rises on average 3’ above grade, and is 8½” wide at its crown. The stone is laid in both regular and irregular courses, and includes whimsical accent pieces. A metal mailbox is sunk into near the north end where it curves back along the entry. The wall does not appear on a 1966 aerial, but is discernable on the next available image in 1978 (Figures 4 & 5).

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Historical Overview

Like many Santa Fe family properties with a long lineage and a list of dwellings, the Ignacio L. and Julia B. Vigil tract at 613 Canyon is bedeviled by complications. Chief among them the non-standard — and almost constantly changing — identification of secondary unit designations. Over its nearly 80-year period of development, every building and apartment on the property was given the designation 613 Canyon Road. Units went through several subunit designations (1, 2 or 3, or a, b, or c…), none helpful for identifying the buildings on the ground.[1] *In the simplest terms, the tract most likely started with the Vigil Residence, followed by the Duplex, with both known through an aerial photograph to exist by 1948. The commercial building fronting Canyon Road came approximately 20 years later, with the three-unit apartment building coming onto the scene in the early to mid-1970s.*

Bridging between Canyon Road and Camino Escondido, the L-shaped parcel of land is a fragment of an earlier, much larger family holding. The larger piece, historically titled Block 49, ran north from Canyon Road, along irrigated corn and alfalfa fields to the Santa Fe River. It was originally under the ownership of Simon Vigil, a prosperous sheep man and Santa Fe Trail freighter.

According to his obituary, Vigil — who served in the New Mexico Calvary during — the Civil War, owned extensive land on the Eastside.[2] At some point before his death in 1915, he most likely deeded two parcels of the Canyon Road acreage to his son Cruz Vigil (1878-1945). The 1912 "King's Map" of Santa Fe shows the son owning the land taking up the southeast corner of present-day Camino Escondido and Canyon Road (Block 49B, Lots 17, 19 & 20) (Figure 1).

The Vigils built a house at the corner, which most likely ties to the commercial building at 601 Canyon currently occupied by the Ernesto Mayan Gallery (Figure 1). The property included houses occupied by his sons-in-law Moises Perea and Presciliano Ortiz.[3]

[1] An attempt to locate and interview Ignacio's children was unsuccessful.

[2] *Santa Fe New Mexican*, October 18, 1915, 8.

[3] U.S. Federal Census, 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 2A; Enumeration District: 0003.

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In the house on Canyon Road, Cruz and his wife Gregorita Lujan Vigil raised a family, including son Ignacio Loyola Vigil (1912-1993) — the person most directly related to the study.

Born a day before the Fourth of July in New Mexico's year of statehood, Ignacio, popularly called "Iggie," graduated from St. Michael's High School in 1930. He appears to have left Santa Fe in the middle of the Depression, returning toward the end of the decade to take up residence again at his parent's house at 601 Canyon Road.

The 1940 census documents the then 25-year-old Ignacio working part time as a butcher and delivery driver, earning an income of $490 per year. [4] Ignacio was drafted two years later into the Army, where he served in the Pacific Theater in a technical position, earning the title of Corporal.[5] Both parents died in early 1945, prior to his discharge in November.

Ignacio does not appear to have immediately returned to Santa Fe after the war. During his period of absence the Vigil property began to evolve through new construction. In the early 1940s, Ignacio's brother-in-law, Moises Perea, constructed a three-room house, which by its description could be the origin of the Vigil Residence.[6] The construction of the house and/or the Duplex ties to the first appearance of the 613 Canyon Road address, listed in the 1942 city directory.[7]

Ignacio came back to Santa Fe by the end of the decade, with the 1951 directory indicating he was the owner of the 613 Canyon Road property.[8] Three years later, he married Julia Baldwin, a 1944 graduate of Santa Fe High School, and twelve years younger. The couple appears to have set up residence in the back unit, now called the Vigil Residence.

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[4] Ibid, 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 4B; Enumeration District: 25-5A.

[5] New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Subsubseries: *Military Discharges*; Box Number: *16649*; Box Title: *Military Discharges Vigil – Walker.*

[6] Notice of application to build new house, *Santa Fe New Mexican*, November 9, 1939, 3; advertisement for three-room "Spanish style house" with two fireplaces, Ibid., June 17, 1941, 7 and July 7, 1941, 5.

[7] Hudspeth Directory Company, *Santa Fe City Directory*. El Paso: Hudspeth Directory Company, various editions: 1928-1997.
Hudspeth Directory Company, *1942 Hudspeth Santa Fe City Directory*, (El Paso: Hudspeth Directory Company, 1942, 308.

[8] Ibid., *1951 Hudspeth Santa Fe City Directory*, 416.

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Duplex and Vigil Residence

The first graphic indication of the two units is found on a 1948 aerial photograph (Figure 2). While distorted, the aerial shows the Duplex to be of the same shape and size as what stands today. The Vigil Residence looks to be a smaller dwelling. Neither the street-side unit nor the apartments are apparent on the aerial.

The configuration of dwellings becomes clearer on a 1958 aerial (Figure 3). The photograph shows the Duplex in its current footprint with the Vigil Residence expanded in massing with additions. What would become the apartments looks to be a gable or metal shed-roof outbuilding with an L-shaped footprint. There is no building fronting Canyon Road, but the presence of walls suggests that the southeast corner of the property was used for some purpose at that time.

A Changing Neighborhood

By the 1950s, Canyon Road had evolved from a primarily Hispanic residential area to a linear commercial corridor, beginning to be developed for tourism. Santa Fe's postwar boom had increased the number of residences along the road by 76% between 1940 and 1950.[9] But the new residences mainly represented an increasing Anglo population.

Reflecting both trends, Ignacio's childhood home at 601 Canyon was converted in 1954 into the Hal West Western Gallery. West, a Texas native and self-taught artist, appears to have built a house adjacent to the gallery. It is assumed that at this time the corner portion of the Vigil property dropped out of family ownership. This reduced the Vigil land to the current L-shaped lot, which came into Ignacio's ownership in 1960.[10]

Starting in the mid-1950s, 613 Canyon was identified as three sub-units — a, b, and c — in city directories. This most likely represented the Duplex and the Vigil home. A fourth sub-address began to appear in directories in the late 1950s. This suggests a new dwelling, possibly the first iteration of the apartments. Beginning in the 1940s, older homes along Canyon were either divided or added upon with apartments.

[9] Henry J. Tobias and Charles E. Woodhouse, *Santa Fe: A Modern History, 1880-1990*, (Albuquerque: University of New Mexico Pres, 2001), 185.

[10] Note on February 22, 2017 survey. The note states that Ignacio received the warranty deed from Saloman Juan and Irene G. Vigil. Biographical could not be found for either individual, though the name Solomon Vigil appears on an adjacent parcel on the 1912 "King's Map."

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Adjacent properties responded to the trend; the most extreme being 558 Canyon, which had gained six apartments by the 1950s.

Gallery & Apartments

The commercial building fronting Canyon Road came online — based on aerial photographs and city directory listings — in the early 1960s. The building is shown on a 1966 aerial image as a square mass with an overhang across its south façade (Figure 4).

Orlando E. Vigil, a probable relation to Ignacio, opened a barbershop in the building around 1963. Orlando's Barbershop occupied the space until around 1971, before moving to Cerrillos Road. Based on newspaper accounts, it appears the commercial building had multiple lease spaces, with first Poor Richard's and later the Wooden Angel using part of it as a gallery.

Around this time, Kent McLaughlin, a hippie restauranteur, applied to the Board of Adjustment for an exception to turn one of the commercial spaces into a combined restaurant-gallery.[11] The approved exception launched a new chapter of the building's history which lasted nearly 20 years. In the summer of 1969, McLaughlin opened Kent's Place, a coffeehouse/gallery that was described by the *New Mexican* as the "hip scene" of Canyon Road. [12]

Kent's, which soon morphed into Foxy's Feedery, reflected Canyon Road's late '60s/early '70s hippie renaissance. The high point arrived in 1972, when the Hand-to-Mouth Gallery — a menagerie selling handmade tapestries, etchings and silkscreen works — took over one of the spaces. Around the same time, Sun & Earth, an earthy florist offering houseplants, cactuses and handcrafted containers, used another space.

The building went through a rapid series of tenants in the mid- 1970s, including several short-lived galleries and coffee shops. The longest tenants were two restaurants — Café La Boheme and The Haven (later The New Haven). The latter restaurant — a conscious community food venue, offering meatless dishes and homemade whole wheat bread — added a wall enclosure across the façade in 1979 to create a sheltered dining area.[13]

[11] *Santa Fe New Mexican*, May 19, 1969, 24.
[12] Ibid., July 13, 1969, 3.
[13] Ibid., May 10, 1979, D-1.

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Celebrations Restaurant, the last to use the building as a restaurant, opened in the late 1980s and continued the patio-dining trend.

Apartments

The final piece to the Vigil property came about in the 1970s, when it appears that a carport or secondary structure west of the Vigil home was turned into apartments. The date of construction for the specific unit building, however, is unclear. A 1957 advertisement for a furnished bachelor apartment with a carport could associate it with the earlier structure.[14]

The number of secondary unit designations (1-4) remained consistent from 1960 to 1970. In 1971, the number of sub-units jumped from four to seven, potentially indicating the construction of the building. A 1978 aerial photograph shows that the structure making up the apartments had expanded to the west by that time (Figure 5). Its current windows and doors indicate a probable 1970s construction.

Change of Ownership

All this time, the Vigils continued to live at the back of the property in the family home, which had grown over the years with additions. Ignacio worked for several decades as a butcher at Tito's Market on Acequia Madre, and later as an employee of the Santa Fe animal shelter. Julia raised six children — three boys and three girls. Ignacio Loyola Vigil died in 1993; his wife following him 20 years later. Both are buried at Santa Fe National Cemetery.

At the time of her death in 2014, only a few people lived on the property, including herself, her son, Paul Vigil (now deceased), and three tenants.[15]

The surviving Vigil family members, as a limited partnership, sold the property to the current owner in 2017.

[14] Ibid., June 9, 1957, 15.
[15] Polk City Directories, *2014 Santa Fe, New Mexico, Polk City Directory*, (Papillion, Neb.: Polk City Directories Inc.), 93.

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Apartments - Evaluation of Historical Status

Given its likely 1970s construction and underwhelming architectural character, the Apartments is recommended for Noncontributing status to the Downtown and Eastside Historic District. Additionally, due their lack of age, both the Storage Complex and Street Wall are recommended Noncontributing to the district.

Ordinance Definition – "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.

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Illustrations

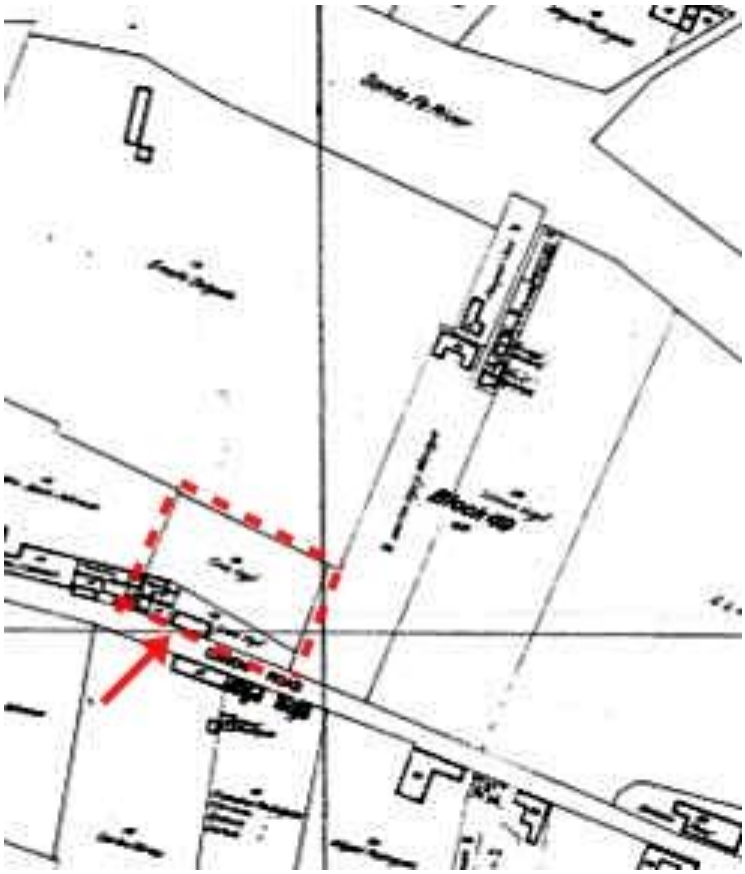


Figure 1: Portion of 1912 "King's Official Map of the City of Santa Fe, New Mexico" showing land owned by Cruz Vigil.
Arrow indicates building most likely currently addressed as 601 Canyon Road.

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: **Ignacio L. and Julia B. Vigil Property Apartments**	**2. Location:** **143 Camino Escondido** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: May 3, 2018**



Figure 2: Portion of October 25, 1948 aerial photograph showing development of lot up until that point. Lower arrow indicates Duplex; upper arrow the Vigil Residence. Source: UNM/EDAC- 19481025_GS_EN_4_085. Author reversed image to negative to enhance definition of building footprints.

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: **Ignacio L. and Julia B. Vigil Property Apartments**	**2. Location:** **143 Camino Escondido** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: May 3, 2018**

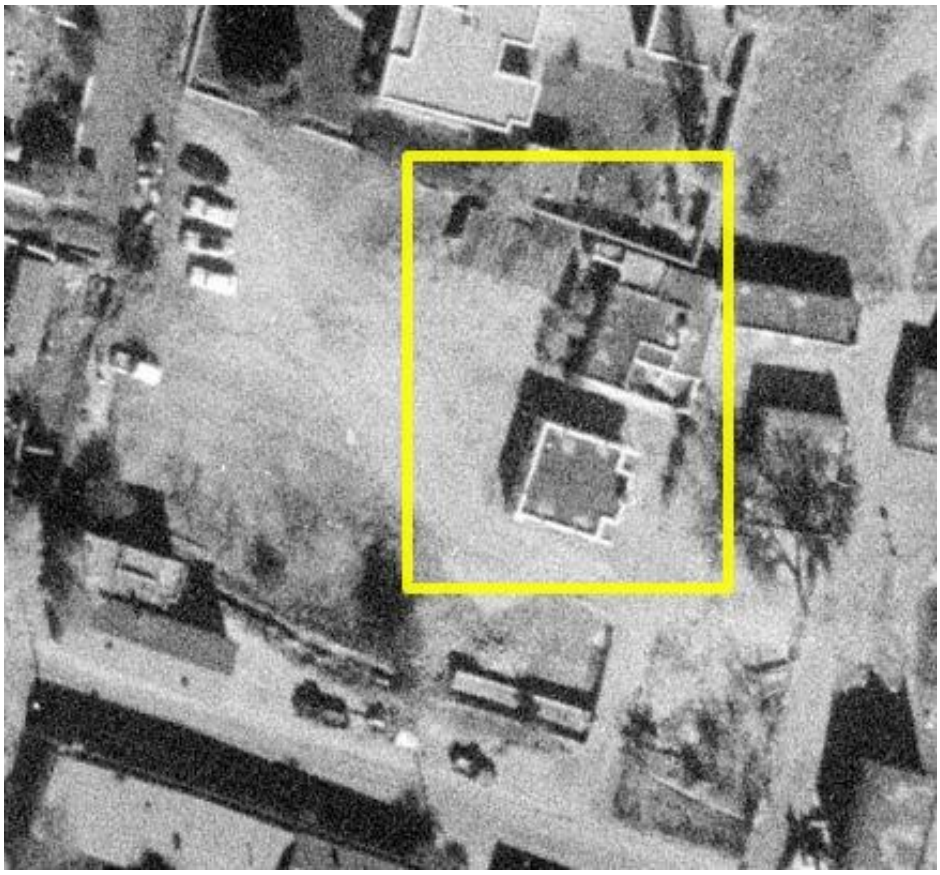


Figure 3: Portion of November 10, 1958 aerial photograph showing Vigil Residence , Vigil Residence in existence.
Source: NMDOT- ST_11-10-58.

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: **Ignacio L. and Julia B. Vigil Property Apartments**	**2. Location:** **143 Camino Escondido** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: May 3, 2018**

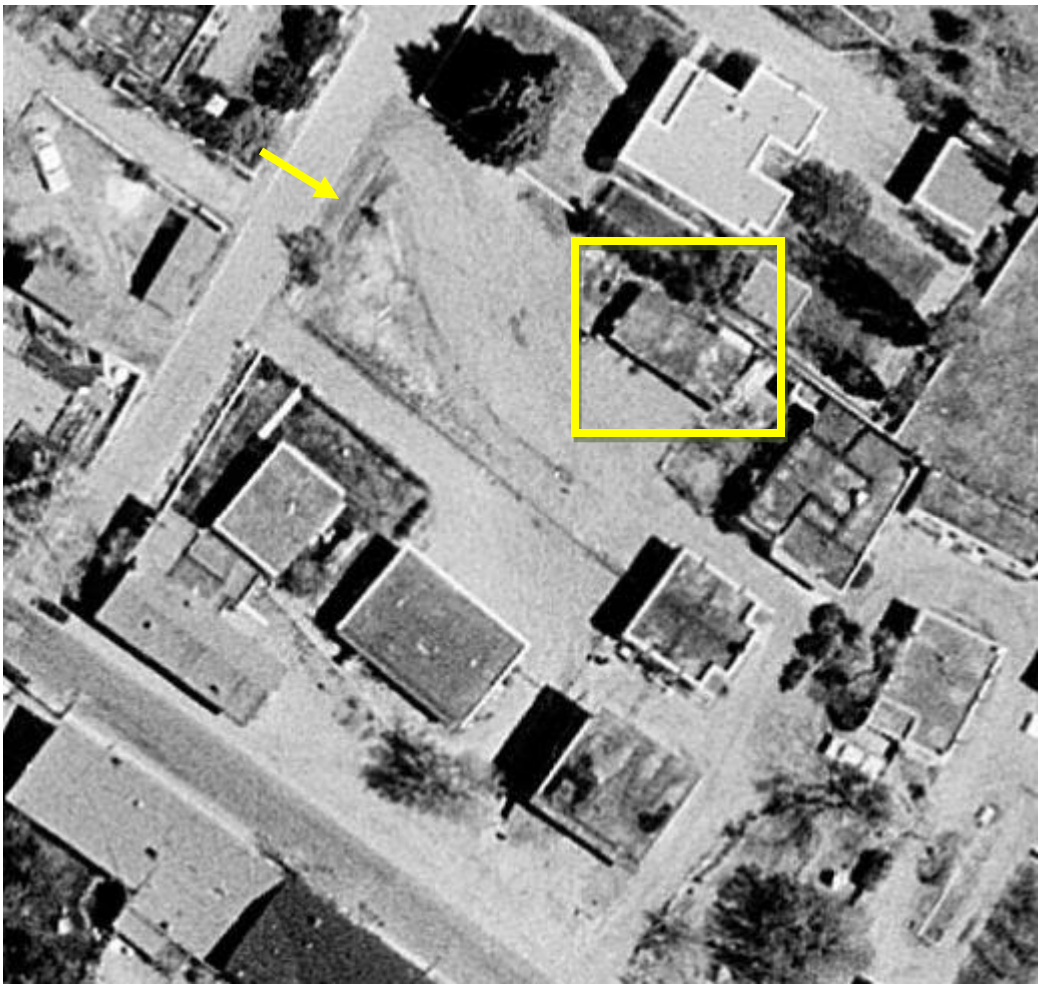


Figure 4: Portion of May 2, 1966 aerial photograph showing smaller, probable flat-roof building in existence. Arrow indicates wall is not present. Source: NMDOT- ST_05-02-66.

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: **Ignacio L. and Julia B. Vigil Property Apartments**	**2. Location:** **143 Camino Escondido** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: May 3, 2018**

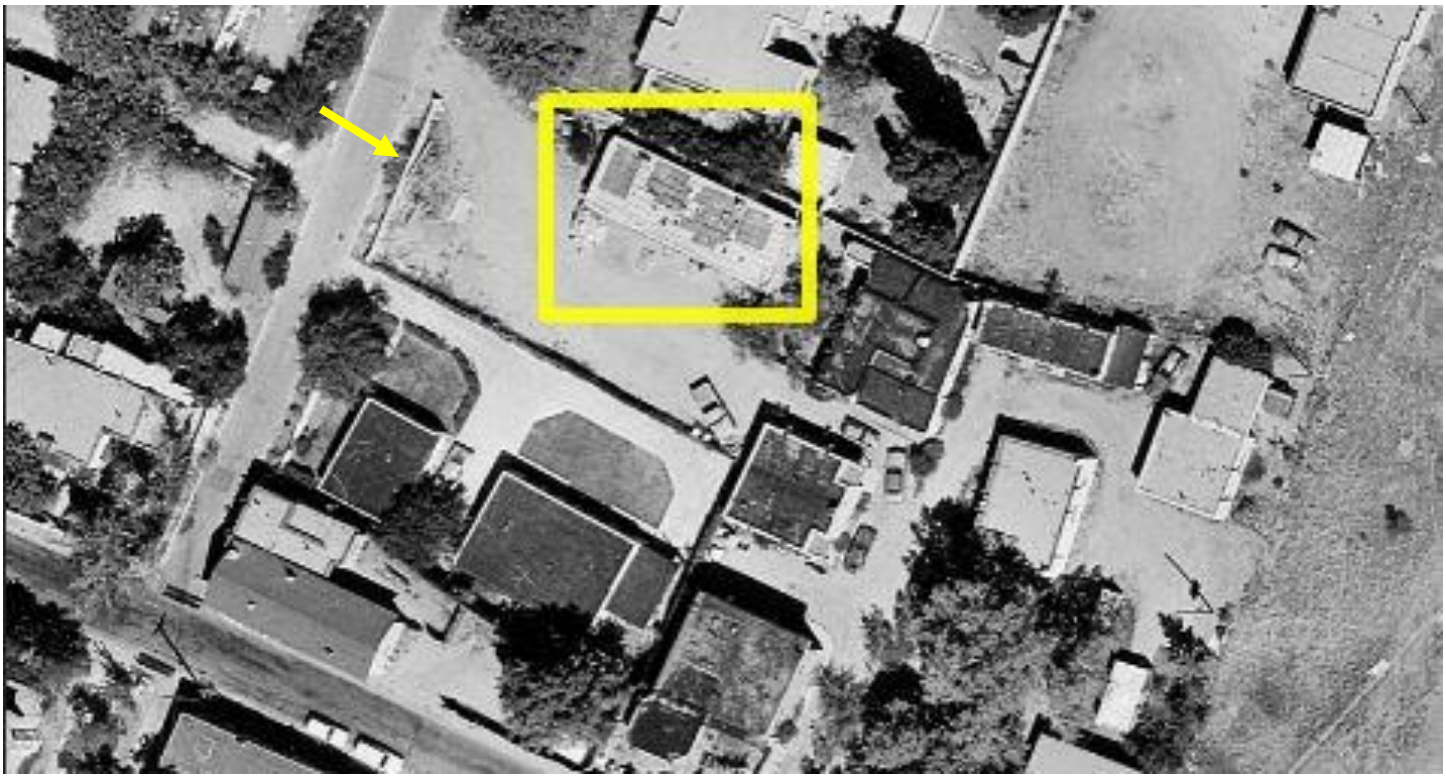


Figure 5: Portion of September 11, 1978 aerial photograph showing extension of probable secondary building into apartments. Arrow indicates wall is present. Source: NMDOT- Sts_09-11-78.

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: **Ignacio L. and Julia B. Vigil Property Apartments**	**2. Location:** **143 Camino Escondido** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: May 3, 2018**

Survey Photographs

(All photographs taken on May 3, 2018 by John W. Murphey)



Photo 1: Front (south) elevation, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Ignacio L. and Julia B. Vigil Property Apartments**	**2. Location:** **143 Camino Escondido** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: May 3, 2018**



Photo 2: West elevation, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Ignacio L. and Julia B. Vigil Property Apartments**	**2. Location:** **143 Camino Escondido** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: May 3, 2018**



Photo 3: East elevation, 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: **Ignacio L. and Julia B. Vigil Property Apartments**	**2. Location:** **143 Camino Escondido** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: May 3, 2018**



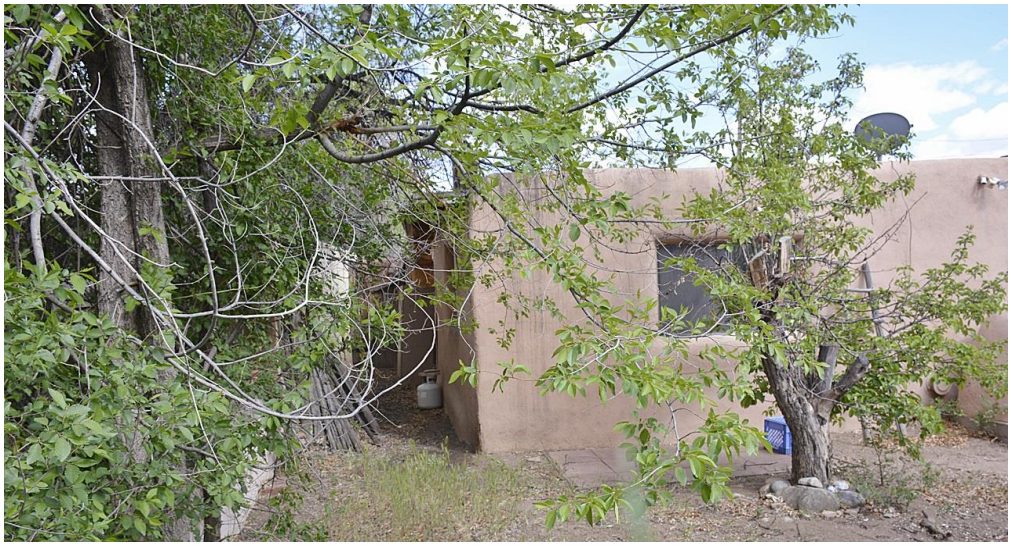


Photo 4: East and north elevations, facing southwest (top); west and north elevations, facing east (bottom).

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: **Ignacio L. and Julia B. Vigil Property Apartments**	**2. Location:** **143 Camino Escondido** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: May 3, 2018**



Photo 5: Parking court, facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Ignacio L. and Julia B. Vigil Property Apartments**	**2. Location:** **143 Camino Escondido** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: May 3, 2018**



Photo 6: Non-historic storage buildings, facing southeast.

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: **Ignacio L. and Julia B. Vigil Property Apartments**	**2. Location:** **143 Camino Escondido** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: May 3, 2018**



Photo 7: Stone street wall, at Camino Escondido, facing south.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 21 DEC 2020

Property Owner of Record: CANYON RM. HOLDINGS

Applicant/Agent Name: HOOPES + ASSOC ARCHITECTS

Contact Person Phone Number: (505 - 670-0086

Site Address: 613 CANYON ROAD UNITS "B" THRU "C1-C5"

Proposed Construction Description: INT. & EXT. RENOVATIONS TO TWO EXIST. BLDGS.

TOTAL ROOF AREA: NA

Zoning District: RC8 A-C

Overlay: □ Escarpment NA
NO □ Flood Zone*
X Other: HISTORICAL DOWNTOWN/EASTSIDE

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

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

Access and Visibility: □ Arterial or Collector** NA
□ Visibility Triangle Required NA

Use of Structure: X Residential
X Commercial Type of Use: GALLERY

Terrain: □ 30% slopes NA

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

Lot Coverage : NA % EXIST. NOT CHANGED
□Open Space Required:

Setbacks:
Proposed Front: NA Minimum: 7
2nd Front? NA
Proposed Rear: NA Minimum: 5
Proposed Sides: L R Minimum: 5

Height: Proposed 16'-0"
Maximum Height: 16'-1" or
X Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 14 Accessible
Minimum: 14

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

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

CHARLES W. ROSENBERG, ARCHITECT [□OWNER □APPLICANT X 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.

Chas W. Rosenberg 21 DEC 2020
SIGNATURE DATE

To Be Completed By City Staff:

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

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

REVIEWER: _____ **DATE:** ___/___/___

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

Revised 1-14-13

MCCULLEY, LANI J.

From: LOGSTON, LEE R.
Sent: Wednesday, December 23, 2020 9:58 AM
To: MCCULLEY, LANI J.; BORDEGARAY, ANGELA S.; SCHWAB, DANIEL N.
Cc: BERKE, NOAH L.; Charles
Subject: PZR Approval 613 Canyon Road
Attachments: 613 Canyon Road_Prelim Zoning Worksheet_12-21-2020.pdf; 613 B CANYON ROAD VIGIL HOUSE_HDRB SUBMITTAL SET_12-21-20.pdf; 613 CANYON RD DEMO TRIPLEX_HDRB SUBMITTAL SET_12-21-20.pdf; 613 CANYON RD UNITS C1 AND C2 DUPLEX_HDRB SUBMITTAL SET_12-21-20 (002).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings Historic:

I have approved the PZR for 613 Canyon Road for building demolition, duplex renovations, and work on the . I've reviewed for legal lot of record and all zoning considerations. I've reviewed for lot coverage, setbacks, height, etc. Lot coverage for the west lot is reduced to zero and is unchanged on east lot. Height for the Vigil house was approved by variance in Case # 2020-2491. Setbacks do not change.

I've attached PZR worksheet and the plan sets reviewed.

Thanks, Lee

H+A

December 24, 2020

Mr. Daniel Schwab, Case Planner
Historic Preservation Division
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

Re: 613 Canyon Road (Tract A & B)
Unit "B"; the existing old "Vigil Residence" (Tract B)
Unit "C1 & C2"; the existing Duplex (Tract B)
Demo all Structures on Tract A

Dear Daniel and Board Members,

Hoopes + Associates Architects is acting as agent for our Client who owns the above-referenced property where four existing buildings and some accessory storage sheds exist on two adjacent tracts of land by same ownership and address. This submittal and application have been in the making for over two years now. My apologies for the wordy oration here but I would like to be clear on all the details and what has transpired in the last two years.

During Fall 2018 we asked the Board and Staff to confirm building status and assign any historic elevations or determine "primary facades", which they did. At that time, we were also informed the maximum height for this address is 16'-1". Please reference Case # H-18-084A and Findings of Facts and Conclusion of Law Item # 18-0972.

Preceding the Fall 2018 Hearing, we hired John W. Murphey, Architectural Historian/Researcher, to produced four reports (Historic Cultural Properties Inventory – HCPI Base Form 1 and Detail Form 2) that outlined each of the four buildings in detail historically and photographically. The Murphey reports and Survey Plat, as do my current drawings, refers to the four building as: 1) "Gallery/Apartments", 2) "Duplex", 3) (Vigil) "Residence" and 4) "Apartments" (a non-contributing triplex). I am including the report again herein as a matter of reference. This "Vigil Residence" and Duplex is what we propose renovating at this time. At some point between the Fall 2018 Hearing and now, the addressing was changed. Previously, the Tract A triplex was referred to as "143 Camino Escondido" and now is 613 Canyon Road units "C3, C4 and C5".

Hoopes + Associates, Architects Ltd. Co.
PO Box 9427
Santa Fe. NM 87504
505.986.1010

613 Unit "B"; the existing old "Vigil Residence" (Tract B):

The "Vigil Residence" has been vacant for a number of years, perhaps as many as five years. Although historically it has been used as a residence, we now propose its use as an art gallery. Its designation is "contributing", although in the Fall of 2018 John Murphey's HCPI suggested; "*Given its overall lack of cohesion and the disharmonious character of the addition, the recommendation is downgrade it to Noncontributing Structure to the Downtown and Eastside Historic District".* We are not downgrading the status. Part of the structure has lower than code (IBC) ceiling heights. We propose removing about 65% of the existing building's roof structure and raising the height of those spaces with new joist, beams, vigas, and new roofing. The parapets heights will change as indicated on our drawings of proposed elevations. New wood canales will be stain per attached color board.

Back in Spring 2020 I was preparing this submittal and application and experienced a "false start" as I was halted by the Zoning Dept during my standard Preliminary Zoning Review Meeting with Lee Logston. At that time, I was informed that raising the roof/parapets would require a Variance. Not due to increase in height, as we are within Zoning and Historical Preservation limits, but due to some of the existing building is built within current zoning setbacks. Therefore, the Variance is actually an increase in volume of a non-conforming existing condition in the setabck. This summer we went through the required Early Neighborhood Notification (ENN) meeting on August 5th and presented our case to the Board of Adjustment (BOA) in a Hearing on October 6th, 2020. We were granted a unanimous decision of approval by the Board. Reference Case # 2020-002491-PLBD

All windows and exterior doors will be replaced with exception of one "historic" window in the south "primary façade". This historic window shall be repair (if necessary) and repainted to match new clad window color. New window and doors will be of metal clad wood from the manufacturer Kolbe Windows and Doors. The new windows will have divided-lite patterns and exposed heavy timber lintels above openings. Windows will be in same existing openings; widths are generally the same, but with higher ceiling the height of windows are now taller. One small window in the rear of the building is being infilled. Another, at right of entry is being slightly widen and moved away from corner. See exterior elevations. At the end of renovations, the entire building with be re-stuccoed in a cementitious El Rey product. See attached color board for clad and stucco colors.

We do not propose adding square footage to the plan. If fact, there is a slight reduction in gross heated square footage (-138 sf) as we intend to re-claim what we believe was the original portal that has since been enclosed. The new proposed inset portal will resume a more historic nature, be a more inviting entry and help with massing. It also provides a sheltered entry, which currently is achieved by a non-historical cantilever pro

jecting roof, which we propose removing. New round columns and exposed beam at this portal with be stained per attached color board, as is all exposed wood (timer lintels and canales).

Proposed is one new skylight that will be hidden behind parapets. There is an existing skylight that will remain/replaced.

613 Unit "C1 & C2"; the existing Duplex (Tract B)

The duplex is much simpler in its approval history. Proposed is interior and exterior renovations. All windows and exterior doors will be replaced in existing openings. New window and doors will be of metal clad wood from the manufacturer Kolbe Windows and Doors. The new windows will have divided-lite patterns as seen on the proposed elevations. We are proposing a small roof (portal) over existing back door to unit C1 to match the existing roof/portal at unit C2. Also proposed is a small private courtyard to unit C1. At the end of renovations, the entire building with be re-stuccoed in a cementitious El Rey product. See color board for window clad, stucco and stain/paint colors.

613 Units "C3, C4 and C4"; the existing Triplex (Tract A)

All structures on this Tract are proposed to be demolish. Namely; the triplex, two accessory storage sheds and one well house sited over abandon well. The owner wishes to keep any and all water rights associated with this well. Currently the triplex residences are using City of Santa Fe water. All structures are of a "non-contributing" status. Once approved for demolition, the vacant lot will be used as construction parking and material staging which will hopefully alleviate congestion on Canyon Road and Camino Escondido in this densely occupied part of the Eastside. The owner has no future plans for the vacant lot after construction and is left as a "T.B.D." nature. I realize this portion of the application may require a separate case number and may be permitted separately as it is a separate lot from work on Tract B but have chosen to submit together as a matter of efficiency and clarity. Also, my decision to do so is supported by the John Murphey report and 2018 Hearing as one applicant. Furthermore, it is all at one address currently.

Thank you for your review and deliberation.

Sincerely,

Charles William Rosenberg,
Project Architect

Hoopes + Associates, Architects Ltd. Co.
PO Box 9427
Santa Fe. NM 87504
505.986.1010

613 “B” Canyon Road, “Old Vigil Residence” Survey Photographs



Photo 1: From Canyon Road, facing northwest. Photo from Google Earth

* Photos taken on May 3, 2018 by John W. Murphey,
** Photos taken on March 2018 by Charles Rosenberg



Photo 2: Portion of front (south) façade, facing north. *



Photo 3: East elevation, facing northwest.*



Photo 4: North elevation, facing southeast (top) and southwest (bottom).*



Photo 5: West elevation, post-1978 addition, facing northeast.*



Photo 6: West elevation, post-1978 addition, facing southeast.*



Photo 7: “Primary Façade” North Elevation, facing northwest. **



Photo 8: “Primary Façade” West Elevation, facing northeast. **

H+A

RESIDENTIAL RENOVATION – EXTERIOR COLORS

613 C1 & C2 CANYON ROAD; EASTSIDE HISTORICAL DISTRICT, SANTA FE
EXISTING DUPLEX DECEMBER 24, 2020



STUCCO

HOUSE AND YARDWALLS COLOR:
"ADOBE #116 BY EL REY
CEMENTITIOUS 3-COAT SYSTEM



EXPOSED WOOD STAIN (STAIN CHIP SAMPLE)

BEAM, COLUMN AND LINTEL COLOR:
"WOODBRIDGE #ST-116 BY BEHR
SEMI-TRANSPARENT WOOD STAIN



METAL CLAD WINDOW & EXT. DOOR COLOR

COLOR: "NUTMEG"
BY KOLBE WINDOWS & DOORS CO.



EXTERIOR SHIELDED LIGHT SCONCE

BRONZE-PATINAED METAL
"DARK SKY" APPROVED

Hoopes + Associates, Architects Ltd. Co.
PO Box 9427
Santa Fe. NM 87504
505.986.1010

H+A

GALLERY RENOVATION – EXTERIOR COLORS

613 "B" CANYON ROAD; EASTSIDE HISTORICAL DISTRICT, SANTA FE
EXISTING "VIGIL HOUSE" DECEMBER 24, 2020



STUCCO

HOUSE AND YARDWALLS COLOR:
"ADOBE #116 BY EL REY
CEMENTITIOUS 3-COAT SYSTEM



EXPOSED WOOD STAIN (STAIN CHIP SAMPLE)

BEAM, COLUMN AND LINTEL COLOR:
"WOODBRIDGE #ST-116 BY BEHR
SEMI-TRANSPARENT WOOD STAIN



METAL CLAD WINDOW & EXT. DOOR COLOR

COLOR: "SHADOW"
BY KOLBE WINDOWS & DOORS CO.



EXTERIOR LIGHT SCONCE

OIL RUBBED BRONZE METAL
"DARK SKY" APPROVED

Hoopes + Associates, Architects Ltd. Co.
PO Box 9427
Santa Fe. NM 87504
505.986.1010

BUILDING RENOVATIONS

AT

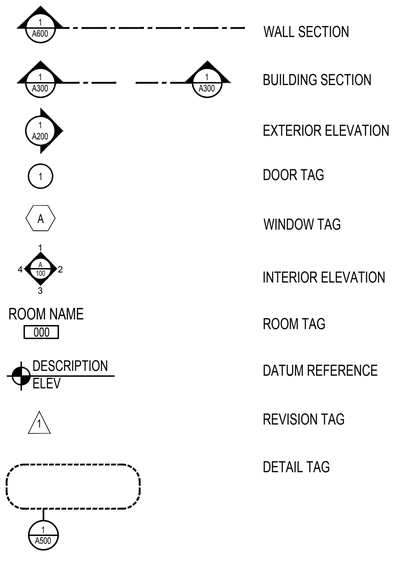
613 CANYON ROAD - UNIT B

SANTA FE, NEW MEXICO 87501

GENERAL NOTES

1. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF CONFLICTS EXIST. DIMENSIONS ARE TO FACE OF STUD AND CONCRETE WALLS UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS MARKED AS '±' OR 'VIF' SHALL BE VERIFIED IN THE FIELD.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL FIELD CHANGES PRIOR TO INSTALLATION.
5. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES PRIOR TO THE BEGINNING OF CONSTRUCTION TO ENSURE THE PROPER AND EFFICIENT SEQUENCING AND EXECUTION OF THE WORK.
6. ALL WORK, INCLUDING PLUMBING, ELECTRICAL AND MECHANICAL, SHALL COMPLY WITH ALL PERTINENT LOCAL AND NATIONAL CODES.
7. PROTECT ALL ADJACENT PROPERTIES AND IMPROVEMENTS FROM ALL DISTURBANCES AND DAMAGE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING LOCATIONS OF STRUCTURAL MEMBERS, MECHANICAL AND ELECTRICAL SYSTEMS, AND MISCELLANEOUS EQUIPMENT TO ASSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
9. CONTRACTOR MATERIALS AND ACTIVITIES SHALL NOT BLOCK ACCESS OR EGRESS FROM ANY BUILDING WHILE THE BUILDING IS OCCUPIED. THIS INCLUDES DEMOLITION WORK AND ALSO APPLIES TO NEIGHBORING BUILDINGS.
10. ALL SUPPLEMENTAL DRAWINGS ISSUED BY THE ARCHITECT SHALL ALSO BECOME PART OF THE CONTRACT SET.
11. ALL PLUMBING AND ELECTRICAL WORK TO BE CONCEALED, UNLESS OTHERWISE NOTED.

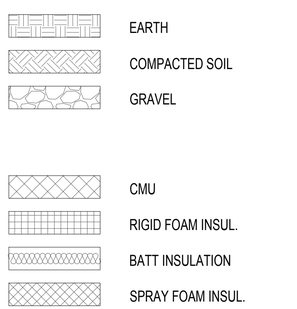
REFERENCE SYMBOLS



ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
T.O.S.	TOP OF SLAB
T.O.B.	TOP OF BEARING
T.O.P.	TOP OF PARAPET
T.O.R.	TOP OF FINISH ROOF
U.N.O	UNLESS OTHERWISE NOTED
TYP.	TYPICAL
R.O.	ROUGH OPENING

ARCH. SYMBOLS



PROJECT OVERVIEW

SCOPE OF WORK:

RENOVATE AN EXISTING "CONTRIBUTING" EXISTING HOME. NEW WORK INCLUDES NO ADDITIONAL SQ. FOOTAGE, BUT DOES INCLUDE CHANGING FROM PREVIOUS RESIDENCE TO A RETAIL GALLERY SPACE. THE INTERIOR WILL BE RENOVATED. THE EXTERIOR RENOVATIONS INCLUDE NEW WINDOWS AND DOORS INSTALLED THROUGHOUT. ALSO, THE EXISTING ROOF WILL BE REMOVAL, RE- BUILT WITH NEW VIGAS AND RAISED IN HEIGHT. A VARIANCE WAS NEED AND SUCESSFULY OBTAINED TO RAISE THE ROOF WITHIN THE SETBACKS - REFER TO CITY OF SANTA FE CASE # 2020-002491-PLBD. THE YARDWALLS AND EXISTING STRUCTURE WITH BE RE-STUCCOED ENTIRELY.

OWNER:	CANYON ROOM HOLDINGS, LLC 218 N. RIVERCREST FORT WORTH, TX 76107
REGULATORY AGENCY: JURISDICTION:	CITY OF SANTA FE
CONTACT INFORMATION:	SANTA FE LAND USE DEPARTMENT SANTA FE CITY HALL, 200 LINCOLN AVE., 1ST FLOOR, SANTA FE, NEW MEXICO 87501 MAIN PHONE: (505) 955-6585
APPLICABLE CODES: BUILDING CODE	2015 INTERNATIONAL BUILDING CODE (2015 IBC)
MECHANICAL CODE	2012 NEW MEXICO MECHANICAL CODE
ELECTRICAL CODE	2012 NEW MEXICO ELECTRIAL CODE
ENERGY CODE	2009 NEW MEXICO ENERGY CONSERVATION CODE
OTHER	SANTA FE COUNTY SUSTAINABLE LAND DEVELOPMENT CODE (SLDC) SANTA FE COUNTY FIRE CODE NEW MEXICO NIGHT SKY PROTECTION ACT

CITY LAND USE SUMMARY:

ZONING CLASSIFICATION:	RC8 A-C
HEIGHT LIMIT REQUIRED PER ZONING =	24 FT
HEIGHT LIMIT PER HISTORICAL REVIEW =	16'-1", (ACTUAL HT. = 16'-0")
SETBACKS PER ZONING;	STREET 7 FT, SIDES 5 FT, REAR 5 FT (IF YARDWALL 6 TO 8 FT IS BUILT, OTHERWISE 15 FT REAR SETBACK)
LOT AREA:	.215 ACRES (9,365.4 SQ. FT.)
HISTORIC DISTRICT:	"DOWNTOWN - EASTSIDE "
OVERLAY DISTRICT:	NOT IN THE RIDGETOP OR FOOTHILLS ESCARPMENT
PARKING:	1 SPACE PER 200 SQ. FT. OF NET LEASIBLE (1,159 SQ. FT. ÷ 200 = 5.795), SAY 6 SPACES
GREEN CODE:	NOT REQUIRED FOR COMMERCIAL

BUILDING CODE SUMMARY:

OCCUPANCY GROUP	CHANGE FROM SINGLE FAMILY HOME TO "A-3" (ART GALLERY), BUT IS CONSIDERED "B" (BUSINESS) OCCUPANCY PER IBC SECTION 303.1.1 "SMALL BUILDINGS AND TENANT SPACES"
OCCUPANCY LOAD	14.9, SAY 15 (IBC OCC. LOAD OF 100 "GROSS"/OCCUPANT; 1,493/100 = 14.9)
MIN. PLUMBING FACILITIES	ONE UNISEX TOILET REQUIRED PER IBC EXCEPTION 2902.2 (#2)
CONSTRUCTION TYPE	V-B
NUMBER OF STORIES	1

AREA CALCULATIONS:

PREVIOUS GROSS HEATED AREA*	1,855 SF
REMOVED HEATED AREA (NEW ENTRY PORTAL)	-138 SF
TOTAL GROSS HEATED	1,717 SF

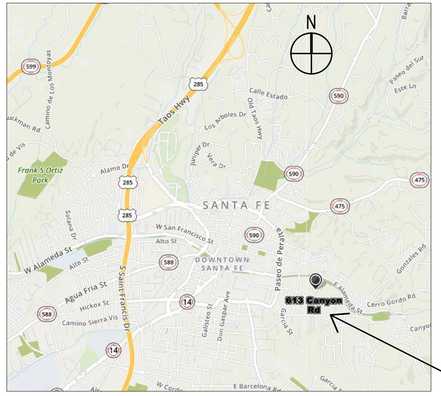
* "GROSS FLOOR AREA" AS DEFINED BY CITY SANTA FE CHAPTER 14 LAND USE CODE

FIRE PROTECTION: SPRINKLERS NOT REQUIRED

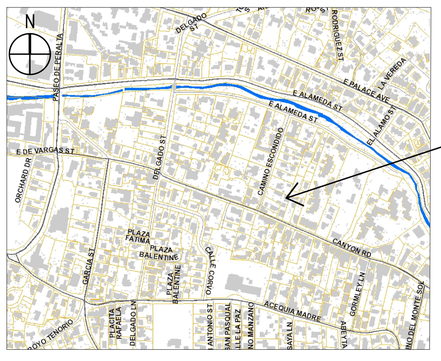
SHEET INDEX

A001	COVER SHEET (THIS SHEET)
	PLAT OF BOUNDARY SURVEY
AS-101	EXISTING ARCHITECTURAL SITE PLAN
AS-102	ENLARGED EXIST. ARCHITECTURAL SITE PLAN
A-101	EXISTING FLOOR PLAN
A-102	EXISTING REFLECTED CEILING PLAN
A-103	EXISTING ROOF PLAN
A-104	NEW FLOOR PLAN
A-105	NEW REFLECTED CEILING PLAN
A-106	NEW ROOF PLAN
A-201	EXIST. AND NEW EXT. ELEVATIONS (SOUTH)
A-202	EXIST. AND NEW EXT. ELEVATIONS (WEST)
A-203	EXIST. AND NEW EXT. ELEVATIONS (NORTH)
A-204	EXIST. AND NEW EXT. ELEVATIONS (EAST)
A-301	EXISTING AND NEW BUILDING SECTIONS
A-401	EXISTING AND NEW WALL SECTIONS

VICINITY MAP



LOCATION MAP



HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A

HOOPES + ASSOCIATES ARCHITECTS

333 MONTEZUMA AVE. SUITE 200
SANTA FE, NM 87501
P. 505.986.1010
W. www.hoopesarchitects.com

"OLD VIGIL HOUSE"
RENOVATIONS

PROJECT NO. 1808

613 CANYON ROAD, UNIT B
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

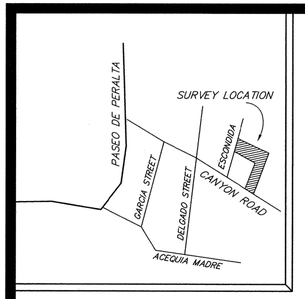
H.D.R.B. SUBMITTAL SET

COVER SHEET

A-001

PLAT OF BOUNDARY SURVEY 814008
FOR
CANYON ROOM HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY

HEREBY DESIGNATED TRACT A & TRACT B
SITUATE AT 143 CAMINO ESCONDIDO &
613 CANYON ROAD, RESPECTIVELY,
CITY OF SANTA FE, SANTA FE COUNTY,
NEW MEXICO.



VICINITY MAP

SCALE: 1"=20'

0 20 40 60

LEGEND

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

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND CORNERS ON THE NORTHERLY BOUNDARY OF TRACT 1, (S 66°48'42" E), NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID.

2. TRACT A IS BASED ON A WARRANTY DEED, FROM SALOMAN JUAN & IRENE G. VIGIL TO IGNACIO L. VIGIL, DATED 31 DECEMBER, 1960, RECORDED AS INT. No. 255,585, RECORDS OF SANTA FE COUNTY. (HARVEY PLAT ER 1435), TRACT B IS BASED ON PERSONAL REP DEED, RECORDED IN BK. 1117, P. 520, DATED 29 NOV. 1994.
REFERENCE SURVEY FOR IGNACIO VIGIL, BY MADE BY JAMES HARVEY, DATED MARCH 10, 1960.
REFERENCE DEED FOR BOTH TRACTS, BK. 1129, P. 397–399.

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.

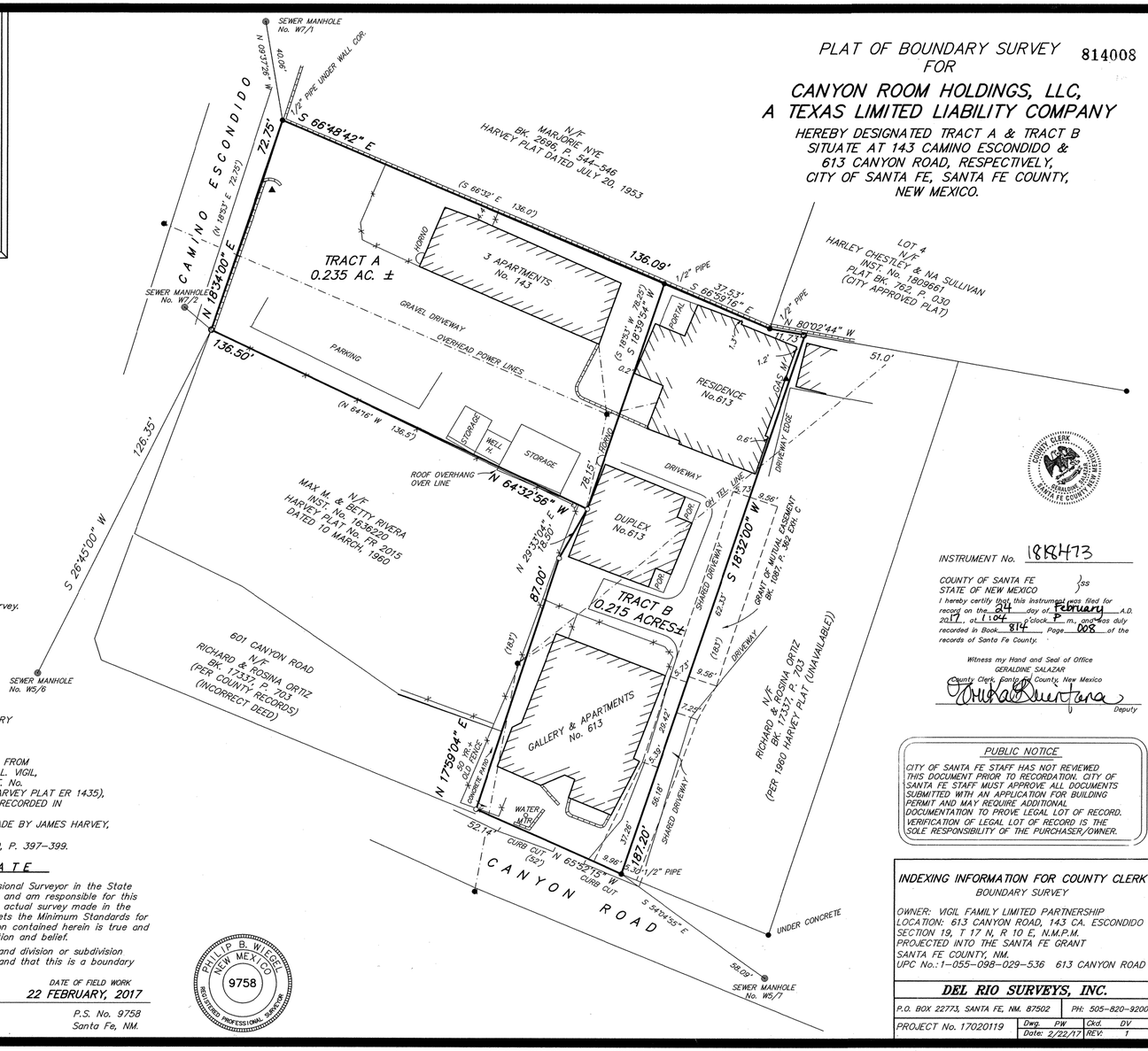
I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

DATE OF FIELD WORK
22 FEBRUARY, 2017

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM.

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR



INSTRUMENT No. 1888473

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 24 day of February A.D. 2017, at 1:04 o'clock P m. and was duly recorded in Book 814 Page 008 of the records of Santa Fe County.

Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, New Mexico

Deputy

PUBLIC NOTICE

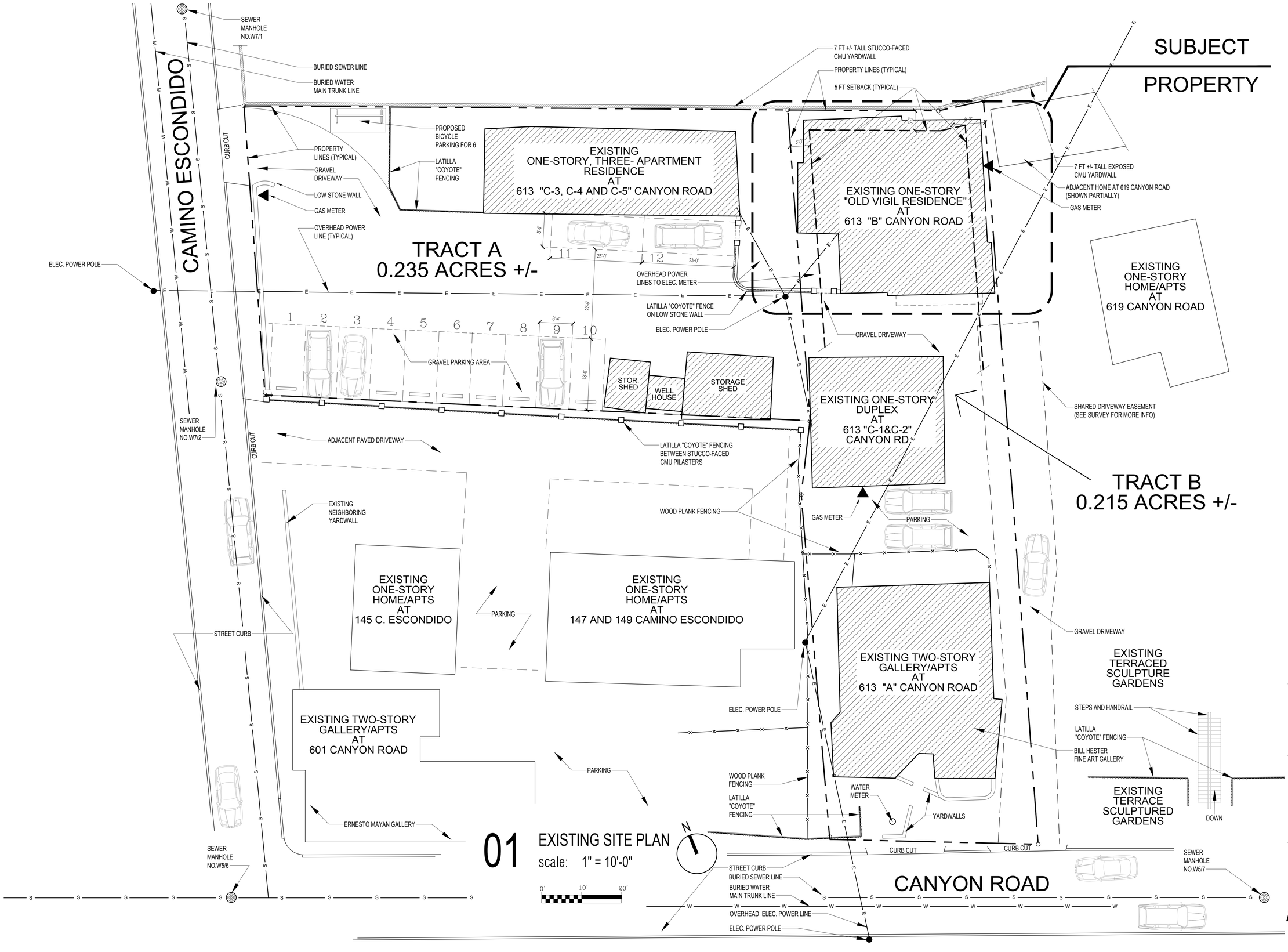
CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY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

INDEXING INFORMATION FOR COUNTY CLERK
BOUNDARY SURVEY

OWNER: VIGIL FAMILY LIMITED PARTNERSHIP
LOCATION: 613 CANYON ROAD, 143 CA. ESCONDIDO
SECTION 19, T 17 N, R 10 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
SANTA FE COUNTY, NM.
UPC No.: 1-055-098-029-536 613 CANYON ROAD

DEL RIO SURVEYS, INC.
P.O. BOX 22773, SANTA FE, NM. 87502 PH: 505-820-9200

PROJECT No. 17020119	Dwg. PW	Ckd. DV
	Date: 2/22/17	REV: 1



01 EXISTING SITE PLAN

scale: 1" = 10'-0"

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
HOOPES + ASSOCIATES ARCHITECTS
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"OLD VIGIL HOUSE" RENOVATIONS

PROJECT NO. 1808

613 CANYON ROAD, UNIT B
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

EXISTING SITE PLAN

AS-101

7 FT +/- TALL STUCCO-FACED
CMU YARDWALL

PROPERTY LINES (TYPICAL)

5 FT SETBACK (TYPICAL)

EXISTING
ORY, THREE- APARTMENT
RESIDENCE
AT
C-4 AND C-5" CANYON ROAD

EXISTING ONE-STORY
"OLD VIGIL RESIDENCE"
AT
613 "B" CANYON ROAD

5'-0"

5'-0"

8'-2"

23'-0"

12

23'-0"

22'-6"

10

E

OVERHEAD POWER
LINES TO ELEC. METER

LATILLA "COYOTE" FENCE
ON LOW STONE WALL

ELEC. POWER POLE

EXISTING CANTILEVERED
ROOF TO BE REMOVED, SEE
NEW FLOOR AND ROOF PLANS

GRAVEL DRIVEWAY

7 FT +/- TALL EXPOSED
CMU YARDWALL

ADJACENT HOME AT 619 CAI
(SHOWN PARTIALLY)

GAS METER

01 EXISTING SITE PLAN (ENLARGED AT VIGIL HOUSE)

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

0' 1' 2' 4' 8' 16'

N

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

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"OLD VIGIL HOUSE"
RENOVATIONS

PROJECT NO. 1808

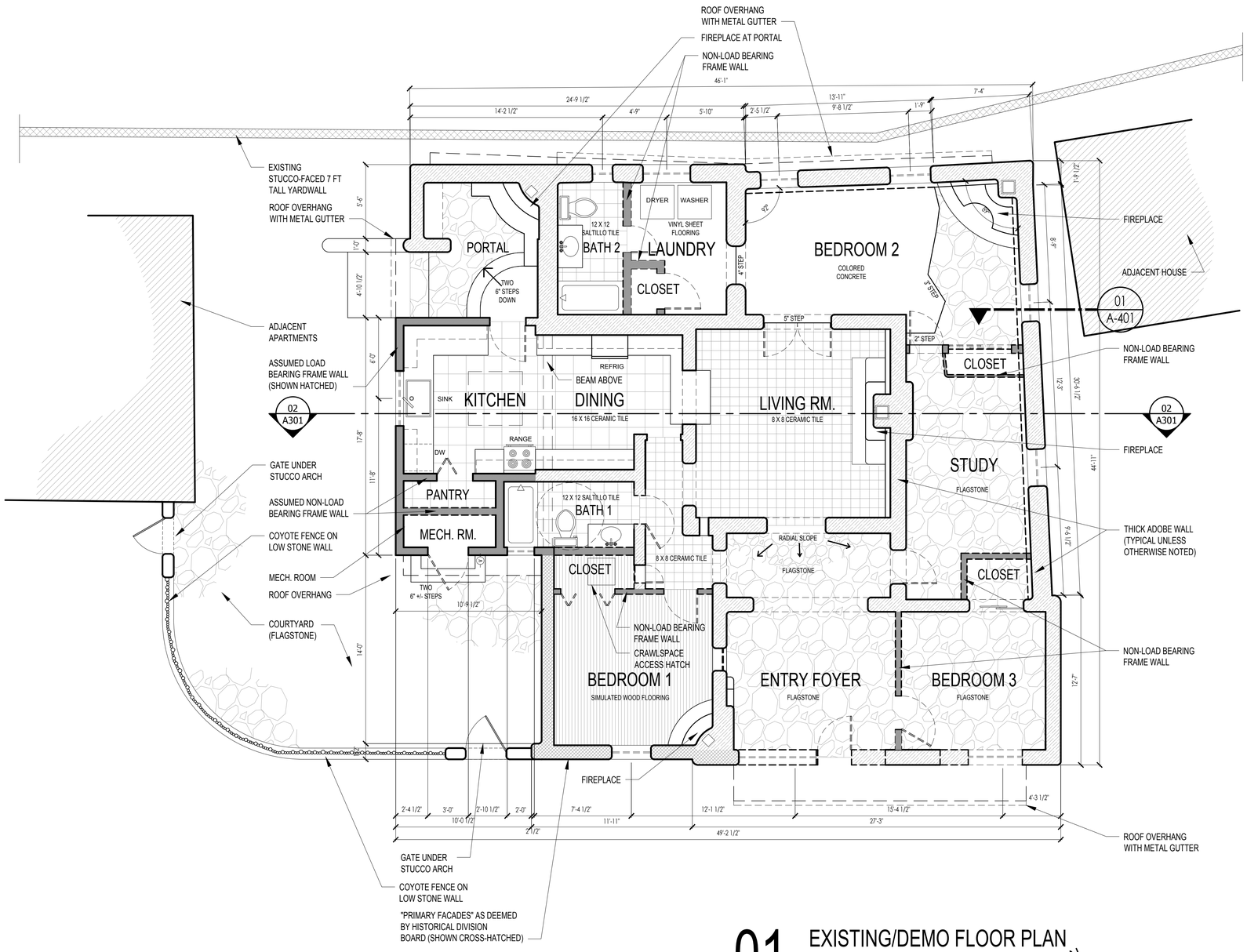
613 CANYON ROAD, UNIT B
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

EXISTING SITE PLAN

AS-102



01 EXISTING/DEMO FLOOR PLAN

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

0' 1" 2" 4" 8" 16"

N

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

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H+A
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"OLD VIGIL HOUSE"
RENOVATIONS

PROJECT NO. 1808

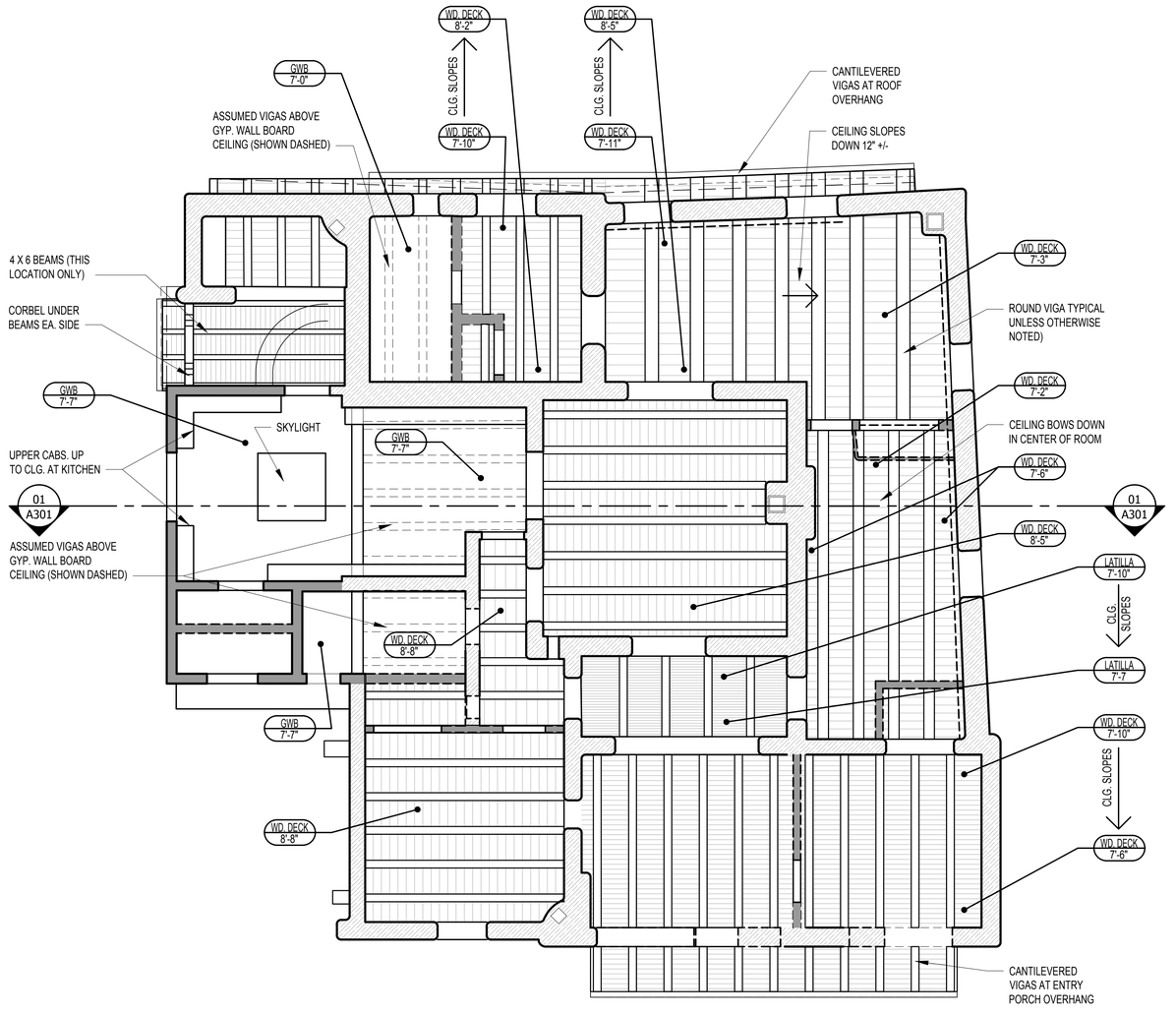
613 CANYON ROAD, UNIT B
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

EXISTING FLOOR
PLAN

A-101



01 EXISTING REFLECTED CEILING PLAN

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

0' 1' 2' 4' 8' 16'

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

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"OLD VIGIL HOUSE"
RENOVATIONS

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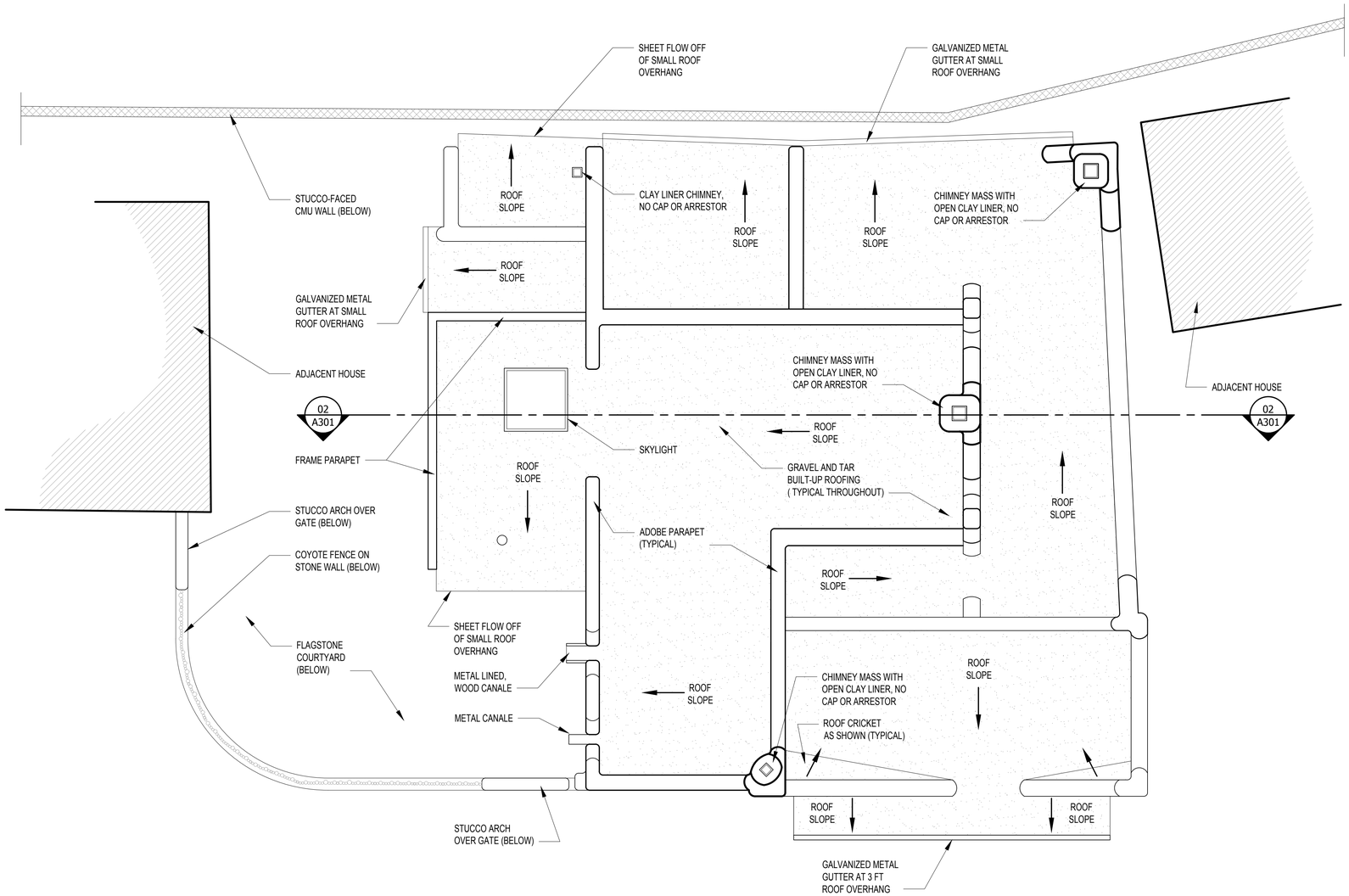
H.D.R.B. SUBMITTAL SET

EXISTING REFLECTED
CEILING PLAN

A-102

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION



01 EXISTING ROOF PLAN

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

0' 1' 2' 4' 8' 16'

N

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PROJECT NO. 1808

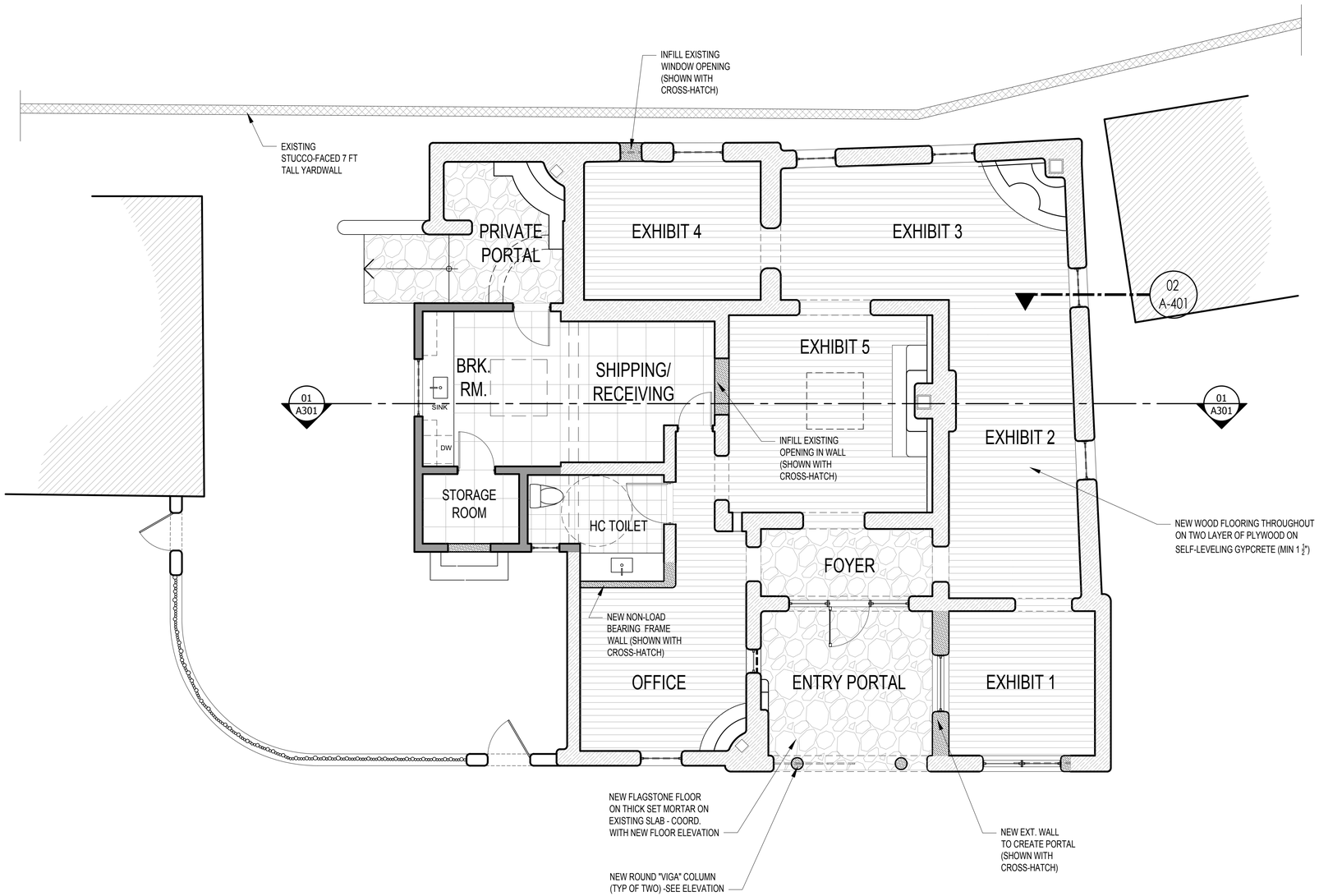
613 CANYON ROAD, UNIT B
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

EXISTING ROOF PLAN

A-103



01 PROPOSED FLOOR PLAN

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

0' 1' 2' 4' 8' 16'

N

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
HOOPES + ASSOCIATES ARCHITECTS

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"OLD VIGIL HOUSE"
RENOVATIONS

PROJECT NO. 1808

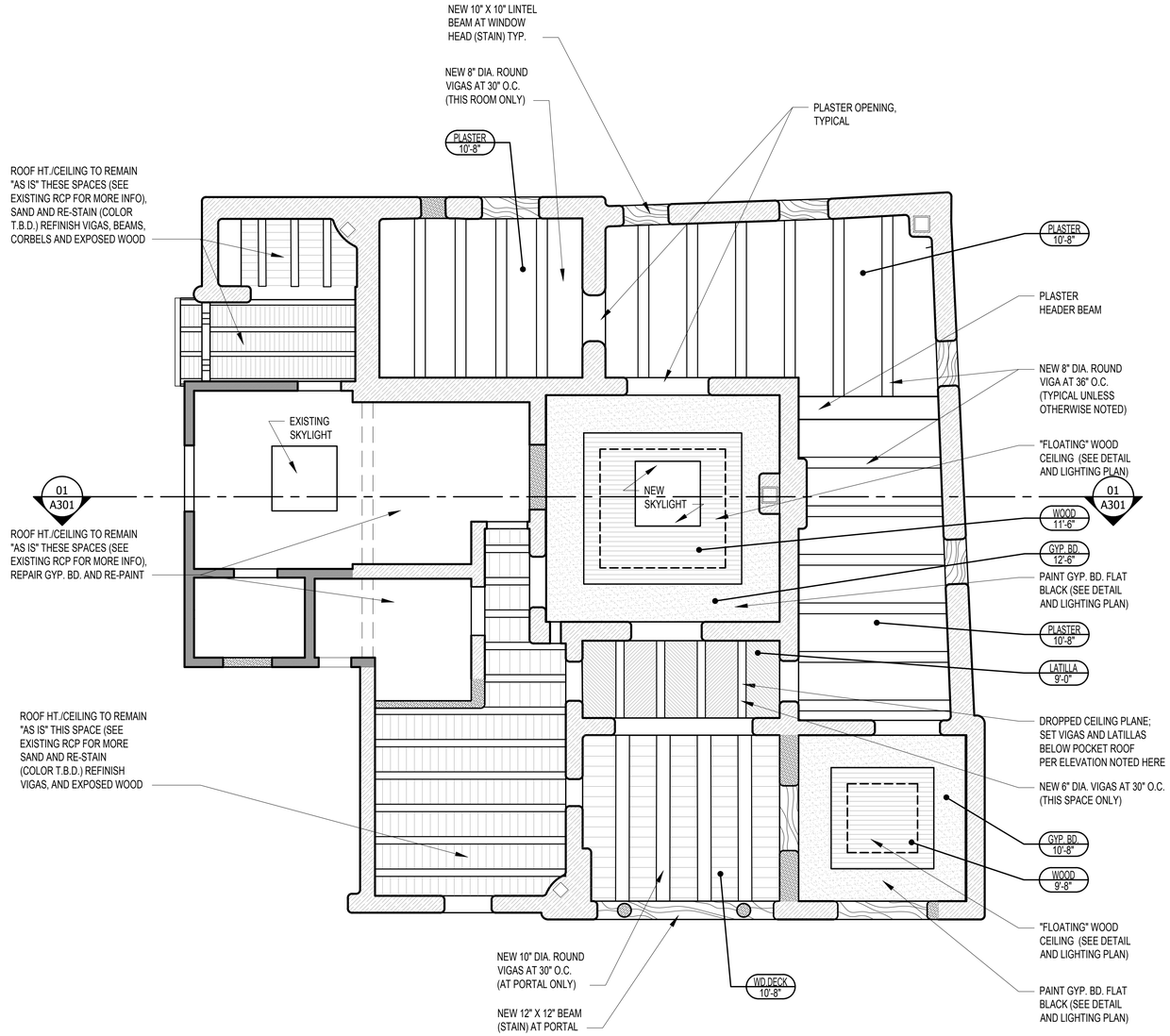
613 CANYON ROAD, UNIT B
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

PROPOSED FLOOR
PLAN

A-104



01 NEW REFLECTED CEILING PLAN

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

0' 1' 2' 4' 8' 16'

N

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
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SANTA FE, NM 87501
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PROJECT NO. 1808

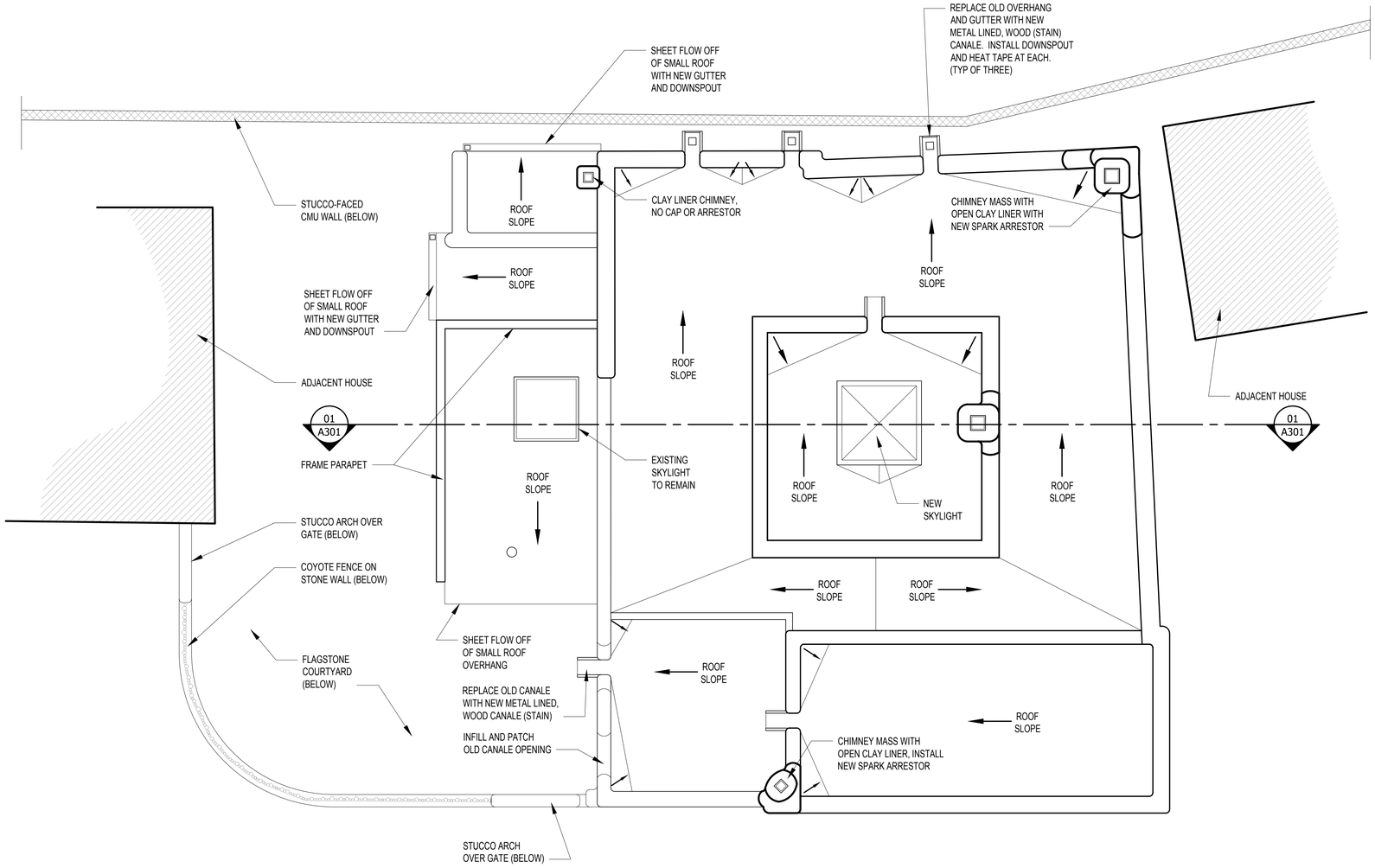
613 CANYON ROAD, UNIT B
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

NEW REFLECTED CEILING PLAN

A-105



01 NEW ROOF PLAN

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

0' 1' 2' 4' 8' 16'

N

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
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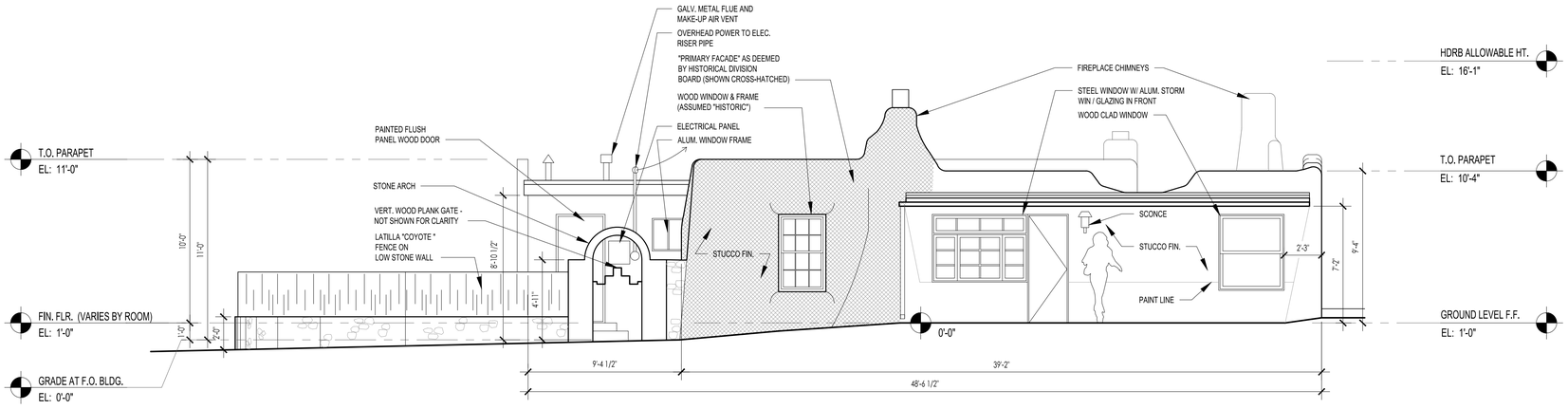
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SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

NEW ROOF PLAN

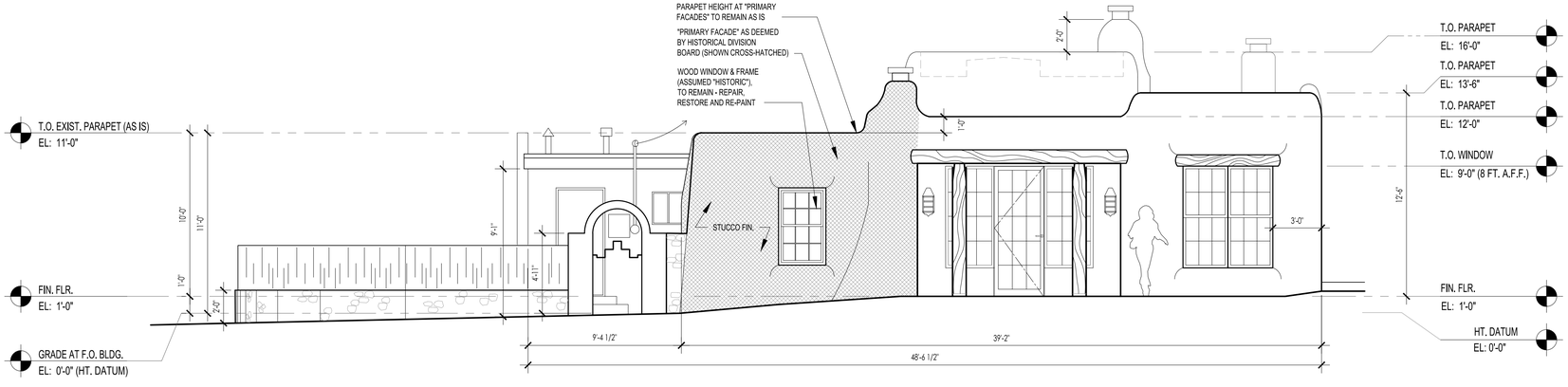
A-106



02 EXISTING SOUTH ELEVATION

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

0' 1' 2' 4' 8' 16'



01 PROPOSED SOUTH ELEVATION

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

0' 1' 2' 4' 8' 16'

NOTE:

ARCH EL. 0'-0" = SITE EL. 7060' +/-

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
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SANTA FE, NM 87501
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"OLD VIGIL HOUSE" RENOVATIONS

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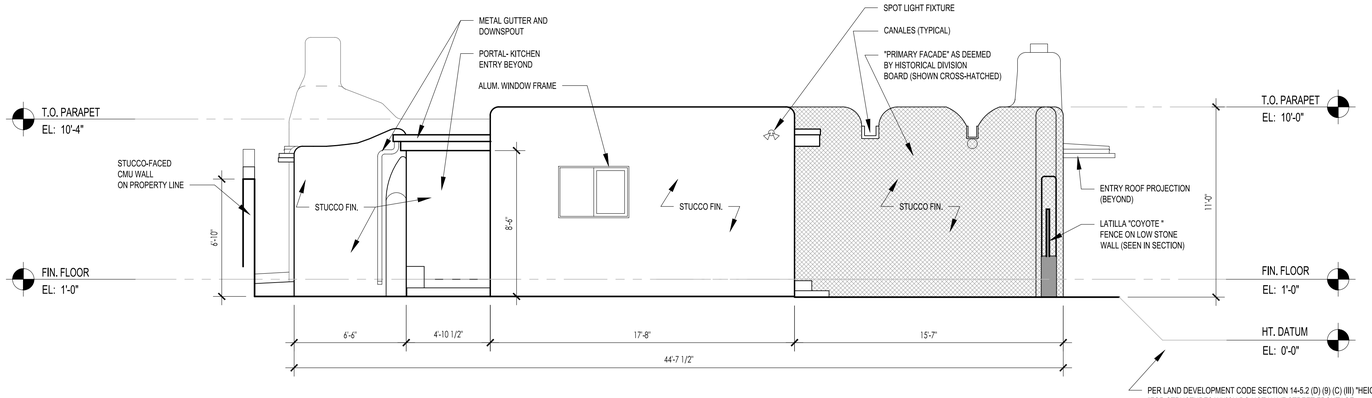
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H.D.R.B. SUBMITTAL SET

EXISTING / PROPOSED EXTERIOR ELEVATIONS

A-201

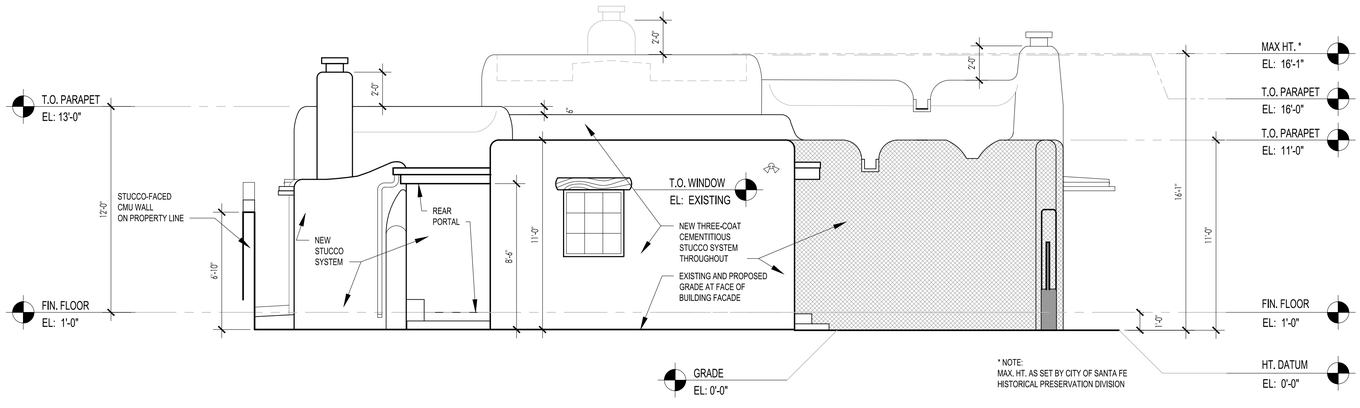


02 EXISTING WEST ELEVATION

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

PER LAND DEVELOPMENT CODE SECTION 14-5.2 (D) (9) (C) (III) "HEIGHT": "FOR STRUCTURES WHICH DO NOT HAVE STREET FRONTAGE, HEIGHT SHALL BE DETERMINED BY THE FACADE WHICH CONTAINS THE TALLEST VERTICAL DISTANCE MEASURED BETWEEN THE HIGHEST PART OF A STRUCTURE AND THE EXISTING GRADE OR FINISHED GRADE , WHICHEVER IS MORE RESTRICTIVE. "

THEREFORE, WE HAVE SET THIS GRADE AS EL: 0'-0" DATUM TO MEASURE HEIGHT FROM ON ALL FACADES



01 PROPOSED WEST ELEVATION

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

NOTE:

ARCH EL. 0'-0" = SITE EL. 7060' +/-

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

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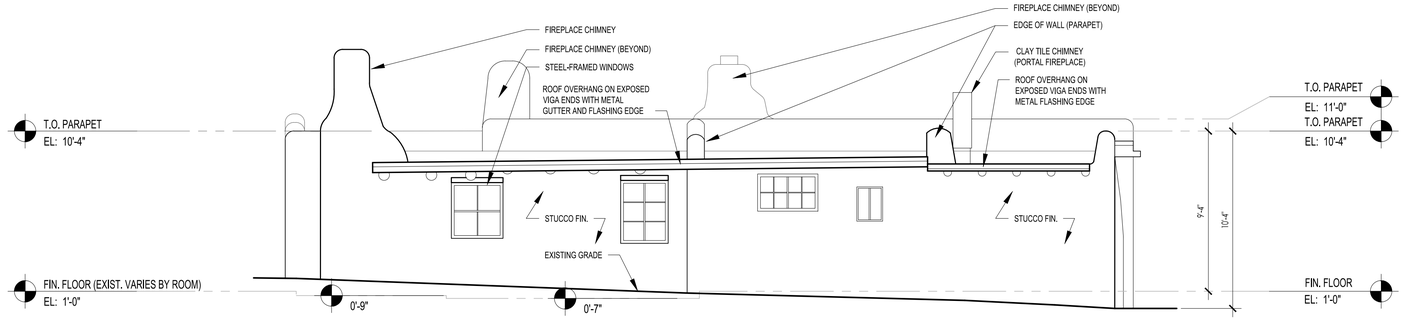
613 CANYON ROAD, UNIT B
SANTA FE, NEW MEXICO 87501

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H.D.R.B. SUBMITTAL SET

EXISTING / PROPOSED
EXTERIOR ELEVATIONS

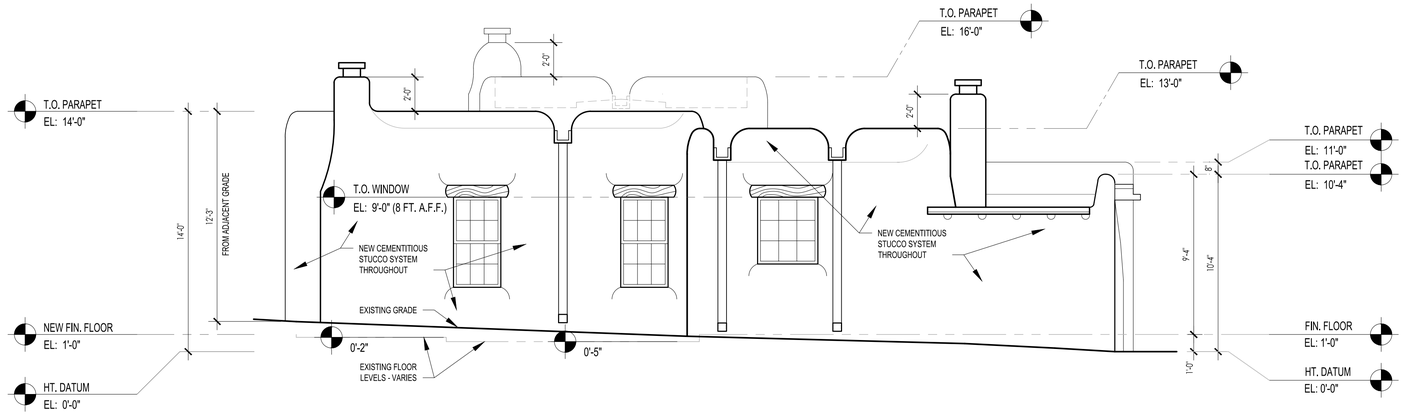
A-202



02 EXISTING NORTH ELEVATION

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

0' 1' 2' 4' 8' 16'



01 PROPOSED NORTH ELEVATION

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

0' 1' 2' 4' 8' 16'

NOTE:

ARCH EL. 0'-0" = SITE EL. 7060' +/-

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
HOOPES + ASSOCIATES ARCHITECTS
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"OLD VIGIL HOUSE"
RENOVATIONS

PROJECT NO. 1808

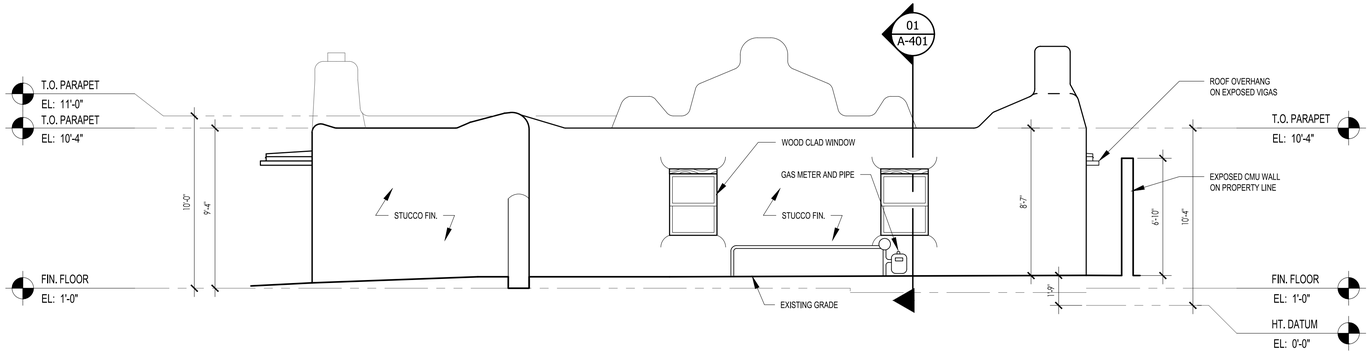
613 CANYON ROAD, UNIT B
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

EXISTING / PROPOSED
EXTERIOR ELEVATIONS

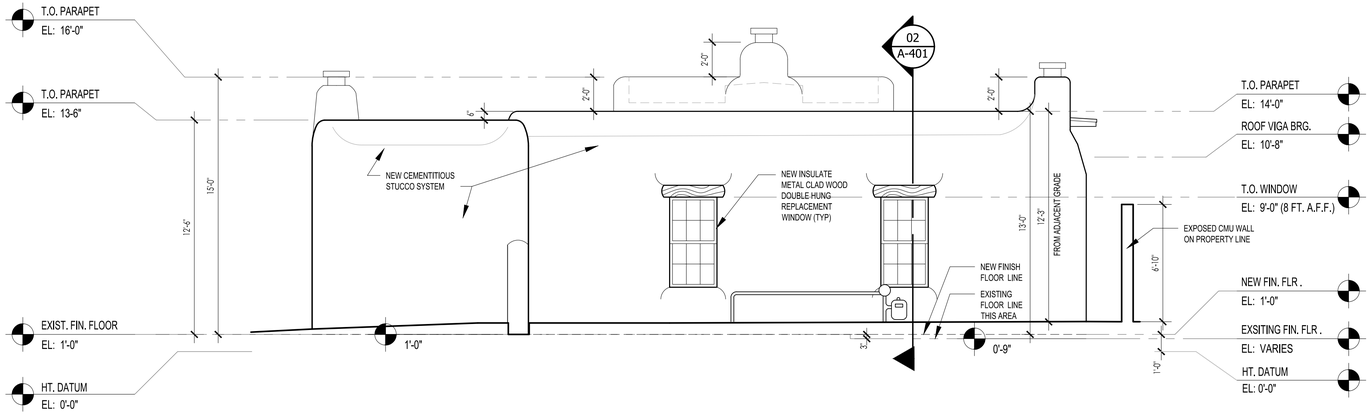
A-203



02 EXISTING EAST ELEVATION

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

0' 1' 2' 4' 8' 16'



01 PROPOSED EAST ELEVATION

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

0' 1' 2' 4' 8' 16'

NOTE:

ARCH EL. 0'-0" = SITE EL. 7060' +/-

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

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H+A
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RENOVATIONS

PROJECT NO. 1808

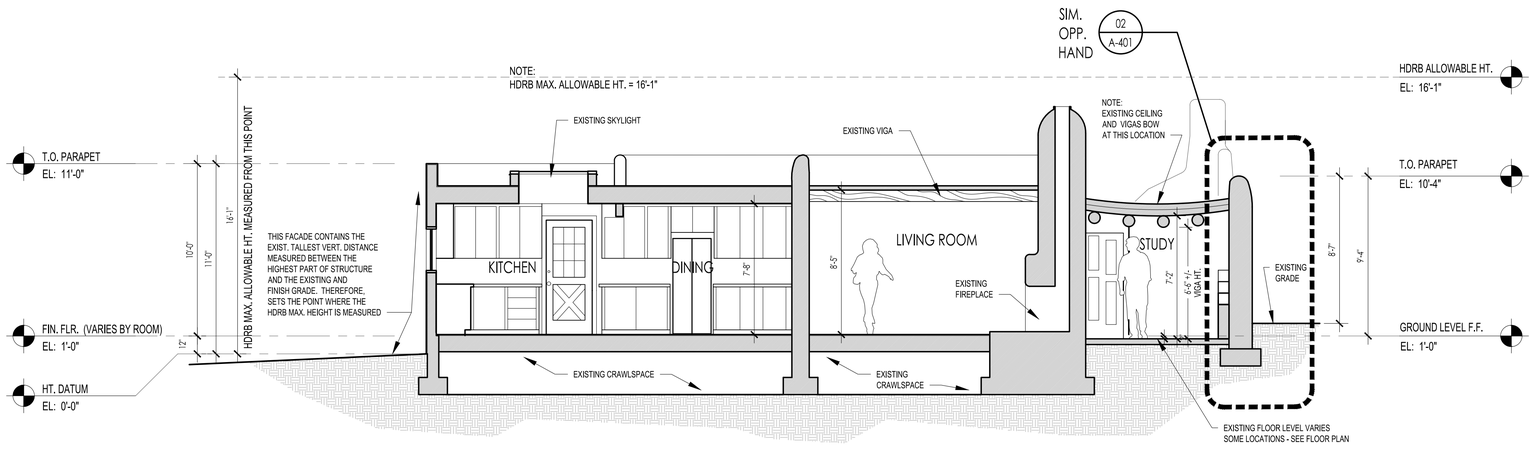
613 CANYON ROAD, UNIT B
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

EXISTING / PROPOSED
EXTERIOR ELEVATIONS

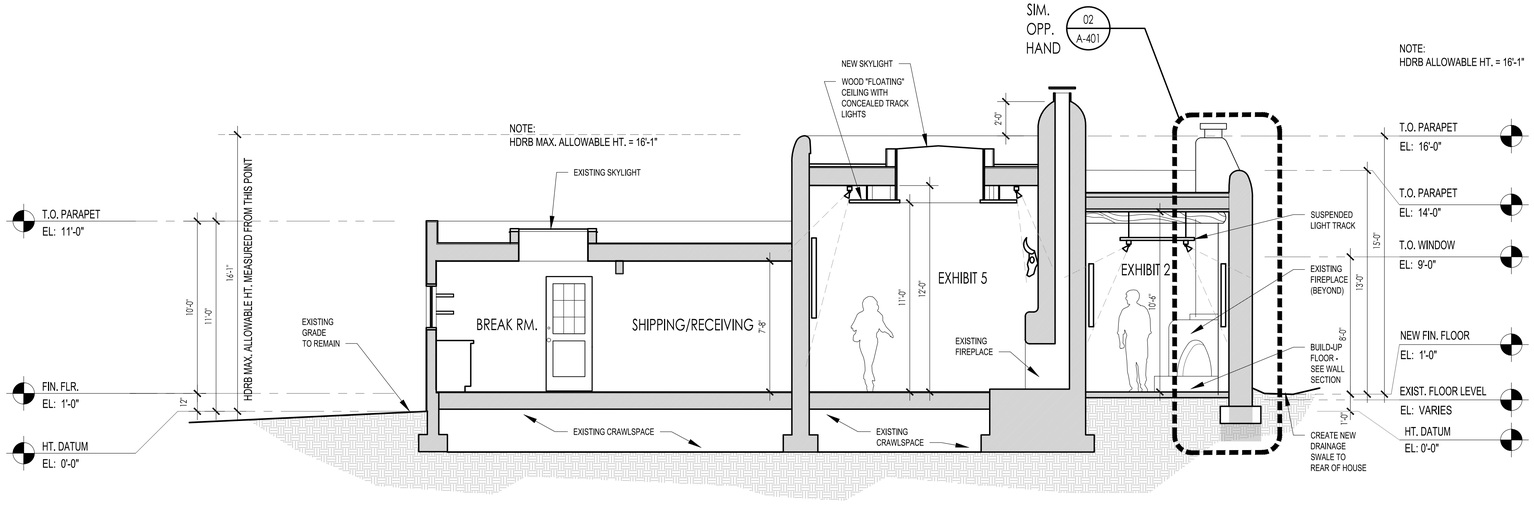
A-204



02 EXISTING BUILDING SECTION

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

0' 1' 2' 4' 8' 16'



01 PROPOSED BUILDING SECTION

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

0' 1' 2' 4' 8' 16'

NOTE:

ARCH EL. 0'-0" = SITE EL. 7060' +/-

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
HOOPES + ASSOCIATES ARCHITECTS
333 MONTEZUMA AVE. SUITE 200
SANTA FE, NM 87501
P. 505.986.1010
W. www.hoopesarchitects.com

"OLD VIGIL HOUSE"
RENOVATIONS

PROJECT NO. 1808

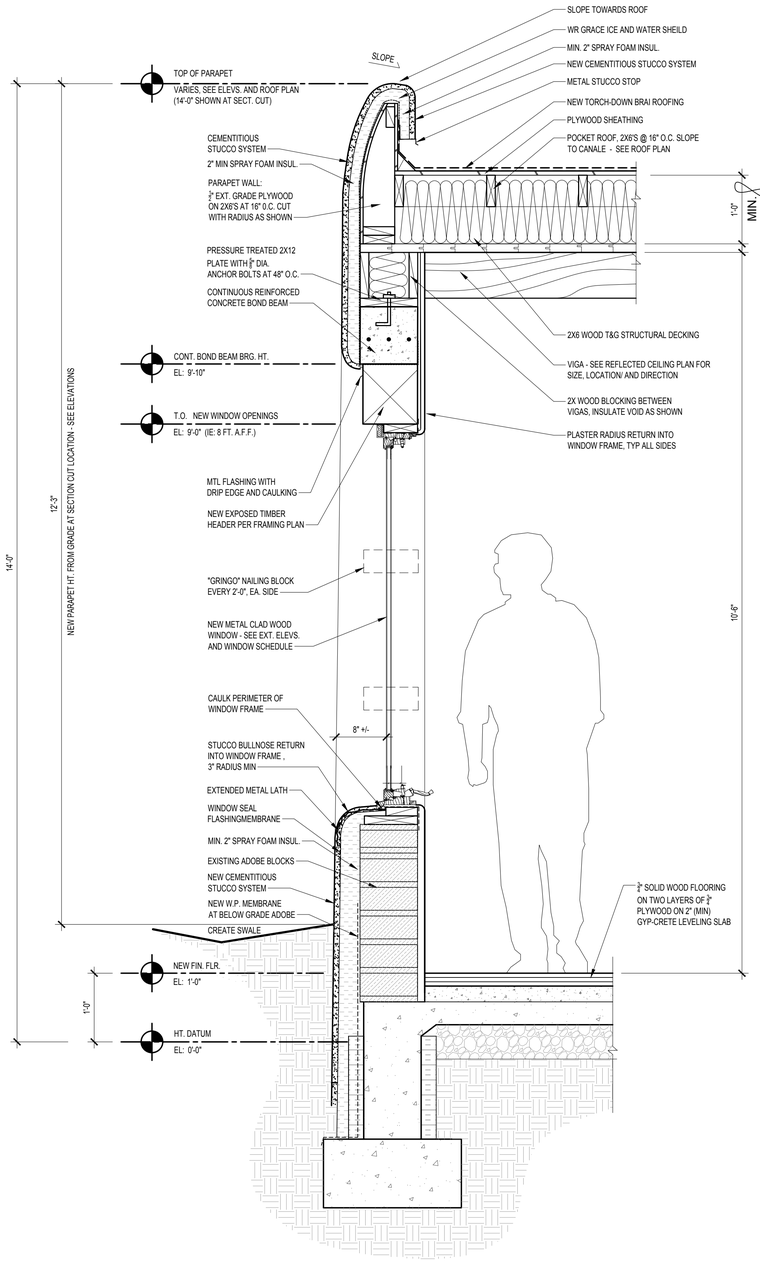
613 CANYON ROAD, UNIT B
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

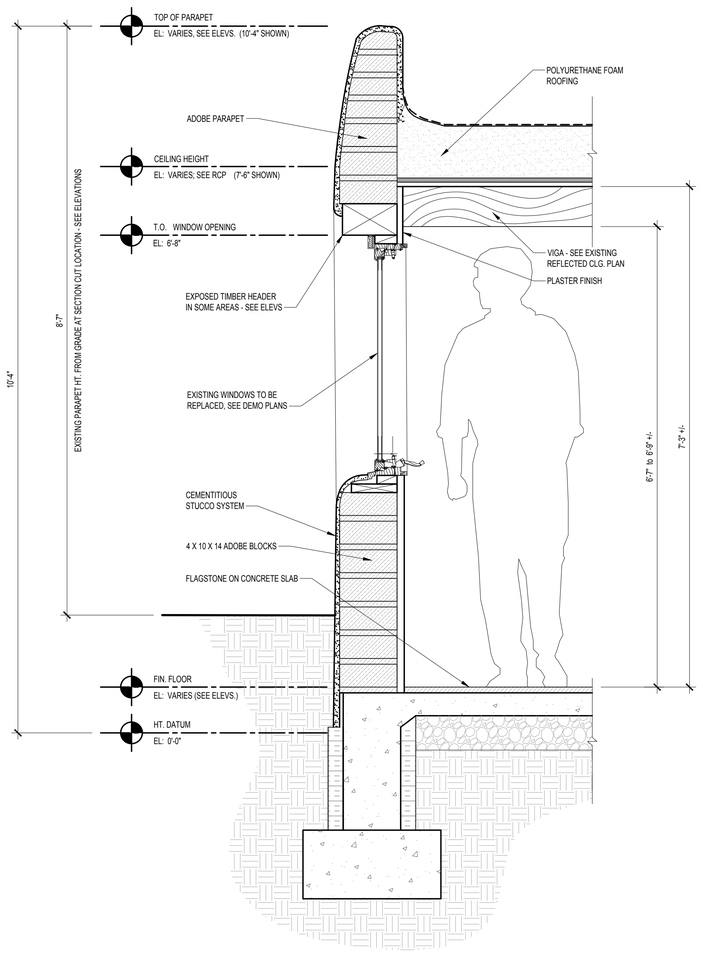
EXISTING / PROPOSED
BUILDING SECTIONS

A-301



02 TYPICAL NEW WALL SECTION

scale: 1" = 1'-0"



01 TYPICAL EXISTING WALL SECTION

scale: 1" = 1'-0"

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

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"OLD VIGIL HOUSE"
RENOVATIONS

PROJECT NO. 1808

613 CANYON ROAD, UNIT B
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

WALL SECTIONS

A-401

BUILDING RENOVATIONS

AT

613 CANYON ROAD - UNIT C1 AND C2

SANTA FE, NEW MEXICO 87501

GENERAL NOTES

1. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF CONFLICTS EXIST. DIMENSIONS ARE TO FACE OF STUD AND CONCRETE WALLS UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS MARKED AS '±' OR 'VIF' SHALL BE VERIFIED IN THE FIELD.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL FIELD CHANGES PRIOR TO INSTALLATION.
5. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES PRIOR TO THE BEGINNING OF CONSTRUCTION TO ENSURE THE PROPER AND EFFICIENT SEQUENCING AND EXECUTION OF THE WORK.
6. ALL WORK, INCLUDING PLUMBING, ELECTRICAL AND MECHANICAL, SHALL COMPLY WITH ALL PERTINENT LOCAL AND NATIONAL CODES.
7. PROTECT ALL ADJACENT PROPERTIES AND IMPROVEMENTS FROM ALL DISTURBANCES AND DAMAGE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING LOCATIONS OF STRUCTURAL MEMBERS, MECHANICAL AND ELECTRICAL SYSTEMS, AND MISCELLANEOUS EQUIPMENT TO ASSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
9. CONTRACTOR MATERIALS AND ACTIVITIES SHALL NOT BLOCK ACCESS OR EGRESS FROM ANY BUILDING WHILE THE BUILDING IS OCCUPIED. THIS INCLUDES DEMOLITION WORK AND ALSO APPLIES TO NEIGHBORING BUILDINGS.
10. ALL SUPPLEMENTAL DRAWINGS ISSUED BY THE ARCHITECT SHALL ALSO BECOME PART OF THE CONTRACT SET.
11. ALL PLUMBING AND ELECTRICAL WORK TO BE CONCEALED, UNLESS OTHERWISE NOTED.

REFERENCE SYMBOLS

WALL SECTION

BUILDING SECTION

EXTERIOR ELEVATION

DOOR TAG

WINDOW TAG

INTERIOR ELEVATION

ROOM NAME
000

ROOM TAG

DESCRIPTION
ELEV

DATUM REFERENCE

REVISION TAG

DETAIL TAG

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
T.O.S.	TOP OF SLAB
T.O.B.	TOP OF BEARING
T.O.P.	TOP OF PARAPET
T.O.R.	TOP OF FINISH ROOF
U.N.O	UNLESS OTHERWISE NOTED
TYP.	TYPICAL
R.O.	ROUGH OPENING

ARCH. SYMBOLS

EARTH

COMPACTED SOIL

GRAVEL

CMU

RIGID FOAM INSUL.

BATT INSULATION

SPRAY FOAM INSUL.

PROJECT OVERVIEW

SCOPE OF WORK:

RENOVATE A "CONTRIBUTING" EXISTING DUPLEX. NEW WORK INCLUDES NO ADDITIONAL SQUARE FOOTAGE. THE INTERIOR WILL BE FULLY RENOVATED WITH NEW KITCHENETTE AND BATH. THE EXTERIOR RENOVATIONS INCLUDE NEW METAL CLAD WOOD WINDOWS AND DOORS INSTALLED THROUGHOUT. ALSO, THE EXISTING STRUCTURE WITH BE RE-STUCCOED ENTIRELY. A NEW PRIVATE COURTYARD WITH 5'-6" (MAX) HIGH STUCCO-FACED CMU WALLS IS ALSO PROPOSED.

OWNER: CANYON ROOM HOLDINGS, LLC
218 N. RIVERCREST
FORT WORTH, TX 76107

REGULATORY AGENCY:
JURISDICTION: CITY OF SANTA FE

CONTACT INFORMATION: SANTA FE LAND USE DEPARTMENT
SANTA FE CITY HALL, 200 LINCOLN AVE.,
1ST FLOOR, SANTA FE, NEW MEXICO 87501
MAIN PHONE: (505) 955-6585

APPLICABLE CODES:

BUILDING CODE	2015 RESIDENTIAL BUILDING CODE (2015 IRC)
MECHANICAL CODE	2012 NEW MEXICO MECHANICAL CODE
ELECTRICAL CODE	2012 NEW MEXICO ELECTRIAL CODE
ENERGY CODE	2009 NEW MEXICO ENERGY CONSERVATION CODE
OTHER	SANTA FE COUNTY SUSTAINABLE LAND DEVELOPMENT CODE (SLDC)
	SANTA FE COUNTY FIRE CODE
	NEW MEXICO NIGHT SKY PROTECTION ACT

CITY LAND USE SUMMARY:
ZONING CLASSIFICATION: RC8 A-C

HEIGHT LIMIT REQUIRED PER ZONING = 24 FT
HEIGHT LIMIT PER HISTORICAL REVIEW = 16'-1", (ACTUAL HT. = 12'-4")

SETBACKS PER ZONING; STREET 7 FT, SIDES 5 FT, REAR 5 FT (IF YARDWALL 6 TO 8 FT IS BUILT, OTHERWISE 15 FT REAR SETBACK)

LOT AREA: .215 ACRES (9,365.4 SQ. FT.)

HISTORIC DISTRICT: "DOWNTOWN - EASTSIDE "

OVERLAY DISTRICT: NOT IN THE RIDGETOP OR FOOTHILLS ESCARPMENT

PARKING: 1 SPACE EACH PER SHORT-TERM DUPLEX RENTAL UNIT

BUILDING CODE SUMMARY:

OCCUPANCY GROUP R (TWO-FAMILY DUPLEX)

CONSTRUCTION TYPE V-B

NUMBER OF STORIES 1

AREA CALCULATIONS:

GROSS HEATED AREA*	1,023 SF
NO CHANGE IN SQUARE FOOTAGE	0 SF
TOTAL GROSS HEATED	1,023 SF

* "GROSS FLOOR AREA" AS DEFINED BY CITY SANTA FE CHAPTER 14 LAND USE CODE

FIRE PROTECTION: SPRINKLERS NOT REQUIRED

SHEET INDEX

A001 COVER SHEET (THIS SHEET)

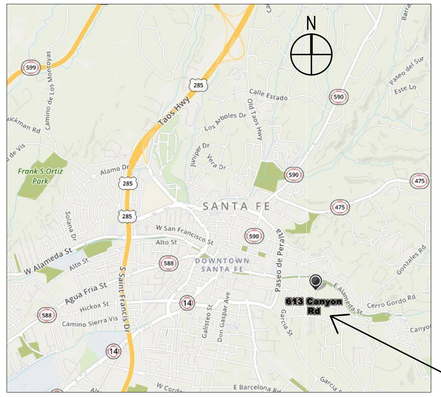
PLAT OF BOUNDARY SURVEY

AS-101 EXISTING ARCHITECTURAL SITE PLAN
AS-102 ENLARGED EXIST. ARCHITECTURAL SITE PLAN
AS-103 NEW ARCHITECTURAL SITE PLAN
AS-104 ENLARGED NEW ARCHITECTURAL SITE PLAN

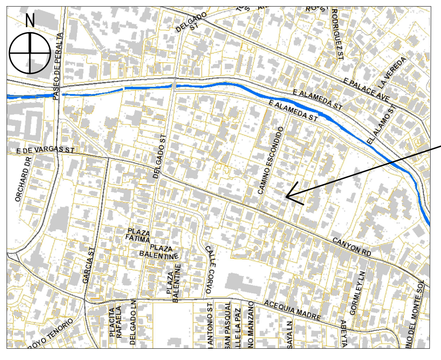
A-101 EXISTING FLOOR PLAN
A-102 NEW FLOOR PLAN

A-201 EXIST. AND NEW EXT. ELEVATIONS (EAST)
A-202 EXIST. AND NEW EXT. ELEVATIONS (SOUTH)
A-203 EXIST. AND NEW EXT. ELEVATIONS (WEST)
A-204 EXIST. AND NEW EXT. ELEVATIONS (NORTH)

VICINITY MAP



LOCATION MAP



HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
HOOPES + ASSOCIATES ARCHITECTS
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SANTA FE, NM 87501
P. 505.986.1010
W. www.hoopesarchitects.com

DUPLEX
RENOVATIONS

PROJECT NO. 1808

613 CANYON ROAD, UNIT C1 AND C2
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

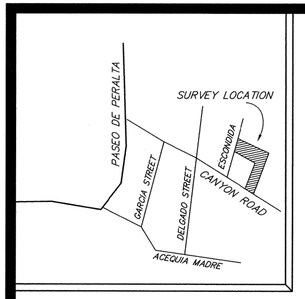
H.D.R.B. SUBMITTAL SET

COVER SHEET

A-001

PLAT OF BOUNDARY SURVEY 814008
FOR
CANYON ROOM HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY

HEREBY DESIGNATED TRACT A & TRACT B
SITUATE AT 143 CAMINO ESCONDIDO &
613 CANYON ROAD, RESPECTIVELY,
CITY OF SANTA FE, SANTA FE COUNTY,
NEW MEXICO.



VICINITY MAP

SCALE: 1"=20'

0 20 40 60

LEGEND

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

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND CORNERS ON THE NORTHERLY BOUNDARY OF TRACT 1, (S 66°48'42" E), NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID.

2. TRACT A IS BASED ON A WARRANTY DEED, FROM SALOMAN JUAN & IRENE G. VIGIL TO IGNACIO L. VIGIL, DATED 31 DECEMBER, 1960, RECORDED AS INT. No. 255,585, RECORDS OF SANTA FE COUNTY. (HARVEY PLAT ER 1435), TRACT B IS BASED ON PERSONAL REP DEED, RECORDED IN BK. 1117, P. 520, DATED 29 NOV. 1994.
REFERENCE SURVEY FOR IGNACIO VIGIL, BY MADE BY JAMES HARVEY, DATED MARCH 10, 1960.
REFERENCE DEED FOR BOTH TRACTS, BK. 1129, P. 397–399.

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.

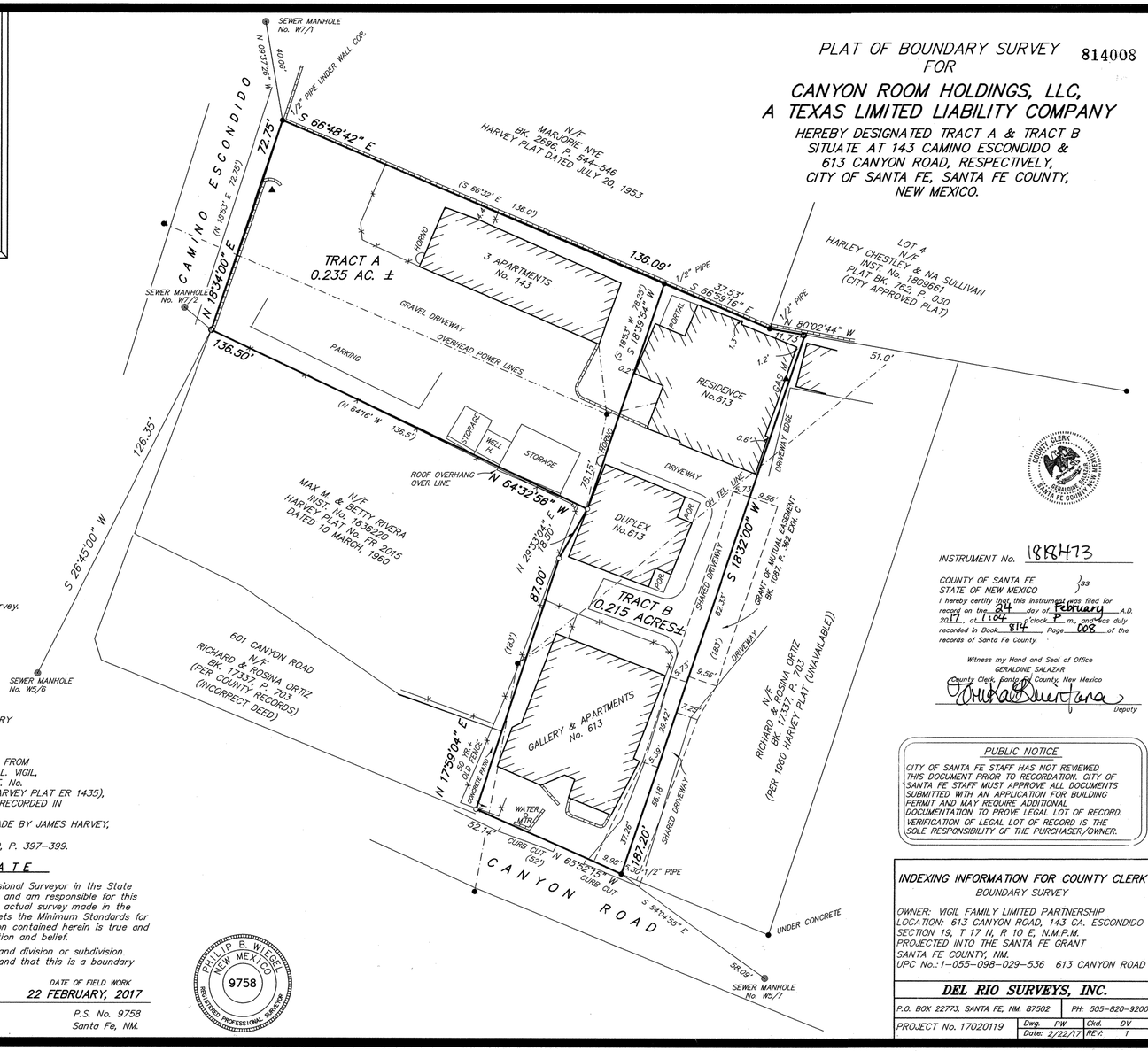
I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

DATE OF FIELD WORK
22 FEBRUARY, 2017

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM.

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR



INSTRUMENT No. 1888473

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 24 day of February A.D. 2017, at 1:04 o'clock P m. and was duly recorded in Book 814 Page 008 of the records of Santa Fe County.

Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, New Mexico

Deputy

PUBLIC NOTICE

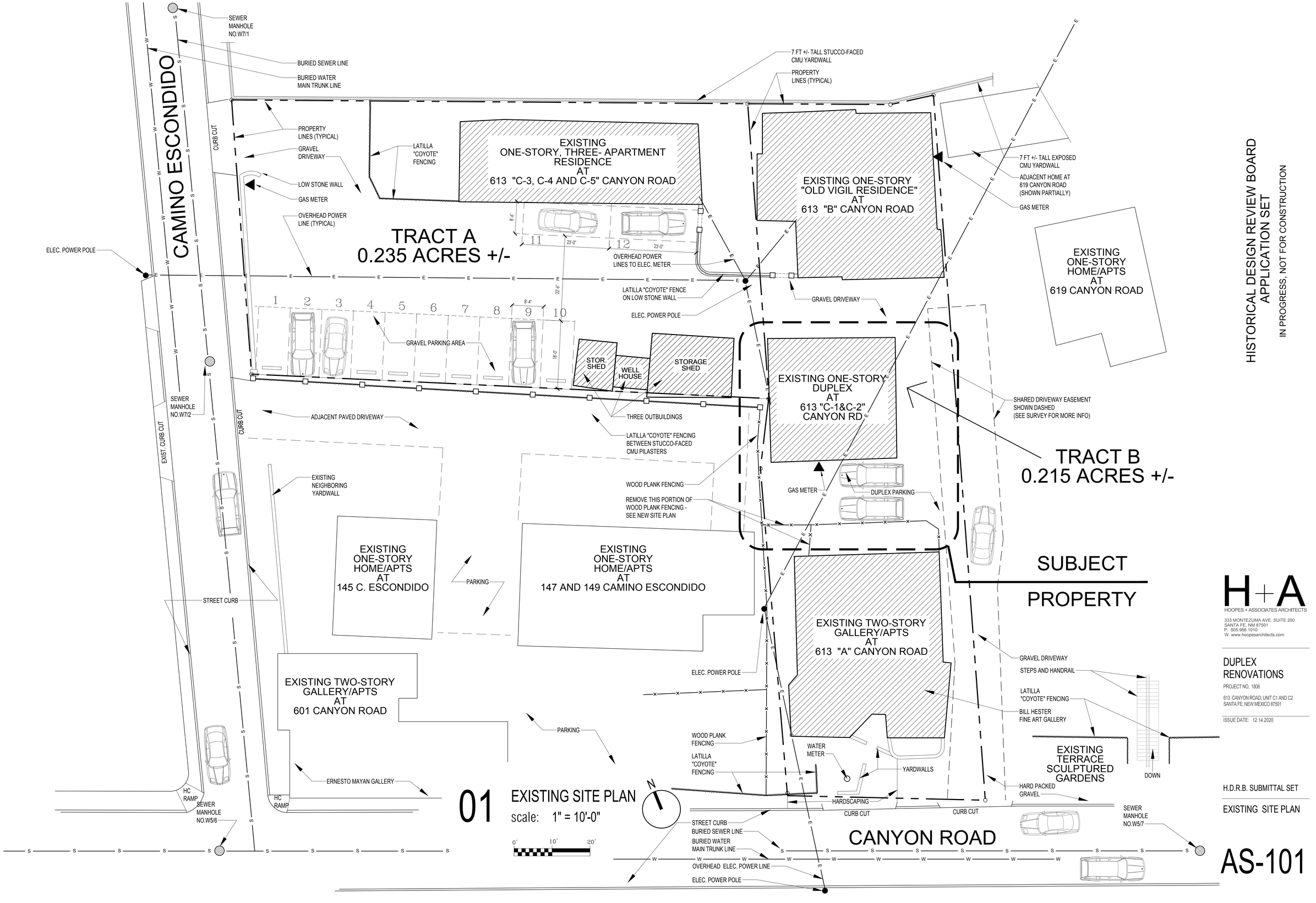
CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY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

INDEXING INFORMATION FOR COUNTY CLERK
BOUNDARY SURVEY

OWNER: VIGIL FAMILY LIMITED PARTNERSHIP
LOCATION: 613 CANYON ROAD, 143 CA. ESCONDIDO
SECTION 19, T 17 N, R 10 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
SANTA FE COUNTY, NM.
UPC No.: 1-055-098-029-536 613 CANYON ROAD

DEL RIO SURVEYS, INC.
P.O. BOX 22773, SANTA FE, NM. 87502 PH: 505-820-9200

PROJECT No. 17020119	Dwg. PW	Ckd. DV
	Date: 2/22/17	REV: 1



01 EXISTING SITE PLAN

scale: 1" = 10'-0"

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
HOOPES + ASSOCIATES ARCHITECTS
333 MONTEZUMA AVE. SUITE 200
SANTA FE, NM 87501
P. 505.986.1010
W. www.hoopesarchitects.com

DUPLEX RENOVATIONS

PROJECT NO. 1808

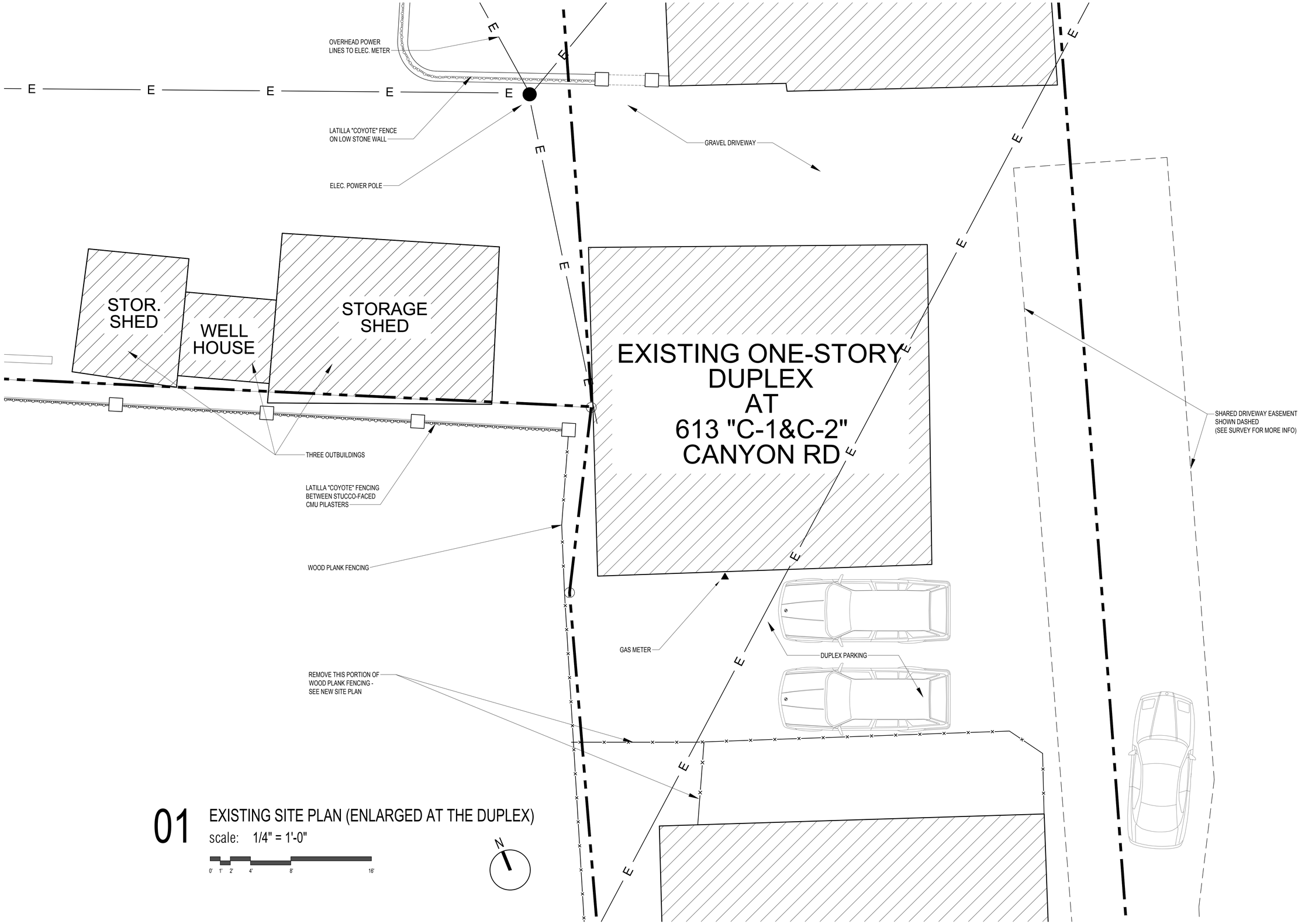
613 CANYON ROAD; UNIT C1 AND C2
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

EXISTING SITE PLAN

AS-101



01 EXISTING SITE PLAN (ENLARGED AT THE DUPLEX)

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

0' 1' 2' 4' 8' 16'

N

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
HOOPES + ASSOCIATES ARCHITECTS

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SANTA FE, NM 87501
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DUPLEX
RENOVATIONS

PROJECT NO. 1808

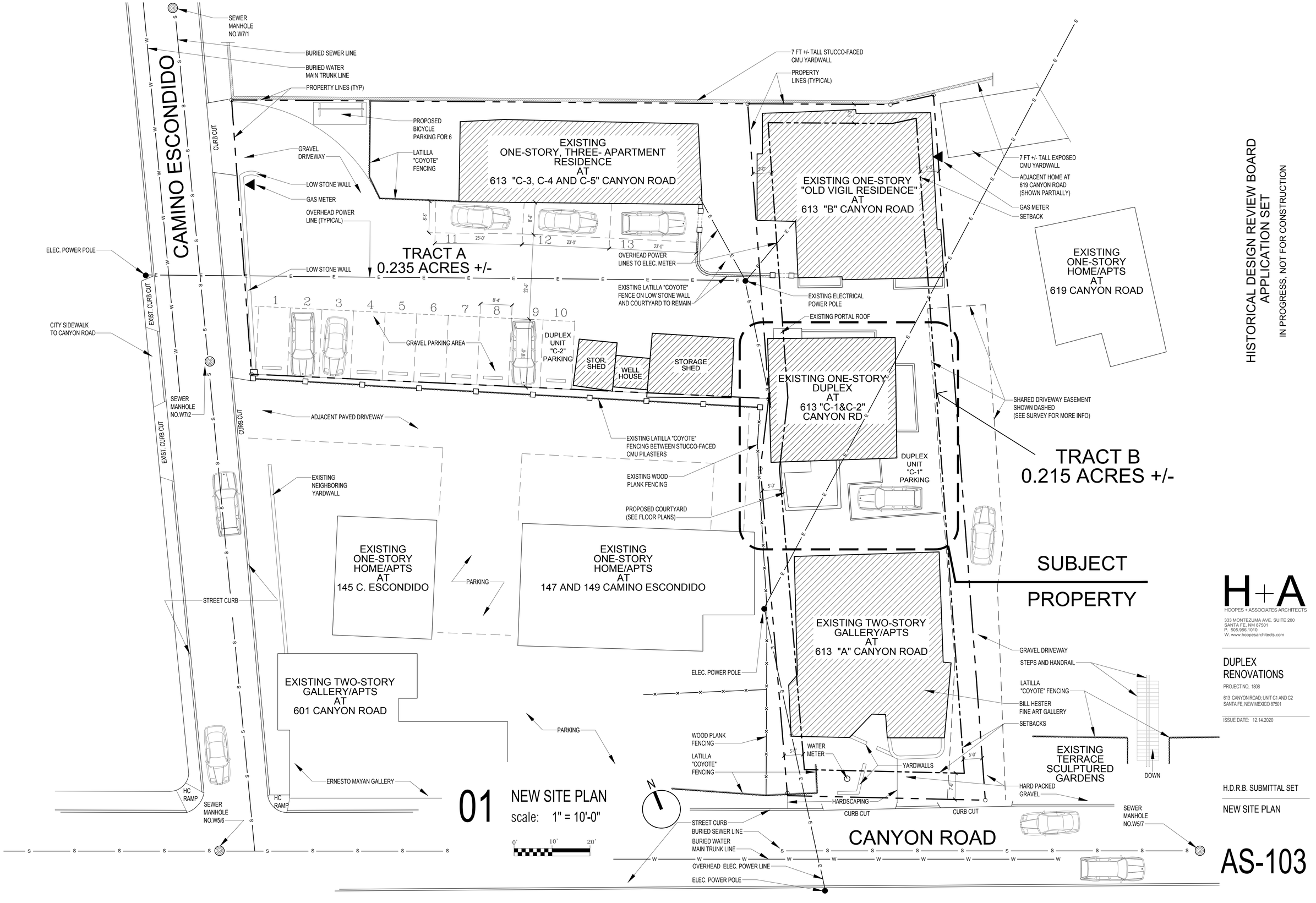
613 CANYON ROAD; UNIT C1 AND C2
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

EXISTING SITE PLAN

AS-102



01 NEW SITE PLAN

scale: 1" = 10'-0"

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
HOOPES + ASSOCIATES ARCHITECTS
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P. 505.986.1010
W. www.hoopesarchitects.com

DUPLEX RENOVATIONS

PROJECT NO. 1808

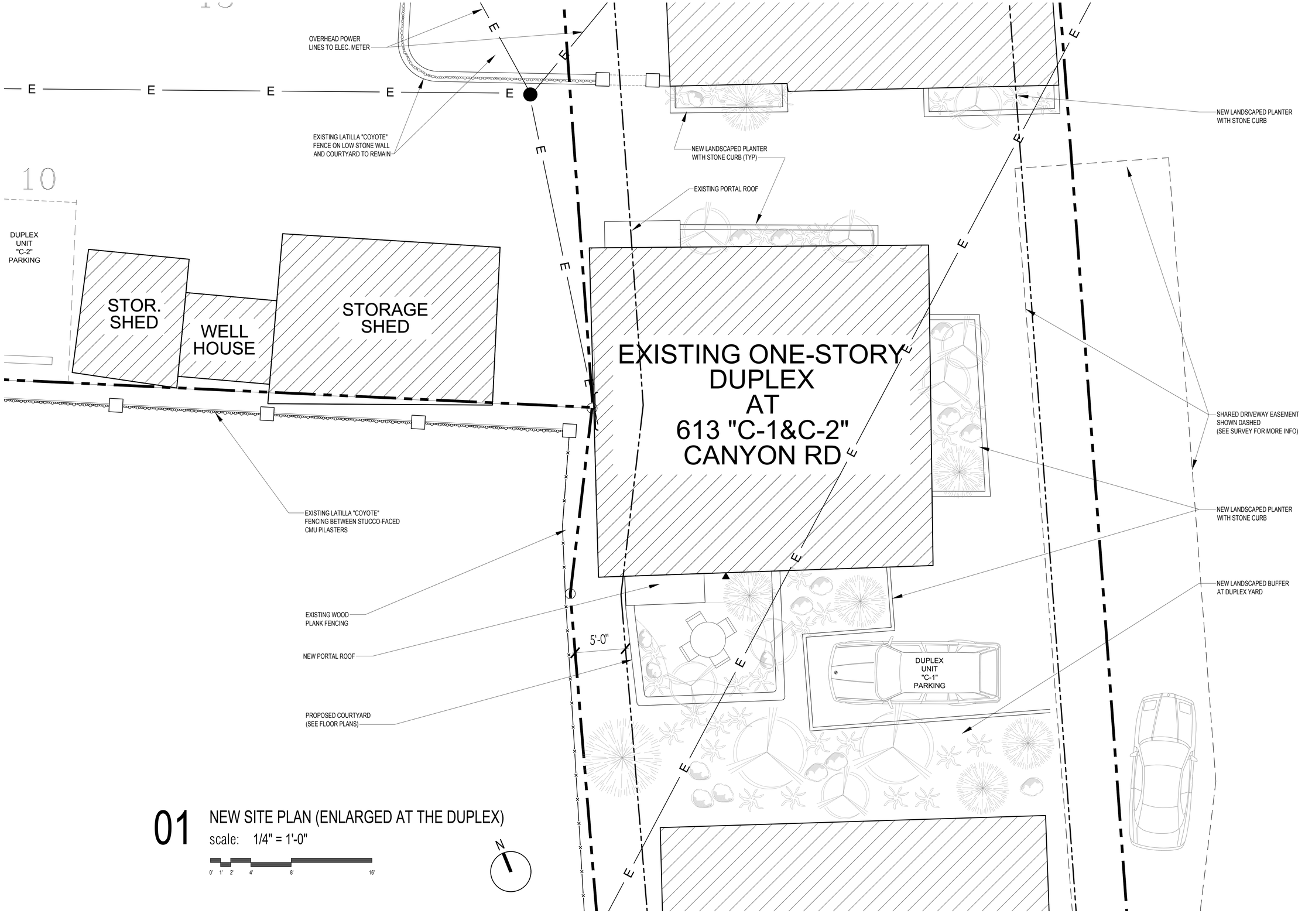
613 CANYON ROAD; UNIT C1 AND C2
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

NEW SITE PLAN

AS-103



01 NEW SITE PLAN (ENLARGED AT THE DUPLEX)

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

0' 1' 2' 4' 8' 16'

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
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SANTA FE, NM 87501
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DUPLEX RENOVATIONS

PROJECT NO. 1808

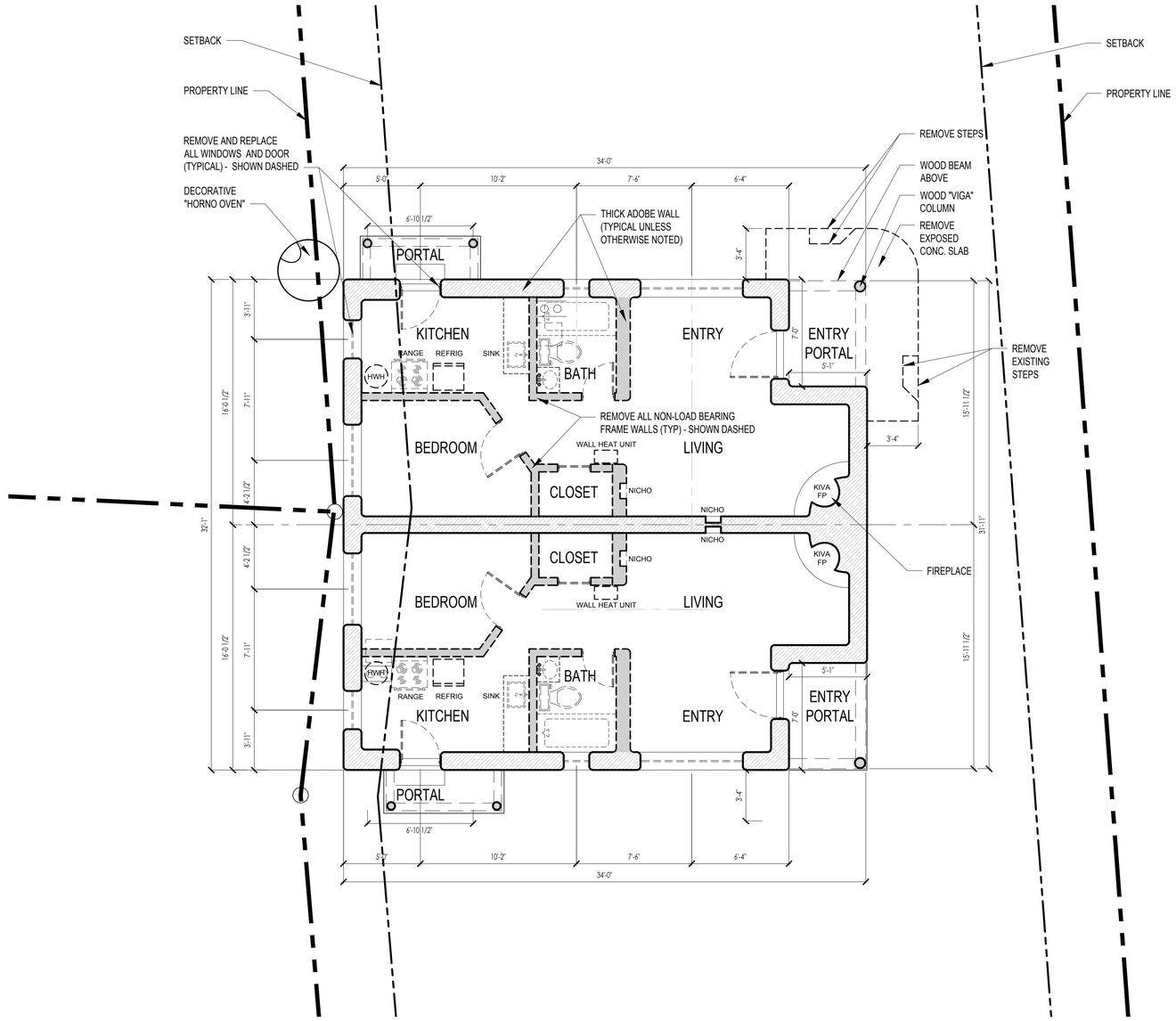
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ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

ENLARGED NEW SITE PLAN

AS-104



01 EXIST/DEMO FLOOR PLAN

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

0' 1' 2' 4' 8' 16'

N

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
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SANTA FE, NM 87501
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DUPLEX RENOVATIONS

PROJECT NO. 1808

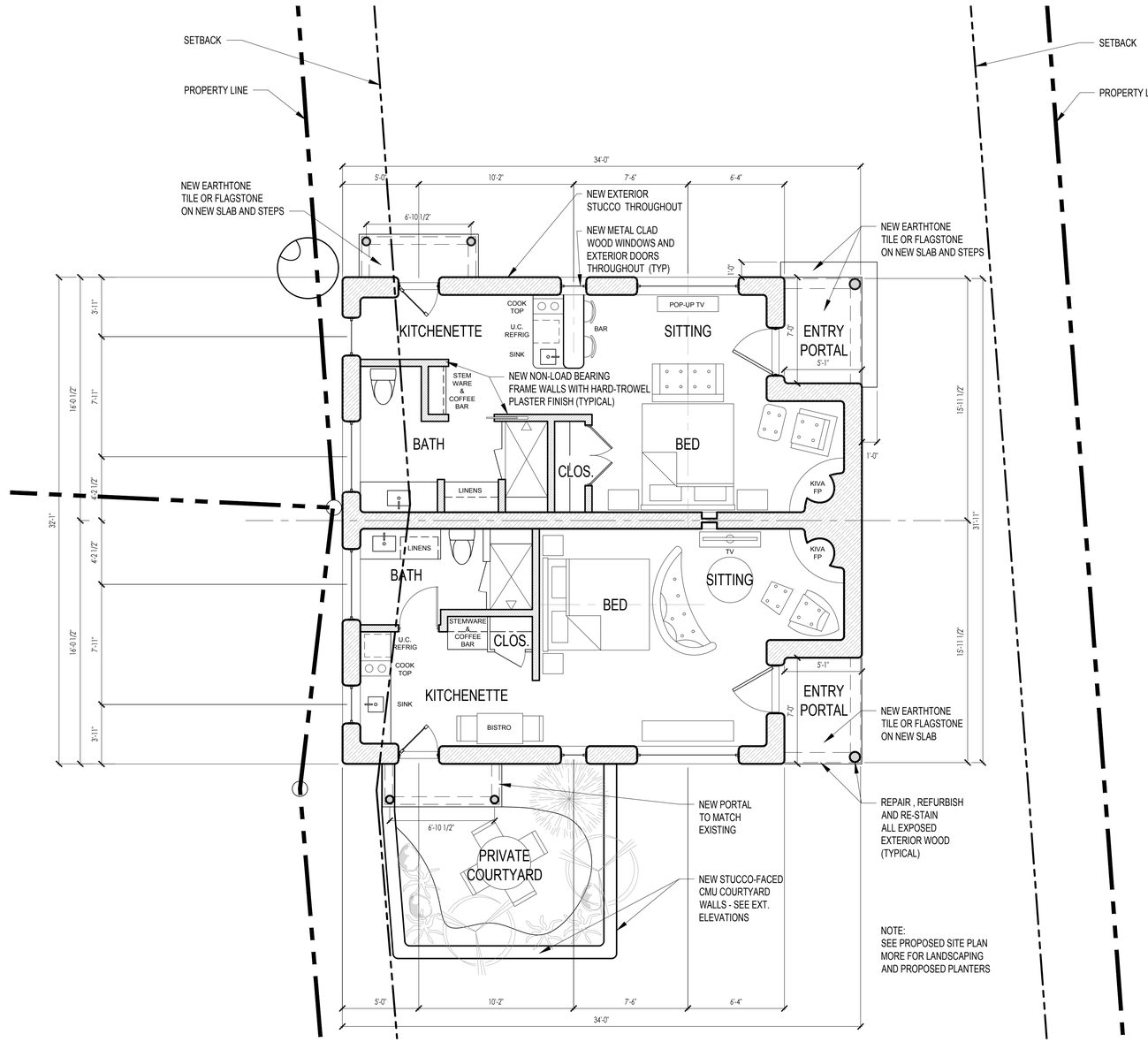
613 CANYON ROAD: UNIT C1 AND C2
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

EXISTING / DEMO. FLOOR PLAN

A-101



01 PROPOSED FLOOR PLAN

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

0' 1' 2' 4' 8' 16'

N

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

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H+A
HOOPES + ASSOCIATES ARCHITECTS

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DUPLEX
RENOVATIONS

PROJECT NO. 1808

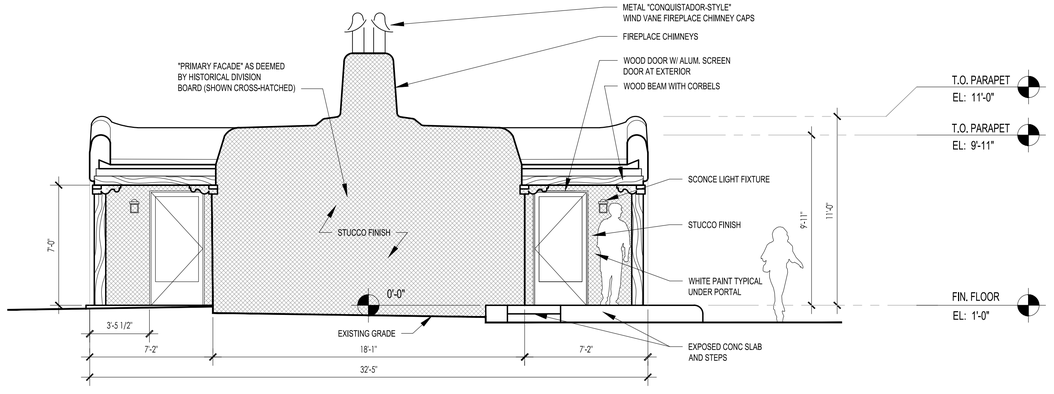
613 CANYON ROAD; UNIT C1 AND C2
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

PROPOSED FLOOR
PLAN

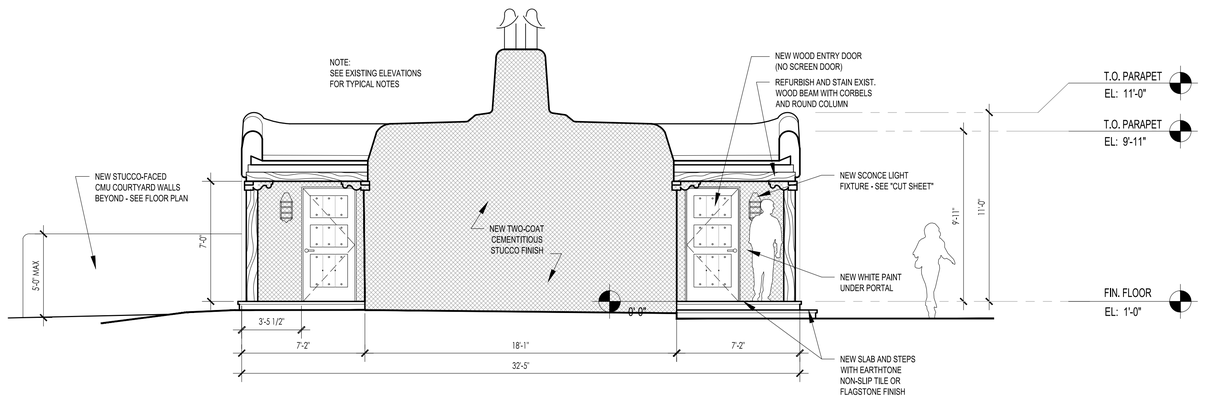
A-102



02 EXISTING EAST ELEVATION

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

0' 1' 2' 4' 8' 16'



01 PROPOSED EAST ELEVATION

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

0' 1' 2' 4' 8' 16'

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

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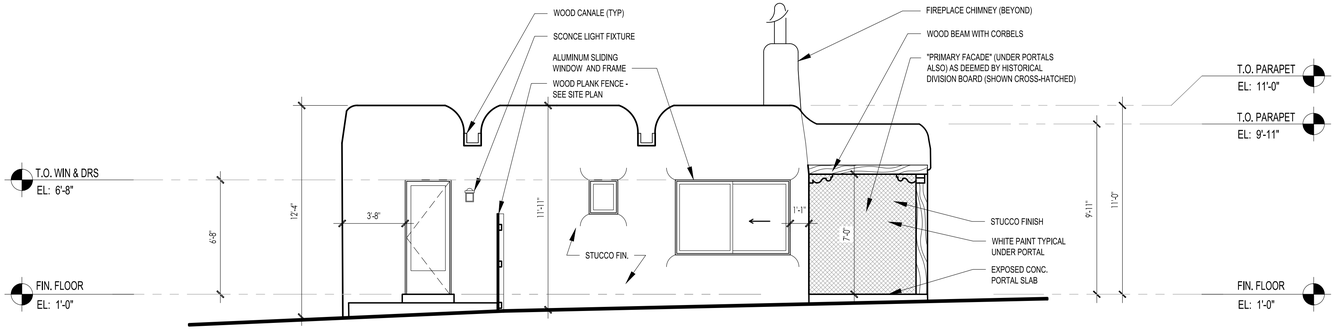
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EXISTING / PROPOSED
EXTERIOR ELEVATIONS

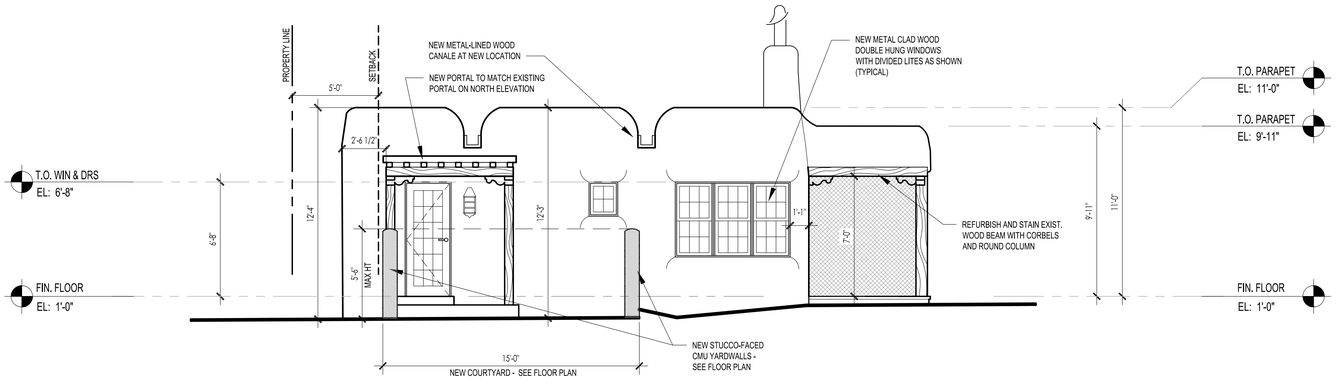
A-201



02 EXISTING SOUTH ELEVATION

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

0' 1' 2' 4' 8' 16'



01 PROPOSED SOUTH ELEVATION

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

0' 1' 2' 4' 8' 16'

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
HOOPES + ASSOCIATES ARCHITECTS

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RENOVATIONS

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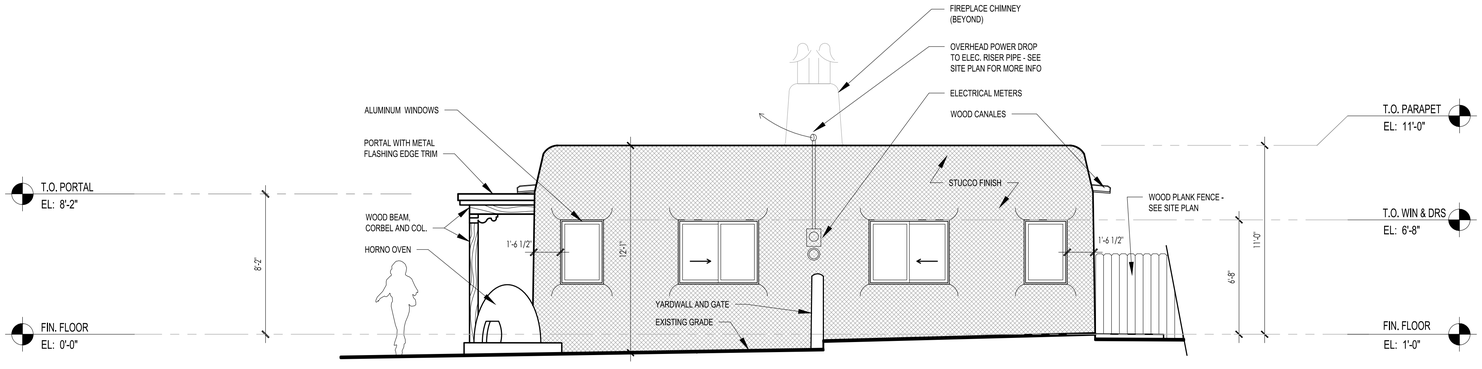
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EXISTING / PROPOSED
EXTERIOR ELEVATIONS

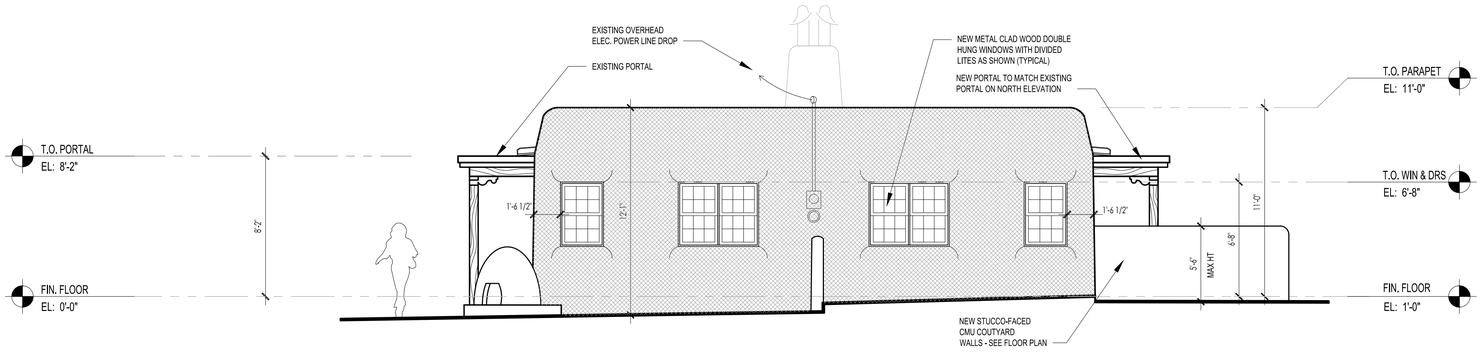
A-202



02 EXISTING WEST ELEVATION

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

0' 1' 2' 4' 8' 16'



01 PROPOSED WEST ELEVATION

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

0' 1' 2' 4' 8' 16'

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
HOOPES + ASSOCIATES ARCHITECTS

333 MONTEZUMA AVE. SUITE 200
SANTA FE, NM 87501
P. 505.986.1010
W. www.hoopesarchitects.com

DUPLEX
RENOVATIONS

PROJECT NO. 1808

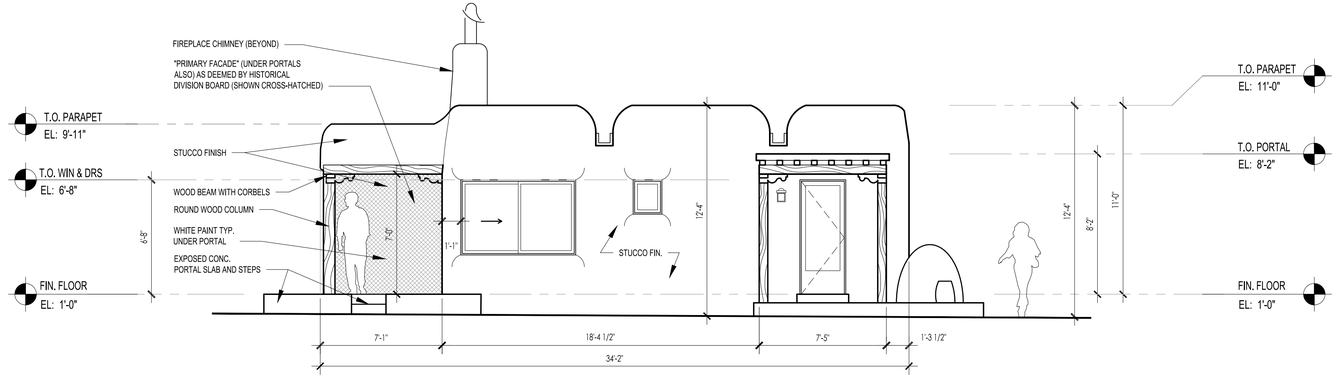
613 CANYON ROAD; UNIT C1 AND C2
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

EXISTING / PROPOSED
EXTERIOR ELEVATIONS

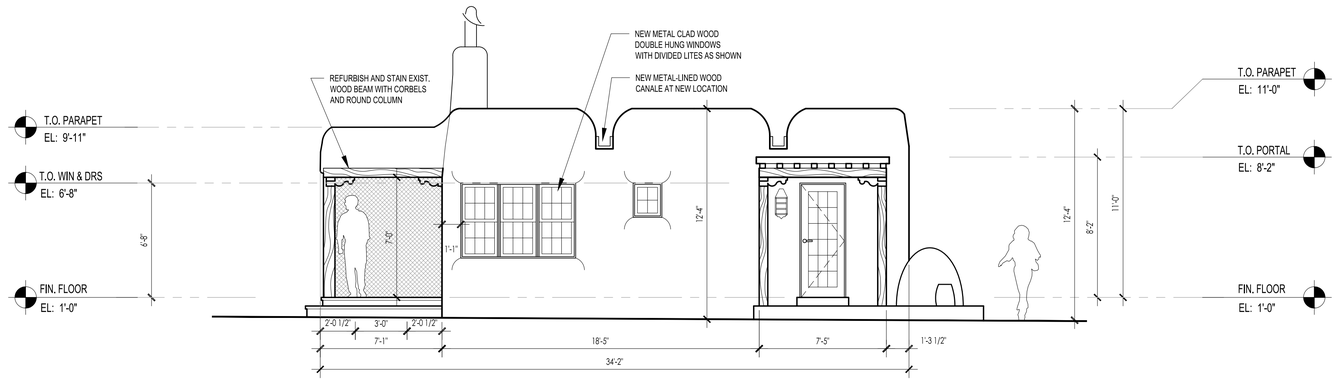
A-203



02 EXISTING NORTH ELEVATION

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

0' 1' 2' 4' 8' 16'



01 PROPOSED NORTH ELEVATION

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

0' 1' 2' 4' 8' 16'

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

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DUPLEX
RENOVATIONS

PROJECT NO. 1808

613 CANYON ROAD; UNIT C1 AND C2
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

EXISTING / PROPOSED
EXTERIOR ELEVATIONS

A-204

DISCONNECT AND CAP ALL UTILITIES AND DEMOLISH ALL STRUCTURES ON TRACT A SITE; TRIPLEX, TWO SHEDS, WELL HOUSE (CAP WELL) AND REMOVE COYOTE FENCING

CAMINO ESCONDIDO

SEWER MANHOLE NO.W7/1

BURIED SEWER LINE

BURIED WATER MAIN TRUNK LINE

CURB CUT

PROPERTY LINES (TYPICAL)

GRAVEL DRIVEWAY

LOW STONE WALL

GAS METER

OVERHEAD POWER LINE (TYPICAL)

ELEC. POWER POLE

LATILLA "COYOTE" FENCING

EXISTING ONE-STORY, THREE- APARTMENT RESIDENCE AT 613 "C-3, C-4 AND C-5" CANYON ROAD

TRACT A
0.235 ACRES +/-

GRAVEL PARKING AREA

STOR. SHED

WELL HOUSE

STORAGE SHED

ADJACENT PAVED DRIVEWAY

LATILLA "COYOTE" FENCING BETWEEN STUCCO-FACED CMU PILASTERS

7 FT +/- TALL STUCCO-FACED CMU YARDWALL

PROPERTY LINES (TYPICAL)

EXISTING ONE-STORY "OLD VIGIL RESIDENCE" AT 613 "B" CANYON ROAD

7 FT +/- TALL EXPOSED CMU YARDWALL

ADJACENT HOME AT 619 CANYON ROAD (SHOWN PARTIALLY)

GAS METER

OVERHEAD POWER LINES TO ELEC. METER

"COYOTE" FENCE ON LOW STONE WALL TO REMAIN

GRAVEL DRIVEWAY

ELEC. POWER POLE

EXISTING ONE-STORY HOME/APTS AT 619 CANYON ROAD

SHARED DRIVEWAY EASEMENT (SEE SURVEY FOR MORE INFO)

EXISTING ONE-STORY DUPLEX AT 613 "C-1&C-2" CANYON RD

TRACT B
0.215 ACRES +/-

WOOD PLANK FENCING

GAS METER

PARKING

EXISTING NEIGHBORING YARDWALL

EXISTING ONE-STORY HOME/APTS AT 145 C. ESCONDIDO

PARKING

EXISTING ONE-STORY HOME/APTS AT 147 AND 149 CAMINO ESCONDIDO

STREET CURB

EXISTING TWO-STORY GALLERY/APTS AT 601 CANYON ROAD

PARKING

ERNESTO MAYAN GALLERY

SEWER MANHOLE NO.W5/6

SEWER MANHOLE NO.W7/2

ELEC. POWER POLE

EXISTING TWO-STORY GALLERY/APTS AT 613 "A" CANYON ROAD

GRAVEL DRIVEWAY

EXISTING TERRACED SCULPTURE GARDENS

STEPS AND HANDRAIL

LATILLA "COYOTE" FENCING

BILL HESTER FINE ART GALLERY

EXISTING TERRACE SCULPTURED GARDENS

DOWN

WOOD PLANK FENCING

LATILLA "COYOTE" FENCING

WATER METER

YARDWALLS

CURB CUT

CURB CUT

STREET CURB

BURIED SEWER LINE

BURIED WATER MAIN TRUNK LINE

OVERHEAD ELEC. POWER LINE

ELEC. POWER POLE

SEWER MANHOLE NO.W5/7

CANYON ROAD

N

0' 10' 20'

01 EXISTING SITE PLAN

scale: 1" = 10'-0"

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
HOOPES + ASSOCIATES ARCHITECTS
333 MONTEZUMA AVE. SUITE 200
SANTA FE, NM 87501
P. 505.986.1010
W. www.hoopesarchitects.com

DEMOLITION OF NON-CONTRIBUTING BUILDINGS AND SHEDS

PROJECT NO. 1808

613 CANYON ROAD; UNIT C3, C4 AND C5
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

EXISTING SITE PLAN

AS-101

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2020-002985--HDRB

Project Description: Case #2020-002985-HDRB. 575 West San Francsico Street. Downtown and Eastside Historic District. Jeff Seres, agent for Adrienne Sandoval, owner, proposes to construct 926 sq. ft. of additions to the residence and 192 sq. ft. of additions to the garage, replace windows and doors, and construct yardwalls and gates on a contributing residential property. Exceptions are requested to remove historic material section 14-5.2(C)(1)(c), construct within 10' of a primary facade and to exceed fifty percent (50%) of the historic footprint section 14-5.2(D)(2)(d), and to construct a pitched roof where one is not allowed section 14-5.2(9)(d). (Daniel Schwab, DNSchwab@santafenm.gov, 955-6660)

Project Location(s): 575 W SAN FRANCISCO ST
Santa Fe, NM 87501

Contacts:

Property Owner:	Adrienne Sandoval 575 W San Francisco ST Santa Fe, NM 87501	sandoval.adrienne@gmail.com
Applicant:	JEFFREY SERES 122 LORENZO RD Santa Fe, NM 87501	jeffreyseres@gmail.com

Contacts:

Historic District: HD: Westside-Guadalupe

Historic Building Status:

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

Primary Elevations: East

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: H-3288

Year of Construction: by 1928

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: January 26, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

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Case # 2020-002985-HDRB

Address: 575 West San Francisco Street
Historic Status: Contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other**: exception criteria responses

STAFF RECOMMENDATION:

Staff recommends that:

a. the criteria for an exception to section 14-5.2(D)(2)(d) to exceed 50% of the footprint of the existing structure have not been met.
b. the criteria for an exception to construct an addition less than 10 ft. from a Primary Façade per Section 14.5.2(D)(2)(d) have been met.
c. the criteria for an exception to Section 14.5.2(D)(9)(d) prohibiting a pitched roof where less than 50% of the roofs in the streetscape are pitched have not been met.

d. the criteria for an exception to section 14-5.2(D)(1)(a) to remove historic materials and alter architectural features that embody the status have not been met.

The board may find that these criteria have been met upon further testimony, in which case the application would be found to comply with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Design Standards.

BACKGROUND & SUMMARY:

575 West San Francisco Street is a 1383 square foot single-family residence listed as contributing to the Downtown and Eastside Historic District. It is was built in a "vernacular" style in 1928. It has tan stucco walls, is rectangular in shape, and originally had a shed roof, which was later converted to an "extremely low gable" roof with extended eaves, exposed roof joists and aluminum gutters. It is on a south-west oriented corner lot, facing West San Francisco and Quintana Streets and has a portal on the southwest corner. The west and east facades are characterized by deeply inset wood windows. In 2014, the south, west and east facades were designated primary, leaving only the north façade as non-primary.

To the north of the main house is a 420 square foot garage. This was downgraded to a status of non-contributing in 2014. It has a garage door facing west.

Now, the applicant proposes the following exterior alterations:

2. Remodel the storage area of the non-contributing garage into an office and construct a 192 square foot portal on the south façade. Windows will be aluminum clad painted Valspar "Sage Slate".

3. Construct a 571 square foot addition on the north elevation and 355 square foot attached carport. The total size of this addition is 926 square feet. The maximum height will be 14 feet. The Stucco will be El Ray Buckskin.

   The existing structure includes two bathrooms, two bedrooms, a kitchen, and a dining room, as well as storage spaces. The addition would include a third bathroom, a master bedroom and a breakfast room.

   A 355 square foot carport will be attached to the west façade of the addition. It will be 9 feet 8 inches in height with exposed wood beams, columns and corbels stained light brown.

4. The door will be re-installed and painted Sage Slate.

5. The roofs on the addition, carport and portal will be standing seam gray metal.

The following exceptions are requested:

a. An exception to section 14-5.2(D)(2)(d) to exceed 50% of the footprint of the existing structure.

b. An exception to construct an addition less than 10 ft. from a Primary Façade per Section 14.5.2(D)(2)(d). Addition setbacks will be less than 10 feet on the north, non-primary elevation.

c. An exception to Section 14.5.2(D)(9)(d) prohibiting a pitched roof where less than 50% of the roofs in the streetscape are pitched. The applicant proposes the roof of the addition to be pitched to differentiate the addition from the contributing structure and to provide storage space.

d. An exception to section 14-5.2(D)(1)(a) to remove historic materials and alter architectural features that embody the status. A door opening is proposed to be altered to become a window opening in the east-facing kitchen.

6. Constrct a new yard wall with gate at the north end of the property between the addition and the lot line and replace existing chain-link gates with wood gates.

7. Replace metal screen doors at the front portal with wood ones colored Sage Slate.

8. Install an overhead fan in the portal with limited public visibility.

EXCEPTION CRITERIA AND RESPONSES:

Exception to construct an addition less than 10 ft. from a Primary Façade per Section 14.5.2(D)(2)(d):

(i) Do not damage the character of the streetscape.

Applicant Response: The proposed addition is on the north side of the existing residence, a nonprimary facade. In 2014 the Contributing status of the existing residence was retained and the South, West and East facades of the residence were designated as primary by the HDRB. Because 3 of the 4 facades are primary, the north side is the only side that an addition will not compromise the Contributing status of the existing residence. The north side is only 29 ft. wide. Maintaining the required 10 ft. setback from the east facade would only allow for a 9 ft. wide addition. The proposed addition is set back the required 10 ft. from the West primary facade which is along Quintana St. and is more visible to the street. The addition is set back 2'-6" from the East primary facade. An exception to the 10 ft. required setback along the East side will have the least impact on the Contributing residence and be the least visible from the streets. The character defining element of the primary residence facades is simple massing and a set number of asymmetrical openings which will remain. The existing streetscape is comprised of older residences on small lots that have been altered and added on to over time. The proposed addition

is in character with the streetscape by keeping the addition to the rear (north side) and set back from the Quintana Street visible facade. This will maintain the predominant character defining elements of the existing residence and neighborhood, therefore no damage will occur to the streetscape.

Staff Response: Staff agrees with the applicant.

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

Applicant Response:
The applicant seeks to provide an addition for use by her expanded family. Maintaining the required 10 ft. setback from the east facade would only allow for a 9 ft. wide addition which would not meet the owner's requirements for the addition. The applicant desires to remain in this house and provide space for a future family. With the addition (571 sf) the residence will be 1956 sf which is in size and scale of the Westside / Guadalupe historic sub-district. Granting an exception to the required setback on the least impacted primary facade will allow for this modest addition thus preventing a hardship. The location of the proposed addition is best to maintain the contributing status of the existing residence and avoid an injury to the public welfare. Without an addition, the applicant will need to move in order to make space for future family.

Staff Response: Staff agrees with the applicant.

(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: This design option is in response to review by HPD staff (Daniel Schwab) of an addition design larger in scale to the east side of the existing residence. This option would have a greater impact on the primary East facade that might cause the existing residence to lose its Contributing status. The proposed addition on the North is on the only non-primary facade and keeps intact all four corners of the existing residence. Although reduced is size and scale it presents the best option. Remodeling, plus an addition to the existing residence, will help to ensure that residents and families can continue to reside within the historic district.

Staff Response: Staff agrees with the applicant.

Exception to Section 14.5.2(D(9)(d) prohibiting a pitched roof where less than 50% of the roofs in the streetscape are pitched.

(i) Do not damage the character of the streetscape.

Applicant Response: The proposed addition to the existing residence is on the north side, a The existing streetscape is comprised of older residences on small lots that have been altered and added on to over time. Within the streetscapes there are residences with pitched roofs, but not above the 50% threshold, therefore requiring this exception. The pitched roofs will distinguish the addition from the existing contributing residence by creating more contrast and showing

clearly that the addition is distinct from the contributing residence. This will maintain the predominant character defining elements of the existing residence and neighborhood, therefore no damage will occur to the streetscape.

Staff Response: Staff does not agree with the applicant. The purpose of the ordinance is to maintain design uniformity in areas that have less than 50% flat roofs. In this context, an additional pitched roof would damage the character of the streetscape, especially given that this proposed addition is on a highly visible location on the streetscape of Quintana Street.

(ii) Prevent hardship to the applicant or an injury to the public welfare;
Applicant Response: The applicant seeks to provide an addition for use by her expanded family. The applicant desires to remain in this house and provide space for a future family. This includes remodeling existing storage space in the garage into home office space. This will free up an existing bedroom in the existing residence currently used as an office. Storage space currently in the garage will be transitioned to the pitched roof attic of the addition to provide for the needs of a family. Granting an exception for the pitched roof on the addition will allow for needed storage space thus preventing a hardship. The location on the proposed addition is best to maintain the contributing status of the existing residence by not adding a larger footprint and avoid an injury to the public welfare. Without an addition, the applicant will need to move in order to make space for future family.

Staff Response: Staff does not agree with the applicant. The roof can be raised without it being pitched and also provide storage space.

(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: This design option is in response to providing both maintaining the contributing status of the existing residence and much needed storage space. This option would distinguish the addition from the existing residence by appearing to be a distinct out building with pitched roofs that have been added and joined to the existing residence over time. The smaller flat roof area that joins the addition is lower than the existing residence and the proposed metal roofs also help to distinguish the additions. These elements will ensure the existing residence maintains its Contributing status and provide for needed storage. Remodeling, plus an addition to the existing residence, will help to ensure that residents and families can continue to reside within the historic district.

Staff Response: Staff does not agree with the applicant. A modern addition can differentiate itself without a different roof style that is prohibited in the 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: 575 W. San Francisco St. is a corner lot with frontage to the south on San Francisco St. and to the west on Quintana Street. Corner lots occur infrequently within the district. There are many Contributing residences within the streetscape but each are unique and

are Contributing based on different merits, including 575 having 3 primary facades. Although there is adequate area on the east side of the lot for an addition, this was deemed to be detrimental to the Contributing status of the existing residence. The corner lot allows for required off street parking to be from the minor street, Quintana, which is a dead end street. By placing the addition on the north non-primary facade of the existing residence allows for existing off street parking to be maintained off a minor street and the pitched metal roofs on the carport and addition will visually maintain the unique Contributing status of this existing residence.

Staff Response: Staff disagrees with the applicant. There are no special conditions on the land which require a prohibited roof type.

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

Applicant Response: In 2014 the Contributing status of the existing residence was retained and the South, West and East facades of the residence were designated as primary by the HDRB. Because 3 of the 4 facades are primary, the north side is the only side that an addition will not compromise the Contributing status of the existing residence. By choice, an addition on the east side of the existing residence would be preferred, but as noted above, detrimental to the Contributing status. The north side of the existing lot is smaller in area than the east side. To achieve the needed expansion of living space, Transitioning the storage area from the garage to within the pitched roof will allow the applicant to remain in this house and provide space for a future family.

Staff Response: Staff disagrees with the applicant. As mentioned above, a pitched roof is not required to provide extra volume in the roof for storage.

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

Applicant Response: The pitched roofs will be harmonious in appearance within the streetscape and larger Westside-Guadalupe Historic sub-district. Distinguishing the additions with pitched metal roofs from the existing Contributing residence will allow for the continued preservation of this structure. The pitched roofs will be in general harmony as to style, form, color height, proportion, texture and material between the existing historic building and the proposed additions. Additionally, but of great importance and positive impact, this will allow a young growing family to continue to live within the historic district.

Staff Response: Staff does not agree with the applicant. The purpose of Section 14-5.2(A)(1) is to promote the economic, cultural and general welfare of the people of the City and to ensure its harmonious, orderly and efficient growth. In relation to this case, Section (b) refers to the continued existence and preservation of historical areas and (c) calls for a general harmony as to style and form. In this neighborhood, less than 50% of the houses have pitched roofs and the ordinance calls defines harmony as retaining this proportion. Granting an exception of a pitched roof is in the view of staff, not compatible with this definition of harmony and sees it as degrading the preservation of the historical area per Section (c).

Exception to section 14-5.2(D)(1)(a) to remove historic materials and alter architectural features that embody the status.

(i) Do not damage the character of the streetscape.
Applicant Response: The proposed new window will remove an existing door on the north end of the eastern primary facade and will be recessed and white to match the existing windows. The character defining element of this façade is the simple massing and a set number of asymmetrical openings which will remain. Keeping the new window within the existing door opening will maintain the predominant character defining elements of the existing facade, and the proposed change is minimal in size, therefore no damage will occur to the streetscape. The existing door will be re-used within the new addition as the main entry to the mudroom and kitchen area in order to retain historic elements.

Staff Response: Staff disagrees with the applicant. The purpose of the ordinance is to retain the integrity of a primary façade. This is façade is primary and publicly visible. The alteration will change the façade.

(ii) Prevent hardship to the applicant or an injury to the public welfare;
Applicant Response: The applicant seeks to provide a remodeled kitchen opening up into a new breakfast area for use of her expanded family. Removal of a minimal amount of material (existing door) and installation of a new window within an existing wall opening will maintain natural light and view to the outside in the kitchen thus preventing a hardship. Maintaining the location of the existing kitchen with proposed remodeling is best to maintain the contributing status of the existing residence and avoid an injury to the public welfare.

Staff Response: Staff does not agree with the applicant. No hardship is being prevented by sealing a door opening. Another configuration of kitchen and other rooms is possible to retain the doorway.

(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: This design option includes adding a new window within the existing wall opening to minimize the size and placement of the window which in another place, or creating an entirely new opening, would be a character defining change to the overall facade. Remodeling of the existing residence will help to ensure that residents can continue to reside within the historic district.

Staff Response: Staff disagrees with the applicant. Other configurations of kitchen and other rooms is possible to retain the historic opening.

Exception to section 14-5.2(D)(2)(d) to exceed 50% of the footprint of the existing structure.

(i) Do not damage the character of the streetscape.

Applicant Response: The proposed addition is on the north side of the existing residence, a nonprimary facade. In 2014 the Contributing status of the existing residence was retained and the South, West and East facades of the residence were designated as primary by the HDRB. Because 3 of the 4 facades are primary, the north side is the only side that an addition will not compromise the Contributing status of the existing residence. The proposed addition includes 571 SF of new living area and a 355 SF carport open on 3 sides for a total of 926 SF. The existing residence and portal are 1537 SF. The proposed addition is 157 SF greater than the 50% allowed addition maximum footprint (1537 SF X 0.5= 769 SF). The character defining element of the primary residence facades is simple massing and a set number of asymmetrical openings which will remain. The existing streetscape is comprised of older residences on small lots that have been altered and added on to over time. The proposed addition is in character with the streetscape by keeping the living area addition to the rear (north side) and set back 25'-4" from the Quintana Street property line with the 3 open sided carport set back 7 ft. from the property line. This will maintain the predominant character defining elements of the existing residence and neighborhood, therefore no damage will occur to the streetscape.

Staff Response: Staff agrees with the applicant.

(ii) Prevent hardship to the applicant or an injury to the public welfare;
Applicant Response: The applicant desires to remain in this house and provide space for a future family. The proposed location of the addition, which is on the only non-contributing façade, will block car access to the existing garage. Granting an exception to the 50% maximum addition footprint that includes the carport will allow the owner to continue to have a covered area (but not enclosed) for parked cars thus preventing a hardship due to lost car access to the existing garage. The location of the proposed addition is best to maintain the contributing status of the existing residence and avoid an injury to the public welfare. Without an addition, the applicant will need to move in order to make space for future family.

Staff Response: Staff disagrees with the applicant. The footprint of the proposed addition could be kept under 50 % of the existing while accommodating required future uses. In the opinion of staff, elements of the proposed plan seem to be in excess of what is required and could be altered without hardship and thus do not seem to warrant an exception. For example, the proposal:

- includes three bathrooms for a family unlikely to exceed 5 persons;
- does not include an addition to the garage, where storage and other functions could be accommodated

(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: This design option before you is in response to review by HPD staff (Daniel Schwab) of an initial addition design that was larger in scale to the east side of the existing residence. This option would have a greater impact on the primary East façade that might cause the existing residence to lose its Contributing status, but would have retained car access to the existing garage. The proposed addition on the North is on the only non-primary facade and keeps intact all four corners of the existing residence.

Although reduced in size and scale, and blocks the existing garage use, it presents the best option to maintain the historic status and charm of the residence. Remodeling, plus an addition to the existing residence, will help

Staff Response: Staff disagrees with the applicant. A full range of design options was not considered. The design could be altered in any number of ways to bring the size of the proposal under 50 %, including but not limited to:

- Reducing closet space in the addition,
- Reducing the proposed number of bathrooms in the proposed structure from 3 to 2 and re-organizing the existing living space
- Separating the carport from the proposed addition;
- Expanding the proposed garage-addition

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996

IDENTIFICATION

ADDRESS: 575 W. San Francisco

OLD ID NUMBER: 0516 13173

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H32880

TNSP 17 (N) S RANGE 9 (E) W SEC 23 NE 1/4 SE 1/4

FIELD MAP Santa Fe
Historic Status Map 1996

DATE OF CONSTRUCTION:
____ ESTIMATE by 1928 ACTUAL
SOURCE(S) city directory

BUILDING DATA

ARCHITECTURAL STYLE:
Vernacular

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS:
residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? garage

IF INVENTORIED, LIST ID NUMBER(S)

H32881

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: roof changed from shed to very low gable

OVERALL CONDITION:

___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

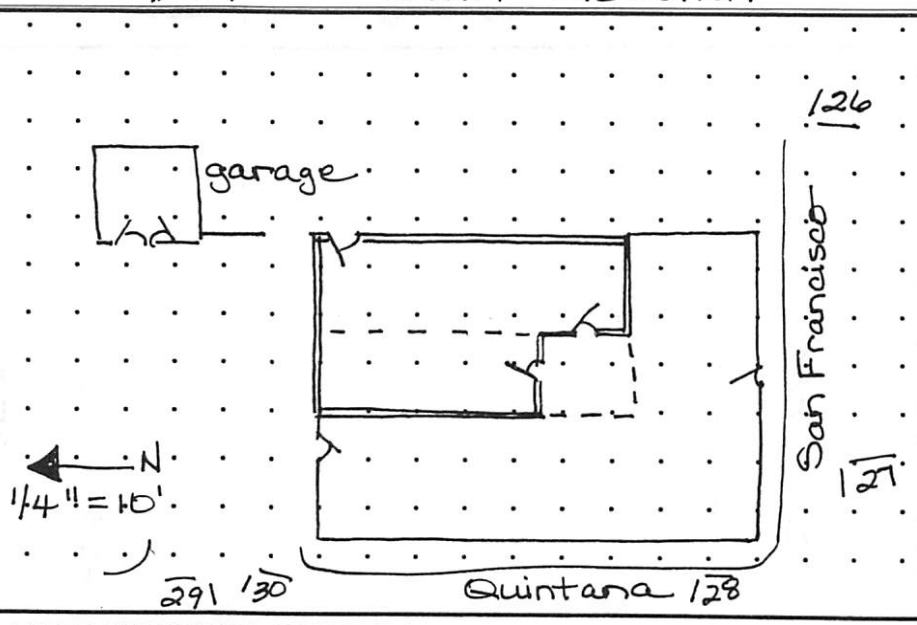
___ YES X NO

PHOTO



#27 south elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE

LOCAL DESIGNATION: Westside-Guadalupe HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 7/96 BY DB

NEGATIVES WITH NMHPD ROLL # DB5 NEG # 26 TO 30

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	very low pitched gable with wood & metal fascia, metal downspouts & gutters, slight overhang		
BUILDING WALLS	tan stucco, lighter porch walls		
FOUNDATIONS	not visible	APPROX. HEIGHT (FT.)	11
DOORS	wood panel with small upper light ⊞, aluminum screen; french with aluminum screen, wood panel with wood screen		
WINDOWS	1/1 wood DHWIs, recessed with wood frames & concrete sills		
PORCHES OR PORTALES	inset SW - large, slightly arched square openings framed by stucco parapet and piers		
ARCHITECTURAL DETAILS			
FENCES/WALLS	stucco wall with chain link gate		
SITE FEATURES	Garage - flat roofed stucco with weathered wood plank doors		
OTHER/ COMMENTS	Porch and door arrangement very similar to building at 574. No Sanborn map coverage.		

ADDITIONAL PHOTOGRAPHS



#28 west elevation



#29 northwest

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996 (concluded)

IDENTIFICATION

ADDRESS

575 W. San Francisco

ID NUMBER: 0516 | 3173

SANTA FE ID NUMBER: H 32880

SURVEYED/RESEARCHED

DATE 7/96 BY DB



#26 southeast



#30 garage west

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

H3288

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 8/85 by SL	county SANTA FE	ID no. 05163173
field map SFHD #7	number 173	UTM reference zone 12 13	easting northing

location description
575 W. San Francisco
(NE Corner of San Francisco & Quintana)

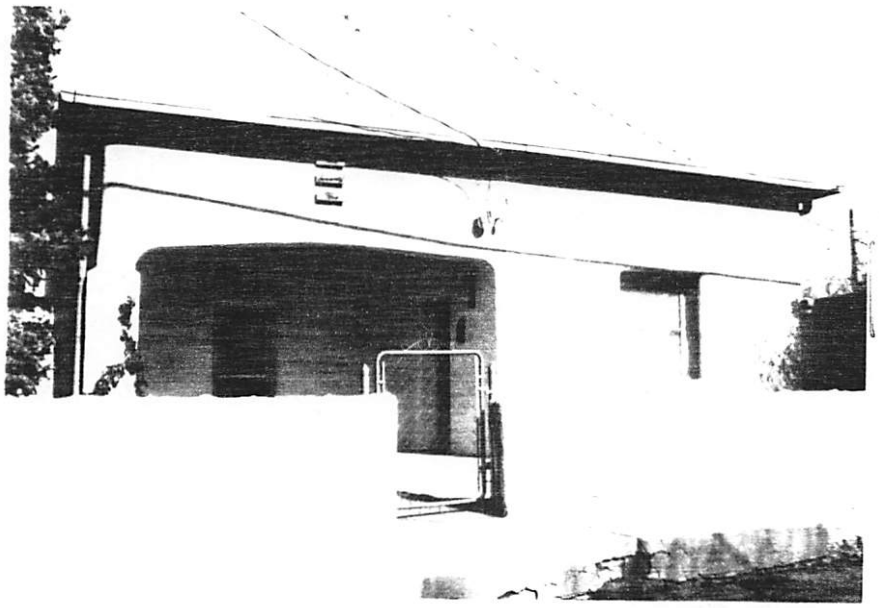
city/town
SANTA FE

land ~~grant~~/reservation

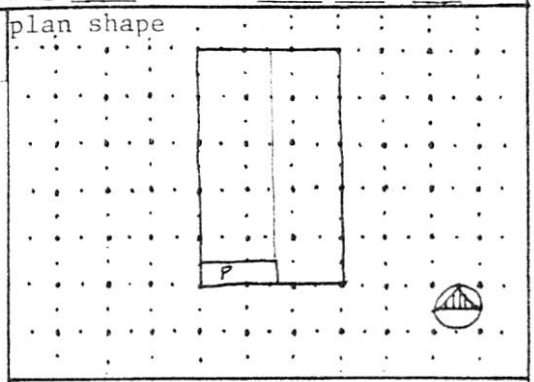
building name

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

film roll by SL no. 6	negative nos. 5	loc. of neg. HPB



plan shape



date of construction
Pre '28 estimate ___ actual
source
directory

use
present ✓residential
other ___
historic ✓residential
other ___

condition
___excellent ✓good
___fair ___deteriorating

degree of remodeling
___minor ✓moderate ___major
describe:
new rf.

surroundings
residential

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ✓of interest ___none
if eligible, why?
contrib.

associated buildings? ✓yes
what type?
garage
if inventoried, list ID nos.

see back? ___yes

style
NMUV

foundation material
conc?

wall material/surface
adobe/stucco

architectural features
Extremely low gable w/ extend'd eaves, expos'd rf. joists, alum gutter along E & W

·windows: 1/1 dbh deeply recess'd w/ conc. lug sill, 6/6 dbh
·doors: solid w/ 4 lits, solid w/ 4 sm. lits, 15 lit, - all deeply recess'd

comments
still in same family

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

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

Project description: Tim Curry, agent for Helen Quintana and Camile Cochran, owners, requests an historic status review of a contributing residence and contributing detached garage.

Case number: H-14-075
Project Type: HDRB

PROJECT LOCATION(S): **575 West San Francisco Street**

PROJECT NAMES:

OW – Helen Quintana & Camile Cochrane
Santa Fe, NM 87501

575 West Alameda
505-982-0816

AP – Tim Curry /Design Solutions
Santa Fe, NM 87501

1415 West Alameda
505-660-7116

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on September 9, 2014. The decision of the Board was to retain Contributing status on the main residence at 575 West San Francisco Street and to downgrade the historic status of the garage at 575 West San Francisco Street to Non-Contributing. The South, West and East façades of the main residence were designated as primary façades. For further information please call 955-6605.

Sincerely,

Lisa Roach

Lisa Roach
Senior Planner, Historic Preservation Division

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

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 11-30-2020

Property Owner of Record: ADRIENNE SANDOVAL

Applicant/Agent Name: SEREN architecture

Contact Person Phone Number: (505) 982-7191

Site Address: 515 W. SAN FRANCISCO ST.

Proposed Construction Description: ADDITION OF BEDROOM, BATH, MUDROOM/BKFST., & PORTAL; CARPORT,

TOTAL ROOF AREA: 3075 S.F.

Zoning District: R-29

Overlay: □ Escarpment N/A
□ Flood Zone*
□ Other: _____

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

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

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

Use of Structure: ☒ Residential
□ Commercial Type of Use: _____

Terrain: □ 30% slopes N/A

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

Lot Coverage : 41 %
☒ Open Space Required: 586 SF
PROVIDED 1380 S.F.

Setbacks:
Proposed Front: 7 FT. Minimum: 7 FT.
2nd Front? 7 FT.
Proposed Rear: 5 FT Minimum: 5 FT.
Proposed Sides: L 5 R 5 Minimum: 5 FT.

Height: Proposed 14 FT.
Maximum Height: 14 FT or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible ____
Minimum: 2

Bicycle Parking:**
Proposed: NA 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.

JEFFREY J. SEREN [□OWNER □APPLICANT ☒AGENT]
PRINT NAME

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

SIGNATURE _____ DATE 11-30-2020

To Be Completed By City Staff:

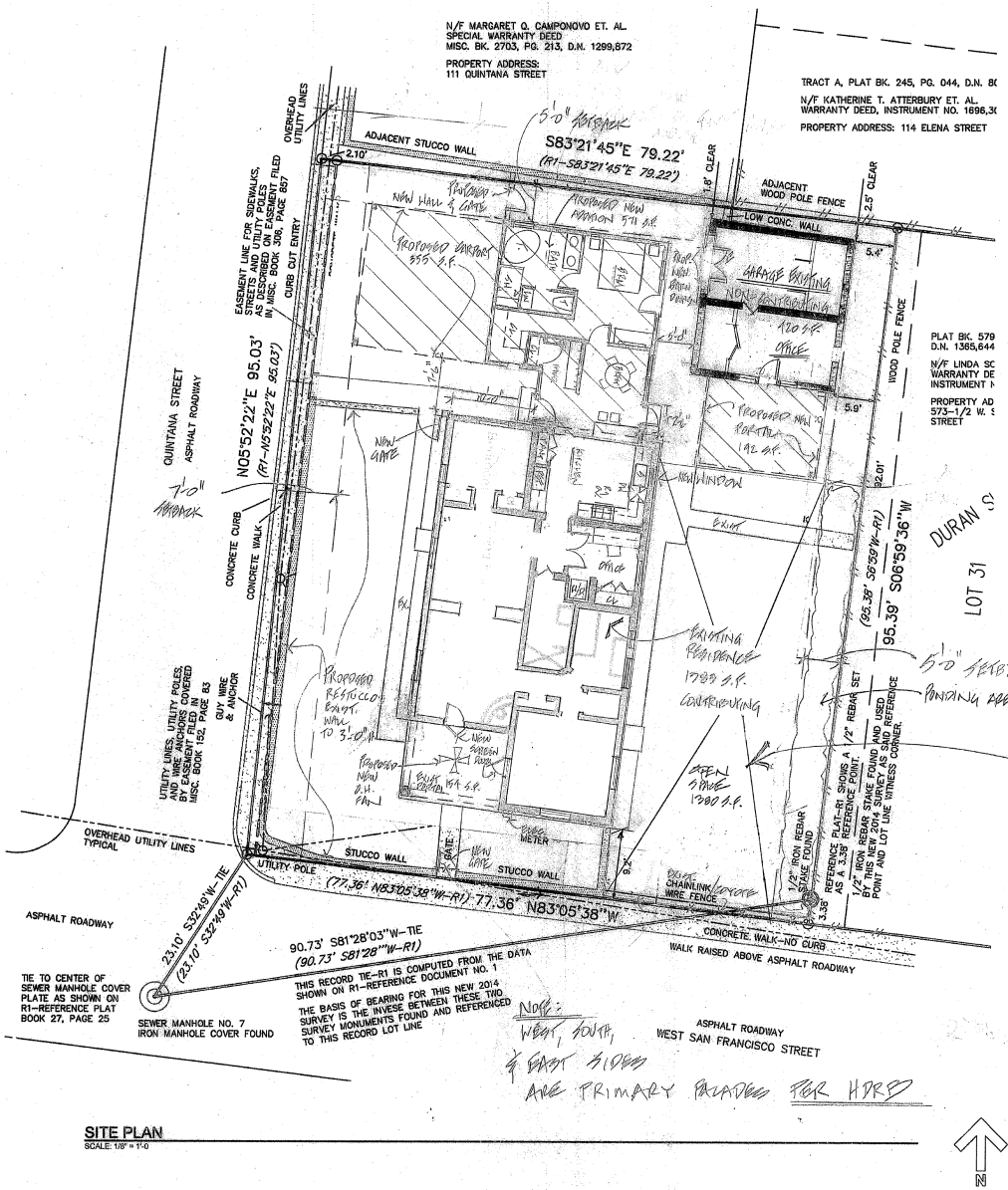
Additional Agency Review if Applicable:
□ Escarpment Approval by _____ Date: ___/___/___
□ Flood Plain Approval by _____ Date: ___/___/___
□ Traffic Engineering Approval by _____ Date: ___/___/___
Notes: _____

Zoning Approval:
☒ **Preliminary Approval □with conditions □ Rejected**
Comments/Conditions: LLOR established, setbacks/stepbacks/lot coverage comply.
7' carport setback requires three open sides, matching features of principal structure.

REVIEWER: Carlos Gemora **DATE:** 12/15/2020

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

Revised 1-14-13



SITE PLAN
SCALE: 1/8" = 1'-0

R-29 ZONING

7453 S.F. = LOT AREA - EXISTING

1957 S.F. = LOT COVERAGE - EXISTING

55% 4099 S.F. LOT COVERAGE - ALLOWED
W/ PERMIT
OPEN SPACE - 1957 S.F. LOT COVERAGE - EXISTING

2142 S.F. ADDITION MAXIMUM ALLOWED

ADD

KEY

PROPOSED
NEW-LIVING AREA = 571 S.F.
CARPORT = 355 S.F.
PORTAL = 192 S.F.

1118 S.F. PROPOSED
(EXIST. RESIDENCE, GARAGE) + 1957 S.F. EXISTING
3075 S.F. = 41% LOT COVERAGE

PRIVATE OPEN SPACE

30% OF GROSS FLOOR AREA REQUIRED
1959 S.F. + 571 S.F. = 1954 S.F. X .30 = 586 S.F. REQUIRED
1380 S.F. PROVIDED

LEGEND
- SURVEY MONUMENT FOUND
- SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13804
- SURVEY POINT COMPUTED NOT SET
- N/F - NOW OR FORMER OWNER
- WOOD FENCE
- WIRE FENCE

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

SERES
architecture llc
122 Lorenzo Road
Santa Fe, New Mexico 87501
505-982-7191
505-239-8577 C
jeffreyseres@gmail.com

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CONSULTANTS

Architect Engineer

SANDOVAL RESIDENCE

575 W. SAN FRANCISCO ST.
SANTA FE, NM

Key Plan
NTS

No	Date	Description
Revision Schedule		

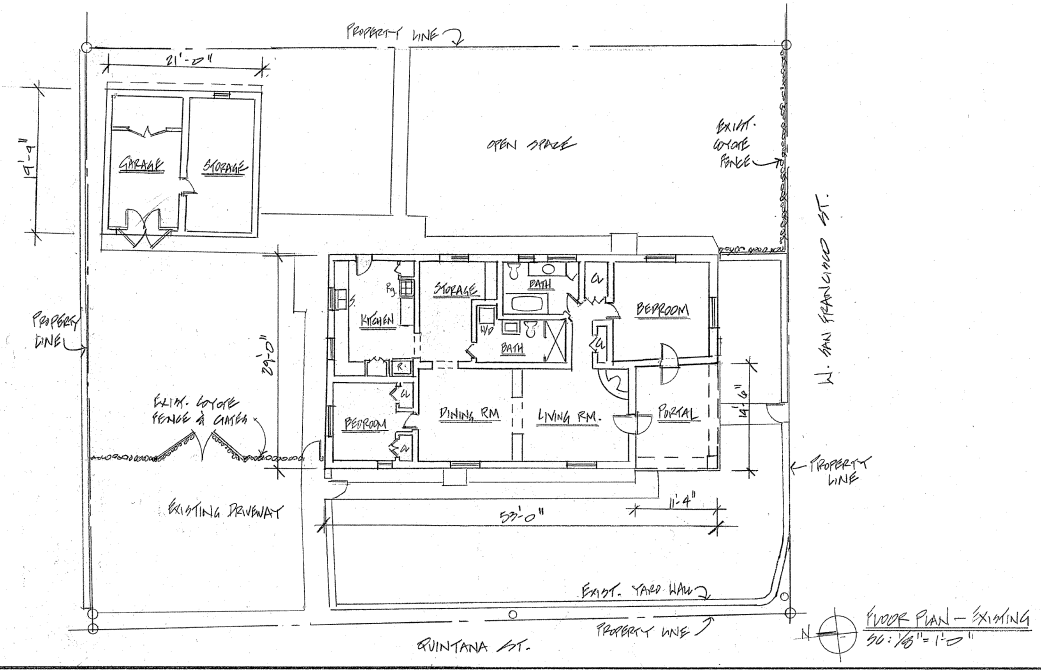
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CHECKED BY: JJS
DATE: 2020.07.15
12-16-2020
SHEET TITLE

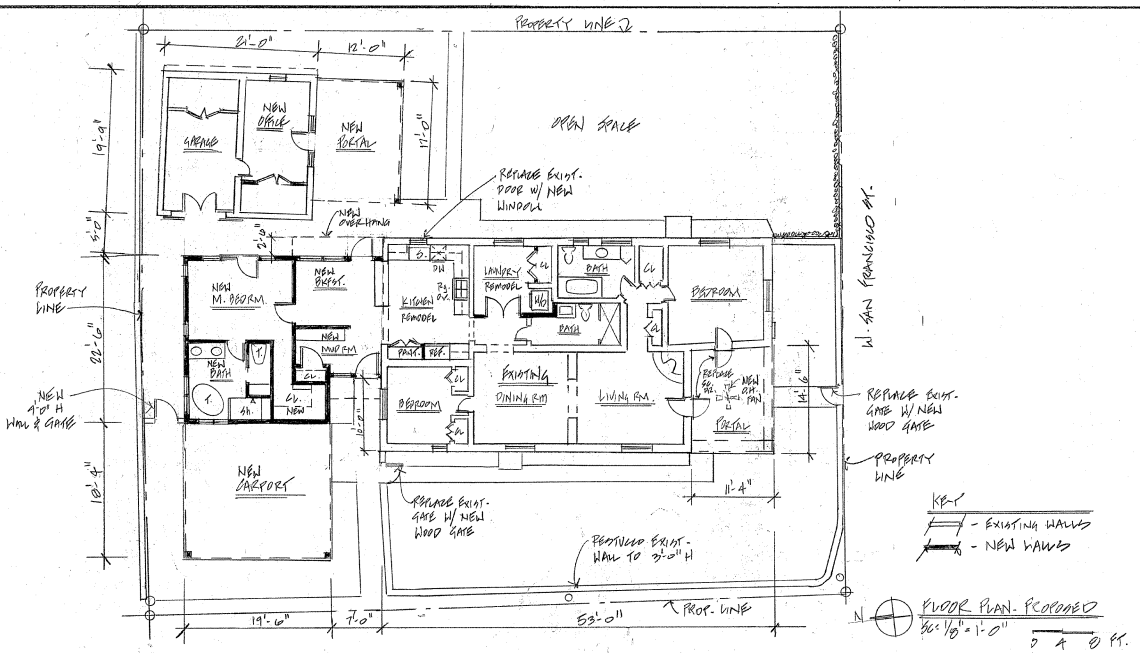
SITE PLAN

Carlos Gomora

AS-101

7/15/2020 10:02:48 AM
C:\Users\Hp\Jeffersen\Documents\My Projects\2020-0414 Sandoval Residence\Planning Files\AS-101 Site Plan.dwg





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architecture llc
122 Lorenzo Road
Santa Fe, New Mexico 87501
505-982-7191
505-239-8577 C
jeffreyseres@gmail.com

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Architect Engineer

SANDOVAL RESIDENCE

575 W. SAN FRANCISCO ST.
SANTA FE, NM

Key Plan
NTS

No	Date	Description
Revision Schedule		

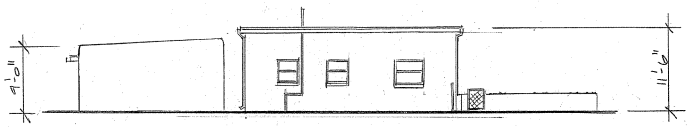
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PROJECT NUMBER:
FILE:
DRAWN BY:
CHECKED BY:
DATE: 12-16-2020

SHEET TITLE
FLOOR PLAN
EXISTING & PROPOSED

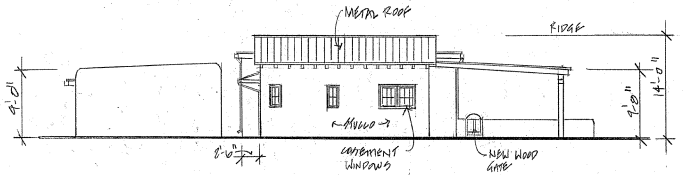
cg A-101

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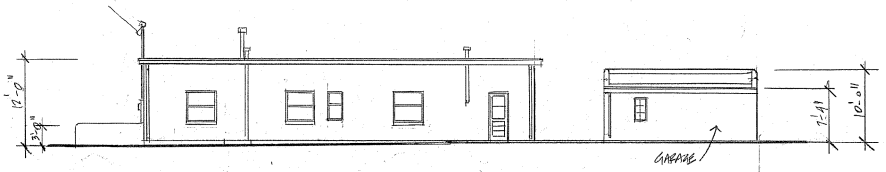
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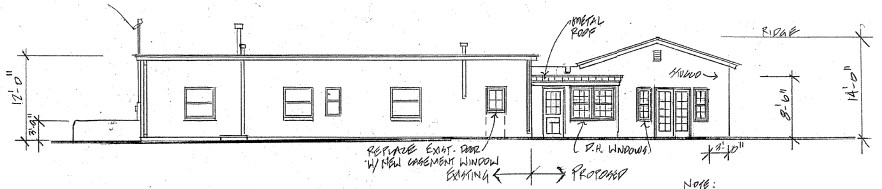
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SC: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION
SC: 1/8" = 1'-0"
0 4 8 FT.

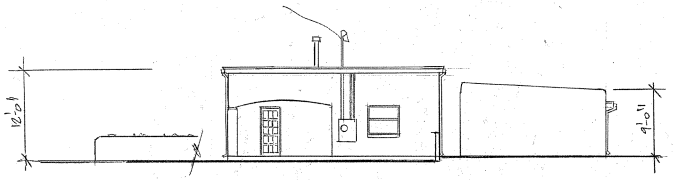


EXISTING EAST ELEVATION
SC: 1/8" = 1'-0"

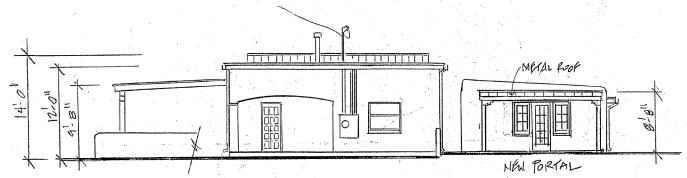


PROPOSED EAST ELEVATION
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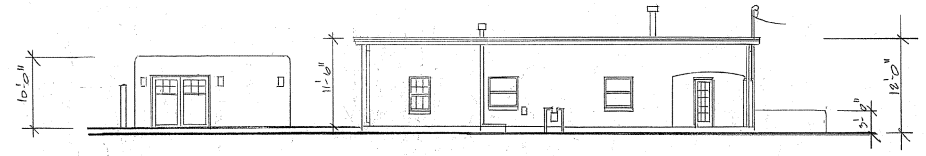
NOTE:
GARAGE REMOVED FOR CLARITY THIS ELEVATION



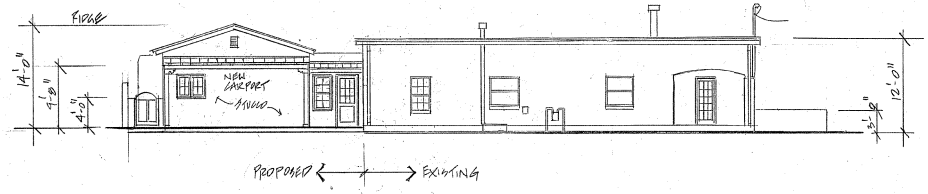
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SC: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION
SC: 1/8" = 1'-0"
0 4 8 FT.



EXISTING WEST ELEVATION
SC: 1/8" = 1'-0"



PROPOSED WEST ELEVATION
SC: 1/8" = 1'-0"
0 4 8 FT.

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CONSULTANTS

Architect | Engineer

SANDOVAL RESIDENCE

575 W. SAN FRANCISCO ST.
SANTA FE, NM

Key Plan
NTS

No	Date	Description

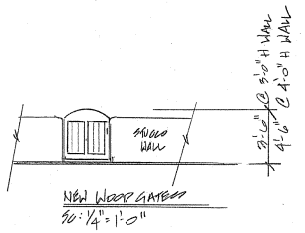
Revision Schedule

ISSUE: HDRB
PROJECT NUMBER:
FILE:
DRAWN BY:
CHECKED BY:
DATE: 12-16-2020

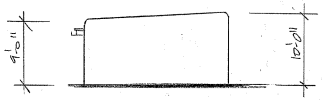
SHEET TITLE
ELEVATIONS - EXISTING & PROPOSED

CG A-201

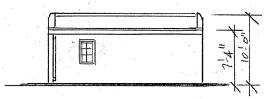
11/24/2020 10:29:35 AM
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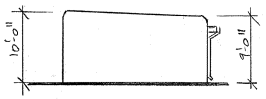
NEW WOOD GATES
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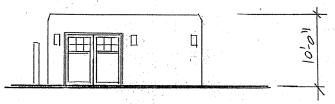
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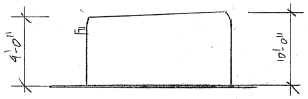
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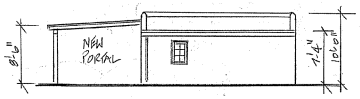
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EXISTING WEST ELEVATION
SC: 1/8" = 1'-0"



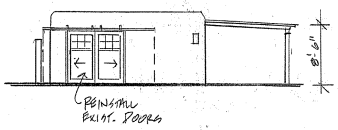
PROPOSED NORTH ELEVATION
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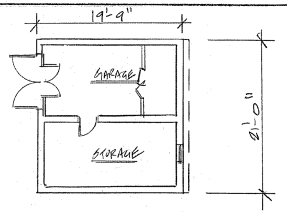
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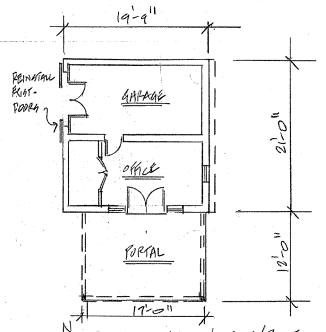
PROPOSED SOUTH ELEVATION
SC: 1/8" = 1'-0"
0 4 8 FT.



PROPOSED WEST ELEVATION
SC: 1/8" = 1'-0"
0 4 8 FT.



EXISTING GARAGE/STORAGE
SC: 1/8" = 1'-0"



PROPOSED GARAGE/OFFICE/PORTAL
SC: 1/8" = 1'-0"
5 0 4 8 FT

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122 Lorenzo Road
Santa Fe, New Mexico 87501
505-982-7191
505-239-8577 C
jeffreyseres@gmail.com

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CONSULTANTS

Architect Engineer

SANDOVAL RESIDENCE

575 W. SAN FRANCISCO ST.
SANTA FE, NM

Key Plan
NTS

No	Date	Description
Revision Schedule		

ISSUE: HDRB
PROJECT NUMBER:
FILE:
DRAWN BY:
CHECKED BY:
DATE: 12-16-2020

SHEET TITLE
PLANS & ELEVATIONS

CCG A-202

December 16, 2020

Members of the Historic Districts Review Board
City of Santa Fe
200 Lincoln Ave
Santa Fe, NM 87501

RE: 575 W. San Francisco St.- Santa Fe -Additions and Alterations

Dear Board Members,

On behalf of property owner, Adrienne Sandoval, we are pleased to submit the attached application for the remodeling of an existing 1,383 square foot (SF) residence and 420 SF Garage and the addition of 571 SF of new Living area, a new 355 SF Carport on the west side of the addition, and a new 192 SF Portal on the south side of the existing Garage. The remodeling includes the Kitchen, and Laundry Room within the existing residence and removing a portion of the north wall at the kitchen to join to a new Breakfast Room, Mud Room, and Master Bedroom suite on the north side of the property to a height of 14'-0" at the ridge of the addition. Also, the existing Storage area in the Garage will be remodeled into a new Office in order to make space in the main house for an expanded family.

New windows and doors on the addition and Garage will be double hung and casements in order to match the historic residence, and a new window is proposed within the existing door opening on the east side of the existing residence. The door to the new Bedroom and Office will be aluminum clad wood, 10 lite (full glass), 2'-6" W X 6'-8" H, Sage Slate by Valspar in color. The existing windows on the existing residence will be painted Sage Slate by Valspar in color. The windows will be aluminum clad wood, 6 lite over 6 lite, 6'-0"W x 4'-6" H, double hung Sage Slate in color and casements 5'-0" W x 3'-6" H Sage Slate in color.

The Carport will be 9'-8" H with exposed wood beams, columns, and corbels stained light brown.

The Portal will be 8'-6" H with exposed wood beams, columns, and corbels stained light brown.

The existing Garage doors will be re-installed with barn door hardware in their existing location. These doors will be painted Sage Slate by Valspar in color.

The roofs on the addition, Carport, and Portal will be standing seam gray metal. Stucco is proposed to be El Rey Buckskin on the addition.

New wood gates 3’-0”W x 3’-6” H are proposed to replace the chain link gates at the existing yard wall along W. San Francisco and Quintana Streets. A new yard wall with 3’-0” W x 4’-6” H wood gate will be at the corner of the addition to the existing north side yard wall. The existing yard wall will be re-stuccoed to match the color of the existing residence.

New screen doors will replace the existing metal screen doors at the front portal on the existing residence. These will be wood, painted Sage Slate by Valspar in color.

A new overhead fan will be installed in the ceiling of the front portal on the existing residence and will be mounted to limit visibility from the street.

The existing residence was constructed 1928. It is Contributing within the Westside / Guadalupe Historic Sub-district. In 2014 the Contributing status of the existing residence was retained and the South, West and East facades of the existing residence were designated as primary by the HDRB. The existing Garage is Non-Contributing. The Santa Fe Resurvey of 1996 notes the roof was changed from shed to very low gable, no date given. The Garage has recent stucco and wood doors by the previous owner. The current owner purchased the residence in June of 2019 and there have been no changes made to the exterior of the existing residence or Garage.

We look forward to hearing your recommendations with respect to the proposed alterations, addition, and exceptions. The application before you we believe will be a long-term credit to the City of Santa Fe and critically important to allowing young families to continue to reside in the Historic Districts.

Thank you for your consideration of this application.

Sincerely,



Jeffrey J. Seres, A.I.A
Seres Architecture-Santa Fe

575 W. San Francisco St.

Exception Criteria – Addition less than 10 ft. from a Primary Facade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with applicant Adrienne Sandoval and agent Jeff Seres –Seres Architecture. Responses to each criterion as they relate to the exceptions contained in the application with respect to an addition less the 10 ft. from a primary facade.

The application before you includes an addition that is proposed to be less than 10 ft. from the primary east facade of the existing residence. An exception is required to section 14-5.2(D)(2) (d).

(i) Do not damage the character of the streetscape.

Response: The proposed addition is on the north side of the existing residence, a non-primary facade. In 2014 the Contributing status of the existing residence was retained and the South, West and East facades of the residence were designated as primary by the HDRB. Because 3 of the 4 facades are primary, the north side is the only side that an addition will not compromise the Contributing status of the existing residence. The north side is only 29 ft. wide. Maintaining the required 10 ft. setback from the east facade would only allow for a 9 ft. wide addition. The proposed addition is set back the required 10 ft. from the West primary facade which is along Quintana St. and is more visible to the street. The addition is set back 2'-6" from the East primary facade. An exception to the 10 ft. required setback along the East side will have the least impact on the Contributing residence and be the least visible from the streets. The character defining element of the primary residence facades is simple massing and a set number of asymmetrical openings which will remain. The existing streetscape is comprised of older residences on small lots that have been altered and added on to over time. The proposed addition is in character with the streetscape by keeping the addition to the rear (north side) and set back from the Quintana Street visible facade. This will maintain the predominant character defining elements of the existing residence and neighborhood, therefore no damage will occur to the streetscape.

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

Response: The applicant seeks to provide an addition for use by her expanded family. Maintaining the required 10 ft. setback from the east facade would only allow for a 9 ft. wide addition which would not meet the owner's requirements for the addition. The applicant desires to remain in this house and provide space for a future family. With the addition (571 sf) the residence will be 1956 sf which is in size and scale of the Westside / Guadalupe historic sub-district. Granting an exception to the required setback on the least impacted primary facade will allow for this modest addition thus preventing a hardship. The location of the proposed addition is best to maintain the contributing

status of the existing residence and avoid an injury to the public welfare. Without an addition, the applicant will need to move in order to make space for future family.

(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: This design option is in response to review by HPD staff (Daniel Schwab) of an addition design larger in scale to the east side of the existing residence. This option would have a greater impact on the primary East facade that might cause the existing residence to lose its Contributing status. The proposed addition on the North is on the only non-primary facade and keeps intact all four corners of the existing residence. Although reduced is size and scale it presents the best option. Remodeling, plus an addition to the existing residence, will help to ensure that residents and families can continue to reside within the historic district.

575 W. San Francisco St.

Exception Criteria – Pitched Roof

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(c), along with applicant Adrienne Sandoval and agent Jeff Seres –Seres Architecture. Responses to each criterion as they relate to the exceptions contained in the application with respect to pitched roofs on the additions.

The application before you includes additions that are proposed to include pitched roofs. An exception is required to section 14-5.2(D)(9) (d).

(i) Do not damage the character of the streetscape.

Response: The proposed addition to the existing residence is on the north side, a non-primary facade. Pitched roofs are proposed on the new living area, carport, and portals. The existing streetscape is comprised of older residences on small lots that have been altered and added on to over time. Within the streetscapes there are residences with pitched roofs, but not above the 50% threshold, therefore requiring this exception. The pitched roofs will distinguish the addition from the existing contributing residence by creating more contrast and showing clearly that the addition is distinct from the contributing residence. This will maintain the predominant character defining elements of the existing residence and neighborhood, therefore no damage will occur to the streetscape.

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

Response: The applicant seeks to provide an addition for use by her expanded family. The applicant desires to remain in this house and provide space for a future family. This includes remodeling existing storage space in the garage into home office space. This will free up an existing bedroom in the existing residence currently used as an office. Storage space currently in the garage will be transitioned to the pitched roof attic of the addition to provide for the needs of a family. Granting an exception for the pitched roof on the addition will allow for needed storage space thus preventing a hardship. The location on the proposed addition is best to maintain the contributing status of the existing residence by not adding a larger footprint and avoid an injury to the public welfare. Without an addition, the applicant will need to move in order to make space for future family.

(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: This design option is in response to providing both maintaining the contributing status of the existing residence and much needed storage space. This option would distinguish the addition from the existing residence by appearing to be a

distinct out building with pitched roofs that have been added and joined to the existing residence over time. The smaller flat roof area that joins the addition is lower than the existing residence and the proposed metal roofs also help to distinguish the additions. These elements will ensure the existing residence maintains its Contributing status and provide for needed storage. Remodeling, plus an addition to the existing residence, will help to ensure that residents and families can continue to reside within the historic 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.*

575 W. San Francisco St. is a corner lot with frontage to the south on San Francisco St. and to the west on Quintana Street. Corner lots occur infrequently within the district. There are many Contributing residences within the streetscape but each are unique and are Contributing based on different merits, including 575 having 3 primary facades. Although there is adequate area on the east side of the lot for an addition, this was deemed to be detrimental to the Contributing status of the existing residence. The corner lot allows for required off street parking to be from the minor street, Quintana, which is a dead end street. By placing the addition on the north non-primary facade of the existing residence allows for existing off street parking to be maintained off a minor street and the pitched metal roofs on the carport and addition will visually maintain the unique Contributing status of this existing residence.

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

In 2014 the Contributing status of the existing residence was retained and the South, West and East facades of the residence were designated as primary by the HDRB. Because 3 of the 4 facades are primary, the north side is the only side that an addition will not compromise the Contributing status of the existing residence. By choice, an addition on the east side of the existing residence would be preferred, but as noted above, detrimental to the Contributing status. The north side of the existing lot is smaller in area than the east side. To achieve the needed expansion of living space, transitioning the storage area from the garage to within the pitched roof will allow the applicant to remain in this house and provide space for a future family.

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

The pitched roofs will be harmonious in appearance within the streetscape and larger Westside-Guadalupe Historic sub-district. Distinguishing the additions with pitched metal roofs from the existing Contributing residence will allow for the continued preservation of this structure. The pitched roofs will be in general harmony as to style, form, color height, proportion, texture and material between the existing historic building and the proposed additions. Additionally, but of great importance and positive impact, this will allow a young growing family to continue to live within the historic district.

575 W. San Francisco St.

Exception Criteria – Removal of Historic Material and Add New Window

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with applicant Adrienne Sandoval and agent Jeff Seres –Seres Architecture. Responses to each criterion as they relate to the exceptions contained in the application with respect to removal of historic material and adding a new window.

The application before you includes **removal o**f an existing door on the east side of the existing residence. An exception is required to section 14-5.2(D)(1) (a). The removal is to allow for a new window within the door opening.

(i) Do not damage the character of the streetscape.

Response: The proposed new window will remove an existing door on the north end of the eastern primary facade and will be recessed and white to match the existing windows. The character defining element of this façade is the simple massing and a set number of asymmetrical openings which will remain. Keeping the new window within the existing door opening will maintain the predominant character defining elements of the existing facade, and the proposed change is minimal in size, therefore no damage will occur to the streetscape. The existing door will be re-used within the new addition as the main entry to the mudroom and kitchen area in order to retain historic elements.

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

Response: The applicant seeks to provide a remodeled kitchen opening up into a new breakfast area for use of her expanded family. Removal of a minimal amount of material (existing door) and installation of a new window within an existing wall opening will maintain natural light and view to the outside in the kitchen thus preventing a hardship. Maintaining the location of the existing kitchen with proposed remodeling is best to maintain the contributing status of the existing residence and avoid 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.

Response: This design option includes adding a new window within the existing wall opening to minimize the size and placement of the window which in another place, or creating an entirely new opening, would be a character defining change to the overall facade. Remodeling of the existing residence will help to ensure that residents can continue to reside within the historic district.

575 W. San Francisco St.

Exception Criteria – Addition that Exceeds 50% of the Existing Building Footprint

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with applicant Adrienne Sandoval and agent Jeff Seres –Seres Architecture. Responses to each criterion as they relate to the exceptions contained in the application with respect to an addition that exceeds 50% of the existing building footprint.

The application before you includes an addition that is proposed to exceed 50% of the footprint of the existing residence. An exception is required to section 14-5.2(D)(2) (d).

(i) Do not damage the character of the streetscape.

Response: The proposed addition is on the north side of the existing residence, a non-primary facade. In 2014 the Contributing status of the existing residence was retained and the South, West and East facades of the residence were designated as primary by the HDRB. Because 3 of the 4 facades are primary, the north side is the only side that an addition will not compromise the Contributing status of the existing residence. The proposed addition includes 571 SF of new living area and a 355 SF carport open on 3 sides for a total of 926 SF. The existing residence and portal are 1537 SF. The proposed addition is 157 SF greater than the 50% allowed addition maximum footprint (1537 SF X 0.5= 769 SF). The character defining element of the primary residence facades is simple massing and a set number of asymmetrical openings which will remain. The existing streetscape is comprised of older residences on small lots that have been altered and added on to over time. The proposed addition is in character with the streetscape by keeping the living area addition to the rear (north side) and set back 25'-4" from the Quintana Street property line with the 3 open sided carport set back 7 ft. from the property line. This will maintain the predominant character defining elements of the existing residence and neighborhood, therefore no damage will occur to the streetscape.

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

Response: The applicant desires to remain in this house and provide space for a future family. The proposed location of the addition, which is on the only non-contributing façade, will block car access to the existing garage. Granting an exception to the 50% maximum addition footprint that includes the carport will allow the owner to continue to have a covered area (but not enclosed) for parked cars thus preventing a hardship due to lost car access to the existing garage. The location of the proposed addition is best to maintain the contributing status of the existing residence and avoid an injury to the public welfare. Without an addition, the applicant will need to move in order to make space for future family.

(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: This design option before you is in response to review by HPD staff (Daniel Schwab) of an initial addition design that was larger in scale to the east side of the existing residence. This option would have a greater impact on the primary East facade that might cause the existing residence to lose its Contributing status, but would have retained car access to the existing garage. The proposed addition on the North is on the only non-primary facade and keeps intact all four corners of the existing residence. Although reduced in size and scale, and blocks the existing garage use, it presents the best option to maintain the historic status and charm of the residence. Remodeling, plus an addition to the existing residence, will help to ensure that residents and families can continue to reside within the historic district.

575 W. Sandoval St. Sandoval Residence 12-16-2020



San Francisco St. South Front



San Francisco St. – Corner of Quintana St.

575 W. Sandoval St. Sandoval Residence 12-16-2020



Quintana Street West



North Side

575 W. Sandoval St. **Sandoval Residence** **12-16-2020**



East Side



Rear North Yard

575 W. Sandoval St. **Sandoval Residence** **12-16-2020**



West Side – Garage / Storage



South Side – Garage / Storage

575 W. Sandoval St. Sandoval Residence 12-16-2020



San Francisco St. – Looking West



Quintana St. – Looking North East

12. 16. 2020

SANDOVAL RESIDENCE

575 W. SAN FRANCISCO ST.

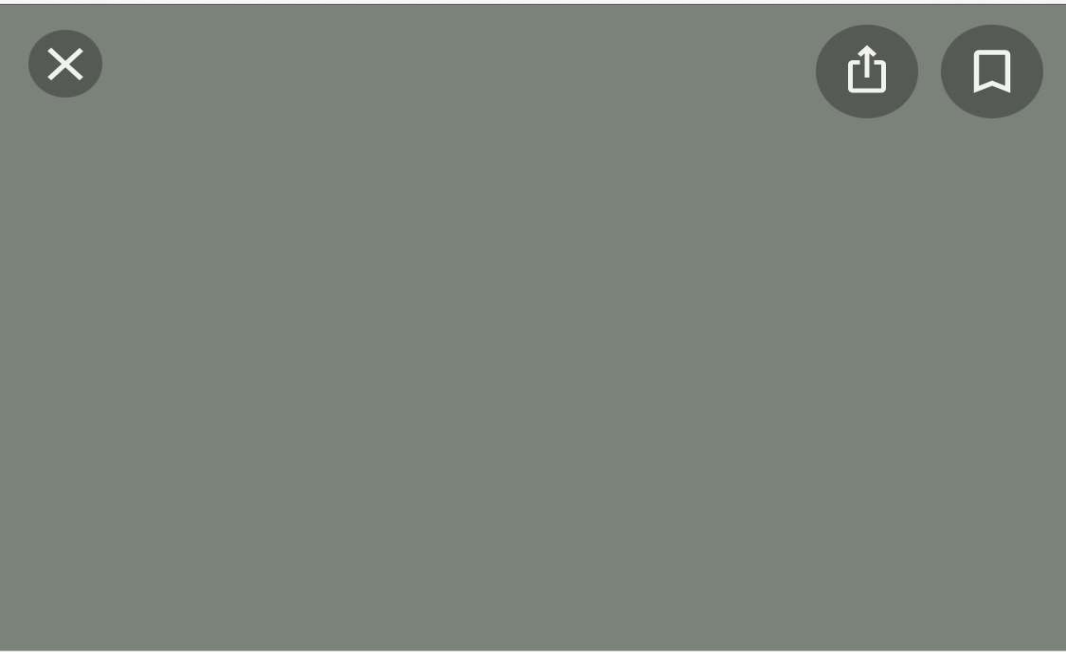


EL REY

#106 BUCKSKIN

12:01

valspar sage slate



Sage Slate

VR106B | Valspar
Available at ACE

valspar
ACE Hardware

Pinterest

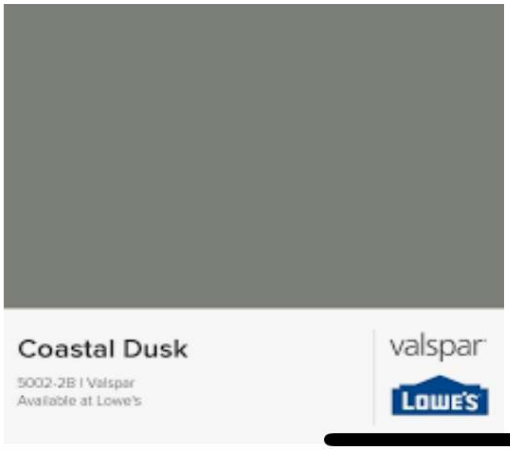
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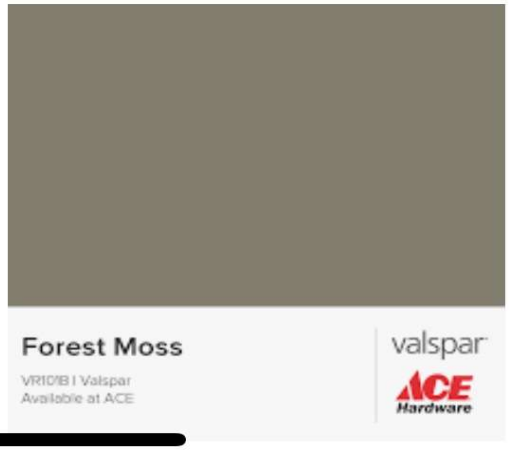
Sage Slate from Valspar, for master bath cabinets (wall color ...

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MEMO

To: HDRB Members
Cc: HDRB Sr. Planner Daniel Schwab
Dt: 1/25/20, 3:30 PM (via website submission)
Re.: Case #2020-002985-HDRB
575 West San Francisco St

From: Gordon Ledingham

I am hereby providing public comments on the above request prior to the upcoming scheduled meeting.

I live at and own property located cater-corner to (SW of) of the subject property. I have attended several HRDB meetings in person and have provided prior testimony on other applications and even been party to a request of my own, so I am familiar with the process and regulations.

There are four (4) exceptions (variances) requested of which Staff have recommended one (1), and not recommended three (3). I am in support of these recommendations by Staff Daniel Schwab, Sr. Planner:

a) Exceed 50% footprint - **not recommended**.
   - I concur; allowing a variance over this would encourage other applicants to pursue this and provide justification for future exception approvals, leading to increased density in the neighborhood.

b) Construction within 10 ft of a facade - **recommended**.
   - I concur.

c) Pitched Roof - **not recommended**.
   - I *strongly* concur. A pitched/gabled roof would be inconsistent with other facades and detrimental to the look of historic houses along Quintana St and will be readily visible from West San Francisco St. The west facade is Contributing and visible from West San Francisco St.

     Justification:
     In 2014, HRDB confirmed retaining as Contributing status to the subject the South, West, and East Facades of the main residence as primary (Case H-14-075, included in the packet). Because the addition will be connected to the main house, it gives the impression of an *extension* of the West primary facade. I found only one other house on Quintana that has an obvious pitched/gable roof facing the street. The main appeal by the applicant to waive this rule was the loss of storage. However, Staff have reiterated that storage can be found elsewhere in the home.

     Per the Key Plan, A-201 Elevation & Existing & Proposed, the sketch “Existing West Elevation” shows an attractive flat roof, consistent with West Guadalupe Historic NA. However, the proposed pitched/gable roof, “Proposed West Elevation”, is inconsistent and unattractive, and uncommon in this neighborhood, especially Quintana St.

     Maintaining a flat roof is strongly advised and would be consistent in presenting the feel and look of our neighborhood.

d) Remove/Alter historic features - **not recommended**.
    - I would *suggest* one or more of these to be reconsidered as acceptable exceptions:
      E.g., the applicant's request for a door opening to become a window opening in the east-facing kitchen, although remaining within a primary (the East) facade, is proposed to be constructed to be *consistent* with the remaining facade, and will be less visible due to the coyote fence, and may thus be a minor concession by HDRB.

Other comments:

- I believe the project will enhance the neighborhood overall and be a cornerstone of the intersection.
- The addition of a portal to the south side of the garage, with new windows/doors, overlooking open space (currently vacant dirt) will enhance the view from the south side/W San Francisco St.
- Replacement of chain link fence/gates and metal screen doors with wood will enhance the aesthetics of the property.
- Restucco of the existing South/west wall is requested and approved. I would concur, especially if the existing rock trim on the top edge is preserved, as it maintains the historical familiarity and character of the property. Keeping the height at 3'0" height (per Key Plan A-101) also allows for maintaining visibility when turning the corner, after completion of the improvements.

Other - Inaccuracies/Corrections:

- Page 4 states that "there are residences" with pitched roofs", but I only found one, not multiple ones. The one obvious gabled roof with arched windows across the street on Quintana is out of place on the street. It gives the appearance of a home built in the 80's or 90's in a suburb. We need to adhere to HDRB guidelines and try to maintain the look of this historic neighborhood. If the commission were to approve an exception, then that would invite future applicants to follow suit, such as at 578 W San Francisco St (with a non-contributing set-back garage which is still visible from the main thoroughfare).
- Per photos provided:
    - the chain link fence along W San francisco has already been replaced with a coyote fence
    - The garage facade has already been improved with new stucco, three copper light fixtures, and wood & glass doors, which are very attractive.
- Correction: Key Plan A-202 Shows the "garage" remaining as a "garage" but there won't be any access to the carport; perhaps this should be relabeled (room/storage/office).
- The residence was not purchased in June 2019, but rather, acquired by Probate per the Assessor ("As per probate case #4036 Lot L").

I support the applicant to pursue their enjoyment and development of their asset, within reason and within bounds of the regulations and if followed, will enhance the neighborhood, which we all endeavor to preserve to reside in.

Thank you for the opportunity to provide comments.



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003028--HDRB

Project Description: Case #2020-003028-HDRB. 481 Arroyo Tenorio. Downtown and Eastside Historic District. Staff requests a historic status review with primary facade designation, if applicable, for a non-statused accessory structure. (Nicole Ramirez Thomas/Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

Project Location(s): 481 ARROYO TENORIO
Santa Fe, NM 87505

Contacts:

Property Owner: DAVID DILLARD
481-491 ARROYO TENORIO
SANTA FE, NM 87505

Applicant: Rayna Lattin rayna@dangelicoenterprises.co
1718 CERRILLOS RD 1718 CERRILLOS RD
SANTA FE, NM 87505

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number: H-506

Year of Construction: unknown

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: January 28, 2021

TO: Historic Districts Review Board Members

FROM: Nicole A. Ramirez Thomas, Acting Manager, Historic Preservation Division

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Case # 2021-003028-HDRB

Address: 481 Arroyo Tenorio
Historic Status: Non-Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

_X_ **Historic Inventory**

__X__ **Zoning Review Sheet**

__ **Previous Case:**

APPLICANT SUBMITTALS

__X__ **Proposal Letter**

__X__ **Site Plan/Floor Plan**

__X__ **Elevations**

__X__ **Photographs**

RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for All H Districts and the exception to 14-5.2(E) Downtown and Eastside Historic Design Standards has been met.

BACKGROUND & SUMMARY:

481 Arroyo Tenorio is a single-family residence and garage built in the Territorial Revival style and was designated as non-contributing to the Downtown and Eastside Historic District in 2008 (H-08-028). The main house is believed to have been constructed in the early 1930s and had some minor alterations, which are not specified on the Historic Building Inventory form (dated September 19, 1984), in the 1980s. The property formerly had a guest house with a carport but the guest house is now independently addressed as 491 Arroyo Tenorio.
An update to the initial inventory of the property was done in 2006. The photo on the form shows a long (slightly sagging) portal, windows with broad wood trim, wood chamfered square columns with a small capital at the top, brick coping along the parapet of the flat roofs of the house and the portal, and long canales. The exterior of the building is stuccoed. The windows are described as lacking integrity due to replacement with plate glass and likely loss of original wood elements and are likely the reason for a non-contributing status along with the non-historic additions to the house in the 1980s. The garage and guest house were both listed as recent additions in 2006 with no date of construction given, they were however also part of the non-contributing status designation for the property at the time of the 2008 HDRB case.

The applicant requests the addition of a non- Santa Fe style greenhouse structure to the north elevation of existing 600 square foot garage. An exception is requested. In addition, the applicant is requesting to resolve a Notice of Violation (NOV) for installation of three mini-split units to the main residence and re-roof of the garage.

A river stone wall lines the street front of the property. It has not been evaluated for status, but not change is requested to the wall at this time. The existing vehicle gate for the property was added circa 2008 and the design for the gate was part of the approval for the 2008 case that came to the HDRB. While obscured from view on Arroyo Tenorio because of the river stone wall, the proposed greenhouse structure is considered publicly visible based on previous HDRB discussions about visibility and yard walls and fences.

The applicant proposes the following remodel to the garage:

1. Construct a stem wall and greenhouse structure to the back of the garage (north elevation) to measure 225 square feet for the footprint of the addition and to be built to a height of 11 feet 6 inches.

a. Construct a stem wall of cinderblock. The stem wall will be finished in stucco on the interior and faced with a decorative river rock veneer. The stem wall will be capped with flagstone.

b. The greenhouse structure, which will sit atop the stem wall, will have a white metal powder-coated aluminum frame, glass, and will have two doors (one on the east elevation and the other on the west elevation). It will be attached to the garage at the top of its frame and at the stem wall in an effort to create minimal impact to the garage. The greenhouse will not exceed the existing height of the garage. As with many greenhouses, the design does not comply with the Downtown and Eastside Historic District standards and the applicants request an exception to 14-5.2(E). The relevant code citation and exception responses are provided below.

2. The applicant wishes to resolve a NOV issued by the Historic Preservation Division and requests approval of the mini-split units on the roof of the main residence and the re-roof of the garage.

a. The installation of three mini-split units; two on the main house and one on the garage. The units were placed on the roof of the house and garage at the time the property was for sale and prior to the current owner's purchase of the property. No administrative approval was requested for the mini-split unit.

b. Re-roof for the garage. A re-roof for the house was approved administratively in 2020 but the request for re-roof of the garage was not requested at that time. The re-roof of the garage was discovered during an inspection for the swimming pool. The swimming pool was approved administratively in 2020. The re-roof included removal of the roof and replacement with a bitumen roof.

No exception for visible roof-top appurtenances was requested, though responses were provided by the applicant. Per 14-5.2(D)(3)(B), an exception is only required for roof top appurtenances for significant and landmark structures.

RESPONSES FOR A REQUEST FOR AN EXCEPTION TO THE DOWNTOWN AND EASTSIDE HISTORIC DISTRICTS DESIGN STANDARDS (14-5.2(E)) PER 14-5.2(D)(b) DESIGN STANDARDS AND SIGNAGE

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

Applicant Response: It is likely that the proposed design of the greenhouse structure may have little to no impact on the district and contains contributing design elements in regard to the Downtown and Eastside Design Standards because of the following:

1. The proposed greenhouse design will include a contributing riverrock stem wall that will match the existing historic exterior of the property.

2. The structure will be stuccoed to match the existing stucco in areas where it may be needed in order to create a sense of historic continuity for homeowners to whom it will not be primarily visible to as the location of the proposed greenhouse is planned to sit with-in the inner walled courtyard of the additionally walled off property. The two existing walls will offer almost zero visibility to neighbors and the surrounding public streets.

Staff Response: Staff agrees with the response. The design of the greenhouse does not affect the character of the district.

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

Applicant Response: Upon the homeowners recent purchase of 481 Arroyo Tenorio, please take into consideration their full application of all that they hope to embrace from what their new location has to offer and how it is now part of their lifestyle, health, and well being. The homeowners wish to expand and supplement their lifestyle of health and well being as sustainably and efficiently as possible by taking advantage of the therapeutic opportunities and activities that the proposed greenhouse will facilitate at this time in their lives. It is likely that, in order to replicate the benefits of having a greenhouse, the

homeowners would have to make a signifiante effort to maintain those therapeutic opportunities elsewhere or may not be able to a access those opportunities depending on their availability.

Staff Response: Staff agrees that there are sustainable aspects to a greenhouse structure that can prevent hardship.

(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: There are no known historic greenhouse design standards for greenhouses to follow. However, greenhouses still currently exist in historic districts.

The exterior design of the proposed greenhouse is specifically designed to accommodate maximum efficiency based on the manufacturer's engineering. However, the design elements that are included that do not compromise the integrity of the engineering have been incorporated to contribute to the historic value of the district. That being,

1. The proposed greenhouse design will include a contributing riverrock stem wall that will match the existing historic exterior of the property.

2. The structure will be stuccoed to match the existing stucco in areas where it may be needed in order to create a sense of historic continuity for homeowners to whom it will not be primarily visible to as the location of the proposed greenhouse is planned to sit with-in the inner walled courtyard of the additionally walled off property. The two existing walls will offer almost zero visibility to neighbors and the surrounding public streets.

Staff Response: Staff agrees that specific design of greenhouse structures within the districts is not specifically defined, but greenhouses do contribute to the heterogeneity of that allows people to continue to live in the historic districts. Other designs were not presented but can be discussed by the applicant at the hearing.

RELEVANT CODE CITATIONS

14-5.2(E) Downtown and Eastside Historic District

(1) Old Santa Fe Style

(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;

(2) Recent Santa Fe Style

(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;

(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.

building threatened? yes	surveyed date 9-9-84 by mb	county Santa Fe	ID no. 0516 01071 HSCD
field map SFHD	number 3-1071	UTM reference zone 12 13	easting northing

location description: 481 Tenorio

city/town: Santa Fe

land grant/reservation:

building name:

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

film roll by mb no. 3 | negative nos. 13 | loc. of neg. HPB

plan shape:



date of construction: P estimate "early 1930s" actual

source: resident since 1971 (see below)

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 X no

significance
___eligible ✓of interest ___none

if eligible, why? age, minor alterations

Info sources:

comments: 4/5/2000 site visit w/ owner, David Abert applicant, John Reader.
—AMS 4/2000

associated buildings? ✓yes.
what type?
1. guesthouse w/ carport ("postwar 1947 or 48")
2. garage (3 car) separate from "1960s carport"
if inventoried, list ID nos. main house, added in 1980s

see back? ___yes

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:

2. Location:
481 Arroyo Tenorio

3. Local Reference Number:

4. County
Santa Fe County, NM

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

Photo:



6. Date of Survey:
June 26, 2006

7. Previous Survey Date(s):
9/19/84
_ No previous survey

8. Name of Project:

9. UTM (NAD27)
Zone:
Easting:
Northing:

10. Photo Information **Disk Location:** **View of:** Front Facade (south)

Digital photography held at City of Santa Fe, 200 Lincoln Ave.

11. Brief Description of the Property:
House in the Territorial style.

12. Who uses the property? Private residence.

13. Construction Date:
1930s
Date: __Known __X_ Estimated Source:

14. Setting:

__ Suburban __ Rural __ Village X_ Urban If Urban: __ Commercial __ Industrial X_ Residential __Public

15. Relationship to Surroundings: X_ Similar __ Dissimilar

Comments:

HCPI Base Form (FORM 1)

(Continued from other side)

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



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

Roy Wroth, Urbanist
P.O. Box 1514
Santa Fe, NM 87504

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

Ellen Grinney

19. Is Property Endangered? __ Unknown X_ No _ Yes How?

20. Significance to Current Community: __ Unknown __ None X_ Low _ Moderate _ High

Describe:

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

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?

23. National or State Historic District:

Is this property in a historic district? __ Unknown _ No __ Yes
If yes: __ Contributing __ Non-contributing __ Unknown

If 'yes', what is the name of the district? _____ __ State __ National

24. Supplemental Forms:

__ None X_ HCPI Detail Form (FORM 2) _ Continuation Sheets, # pages: _1_____

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:
	481 Arroyo Tenorio	4. County: Santa Fe County, NM
		5. Date of Survey June 26, 2006

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_ Adobe X_ Brick __ Composition __ Concrete: Block
__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated
__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp _ Stone: Random Ashlar
Stone: __ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular
X_ Stucco _ 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: __ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A
Shape: X_ Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: X_ None _ Low
__ Medium __ Steep
Features: _ Eave X_ Parapet
Materials: X_ Asphalt __ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A

Operation	Material	Glazing	Number
See attached inventory			

11. Doors __ N/A

Type	Style	Material	Number
See attached inventory			

12. Chimneys
(describe whether interior or exterior and material)

Interior, stuccoed.

13. Porches __ N/A

Type: X_ Entry _ Partial-Width
X_ Full-Width __ Wrap

14. Other Significant Features

Formed metal canales; front portale consisting of paired chamfered square wood columns with simple capitals and no bases, supporting continuous beam with developed profile, and brick parapet coping; Territorial brick parapet copings; cantilevered overhang in rear with stuccoed parapet; continuous river stone wall along front.

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

15. Modifications: **_ No known modifications**

#1 West wing, possibly a garage when added **Date:** Unknown **Known_ Estimated__ Source:**

#2 Extensive replacement of windows and glazing, with plate glass used in west wing, and likely loss of muntins in remainder of house. **Date:** Unknown **Known _ Estimated__ Source:**

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

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

Notes

A consistent example of Territorial style, with the exception of windows described.

17. Documents Available and Their Locations

SITE:

18. Attached or Associated Properties Garage and Guest house, both recent additions.

Are associated properties eligible for listing?

19.Site Plan:



Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: (historic and/or current name for property)	**2. Location:** 481 Arroyo Tenorio	**3. Local Reference Number:**
		4. County Santa Fe County
		5. Date of Survey June 26, 2006

Window Inventory

North:

2: 2-bay plate glass casements with fixed plateglass panes above, no sill or lintel.
5-bay plate glass casements under single wood lintel.
2: 2 –bay wood casements, 2x3 true divided lite, wood sill, trim and lintel with developed profile.

West:

2: wood casement, 2x2 true divided lite, wood sill, trim and lintel with developed profile, wood screens

South:

2 sets 3-bay plate glass casement, full height, in wood trim
3-bay double hung wood 3x2 true divided lite in wood trim frame with sill and lintel with developed profile, wood screens.
4: wood double hung 1 over 1, in wood trim frame with sill and lintel with developed profile, wood screens.

East:

Wood double hung 1 over 1, in wood trim frame with sill and lintel with developed profile, wood screens.

Door Inventory

North:

Wood entry door, style and panel, half lite, framed with full height, door sized fixed glazing.

South:

Wood entry door, vertical tongue and groove, no lites.
Double entry doors, wood, upper and lower lites, upper lites have shallow arch, in oversized stile and panel frame.

East:

2: wood French doors, upper and lower lites, in aedicule trim surround with developed profile lintel.
Wood entry door, 3x5 true divided lites, full lite, in aedicule trim surround with developed profile lintel, with wood screen.

MCCULLEY, LANI J.

From: LOGSTON, LEE R.
Sent: Monday, November 30, 2020 12:15 PM
To: MCCULLEY, LANI J.; SCHWAB, DANIEL N.; BORDEGARAY, ANGELA S.
Cc: BERKE, NOAH L.; rayna@dangelicoenterprises.com
Subject: FW: PZR for 481 Arroyo Tenorio
Attachments: Dillard Greenhouse Desing.pdf; Dillard Greenhouse Location.pdf; Dillard Greenhouse Material Samples.pdf; Dillard Greenhouse Specs.pdf; Dillard Plat.pdf; Dillard Site Plan Greenhouse.pdf; Historic pre zone app dillard.pdf; Dillard legal lot of record.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Historic:

This email is to signify PZR approval for the greenhouse proposed for 481 Arroyo Tenorio. I have reviewed for legal lot, height (11'7 ¾" at flashing line), setbacks (greenhouse non-issue), lot coverage (34%), etc.

In accordance with our procedure, Noah will sign physical plans when they come in.

Lee

From: BERKE, NOAH L. <nlberke@santafenm.gov>
Sent: Tuesday, November 24, 2020 2:16 PM
To: LOGSTON, LEE R. <lrlogston@santafenm.gov>
Subject: FW: PZR for 481 Arroyo Tenorio

Hi Lee can you take this one?

Noah Berke, AICP, CFM
Planner Manager
City of Santa Fe Land Use Department
Office: (505) 955-6647
Cell or Text: (505) 490-5930
Email: nlberke@santafenm.gov

Click here for Zoning Code Information

Click here for Property Information

https://www.alltogethersantafe.org/

From: MCCULLEY, LANI J. <ljmcculley@santafenm.gov>
Sent: Tuesday, November 24, 2020 1:38 PM
To: Rayna Bustamante <rayna@dangelicoenterprises.com>; BERKE, NOAH L. <nlberke@santafenm.gov>
Subject: PZR for 481 Arroyo Tenorio

Hi Noah,

D'ANGELICO
ENTERPRISES, INC.

Formal Proposal

Historic Preservation Division- Review Board
City of Santa Fe, New Mexico
Phone: (505) 955-6127
Email: asbordegaray@santafenm.gov

D'Angelico Enterprises, Inc.
1718 Cerrillos Rd
Santa Fe, NM 87505
Phone: (505) 424-8100
Email: Permits@DAngelicoEnterprises.com

Historical Division Review Board,

Please accept this as our formal request letter to the Historic Preservation Division to construct a greenhouse at the residence of Mr. and Mrs. Dillard at 481 Arroyo Tenorio Santa Fe, NM 87505.

I will be explaining in detail the requested documents for review:

- Proposal letter itemizing the scope of work and providing details about public visibility, dimensions, and finishes.
- Site plan and any other detail drawings that illustrate your proposed scope of work.
- Photographs of the existing condition of the site.
- Product spec sheets, if necessary, to help document your proposed scope of work.
- All items must be in PDF format, attached to one email if possible.

Please see page two of this formal proposal letter for a detailed comprehensive list of construction work and materials needed for construction. Please see attached document, Dillard Greenhouse Material Samples and Dillard Greenhouse Specs, for additional information needed.

Please see attached documents, Dillard Site Plan Greenhouse, for the detailed drawing of the illustrated proposed work. Also see document, Dillard Greenhouse Design, for the final product drawing.

Please see attached document, Dillard Greenhouse Location, for the photographs of the existing conditions of the site.

Please contact Rayna (505) 424-8100 or permits@dangelicoenterprises.com for questions.

Rayna L. Bustamante

Respectfully, Rayna Bustamante- Office & Client Relationship Manager
D'Angelico Enterprises, Inc.

D'ANGELICO
ENTERPRISES, INC.

Labor and Materials

Decorative support stem wall for the new greenhouse design
Approximately 95 sf of support stem wall for the Greenhouse. (38 linear ft x 2.5 ft tall) Rebar, Foundation and Cinderblock structure wall support.
Decorative river rock installed as a finish veneer over the cinderblock on the outside of the cinderblock.
Decorative flagstone set on top of the cinderblock to create a weatherproof cap on the stem wall.
Stucco finish on the interior wall of the cinderblock.

The letter may include any of the items listed below (not necessarily all of them). The list is NOT all inclusive. It is intended as an idea of what to include.

- Demolition (full structure only)
  - No demo needed/ new construction
- Removing partial structure
  - No existing structure to be removed/ new construction. There will be no improvements or demolition on existing garage.
- Addition (part of a current structure)
  - Greenhouse to be connected to existing garage- shown on site plan and engineer documents. There will be no improvements on existing garage.
- New structure (non-existent free standing structure)
  - The Greenhouse structure wall is constructed as cinderblock wall that will be finished with a stucco interior and river rock veneer exterior. The wall is 30' 2 ½" x 13' 1 ¼". The Greenhouse window panes are 1' 1 ¾" and safety glass.
- Increase height of structure
  - Greenhouse to be connected to existing garage at 11' 9 ¼" high with a 25° slope at 11' 6 7/8" length.
- Roof repair or replacement
  - No repairs or replacement. New construction- attached at 11' 9 1/4" high with a 25° slope at 11' 6 7/8" length. There will be no improvements on existing garage.
- Rooftop appurtenances such as Skylights, Satellite dishes, and Solar
  - Greenhouse window panes are 1' 1 ¾" and safety glass. There will be no improvements on existing garage.
- New appurtenances on the roof
  - Greenhouse window panes are 1' 1 ¾" and safety glass. There will be no improvements on existing garage.
- HVAC (roof or ground mounted)
  - Greenhouse will have hydraulicheck autovents.
- Solar (roof or ground mounted)
  - Greenhouse will have no extra accessories to include solar power or energy
- Canales
  - Greenhouse will have aluminum gutters

- Parapet alterations
    - The Greenhouse has no parapet alterations.
- Yardwalls/fences
    - The Greenhouse structure wall is constructed as cinderblock wall that will be finished with a stucco interior and river rock veneer exterior. The wall is 30' 2 ½" x 13' 1 ¼".
- Gates
    - The Greenhouse has no gates.
- Hardscaping (planters, etc.)
    - The Greenhouse has no hardscaping.
- Laying concrete slabs or bricks, patio
    - The Greenhouse floor will be existing concrete.
- Railings
    - The Greenhouse has no railings.
- Windows
    - The Greenhouse window panes are 1' 1 ¾" and safety glass.
- Doors
    - The Greenhouse door is 3' 4 ¾" with 1' 1 ¾" glass panes and safety glass.
- Stucco/Paint (trim included)
    - The Greenhouse door is 3' 4 ¾" with 1' 1 ¾" glass panes and safety glass.
- Portal
    - The Greenhouse has no portal.
- Eyebrows
    - The Greenhouse has no eyebrows.
- Vigas
    - The Greenhouse has no vigas.
- Corbels
    - The Greenhouse has no corbels.
- Exterior light fixtures
    - The Greenhouse has no exterior lighting.

Addressing the re-roof and mini splits:

The property was bought from my Client after the re-roof and mini-splits were installed. D'Angelico Enterprises, Inc. has contacted the relator who sold the property to my Client and has address it with the Company who installed these mini-splits and re did the roof on the main house, guest house and garage. This company was made aware of the red-tags and their responsibility to comply with Historical Approval and Permitting. This is not the responsibility of D'Angelico Enterprises, Inc nor my Clients Mr. and Mrs. Dillard.

481 Arroyo Tenorio SF, NM 87501
Proposed greenhouse/Existing mini split systems
Proposal letter

On Behalf of David and Anna Karen Dillard, the new and recent homeowners of 481 Arroyo Tenorio, We thank you for your time and attention in considering our request for the construction of a proposed greenhouse and review and request for instruction on existing mini split systems that were inherited upon purchase of the home.

David and Anna Karen have a full appreciation of their new home and what its location has to offer, and how it enhances their lifestyle, health, and well being. David and Anna Karen wish to expand and supplement their lifestyle of health and well being as sustainably and efficiently as possible by taking advantage of all the therapeutic opportunities, convenience and activities that a proposed greenhouse will facilitate at this time in their lives.

Being that there are no known historic greenhouse design standards for greenhouses to follow, we are all aware that greenhouses currently exist in historic districts and believe that they are a benefit to the residents whom have them that are living with-in the historic districts as well as the character of the historic district when they have been properly reviewed constructed in a way that complementary.

David and Anna Karen are respectfully proposing a greenhouse to be constructed on their property. The greenhouse is planned to sit with-in the inner walled off courtyard of their backyard, located with-in their existing walled off property. The two existing walls will offer almost zero visibility to neighbors and the surrounding public streets. In working with the homeowner, greenhouse manufacturer, and acknowledging the historical value of the district, the proposed greenhouse design will include a 2.5ft river rock stem wall that is to match the existing historic exterior property wall that was traditionally and commonly constructed with native river rock in that district. In addition, the structure will also be stuccoed to match the existing stucco in areas where it may be needed in order to create a sense of historic continuity for the homeowners to whom it will only primarily be visible too. The proposed greenhouse is to be approximately 15’ x 15’ x 11.5’ and is not to exceed the height of the existing detached garage. It will have an east and west side entryway and is to be constructed with reinforced metal and framed glass that will sit attached on top of the 2’6” x 12” river rock stem wall. The greenhouse stem wall will be visible on the west, south, and east side base of the green house. The north side/NE side of the greenhouse is to be attached to the existing detached garage. Construction is to be permitted by the City of Santa Fe and all

materials are to be constructed and installed per the manufacturer's engineered specifications and are to meet all city code and inspection requirements.

On Behalf of David and Anna Karen Dillard, the new and recent homeowners of 481 Arroyo Tenorio, We thank you for your time and attention in considering our additional request to review the existing mini split system installed by the previous homeowners.

As we have begun to continue moving forward through the process of seeking approval for the proposed greenhouse, it was brought to our attention that there have been mini split systems installed prior to the recent purchase of the home and prior to request for review. There are a total of 3 systems. 2 on the roof of the main residence that are screened off from the only public street by a stucced barrier and 1 on the roof of the detached garage as shown in the photos provided.

Being that the systems were installed without proper review prior to the purchase of the home, David and Anna Karen Dillard would like to do whatever is necessary to obtain compliance with the historical district in order to resolve the issue. It appears that the systems have gone unnoticed since the time that they were installed and it is likely that their location has not compromised the character of the district. In addition, please consider the fluctuating annual extreme temperatures of Santa Fe and how those temperatures may have constituted the reasoning behind the previous owners actions to install the heating and cooling systems. As extreme temperatures are still very much a part of our climate, it may be accurate to say that the systems are necessary to maintain a habitable dwelling for the current homeowners. However, we are respectfully requesting review and instructions on how to become compliant with the current historic regulations.

481 Arroyo Tenorio SF, NM 87501
Proposed greenhouse/Existing mini split systems
Exception Responses

Exception Required and Exception Criteria to be Answered &

Following criteria for the exception to be considered

14-5.2(E) Downtown and Eastside Design Standards (please see below for the relevant code section).

- The project does not comply with the Downtown and Eastside Design Standards for the following reasons:

GREENHOUSE RESPONSE: There are no known historic greenhouse design standards for greenhouses to follow. However, greenhouses still currently exist in historic districts and even though the location of the proposed greenhouse is planned to sit with-in the inner walled courtyard of the already walled off property, the two existing walls will offer almost zero visibility to neighbors and the surrounding public streets. In working with the homeowner, greenhouse manufacturer, and acknowledging the historical value of the district, the proposed greenhouse design will include a riverrock stem wall that will match the existing historic exterior property wall. In addition, the structure will also be stuccoed to match the existing stucco in areas where it may be needed in order to create a sense of historic continuity for homeowners to whom it will only primarily be visible too.

EXISTING MINI SPLIT RESPONSE: As we have begun to continue moving forward through the process of seeking approval for a proposed greenhouse, it was brought to our attention that there have been mini split systems installed prior to the recent purchase of the home and prior to request for review .There are a total of 3 systems. 2 on the roof of the main residence that are screened off from the only public street by a stucced barrier and 1 on the roof of the detached garage as shown in the photos provided. Being that the systems were installed without proper review, it is likely that the systems are necessary in maintaining habitable temperatures and climate for the homeowners. We are respectfully requesting review and instructions on how to become compliant with the current historic regulations.

- No solid wall space. Window exceeds 40% of the wall space and the windows are nearer than 3 ft. from any corner

GREENHOUSE RESPONSE: There are no known historic greenhouse design standards for greenhouses to follow. However, greenhouses still currently exist in historic districts.

All of the windows included in the greenhouse design are specifically designed to accommodate maximum efficiency in regard to water usage, sunlight, and heating for greenhouses. We respectfully ask that the sustainable/therapeutic lifestyle of the homeowners in which the greenhouse facilitates be taken into consideration.

In addition, please take into consideration the proposed greenhouse design elements that do coincide with and contribute to the historic value of the district,

1. The proposed greenhouse design will include a riverrock stem wall that will match the existing historic exterior property wall.

2.The structure will also be stuccoed to match the existing stucco in areas where it may be needed in order to create a sense of historic continuity for homeowners to whom it will only primarily be visible too.

- Single panes of glass larger than 30 inches.

GREENHOUSE RESPONSE: There are no known historic greenhouse design standards for greenhouses to follow. However, greenhouses still currently exist in historic districts.

All single panes of glass included in the greenhouse design are specifically designed to accommodate maximum efficiency in regard to water usage, sunlight, and heating for greenhouses. We respectfully ask that the sustainable/therapeutic lifestyle of the homeowners in which the greenhouse facilitates be taken into consideration.

In addition, please take into consideration the proposed greenhouse design elements that do coincide with and contribute to the historic value of the district,

1. The proposed greenhouse design will include a riverrock stem wall that will match the existing historic exterior property wall.
2. The structure will also be stuccoed to match the existing stucco in areas where it may be needed in order to create a sense of historic continuity for homeowners to whom it will only primarily be visible too.

- No flat roof.

GREENHOUSE RESPONSE: There are no known historic greenhouse design standards for greenhouses to follow. However, greenhouses still currently exist in historic districts.

The roof engineering of the proposed greenhouse is typical and seen in all variations of green house designs and is specifically designed to accommodate maximum efficiency in regard to water usage, sunlight, and heating in varieties of greenhouses. We respectfully ask that the sustainable/therapeutic lifestyle of the homeowners in which the greenhouse facilitates be taken into consideration.

The proposed greenhouse design does not include a flat roof,

- Exterior finish is not adobe, plaster, or stucco.

GREENHOUSE RESPONSE: There are no known historic greenhouse design standards for greenhouses to follow. However, greenhouses still currently exist in historic districts.

The exterior design of the greenhouse is specifically designed to accommodate maximum efficiency in regard to water usage, sunlight, and heating for greenhouses. We respectfully ask once again, that the sustainable/therapeutic lifestyle of the homeowners in which the greenhouse facilitates be taken into consideration.

In addition, please take into consideration the proposed greenhouse design elements that do coincide with and contribute to the historic value of the district,

1. The proposed greenhouse design will include a riverrock stem wall that will match the existing historic exterior property wall.

2.The structure will also be stuccoed to match the existing stucco in areas where it may be needed in order to create a sense of historic continuity for homeowners to whom it will only primarily be visible too.

Following criteria for the exception to be considered

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

GREENHOUSE RESPONSE: It is likely that the proposed design of the greenhouse structure may have little to no impact on the district and contains contributing design elements in regard to the Downtown and Eastside Design Standards because of the following:

1. The proposed greenhouse design will include a contributing riverrock stem wall that will match the existing historic exterior property wall.

2.The structure will also be stuccoed to match the existing stucco in areas where it may be needed in order to create a sense of historic continuity for homeowners to whom it will only primarily be visible to as the location of the proposed greenhouse is planned to sit with-in the inner walled courtyard of the additionally walled off property. The two existing walls will offer almost zero visibility to neighbors and the surrounding public streets.

EXISTING MINI SPLIT RESPONSE: As we have begun to continue moving forward through the process of seeking approval for a proposed greenhouse, it was brought to our attention that there have been mini split systems installed prior to the recent purchase of the home and prior to request for review .There are a total of 3 systems. 2 on the roof of the main residence that are screened off from the only public street by a stucced barrier and 1 on the roof of the detached garage as shown in the photos provided. Being that the systems were installed without proper review. The systems have gone unnoticed since the time that they

were installed and it is likely that their location has not compromised the character of the district. However, we are respectfully requesting review and instructions on how to become compliant with the current historic regulations.

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

GREENHOUSE RESPONSE: Upon the homeowners recent purchase of 481 Arroyo Tenorio, please take into consideration their full appreciation of all that they hope to embrace from what their new location has to offer and how it is now part of their lifestyle, health, and well being. The homeowners wish to expand and supplement their lifestyle of health and well being as sustainably and efficiently as possible by taking advantage of the therapeutic opportunities and activities that the proposed greenhouse will facilitate at this time in their lives. It is likely that, in order to replicate the benefits of having a greenhouse, the homeowners would have to make a significante effort to maintain those therapeutic opportunities elsewhere and or may not be able to access those opportunities depending on their availability.

EXISTING MINI SPLIT RESPONSE: As we have begun to continue moving forward through the process of seeking approval for a proposed greenhouse, it was brought to our attention that there have been mini split systems installed without proper review prior to the recent purchase of the home and prior to request for review. There are a total of 3 systems. 2 on the roof of the main residence that are screened off from the only public street by a stucced barrier and 1 on the roof of the detached garage as shown in the photos provided. Being that the systems were installed, it is likely that the systems were necessary in maintaining habitable temperatures and climate for the previous homeowners and that the same may be true for the new homeowners.
We are respectfully requesting review and instructions on how to become compliant with the current historic regulations.

(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.

GREENHOUSE RESPONSE: There are no known historic greenhouse

design standards for greenhouses to follow. However, greenhouses still currently exist in historic districts.

The exterior design of the proposed greenhouse is specifically designed to accommodate maximum efficiency based on the manufacturer's engineering. However, the design elements that are included that do not compromise the integrity of the engineering have been incorporated to contribute to the historic value of the district. That being,

1. The proposed greenhouse design will include a contributing riverrock stem wall that will match the existing historic exterior property wall.

2.The structure will also be stuccoed to match the existing stucco in areas where it may be needed in order to create a sense of historic continuity for the homeowners to whom it will only primarily be visible to as the location of the proposed greenhouse is planned to sit with-in the inner walled courtyard of the additionally walled off property. The two existing walls will offer almost zero visibility to neighbors and the surrounding public streets.

e-Recorded 1919734 06/23/20 SFC

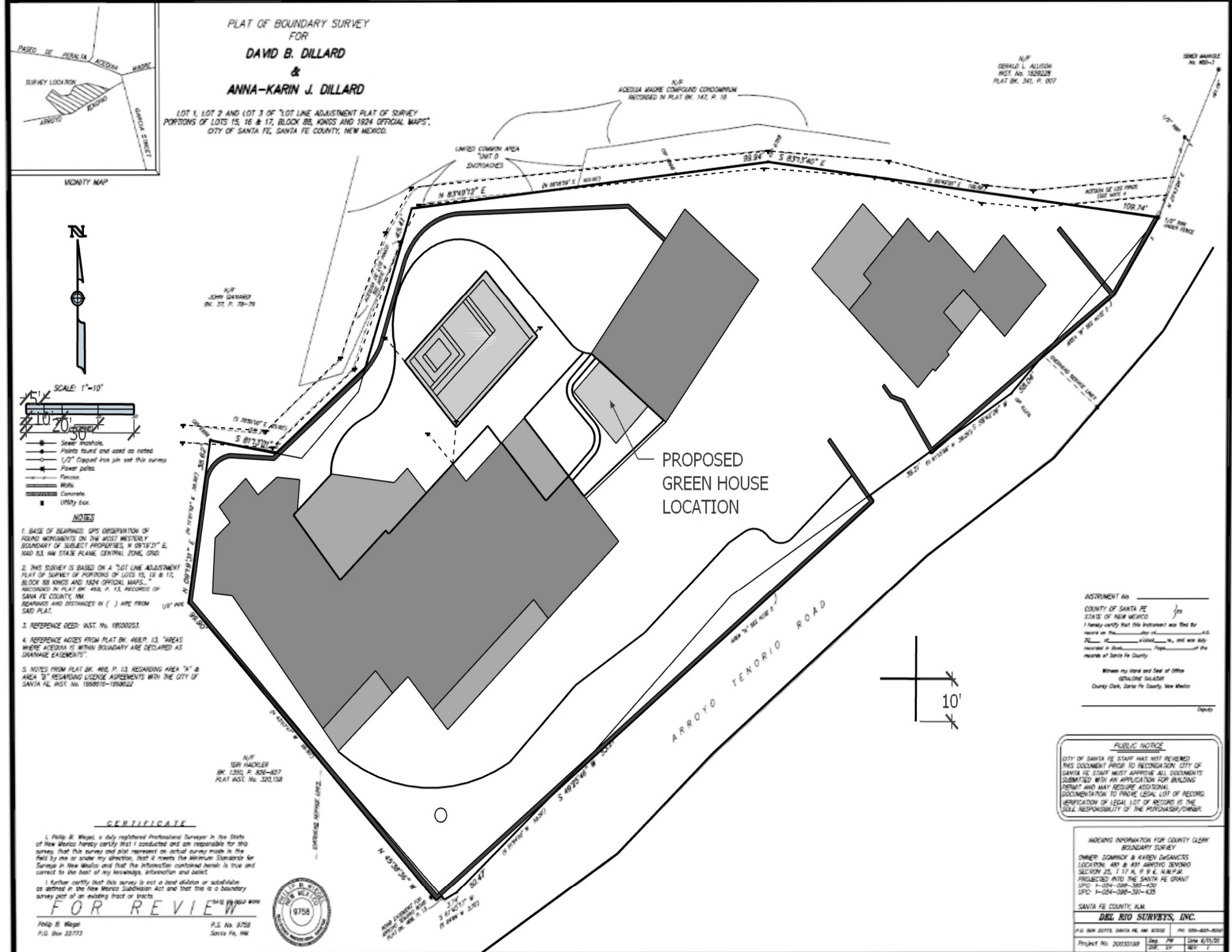
Exhibit "A"

Terms and conditions contained in License Agreement, recorded March 5, 2001, in Book 1868 page 616, records of Santa Fe County, New Mexico.

Rights of others in and to the use and maintenance of Acequia de los Pinos and drainage easements.

Notes as shown on plat of survey entitled "Lot Line Adjustment Plat of Survey portions of Lots 15, 16 and 17 Block 88, Kings and 1924 Official Maps for David A. Ater and Margaret S. Ater...", recorded March 5, 2001, in Plat Book 468, Page 013, as # 1147528, records of Santa Fe County, New Mexico.

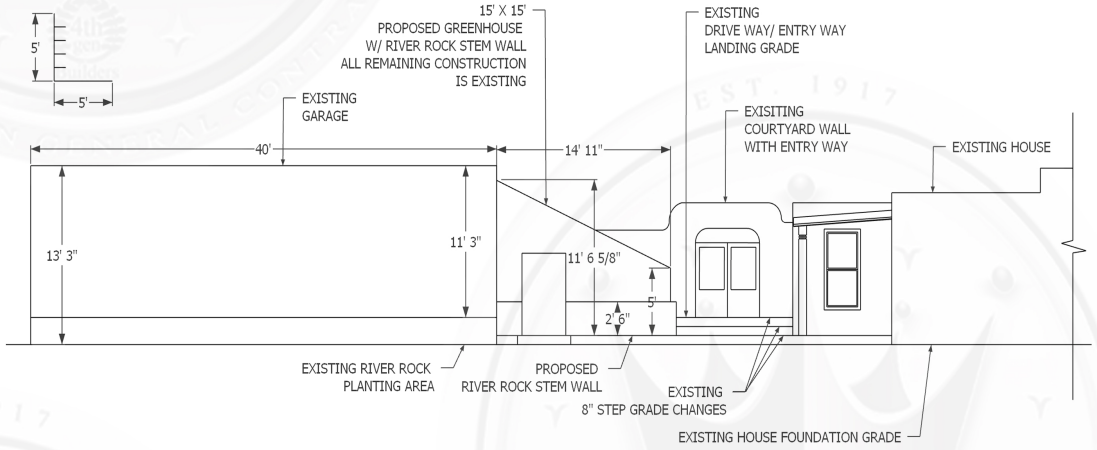
Overlap areas; encroachment of walls onto adjoining properties and onto Arroyo Tenorio Road right-of-way; road easement in the southwest corner; overhead service lines; Acequia de los Pinos along the northerly property lines; easements, rights of others in and to all aforementioned, deviation of walls property lines, and notes, as shown on plat of survey entitled "Plat of Boundary Survey for David B. Dillard and Anna-Karin J. Dillard...", recorded June 18, 2020, in Plat Book 863, Page 35, as # 1919315, records of Santa Fe County, New Mexico.


PLAT OF BOUNDARY SURVEY
FOR
DAVID B. DILLARD
&
ANNA-KARIN J. DILLARD
LOT 1, LOT 2 AND LOT 3 OF "LOT LINE ADJUSTMENT PLAT OF SURVEY PORTIONS OF LOTS 15, 16 & 17, BLOCK 88, KINGS AND 1924 OFFICIAL MAPS", CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.
VICINITY MAP
PASEO DE PERALTA
ACEQUIA MADRE
SURVEY LOCATION
RIVERO
ARROYO
GARCIA STREET
N
SCALE: 1"=10'
5'
10'
20'
30'
Sewer manhole.
Points found and used as noted.
1/2" Capped iron pin set this survey.
Power poles.
Fences.
Walls.
Concrete.
Utility box.
NOTES
1. BASIS OF BEARINGS: GPS OBSERVATION OF FOUND MONUMENTS ON THE MOST WESTERLY BOUNDARY OF SUBJECT PROPERTIES, N 09°19'31" E, NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID.
2. THIS SURVEY IS BASED ON A "LOT LINE ADJUSTMENT PLAT OF SURVEY OF PORTIONS OF LOTS 15, 16 & 17, BLOCK 88 KINGS AND 1924 OFFICIAL MAPS..." RECORDED IN PLAT BK. 468, P. 13, RECORDS OF SANA FE COUNTY, NM. BEARINGS AND DISTANCES IN ( ) ARE FROM SAID PLAT.
3. REFERENCE DEED: INST. No. 1815025.1.
4. REFERENCE NOTES FROM PLAT BK. 468 P. 13. "AREAS WHERE ACEQUIA IS WITHIN BOUNDARY ARE DECLARED AS DRAINAGE EASEMENTS".
5. NOTES FROM PLAT BK. 468, P. 13, REGARDING AREA "A" & AREA "B" REGARDING LICENSE AGREEMENTS WITH THE CITY OF SANTA FE, INST. No. 1898810-1898822
CERTIFICATE
I, Philip B. Riegel, 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.
FOR REVIEW
DATE OF FIELD WORK
Philip B. Riegel
P.O. Box 22773
P.S. No. 9758
Santa Fe, NM
PHILIP B. RIEGEL
NEW MEXICO
9758
N/F
JOHN GAYARD
BK. 37, P. 78-79
N/F
ACEQUIA MADRE CONDUIT CONDOMINIUM
RECORDED IN PLAT BK. 142, P. 18
LIMITED COMMON AREA
"UNIT D
ENCROACHES
N/F
GERALD L. ALLISON
INST. No. 1629228
PLAT BK. 340, P. 007
SEWER MANHOLE
No. MH-1
N 83°40'13" E
99.94'
S 83°13'40" E
109.74'
1/2" REBAR
UNDER FENCE
ACEQUIA DE LOS PINOS
(SEE NOTE 4)
PROPOSED
GREEN HOUSE
LOCATION
OVERHEAD SERVICE LINES
AREA "A" SEE NOTE 5
AREA "B" SEE NOTE 5
N 09°19'31" E
99.90'
S 81°13'40" E
N/F
TERI HACKLER
BK. 1350, P. 826-827
PLAT INST. No. 1310,158
ARROYO TENORIO ROAD
S 40°25'46" W
50.47'
N 45°38'30" W
10'
ROAD EASEMENT FOR
ARROYO TENORIO
PLAT BK. 468, P. 13
INSTRUMENT No.
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the ____ day of ____ A.D. 20__ at ____ o'clock ____ m., and was duly recorded in Book ____ Page ____ of the records of Santa Fe County.
Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, New Mexico
Deputy
PUBLIC NOTICE
CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.
MAILING INFORMATION FOR COUNTY CLERK
BOUNDARY SURVEY
OWNER: DOMINICK & KAREN DeGRACIOS
LOCATION: 489 & 491 ARROYO TENORIO
SECTION 25, T 17 N, R 9 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
UPC: 1-054-098-388-430
UPC: 1-054-098-391-435
SANTA FE COUNTY, N.M.
DEL RIO SURVEYS, INC.
P.O. BOX 22773, SANTA FE, NM. 87502
PH: 505-820-8050
Project No. 20033169
Dwg. PR
Date 8/11/20
Chk. SF
REV. 1

PROPOSED GREENHOUSE / ELEVATIONS

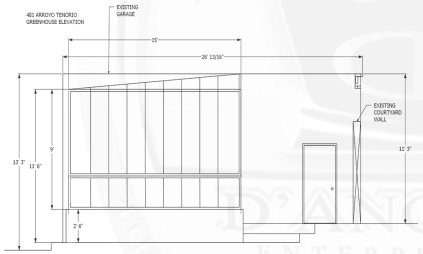
SCALE 1.0"= 5.0' PROPOSED & EXISTING

481 ARROYO TENORIO
GREENHOUSE ELEVATION



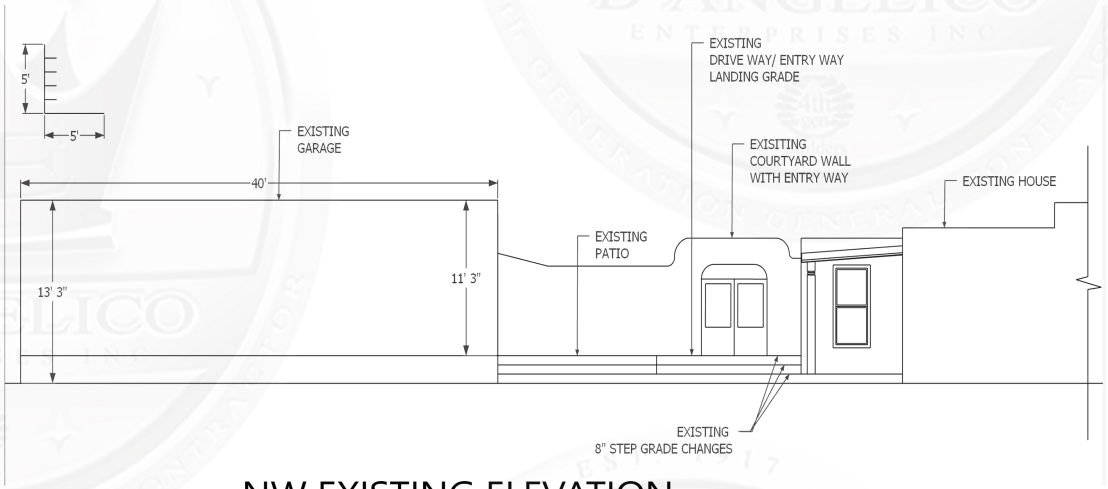
NW PROPOSED ELEVATION

SCALE 1.0"= 5.0'



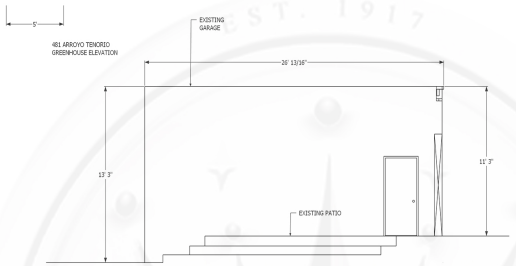
SE PROPOSED ELEVATION

SCALE 1.0"= 5.0'



NW EXISTING ELEVATION

SCALE 1.0"= 5.0'



SE EXISTING ELEVATION

SCALE 1.0"= 5.0'

D'ANGELICO ENTERPRISES INC.
1718 CERRILLOS RD SANTA FE, NM 87505 P. 505.424.8100
LICENSED-INSURED-BONDED LIC#396336
EMAIL.DION@DANGELICOENTERPRISES.COM

PROPERTY ADDRESS:
481 ARROYO TENORIO
SANTA FE, NM 87505

PROPOSED SWIMMING POOL/PAVER PATIO
OWNER: DAVID DILLARD
481 ARROYO TENORIO
SANTA FE, NM 87507

09/11/2020

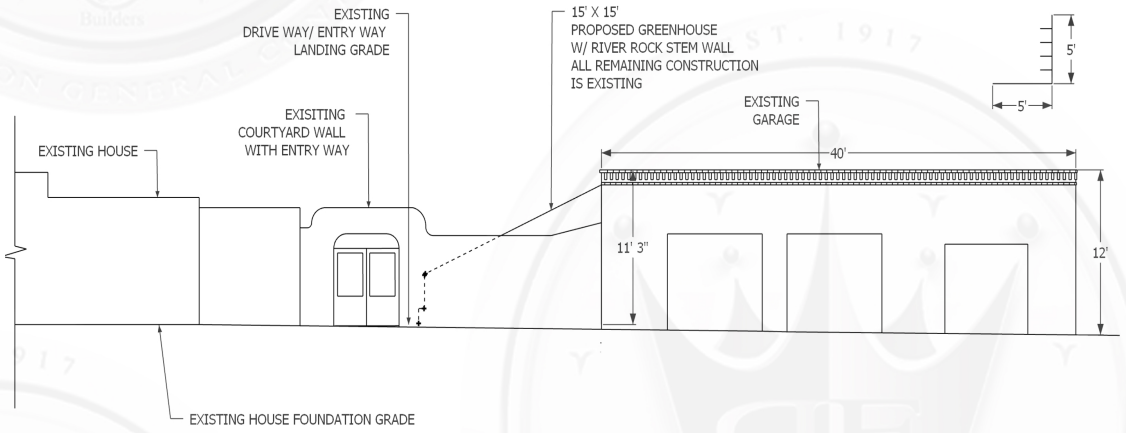
A-2.1

SCALE 1.0" = 5.0'

PROPOSED GREENHOUSE / ELEVATIONS

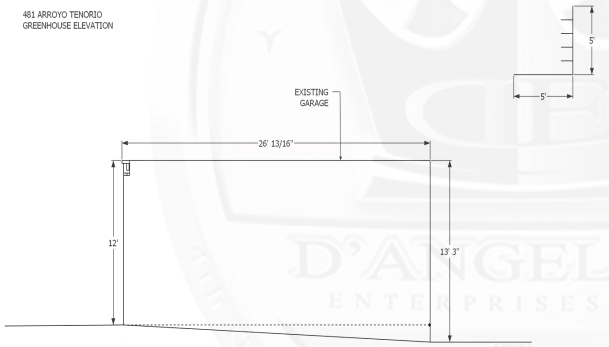
SCALE 1.0"= 5.0' PROPOSED & EXISTING

481 ARROYO TENORIO
GREENHOUSE ELEVATION



SE PROPOSED ELEVATION

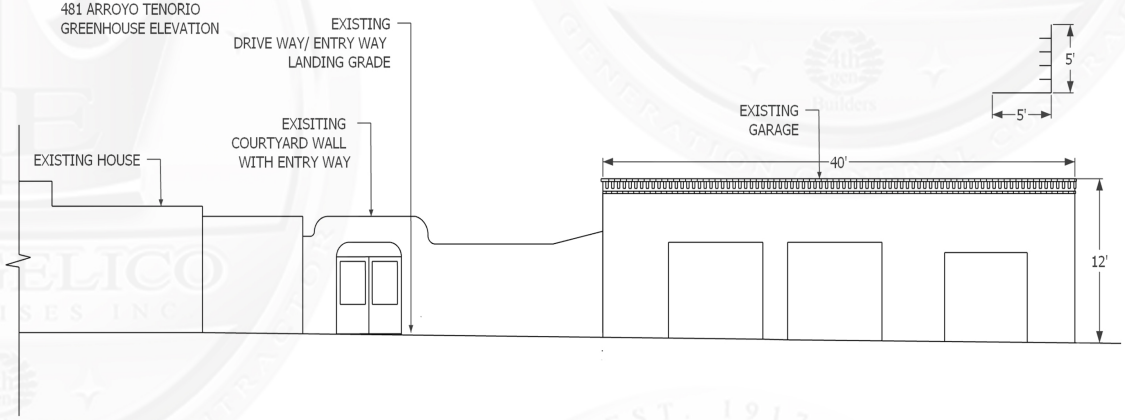
SCALE 1.0"= 5.0'



NE PROPOSED ELEVATION

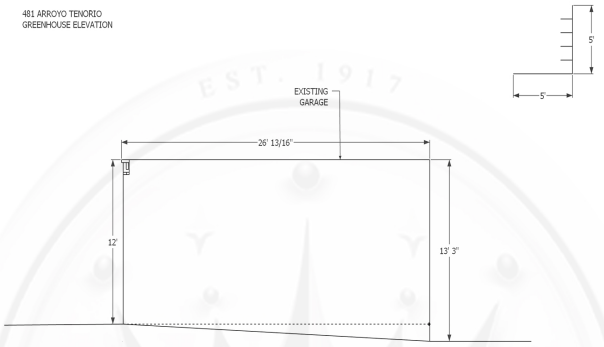
SCALE 1.0"= 5.0'

481 ARROYO TENORIO
GREENHOUSE ELEVATION



SE EXISTING ELEVATION

SCALE 1.0"= 5.0'



NE EXISTING ELEVATION

SCALE 1.0"= 5.0'

D'ANGELICO ENTERPRISES INC.
1718 CERRILLOS RD SANTA FE, NM 87505 P. 505.424.8100
LICENSED-INSURED-BONDED LIC#396336
EMAIL.DION@DANGELICOENTERPRISES.COM

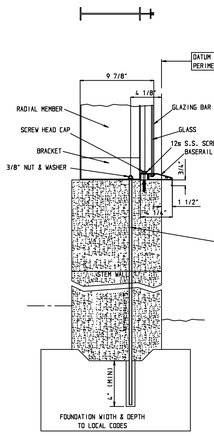
PROPERTY ADDRESS:
481 ARROYO TENORIO
SANTA FE, NM 87505

PROPOSED SWIMMING POOL/PAVER PATIO
OWNER: DAVID DILLARD
481 ARROYO TENORIO
SANTA FE, NM 87507

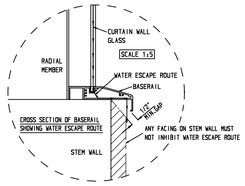
09/11/2020

A-2.0

SCALE 1.0" = 5.0'



SCALE 1:10

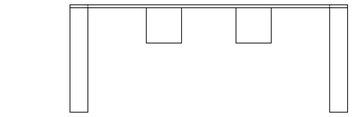


ROD DETAILS FOR 4 LOCATIONS

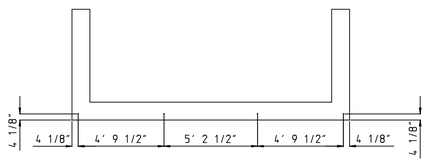
3/8" STAINLESS STEEL ROD RESIN ANCHORED INTO FOUNDATION USING KEMFIX K8 EPOXY RESIN OR SIMILAR. ROD TO BE THREADED 3/8" x 4" FROM EACH END. (OR SCREWED BAR). PROTRUSION FROM TOP OF WALL TO BE 2" PLUS OR MINUS 3/8". RODS TO BE FIXED INTO FOUNDATION A MINIMUM OF 4". HOLE SIZE IN FOUNDATION = 3/16" MIN LARGER THAN ROD DIAMETER. THE RODS ARE THE CLIENTS/BUILDERS RESPONSIBILITY.

DETAIL A

PEASE NOTE:
IF THE CONSTRUCTION OF THE WALL IS TO BE OF DIFFERENT MATERIALS OR THICKNESSES THAN THOSE SPECIFIED HERE, HARTLEY INC. MUST BE NOTIFIED SO THAT NEW PLANS CAN BE ISSUED TO SUIT.

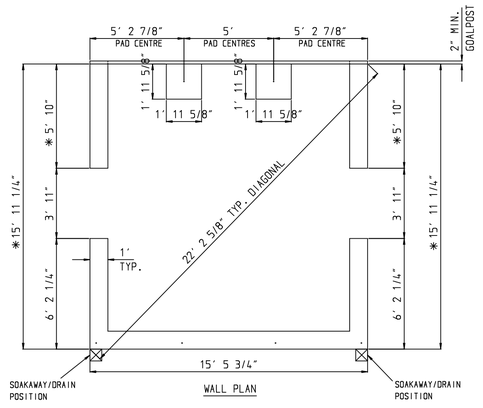


PLEASE NOTE: CLIENT / BUILDER TO INSTALL RODS - SEE DETAIL A



WALL PLAN SHOWING ROD POSITIONS

DIMENSIONS MARKED THUS ✳ ARE FROM FRONT FACE OF GOALPOST



WALL PLAN

IMPORTANT NOTE
IF THE 1' WALL DIMENSION IS TO CHANGE THEN HARTLEY BOTANIC INC MUST BE NOTIFIED IMMEDIATELY.

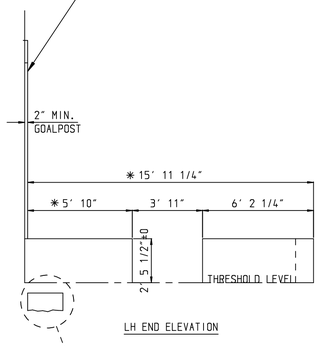
FLASHING NOTES:

ALL FLASHING INSTALLATION & DRESSING DOWN TO BE CLIENTS / BUILDERS RESPONSIBILITY.

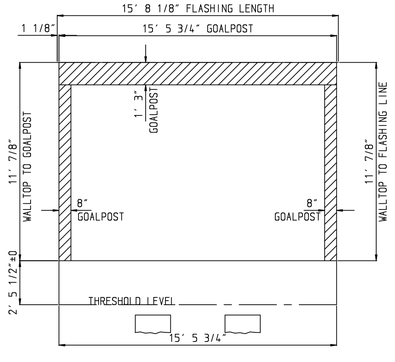
THE FLASHING WILL BE REQUIRED TO PROTRUDE 200mm (8") FROM THE FRONT FACE OF THE WALL & DRESS DOWN ONTO THE ROOF

THE LEAD FLASHING MUST BE IN SITU PRIOR TO THE INSTALLATION OF THE GLASSHOUSE.

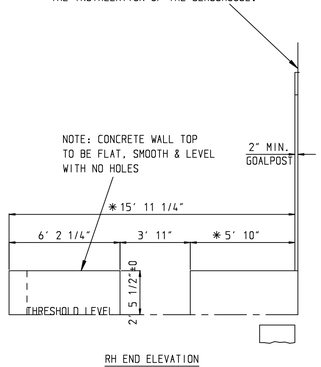
HARDWOOD 'GOALPOST' FRAME FIXED TO REAR WALL WITH NO FIXINGS PROTRUDING PAST FRONT FACE OF GOALPOST. MINIMUM THICKNESS OF GOALPOST TO BE 50mm MIN. FRONT FACE OF GOALPOST TO BE STRAIGHT, PLUMB & SMOOTH, WITH ANY IRREGULARITIES ABSORBED INTO THE REAR.



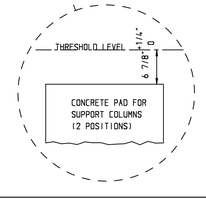
LH END ELEVATION



FRONT ELEVATION



RH END ELEVATION



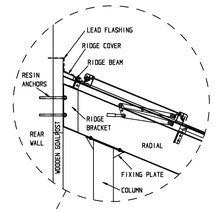
IMPORTANT NOTE:
ALL BASE DIMENSIONS TO BE WITHIN PLUS OR MINUS 1/4" UNLESS OTHERWISE STATED

DO NOT SCALE

IF IN DOUBT CONTACT HARTLEY BOTANIC INC

PLEASE READ ALL INSTRUCTIONS BEFORE COMMENCING. IF YOU HAVE ANY DOUBTS AS TO THE SPECIFICATIONS THAT WE REQUIRE PLEASE CONTACT HARTLEY BOTANIC INC.

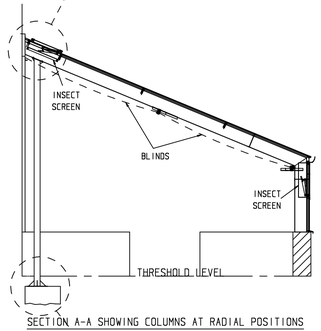
REAR WALL FIXING DETAIL



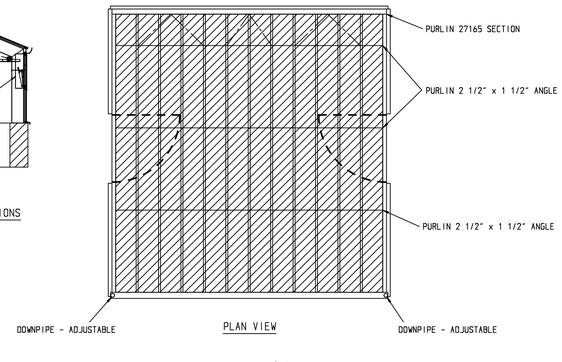
Please review the plan s details and specifications thoroughly.
Should you have any questions, please reach out immediately.
If not, your signature below is an agreement to confirm your understanding of the plans, and an approval to begin the manufacturing of your structure.
Any changes following the approval signature below, will result in additional charges.

Authorized Signature.....

Date.....

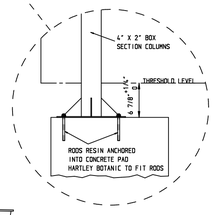


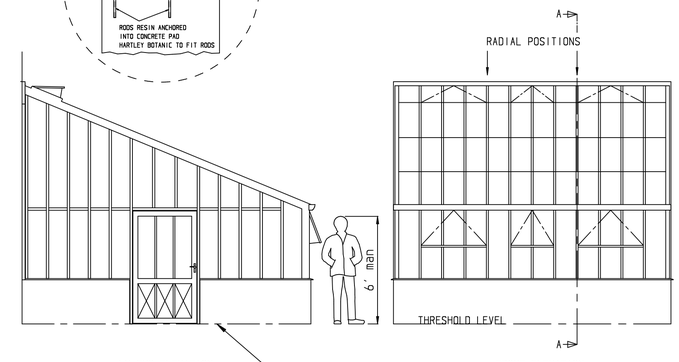
SECTION A-A SHOWING COLUMNS AT RADIAL POSITIONS



PLAN VIEW

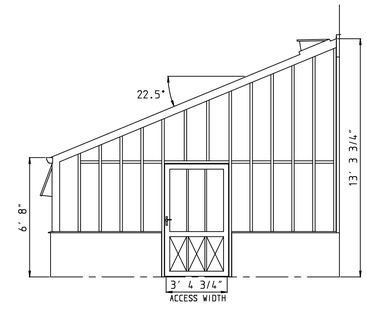
= BLINDS





LH END ELEVATION

FRONT ELEVATION



RH END ELEVATION

THRESHOLD AND INTERIOR PATH LEVEL WHICH SHOULD BE SLIGHTLY ABOVE NORMAL GROUND LEVEL
THE THRESHOLD LEVEL IS THE LEVEL AT WHICH THE DOOR WILL OPERATE WITH NORMAL CLEARANCE
THIS SHOULD BE THE FINISHED FLOOR LEVEL INSIDE THE GLASSHOUSE. WALLTOP TO BE 2' 5 1/2" ABOVE THRESHOLD.

GENERAL NOTES:
STRUCTURE BUILT IN ALUMINIUM ALLOY
POLYESTER POWDER COATED VISTA GREY RAL7039
ROOF VENTS OPERATED BY HYDRAULICHECK AUTOVENTS
VERTICAL FACE VENTS OPERATED BY HYDRAULICHECK AUTOVENTS
GLAZED IN TOUGHENED SAFETY GLASS
ALUMINIUM SWING DOORS COMPLETE WITH LOCKS & POLISHED NICKEL HANDLES
OGEE ALUMINIUM GUTTERS
ROLLER BLINDS FOR THE WHOLE ROOF AS SHOWN
6 INSECT SCREENS
NUT COVERS

THESE DETAILS MUST BE ADHERED TO

IF YOU HAVE DOUBTS RELATING TO THESE DETAILS

PLEASE CONTACT HARTLEY BOTANIC INC

0 5 10 15

SCALE FOR DRAWING IN FEET

3rd ANGLE PROJECTION

DESCRIPTION:

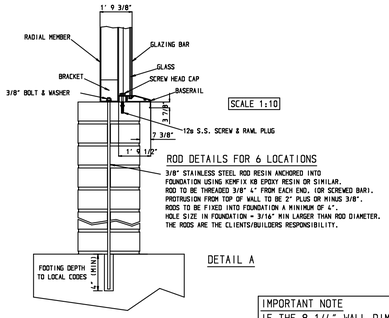
GENERAL ARRANGEMENT DRAWING
THE VICTORIAN BESPOKE GLASSHOUSE

CLIENT:- DAVID DILLARD
481 ARROYO TENARIO
SANTA FE
NEW MEXICO 87505

HARTLEY BOTANIC INC
155-B New Boston Street
Woburn MA 01801
Tel: 781 933 1993 Fax: 781 933 1992

DRAWN:	MODIFICATION:	CHECKED:
DR		RM
DATE: 09.11.20		SCALE: 1:50
DRAWING No: HB22702-001 ISSUE A		ORDER No: HB22702

IMPORTANT NOTE:
ALL BASE DIMENSIONS TO BE WITHIN PLUS OR MINUS 1/4" UNLESS OTHERWISE STATED



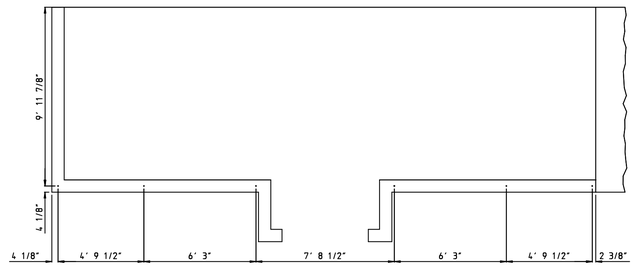
SCALE 1:10

ROD DETAILS FOR 6 LOCATIONS

3/8" STAINLESS STEEL ROD RESIN ANCHORED INTO FOUNDATION USING XEMFIX K8 EPOXY RESIN OR SIMILAR. ROD TO BE THREADED 3/8" x 4" FROM EACH END. (OR SCREWED BAR). PROTRUSION FROM TOP OF WALL TO BE 2" PLUS OR MINUS 3/8". RODS TO BE FIXED INTO FOUNDATION A MINIMUM OF 4". HOLE SIZE IN FOUNDATION = 3/16" MIN LARGER THAN ROD DIAMETER. THE RODS ARE THE CLIENTS/BUILDERS RESPONSIBILITY.

DETAIL A

PLEASE READ ALL INSTRUCTIONS BEFORE COMMENCING, IF YOU HAVE ANY DOUBTS AS TO THE SPECIFICATIONS THAT WE REQUIRE PLEASE CONTACT HARTLEY BOTANIC INC.



PLEASE NOTE: CLIENT / BUILDER TO INSTALL RODS - SEE DETAIL A

WALL DETAIL SHOWING ROD POSITIONS

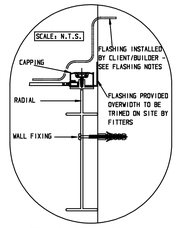
DO NOT SCALE

IF IN DOUBT CONTACT
HARTLEY BOTANIC INC

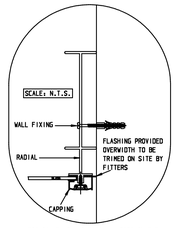
Please review the plan s details and specifications thoroughly.
Should you have any questions, please reach out immediately.
If not, your signature below is an agreement to confirm your understanding of the plans, and an approval to begin the manufacturing of your structure.
Any changes following the approval signature below, will result in additional charges.

Authorized Signature.....

Date.....

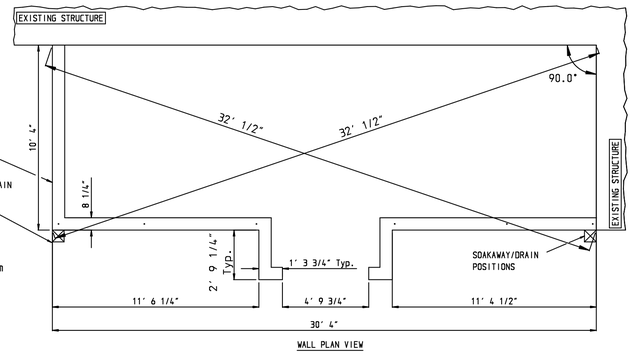


ROOF FLASHING DETAIL - SECTION A-A



VERTICAL FLASHING DETAIL - SECTION B-B

IMPORTANT NOTE
IF THE 8 1/4" WALL DIMENSION IS TO CHANGE THEN HARTLEY BOTANIC INC MUST BE NOTIFIED IMMEDIATELY.



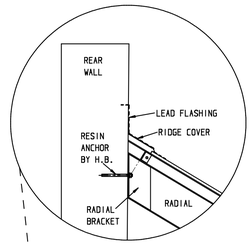
WALL PLAN VIEW

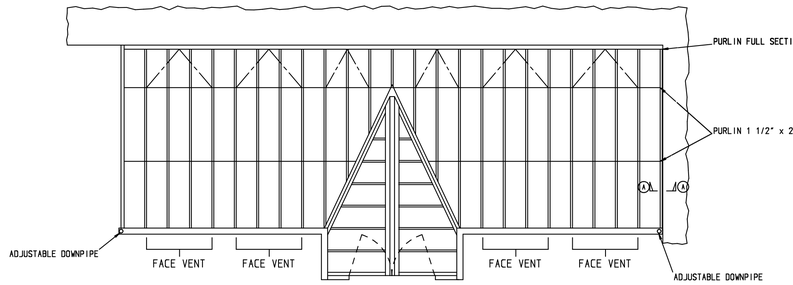
FLASHING NOTES:

ALL FLASHING INSTALLATION & DRESSING DOWN TO BE CLIENTS / BUILDERS RESPONSIBILITY.

THE FLASHING WILL BE REQUIRED TO PROTRUDE 200mm (8") FROM THE FRONT FACE OF THE WALL & DRESS DOWN ONTO THE ROOF

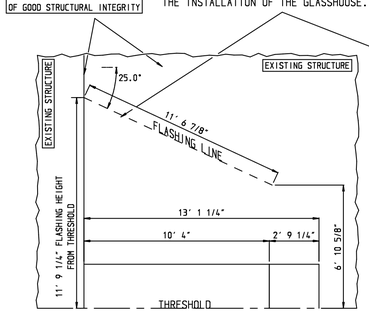
THE LEAD FLASHING MUST BE IN SITU PRIOR TO THE INSTALLATION OF THE GLASSHOUSE.



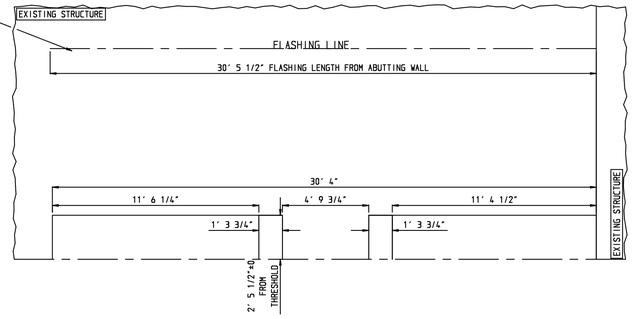


PLAN ELEVATION

THE REAR AND ABUTTING WALL IS TO BE PLUMB, STRAIGHT AND OF GOOD STRUCTURAL INTEGRITY

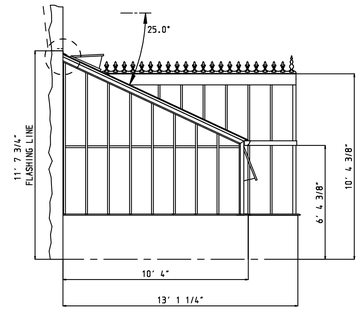


LEFT WALL VIEW

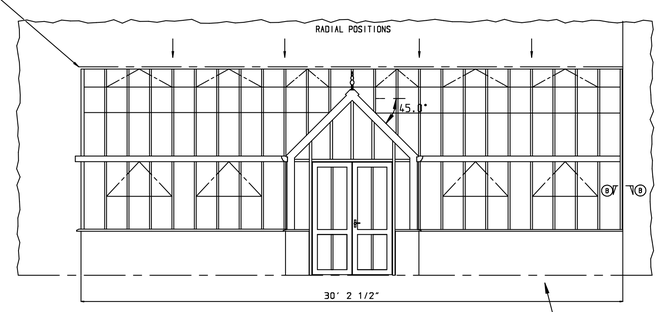


WALL FRONT VIEW

PEASE NOTE:
IF THE CONSTRUCTION OF THE WALL IS TO BE OF DIFFERENT MATERIALS OR THICKNESSES THAN THOSE SPECIFIED HERE. HARTLEY INC. MUST BE NOTIFIED SO THAT NEW PLANS CAN BE ISSUED TO SUIT.



END ELEVATION



FRONT ELEVATION

THRESHOLD AND INTERIOR PATH LEVEL WHICH SHOULD BE SLIGHTLY ABOVE NORMAL GROUND LEVEL
THE THRESHOLD LEVEL IS THE LEVEL AT WHICH THE DOOR WILL OPERATE WITH NORMAL CLEARANCE
THIS SHOULD BE THE FINISHED FLOOR LEVEL INSIDE THE GLASSHOUSE. WALLTOP TO BE 2' 5 1/2" ABOVE THRESHOLD.

NOTES RELATING TO FOUNDATION AND WALLING (CLIENTS RESPONSIBILITY)

All brickwork to be constructed with a minimum compressive strength of 20N/mm bricks using mortar designation to BS5268: Part 1:1992 Table 1. See table below for mix details of standard class mortar designation.

Type of Mortar (portion by volume)	
Cement: Lime: Sand	1: 1:5 to 6
Masonry Cement: Sand	1:4 to 5
Cement: Sand with Plasticizer	1:5 to 6

The mixing and use of mortars should be in accordance with the recommendations given in BS5268: part 3 or BS5390. Ready mix mortars should comply with the requirements of BS4721 and be equivalent to the above specification.

All facing brickwork from 6" above ground level to be constructed using type MN or ML bricks (BS3921) with water absorption not exceeding 12%.

All brickwork up to 6" above ground level from the top of the foundation to be constructed with engineering class B bricks with water absorption not exceeding 7%.

For fully bonded construction, the brickwork is to be constructed in either of the following:

A: English bond – one course of headers and one course of stretchers alternately.

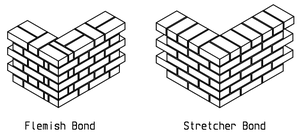
B: Flemish bond – headers and stretchers alternately in the same course.

If the wall is to be constructed with two parallel leaves, this is to be half stretcher bond with no cavity. Wall ties are to be provided at centres not exceeding 1' 5 3/4" vertical and 1' 5 3/4" horizontal. All wall ties to be of the stainless steel double triangle type to BS1243 and in accordance with DD140: part 2: 1987 and BS5268: part 3: 1985.

If a damp proof course is to be used, the membrane must have mortar above and below (effectively sandwiched in the mortar bed), and must not lie directly against the brickwork.

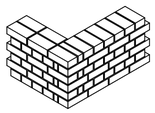
If a damp proof course is not used, then it is recommended that a waterproofing agent is added to the mortar mix.

The foundation, or footing should be of a suitable depth to suit local ground conditions. The depth of the foundation is the client/builder's responsibility.



Flemish Bond

Stretcher Bond



English Bond

GENERAL NOTES:

STRUCTURE BUILT IN ALUMINIUM ALLOY
POLYESTER POWDER COATED FOREST GREEN RAL 6020
ROOF VENTS OPERATED BY HYDRAULICHECK AUTOVENTS
VERTICAL FACE VENTS OPERATED BY MANUAL SWING THROWS
GLAZED IN TOUGHENED SAFETY GLASS
CAST ALUMINIUM RIDGE CRESTING & FINIALS FITTED TO RIDGE
ALUMINIUM SWING DOOR COMPLETE WITH LOCKS & HANDLES
OGEE ALUMINIUM GUTTERS
BLINDS FOR ROOF

THESE DETAILS MUST BE ADHERED TO

IF YOU HAVE DOUBTS RELATING TO THESE DETAILS

PLEASE CONTACT HARTLEY BOTANIC INC

0 5 10 15

SCALE FOR DRAWING IN FEET

3rd ANGLE PROJECTION

DESCRIPTION:

GENERAL ARRANGEMENT DRAWING
THE VICTORIAN BESPOKE GLASSHOUSE

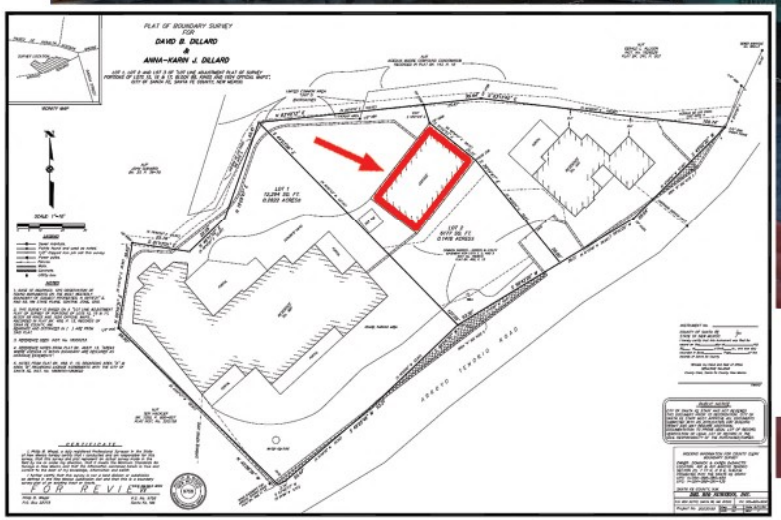
CLIENT:-

CARLSON DUKE RESIDENCE
13500 YOR ST
THORNTON
CO 80241

HARTLEY BOTANIC INC
155-B New Boston Street
Woburn MA 01801
Tel: 781 933 1993

DRAWN:	MODIFICATION:	CHECKED:
DPB		RY
DATE: 07.01.19		SCALE: 1:50
DRAWING No: HB20679-001 ISSUE A		ORDER No: HB20679

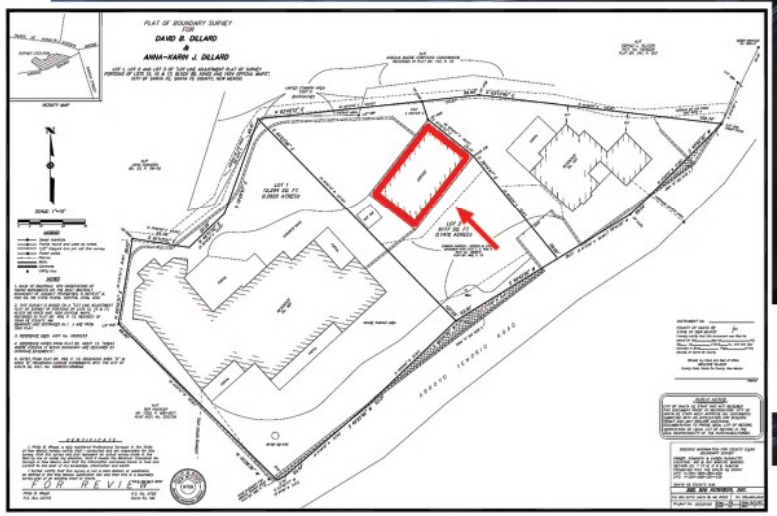
REAR SIDE



SOUTH FACING VIEW



GARAGE FACE

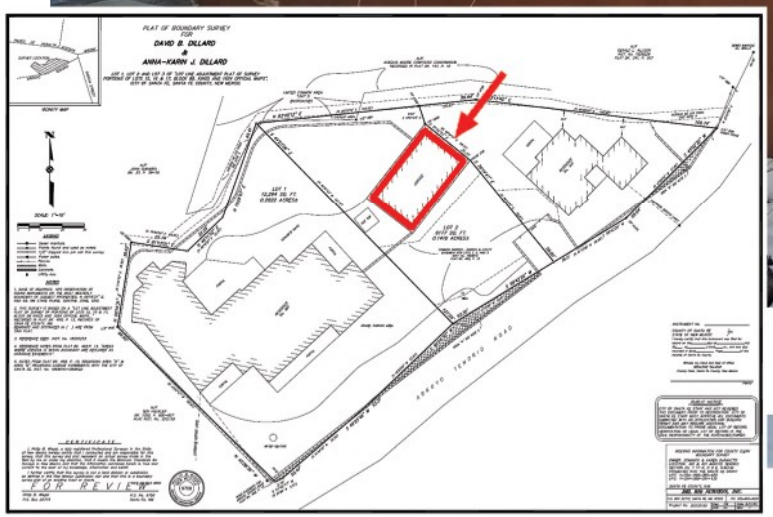


NORTH FACING VIEW





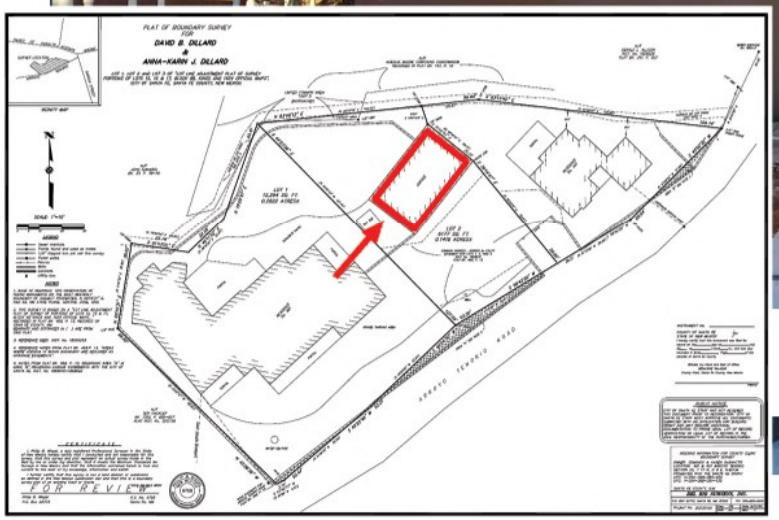
RIGHT SIDE



WEST FACING VIEW





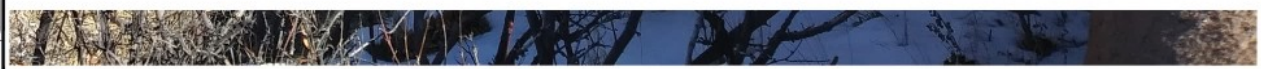


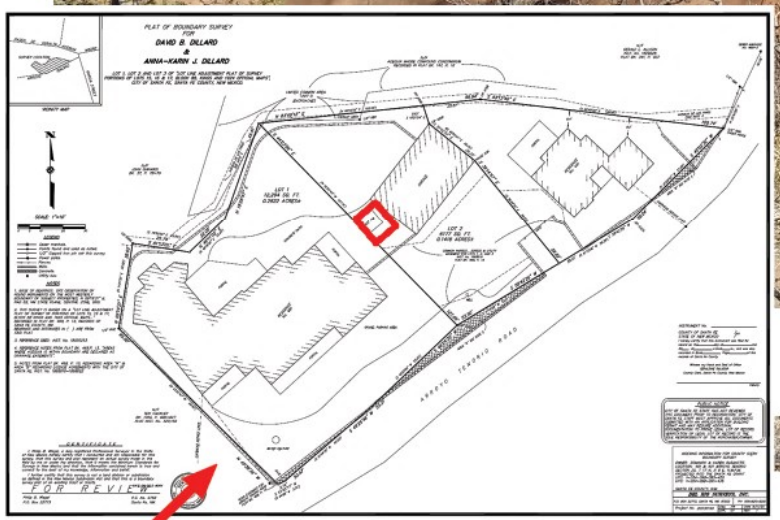
EAST FACING VIEW



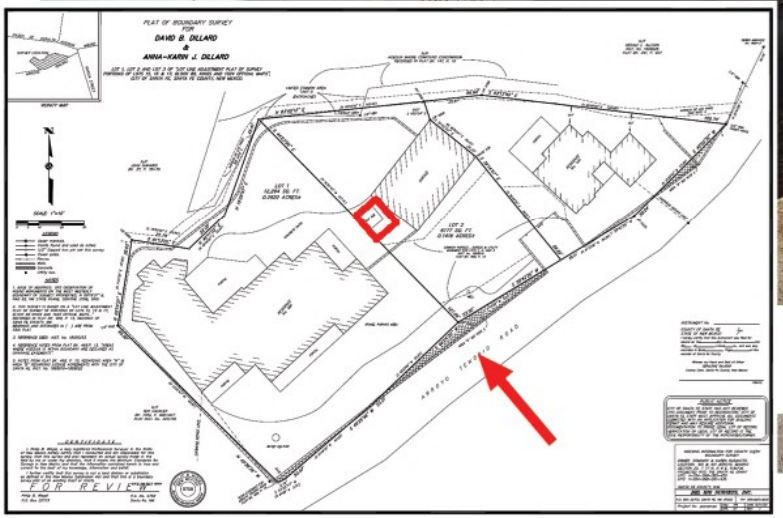


EAST FACING NEIGHBOR VIEW





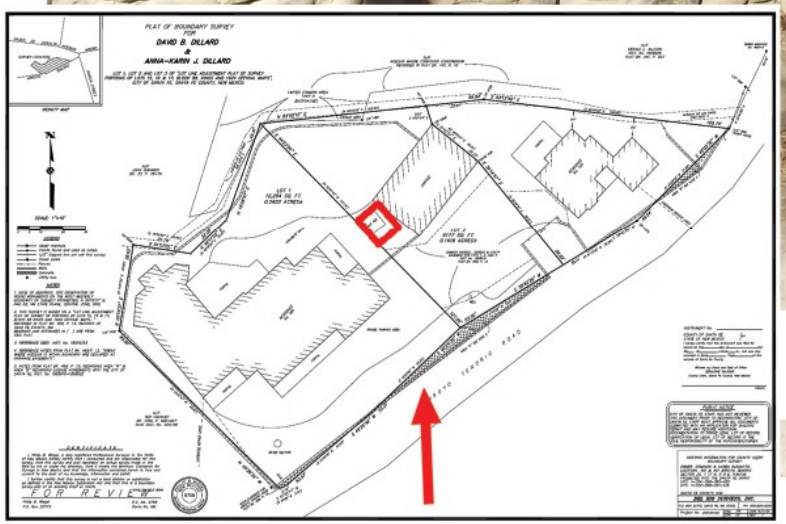


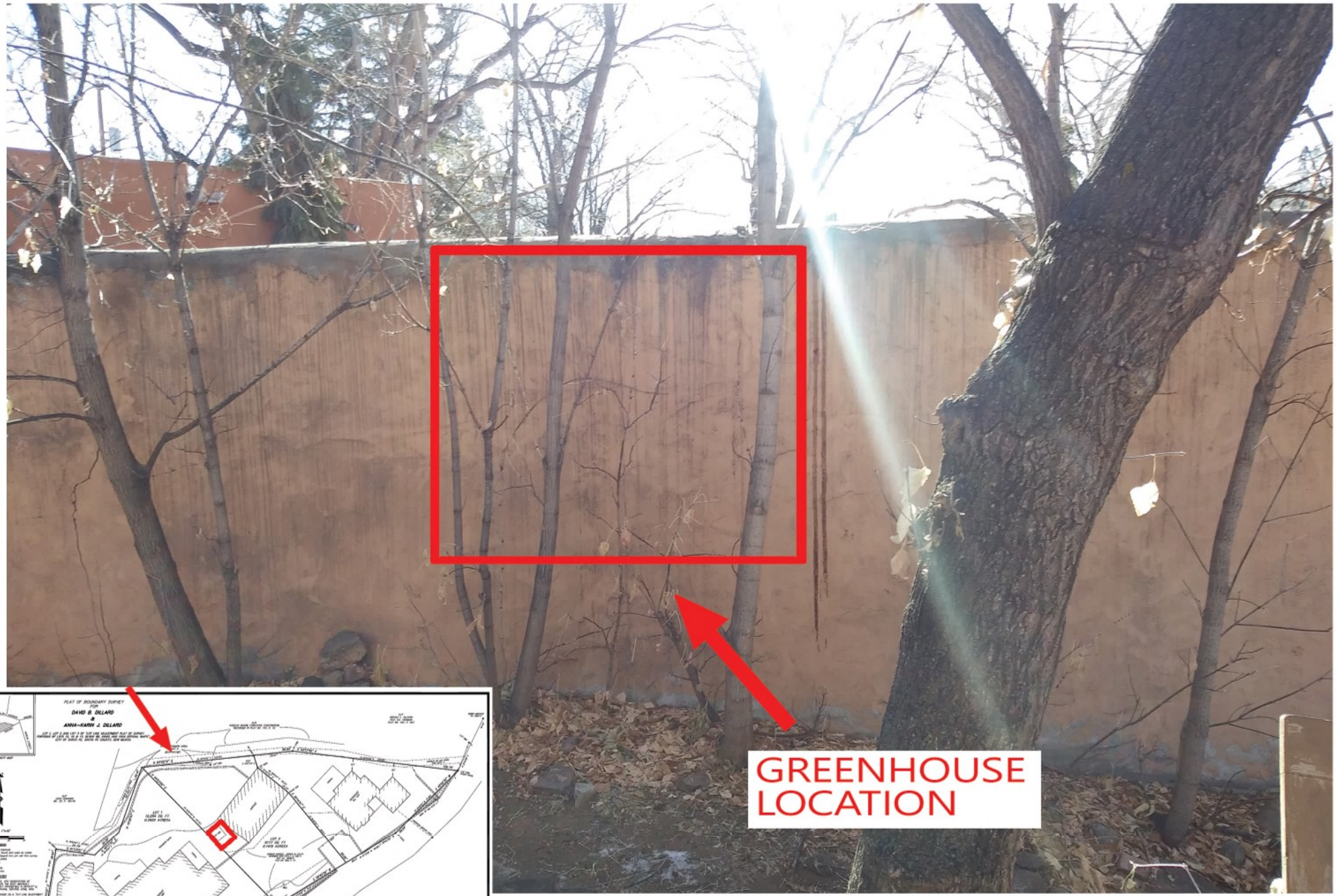


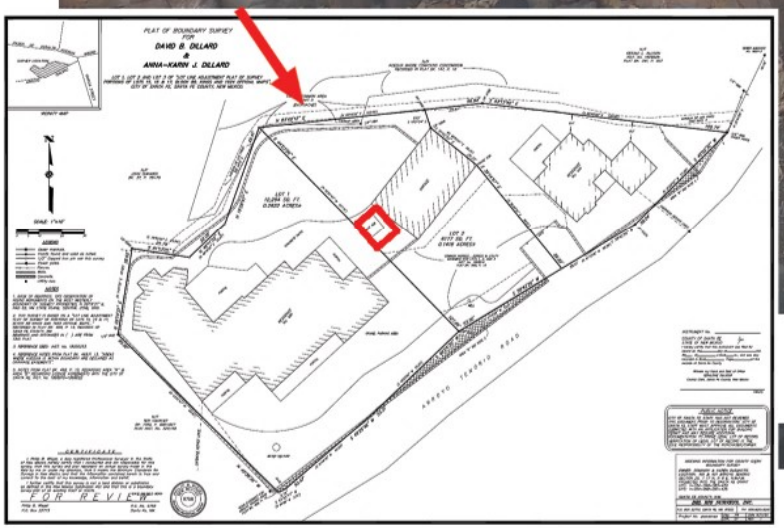
NORTH FACING STREET VIEW



NORTH FACING STREET VIEW



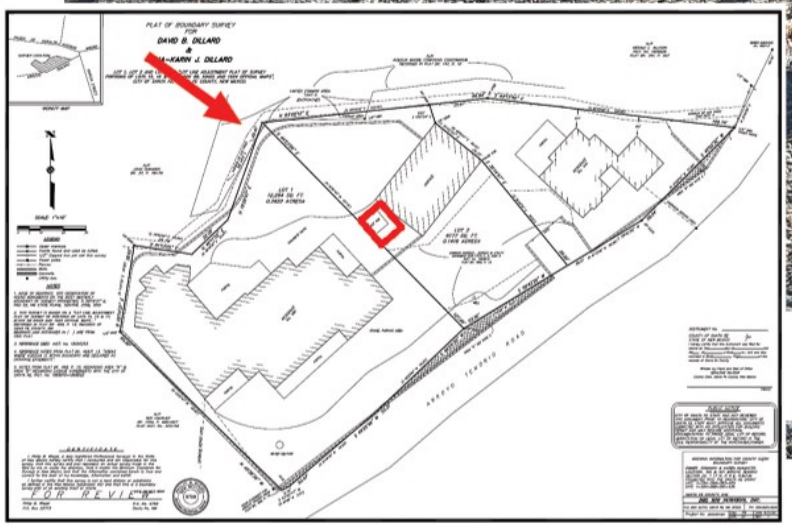




SOUTH FACING NEIGHBOR VIEW



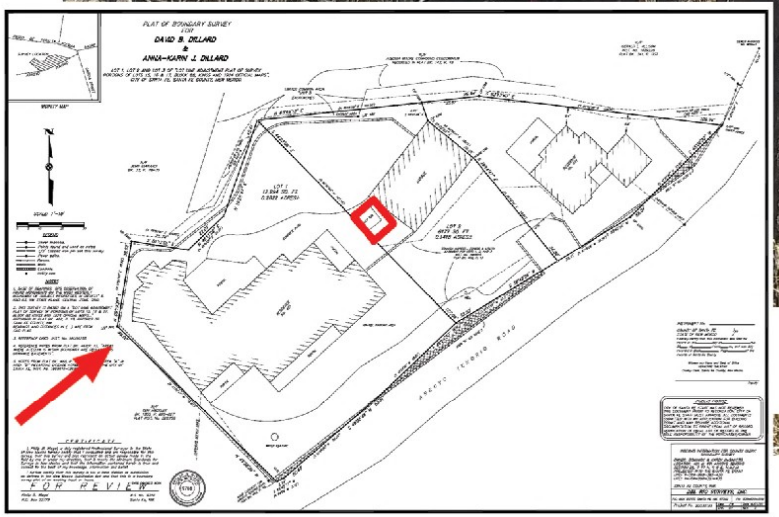


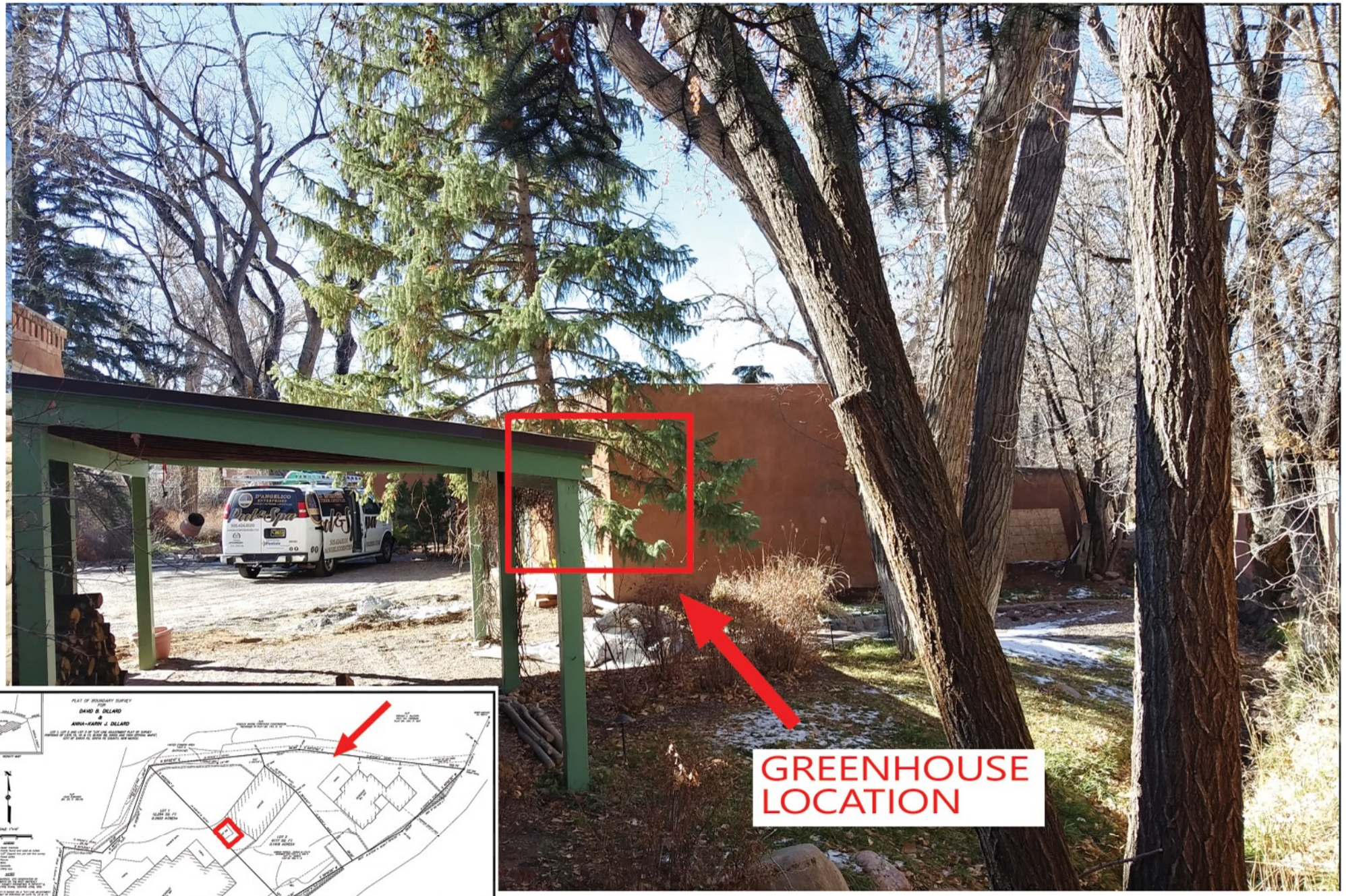


EAST FACING NEIGHBOR VIEW

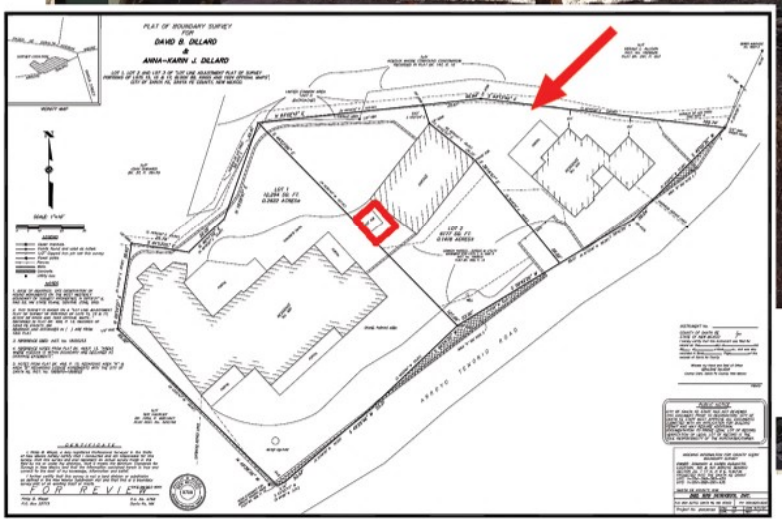


EAST FACING NEIGHBOR VIEW





SOUTH FACING INTERIOR VIEW




D'ANGELICO
ENTERPRISES
Pool & Spa
505.434.8100
Pentair




GLASS
ONLY
RECYCLE
955-2200
T961118






STANLEY
4th gen
Builders
LIC.396336
505.424.
DANGELICOENTERP

















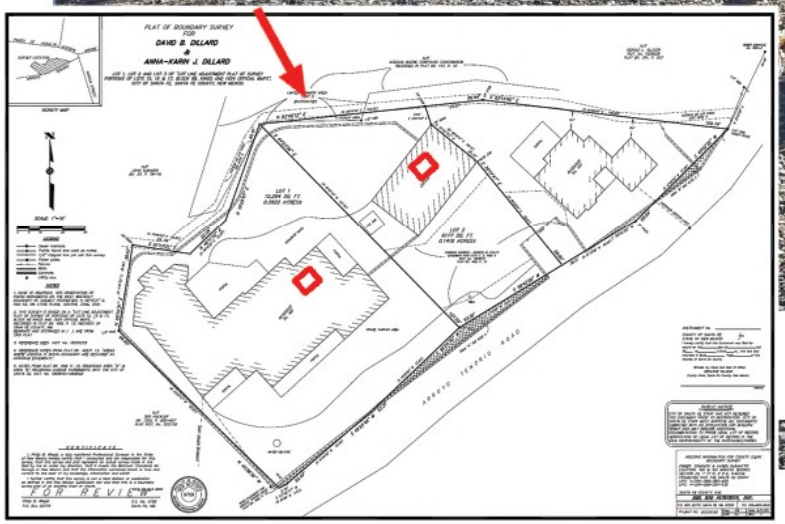








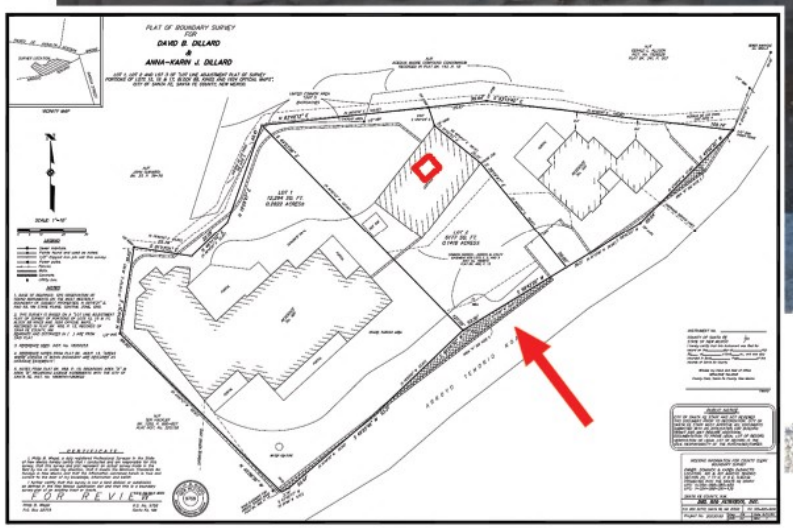
ROOF TOP SPLIT LOCATION

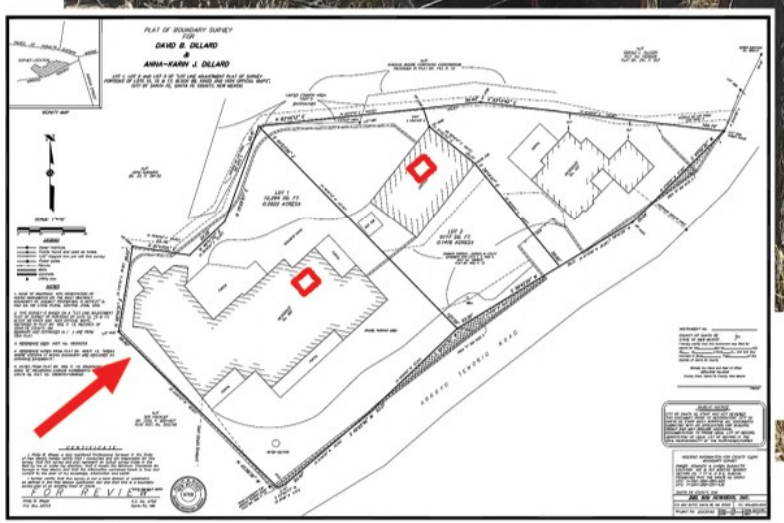


SOUTH FACING NEIGHBOR VIEW



NORTH FACING STREET VIEW



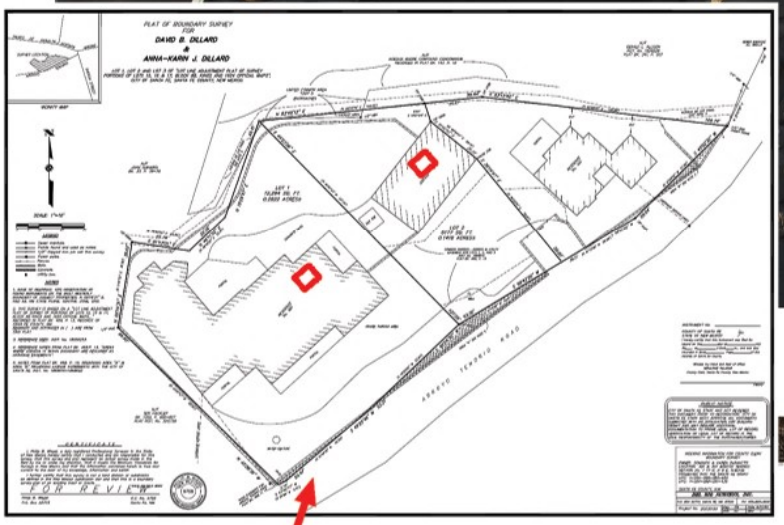


ROOF TOP SPLIT LOCATION

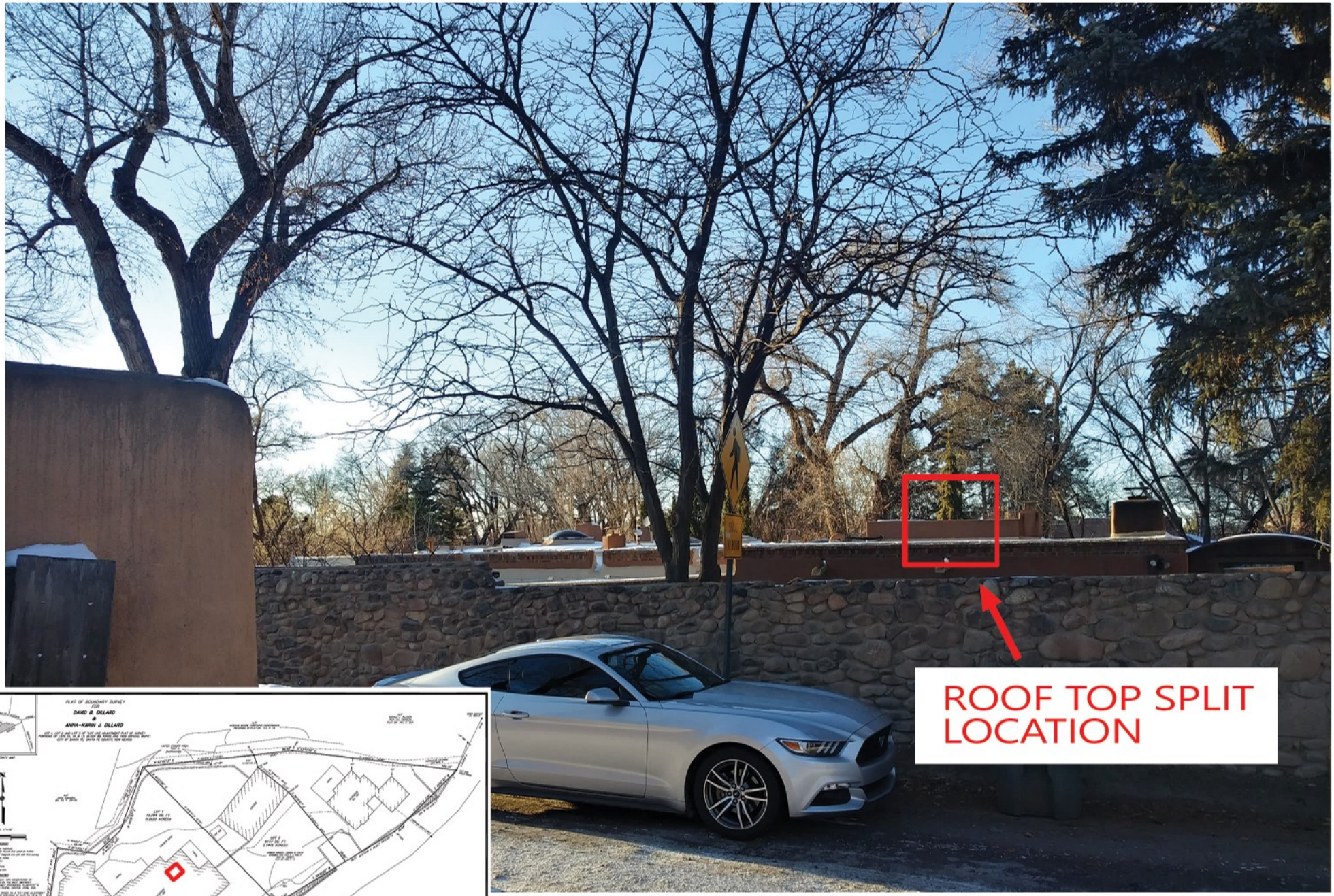
EAST FACING NEIGHBOR VIEW

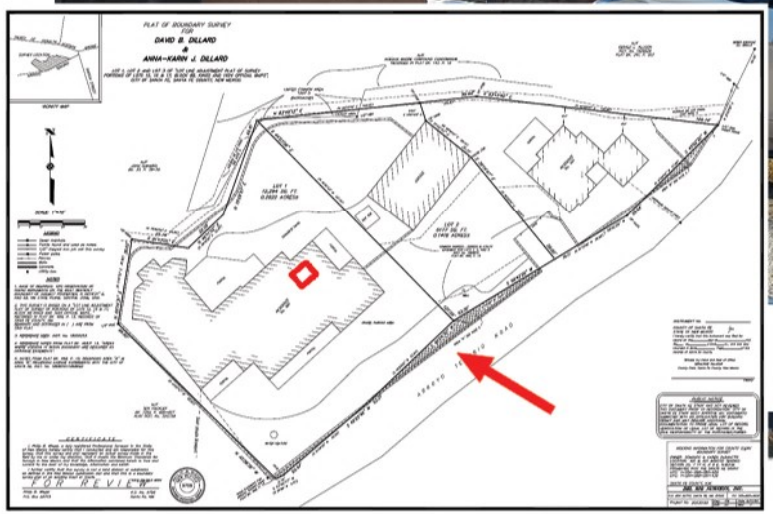


ROOF TOP SPLIT LOCATION

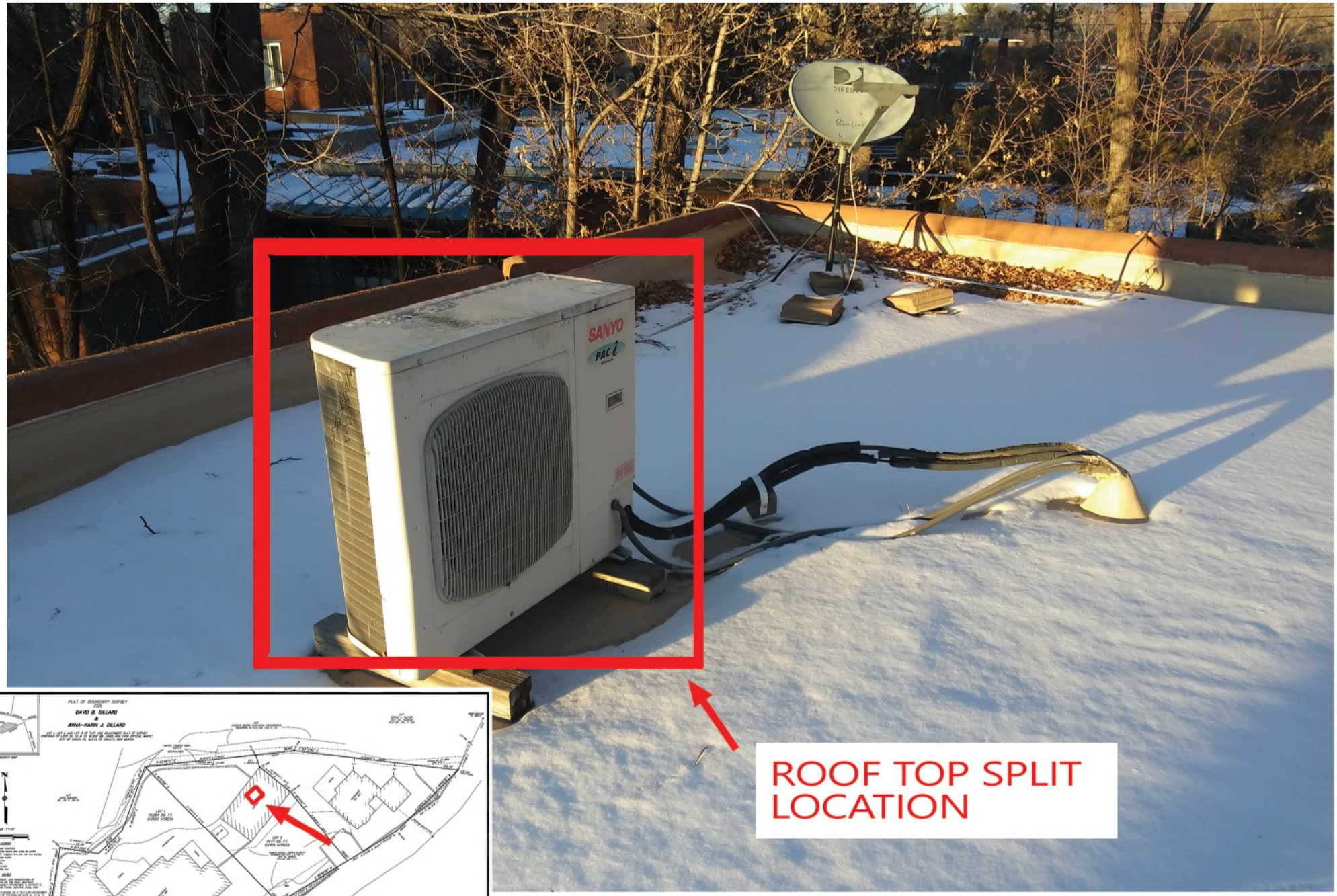


NORTH FACING STREET VIEW

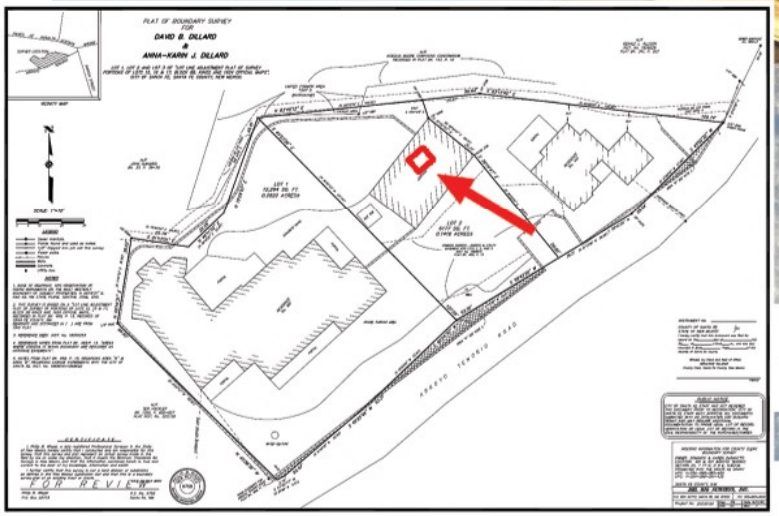




NORTH FACING STREET VIEW

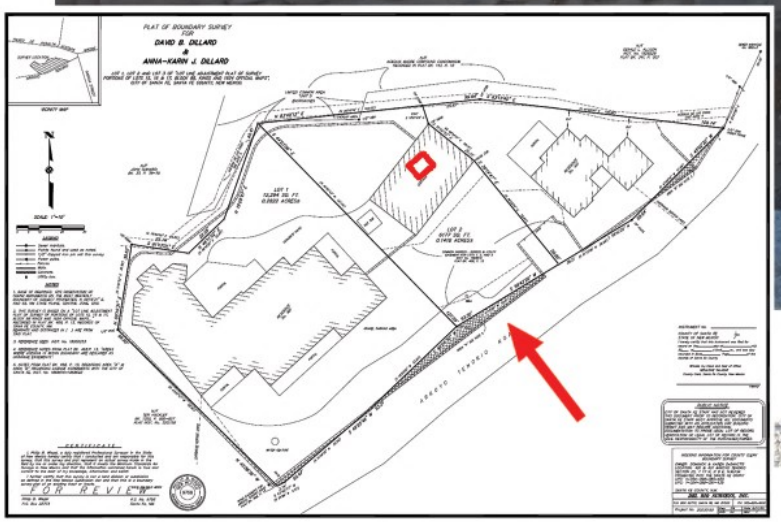


ROOF TOP SPLIT LOCATION

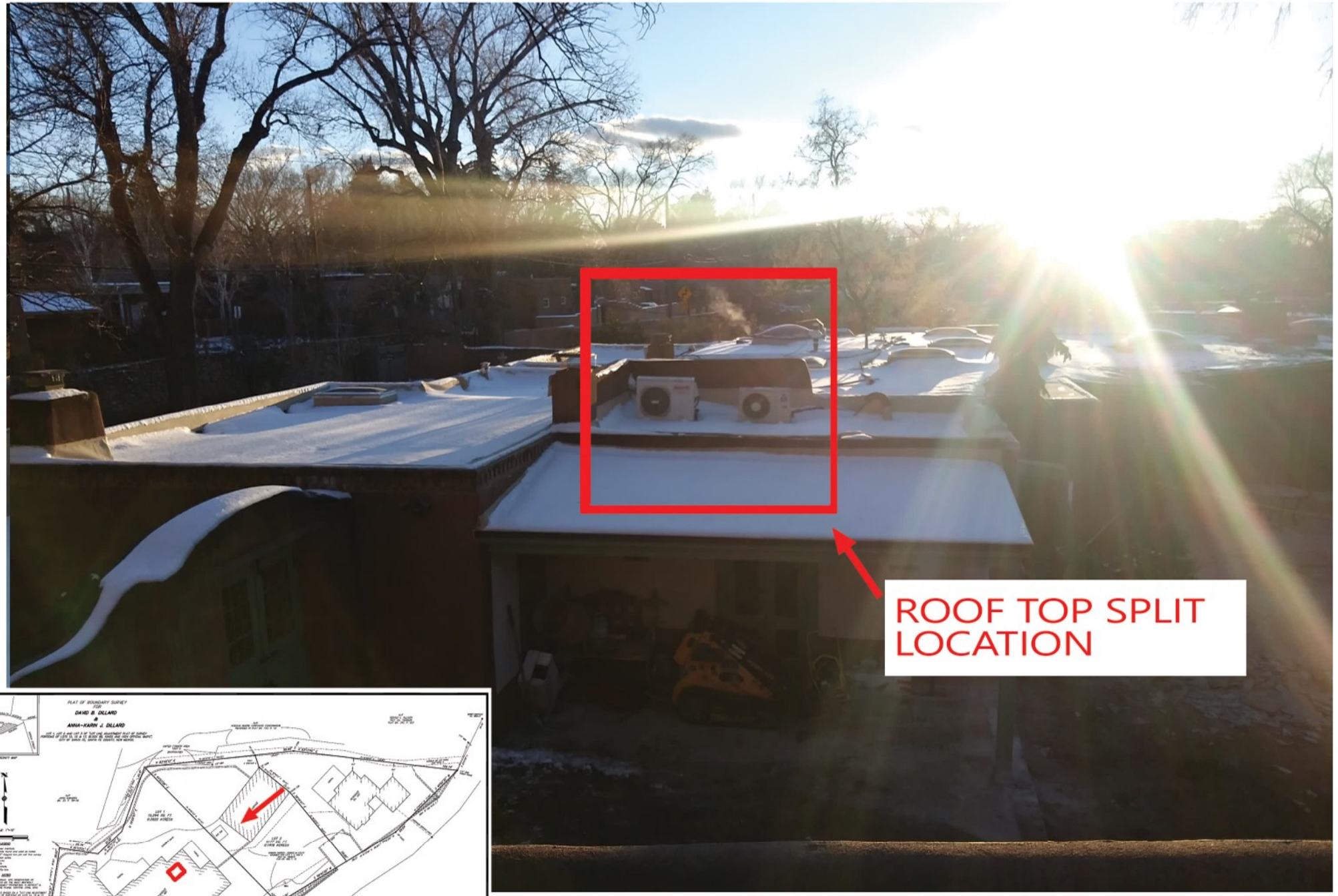


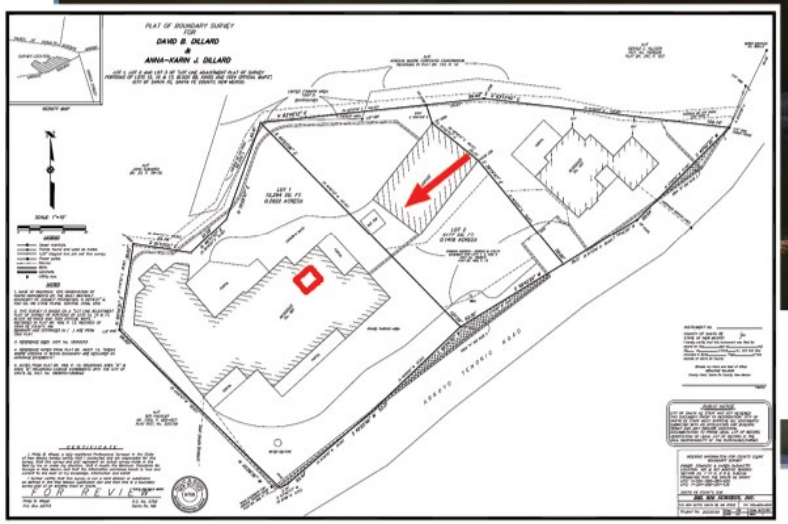
NORTH FACING STREET VIEW





NORTH FACING STREET VIEW





SOUTH FACING FROM ROOF TOP

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: September 23, 2020

To: Building Permit Division

From: Angela S. Bordegaray

Angela Bordegaray

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: 481 ARROYO TENORIO, Santa Fe, NM 87505

Case Number: 2020-002656--ADMIN

Contact Name: J SANTOS

Phone Number: 505-424-8100 **Email:** john@dangelicoenterprises.com

Approved Scope of Work: *Install pool in backyard northside of main house*

FURTHER ACTIONS REQUIRED:

PERMIT or PERMIT REVISION

ROUTE TO HISTORIC DIVISION

INTERIM HISTORIC INSPECTION

FINAL HISTORIC INSPECTION

City of Santa Fe

Land Use Department
Building Permits Division
200 Lincoln Ave., Santa Fe, New Mexico 87504-0909
505-955-6588

NOTICE
CONSTRUCTION PERMIT

for construction has been issued by the City of Santa Fe, New Mexico

Authorized Construction: Swimming Pool (Residential) - In Ground Pool

Location: 481 ARROYO TENORIO
Santa Fe, NM 87505

Permit #: 2020-11146-SWMR **Issued:** 10/28/2020

Expires: 10/28/2021

This construction must comply with all building and zoning ordinances.
This permit is NOT a business license

Approved By : Elias Isaacson

PER SFCC 14-3.11 (B) (5) THIS CONSTRUCTION PERMIT POSTER MUST BE POSTED WITHIN 24HRS. OF ISSUANCE. THIS POSTER MUST BE SECURELY PLACED ON THE PROPERTY AND BE PROMINENTLY DISPLAYED AND READABLE FROM THE STREET.

Owner: DAVID DILLARD
Address: 481-491 ARROYO TENORIO
SANTA FE, NM 87505

Contractor: D'ANGELICO ENTERPRISES, INC.
Address: 1718 CERRILLOS RD
SANTA FE, NM 87505

License #: 396336

Poster must be printed 18" X 24" on Coroplast or similar material