City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
FEBRUARY 09, 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 at https://santafe.primegov.com/public/portal at least seventy-two (72) hours before the meeting.. The direct Zoom link is: https://us02web.zoom.us/j/86766220699?pwd=UnJoemxXbUIvTDIzSXM5TzByZUR1QT09
Passcode: 263172

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Webinar ID: 867 6622 0699**.**
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 28, 2021

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

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

2. Case #2020-002975-HDRB. 918 Don Gaspar Avenue.

3. Case #2020-003017-HDRB. 213 Barela Street.

4. Case #2020-003005-HDRB. 111 Delgado Street.

5. Case #2020-002985-HDRB. 575 West San Francisco Street.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

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, 955-6660, dnschwab@santafenm.gov)

2. 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, 955-6127, asbordegaray@santafenm.gov)

H. NEW BUSINESS

1. Case #2021-003048-HDRB. 105 Calle La Pena. Dowtown and Eastside Historic District. Mark Naktin, agent for David C. Brown, owner, proposes to construct a 680 sq. ft. addition to a height of 12'10" on a contributing structure. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

2. Case #2021-003049-HDRB. 555 San Antonio Street. Downtown and Eastside Historic District. Design Solutions agent for, Barbara Wagner and Charles Palmer, owners, requests a historic status review with primary facade designation, if applicable, of a contributing residential structure. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

3. Case #2021-003057-HDRB. 107 South Armijo Lane. Downtown and Eastside Historic District. Carlos and Catherine Stevens, agent/owner, requests a historic status review with primary facade designation, if applicable for a non-contributing residential structure. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

4. Case #2021-003062-HDRB. 350 Garcia Street. Downtown and Eastside Historic District. Kenneth Payson, agent for Louise and Daniel Rubin, owners, proposes demolish a deck and construct portals on a significant property. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

5. Case #2021-003068-HDRB. 1668 Cerro Gordo Road. Downtown and Eastside Historic District. Elisabeth Wagner, agent for Will Gorham, owner, requests to add a closet and a portal to a non-contributing casita. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

6. Case #2021-003058-HDRB. 235 North Guadalupe Street. Downtown and Eastside Historic District. Brian Knox, agent/owner, requests a historic status review with primary facade designation, if applicable, for a non-

contributing non-residential structure. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

7. Case #2021-003084-HDRB. 235 North Guadalupe Street. Downtown and Eastside Historic District. Brian Knox, agent/owner, proposes to change a window opening on a contributing non-residential structure. An exception is requested to remove historic material and change a window opening (14-5.2(D)(5)(a)(i) & (ii). (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

8. Case #2020-002954-HDRB. 333 Sena Street. Don Gaspar Area Historic District. Duran Enterprises, agent for Robert Gallagher, owner, proposes to demolish a yard wall and construct a new yard wall. An exception to exceed the maximum allowable height of the yard wall per Section 14-5.2(D)(9)(c)(ii)(c) is requested. (Daniel Schwab, DNSchwab@santafenm.gov, 955-6660)

9. Case #2020-003006-HDRB. 542 Camino del Monte Sol. Carlos Kinsey, agent for Laura Chock, owner, proposes to replace a yardwall and 2 pedestrian gates, and replace a garage door with windows on a contributing residential property. An exception to Section 14-5.2(D)(1)(a) to alter features of a contributing structure. (Daniel Schwab, DNSchwab@santafenm.gov, 955-6660)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, February 23, 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 28, 2021

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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
January 21, 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
Ms. Flynn G. Larson
Mr. Buddy Roybal

MEMBERS EXCUSED:
Mr. Anthony Guida

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

Mr. Schwab said Case 2020-001979-HDRB, 613 Canyon Road was postponed to February 9, 2021 because an exception was not posted.

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

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

C. APPROVAL OF MINUTES:

1. January 5, 2021

   Member Bienvenu requested the following change: on page 33, fifth paragraph down, first sentence, "He thought there is no public visibility should read, "He thought there ***may be*** public visibility."

2. January 12, 2021

   Member Bienvenu requested the following changes:
   - on page 8, last paragraph at the end of the first sentence should read, "They should choose what to apply for."
   - on page 38, fifth paragraph down first sentence should read, "Comparing it to what was ***previously*** approved, ***it*** isn't clear this is worse." The next sentence, "And *it* could be built without returning to the Board…" Should read, "And that could be built without returning… "

   Member Biedscheid requested the following changes:
   - on page 7, sixth paragraph, insert "latillas" in the first sentence before fence.
   - on page 44, under Board discussion, third sentence, replace "undesignated" with designated.

   Chair Rios requested the following changes:
   - on page 2, under motion, *Vice Chair* Bienvenu should be Member Bienvenu;
   - on page 14, 3rd paragraph from the bottom, "*Corrale* Road is correctly spelled, Corral Road";

- on page 18, fifth paragraph from the bottom, starting with “Chair Rios… “whether it is contributing should be “or” noncontributing…”;
- on page 21, under Questions from Applicants, the correct spelling of Horen is Horn.
- on page 26, 3rd paragraph from the bottom should read, “Chair Rios asked Ms. Ramirez Thomas … and to indicate where the Board has jurisdiction”;
- on page 48, second paragraph, second sentence should read, “Applicants want to improve what was there before and the Board has to keep in mind the history of the building.”

MOTION: Member Bienvenu moved, seconded by Member Biedscheid to approve the HDRB Hearing Minutes of January 5, 2021, as amended and January 12, 2021, as amended.

VOTE: For the January 5, 2021 minutes, the motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Katz, Larson, and Roybal voting in favor. For the January 12, 2021 minutes, the motion passed by majority (4-1) roll call vote with Members Biedscheid, Bienvenu, Katz and Larson voting in favor, none voting against and Member Roybal abstaining.

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.

MOTION: Vice Chair Katz moved, seconded by Member Biedscheid to approve the Findings of Fact and Conclusions of Law.

VOTE: For the cases referenced in Items 1-5, the motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Katz, Larson and Roybal voting in favor; and for the cases referenced in Items 6-14, the motion passed by majority (4-1) roll call vote with Members Biedscheid, Bienvenu, Katz and Larson voting in favor, none voting against and Member Roybal abstaining.

E. MATTERS FROM THE

Chair Rios limited speakers under Matters From the Public and Public Comments to two minutes in the interest of time.

Stefanie Beninato showed a photograph of a wall of a house next to Kaune's. The owner told her she didn't want to repair the wall because she wanted people to see that it is adobe. She shared a second photograph of a degrading wall at 834 Allendale she feels is demolition by neglect. She urged staff to follow up because the house is significant to the streetscape and is now for sale. She has filed a report and is worried the new owners will claim ignorance and let the wall continue to degrade. She urged staff do something because the features are significant.

Chair Rios recalled that the wall next to Kaune's had been fixed. She said shortly afterwards someone must have run into it again. It seems to be a favorite target for cars and has been in a degraded state for a while.

F. STAFF COMMUNICATIONS

None

G. OLD BUSINESS

Chair Rios reminded applicants that if they disagree with the Board's decisions they have 15 days from the approval of Findings of Fact to appeal.

Member Bienvenu recused himself from the 524 Calle Corvo case, consistent with the previous two times this case has been before the Board.

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)

STAFF REPORT

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 adjacent 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 Historic Districts Review Board, Case #2020-002483-HDRB Page 3 of 4
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”.

STAFF RECOMMENDATION

Staff recommended approval of the 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 found that all the exception criteria have been met.

QUESTIONS FOR STAFF

Member Biedscheid asked if the small yard wall on the interior is included in contributing status.

Mr. Schwab replied the wall along the street is contributing but he didn’t believe the Board made a statement about the interior yardwall. He offered to check the minutes.

Member Biedscheid asked if the current garage door is wood or metal. Mr. Schwab said he thought it was a painted metal.

Chair Rios asked Mr. Schwab to compare the size of the old garage to the new one. The scale of the homes and this house in particular, are simple, medium to small homes. She wondered if this garage is much bigger in height and scale to the old garage.

Mr. Schwab said he would consult his plans.

Chair Rios confirmed the interior stuccoed courtyard wall was proposed at 5 feet. She asked if the contributing wall is three or four feet.

Mr. Schwab explained it steps up and down from four feet to over five feet.

Chair Rios asked to confirm that Mr. Schwab believed all of the exception criteria in this application had been met.

Mr. Schwab said yes.

Ms. Paez asked on Member Biedscheid's question on the interior wall status that the Findings of Fact state, *"The yard wall, including the pedestrian gate and the internal yard wall, are contributing structures*.

Ms. Ramirez Thomas noted the PowerPoint shows the garage door.

Mr. Schwab added if the interior wall is contributing it would need an exception to be removed. They would need to postpone that part of the case. If it is included in the application, staff could find that the exception criteria that was met would also apply to the internal wall.

Ms. Paez added that the notice said a proposal is to partially demolish a contributing yardwall and that can encompass the internal wall.

APPLICANT'S PRESENTATION

Courtenay Mathey, 2 Camino Pequeno was sworn in. He said we feel we achieved what was asked and it meets our needs. Hopefully, it meets the Board's objectives. The proposed garage is quite a bit smaller than the original. It was designed with a storage space that they removed. It is a one-car garage no different in height than originally shown. It is just tall enough for an 8-foot ceiling, very modest height and at least 3 feet below eye level.

QUESTIONS FOR APPLICANT

Vice Chair Katz asked if the applicant would consider moving it slightly to the north, as shown in Exhibit A, about 8-9 feet closer to the north property line. That would separate it more from the house and have more of it behind the higher portion of the wall.

Mr. Mathey said they are trying to have a relatively accessible connection between the garage and the house. Where it is, allows possible expansion if necessary, although there are no plans for that. They have tried to honor the contributing status of the existing house. He said technically you're not supposed to build anything new within 10 feet and they are already 35 feet from the house. He thought this is in a good position for the client and doesn't dramatically increase the size of the driveway, among other issues.

Vice Chair Katz thought what they see is bleak. He asked if Mr. Mathey would consider a window or two on the east and north façades.

Mr. Mathey explained they are trying to maximize the storage inside the structure. The owner prefers doing more landscaping there and wants to plant Aspen trees. She would prefer keeping the wall solid.

Chair Rios asked if the owner plans to plant trees only on the east side, or would it also be on the north.

Mr. Mathey said yes, the plan is to landscape with trees or roses to buffer that area. Because she reduced the size of the garage, she prefers not to lose the wall space.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601,Santa Fe was sworn in. She had concerns about the expansion on the lot. She said plantings are nice, but roses are not trees, and do not do much to alleviate the blank wall. She couldn't see how windows could interfere with the storage inside. She also had concerns on the demolition of the yard wall on the street that is contributing. She could see how that could be justified by hardship. The interior wall at 5-foot impacts the way the building looks. She suggested coyote fencing might be softer and more acceptable. Or a lower wall that is stepped up to replicate the wall on the boundary lines.

Gordon Lettingham, 576½ W. San Francisco St., was sworn. He said he found the design acceptable and attractive. He suggested a faux window on the garage. It would be consistent with windows in the main house and look good and they wouldn't have to use it.

BOARD DISCUSSION

Member Larson agreed a window would break up massing on the garage. Typically, she doesn't think adding a nonfunctional element is ideal, but it might make it less stoic on the streetscape. She suggested preserving the original opening on the yard wall to leave the opening to the former structure available. She thought that would work well with this design. She liked the design and appreciated the applicant being flexible in working with the Board. She asked if others agreed about leaving the opening in the wall. She found that would be a fair way the lot could work for the family and the house remain functional. She thought two openings more appropriate, but others may disagree.

Chair Rios asked if Member Larson was recommending keeping the original opening as well as the proposed opening; there would be two openings to the property.

Member Larson said she did but wanted to hear the Board's thoughts. She thought putting up a wall creates a false sense of history. She indicated she had no preference about the interior wall, but it should be considered if it is contributing. She thought if they leave the opening, yes preserve it. But if not, she wasn't sure.

Member Biedscheid agreed. Her main concern is walls that are character defining and contributing. The low yard wall inside the property was designed intentionally to mimic the step downs of the street facing wall. Removing it would change the look of the streetscape, and it is a huge amount of streetscape on this small street.

She thought another issue is the 5-foot interior yard wall. This house was clearly designed with low yard walls, typical of the time. There should be some nod to that as preferable than to a 5-foot wall which would change the façade. That would make it appear to be a main entrance. That makes the house look different and changes the streetscape. She does agree leaving the historic opening of the yard wall lets them know that was once a garage and the house had been altered and it preserves the knowledge of its past.

Chair Rios asked if Member Biedscheid agreed with Member Larson that two openings should remain.

Member Biedscheid said she did. In reviewing the exception criteria, she saw no reference to the small yard wall demolition in the responses. She felt that the criteria had not been met for yard wall demolition. She suggested a new yard wall consistent with the existing would make sense. The street wall at the driveway is 3'8" and the interior yardwall is less. Three feet seems like a good height.

Member Roybal voiced concern that the applicant did everything asked and met all of the criteria with the exception of the yard wall. The Board is trying to redesign this house. The applicant did a good job making this work for them. He is concerned that the Board is redesigning the work that took a lot of the applicant's time.

Vice Chair Katz disagreed with Members Biedscheid and Larson about leaving the opening. A characteristic of the house is the length of the yard wall and its low height. Leaving two openings would hurt the sense of the house and what it was like. Having only one opening would be more true to the original design.

As far as the existing interior yard wall, he preferred the courtyard wall not look so dissimilar from the rest of the walls around the house. That is a distinctive aspect of the design. He said he would be willing to give up the old one if the courtyard wall is the same height as most of the wall along the street.

Member Larson agreed with Member Biedscheid about the height of the proposed additional yard wall. Since they are keeping that façade it is more favorable to lower it by a foot or so, to distinguish it from the historic material.

Chair Rios asked the applicant's opinion on lowering the interior courtyard wall.

Mr. Mathey explained the idea was a five-foot-high wall. That is not as tall as the six-foot wall along the west side of the property. They want a sense of privacy because the master bedroom in that area is right on the driveway. He doesn't find it dominates the streetscape or the scale of the yardwall. But if they need to, they could lower the wall a little.

Mr. Mathey stated they want to demolish the interior yard wall and have it redone as proposed. Having two openings would confuse the visual quality and they have worked to find a good sense of balance and access. Like the new driveway opening which balances the pedestrian gate and is equally spaced.

MOTION: In Case #2020-002483-HDRB, 524 Calle Corvo, Vice Chair Katz moved to approve the plan, which includes approval of the demolition of the current yard wall on the south side of the driveway, with three conditions: 1) That the garage is moved 7 feet further north to distinguish it more from the house and hide it behind the current wall; 2) there be at least one window on the east side of the garage; and 3) the courtyard wall be lowered six inches. Member Larson seconded the motion.

Chair Rios asked to confirm that the applicant has met the exceptions.

Vice Chair Katz agreed the exceptions had been met.

VOTE: The motion passed by majority (3-2) roll call vote with Members Katz, Larson and Chair Rios voting in favor and Members Biedscheid and Roybal voting against.

Mr. Schwab confirmed Member Katz would like the applicant to provide updated drawings for administrative approval.

H. NEW BUSINESS

Member Bienvenu returned to the meeting.

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)

STAFF REPORT

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 that 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.

STAFF RECOMMENDATION

Staff recommended the historic status of the structure be maintained as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

QUESTIONS FOR STAFF

Chair Rios confirmed that the Board is only to consider the garage at this time.

Vice Chair Katz referred to a photograph noting that he believed the structure was a gate in front of the garage and not the garage itself. He pointed to other pictures in the packet showing the garage comes to the edge of the house.

Mr. Schwab said he was correct.

Member Biedscheid asked if staff proposed this façade as primary.

Mr. Schwab replied yes, it is the only primary façade. The other façades are walled in.

APPLICANT’S PRESENTATION

Richard Martinez, 1524 Paseo de Peralta was sworn in.

Chair Rios asked if Mr. Martinez agreed with staff's recommendation that the garage be maintained as contributing and the front façade be primary.

Mr. Martinez replied if it means they have to retain these awful facades, he did not agree. The house is beautiful and the shingles on the gable match the shingles on the house. He plans to propose turning the garage into a small guest house.

Chair Rios explained that tonight the Board is only addressing the historic status.

Mr. Martinez said he knew, but the other three walls of this garage are really beautiful. They are stone walls on all three sides, and this is the only façade that can admit light and allow egress to the space. If possible to restore this as a primary façade he would agree. But he needs to restore the façade and wonders how a contributing status would affect that.

Mr. Schwab thanked Vice Chair Katz for his observation on the gate. He could see from the photograph the gate is in front of the garage. The historic material of a primary façade of a contributing structure is protected while non-historic is not. This could be designated as a primary façade recognizing that this roofline and shingles would be historic and protected materials. The non-historic elements would not be protected and, therefore, could be removed.

QUESTIONS FOR APPLICANT

Vice Chair Katz said he assumed the work had not happened while Mr. Martinez was employed on the case. Mr. Martinez agreed with him. Vice Chair Katz asked if the work by permit was to downgrade the garage from contributing to noncontributing.

Mr. Martinez explained this hearing is to consider the status, but he needs to be able to work on the façade. He was not opposed to the façade being contributing if he could come back to the Board. He has already made a proposal to historic about what he planned to do to the building.

Chair Rios said what Mr. Schwab said needs to be taken into consideration. The door and window are non-historic.

Vice Chair Katz referred to section 14-5.2(C)(2)(f) which talks about the restoration of status. He read, "*If a property owner makes changes to a structure without proper city approvals which result in lowering the structure's status, staff or the board may require that the property owner restore the structure such as the former status is restored."*

Vice Chair Katz said that allows the Board to say undo what was done; take off the stucco, reveal the historic shingles, and restore the doors. He said the Board has the authority to do that because of the unpermitted changes.

PUBLIC HEARING

Stefanie Beninato, previously sworn, agrees that the work was done unpermitted and the owner should be required to restore to the original façade. That works with what the architect wants to propose. She was hoping there are indications of what was behind the white fence so it could be restored accurately. It has three stone walls and is the original footprint with a gabled sloped roof and shingles that match the house. It is important to preserve this. She appreciated that the architect wanted to restore to the look of the original and keep it a contributing structure.

Guy Lisella, 912 Don Gaspar, was sworn. He said he is the next-door neighbor, and the back wall of the structure looks at the front of a beautiful stone wall. He would hate to see that removed. It creates a wall about 6 feet high along about 40 feet of the property. He wanted to be sure that is preserved.

BOARD DISCUSSION

Member Larson agreed with Vice Chair Katz that what we have is indicative of the original and it is right to try to restore to as close as possible.

Member Bienvenu agreed. He asked if there is documentary evidence of what the façade looked like before the changes were made. Secondly, he asked the City Attorney what procedure was needed to require the property owner to restore this structure to its earlier condition, and if that requires it be noticed as a new procedure.

Member Bienvenu said his understanding was that the Board was looking at a gate in front of the structure.

Mr. Schwab explained it appears to be a gate, but they can assume if that is a gate, they can also see a shingled roofline and what appears to be a window. He didn't know of any further City documentation.

Chair Rios said with further research we could find out what was there originally. She asked if Ms. Paez wanted to comment on Member Bienvenu's question.

Ms. Paez said in the two years she has been here she could not find that provision. She offered to read the paragraph, Regulation of Significant and Contributing Structures, 2(f) Restoration and Status: "*If a property owner makes changes to a structure without the proper city approvals…"* She said she wasn't sure if that happened and Mr. Schwab could speak to whether these were permitted changes.

Mr. Schwab interjected. He believed it was unpermitted, but the ownership has changed hands since then.

Ms. Paez continued reading, "…which result in the lowering of the structure's status." She wasn't clear if that requires a designation of "noncontributing" in the interim or just a finding and he would need to designate this as noncontributing. Regarding a requirement that the property owner restore the structure such that its former status is restored; this doesn't speak to restoring necessarily everything in kind. This speaks to restoring to the former status. She thought that would be whatever is deemed adequate to restore to contributing status. She knew of no additional procedural guidance. There are additional notice requirements if this were to be downgraded to noncontributing. Ms. Ramirez Thomas could speak to that. The Board could allow it to pass if this is a provision they want to apply.

Member Bienvenu said as he read the provision it has enough contingencies attached to it, that have not yet been met and regardless of notice procedures, he wasn't sure they are in a position to act today on that provision.

Vice Chair Katz recalled that the application was to downgrade. He suggested possibly postponing to see if there are pictures, etc. that give them an idea of what it looked like. He assumed it was only the gable that was shingled and the garage door, but it would be nice to know what the garage doors looked like. He hoped the doors had windows in the top to allow light into the structure. He sensed that would be desirable but otherwise they should be garage doors consistent with what was there. That would give the Board the evidence. The question is if that would allow the Board to require the restoration and possibly the city attorney can research that further and noticed with the next meeting.

Ms. Ramirez Thomas said a downgrade needs to be noticed and it was not. She sees in the letter that it was requested. There also needs to be a report and a review for potential downgrade. She noted if contributing status is retained and the primary elevation is designated, it would be important to be clear what the defining architectural style elements are that make this the primary elevation for the applicants to comply with section 14-5.2C.2(f).

Member Bienvenu said he was confused because if the downgrade was not noticed, it seems that is all they are discussing.

Chair Rios agreed. This application is to address historic status, is it contributing or noncontributing, is it significant, what is this? You do a review and then the Board in the review process decides what this is. She said Vice Chair Katz indicated there may not be enough evidence of what those look like to make a determination. She didn't know those had to be advertised as a downgrade. They are simply looking at this for historic status. What the Board decides in its evaluation determines what this building will be.

Ms. Paez said because this is already designated as contributing, there is a provision that says you have to mail, "*certified mail to all property owners within 100 feet of the subject property no less than 15 days prior to the board's review of change in status if the review merits the lowering of the structure*".

Mr. Schwab said that had been done.

Ms. Paez said so there is not a notice problem. We may have an information problem. If we are at a point where we can do a designation and if its contributing can identify the parts that are contributing, or particularly character defining, as Ms. Ramirez Thomas recommended. If the Board wants to downgrade it and allow the applicant to return with an application for restoration they could try to make the appropriate findings.

Mr. Schwab indicated based on the current evidence, the character defining features are the white roof line of the shingled gable.

Member Bienvenu said those may be what's left of the character defining features. He thought they were getting at that the whole façade was character defining at one time and it has been changed. The issue is how to get back to the original character defining façade that made it contributing in the first place. If the applicant plans to do something that would restore to its original appearance or close to it, sufficient that the Board would find that maintained its original character. That would solve the problem and could be approved with the existing contributing status.

Mr. Schwab noted on a contributing structure that only historic material needs to be preserved. Even if they knew what non-historic material looked like, it would not be preserved.

Mr. Martinez said it is entirely possible that the garage was not enclosed on the front and only consisted of the roof and shingles across the gate, and then open below. You can see how short it was originally and that it is not high enough for a door. There is nothing inside to indicate that there was anything there. You can see the block on the inside and block behind the raw stucco design as well.

Member Bienvenu thought it was probably a carport.

Vice Chair Katz said he doubted that. He assumed because they can see dirt in front of that has been piled up, it couldn't be a carport. A car couldn't get in for the same reason Mr. Martinez said. He thought research should be done on that. He offered to make a motion if appropriate.

Ms. Paez voiced concern about ordering a new property owner to restore something they did not change. She felt that falls into Land-Use enforcement, which wouldn't ordinarily be enforced against a subsequent property owner. She cautioned the

Board that the applicant wanted to do something good with the building, and she hasn't had time to thoroughly research the provision.

Member Bienvenu asked Ms. Paez how *property owner* is defined.

Ms. Paez noted *Property and Owner* are the defined terms. She read for Owner, with regard to real property, "*A person who holds a reasonable title to real property, or a person acting lawfully on behalf of the owner."* In interpretation of subparagraph (f), it speaks in terms of if one person/owner does something that is not permitted, you can make them restore the property. It is another wrinkle.

Member Bienvenu agreed that was a fair interpretation of the language.

Member Larson said we have two visible, clearly original, defining features available, the roof pitch and single façade. Those are very defining of the building and its harmony to the main structure. Also, it is valid to look at the original structure in making a determination about the garage regarding the original materials.

She said the board is struggling with trying to make the most important decision possible. They have a number of historic photos and as she understands, the rest of the Board wants more clarity if they ask for restoration. She suggested asking the restoration to be in keeping with the original structure regarding window patterns, the shingles and roof pitch. She thought that would be fair in making suggestions with the limited evidence the Board has on the structure. She said Mr. Martinez's observations from the building interior is valuable and is an investigation rather than an assumption. They can tell a lot from the building's interior and so much has been lost from the exterior. They cannot do an accurate visual investigation. She suggested they proceed on what they know and have evidence of.

Member Biedscheid said the preference is to restore this to its original façade, but there is enough to justify the continued contributing status. There is the roof line and the shingles on the façade but also the opposite façade. The stone wall visible from the neighbor's is also very character defining. The Board could designate that as a primary façade in addition to the historic portions of this.

Member Bienvenu said he was struck by the idea that when a building has changed this much it can still be contributing. He understands the idea that parts of it remain that still looks like what it used to and that has significance in its own right. He thought the definition of contributing requires that the integrity of the entire façade be maintained. That is clearly not the case here. He couldn't understand the concept of contributing and being able to pick out parts of the building to preserve, and that parts are contributing, and parts are not. Once the integrity of that design has been compromised by definition it is no longer contributing.

He said the façade is atrocious as it looks now. He agreed it would be nice to retain the gable and the small amount of shingle left but not sure the avenue to do that is to maintain its contributing status. Opposed to dealing with that when a renovation comes before the Board the next time.

Vice Chair Katz thought the provision he quoted is exactly applicable to this situation. An owner destroyed what is contributing status by doing a change without a permit to the structure. This provision gives the Board the authority to require that the owner restore that to its former status. The doors that had been there are probably not available, but the stucco could be removed making the shingles visible that he suspected are behind the stucco of the gable portion of the garage.

He would postpone at this point to gather further evidence of what the doors looked like and if his supposition that the driveway tilted down and a car could actually fit in the garage, or carport. He doubted that it was a carport because there are walls on the other three sides.

MOTION: In Case #2020-002975-HDRB, 918 Don Gaspar Avenue, Vice Chair Katz clarified that his motion is to require the property owner to restore the structure so that its contributing status is restored. Member Biedscheid seconded the motion.

They could downgrade this as Member Bienvenu suggested because this doesn't support contributing status.

Member Biedscheid said she supports the objective of that motion but wondered if the Board should downgrade the status. There has been discussion tonight to proceed with it as contributing. She wasn't suggesting in her comments that this façade should be preserved as is. To make the motion makes sense it seems they may have to downgrade first and then have the status be restored to contributing.

Chair Rios said she was now really confused.

Ms. Ramirez Thomas offered to put up the Google Street view of the house.

Mr. Schwab recommended the Board downgrade the status and identify character defining features of a contributing status. Then require a condition that no further remodel be approved until the status was redefined as contributing.

Vice Chair Katz withdrew his motion and offered to make a new motion. Member Biedscheid agreed with the withdrawal of the motion.

NEW

MOTION: In Case #2020-002975-HDRB, 918 Don Gaspar Avenue, Vice Chair Katz moved to downgrade the status to noncontributing and require the property owner to restore the structure that its former contributing status is restored. He expects the owner/applicant will return to the Board with the proposal to do that restoration.

Mr. Schwab added there would have to be another status designation to restore the contributing status.

Vice Chair Katz thought the Board would hear from the owner at the later hearing as to how they propose to restore the property. Part of the motion is that the owner shall restore the structure to its original status. He assumed it would be noticed as a restoration to the original status and should be part of the notification.

Member Biedscheid seconded the motion. She suggested a friendly amendment for an additional condition to restrict any further applications or request for modifications of this façade not be accepted until after the house is considered for re-status.

Vice Chair Katz said part of the motion is, "the owner shall restore" it. That means that the owner comes back to us with the proposal to restore to its original status.

Ms. Paez said Member Biedscheid's friendly amendment puts some parameters in terms of a timeline and may help with implementation.

Member Biedscheid repeated her amendment at the request of Chair Rios: *"A condition to approval is that no request for further applications to change this façade may be pursued until the structure has been considered for status again."*

Vice Chair Katz said he agrees and that is exactly what his motion was; they come back with proposals to restore to the original status. He thought he and Member Biedscheid were in agreement.

Ms. Paez asked if there was further discussion.

Chair Rios recognized Member Bienvenu.

Member Bienvenu said he is in general agreement with the philosophy. But he felt the Board didn't know at this time if they have the legal authority to do what the motion requires. He couldn't support the motion for that reason even though he hoped they do [have the authority]. He said he preferred

postponing pending legal advice as to whether the Board can require an existing property owner to make such changes.

Ms. Paez wasn't sure she could provide a solid answer to that. She offered to research it but noted that the Code doesn't provide a lot of guidance.

Ms. Ramirez Thomas suggested the case be postponed to get more information. Possibly the HCPI report could provide information on the building's character. The Board could move forward with a decision then whether to downgrade or keep it as contributing with the requirement of restoration.

Member Roybal agreed this should be postponed. He thought it fishy to ask the applicant to put the structure back to original status. The building is currently noncontributing, and all of the contributing factors have been destroyed. It didn't make sense to force someone to restore it back, especially if it is long process. The case should be postponed to be sure everything the Board wants to do can be accomplished.

Member Roybal noted they also haven't heard from Mr. Martinez whether he could put this back to original. And if he does, how is that contributing when it will be all new materials.

Chair Rios said she was confused about this.

Vice Chair Katz said he supported his motion with the argument that the application was to downgrade, and the case was noticed as a status change. He thought that was sufficient notice for a downgrade. The section has some ambiguity, but seems to say, *"if it results in the lowering of status."* That was why he moved to lower the status, so the provision that requires the restoration is clearly in effect. He said everyone agrees we don't like what is there. This would make sense to lower the status to noncontributing.

He noted that the provision he quoted allows the Board to require the owner - and there was nothing about whether it is same owner who did something- to restore. That anticipates the owner coming back to the Board with a proposal for restoration.

Chair Rios said as she understands, Vice Chair Katz's motion says to 1) downgrade and 2) restore to its original look.

Vice Chair Katz agreed.

Ms. Paez apologized and interjected that the motion is actually to restore to the "*former contributing status*" so that may not look exactly the same.

Chair Rios asked if the third provision were that the Board would then have to revisit the status.

Vice Chair Katz replied no, it is exactly what Ms. Paez said. We are not entirely sure what the original design was. He thinks Mr. Martinez will return to the Board to present a proposal as to his plans to restore it to the original contributing status. We know what the shape is; we know what the top is, we know what the gable design is.

Ms. Paez noted a problem with the connection for Member Katz. She suggested waiting until he reconnected.

Member Roybal thought they were going to ask Mr. Martinez to speak. We are asking him to restore this to original. He asked if Mr. Martinez has any idea what the original is that makes this contributing. Member Roybal said he was concerned about tying this up and using new materials to make it a contributing status again. He questioned whether that could be done. He thought it important to hear from the applicant again.

Chair Rios said she understood Vice Chair Katz to say this would be downgraded to noncontributing and the applicant would research what was there at one time that made it contributing. Then he would return to the Board with a new application.

Chair Rios said the Board cannot hear that tonight because it wasn't advertised.

Ms. Paez said it would need to be noticed for a remodel and a status review at the next meeting. Possibly both could be conducted in a single hearing, even though unusual.

Member Roybal said he agrees with downgrading but when the applicant returns for a new status the Board could ask the applicant to put this structure back to original. Even though they don't know what the original was. That concerned him to put a condition on something that may not be possible. That doesn't sound right.

Chair Rios said she kind of agreed with Member Roybal. When the project is downgraded the applicant can return with their plans for the project.

Vice Chair Katz said that was his motion. He said that the applicant is required to come back under the provision of law.

Chair Rios said she thought he indicated that the applicant has to restore.

Vice Chair Katz said he has to restore the structure, so its former status is restored. How the applicant does that is what he expects to hear when the applicant comes back to the Board with an application to restore.

Member Roybal said again, the Board hasn't heard from Mr. Martinez. He wanted to hear from him if this is possible.

Member Bienvenu clarified that he thought the motion very explicit, in that it was a directive to the applicant that they had to restore it to the original condition. He wanted to be clear on what the Board is voting on. He suggested they take it to vote to see if there is support.

Vice Chair Katz clarified his motion is the applicant comes back with a proposal to restore the structure so that its former status is restored. We are not requiring that he make it identical to what it was. We probably don't even know what the doors were. The applicant should come back with a proposal that the Board would say yes, doing that will restore it to a contributing status.

Vice Chair Katz said the applicant is ultimately directed to do restoration, but he needs to return to the Board with the design proposed. That would ensure his proposal will restore.

Member Bienvenu said that was very clear to him but would reiterate he didn't think the Board has legal authority to mandate that. The provision reads that if Property Owner A makes changes as such that the structure is downgraded, then Property Owner A can be directed to restore it. He did not think the board has the authority to direct Property Owner B who received the property at a later date to make the changes. Otherwise, we could go back over 50 years of changes made to properties all over Santa Fe and the Board could direct new property owners to reverse what was done. It doesn't appear to him the Board has that authority at all.

Member Biedscheid said to Member Roybal's point, if the motion were made without the conditions in the motion, and the property was just downgraded, the Board would lose the ability to re-status the property. The property would just become a non-contributing structure and come back for modifications. She wasn't clear how to get back to contributing status, without the conditions. She said the property is capable of contributing and can be restored.

Mr. Schwab said staff recommended retaining the contributing status and note the character defining features. That would require further remodeling

proposals to retain those features. The features can also be reasonably articulated as a shingled gable that includes the back portion which was stuccoed over.

He wasn't sure a downgrade is needed. They could say it is articulated in the report that the current state of the building is still contributing because the character defining features, craftsmanship and the documentation showing that status is essentially still there. He thought they should retain contributing status until the defining features were identified.

Member Bienvenu said he understood Mr. Schwab earlier had a different suggestion in response to the motion. He thought earlier he suggested if the Board downgraded to noncontributing that they should add a condition that in the event the applicant returns with a proposal to change the façade, the proposal will only be accepted if it returns the property to its contributing status. That would have the downside that the applicant could make no changes whatsoever and leave it the eyesore that it is. The upside is someone will want to change that and when they do must bring it back into conformance.

Mr. Martinez indicated he intends to come back with a proposal that retains the historic shingles and pitched roof. He intends to make proposals to retain its contributing status.

Ms. Paez read the motion she captured, "Vice Chair Katz moved to downgrade the status to noncontributing and require the property owner to submit an application to restore the structure to its former contributing status." And Vice Chair Katz has confirmed that was his intent.

Member Biedscheid agreed that was the motion she seconded.

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

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

STAFF REPORT

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.

STAFF RECOMMENDATION

Staff deferred 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.

QUESTIONS FOR STAFF

Chair Rios asked to confirm Mr. Schwab is deferring to the Board the status of the main house.

Mr. Schwab said he is because he doesn't have a clear sense of how the Board feels. The HCPI recommends noncontributing and it is a simple structure made by the owner. But he has also seen the Board recommend simple structures such as these, as contributing but the tendency among staff and professionals is noncontributing.

Member Bienvenu agreed there seems to be a bit of divergence between some staff and Board members. He said he was struck by the HCPI that said there is no evidence of outstanding or architecture or craftsmanship represented. That doesn't seem like any criteria set forth for contributing. He thought the structure appears to define the streetscape and contribute to the streetscape and retains its historical integrity. He wondered what the divergence is of the understanding of what is contributing.

Mr. Schwab said they could refer to the definition of contributing.

Member Bienvenu read the definition, *"A structure located in the historic district approximately 15 years 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 association or historic architecture or design qualities that are significant in the district."* He noted that simple vernacular architecture seemed to be within that definition.

Mr. Schwab noted he mentioned contributing to the streetscape, but the definition is contributing to the "district as a whole". An important differentiation is there are varied types of these houses, but there are also houses with more architectural integrity or a sense of coming from an architectural tradition. This is an owner-built house and so it defines the district as a whole as having these owner-built houses as characteristic. That could be an argument for contributing status.

Chair Rios asked to confirm the age of the house was approximately 73 years old. She asked if the footprint of the house remains.

Mr. Schwab replied yes, 1948 and the footprint was L shaped and the essential footprint is visible. You can see that in an aerial photograph.

Chair Rios asked if anything was known about the openings.

Mr. Schwab said the openings are original and there are quite a few windows.

Vice Chair Katz agreed with Member Bienvenu it is curious. Santa Fe style comes from vernacular unassuming houses built by the owners. They probably made their own adobes and built their houses and that is the essence and is true of that district. That is what Santa Fe style is and this is a fine exemple of that. It isn't fancy, fancy is adobe architecture.

Chair Rios agreed. This is an example of vernacular style. Back in the day people didn't have money to hire an architect. The owners of the property built the houses themselves and was very common. The house grew as the family grew and by what they could afford. This is a good example of that.

Member Biedscheid said this district and this street are defined by vernacular structures. The historic houses on the street are often very close to the street, such as

this one. They have a simple front façade. She recalled the Board looking at a property built by Barela, the namesake family on this street and believed they designated it as contributing. This is defining of the district and contributes significantly to the streetscape.

Member Larson said we are fortunate in Santa Fe to have the harmony between the constructor and the architect meeting and merging our historic architecture. The style can be categorized as a high style, but a lot of buildings fall along the same plane. This is a great example in Santa Fe of authenticity especially in the Westside Guadalupe Historic District. It is expression of this type of utilitarian building that meets the needs of the family and cultural values that surpasses the need to show off a robust expression of architectural style seen from the side of the architect. Moving forward they should always consider this a style in Santa Fe. The Board must recognize vernacular as a style and an expression.

APPLICANT'S PRESENTATION

Scott Cherry, 2351 Fox Road, Suite 800, Santa Fe was sworn in. He said he is best suited to speak to the construction of the building. The photograph shown on screen of a picture window on the right, appears to replace a window similar to the adjacent window. Two double hung windows probably came out of there and a solid sheet of glass was installed. He hasn't done a window assessment yet but the wall in front is a frame constructed wall that is stuccoed. He thought in the historic inventory it is just called out as non-historic.

The photograph on the bottom shows the right-hand side of the shed structure in the back, facing the street. The stucco protrudes toward the base and comes out over the foundation about halfway into the building and then stops protruding. Assessing the walls, the front half of the structure is frame and the back half is masonry. The stucco is from about the last ten years. It was originally an L shaped building and the current kitchen was filled in over time, possibly in two parts. Some exterior doors inside the building indicate that.

QUESTIONS FOR APPLICANT

Chair Rios asked if Mr. Cherry had an opinion of the historic status of the buildings.

Mr. Cherry said no, other than there was speculation that the back structure may have been a garage accessed from the driveway. He didn't think that was the case. He said that building does not have a lot of contributing factors because it had been so modified. The other building is mostly intact, with the exception of the picture window. Also, the window on the right is similar to the other windows. If an addition most likely it was provided in a similar timeframe to the construction of the house. It is similar in construction. He didn't have a strong opinion as to the contributing status of that.

Chair Rios recalled everyone back in the 50s wanted a picture window.

Vice Chair Katz said he agreed with the description on the back building. There has been too much changed to have anything but non-contributing status. But the fact that the front portion is frame and the side and the back are adobe led him to believe it was a garage. He thought when they remove the garage doors they framed the front of it. He asked if that made sense from what Mr. Cherry knows about the inside.

Mr. Cherry said he didn't think so. Not just the front façade is framed, it is the whole front half of the building. The walls were turning back and halfway down the sides are frame construction. He noted in the photograph below the post where the hammock is hanging from, the stucco protrudes below that window. He believed that to be a turned down slab that was stuccoed over opposed to the other footings that are probably spread footing. He wasn't sure it is adobe; he is only certain that it is masonry.

Member Larson thought the windows on the addition match the other windows on the house.

Mr. Schwab pointed out that the window matched the window on the front.

Member Larson agreed. She reiterated that it is possible the commercial-looking window on the front is from the 50s or 60s. That was characteristic of the era and probably historic and should definitely be considered.

Mr. Cherry clarified that he doesn't believe Mr. Schwab was totally correct in saying the window matches. That is a one over one and the front window is a three over one, so there is some change there. The south façade has a three over one on the left and two one over one's on the right; they are not identical. If that was an addition, the styles may have changed, and the timeframe changed because three over one's were no longer popular.

Chair Rios thought the three over ones were of a later date and the one over one's were after them.

PUBLIC HEARING

Stefanie Beninato agreed the back structure should be noncontributing, but the main structure should be contributing. She was distressed when staff says, "it is too simple." Because they were not trying to be fancy they simply wanted a functional residence, and they are small and simple in the area. It definitely contributes to the streetscape and the historic character of the district. She agreed that the picture windows were very popular in the 50s and 60s, but it is still an historic window even if it is not an original window. She thought it would help if there had been an aerial view showing when it was L-shaped and one when it was a rectangle. She urged the Board to have the west

and south elevations as primary and make this contributing. She thought the photograph of the north side looked like a freestanding wall but assumed it is part of the structure.

BOARD DISCUSSION

Chair Rios asked Mr. Schwab which façade faces the street. Mr. Schwab replied the west façade.

Mr. Cherry indicated the correct spelling of the owner's name is "Thiebauth."

MOTION: In Case #2020-003017-HDRB, 213 Barela Street, Member Larson moved to designate the structure as contributing to the historic district with the south and west facades as primary, and the accessory structure maintained as noncontributing. Member Biedscheid seconded the motion and suggested a friendly amendment to consider, the West most portion of the South façade that excludes the addition, rather than including the entire façade based off the HCPI report reference to the obvious point of addition on the south side; and to exclude the non-historic door on the front.

Member Larson accepted the friendly amendment.

Vice Chair Katz clarified that the front of the house was west.

Mr. Schwab clarified that the motion is only that the left portion is primary and the other is not.

Chair Rios confirmed with Member Biedscheid that the portion that is not part of the L shape would not be included.

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

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)

STAFF REPORT

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 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.

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 recommends designating its west facades (2 and 7) and its north and south facades (3 and 1) primary. Staff recommends designating the yard wall as contributing and the storage shed non-contributing.

QUESTIONS FOR STAFF

Chair Rios asked to confirm that this was one house and built in 1920 and was then converted into four apartments.

Ms. Bordegaray replied no, it wasn't one home.

Chair Rios said she has passed this property many times and admired it and has been curious about it.

Ms. Bordegaray agreed it is very special and unique set back how it is.

Member Roybal asked on the address, if the Board is only reviewing 111 or should they be addressing all of the numbers. It seems to be presented that it includes the other apartments as well.

Ms. Bordegaray said it is one property with the address of 111 Delgado. She confirmed that it is four units, and each have a different address but within that property.

APPLICANT'S PRESENTATION

Nancy Waight, PO Box 104,Tesuque, New Mexico was sworn. She said she had a historic survey done on the property and understands there may be two original places.

The apartments seemed to be used for domestic houses for people in the area. She has known the property since the early 70s and lived in 111 Delgado, and her parents bought it. It has always been four units since she lived there. She thought because the water goes to one address it is designated as 111 Delgado, but each has their own address for electricity and heat.

Chair Rios asked Ms. Bordegaray if correct that the present designation is contributing, and the Board is to determine if it remains contributing and designate primary façades.

Ms. Bordegaray replied that was correct.

QUESTIONS FOR APPLICANT

Chair Rios asked Ms. Waight if she agreed the property should remain contributing.

Ms. Waight said she definitely agreed.

Vice Chair Katz thanked the owner for keeping the house the way it is. He has a close friend that lived in 111. It is a wonderful house and great that it has been preserved.

Chair Rios said it is too bad we are living under the circumstances we are because this would be a great field trip. They have to rely on site plans and what is presented to the Board.

PUBLIC HEARING

Gordon Lettingham was acknowledged but was inaudible. It was suggested he try leaving and returning to the meeting.

Stefanie Beninato, previously sworn, said she loves this house. It is so beautiful and intact and so Santa Fe. She agrees with staff's recommendations of the primary façades.

Mr. Lettingham, previously sworn, said testimony providers should give a physical address which is usual in government, and not a PO Box. Also, if they can, clarify the parcel number per the tax assessor, because it is confusing as to the addresses. That is just for historical records.

BOARD DISCUSSION

MOTION: In Case #2020-003005-HDRB, 111 Delgado Street, Member Biedscheid moved to adopt staff's recommendation to maintain status of the structure and designate façades #2, #7, #3 and #1 as primary and include the street wall in the contributing status designation, based on the HCPI report that shows a structure in that location in 1955 that complements the other low walls along the 100 block of Delgado Street. Member Roybal seconded the motion.

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

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)

Case postponed to February 9, 2021.

5. **Case #2020-002985-HDRB. 575 West San Francisco 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)

STAFF REPORT

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:

1. 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”.

2. 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.

3. The door will be re-installed and painted Sage Slate.

4. 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. Construct 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.

STAFF RECOMMENDATION

Staff recommended 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.

QUESTIONS FOR STAFF:

Chair Rios asked to confirm that staff felt only one of the criteria for the exception had been met out of the four.

Mr. Schwab said that was correct.

Chair Rios asked if the carport were detached would that meet the 50% rule.

Mr. Schwab said yes it would be under 50 percent.

Chair Rios asked to see the elevation where the window is proposed for a door. She asked staff if the window would be the same proportion and width as the door. She thought the door feature important enough it should not be replaced with a window.

Mr. Schwab said yes, taking the view that this is a primary façade, certain criteria must be met to warrant changing historic features.

Chair Rios asked staff what the ordinance says about replacing a door or a window on a primary façade.

Ms. Paez responded D.5A says, “On the primary facades of contributing structures” no openings shall be widened or narrowed.

Mr. Schwab indicated he cited D1A, “The removal of historic materials or alteration of architectural features and spaces that embody the status, shall be prohibited.”

Vice Chair Katz asked if the door is historic.

Mr. Schwab didn’t know but would look at the documentation.

Vice Chair Katz was concerned because the Board has had situations the reverse of what is being done here where they have a window they want to be a door. The Board has said that involves the removal of historic materials. But in this situation they are not removing historic if the door is not historic. He wasn’t sure it meets the statute unless the door is historic. He asked to confirm that the southwest corner of the addition was 10 feet from the primary west façade of the house.

Mr. Schwab said he would have to measure but the drawing states 7 foot 6 inches.

Vice Chair Katz said that is the width. He was asking if 10 feet from the primary façade would be part of the exception staff recommends. He asked if staff was saying that the exception of increasing the footprint could be resolved by detaching the carport from the building.

Mr. Schwab said yes. He offered to measure the distance.

APPLICANT’S PRESENTATION

Jeff Seres, 122 Lorenzo Road, was sworn in. He requested that the owner be brought in to speak a little about the project. He would continue after she spoke.

Adrienne Sandoval, 575 W. San Francisco St., was sworn in. She said she moved to Santa Fe a couple of years ago from Denver. She loves Santa Fe and the neighborhood and works for the state government. She enjoys running with her dog through the intricate neighborhoods and looking at the different types of housing Santa Fe offers. She and her partner are trying to grow their family and the house as is will not meet their future needs. Coupled with that, they are both working from home and frequently on conference calls all day and talking over one another. She couldn’t see her job or his going back to a full-time office situation for quite a while. The house has two bedrooms and with all of the current situations if they cannot expand the house to meet their needs, they will need to reevaluate and potentially sell this house. She loves this neighborhood and its character and has met a lot of her neighbors. She would love to remain in this house but needs to meet their needs.

Chair Rios asked why she is proposing a pitched roof in the new office space.

Ms. Sandoval said it meets the height requirements of the area. There is a setback off of their neighbor's house to the north and the partially pitched roof would limit the impact to her neighbor's. Also, they want to partially convert the garage into office space and will lose storage and hope to replace that in the pitched roof attic space. She didn't think it met the 50% rule, but the pitched roof hopefully helps distinguish the addition from the main house while meeting the character of the neighborhood.

Mr. Seres said at the site meeting with Mr. Schwab they presented a proposed addition on the east side. Mr. Schwab couldn't support an addition on that side, one of the three primary façades, and didn't think the Board would approve that. So, the proposal includes an addition that requires 4 exceptions. Staff agrees with the exception to reduce the setback but not the remaining three. These are modest exceptions and in character with the subdivision. The removal of the door to replace with a window is on the far northeast corner of the east primary façade next to the exception for the setback on the addition. It is least visible of any on a primary façade. They exceed the 50% of the footprint only by 157 ft.² primarily in the carport (355 ft.). The massing of the carport with the openings on three sides has much less impact. On the pitched roof, they feel it is in character with the streetscape in the subdivision.

He liked the discussion on vernacular and tried to present an addition that appears something that happened over time in a vernacular way. If thought of as an outbuilding or a garage it is simple in the character of the territorial way of vernacular development. Most importantly is that the distinction of the addition to the contributing building is very important. If it stands alone it stands apart and is easily distinguished and has an appearance of a distinct development of property. It maintains the simple beautiful character of the contributing building. The addition will be less impactful, and the pitch will diminish the impact on the neighbor to the north.

Vice Chair Katz said a carport separated from the house would get them away from the 50% rule depending on where the support is. Staff could guide them. He asked what would be in the garage portion and could that provide the storage needed instead of an attic.

Ms. Sandoval explained in the future they want to use that space as an office/workout area.

Mr. Seres showed the proposal for sliding doors for the garage doors to keep it intact as much as possible.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said the front of the current garage that would become studio space is wide. It should be in keeping with traditional, about 8 feet wide, to have less impact on the primary façade. COVID is not a hardship because everybody is suffering from that and everyone is staying home and working from home. The future is unknown whether everyone will continue to work from home, just the same as having children and is very speculative. She thought they have enough room for two people to work from home given the configuration and an exercise room is not essential. There are City recreation facilities. In terms of the kitchen and the door, if the door is not historic it is fine to fill it in. She definitely thought the carport should be separate and less than 50% increase. She thought the storage is not in keeping with the streetscape and the garage could be used and seemed to be a lot of space for storage in the house.

Gordon Lettingham, previously sworn, said he is a neighbor. He supports the project, especially the addition facing San Francisco Street. His only suggestion is on the gabled roof over the addition. There is only one house on Quintana Street with a gable roof and it doesn't fit. Most of the houses have a flat roof on top of adobe. He suggested the Board discussed possibly a straight edge parapet. That would be consistent with the flat roofs on 90% of the houses on the street.

BOARD DISCUSSION

Chair Rios asked the Board their thoughts about the pitched roof.

Member Biedscheid asked to see the Google Street view and Ms. Ramirez Thomas displayed a street view of the property.

Member Biedscheid said she sees maybe three pitched roofs. The proposal obviously doesn't meet the criteria. She would prefer not to see it and there are other ways they could do this. She didn't see any regarding the carport and staff may be able to speak to that. Recently they have had carports presented and it is hard for the Board. Carports are originally not historically part of the property a lot of on street parking and gates are in the area. They should consider if they should allow the carport with an exception it be separated from the house as a freestanding structure. Even breaking the 50% rule has a big impact on changing the massing and this is a small house. She understands the need for more space, but by minimizing not through a carport.

Vice Chair Katz asked about a gate in the wall on the north side in front of the garage on the property line. He asked if the neighbors have property right access through the gate.

Ms. Sandoval said she heard some of the houses were a family unit and may have been why the gate was there. She has never seen it access door opened in either direction since she has lived there.

Vice Chair Katz said he agrees the pitched roof doesn't work and that the narrow portion going into the new addition and that it is setback does separate it nicely. They could make it a foot lower than the main house and it would distinguish it with the flat roof. He asked if Mr. Schwab found out if the door is historic or not.

Mr. Schwab replied he did not. He said he drew from two citations in the Code. One says that historic openings shall not be widened or narrowed. The other historic D1A, Rule of Historic Materials or Alteration of Architectural Features and Spaces "that embody the status shall not be prohibited." He relied on those Code citations.

Member Larson said she wasn't sure there had been enough discussion on the exception criteria. She found a lot of the exceptions reasonable. And the loss of a door to a window is something the Board has worked quite a bit with. She thought replacing with the window on a primary façade but leaving evidence of a previous door would be appropriate. She appreciated the architects desire to create a lived-in look with a pitched roof. But Google Street view makes it evident that much of the neighborhood is flat roofs and appears that some pitched roofs are not historic. She would also encourage a flat roof.

MOTION: In Case #2020-002985-HDRB, 575 West San Francisco Street, Member Katz moved to grant the application with the following conditions and findings: 1) The carport be separated from the house; 2) to grant the exception for the door to be turned into a window and finds that the rearrangement of the kitchen with the addition is more sensible if there is no door there; 3) and will deny the pitched roof as it is not essential or a hardship not to have a pitched roof therefore the exceptions have not been met. Member Larson seconded the motion.

Chair Rios suggested that the applicant submit drawings if approved, according to the motion.

Member Katz added he also grants the exception for less than 10 feet setback from the primary façade because it is located in the back.

Chair Rios asked if Vice Chair Katz wanted to include the roof in reference to the height of the house.

Member Katz agreed to approve a parapet above what exists now, leaving the ceiling height the same as the current ceiling and making the parapet distinguishable by being a foot lower than the main house.

Mr. Schwab asked to clarify the distance between the carport and the addition.

Vice Chair Katz said whatever Code requires, as long it is a separate structure. He was thinking about distance because of the case they had with a property line issue. People have said if the roof goes closer to the property line it is okay, but the supports cannot go closer. He didn't think that would be a problem for the applicant.

Chair Rios asked in reference to that if staff would work with the architect on that. Member Katz agreed.

Ms. Paez restated the motion and exception; the pitched roof is denied and allow a parapet and a flat roof that is 1 foot lower to distinguish from the main house; the exception is granted for turning the door into a window and the addition closer than 10 feet to the primary façade. She assumed in addition to what he just said, Vice Chair Katz's findings are consistent with what staff presented in their responses to the exception criteria in the staff report.

Vice Chair Katz agreed, with the exception of the recommendation of the door to the window. Staff did not recommend approval and he is recommending approval because it is so far back.

Member Biedscheid asked if they need to explicitly deny the exception for 50 percent. Vice Chair Katz said yes, it is part of the motion.

Ms. Paez said she appreciated the clarification.

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

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)

STAFF REPORT

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 noncontributing 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 reroof 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.

STAFF RECOMMENDATION

Staff recommended 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.

QUESTIONS FOR STAFF

Chair Rios asked if correct that the ordinance in this district does not address green houses.

Ms. Ramirez Thomas said it is correct. It is silent for greenhouses, playhouses and tree houses. There are some provisions for greenhouse structures in the Westside Guadalupe and Historic Review District.

Chair Rios asked is the rock used for the greenhouse that was referred to as veneer, a real rock or faux rock.

Ms. Ramirez Thomas said it is a veneer and probably flat on the back. She isn't sure if synthetic rock. The applicant can probably answer that.

Chair Rios asked if that comes as part of the unit.

Ms. Ramirez Thomas understood that the applicant representing the homeowner will build the structure. She is not sure if the rock veneer is part of the kit. The door is in a metal frame.

Chair Rios confirmed that the structure is 225 feet. She asked if the mini split units were air conditioning units that were not installed by the current owner.

Ms. Ramirez Thomas said they are air conditioning units and were put in by the real estate agent when the home was for sale

Chair Rios confirmed that Ms. Ramirez Thomas said in her report that the public visibility is very minimal.

Member Bienvenu said the requirements for greenhouses in the Historic Transition District are they have to be screened by a wall or something so that the structure and glass could not be seen. He asked if that had been considered in this project.

Ms. Ramirez Thomas said they did consider placing it in another location, but the pool equipment is there. They couldn't put it on the other side because of the lot line.

Member Bienvenu said the southside facing Arroyo Tenorio could be screened but would cut off the light source.

Ms. Ramirez Thomas showed the location of the most exposed elevation on the garage. She noted it is directly in front of a gate that you can see through.

Member Bienvenu said he was actually getting at having it screened. Taking the southside of the structure to hide the glazing and the shape of the greenhouse. He thought that would be required in the other districts but might not be practical in this case. It could potentially cut off the light from the south. He asked if she knew what the greenhouse would be used for.

Ms. Ramirez Thomas replied the exception criteria said it is to have a year-round garden.

Member Bienvenu felt it comes down to a visibility issue. If there was no wall on Arroyo Tenorio with this there, it is hard to imagine the Board would find that acceptable under the ordinance. The structure clearly doesn't conform to the style. If it were sitting in front of a house it would be unlikely the Board would find any exceptions to be met. So, in this case it seems if there is any reason to accept this, it is because it has minimal visibility. He asked if she agreed.

Ms. Ramirez Thomas agreed. One of her thoughts in considering visibility was the wall, which is historic. It has not come before the Board to be designated as contributing.

It is not removable in the same way as the interior wall that is not contributing and a recent construction.

Member Bienvenu said he found it hard that the exceptions were met especially hardship when the purpose is to do indoor gardening. Possibly, with visibility minimized. He would be curious what the other members thought. He asked if an exception is required on the split systems as well.

Ms. Ramirez Thomas said no because the building is noncontributing per the provision in 14-5.2(D)(3)(b). That said, it is not unusual for the Board to ask for those to be placed in a different area.

Member Bienvenu asked what the Board is being asked to approve with regard to the splits.

Ms. Ramirez Thomas explained minisplits are usually approved administratively and without a good reason generally suggest they be put on the ground, not the roof. The applicant currently has a Notice of Violation and the inspector has tagged the four minisplits. They will need a final inspection on the roofing as well. Staff decided to bring all of this to the Board.

Chair Rios confirmed that the minisplits and reroofing were not done under the present owners. She thought it best if the units could be located on the ground where they cannot be seen; or be screened or painted. That is how the Board has dealt with that in the past.

Vice Chair Katz said someone on the Board always says no visible roof top appurtenances. Because this was done by the realtor, they should have the minisplits put on the ground like they normally would. As far as the greenhouse, other districts have provisions on greenhouses, but the Downtown Eastside District doesn't have anything specific. That tells him it should comply with the rules that are generally applicable. He agrees visibility is minimal and they should allow the greenhouse.

Ms. Paez read the Code provision for roof top appurtenances in the General Design Standards for all H-Districts D3. She said she interprets this as only applicable to protruding, significant and landmark structures. It says, "*For significant and landmark structures publicly visible roof top appurtenances including but not limited to, solar collectors, clerestory, decks or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the rooftop appurtenance."* It is very strict for landmark and significant.

Ms. Paez said for contributing buildings, *"Solar collectors, clerestories, decks or mechanical equipment if publicly visible shall not be added."* She was not sure that

speaks to noncontributing, but that could require it to blend in under more general provisions.

Chair Rios thought if the building is non-contributing it makes sense to put it on the ground as the first choice. If that is not possible it could be screened in some way.

Member Roybal said he is familiar with minisplits. At this point it would be a hardship for the applicant to change them from the rooftop to the ground. He has minisplits on his roof and they come in through the walls in different rooms. The minisplits provide not only air conditioning, but heating, so all of what has been done would have to be torn out and redone. It would be a tremendous cost. The minisplits can be camouflaged and painted. It is not a big air conditioner; they are very thin. He thought it would be a hardship to require the applicant to put them on the ground.

Member Larson thought that was a good point. They could be screened, and it would be wasteful to remove them to put on the ground when the applicant is building a greenhouse and making sustainable decisions. Also, Member Katz's point is valid about the style of the greenhouse and looking at it as a structure rather than a greenhouse. It would be easy to make it in keeping with the district by using stucco. They can ask the owner to verify the veneer. Stone would be appropriate. Only slight modifications would be needed.

Vice Chair Katz said he understands the doors to the garage are all on the south and you wouldn't want a greenhouse on the northside. He thought if on the southwest side, it will work.

APPLICANT'S PRESENTATION

John Santos, 481 Arroyo Tenorio, was sworn in. He spoke on behalf of the applicants. He said the client is adamant about and excited and looking forward to having a greenhouse as part of their life. The mini splits caught them off guard, but they have moved forward to make it compliant. They are working with historic guidelines to find a solution.

QUESTIONS FOR APPLICANT

Member Larson asked for clarification on the materials of the greenhouse and if changes could be made to the prefab structure.

Mr. Santos explained the options are in the color which was selected by the applicant. Construction has three parts, the framing, the glass and the stem wall. The framing and stem wall are engineered together. The framing will be custom manufactured to specifically fit the space.

Member Larson asked if the stone looking material was vinyl or real stone and is the door as ornamental as shown.

Mr. Santos replied the actual door is closer to what is shown in the manufacturers blueprint. The stone was inspired to reflect the stone wall facing Arroyo Tenorio. The stem wall was inspired by the stone walls in the area built with the stones from the same properties. It is actually stone.

Vice Chair Katz said the wall behind the greenhouse shows glass doors. He asked if those would remain glass or are they solid.

Mr. Santos apologized for the inaccuracy of the images, they were conceptual placeholders. The actual doors will be the existing doors and do not contain glass.

Member Biedscheid asked for a comment on whether the applicants were willing to place the mini units on the ground and if that would be a hardship.

Mr. Santos thought the hardship is the extreme climate fluctuation. We would like to move forward with Madam Chair's suggestion and either screen or paint. The existing mini splits on the residential unit have a stuccoed screen in front of them and are not visible. The only visible unit is on top of the garage and those could be adjusted, and screening may be appropriate.

Member Larson asked to see the blueprint showing the door of the greenhouse.

Ms. Ramirez Thomas said screening is requested with regard to the mini splits. Staff may need to do a height calculation and require the applicant to come back for an exception.

Chair Rios asked if Ms. Ramirez Thomas agreed there is only one mini split that is not screened.

Ms. Ramirez Thomas said the photographs show one on the house that is screened is a good match and barely visible, and the one on the garage somewhat visible.

Vice Chair Katz said Code requires them to be screened and doesn't differentiate contributing. The Downtown and Eastside standards, old Santa Fe style talks about allowing air conditioning devices, but they have to be screened. He thought it appeared that was done on the house and can be done on the garage unit and isn't a problem.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said a realtor cannot ask for mini splits unless they are the agent. If it were a condition of sale it isn't accurate to say the buyer didn't know the units would be on the roof. She hoped that the green house would not be visible and a wall there is not sufficient to say it is okay. There is no hardship. They don't need

a pool and could put the greenhouse there and it would not have been visible at all. She suggested eliminating the upper part of the glazing and put a wall that can be stuccoed to look like walls in the historic district. That would still be adequate to grow vegetables and make the structure look like Santa Fe style.

BOARD DISCUSSION

MOTION: In Case #2020-002916-HDRB, 481 Arroyo Tenorio, Member Larson moved to approve the application with the following condition that the mini split units are screened per Code; and the rock be real, not faux rock. Vice Chair Katz seconded the motion.

Ms. Ramirez Thomas clarified the color of the greenhouse frame powder coating be iron gray. Ms. Larson agreed to the amendment.

Member Biedscheid suggested a friendly amendment. This is setting a precedent for future approvals and she isn't sure they would want to make a greenhouse kit the standard. They should preserve the standards the Board works with. She suggested a friendly amendment that the street facing [of the greenhouse] be stuccoed to match the house rather than glazed with metal and glass.

Member Larson said she didn't agree with the amendment. She would add a clarification to her motion that the greenhouse have a custom frame built in keeping with regional materials and customary in the district and their selection of the stone foundation; and that staff notes on sustainability issues that the exception criteria is indicative of our climate crisis and a custom designed greenhouse is acceptable for the Eastside at this time.

Vice Chair Katz said he doesn't see a steel greenhouse on the list of traditional materials. He wondered if the applicant would on the southeast façade of the greenhouse, have stucco on the visible high portion and windows. He would not have a problem if the whole bottom part could be glazed on the right side and step down as is traditional. He also questions the color and would like a more traditional color like adobe.

Chair Rios confirmed that Member Katz seconded the motion. She asked Member Larson as the maker of the motion if she agreed with the recommendation.

Member Larson said at this point it is a redesign issue. They may need to postpone. She understands their comments and thoughts, but it is difficult in the middle of a motion to make very determining alterations to the

proposed design, without knowing how the applicant feels. In addition, knowing what this would look like on an administrative level.

Member Roybal said we have a motion and a second and we should move forward with that. Member Larson didn't accept the amendment offered by Member Biedscheid. He suggested to call for the question and move forward.

Chair Rios said that is correct, but she asked Members for amendments. Member Biedscheid made an amendment that Member Larson did not accept. And Member Katz made a different amendment and Member Larson is considering postponing.

She asked Member Larson if the Board moved forward with the motion if it would be as she first stated.

Member Larson withdrew her motion as there are valid considerations on the table. She suggested moving forward with a motion to postpone. Vice Chair Katz agreed as the second to the motion.

Member Larson confirmed it should be postponed with a date certain.

NEW MOTION: In Case #2020-002916-HDRB, 481 Arroyo Tenorio, Member Larson moved to postpone the application for redesign to February 23, 2021 because the Board feels the design does not meet the standards in massing and overall appearance to the Eastside Standards for design. Vice Chair Katz 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 Roybal voting against.

I. DISCUSSION ITEMS

None

J. MATTERS FROM THE BOARD

Member Larson said she will forward information on the Colorado Historic Preservation Conference. She thought it would be nice if everyone could attend.

K. NEXT MEETING: February 9, 2021

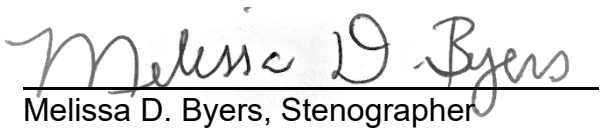
L. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 10:15 pm,

Approved by:

Cecilia Rios, Chair

Submitted by:



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 #2020-2483-HDRB
Address – 524 Calle Corvo
Agent's Name – Courtenay Mathey
Owner/Applicant's Name – Glynis Dohn

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 28, 2021

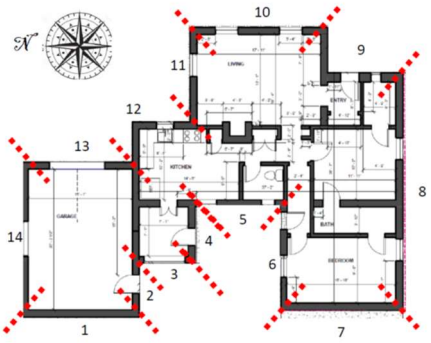
BACKGROUND

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.

On October 13, 2020, the Board designated the house, the yardwall (including the pedestrian gage), and the internal yard wall as contributing (Case #2020-2609-HDRB). Facades 9 through 14 are publicly visible. Facades 9, 10, 11, and 12 have been designated primary.

On November 24, 2020, 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 postponed a decision for a 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.

At this hearing, the Applicant proposed the following for the garage and yardwall:



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 adjacent 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".

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 recommends approval of the project and finds 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. Staff also recommended that all the exception criterial 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 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)(1)(a), historic materials that embody the status of a contributing structure may not be removed.

8. The Applicant proposes to remove historic material that embodies the status of a contributing structure (street-facing yard wall and interior yard walls).
9. Staff determined that an exception to SFCC Section 14-5.2(D)(1)(a) 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 demonstrated that all exception criteria have been met.
12. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district.
13. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare.
14. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.
15. 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.
16. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
17. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
18. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

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:
    - The garage be moved seven (7) feet further to the north to hide behind the yard wall and distinguish further from the contributing structure;
    - A window be constructed on the east side of the garage to break up the massing;
    - The proposed new courtyard wall be lowered by 6 inches; and
    - The Applicant submit revised drawings to HPD staff for administrative approval.

IT IS SO ORDERED ON THIS 9TH DAY OF FEBRUARY 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

February 9, 2021
Sally A. Paez Date
Assistant City Attorney

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

Case #2020-2975-HDRB
Address – 918 Don Gaspar Avenue
Agent's Name – Martinez Architectural Studio
Owner/Applicant's Name – Linda Banglis

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 28, 2021.

BACKGROUND

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 that 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.

At this hearing, the Applicant requested a status review for the garage.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation Staff recommended the historic status of the structure be maintained as contributing, per SFCC Section 14-5.2(C) Designation of Significant and Contributing Structures.
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 Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
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. The structure is more than fifty years old.
10. Although the structure has had some significant alterations, it retains integrity because a significant amount of its historic material, features, and craftsmanship remain in the form of the shingled gable.
11. The unpermitted alterations, including the scratch coat of plaster and the new door and window, prevent the structure in its current condition from adding to the historic associations or historic architectural design qualities that are significant for the district.
12. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that due to the unpermitted alterations, the structure no longer meets the definition of a "contributing structure" and must be downgraded to "noncontributing."
13. SFCC Section 14-5.2(C)(1)(a) states that each structure should be recognized as a physical record of its time and place, and subsection (c) states that distinctive features and examples of craftsmanship that characterize the structure must be preserved.
14. Under SFCC Section 14-5.2(C)(2)(f), "[i]f a property owner makes changes to a structure without the proper city approvals which result in the lowering of the structure's status, staff or the board may require the property owner to restore the structure such that its former status is restored."
15. The Board finds that the structure could be restored to its former contributing status through the use of photographic documentary evidence and the retention of the structure's historic material, features, and craftsmanship, including the shingled gable.
16. 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 downgrades the status of the garage to noncontributing.
4. The Board requires the property owner to submit an application to restore the structure such that it shall be restored to its former contributing status per SFCC Section 14-5.2(C)(2)(f).

IT IS SO ORDERED ON THIS 9TH DAY OF FEBRUARY 2021 BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

February 9, 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- 3017 -HDRB
Address – 213 Barela Street
Agent's Name – Lightfoot Inc.
Owner/Applicant's Name – Linda Thiebauth and Arlene Kock

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 28, 201.

BACKGROUND

At this hearing, the applicants requested a status review for 213 Barela Street, which includes a residential structure, accessory structure, and yard wall.

At the time of this hearing, the residential structure had non-contributing status to the Westside-Guadalupe Historic District. The structure was probably built in before 1948, originally as an L-shape, with the southeast corner added 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 of the south façade 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 the south façade. The north façade is also 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. Finally, 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. Like the residential structure, the accessory structure 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.

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 deferred to the board as to whether the main house be maintained as noncontributing or designated contributing. Staff recommended that the historic status of the accessory structure be maintained as noncontributing per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures. The wall is non-historic and is not eligible for historic status designation.
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 Westside-Guadalupe District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
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 residential structure meets the definition of a "contributing structure." The structure is over fifty years old, its simple vernacular architecture contributes to the district, and its original L-shape remains visible. The openings appear to be mostly original, and the structure retains some original windows.
11. The Board finds that the west façade and the west portion of the south façade, which is part of the original L-shaped footprint, are the primary elevations of the structure with the features that define the character of the structure's architecture. This includes the picture window on the south portion of the west façade, as well as the other historic windows.
12. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the accessory structure does not meet the definition of a contributing structure because it has been changed too much over time and does not retain its historic integrity.
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 designates the main structure as a contributing structure.
4. The Board designates the accessory structure as a noncontributing structure.
5. The Board designates the following elevation(s) of the main house as the primary façades: the west façade, and the west portion of the south façade, which belonged to the original L-shaped footprint (i.e., excluding the addition), and excluding the non-historic front door.

IT IS SO ORDERED ON THIS 9TH DAY OF FEBRUARY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

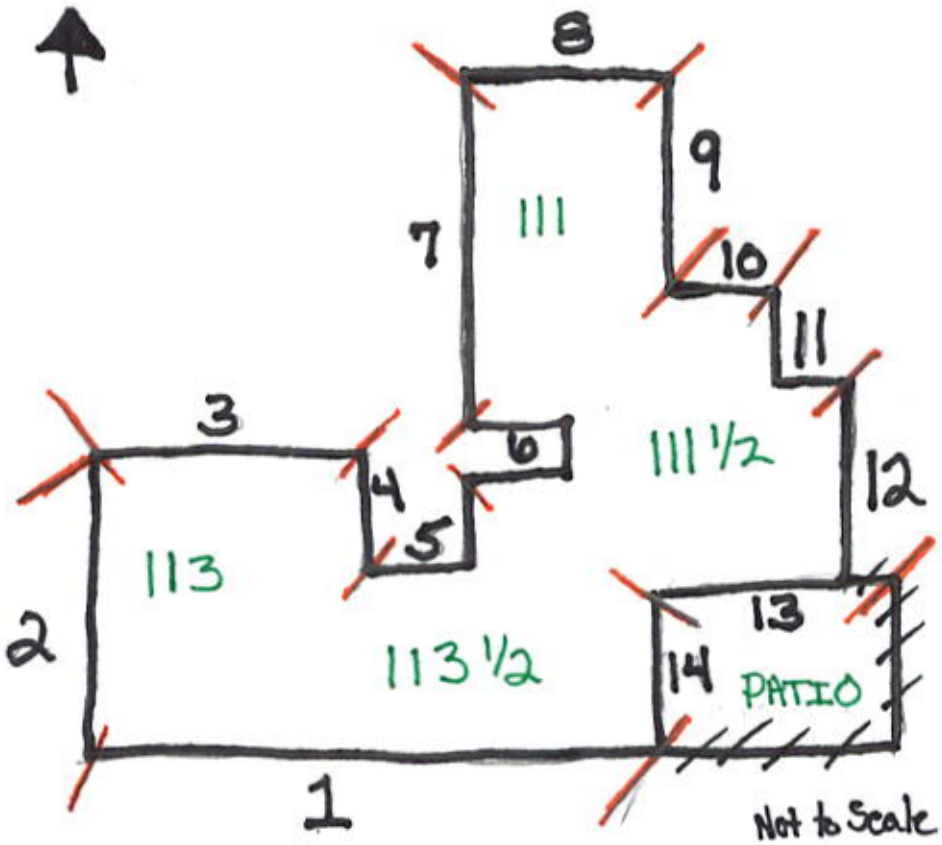
FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

February 9, 2021
Sally A. Paez Date
Assistant City Attorney

Exhibit A - 111 Delgado
Primary Facade Diagram
2020-3005-HDRB



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

Case #2020-003005-HDRB
Address – 111 Delgado Street
Owner/Applicant's Name – Nancy Waight

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 28, 2021.

BACKGROUND

111 Delgado is a cluster of older homes joined 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 yard wall is at least 50 years old.

The house's footprint is more than 50 years of age and little has changed with respect to its historic fabric. Most historic materials remain.

At this hearing, the Applicant appeared before the board for a historic status review and designation of primary façade(s) as applicable. The Applicant provided a new Historic Cultural Properties Inventory (HCPI) form that extensively describes both the construction sequence and family history. The HCPI form was 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 house's contributing status per SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Staff recommended designating its two west facades (two and seven) and its north and south facades (three and one) primary. *See*

Ex. A (façade diagram). Staff recommended designating the yard wall as contributing and the storage shed as noncontributing.

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 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 house meets the definition of a "contributing structure," as recommended by staff, because it is over fifty years old, retains historic integrity, and contributes to the historic district.
11. The Board finds that the west façades (two and seven) and the north and south facades (three and one) of the house are the primary elevations of the structure with the features that define the character of the structure's architecture. *See* Ex. A (façade diagram).
12. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the yard wall meets the definition of a "contributing structure," as recommended by staff, because it is over fifty years old, retains historic integrity, contributes to the historic district, and complements other yard walls in the streetscape.
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 house's contributing status.

4. The Board designates the following elevations of the structure as the primary façades: west facades two and seven, and north façade three, and south facade one. *See* Ex. A (façade diagram).
5. The Board designates the yard wall as contributing.
6. The Board designates the storage shed as noncontributing.

IT IS SO ORDERED ON THIS 9th DAY of FEBRUARY 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

February 9, 2021____
Sally A. Paez Date
Assistant City Attorney

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

Case #2020-2985-HDRB
Address – 575 West San Francisco Street
Agent's Name – Jeff Seres
Owner/Applicant's Name – Adrienne Sandoval

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 28, 2021.

BACKGROUND

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 noncontributing in 2014. It has a garage door facing west.

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

1. Remodel the storage area of the noncontributing garage into an office and construct a 192 square foot portal on the south façade. Windows will be aluminum clad painted Valspar "Sage Slate".

2. 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.

3. 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.

6. Construct 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.

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. The Application included requests for four exceptions as follows:
    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 feet 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), which prohibits 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; and
    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.
4. Historic Preservation Division Staff Recommendation: Staff recommended denying three of the exceptions and granting one of the exceptions based on the following staff findings, as further described in the staff report:
    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 feet 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), which prohibits a pitched roof where less than 50% of the roofs in the streetscape are pitched have not been met; and
    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.

    Staff further recommended that the Board may find that the criteria for one or more exceptions have been met upon further testimony, in which case Staff recommended

approval of the Application because the proposal otherwise complies with SFCC Section 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(I), Westside-Guadalupe Design Standards.

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 Downtown and Eastside District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).

Exception 1: Addition that Exceeds 50% of Existing Footprint

8. Under SFCC Section 14-5.2(D)(2)(d), an "addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade."
9. The total square footage of additions proposed by the Applicant, including the bedroom addition and the attached carport, would exceed 50% of the footprint of the existing structure.
10. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(d) would be required for approval of the Application, and the Applicant requested an exception.
11. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
12. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's findings, as set forth in the Staff Report, that the Applicant has failed to demonstrate that all exception criteria are met to exceed 50% of the existing footprint.
13. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board agrees with the Applicant and staff that the proposed additions would not damage the character of the district.
14. 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 because the Applicant could avoid the need for this exception by constructing a freestanding carport that is not attached to the contributing structure.
15. 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 because the Applicant could avoid the need for this exception by constructing a freestanding carport that is not attached to the contributing structure.

Exception 2: Addition within 10 Feet of a Primary Facade

16. Under SFCC Section 14-5.2(D)(2)(d), "Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade."
17. The Applicant proposes to construct an addition set back less than 10 feet from a primary façade.
18. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(d) would be required for approval of the Application, and the Applicant requested an exception.

19. 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.
20. 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.
21. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the addition is on the only façade that has not been designated primary, is located in the rear, and is set back more than ten feet from the Quintana Street visible façade.
22. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the addition is needed to accommodate the owner's expanded family, and maintaining the required ten foot setback from the primary east façade would allow for only a nine-foot wide addition.
23. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts. The Applicant reduced the size and scale of the proposed addition in response to review by Staff, minimizing the impact on the contributing structure while allowing the owner to accommodate the needs of her family.

<u>Exception 3: Pitched Roof Where Less than 50% of the Roofs in the Streetscape Are Pitched</u>

24. Under SFCC Section 14-5.2(D)(9)(d), a pitched roof is prohibited where less than 50% of the roofs in the streetscape are pitched.
25. The Applicant proposes to construct a pitched roof on the addition.
26. Staff determined that an exception to SFCC Section 14-5.2(D)(9)(d) would be required for approval of the Application, and the Applicant requested an exception.
27. To obtain an exception, the Applicant was required to conclusively demonstrate that the six exception criteria set forth in SFCC Section 14-5.2(C)(5)(c) have been met.
28. 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 exception criteria have not been met.
29. Pursuant to SFCC Section 14-5.2(C)(5)(c)(i), the Board finds that granting the exception would damage the character of the streetscape by decreasing design uniformity in an area with very few pitched roofs, and on a highly visible location on the streetscape of Quintana Street.
30. Pursuant to SFCC Section 14-5.2(C)(5)(c)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare because storage can be created in this and other locations without adding a pitched roof.
31. Pursuant to SFCC Section 14-5.2(C)(5)(c)(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.
32. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iv), the Board finds that the need for an exception is not 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. There are no special conditions on the land that would require a prohibited roof type.

33. Pursuant to SFCC Section 14-5.2(C)(5)(c)(v), the Board finds that the need for an exception is not due to special conditions and circumstances which are not a result of the actions of the Applicant. The Applicant's desire for additional storage does not necessitate a pitched roof.
34. Pursuant to SFCC Section 14-5.2(C)(5)(c)(vi), the Board finds that granting this exception would not create the least negative impact with respect to the purpose of SFCC Section 14-5.2 as set forth in Subsection 14-5.2(A)(1). Allowing a pitched roof would controvert the stated purposes of preserving this historical area and preserving the area's general harmony as to style and form.

Exception 4: Changing a Door to a Window on the East Primary Facade

35. SFCC Section 14-5.2(D)(1) prohibits the "removal of historic materials or alteration of architectural features and spaces that embody the status" of a contributing structure.
36. Under SFCC Section 14-5.2(D)(5), on a primary façade of a contributing structure, "[n]o opening shall be widened or narrowed."
37. The Applicant proposes to change a door opening to a window opening on the east primary façade.
38. Staff determined that an exception to SFCC Section 14-5.2(D) would be required to approve the change from a door to a window, and the Applicant requested an exception.
39. 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.
40. Based on the information set forth in the Staff Report and exhibits, and the additional evidence and testimony presented at the hearing, the Board finds that the Applicant has conclusively demonstrated that all exception criteria have been met as required to replace a door with a window.
41. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district. Keeping the new window within the existing door opening will maintain the predominant character defining elements of the existing east facade, and the proposed change is minimal in size, therefore no damage will occur to the streetscape.
42. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare. The Applicant needs to remodel the kitchen to accommodate a growing family in this home. Replacing the door with a window will make the opening work within the remodeled space, providing natural light and a view while allowing an expanded space for the occupants. The proposed change is minimal and will produce a more sensible, convenient result that will look better and work better for current and future owners.
43. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

44. 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.
45. 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.
46. 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.
47. 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 denies the exception to exceed 50% of the footprint of the existing structure.
3. The exception to exceed 50% of the footprint is not be required if the carport is freestanding and not attached to the contributing structure.
4. The Board grants the exception to construct an addition less than 10 feet from a primary façade.
5. The Board denies the exception to construct a pitched roof where less than 50% of the roofs in the streetscape are pitched.
6. The Board grants the exception to change a door to a window on the east primary façade.
7. The Board approves the Application, as recommended by Staff, with the following additional conditions:
    - The carport shall be freestanding and shall not be attached to the contributing structure;
    - The roof of the addition shall be flat with a parapet that is approximately one foot lower in height than the parapet of the main house, to distinguish the addition from the existing structure; and
    - The Applicant submit revised drawings to HPD staff for administrative approval prior to seeking building permits.

IT IS SO ORDERED ON THIS 9TH DAY of FEBRUARY 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

February 9, 2021
Sally A. Paez Date
Assistant City Attorney

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: David C. Betzler, agent/owner, proposes to remove, reconstruct and extend an awning on a non-primary facade of a contributing structure.

Case number: **2020-002818-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 324 McKenzie Street

OW/AP – David C Betzler and Paula Nixon 324 McKenzie Street, Santa Fe, NM 87501 dbetzler@msn.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 H-2 (9)

YEAR OF CONSTRUCTION 1971-3

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: January 12, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

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Case # 2020-002818-HDRB

Address: 324 McKenzie
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other** 1992 HDRB Packet

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:

324 McKenzie Street is a 1540 square foot contributing residential structure located in the Downtown and Eastside Historic District. The north façade 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.

City of Santa Fe

Agenda

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, November 24, 1998 – 12:00 NOON ON-SITE

HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, November 24, 1998 – 6:00 P.M.

CITY COUNCIL CHAMBERS

CITY CLERK'S OFFICE
DATE 11/17/98 TIME 2:25
SERVED BY Denise V. Garcia
RECEIVED BY

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. November 10, 1998

E. COMMUNICATIONS

F. OLD BUSINESS TO REMAIN POSTPONED

1. Case #H-98-177. 115 East Coronado Road. Don Gaspar Historic District. Significant. James A. and Cynthia L. Turner propose wholesale window replacement, insertion of French doors on the north elevation, infill door on the east elevation, and associated renovation treatments. (Postponed at the 9/8/98 HDRB)

2. Case #H-98-181. 321 W. San Francisco St. Downtown and Eastside Historic District. Contributing. Mary Beth Kingston, Architects Santa Fe, agent for Fran Mullin, proposes a second-story addition. (Height = 23'5", Allowable Height = 23'5") (Postponed at the 9/8/98 HDRB)

3. Case #H-98-207. 511 Camino Rancheros. Downtown and Eastside Historic District. Suby Bowden & Associates, agents for Kathleen and Johnathon Altman, propose to provide a new roof at an existing carport. (Postponed at the 10/27/98 HDRB)

G. OLD BUSINESS

1. Case #H-98-148. 311 E. Palace Avenue. (Church of the Holy Faith). Downtown and Eastside Historic District. Significant. C. Smith Construction, agents for Church of the Holy Faith, propose to raise roof 2 to 4 inches on west building for insulating purposes.

2. Case #H-98-205. 107 Calle la Peña. Downtown and Eastside Historic District. Contributing. Elisabeth Wagner, agent for Eliza Randall, proposes an addition of a guesthouse and to replace coyote fence with iron fencing.

3. Case #H-98-209. 1519 Upper Canyon Rd. Downtown and Eastside Historic District. R.C. Greene & Co. Inc., agents for Michael and Tina Snideman, propose new construction of two studios and one dwelling. (Postponed at the 10/27/98 HDRB)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H2691

building threatened?	surveyed	county	ID no.
yes	date 9/18/84 by HMW	SANTA FE	051610012
field map	number	UTM reference easting	northing
SFHD #1	0012	zone 12 13	

location description: 324 McKENZIE

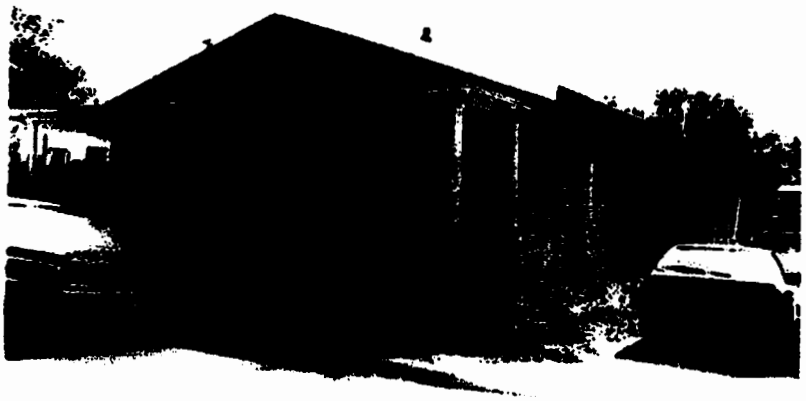
city/town: SANTA FE

land grant/reservation: ~~land grant/reservation~~

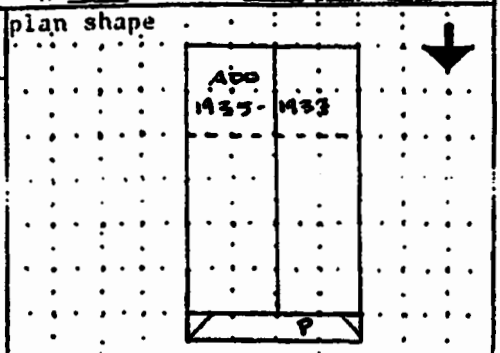
building name:

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

film roll	negative nos.	loc. of neg.
by HMW no. SFHD #1	16	HPB



plan shape



date of construction: 1921-27 estimate ___ actual + 1935-37 ADD.

source: SANBORNS; SF. DIR.

use
present: residential
other:
historic: residential
other:

condition
✓ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
✓ minor ___ moderate ___ major
describe:

style: BUNGALOW / COL. REV.

foundation material: UNK. (CONC?)

wall material/surface: ADOBE / STUCCO

architectural features
LOW PITCH FRONT GABLE RF, COMPO. RF PAPER.
EXP. RAFTERS W/ NO FASCIA; EXP. PURLINS/LOOKOUTS IN FRONT.
9/1 D.H. WD. WDWS, BUNG. STYLE.
TWO SGL LEAF FRONT DOORS, E ONE IS ADDED.
FRAME PORCH W/ HIPPED RF, EXP. RAFTERS, STOCK CLASSICAL COLUMNS, ENGAGED COLUMNS ON HOUSE WALL, CONC. FLR.

surroundings: OFFICE / RESIDENTIAL

relationship to surroundings
✓ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ✓ of interest ___ none

if eligible, why? CONTRIB.

comments:

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: OCTOBER 28, 2020	324 MCKENZIE ST.
Property Owner of Record: DAVID BETZLER & PAULA NIXON	Proposed Construction Description: REPLACE EXISTING WOOD AWNING/TRELLIS WITH NEW STEEL FRAME AWNING/TRELLIS, EXTENDING IT NORTH AND WEST FOR SHADE & WEATHER PROTECTION
Applicant/Agent Name: DAVID BETZLER, AIA	
Contact Person Phone Number: 505 983-7192	TOTAL ROOF AREA: 1,720 SF

Zoning District: MCKENZIE AREA

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☐ Other: _____

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

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

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

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

Terrain: ☐ 30% slopes_____

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

Lot Coverage: 54 %
☐ Open Space Required:_____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: 5'-0" Minimum: 5'-0"
Proposed Sides: L___ R___ Minimum: 5'-0"

Height: Proposed 9'-0"
Maximum Height: 14'-0" or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed_____ Accessible_____
Minimum:_____

Bicycle Parking:**
Proposed:_____ Minimum:_____
** Commercial Requirement

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

DAVID BETZLER & PAULA NIXON ☐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.

David C. Betzler, AIA APPLICANT — OCTOBER 28, 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.

City of Santa Fe, New Mexico

Larry A. Delgado, Mayor

Dr. Mike Mier, City Manager

Councilors: Art Sanchez, Mayor Pro Tem, Dist. 3 — Molly Whitted, Dist. 2
Patti J. Bushee, Dist. 1 — Frank Montaño, Dist. 3
Jimmie Martinez, Dist. 1 — Peso Chavez, Dist. 4
Cristopher Moore, Dist. 2 — Carol Robertson Lopez, Dist. 4

Project description . : WNDW REPLACEMENT AND YARD WALL ADDITION
Project number . . . : 98- 10100230
Case Number . . . . . : H-98-219
Project type . . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/04/98

PROJECT LOCATION(S) : 324 Mckenzie St

PROJECT NAMES:

OW- David C. Betzler Paula K. Nixon 814 Gonzales Rd.
Santa Fe, NM 87501 (505) 9837192

AP- David C. Betzler, Architect 814 Gonzales Rd.
Santa Fe, NM 87501 (505) 9838475

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on November 24, 1998, acted on the above referenced case. The decision of the board was to conditionally approve window replacement; however, they are to be replaced on a window-by-window basis with assistance from a subcommittee of the H-Board, the applicant, and city staff. Windows on the primary facade are to be replaced in-kind. Consideration of the proposed yard wall was postponed.

For further information please call 984-6803.

Sincerely,

Angela M. Schackel
Historic Districts Case Planner

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

4. Case #H-98-215. 403 Washington. Downtown and Eastside Historic District. Contributing. Robert Baines, agent for Don and Betty Montoya, propose an increase in height of yardwall, re-stucco and re-roof.

H. NEW BUSINESS

1. Case #H-98-216. 111 Quintana St. Westside Guadalupe Historic District. Contributing. Bernabe Romero, agent for Jacobo and Pauline Quintana, proposes addition of bedroom and bath.

2. Case #H-98-217. 660 Garcia St. Downtown and Eastside Historic District. John T. Midyette III, agent for School of American Research proposes addition to existing building for Visitor Orientation.

3. Case #H-98-218. 1440 Cerro Gordo. Downtown and Eastside. Non-Contributing. Mark C. Little, agent for Joan Halifax, proposes wholesale window and door replacement, enclose portal on east elevation, restucco, and associated renovation treatments.

4. Case #H-98-219. 324 McKenzie Street. Downtown and Eastside Historic District. Contributing. David C. Betzler and Pauline K. Nixon propose wholesale window replacement and yard wall addition.

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I. MATTERS FROM THE BOARD

J. BUSINESS FROM THE FLOOR

K. ADJOURNMENT

For more information regarding cases on this agenda please call the Planning Division at 984-6605.
***Spanish translator and/or an interpreter for the hearing impaired are available through the City Clerk's Office upon 5 days notice. Please call 984-6521.**
***Si necesita traductores al español y/ó Intérpretes para los sordos, por favor notifique la Oficina de la Escribana de las Municipalidad al 984-6521 con 5 dias de anticipo.**

David C. Betzler, Architect

814 Gonzales Road
Santa Fe, NM 87501
(505) 983-8475

December 10, 1998

Ms. Angela Schackel
Historic Preservation Planner
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504-0909

RE: 324 McKenzie Street
Santa Fe, NM

Project No. 98-10100230
Case No. H-98-219

Dear Angela:

This letter will serve as follow-up to the Historic Design Review Board's November 24, 1998 ruling concerning its conditional approval of window replacement at the above referenced property.

We met with a subcommittee of the H-Board consisting of Messrs. Steven Ernest and John Padilla yesterday, December 9, 1998 for the purpose of reviewing each proposed window replacement. Based on the assistance from this subcommittee, and the existing conditions at the subject property, it was determined that replacement of the following windows is warranted:

Window Type #2 :	Located at the northwest corner of the structure, primary facade. *Replacement in-kind.*
Window Type #3:	Located at the northeast corner of the structure, primary facade. *Replacement in-kind.*
Window Type #3:	Located on the west facade.
Window Type #11:	Located on the west side facade.
Window Type #10:	Located on the rear facade.
Window Type #6:	Located on the rear facade.
Window Type #5:	Located on the east side facade.

It was determined by the subcommittee that the following three windows should not be replaced, but are to remain intact. And that refurbishment could include reworking the wood sash, replacement of any broken or cracked glass, paint and the installation of insect screens and/or storm windows.

Window Type #1:	Two (2) windows located on the east facade facing the driveway.
Window Type #3:	One window located on the east facade, facing the driveway.

Footnote: The window type numbers correspond with the exterior elevations which were submitted with our original application for H-Board Review.

We appreciate and thank the subcommittee for its assistance in this matter. Should you have questions, or need additional information, please feel free to call.

Very truly yours,

David C. Betzler, NCARB, AIA

word\mcke1210.doc

Historic Design Review Board
Land Use Department
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504

October 28, 2020

RE: HDRB Application and Proposal Letter – 324 McKenzie Street (Building Permit No. 2020-10794-ADDR)

Dear HDRB Members and City Building Officials,

Thank you for considering my proposal to remove the existing wood awning and trellis at the east elevation of the above referenced property. It is to be replaced with new oxidized steel frame, similar in scale which will feature a pre-finished Pro Panel metal roofing (brown color). Please see Sheets 1 and 2 for additional detail, attached herewith).

The subject property consists of a single-family house on a city lot which was originally built in the early 20th century and features vernacular style architecture, adobe wall construction, pitched asphalt shingle roof, exterior stucco (light brown) finish, painted wood windows, stained wood doors, and a portal at the front elevation facing the street. Original windows were re-conditioned and the few deteriorated wood windows at the front and rear elevations replaced in 1999 in accordance with HDRB's review and approval.

Should you have questions or need additional information, please do not hesitate to call.

Yours truly,

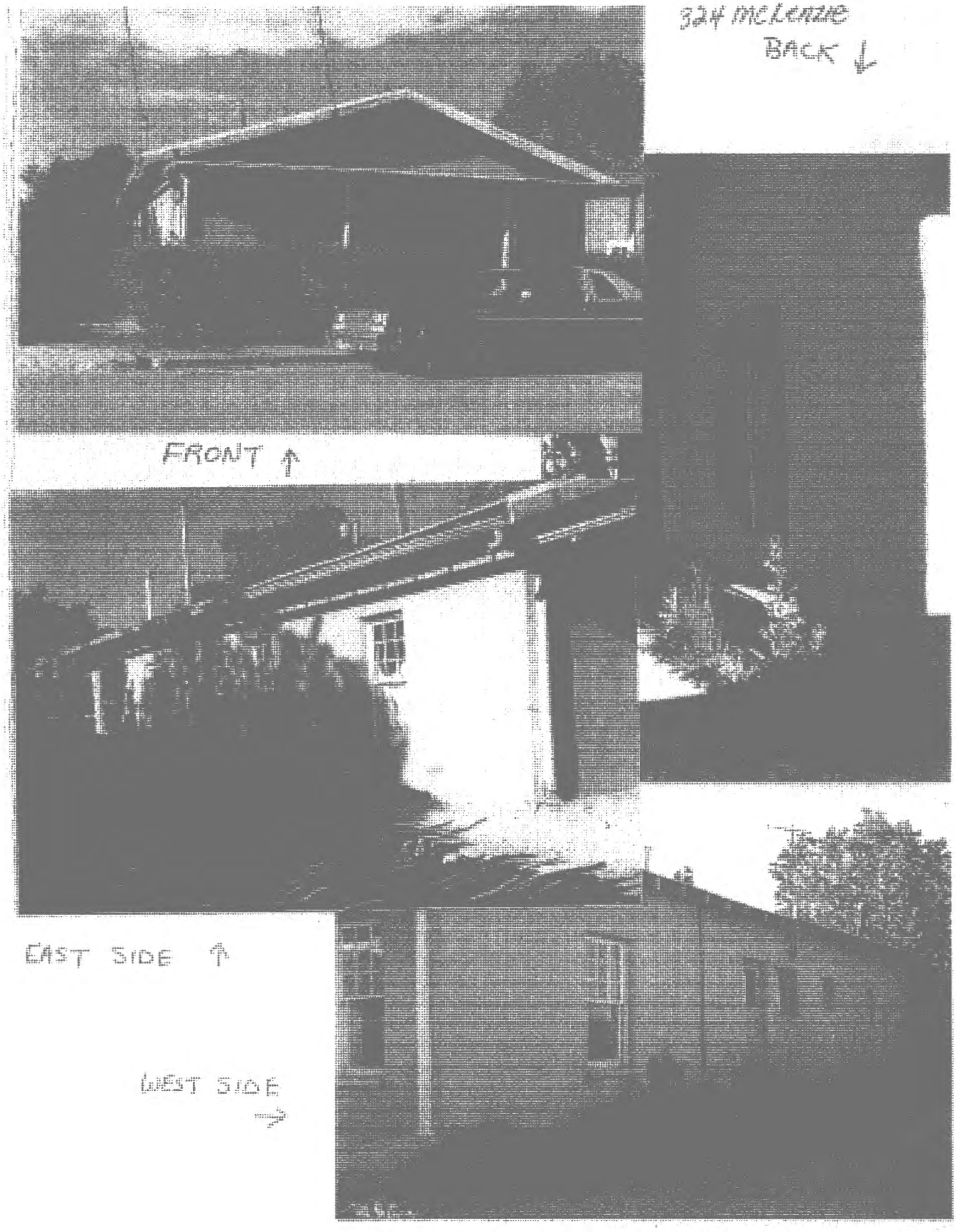
David C. Betzler

David C. Betzler, AIA

Attachments

Word\Cover Letter to City of Santa Fe_Proposal Letter_102820.doc

David C. Betzler, AIA 324 McKenzie St. Santa Fe, NM 87501 505-983-7192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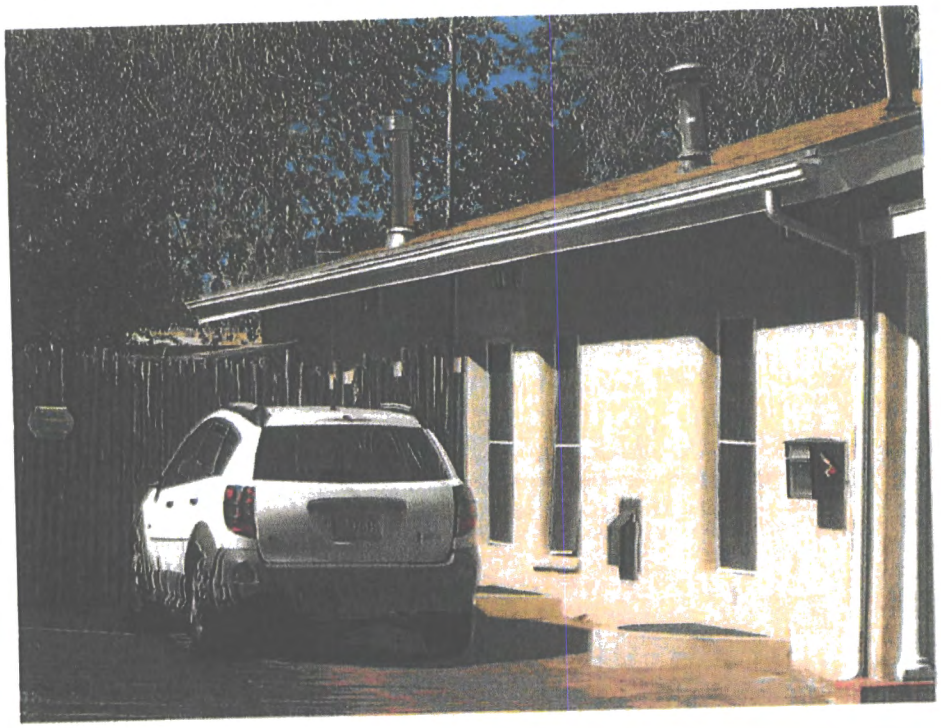
BACK
FRONT
EAST SIDE
WEST SIDE



324 McKenzie Street
Santa Fe, NM
October 28, 2020

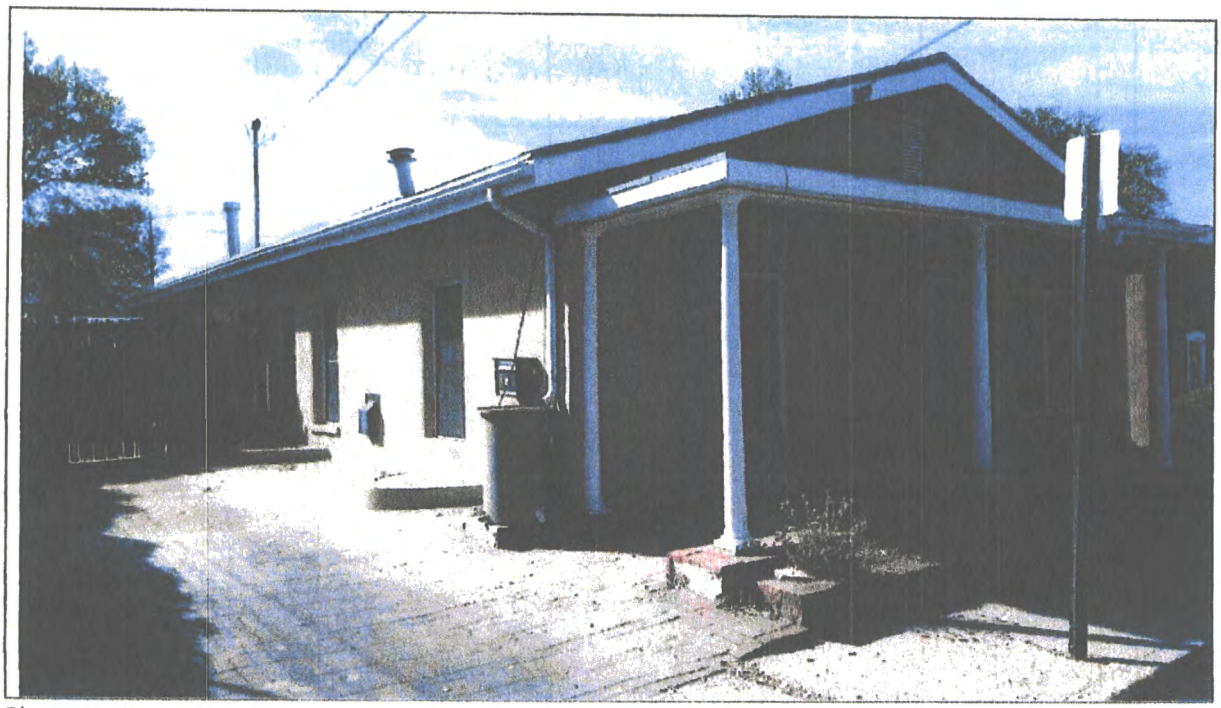


Photo 1 – Front Elevation

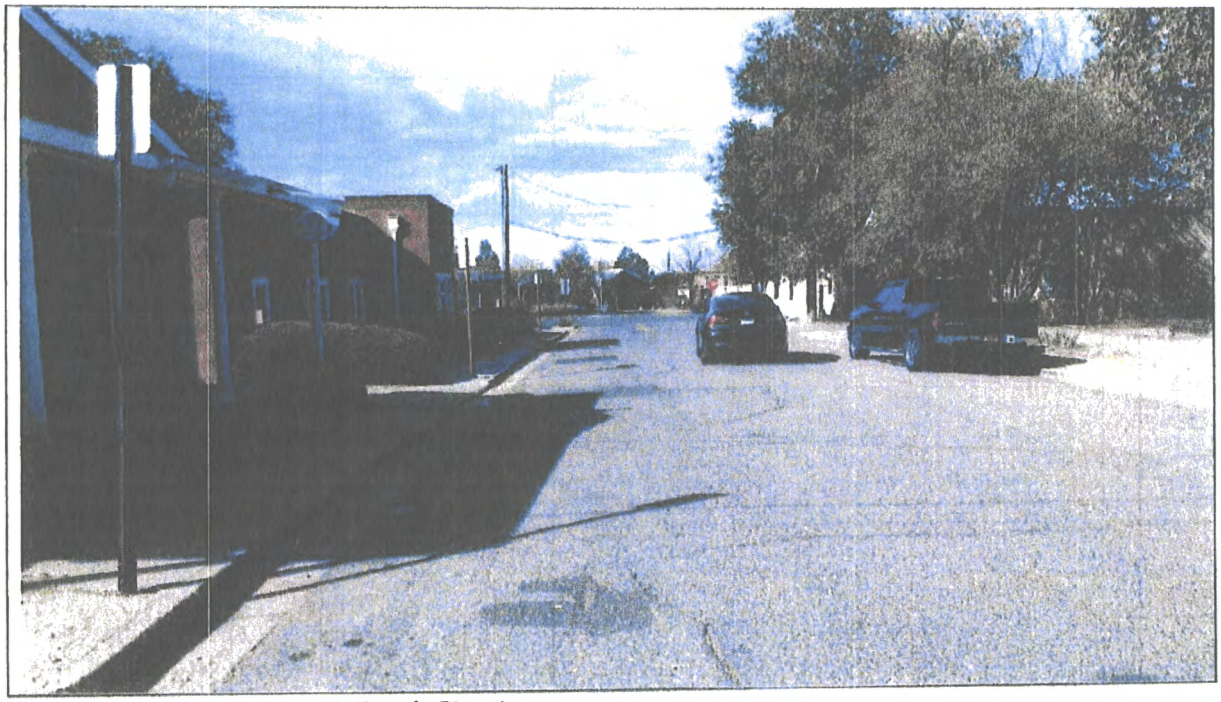


Photo 2 – Looking west on McKenzie Street

324 McKenzie Street
Santa Fe, NM
October 28, 2020

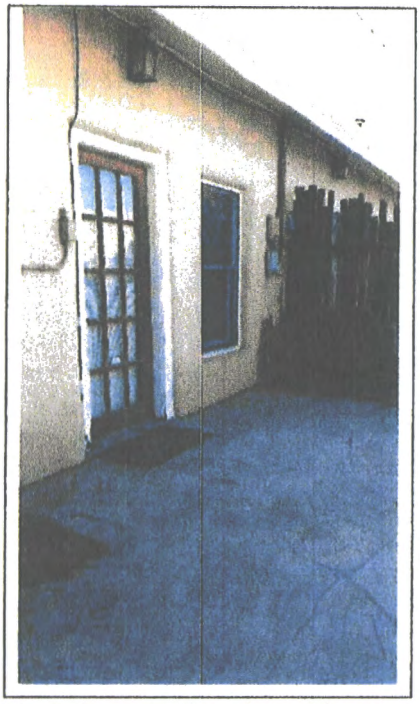


Photo 3 – East Elevation with coyote fence.

Photo 4 – East Elevation with wood trellis and awning.

324 McKenzie Street
Santa Fe, NM
October 28, 2020

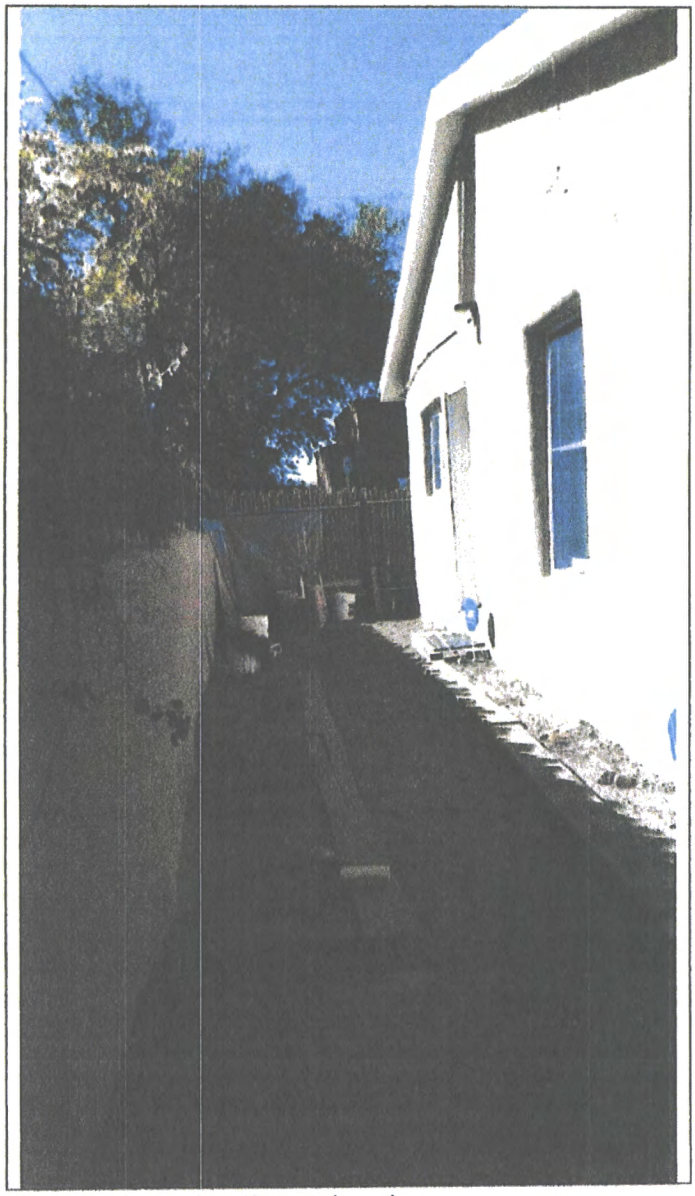


Photo 5 – Rear elevation and yard.

Pro-panel

Oxidize steel

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2020-002818--HDRB

Project Description: 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, 955-6660, dnschwab@santafenm.gov)

Project Location(s): 324 MCKENZIE ST
Santa Fe, NM 87501

Contacts:

Applicant: Dave Betzler dbetzler@msn.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: False Non-Contributing: False Contributing: True Significant/Landmark: False

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number: H-2691

Year of Construction: Circa 1925

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: February 9, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-002818-HDRB

Address: 324 McKenzie
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_____ District Standards & yard & 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:

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:

324 McKenzie Street is a 1540 square foot contributing residential structure located in the Downtown and Eastside Historic District. The north façade 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.

On January 12, 2021, the applicant came before the HDRB and proposed 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. The board recommended that this choice of materials was not appropriate for the structure and postponed the case for redesign.

The applicant now returns to the board with a proposal with the following items:

1. Replace the existing structure with with a new 160 SF, wood-framed shade structure/trellis featuring an unroofed (open) design with a white painted finish. Its finished height will measure approximately 10 feet from finished grade.

2. construct an approximate 100 square foot wood-framed portal/awning to the south (rear) elevation to protect the building. Its finished height is to be about 8 feet 6 inches above finished grade, attached to the building by means of a ledger strip and feature a sloped asphalt shingle roof and painted finish.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: OCTOBER 28, 2020

Property Owner of Record: DAVID BETZLER & PAULA NIXON

Applicant/Agent Name: DAVID BETZLER, AIA

Contact Person Phone Number: 505 983-7192

Site Address: 324 MCKENZIE ST.

Proposed Construction Description: REPLACE EXISTING WOOD AWNING/TRELLIS WITH NEW STEEL FRAME AWNING/TRELLIS, EXTENDING IT NORTH AND WEST FOR SHADE & WEATHER PROTECTION

TOTAL ROOF AREA: 1,720 SF

Zoning District: MCKENZIE AREA

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☐ Other: _____

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

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

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

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

Terrain: ☐ 30% slopes _____

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

Lot Coverage: 54 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: 5'-0" Minimum: 5'-0"
Proposed Sides: L ___ R ___ Minimum: 5'-0"

Height: Proposed 9'-0"
Maximum Height: 14'-0" or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed _____ Accessible _____
Minimum: _____

Bicycle Parking:**
Proposed: _____ Minimum: _____
** Commercial Requirement

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

DAVID BETZLER & PAULA NIXON [☒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.

David C. Betzler, AIA APPLICANT — OCTOBER 28, 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

Historic Design Review Board
Land Use Department
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504

January 14, 2021

RE: HDRB Application/Proposal Letter – 324 McKenzie St

Dear HDRB Members and City Building Officials,

Thank you for considering my proposal to remove the existing wood awning and trellis at the east elevation of the above referenced property. It is to be replaced with a new 160 SF, wood-framed shade structure/trellis featuring an unroofed (open) design with painted finish (white). Its finished height will measure approximately 10' – 0" ft. from finished grade. Although the east façade is not deemed 'primary' and the proposed trellis is to be located behind an existing 6 ft. high coyote fence, a portion of the top of the trellis will be in view from the McKenzie Street right-of-way, just as in the case of the existing awning & trellis.

Additionally, we propose to add an approximate 100 SF wood-framed portal/awning to the south (rear) elevation to protect the building from solar gain and inclement weather. Its finished height is to be about 8' – 6" above finished grade, attached to the building by means of a ledger strip and feature a sloped asphalt shingle roof and painted finish (white). The south façade is not deemed 'primary' and is completely out of view from the McKenzie St. ROW. Please see Sheets A1 and A2 for additional detail, attached herewith.

The subject property consists of a single-family house on a city lot which was originally built in the early 20th century and features vernacular architecture, adobe wall construction, a pitched asphalt shingle roof, light brown exterior stucco, painted wood windows, wood doors, and a wood-framed territorial-style portal on the front elevation which faces the street. Original windows were re-conditioned and a handful of deteriorated wood windows replaced at various elevations in 1999 in accordance with HDRB's review and approval.

Should you have questions or need additional information, please do not hesitate to call.

Yours truly,

David C. Betzler

David C. Betzler, AIA

Attachments

David C. Betzler, AIA 324 McKenzie St. Santa Fe, NM 87501 505-983-7192

Historic Design Review Board
Land Use Department
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504

January 6, 2021

RE: HDRB Application and Proposal Letter – 324 McKenzie Street (Building Permit No. 2020-10794-ADDR)

Dear HDRB Members and City Building Officials,

Thank you for considering my proposal to remove the existing wood awning and trellis at the east elevation of the above referenced property. It is to be replaced with a new detached steel-frame trellis featuring an oxidized finish. Additionally, we propose to add a similar steel trellis at the south (rear) elevation which will be attached to the building. Please see Sheets 1 and 2 for additional detail, attached herewith.

The subject property consists of a single-family house on a city lot which was originally built in the early 20th century and features vernacular style architecture, adobe wall construction, pitched asphalt shingle roof, exterior stucco (light brown) finish, painted wood windows, wood doors, and a wood-framed portal at the front elevation which faces the street. Original windows were re-conditioned and a handful of deteriorated wood windows replaced at various elevations in 1999 in accordance with HDRB's review and approval.

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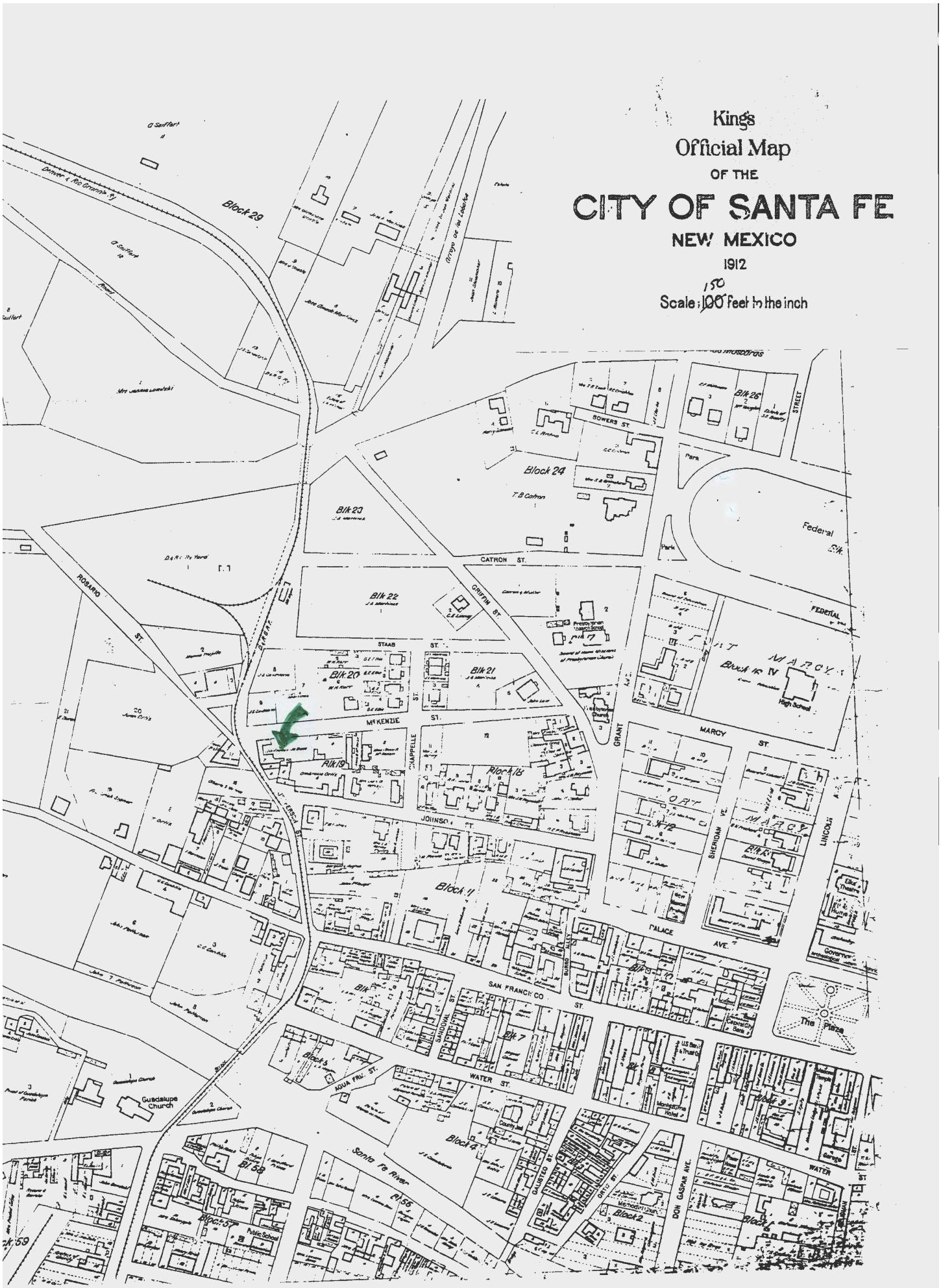
David C. Betzler

David C. Betzler, AIA

Attachments

Word\Cover Letter to City of Santa Fe - Proposal Letter_010621.doc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Official Map
OF THE
CITY OF SANTA FE
NEW MEXICO
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David C. Betzler, Architect

814 Gonzales Road
Santa Fe, NM 87501
(505) 983-8475

December 10, 1998

Ms. Angela Schackel
Historic Preservation Planner
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504-0909

RE: 324 McKenzie Street
Santa Fe, NM

Project No. 98-10100230
Case No. H-98-219

Dear Angela:

This letter will serve as follow-up to the Historic Design Review Board's November 24, 1998 ruling concerning its conditional approval of window replacement at the above referenced property.

We met with a subcommittee of the H-Board consisting of Messrs. Steven Ernest and John Padilla yesterday, December 9, 1998 for the purpose of reviewing each proposed window replacement. Based on the assistance from this subcommittee, and the existing conditions at the subject property, it was determined that replacement of the following windows is warranted:

Window Type #2 :	Located at the northwest corner of the structure, primary facade. *Replacement in-kind.*
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Window Type #6:	Located on the rear facade.
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It was determined by the subcommittee that the following three windows should not be replaced, but are to remain intact. And that refurbishment could include reworking the wood sash, replacement of any broken or cracked glass, paint and the installation of insect screens and/or storm windows.

Window Type #1:	Two (2) windows located on the east facade facing the driveway.
Window Type #3:	One window located on the east facade, facing the driveway.

Footnote: The window type numbers correspond with the exterior elevations which were submitted with our original application for H-Board Review.

We appreciate and thank the subcommittee for its assistance in this matter. Should you have questions, or need additional information, please feel free to call.

Very truly yours,

David

David C. Betzler, NCARB, AIA

word\mcke1210.doc

City of Santa Fe

Agenda

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, November 24, 1998 – 12:00 NOON ON-SITE

HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, November 24, 1998 – 6:00 P.M.

CITY COUNCIL CHAMBERS

CITY CLERK'S OFFICE
DATE 11/17/98 TIME 2:25
SERVED BY Denise V. Garcia
RECEIVED BY

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. November 10, 1998

E. COMMUNICATIONS

F. OLD BUSINESS TO REMAIN POSTPONED

1. Case #H-98-177. 115 East Coronado Road. Don Gaspar Historic District. Significant. James A. and Cynthia L. Turner propose wholesale window replacement, insertion of French doors on the north elevation, infill door on the east elevation, and associated renovation treatments. (Postponed at the 9/8/98 HDRB)

2. Case #H-98-181. 321 W. San Francisco St. Downtown and Eastside Historic District. Contributing. Mary Beth Kingston, Architects Santa Fe, agent for Fran Mullin, proposes a second-story addition. (Height = 23'5", Allowable Height = 23'5") (Postponed at the 9/8/98 HDRB)

3. Case #H-98-207. 511 Camino Rancheros. Downtown and Eastside Historic District. Suby Bowden & Associates, agents for Kathleen and Johnathon Altman, propose to provide a new roof at an existing carport. (Postponed at the 10/27/98 HDRB)

G. OLD BUSINESS

1. Case #H-98-148. 311 E. Palace Avenue. (Church of the Holy Faith). Downtown and Eastside Historic District. Significant. C. Smith Construction, agents for Church of the Holy Faith, propose to raise roof 2 to 4 inches on west building for insulating purposes.

2. Case #H-98-205. 107 Calle la Peña. Downtown and Eastside Historic District. Contributing. Elisabeth Wagner, agent for Eliza Randall, proposes an addition of a guesthouse and to replace coyote fence with iron fencing.

3. Case #H-98-209. 1519 Upper Canyon Rd. Downtown and Eastside Historic District. R.C. Greene & Co. Inc., agents for Michael and Tina Snideman, propose new construction of two studios and one dwelling. (Postponed at the 10/27/98 HDRB)

4. Case #H-98-215. 403 Washington. Downtown and Eastside Historic District. Contributing. Robert Baines, agent for Don and Betty Montoya, propose an increase in height of yardwall, re-stucco and re-roof.

H. NEW BUSINESS

1. Case #H-98-216. 111 Quintana St. Westside Guadalupe Historic District. Contributing. Bernabe Romero, agent for Jacobo and Pauline Quintana, proposes addition of bedroom and bath.

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I. MATTERS FROM THE BOARD

J. BUSINESS FROM THE FLOOR

K. ADJOURNMENT

For more information regarding cases on this agenda please call the Planning Division at 984-6605.
***Spanish translator and/or an interpreter for the hearing impaired are available through the City Clerk's Office upon 5 days notice. Please call 984-6521.**
***Si necesita traductores al español y/ó intérpretes para los sordos, por favor notifique la Oficina de la Escribana de las Municipalidad al 984-6521 con 5 dias de anticipo.**

City of Santa Fe, New Mexico
Larry A. Delgado, Mayor
Dr. Mike Mier, City Manager
Councilors: Art Sanchez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Jimmie Martinez, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Frank Montaño, Dist. 3
Peso Chavez, Dist. 4
Carol Robertson Lopez, Dist. 4

Project description . : WNDW REPLACEMENT AND YARD WALL ADDITION
Project number . . . : 98- 10100230
Case Number . . . . . : H-98-219
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/04/98

PROJECT LOCATION(S) : 324 Mckenzie St

PROJECT NAMES:

OW- David C. Betzler Paula K. Nixon 814 Gonzales Rd.
Santa Fe, NM 87501 (505) 9837192

AP- David C. Betzler, Architect 814 Gonzales Rd.
Santa Fe, NM 87501 (505) 9838475

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on November 24, 1998, acted on the above referenced case. The decision of the board was to conditionally approve window replacement; however, they are to be replaced on a window-by-window basis with assistance from a subcommittee of the H-Board, the applicant, and city staff. Windows on the primary facade are to be replaced in-kind. Consideration of the proposed yard wall was postponed.

For further information please call 984-6803.

Sincerely,

Angela M. Schackel
Historic Districts Case Planner

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

324 McKenzie Street
Santa Fe, NM
October 28, 2020

Photo 1 – Front Elevation

Photo 2 – Looking west on McKenzie Street

324 McKenzie Street
Santa Fe, NM
October 28, 2020

Photo 3 – East Elevation with coyote fence.

Photo 4 – East Elevation with wood trellis and awning.

324 McKenzie Street
Santa Fe, NM
October 28, 2020

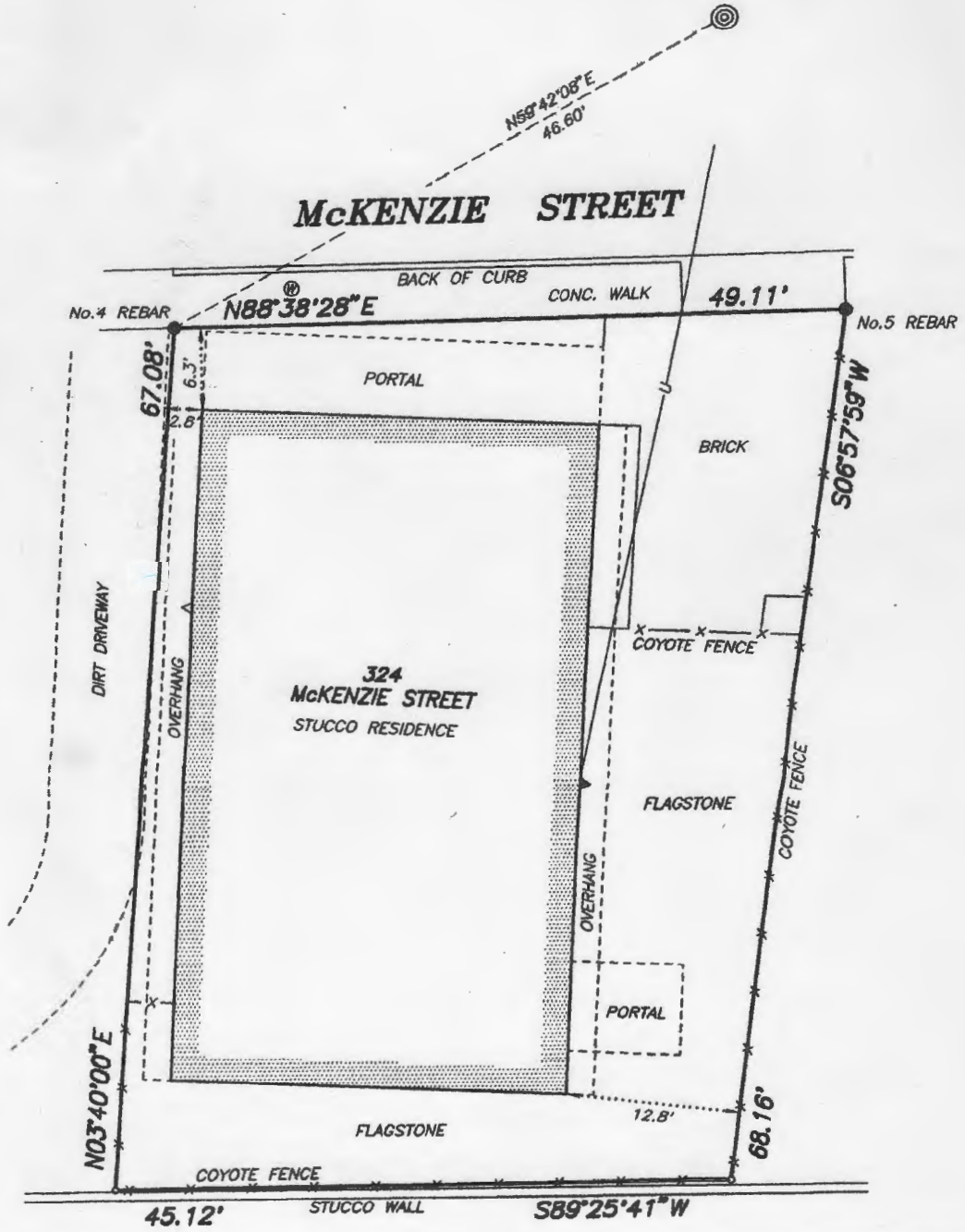
Photo 5 – Rear elevation and yard.

LEGEND

- ● MONUMENT FOUND AND USED, AS NOTED TO LOCATE IMPROVEMENTS.
- ○ COMPUTED POINT.
- UTILITY POLE, OVERHEAD UTILITY LINES, AND POLE GUY ANCHOR WHERE APPLICABLE.
- ▲ ELECTRIC METER.
- △ GAS CONNECT.
- Ⓦ WATER METER.
- ◎ MANHOLE COVER

SCALE 1" = 10'

0' 5' 10' 20' 25' 30'



D1

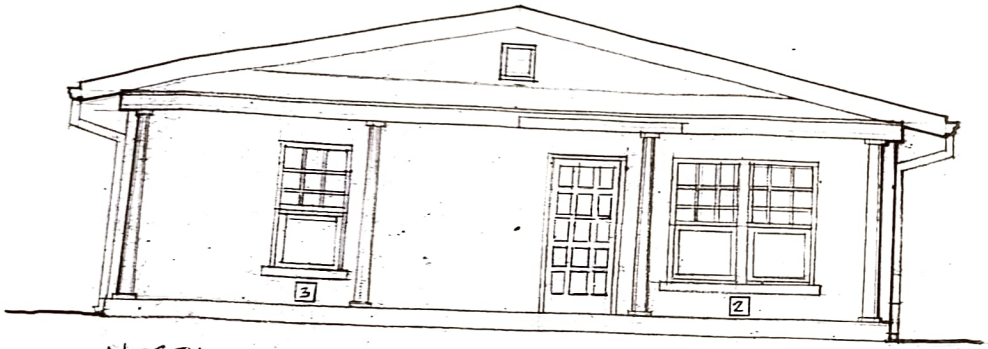
3/4" = 1'-0"

D KITCH

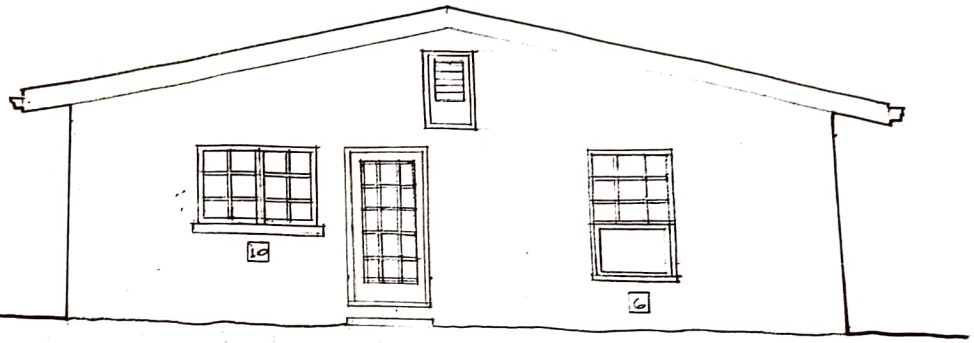
EXIST TI

BETZLE

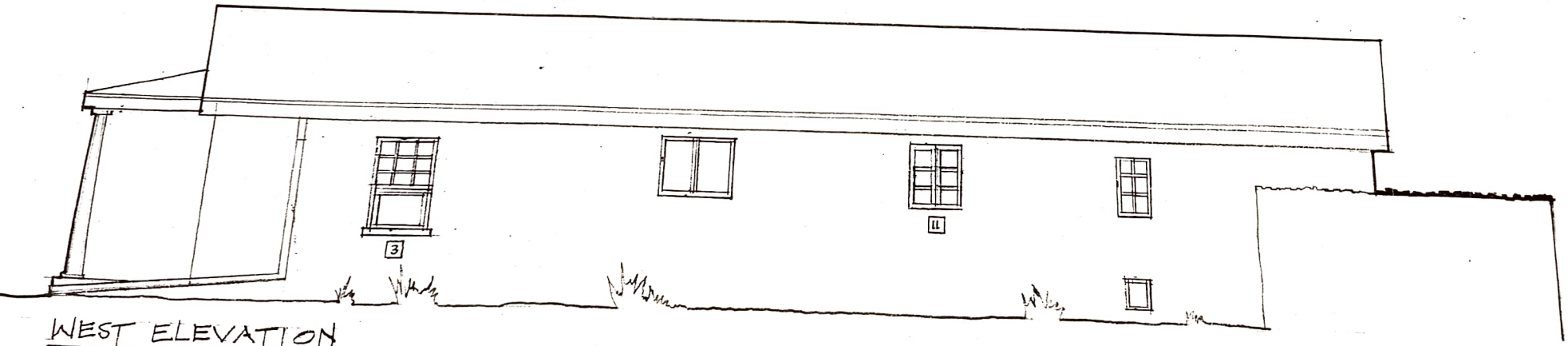
EAST ELEVATION



NORTH ELEVATION (FRONT)



SOUTH ELEVATION (REAR)



WEST ELEVATION

ATTACHMENT D

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H2691

building threatened?	surveyed	county	ID no.
yes	date 9/18/84 by HMW	SANTA FE	051610012
field map number		UTM reference easting	northing
SFHD #1	0012	zone 12 13	

location description: 324 McKENZIE

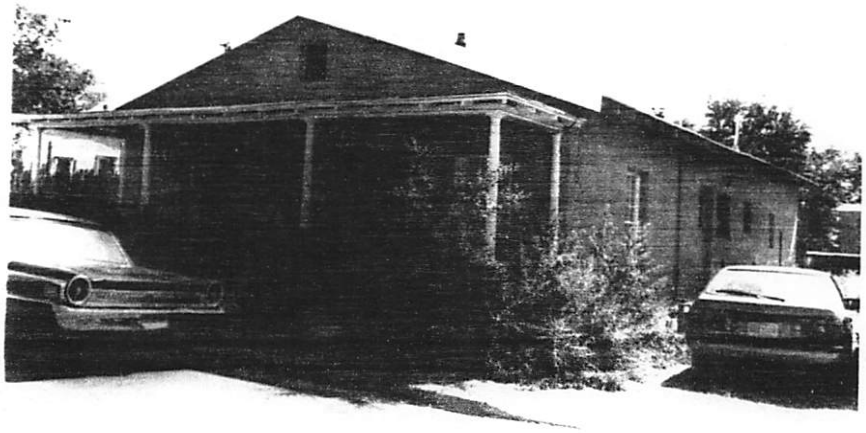
city/town: SANTA FE

land grant/reservation: ~~land grant/reservation~~

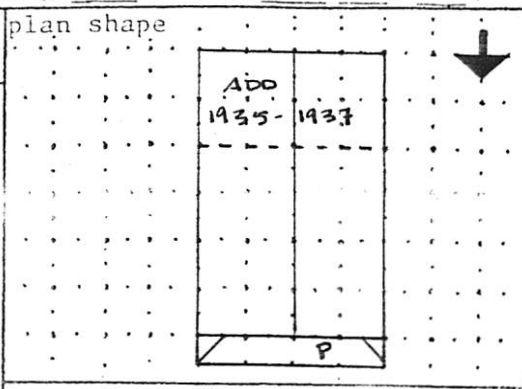
building name:

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

film roll	negative nos.	loc. of neg.
by HMW no. SFHD #1	16	HPB



plan shape



date of construction: 1921-27 estimate + 1935-37 ADD. ___ actual

source: SANBORNS; SF. DIR.

use
present: residential
other:
historic: residential
other:

condition
✓ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
✓ minor ___ moderate ___ major
describe:

style: BUNGALOW/COL. REV.

foundation material: UNK. (CONC?)

wall material/surface: ADOBE/STUCCO

architectural features
LOW PITCH FRONT GABLE RF, COMPO. RF PAPER.
EXP. RAFTERS W/ NO FASCIA; EXP. PURLINS/LOOKOUTS IN FRONT.
9/1 D.H. WD. WDWS, BUNG. STYLE.
TWO SGL LEAF FRONT DOORS, E ONE IS ADDED.
FRAME PORCH W/ HIPPED RF, EXP. RAFTERS, STOCK CLASSICAL COLUMNS, ENGAGED COLUMNS ON HOUSE WALL, CONC. FLR.

comments

surroundings: OFFICE/RESIDENTIAL

relationship to surroundings
✓ similar ___ not similar

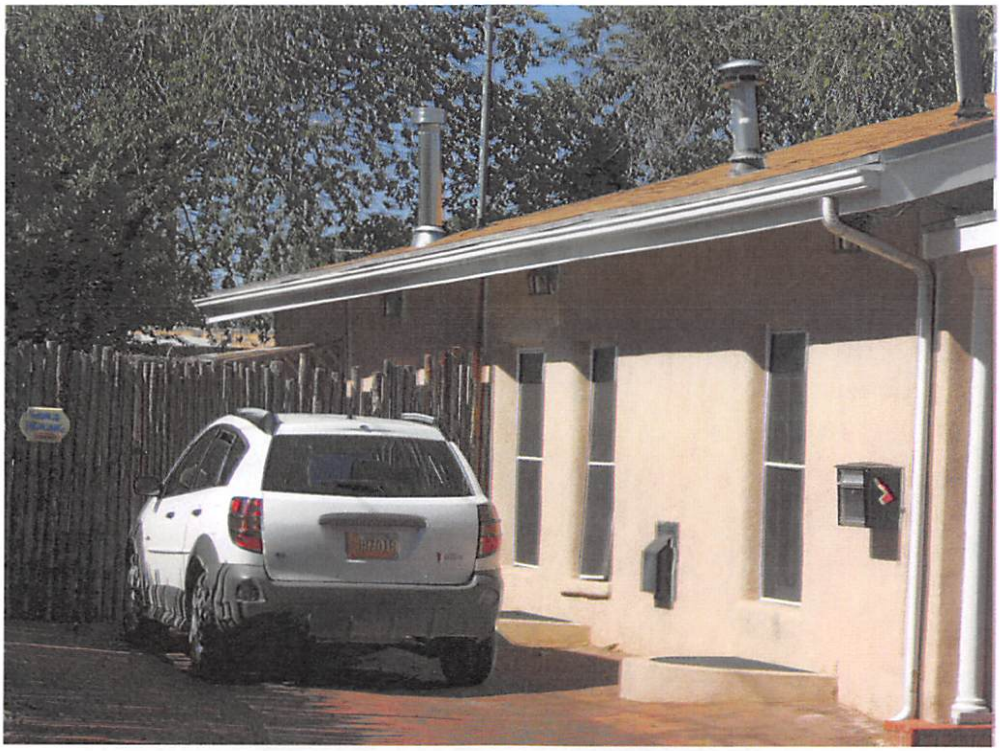
district potential
___ yes ___ no

significance
___ eligible ✓ of interest ___ none
if eligible, why? CONTRIB.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

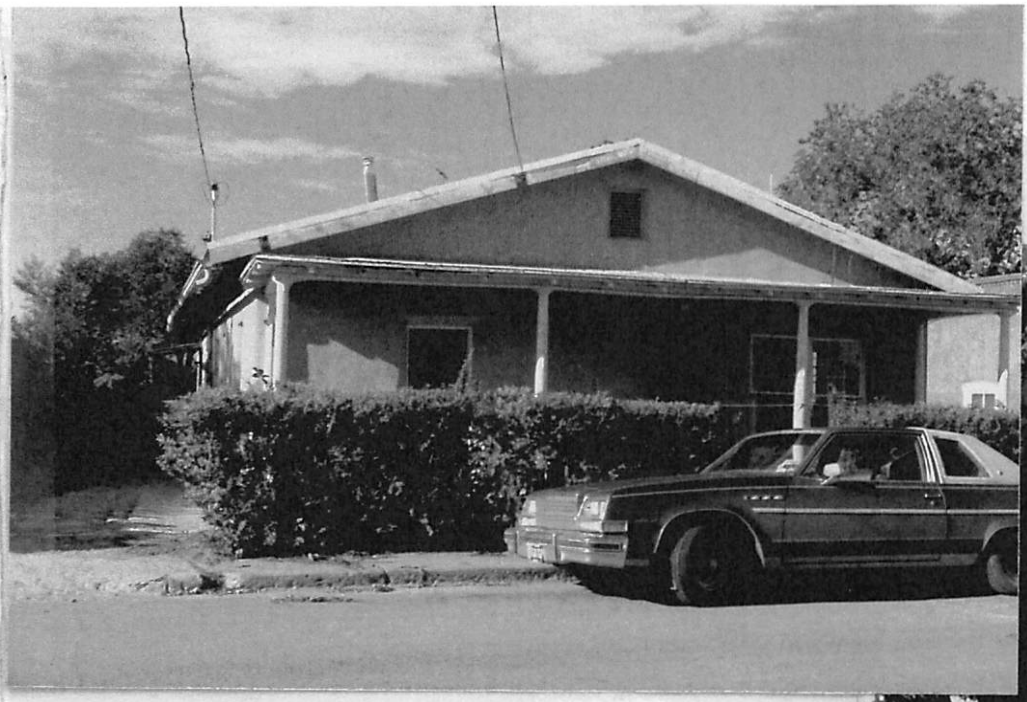
see back? ___ yes



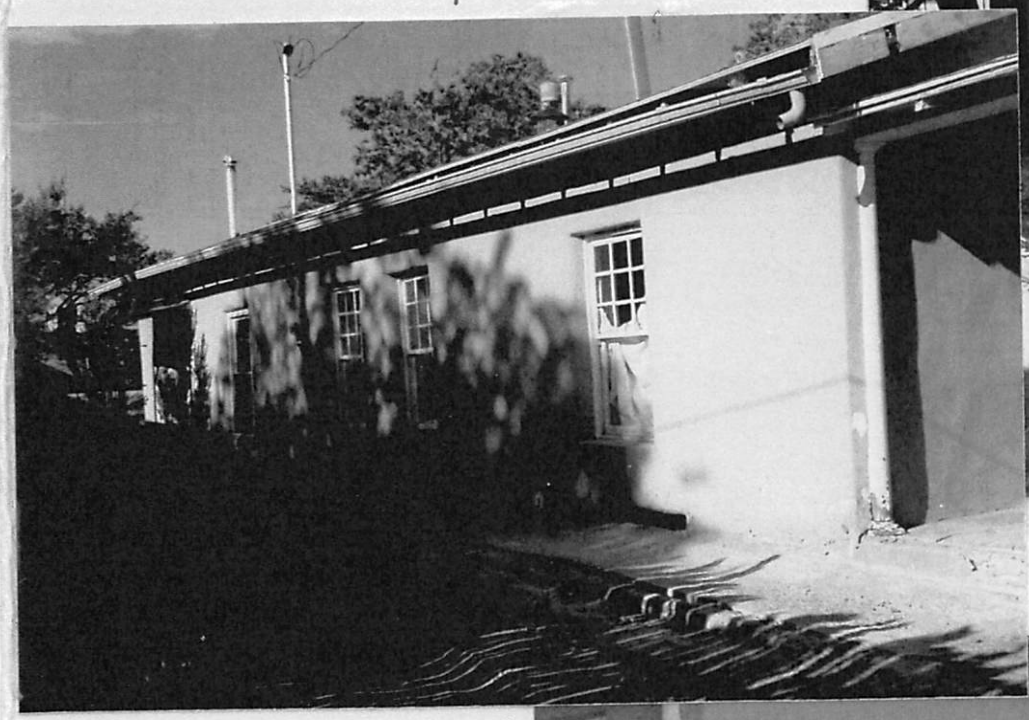
OPEN

324 McLenzie

BACK ↓



FRONT ↑



EAST SIDE ↑

WEST SIDE →

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: David Smith, agent for Ivo Nelson, owner, proposes to construct a 475 sq. ft. addition, on a non-contributing property.

Case number: **2020-002983-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 209 Delgado Street

OW – Ivo and Sally Nelson 70 Sunset Lake Road, Huntsville, TX 77340 ivo@ivo.com

AP -- David Smith 132 West Berger Street, Santa Fe, NM 87505 DSmitharchitect@mac.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: January 12, 2021

TO: Historic Districts Review Board Members

FROM: Angela S. Bordegaray, Senior Planner, Historic Preservation Division

Case # 2020-002983-HDRB

Address: 209 Delgado Street
Historic Status: Non-Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- _x_ 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:

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 H Districts and 14-5.2(E)(2) Downtown and Eastside Design Standards, Recent Santa Fe Style.

BACKGROUND & SUMMARY:

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 non-contributing 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 façade 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 façade 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."

November 9,2020

TO: Historical Board and Staff
From: David Smith as agent of Ivo and Sally Nelson

Dear Board Members and Staff,

Attached are documents required for application for an addition of a living room on the west side of 209 Delgado Street.

In 2018, I submitted and received approval for a larger project that included living room, carports and cosmetic changes to the main facade. The approved submission changed the character of the existing house as well as adding a new large living room. Mr and Mrs Nelson have decided to scale back the project, leaving the existing house essentially unchanged. I have included elevations of previous proposal in the documents

This new submission represents a smaller project consisting only of a 475 Sq ft living room addition on the west side off the existing house. We have attempted to reduce the scale of the living room. The addition of the living room will provide living space for an otherwise small house with a very small living area.

I include previously approved elevations to help show the changes more clearly.

French doors will be divided light wood clad units as shown on proposed elevations

The stucco and visible roofing material will match the existing house. Existing color of stucco is el rey "Adobe" the new windows will be metal clad in a sea foam green by Jel Wend

I stand ready to provide any other necessary information necessary for your consideration.

Sincerely

David Smith
Agent for Ivo and Sally Nelson

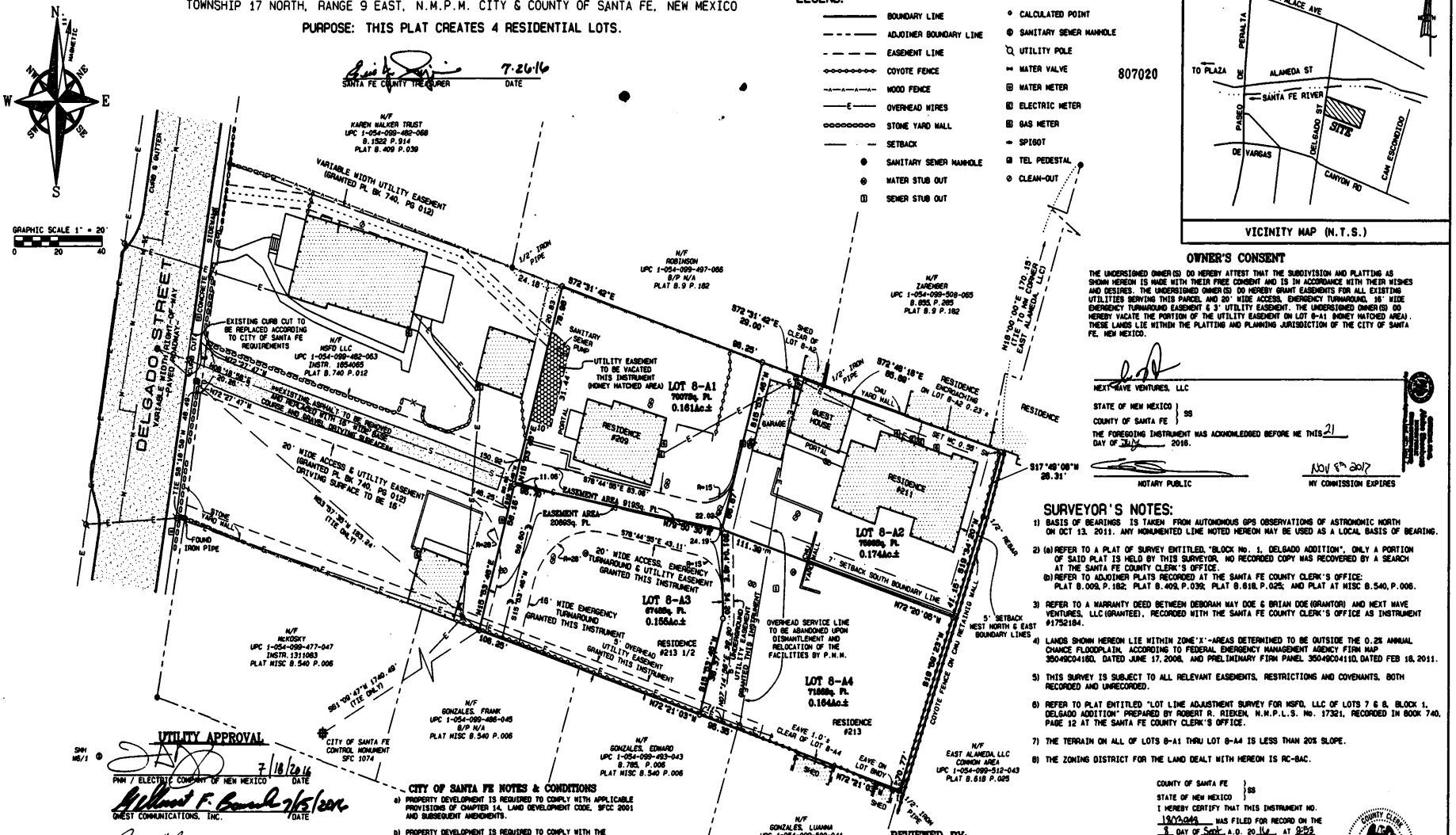
SUBDIVISION SURVEY OF LOT 8-A, BLOCK 1, DELGADO ADDITION

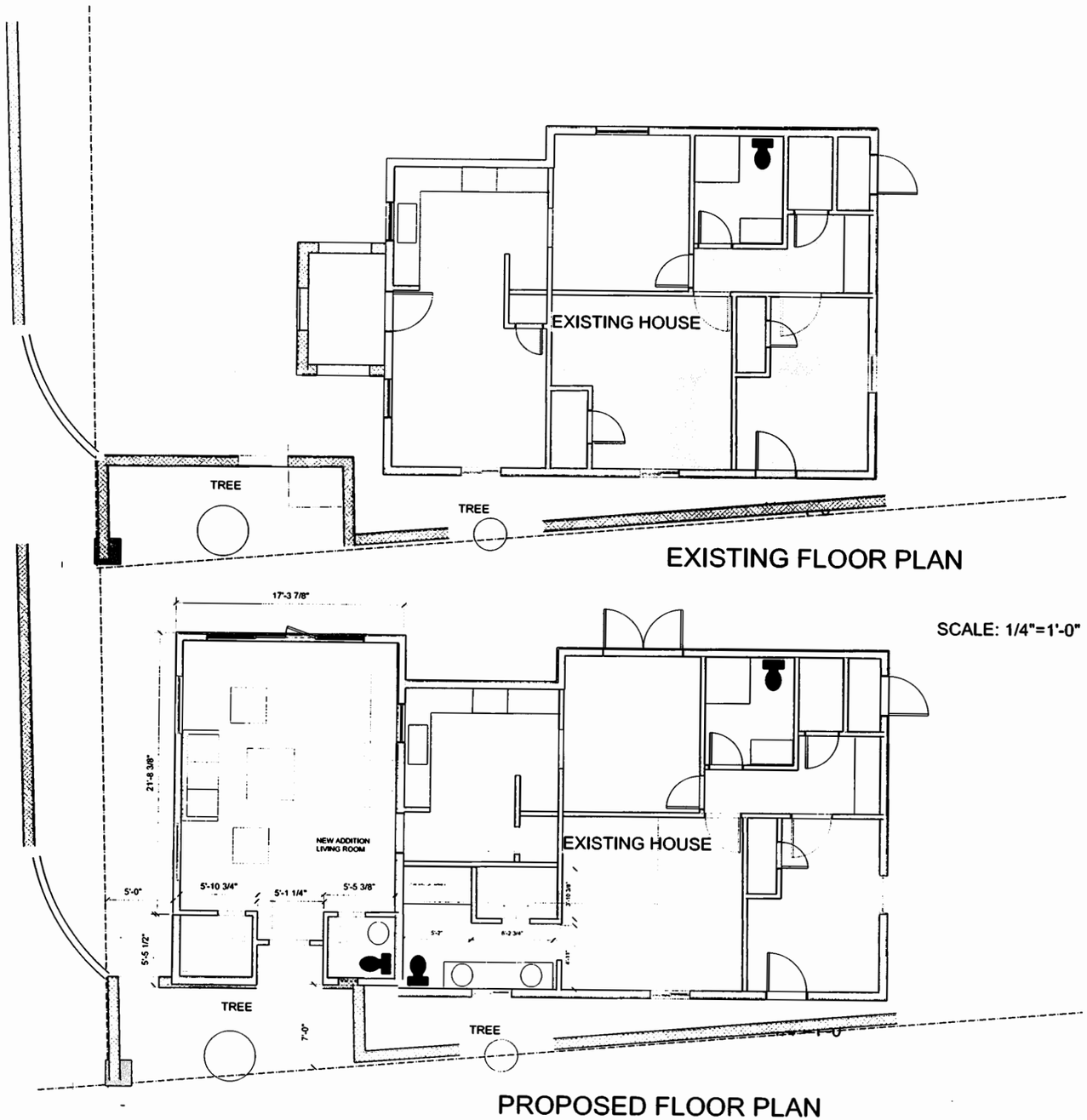
LYING WITHIN THE CITY OF SANTA FE GRANT AND BEING SITUATED IN PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M. CITY & COUNTY OF SANTA FE, NEW MEXICO

PURPOSE: THIS PLAT CREATES 4 RESIDENTIAL LOTS.

SANTA FE COUNTY TREASURER — DATE 7.26.16

807020


LEGEND:
BOUNDARY LINE
ADJOINER BOUNDARY LINE
EASEMENT LINE
COYOTE FENCE
WOOD FENCE
OVERHEAD WIRES
STONE YARD WALL
SETBACK
SANITARY SEWER MANHOLE
WATER STUB OUT
SEWER STUB OUT
SURVEY MONUMENT FOUND (AS NOTED)
1/2" REBAR w/ CAP 17321 SET
CALCULATED POINT
SANITARY SEWER MANHOLE
UTILITY POLE
WATER VALVE
WATER METER
ELECTRIC METER
GAS METER
SPIGOT
TEL PEDESTAL
CLEAN-OUT
GRAPHIC SCALE 1" = 20'
DELGADO STREET
LOT 8-A1 7007Sq. Ft. 0.161Ac±
LOT 8-A2 7588Sq. Ft. 0.174Ac±
LOT 8-A3 6748Sq. Ft. 0.155Ac±
LOT 8-A4 7158Sq. Ft. 0.164Ac±
RESIDENCE #209
RESIDENCE #211
RESIDENCE #213
GUEST HOUSE
GARAGE
PORTAL
CHU YARD WALL
EXISTING CURB CUT TO BE REPLACED ACCORDING TO CITY OF SANTA FE REQUIREMENTS
UTILITY EASEMENT TO BE VACATED THIS INSTRUMENT (MONEY HATCHED AREA)
EXISTING ASPHALT TO BE REMOVED AND REPLACED WITH 18" STONE BASE COURSE AND GRAVEL DRIVING SURFACE
20' WIDE ACCESS & UTILITY EASEMENT (GRANTED PL BK 740, PG 012) DRIVING SURFACE TO BE 16'
VARIABLE WIDTH UTILITY EASEMENT (GRANTED PL BK 740, PG 012)
20' WIDE ACCESS, EMERGENCY TURNAROUND & UTILITY EASEMENT GRANTED THIS INSTRUMENT
46' WIDE EMERGENCY TURNAROUND GRANTED THIS INSTRUMENT
5' UTILITY EASEMENT GRANTED THIS INSTRUMENT
OVERHEAD SERVICE LINE TO BE ABANDONED UPON DISMANTLEMENT AND RELOCATION OF THE FACILITIES BY P.N.M.
5' SETBACK NEST NORTH & EAST BOUNDARY LINES
7' SETBACK SOUTH BOUNDARY LINE
EAST ALAMEDA, LLC COMMON AREA UPC 1-054-099-512-043 PLAT B.618 P.025
N/F KAREN WALKER TRUST UPC 1-054-099-482-069 B.1522 P.914 PLAT B.409 P.039
N/F ROBINSON UPC 1-054-099-497-066 B/P N/A PLAT B.9 P.182
N/F ZARENBER UPC 1-054-099-508-065 B.855 P.265 PLAT B.9 P.182
N/F NSFD LLC UPC 1-054-099-482-063 INSTR. 1654065 PLAT B.740 P.012
N/F MCKOSKY UPC 1-054-099-477-047 INSTR. 1311083 PLAT MISC B.540 P.006
N/F GONZALES, FRANK UPC 1-054-099-486-045 B/P N/A PLAT MISC B.540 P.006
N/F GONZALES, EDWARD UPC 1-054-099-493-043 B.785, P.006 PLAT MISC B.540 P.006
N/F GONZALES, LUANNA UPC 1-054-099-500-041 B.2133, P.919 PLAT MISC B.540 P.006
CITY OF SANTA FE CONTROL MONUMENT SFC 1074
FOUND IRON PIPE
STONE YARD WALL
COYOTE FENCE ON CMU RETAINING WALL
EAVE 1.0' CLEAR OF LOT 8-A4
EAVE ON LOT BNDY
SHED CLEAR OF LOT 8-A2
SHED
SMH NE/1
S18°30'00"E 170.15' (TIE) TO NW CORNER EAST ALAMEDA LLC
S17°48'08"W 28.31'
RESIDENCE ENCROACHING ON LOT 8-A2 0.23'±
SET MC 0.25' SW
SET REBAR
1/2" REBAR
1/2" IRON PIPE
SANITARY SEWER PUMP
S89°39'47"W 1740.49' (TIE DIST)
N63°37'28"W 183.24' (TIE DIST)
N72°21'42"E 24.18'
N72°21'42"E 29.00'
N72°48'18"E 88.89'
N72°44'55"E 89.06'
N72°44'55"E 43.11'
N72°20'08"W 111.30'
N72°21'03"W 88.35'
S18°33'48"E 38.39'
S18°30'00"E 111.39'
S18°30'00"E 111.45'
S18°30'00"E 110.77'
S15°32'47"E 106.25'
S15°32'47"E 106.25'
S15°32'47"E 106.25



EXISTING FLOOR PLAN

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

PROPOSED FLOOR PLAN

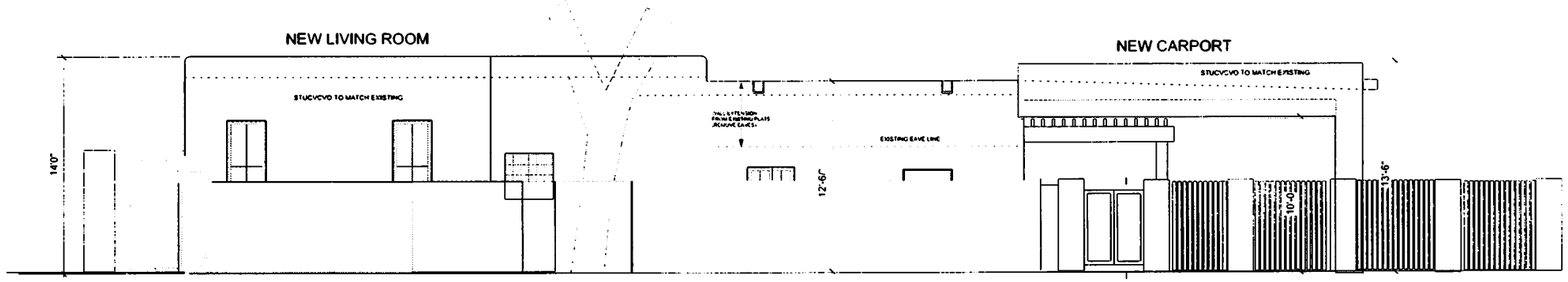
SCALE: 1/4"=1'-0"

DAVID SMITH architect
233 DELGADO ST
SANTA FE NM 87501 505 577 5012

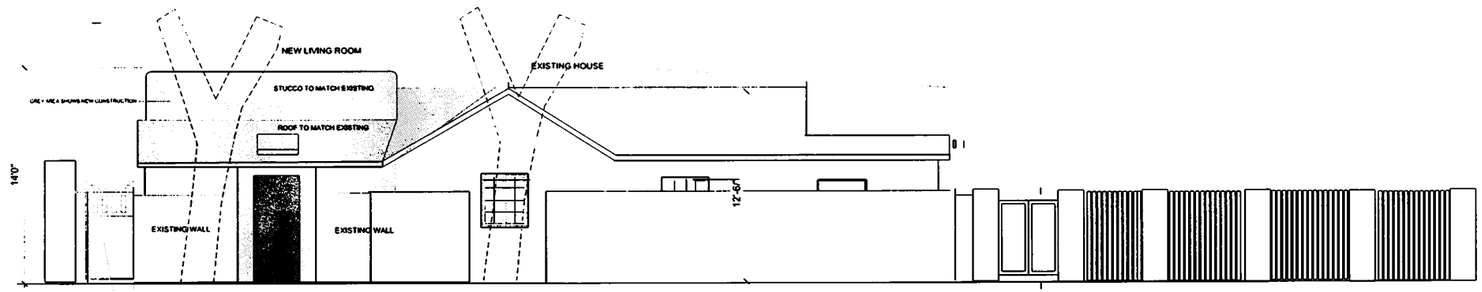
209 DELGADO ST
SANTA FE NEW MEXICO

SCALE
1/4"=1'-0"
DATE
APR1 2015

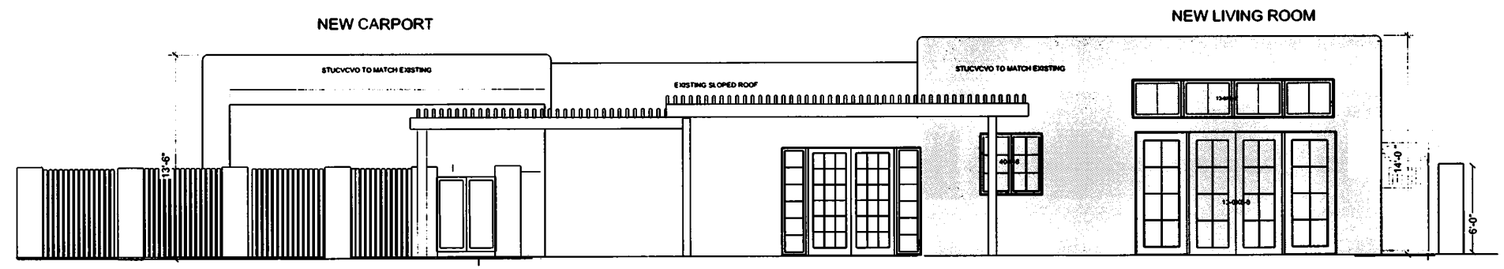
2



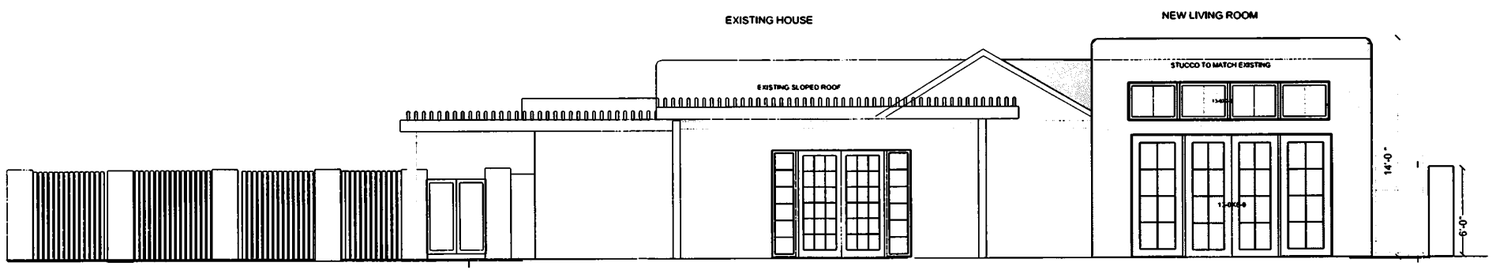
PREVIOUSLY APPROVED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



PREVIOUSLY APPROVED NORTH ELEVATION

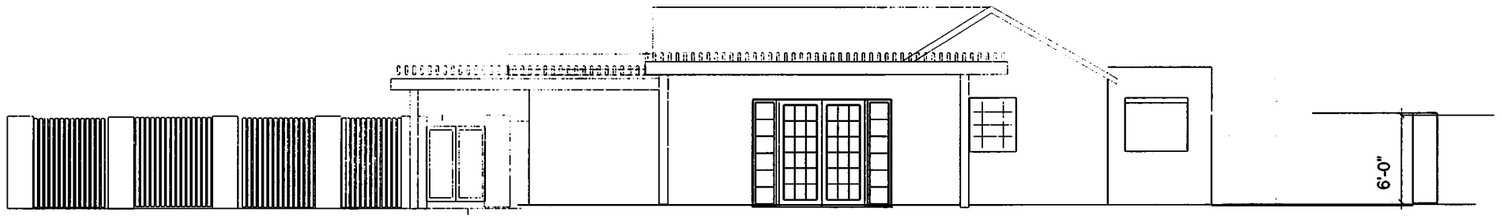


PROPOSED NORTH ELEVATION

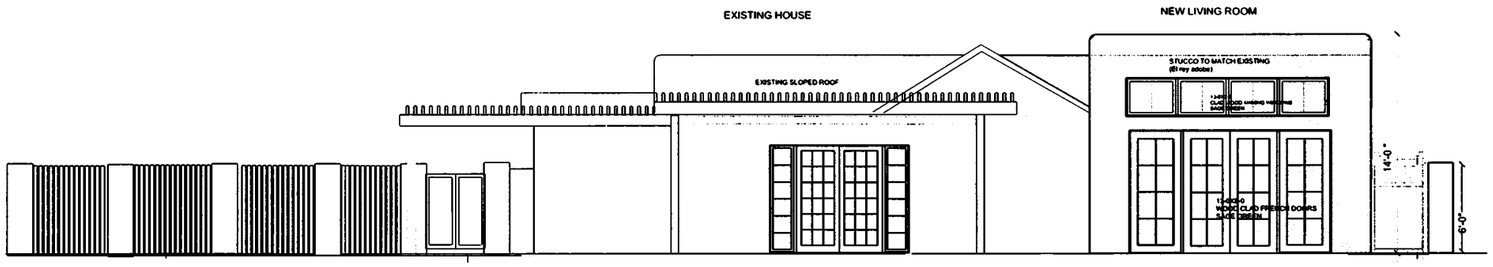
DAVID SMITH architect
233 DELGADO ST
SANTA FE NM 87501 505 577 5012

209 DELGADO ST
SANTA FE NEW MEXICO

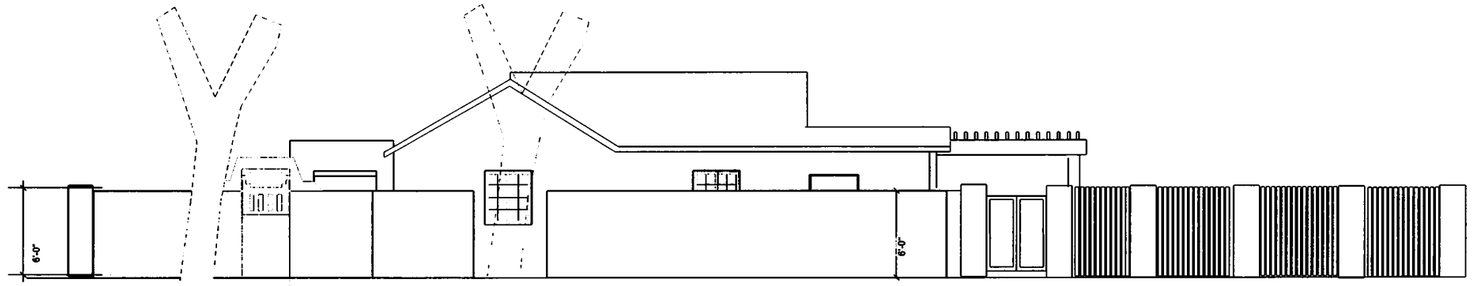
SCALE
1/4"=1'-0"
DATE
OCT 2015



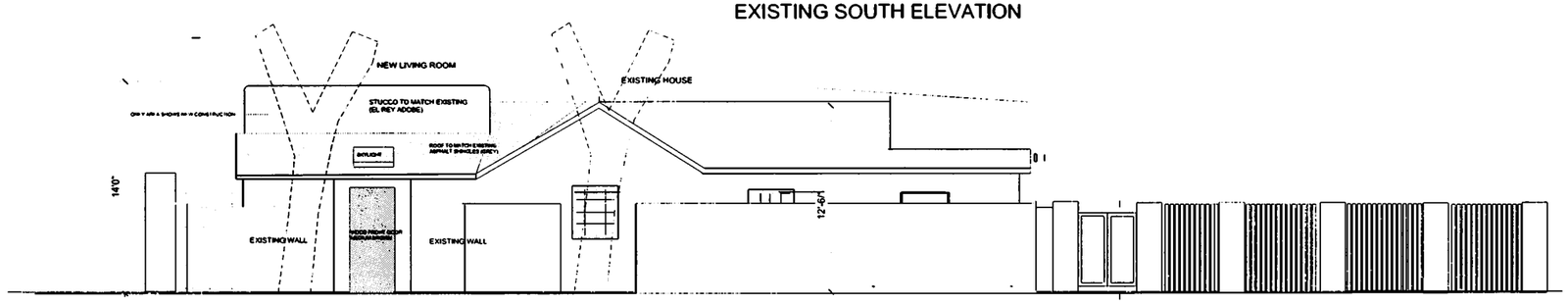
EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

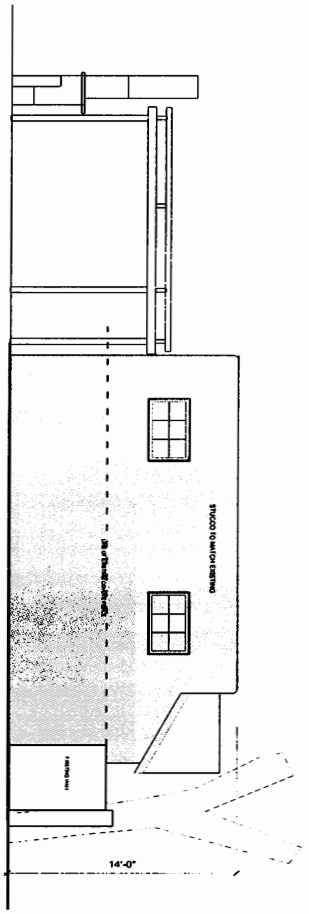
DAVID SMITH architect
233 DELGADO ST
SANTA FE NM 87501 505 577 5012

209 DELGADO ST
SANTA FE NEW MEXICO

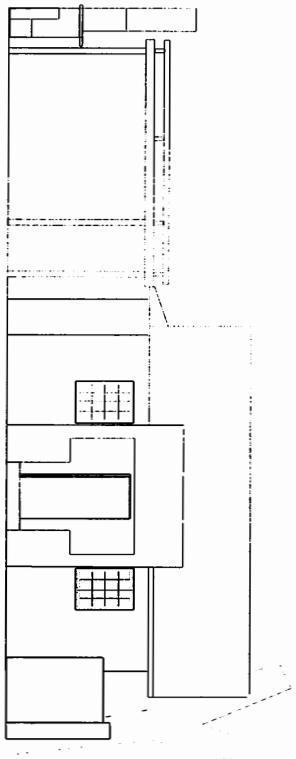
SCALE
1/4"=1'-0"
DATE
APR1 2015

3

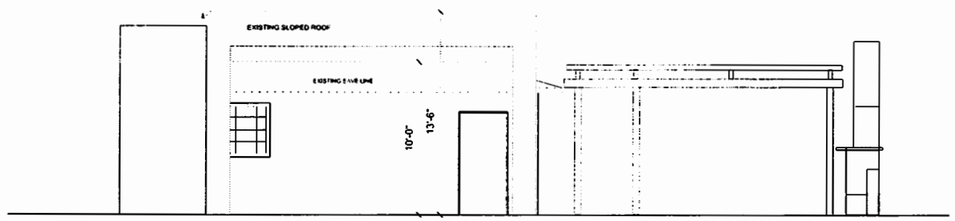
PROPOSED WEST ELEVATION



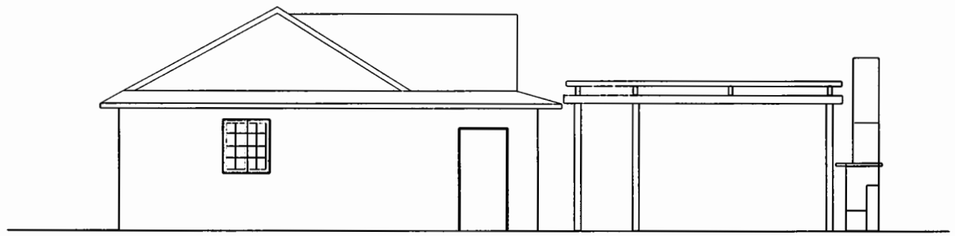
EXISTING WEST ELEVATION



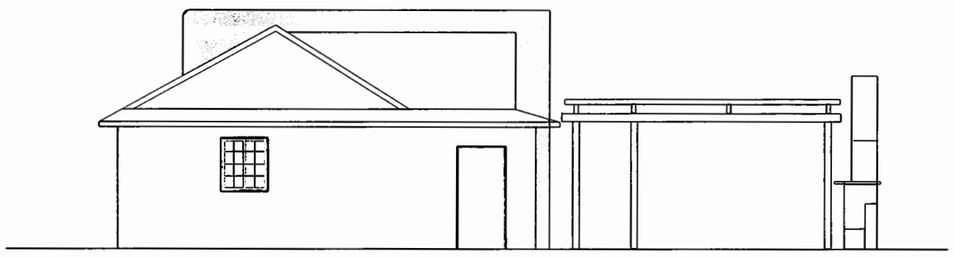
4	SCALE 1/4"=1'-0" DATE OCT 2015	209 DELGADO ST SANTA FE NEW MEXICO	DAVID SMITH architect 233 DELGADO ST SANTA FE NM 87501 505 577 5012



PREVIOUSLY APPROVED EAST ELEVATION



EXISTING EAST ELEVATION



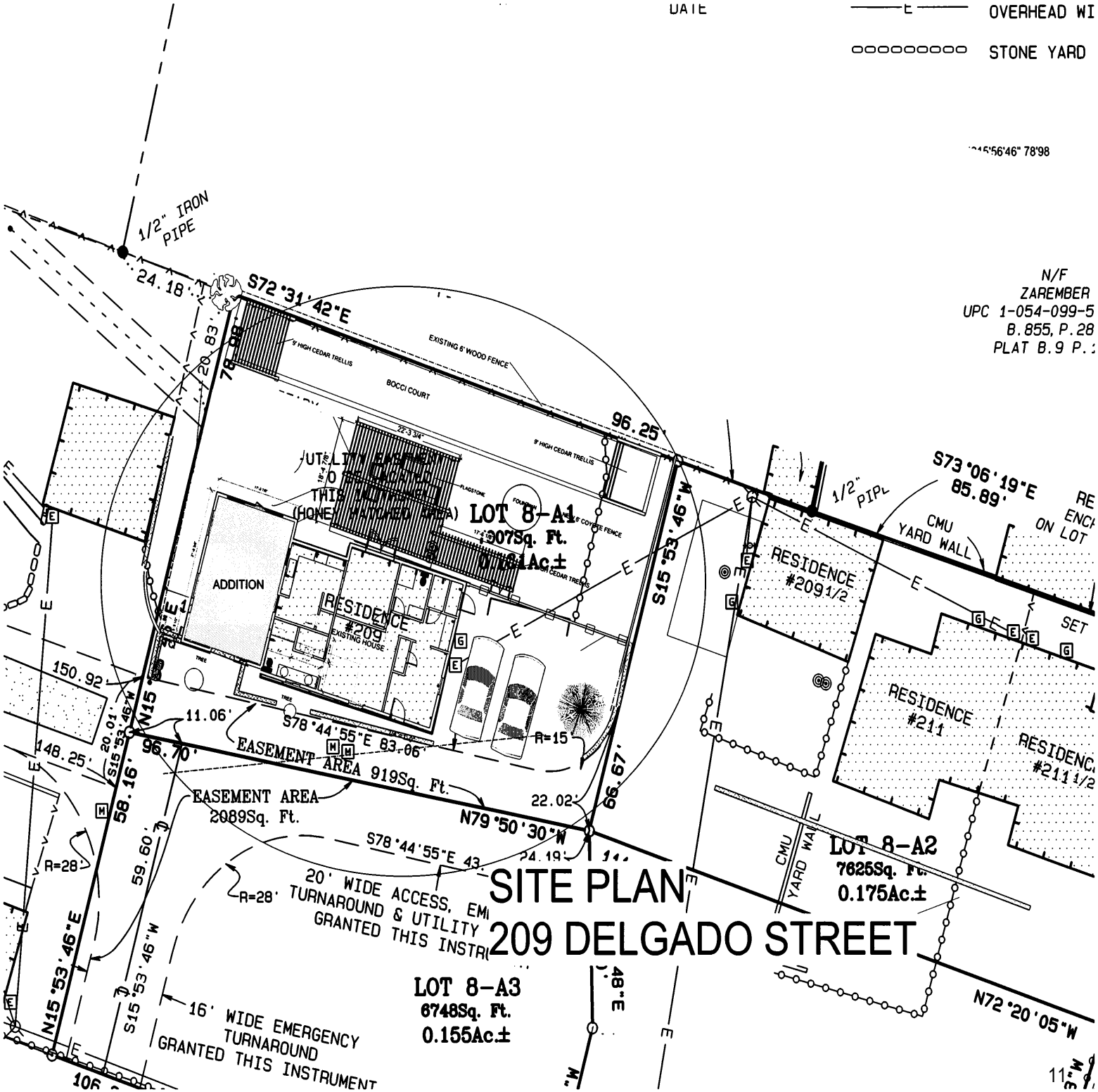
PROPOSED EAST ELEVATION

DAVID SMITH
233 DELGADO ST
SANTA FE NM 87501 505 577 5012

209 DELGADO ST
SANTA FE NEW MEXICO

SCALE
1/4"=1'-0"
DATE
OCT 2015

5


OVERHEAD WI
STONE YARD
1/2" IRON PIPE
S72°31'42"E
24.18'
20.83'
78.09'
96.25'
S15°53'46"W
S73°06'19"E
85.89'
1/2" PIPE
CMU YARD WALL
EXISTING 6' WOOD FENCE
9' HIGH CEDAR TRELLIS
BOCCI COURT
ADDITION
RESIDENCE #209
EXISTING HOUSE
LOT 8-A1
7907Sq. Ft.
0.181Ac±
RESIDENCE #209 1/2
RESIDENCE #211
RESIDENC #211 1/2
LOT 8-A2
7625Sq. Ft.
0.175Ac±
LOT 8-A3
6748Sq. Ft.
0.155Ac±
150.92'
148.25'
N15°53'46"E
20.01'
11.06'
S78°44'55"E 83.06'
R=15'
96.70'
EASEMENT AREA 919Sq. Ft.
EASEMENT AREA 2089Sq. Ft.
22.02'
N79°50'30"W
66.67'
58.16'
59.60'
R=28'
S78°44'55"E 43.
20' WIDE ACCESS, EMI
TURNAROUND & UTILITY
GRANTED THIS INSTR
16' WIDE EMERGENCY TURNAROUND GRANTED THIS INSTRUMENT
N72°20'05"W
N/F ZAREMBER
UPC 1-054-099-5
B.855, P.28
PLAT B.9 P.
SITE PLAN
209 DELGADO STREET

EXISTING NORTH ELEVATION

PROPOSED NORTH ELEVATION

EXISTING WEST ELEVATION

PROPOSED WEST ELEVATION

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2020-002983--HDRB

Project Description: 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, 955-6127, asbordegaray@santafenm.gov)

Project Location(s): 209 DELGADO ST
Santa Fe, NM 87501

Contacts:

Property Owner: Ivo Nelson
209 DELGADO ST
Santa Fe, NM 87501

Applicant: David Smith dsmitharchitect@mac.com
132 W BERGER ST
Santa Fe, NM 87505

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: False Non-Contributing: TRUE/YES 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-1611

Year of Construction: pre-1928

Project Type: Remodel

Historic Building Name:

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1611

building threatened? yes	surveyed date 9-10-84 by mb	county Santa Fe	ID no. 051611220
field map SFHD	number 3-1220	UTM reference zone 12 13	easting northing

location description: 209 Delgado

city/town: Santa Fe

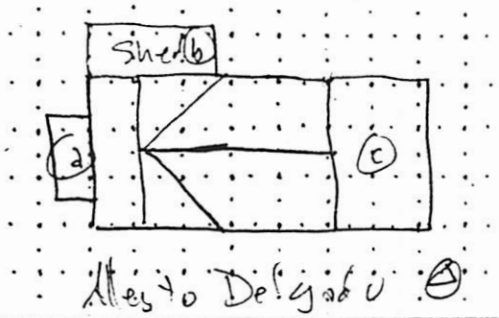
land grant/reservation:

building name:

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

film roll by mb no. 9	negative nos. 25	loc. of neg. HPB

plan shape



date of construction: Pre 1928 estimate ____ actual

source: Bus Dir

use
present: residential
other:
historic: residential
other:

condition
__ excellent __ good
X fair __ deteriorating

degree of remodeling
X minor __ moderate __ major
describe:

style NM Vern	foundation material NV
	wall material/surface Adobe / Stucco

architectural features
Roof - gable front & transverse, shed at (a) (b) & (c)
Asphalt shingle, metal flues

Windows - 3/6, 4/3, green surround.

Door - plank (vertical)
Porch at (a) has masonry piers.

comments

surroundings: Res / Com

relationship to surroundings
X similar __ not similar

district potential
__ yes __ no

significance
__ eligible X of interest __ none

if eligible, why? CONTRIB.

associated buildings? __ yes.
what type?

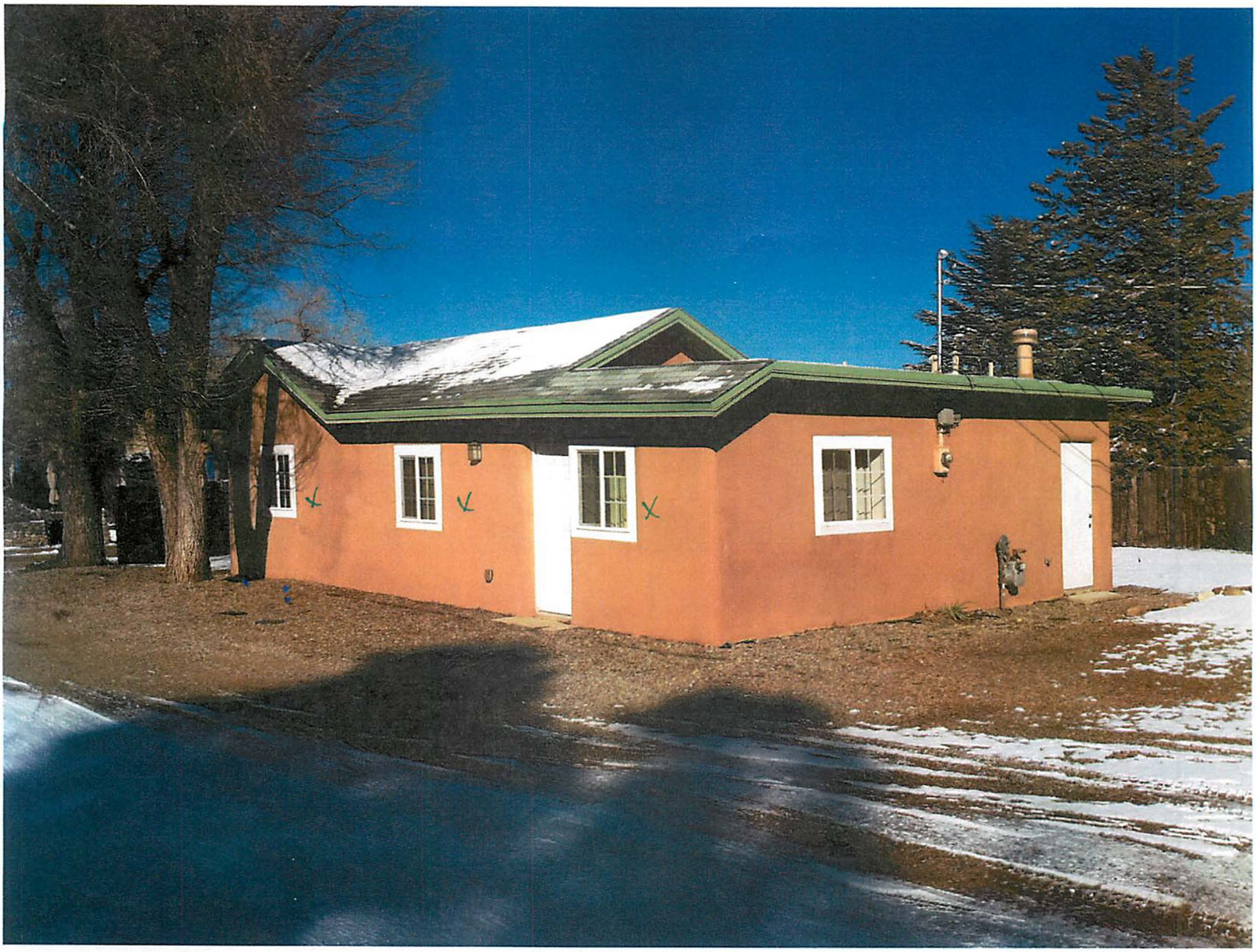
if inventoried, list ID nos.

see back? __ yes

209 Delgado
12/16/11

X Mele do not appear to be the windows approved in the 2004 H-board application, H04-040

209 Delgado



SOUTHEAST ELEVATION - SIDE

January 18 2021

TO: Historical Committee

FROM: David Smith

Dear Board Members and Staff,

Attached are revised documents required for application for an addition of a living room on the west side of 209 Delgado Street.

In 2018, I submitted and received approval for a larger project that included living room, carports and cosmetic changes to the main facade. The approved submission changed the character of the existing house as well as adding a new large living room. Mr and Mrs Nelson have decided to scale back the project, leaving the existing house essentially unchanged. I have included elevations of previous proposal in the documents

This new submission represents a smaller project consisting only of a 475 Sq ft living room addition on the west side off the existing house. The addition of the living room will provide living space for an otherwise small house with a very small living area.

I have revised the submission based on comments and recommendations from the January 12 meeting of this board. I have changed the forms of the roof to a pitched to more closely integrate with the existing house. French doors will be divided light wood clad units as shown on proposed elevations.

The stucco and visible roofing material will match the existing house. Existing color of stucco is el Rey “Adobe” the new windows will be metal clad in a sea foam green by Jel Wend

I stand ready to provide any other necessary information necessary for your consideration.

Sincerely

David Smith

Agent for Ivo and Sally Nelson

HOUSE FRONT - SOUTH ELEVATION

REAR of HOUSE - NORTH ELEVATION

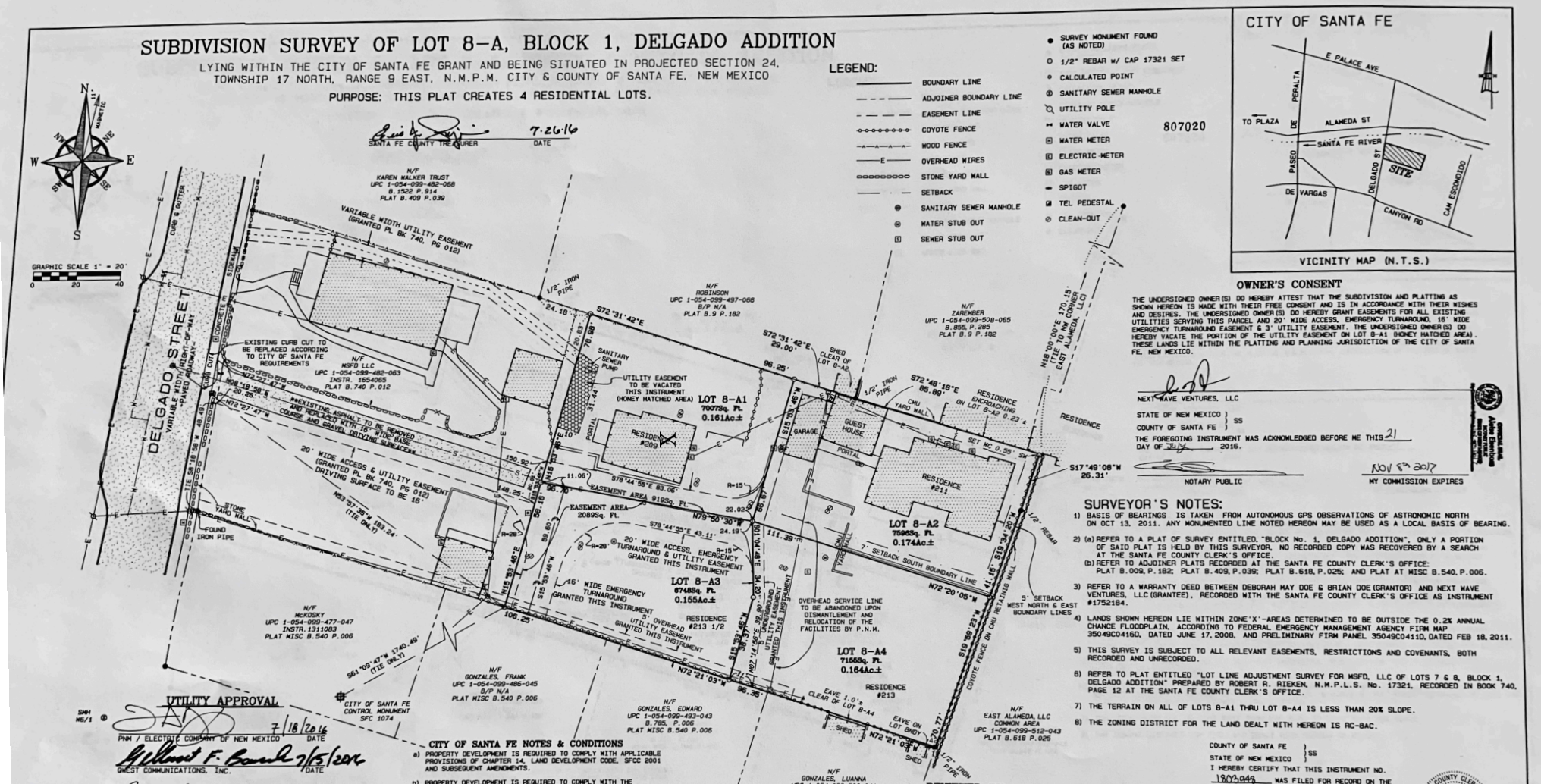
WEST ELEVATION - SIDE

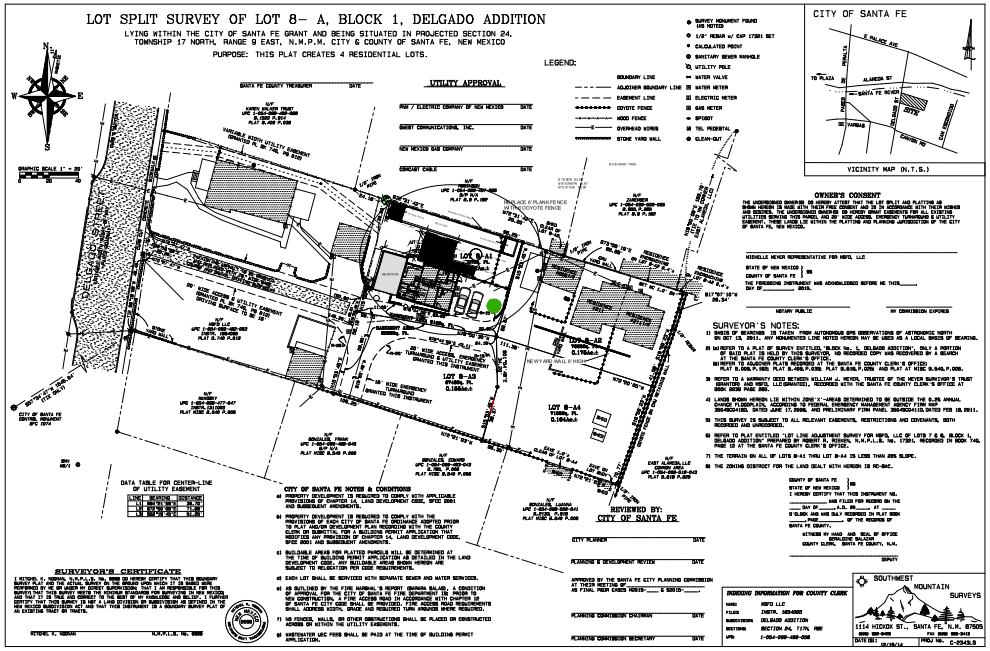
SOUTHEAST ELEVATION

SUBDIVISION SURVEY OF LOT 8-A, BLOCK 1, DELGADO ADDITION

LYING WITHIN THE CITY OF SANTA FE GRANT AND BEING SITUATED IN PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M. CITY & COUNTY OF SANTA FE, NEW MEXICO

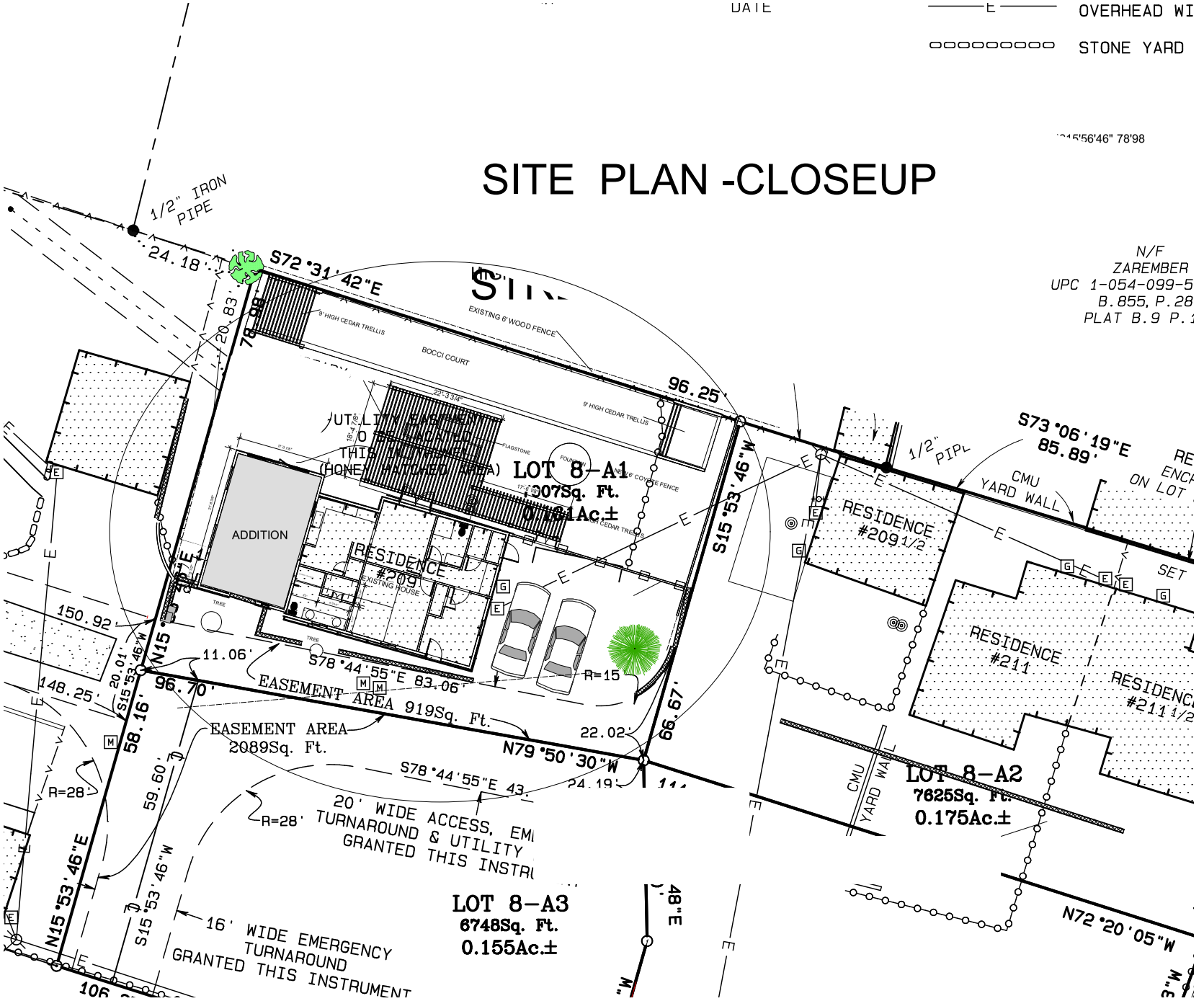
PURPOSE: THIS PLAT CREATES 4 RESIDENTIAL LOTS.

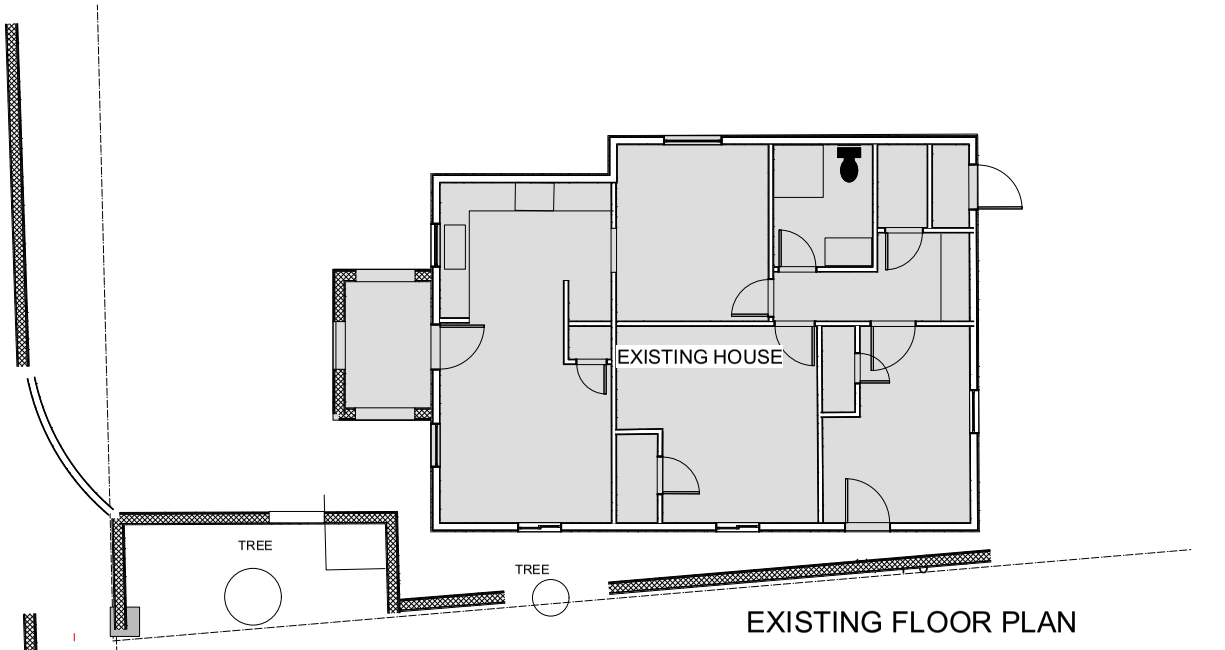

LEGEND:
BOUNDARY LINE
ADJOINER BOUNDARY LINE
EASEMENT LINE
COYOTE FENCE
WOOD FENCE
OVERHEAD WIRES
STONE YARD WALL
SETBACK
SANITARY SEWER MANHOLE
WATER STUB OUT
SEWER STUB OUT
SURVEY MONUMENT FOUND (AS NOTED)
1/2" REBAR w/ CAP 17321 SET
CALCULATED POINT
SANITARY SEWER MANHOLE
UTILITY POLE
WATER VALVE
WATER METER
ELECTRIC METER
GAS METER
SPIGOT
TEL PEDESTAL
CLEAN-OUT
807020
GRAPHIC SCALE 1" = 20'
DELGADO STREET
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
LOT 8-A1
70079sq. Ft.
0.161Ac±
LOT 8-A2
75983sq. Ft.
0.174Ac±
LOT 8-A3
67489sq. Ft.
0.155Ac±
LOT 8-A4
71563sq. Ft.
0.164Ac±
RESIDENCE #209
RESIDENCE #211
RESIDENCE #213
GUEST HOUSE
GARAGE
SHED
PORTAL
CMU YARD WALL
STONE YARD WALL
EXISTING CURB CUT TO BE REPLACED ACCORDING TO CITY OF SANTA FE REQUIREMENTS
EXISTING ASPHALT TO BE REMOVED AND REPLACED WITH 18" WIDE BASE COURSE AND GRAVEL DRIVING SURFACE
20' WIDE ACCESS & UTILITY EASEMENT (GRANTED PL BK 740, PG 012) DRIVING SURFACE TO BE 16'
16' WIDE EMERGENCY TURNAROUND GRANTED THIS INSTRUMENT
20' WIDE ACCESS, EMERGENCY TURNAROUND & UTILITY EASEMENT GRANTED THIS INSTRUMENT
5' OVERHEAD UTILITY EASEMENT GRANTED THIS INSTRUMENT
OVERHEAD SERVICE LINE TO BE ABANDONED UPON DISMANTLEMENT AND RELOCATION OF THE FACILITIES BY P.N.M.
EASEMENT AREA 2089Sq. Ft.
EASEMENT AREA 919Sq. Ft.
UTILITY EASEMENT TO BE VACATED THIS INSTRUMENT (HONEY HATCHED AREA)
VARIABLE WIDTH UTILITY EASEMENT (GRANTED PL BK 740, PG 012)
7' SETBACK SOUTH BOUNDARY LINE
5' SETBACK WEST NORTH & EAST BOUNDARY LINES
COYOTE FENCE ON CMU RETAINING WALL
EAVE 1.0'± CLEAR OF LOT 8-A4
EAVE ON LOT BNDY
SHED CLEAR OF LOT 8-A2
RESIDENCE ENCROACHING ON LOT 8-A2 0.23'±
SET MC 0.55' SW
FOUND IRON PIPE
1/2" REBAR
1/2" IRON PIPE
CITY OF SANTA FE CONTROL MONUMENT SFC 1074
SMH MS/1
N/F KAREN WALKER TRUST UPC 1-054-099-482-068 B.1522 P.914 PLAT B.409 P.039
N/F MSFD LLC UPC 1-054-099-482-063 INSTR. 1654065 PLAT B.740 P.012
N/F ROBINSON UPC 1-054-099-497-065 B/P N/A PLAT B.9 P.182
N/F ZAREMBER UPC 1-054-099-508-065 B.855, P.285 PLAT B.9 P.182
N/F NEXT WAVE VENTURES, LLC (EAST TO NEW CONNECTION ALAMEDA, LLC)
N/F HICKOSKY UPC 1-054-099-477-047 INSTR.1311083 PLAT MISC B.540 P.006
N/F GONZALES, FRANK UPC 1-054-099-486-045 B/P N/A PLAT MISC B.540 P.006
N/F GONZALES, EDWARD UPC 1-054-099-493-043 B.785, P.006 PLAT MISC B.540 P.006
N/F GONZALES, LUANNA UPC 1-054-099-500-041 B.2133, P.919 PLAT MISC B.540 P.006
N/F EAST ALAMEDA, LLC COMMON AREA UPC 1-054-099-512-043 PLAT B.618 P.025
S72°31'42"E 29.00'
S72°48'18"E 85.89'
S17°49'08"W 26.31'
N72°20'05"W
S19°39'20"W 41.45'
N18°00'00"E 170.15'
S72°31'42"E 78.89'
S72°27'47"W 150.92'
S76°44'55"E 83.06'
N79°50'30"W 111.39'
S15°33'45"E 89.60'
N72°14'06"E 99.20'
N72°21'03"W 96.35'
S19°39'23"W 120.77'
S61°09'47"W 1740.49' (TIE ONLY)
N63°57'35"W 183.24' (TIE ONLY)
S72°27'47"W 20.26'
S16°18'58"E 48.49'
S15°33'45"E 96.16'
S15°33'45"E 96.67'
S15°33'45"E 96.67'
S15°33'45"E 96.67'
R=15'
R=28'
R=15'
R=28'
24.16'
24.19'
22.02'
11.06'
48.25'
106.25'
96.25'
96.70'
96.67'
96.67'
96.67



SITE PLAN
209 DELGADO STREET

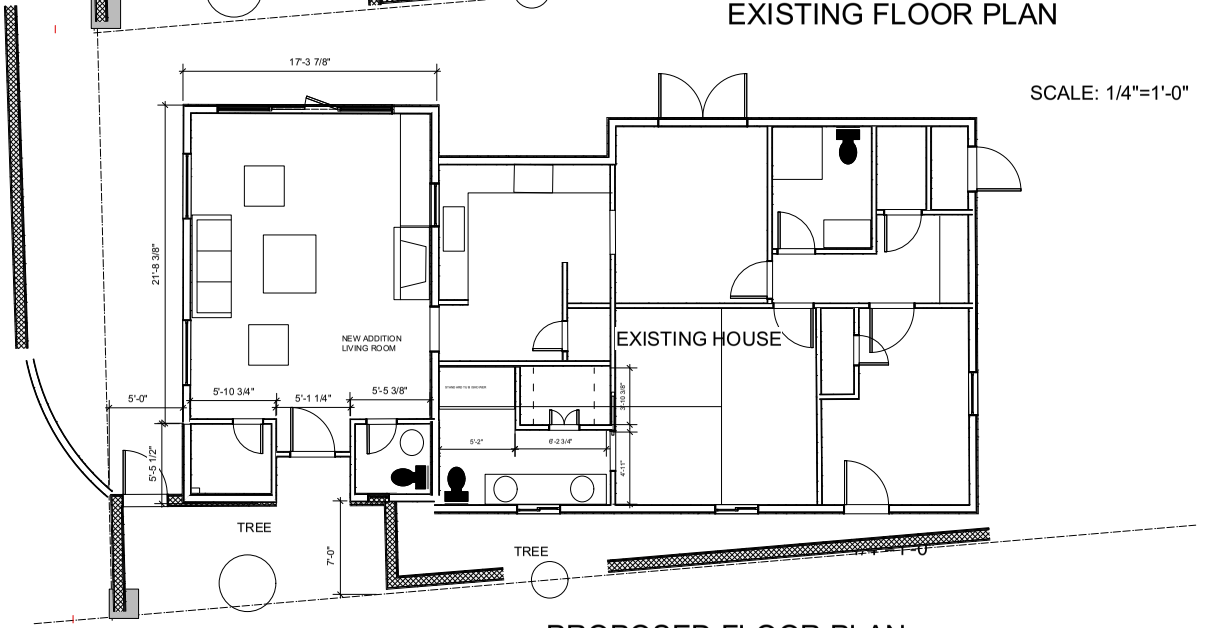
SITE PLAN -CLOSEUP





EXISTING FLOOR PLAN

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



PROPOSED FLOOR PLAN

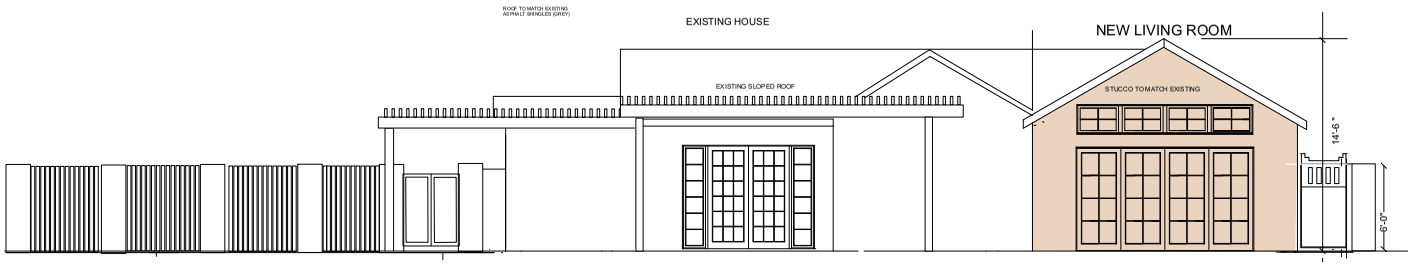
SCALE: 1/4"=1'-0"

DAVID SMITH architect
233 DELGADO ST
SANTA FE NM 87501 505 577 5012

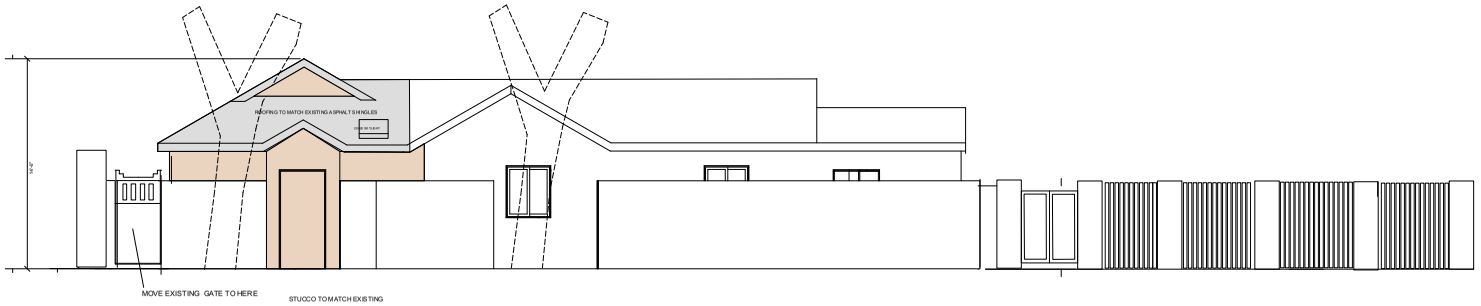
209 DELGADO ST
SANTA FE NEW MEXICO

SCALE
1/4"=1'-0"
DATE
APR1 2015

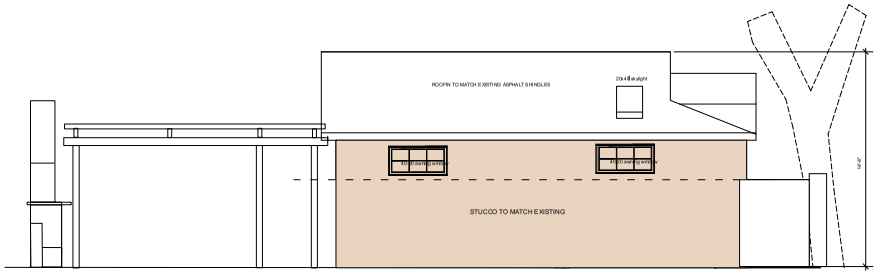
2



PITCHED ROOF PROPOSED NORTH ELEVATION



PITCHED ROOF PROPOSED SOUTH ELEVATION



PITCHED ROOF PROPOSED SOUTH ELEVATION

DAVID SMITH
233 DELGADO ST
SANTA FE NM 87501 505 577 5012

209 DELGADO ST
SANTA FE NEW MEXICO

SCALE
1/4"=1'-0"
DATE
APR1 2015

3

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003048--HDRB

Project Description: Case #2021-003048-HDRB. 105 Calle La Pena. Dowtown and Eastside Historic District. Mark Naktin, agent for David C. Brown, owner, proposes to construct a 680 sq. ft. addition to a height of 12'10" on a contributing structure. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

Project Location(s): 105 CALLE LA PENA
Santa Fe, NM 87505

Contacts:

Applicant: Marc Naktin MARCNAKTIN@GMAIL.CO
1305 Lujan Street
Santa Fe, NM 87505

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: No

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number: H-651

Year of Construction: circa 1938

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: February 9, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-003048-HDRB

Address: 105 Calle La Pena
Historic Status: 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**:

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:

105 Calle La Pena is a single-family structure in a Spanish Pueblo Revival style 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 on January 12, 2021, the Board reaffirmed the structured status and in case 2020-002894-HDRB the Board approved an addition to the non-publicly visible west façade of the structure.

The applicant now returns to the board with a proposal to construct an attached garage to the north, non-primary façade of the house. It would be set back ten feet from the primary façade, thus meeting the requirements for setback from a primary façade.

The maximum allowable height is 15 feet 6 inches. It will be constructed to a height of 12 feet in height. It will be coated with a cementitious stucco colored El Rey cementitious Buckskin. The garage door will be wood grain panel colored tan.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

H651

IDENTIFICATION

ADDRESS: 105 Calle la Peña
Camino del Monte Sol National Register Historic District

ID NUMBER: 051600105

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ~~S~~ RANGE 10 E ~~W~~ SEC 30 NW 1/4 SW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:

____ ESTIMATE c.1938 ACTUAL

SOURCE(S) 1938 city Directory

BUILDING DATA

ARCHITECTURAL STYLE:
Spanish Pueblo Revival

USE:

HISTORIC: residential

OTHER _____

PRESENT: residential

OTHER _____

SURROUNDINGS:
Residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

✓ SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

____ YES ✓ NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

✓ MINOR ____ MODERATE

____ MAJOR

EXPLAIN:

OVERALL CONDITION:

____ EXCELLENT ____ GOOD

✓ FAIR ____ DETERIORATED

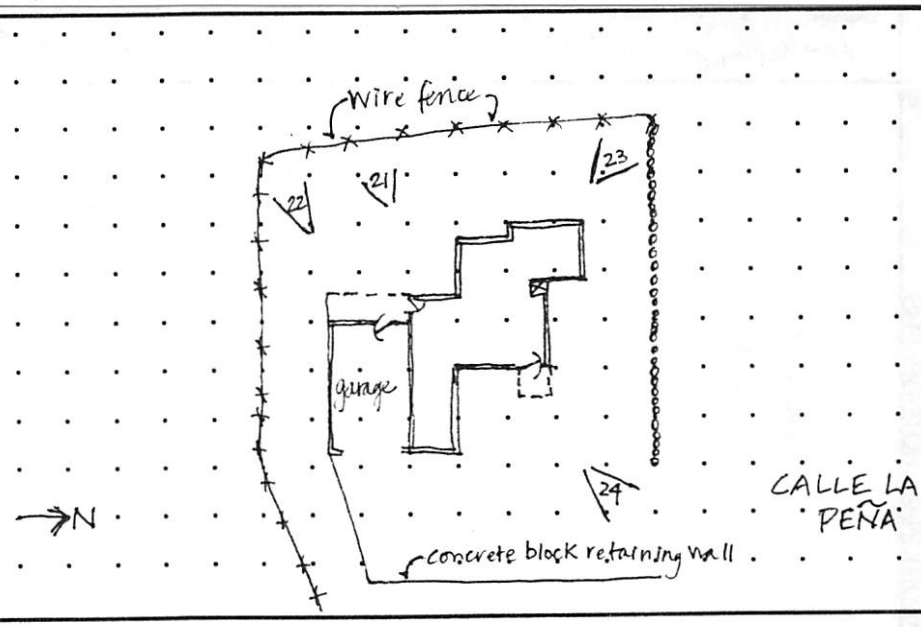
BUILDING THREATENED?

____ YES ✓ NO

PHOTO

#24 N.E. elevation

SITE PLAN



1983 FOOTPRINT INACCURATE

SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

✓ YES ____ NO ____ ELIGIBLE

✓ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

✓ YES ____ NO ____ ELIGIBLE contributing

LOCAL DESIGNATION: Core HISTORIC DISTRICT

____ SIGNIFICANT ✓ CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES ____ NO

SURVEYED 7-31-91 BY mg

NEGATIVES WITH NMHPD ROLL # 4 NEG # 21 TO 24

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	painted(pink) stucco	paint is peeling throughout.
FOUNDATIONS	not visible	
DOORS		
WINDOWS	6 lite, 4 lite - fixed, casements - wood, recessed effaced lintels (red)	wrought iron grilles; picture window on E. is new.
PORTALES	new portale on SW side	curtains from floor to ceiling (gives enclosed appear.)
CANALES	metal canales	totally encased by parapet - not open to above
PORCHES	lean-to at main entry - NE corn.	simple post/beam w/ shed roof.
BALCONIES	N/A	
ROOFS	not visible behind parapet	parapet has built up material (tarmix?)
COURTYARDS	N/A; large yard all around	
FENCES/WALLS	coyote to N; wire fence to S, W; stucco to E; concrete block retaining wall	
ARCH. DETAILS	sawn off vegas on N. elevation	
OTHER	pre 1960 concrete block garage; open drive/parking on E side	

COMMENTS current owner (Anne Dotson) since 1960; garage added prior to her moving in; no major work done by her, just upkeep; 1933 Sanborn plat, lot #5; 1938 City Directory owned by SF Lovett.

ADDITIONAL PHOTOGRAPHS

#21 W. elevation (rear)

#23 NW corner

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991 (concluded)

IDENTIFICATION

ADDRESS

105 Calle La Peña

ID NUMBER 057600105

SURVEYED/RESEARCHED

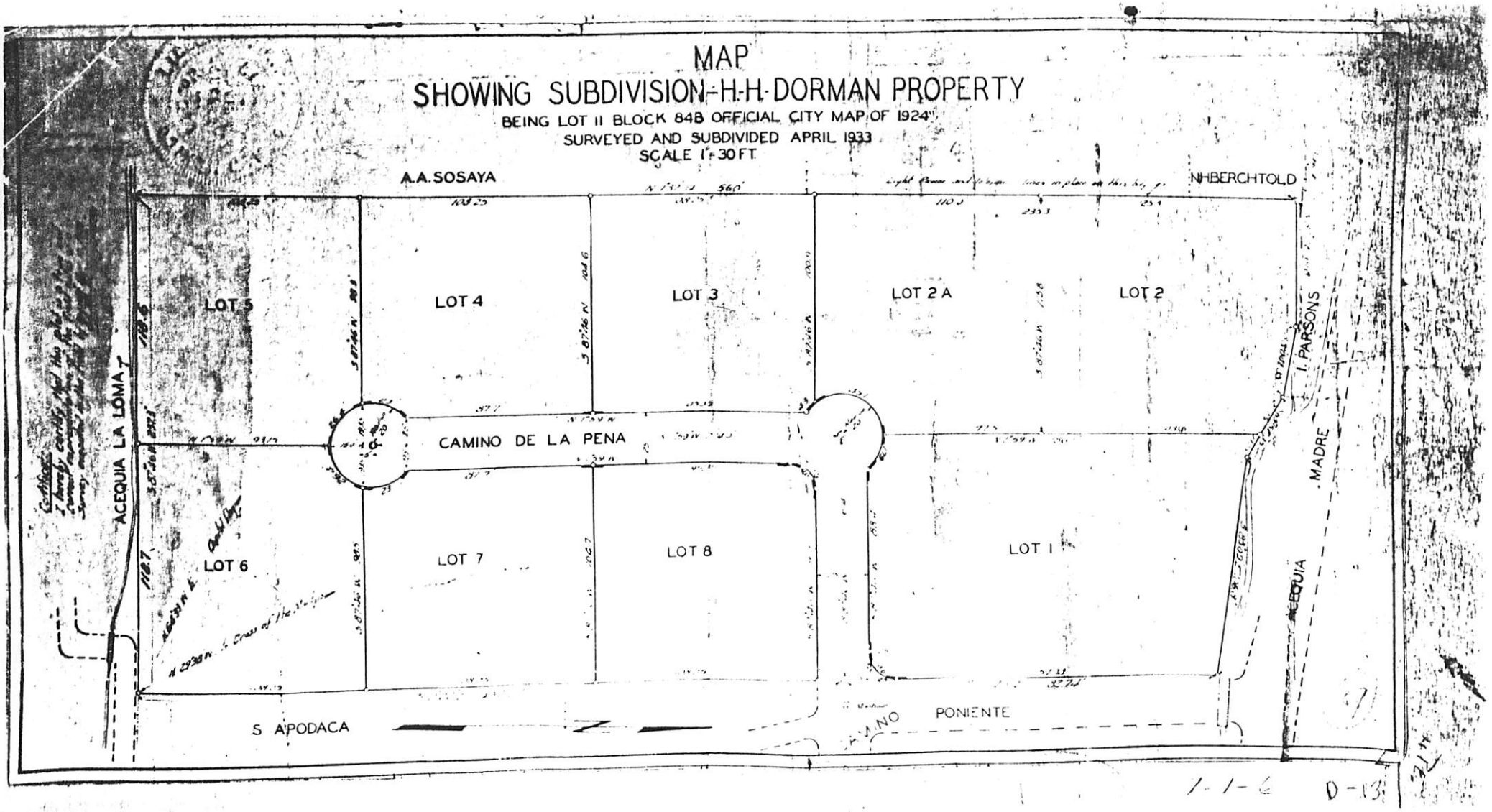
DATE 7-31-91 BY MG

#22 W. portal from SW

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

MAP
SHOWING SUBDIVISION-H.H. DORMAN PROPERTY

BEING LOT 11 BLOCK 84B OFFICIAL CITY MAP OF 1924
SURVEYED AND SUBDIVIDED APRIL 1933
SCALE 1"=30 FT.



1-1-6 D-13

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 8-6-83 by mb	county Santa Fe	ID no. 0516 105
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13 easting	northing

location description: 105 Peña

city/town: Santa Fe

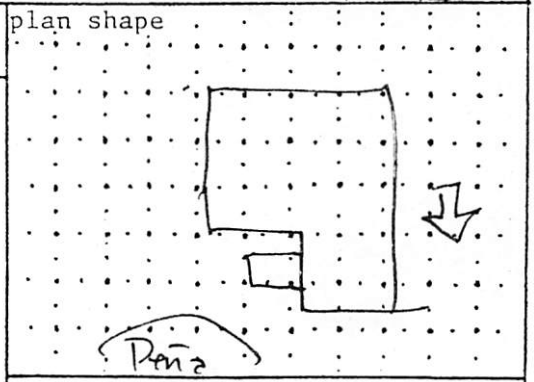
land grant/reservation: ~~X~~

building name:

legal description: tnsp 17 N ☐ range 10 E ☒ sec 30 NW ¼ SW ¼

film roll by mb no. 6 | negative nos. 16 | loc. of neg. HPB

plan shape



date of construction: ____ estimate 1926 actual

source: Owner

use
present: residential
other: ____
historic: residential
other: ____

condition
___ excellent ☒ good
___ fair ___ deteriorating

degree of remodeling
☒ minor ___ moderate ___ major
describe:

style: Pueblo Revival

foundation material: Not vis

wall material/surface: Stucco

architectural features
lean to porch
Windows - Wood casement 2 lite a fixed : Lintels inset
trim barn red
Stucco pink

surroundings: Residential

relationship to surroundings
☒ similar ___ not similar

district potential
☒ yes ___ no

significance
___ eligible ☒ of interest ___ none
if eligible, why?

comments
~~wall~~
~~hedge~~
wire fence
wood fence
landscape
street trees
stone curb
0 setback
2 cequia

Streetscape

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

B.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted: 12/2/2020	105 Calle la Pena
Property Owner of Record: David and Carole Brown	**Proposed Construction Description:**
Applicant/Agent Name: Marc Naktin	GARAGE ADDITION
Contact Person Phone Number: (505) 490-1863	**TOTAL ROOF AREA:**

Zoning District: Historic East Side

Overlay: □ Escarpment _____
□ Flood Zone*
□ Other: _____

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

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

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

Use of Structure: ☒ Residential
□ Commercial Type of Use: _____

Terrain: □ 30% slopes_____

Lot Coverage : 27 % proposed
□Open Space Required:_____

Setbacks:
Proposed Front: 42'-8" Minimum: 15'
2nd Front? _____
Proposed Rear: 64'-8" Minimum: 15'
Proposed Sides: L9'-8" R18'-6" Minimum: 5'

Height: Proposed 12'-10"
Maximum Height: 14'-0" or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 4 existing Accessible_____
Minimum:_____

Bicycle Parking**:
Proposed:_____ Minimum:_____
** Commercial Requirement

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

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

Marc Naktin _____ **[□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.

_____ 1/10/2020
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 20 November 2020

#105 Calle La Pena – new garage addition

The owner proposes to build a 544 square foot addition to the existing pueblo style residence. Currently there is no garage and the owners being elderly do not wish to contend with the winter conditions outside.

The garage door will be a standard wood grain panel unit in a light tan stain to match the other wood elements on the house.

The windows are less than 30" diagonal and, as such, will not have divided lights. They will be the same white color and manufacturer of the existing house.

This building will be ± 12'-0" high to align with the existing parapets, well under the code limit of 14'-0" and the historic limit of 15'-6".

The stucco will be cementitious El Rey Buckskin, tinted in order to match the existing as required. Wood stain on the garage door is a light tan that will also be matched to existing. See the photo of the existing house stucco/wood and window color.

This addition's parapets will be visible to the public over the existing fence and wall. It is a corner cul-de-sac property obscured by the neighbor's house, yard wall and fence. One has to walk up to the gate and peer to the right in order to see the full garage structure.

PRIMA TITLE, LLC
FILE # 15-0617 KW

WARRANTY DEED

Ronni Sonnenberg and Jeffrey C. Ballowe, wife and husband, for consideration paid, grant to David Charles Brown and Carole A. Brown, Trustees of the David Charles Brown and Carole A. Brown Revocable Trust u/t/a dated October 23, 1997 and as restated on May 25, 2005, and any further amendments, whose address is 10601 Wilshire Blvd., Apt. 903, Los Angeles, CA 90024, the following described real estate in Santa Fe County, New Mexico:

Lot 5 of the H. H. Dorman Subdivision, as shown and delineated on plat of survey entitled "Boundary Survey Plat for Ronni Sonnenberg On Lot 5 of the H.H. Dorman Subdivision Santa Fe, Santa Fe County, New Mexico. 105 Calle La Pena", recorded July 25, 2001 in Plat Book 479, Page 026, # 1165-522, records of Santa Fe County, New Mexico.

SUBJECT TO: taxes and assessments for 2017 and subsequent years.

SUBJECT TO: matters described in Exhibit 'A' attached hereto.

with warranty covenants.

Witness our hands this 25 day of September, 2017.

Ronni Sonnenberg

Jeffrey C. Ballowe

SFC CLERK RECORDED 09/29/2017

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW YORK)
) ss
COUNTY OF [illegible])

This instrument was acknowledged before me on the 25th day of September, 2017 by Ronni Sonnenberg and Jeffrey C. Ballowe, wife and husband.

My Commission Expires: March 9, 20[illegible]

Notary Public

Marie Christopher M
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MA6274845
Qualified in Bronx County
Commission Expires Mar. 09, 2021

COUNTY OF SANTA FE) WARRANTY DEED
STATE OF NEW MEXICO) ss PAGES: 2

I Hereby Certify That This Instrument Was Filed For Record On The 29TH Day Of September, 2017 at 08:00:44 AM And Was Duly Recorded as Instrument # 1837981 Of The Records Of Santa Fe County

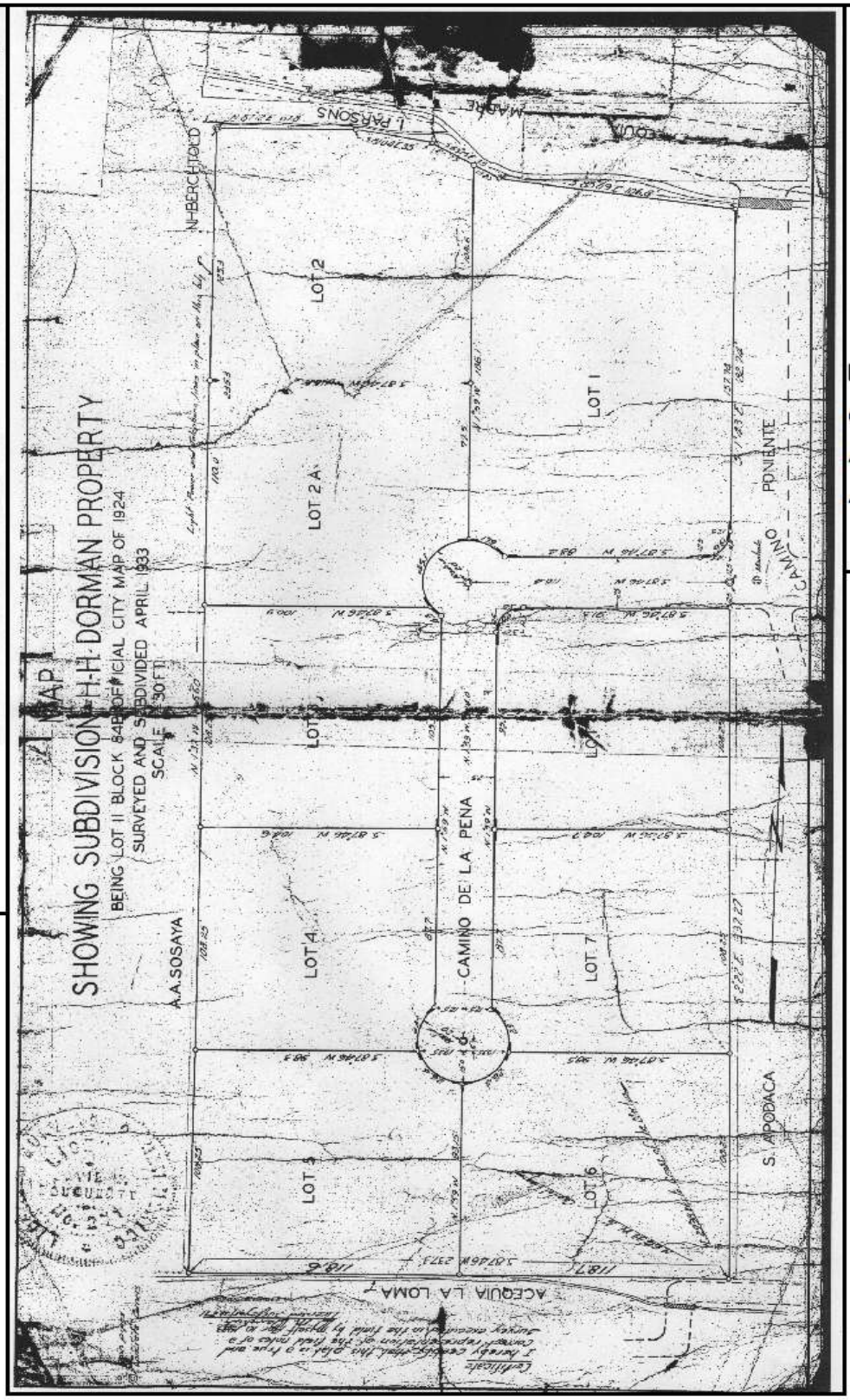
Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy [illegible] County Clerk, Santa Fe, NM

EXHIBIT "A"

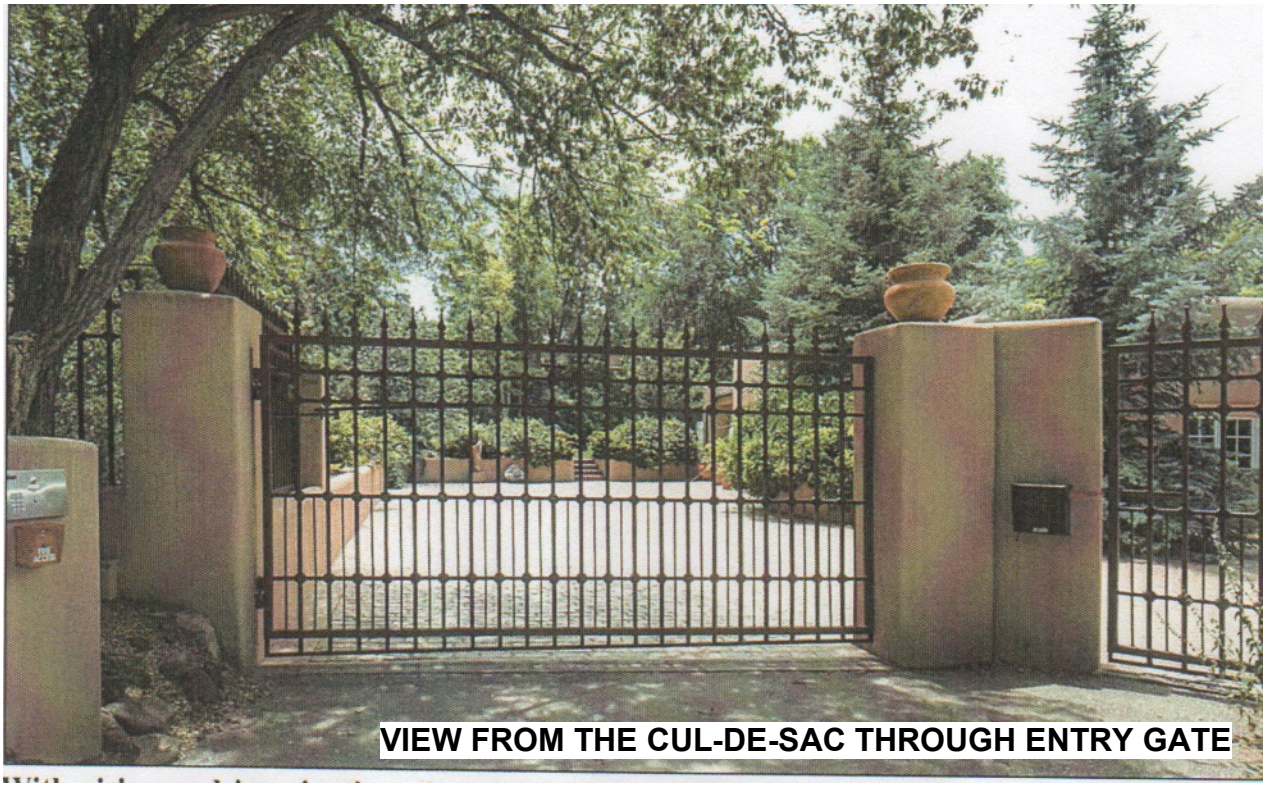
Terms and conditions contained in Public Service Company of New Mexico Easement, by and between Ronni Sonnenberg and Jeffrey C. Ballowe and Public Service Company of New Mexico and QWEST, recorded April 30, 2002 in Book 2119, Page 72, records of Santa Fe County, New Mexico.

Encroachment of fence and wall onto Lot 6 and onto utility easement, encroachment of wall onto northwesterly boundary of subject property, deviation of fence from northerly boundary, power pole and utility lines, utility boxes, and rights of others in and to all aforementioned, as shown on Improvement Locating Report dated August 21, 2017 prepared by David E. Cooper NMPS No. 9052, and bearing Surveyors ILR No. 304-0817.

DEED



LEGAL PLAT

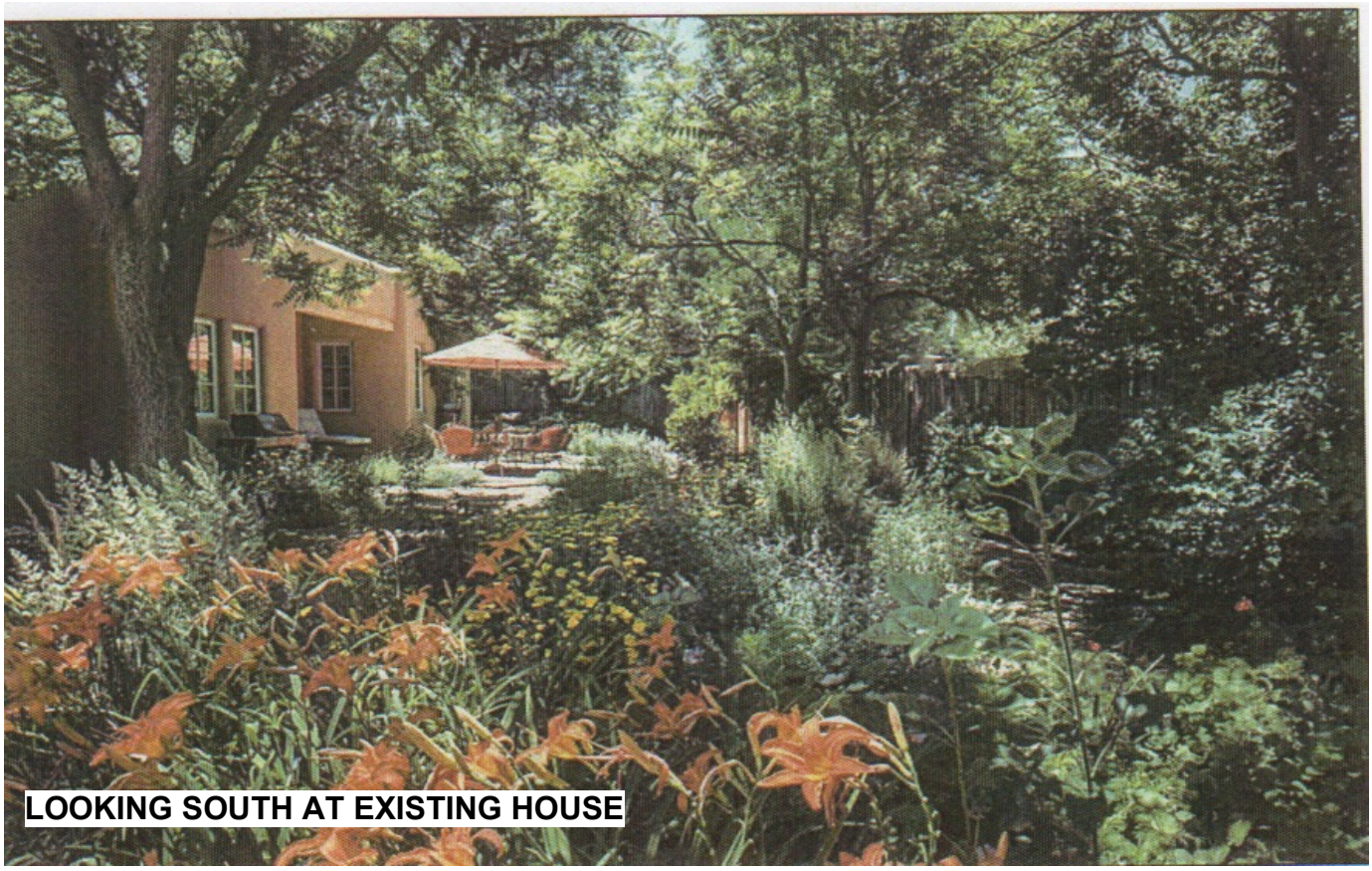


VIEW FROM THE CUL-DE-SAC THROUGH ENTRY GATE

VIEW FROM THE STREET JUST PAST ENTRY GATE

VIEW FROM SOUTH BACK YARD LOOKING AT NORTH BUILDING SITE

EAST EXISTING HOUSE ENTRY



LOOKING SOUTH AT EXISTING HOUSE

WINDOW STYLE AND COLOR
AS ON EXISTING HOUSE

EL REY BUCKSKIN TO MATCH EXISTING

KenroyHome
ALL • TOGETHER • BETTER

EXTERIOR SCONCE FIXTURE

El Rey
STUCCO COLOR PATCH
COLORED STUCCO FINISH COAT
Just Add Water
Net Weight: 8 lbs | 3.6 kgs
PAREXUSA

Kenroy Home Moonlit 1 Light Medium Outdoor Dark Sky Wall Lantern

Model: 93543COP

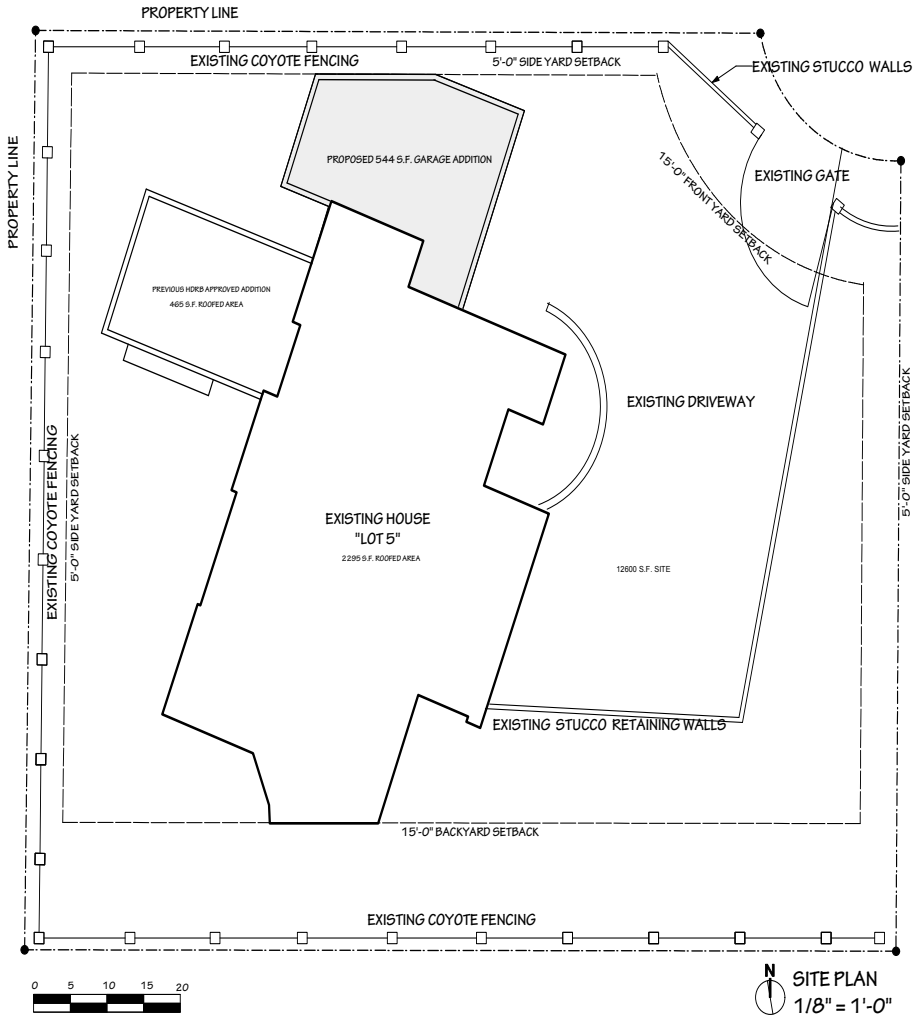
$69.30 Write a review

Finish: Copper – 125 In Stock

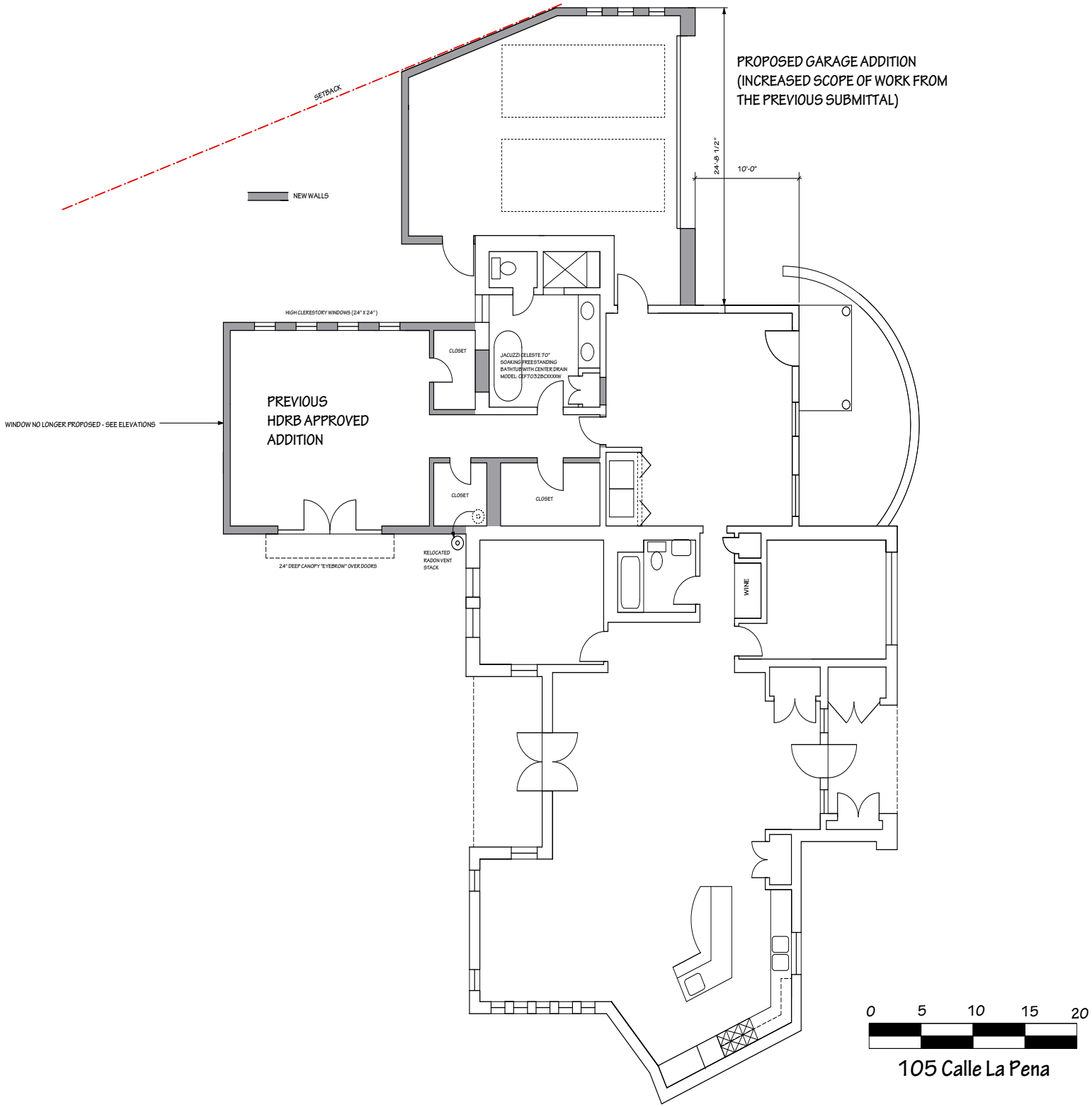
Free Shipping!

Leaves the Warehouse in 2 to 3 business days – Shipping to 87120

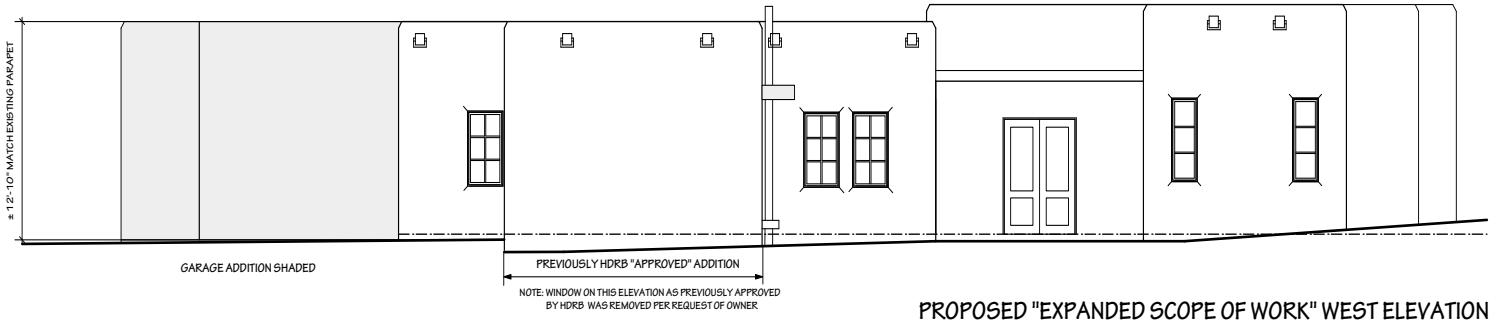
1 | Add to Cart | See More Details



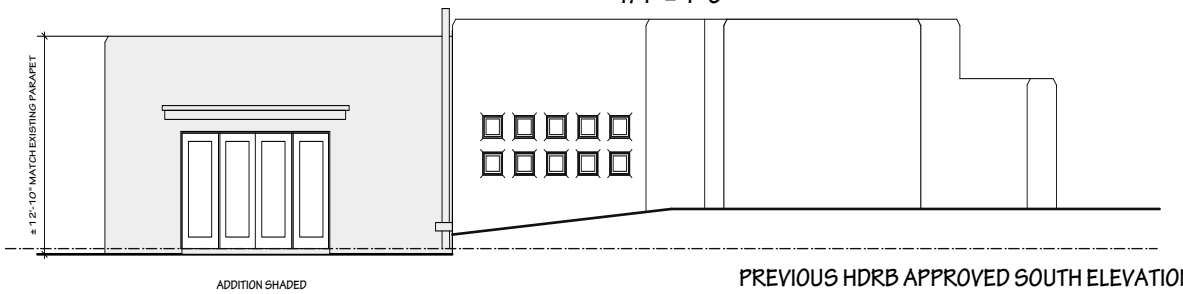
105 Calle La Pena


PROPOSED GARAGE ADDITION
(INCREASED SCOPE OF WORK FROM
THE PREVIOUS SUBMITTAL)
SETBACK
NEW WALLS
24'-5 1/2"
10'-0"
HIGH CLERESTORY WINDOWS (24" X 24")
CLOSET
JACUZZI CELESTE 70"
SOAKING FREESTANDING
BATHTUB WITH CENTER DRAIN
MODEL CEF7032BCXXXW
PREVIOUS
HDRB APPROVED
ADDITION
WINDOW NO LONGER PROPOSED - SEE ELEVATIONS
CLOSET
CLOSET
RELOCATED
RADON VENT
STACK
24" DEEP CANOPY "EYEBROW" OVER DOORS
WINE
0
5
10
15
20
105 Calle La Pena

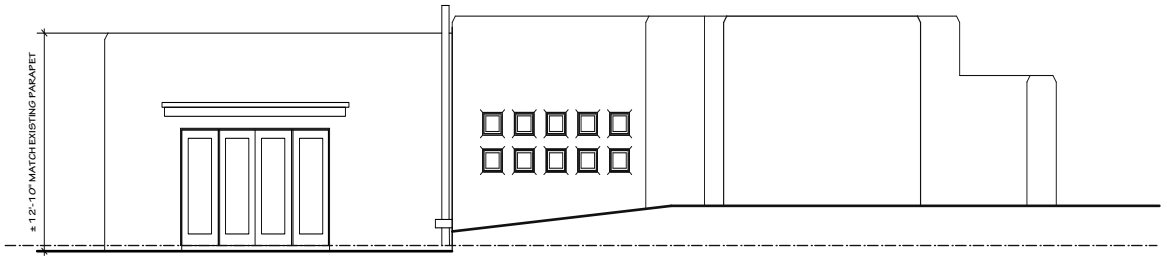
PREVIOUS HDRB APPROVED WEST ELEVATION
1/4" = 1'-0"



PROPOSED "EXPANDED SCOPE OF WORK" WEST ELEVATION
1/4" = 1'-0"

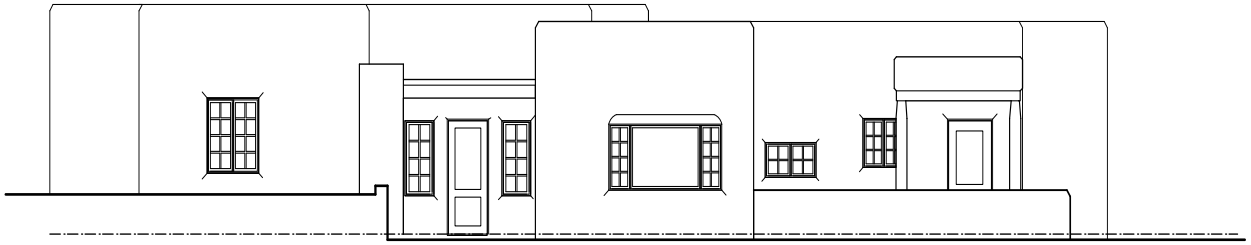


PREVIOUS HDRB APPROVED SOUTH ELEVATION
1/4" = 1'-0"

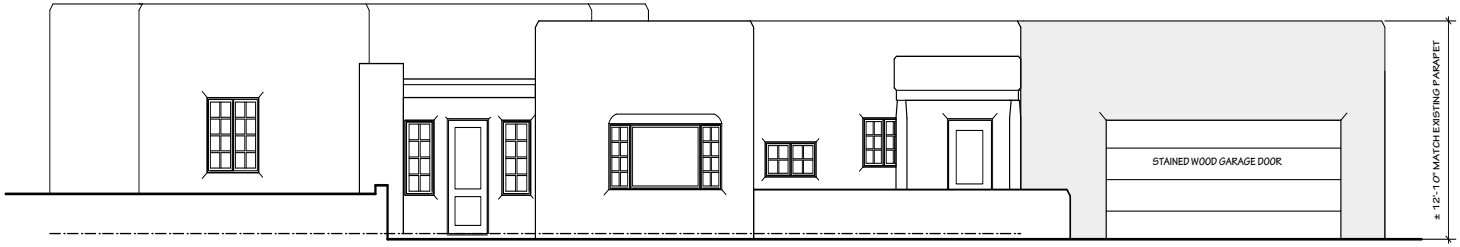


PROPOSED "EXPANDED SCOPE OF WORK" SOUTH ELEVATION - NO CHANGES
1/4" = 1'-0"

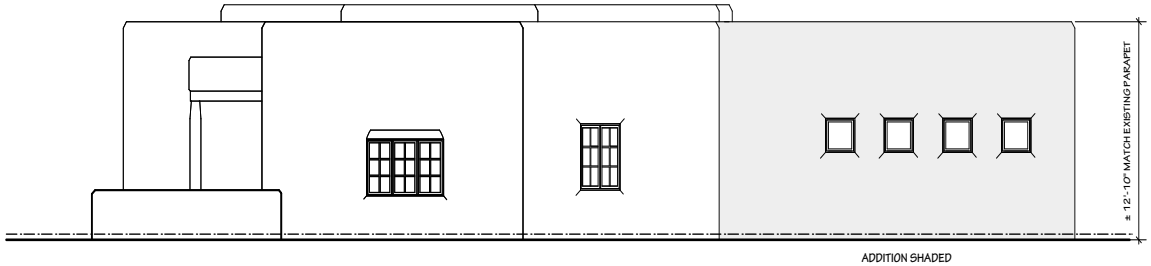
105 Calle La Pena



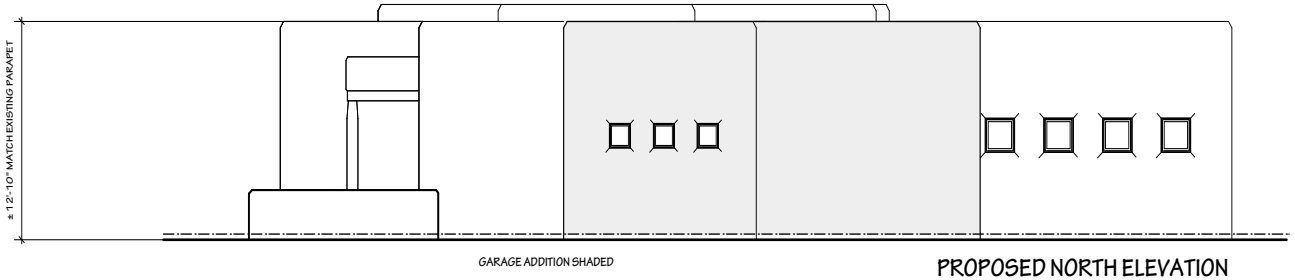
EXISTING EAST ELEVATION
1/4" = 1'-0"



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



PREVIOUS HDRB APPROVED NORTH ELEVATION
1/4" = 1'-0"



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

0 5 10 15 20

105 Calle La Pena

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003049--HDRB

Project Description: Case #2021-003049-HDRB. 555 San Antonio Street. Downtown and Eastside Historic District. Design Solutions agent for, Barbara Wagner and Charles Palmer, owners, requests a historic status review with primary facade designation, if applicable, of a contributing residential structure. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

Project Location(s): 555 SAN ANTONIO ST
Santa Fe, NM 87505

Contacts:

Applicant: TIM CURRY
1415 W ALAMEDA ST C
SANTA FE, NM 87501
tim@designsolutions.biz

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: False Non-Contributing: False Contributing: True Significant/Landmark: False

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: Yes

Historic District Inventory Number: NA

Year of Construction: circa 1930

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: February 9, 2021

TO: Historic Districts Review Board Members

FROM: Angela Bordegaray, Senior Planner, Historic Preservation Division

---

Case # 2020-003049-HDRB

Address: 555 San Antonio Street
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__X__ District Standards & yard wall & fence standards

NONE Historic Inventory

_NA_ Preliminary Zoning Review Sheet

__X__Previous Case H-91-143

APPLICANT SUBMITTALS

__X__ Proposal Letter

__X__ Site Plan/Floor Plan

NONE Elevations

_X__Photographs

RECOMMENDATION:

Staff defers to the board to determine the historic status per 14-5.2 C Regulation of Significant and Contributing Structures in the Historic Districts. If the board finds that the house remains Contributing to the district, staff recommends the north half of the west elevation and the east elevation.

BACKGROUND & SUMMARY:

555 San Antonio is a Pueblo Revival style 3,176 square foot residence located in the Downtown and Eastside Historic District. It is believed to be constructed before 1932.

There exists no Historic Cultural Property Inventory in city files. From the house's appearance and minutes of a 1991 HDRB hearing, the property has undergone multiple additions and alterations. The house's footprint has changed significantly. According to the 1991 HDRB case, the house was remodeled in 1945, 1965, and 1975. The west portal was added in 1975 and was not a part of the original house. In 1991 the square footage was approximately 2,100 square feet. Sometime after this, a 900 square foot addition was constructed. Another larger addition was added also after 1991.

The house reads as two houses conjoined. The southern portion of the house has been added onto the original house. The existing yard wall has replaced a lower yard wall with a different configuration.

The applicant is before the board for a historic status review and designation of primary façade(s) as applicable.

10 January, 2021

City of Santa Fe
Planning Division
Historic Design Review Board
200 Lincoln Avenue
Santa Fe, New Mexico 87501

Re: 555 San Antonio

Dear Sirs / Madams:

Applicants are requesting a status review for the existing residence located in the downtown and Eastside district.

Existing residence is approximately 3,176 sq. ft. and is constructed in the Pueblo Revival Style. The lot is approximately 9,500 sq. ft. and is surrounded by a stucco yard wall varying between 5'-6 and 7'-6" in height.

The subject property has had numerous additions and modifications including a 900 sq. ft. addition which was approved by the board in 1991. At the 1991 Board hearing the previous owner testified that the portal was added in 1975, and that renovations were done to the residence in 1945, 1965, and 1975.

In 1991, Dr. Maryanne Anders of the State Office of Cultural Affairs Historic Preservation Division also noted that the building "has had some additions and alterations since it was constructed prior to 1932."

Based on a visual inspection of the property it also appears that the large bank of windows on the North elevation were added after the original construction of the house because the muntins in the divided lites are different than other portions of the house.

The existing structure is currently designated as "contributing" and contains several elements that contribute to the streetscape of the "Downtown and Eastside" district. However, the numerous changes and additions to the property have diminished it's historical relevance. In the particular, the 900 sq. foot addition approved in the 1990's has affected the overall massing and integrity of the property, and numerous additions and modifications have occurred since it's construction in the 1930's.

Thank you for your consideration.

Sincerely,

Tim Curry

555 San Antonio
East Portion of North Elevation

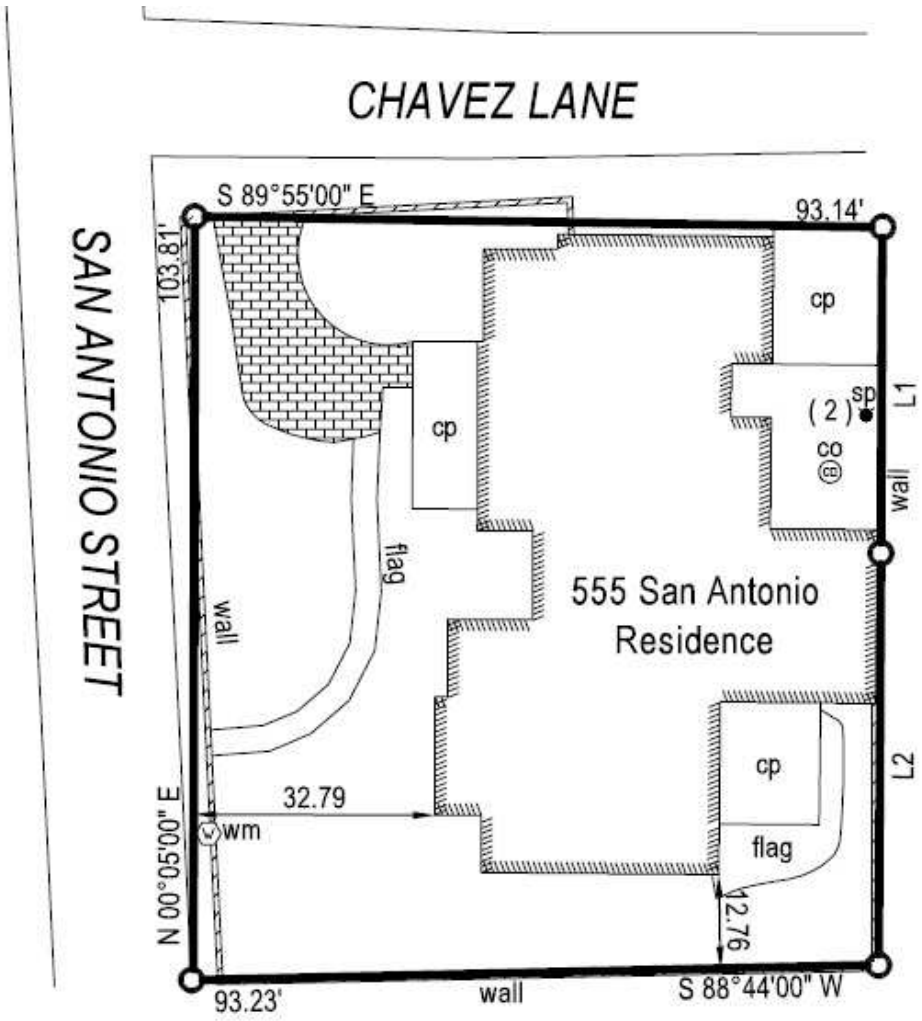
555 San Antonio
West Portion of North Elevation

555 San Antonio
East Elevation

555 San Antonio
West Streetscape Elevation

555 San Antonio
West Elevation - North Portion

555 San Antonio
West Elevation - Southern Portion



Site Plan
555 San Antonio

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003057--HDRB

Project Description: Case #2021-003057-HDRB. 107 South Armijo Lane. Downtown and Eastside Historic District. Carlos and Catherine Stevens, agent/owner, requests a historic status review with primary facade designation, if applicable for a non-contributing residential structure. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

Project Location(s): 107 S ARMIJO LN
Santa Fe, NM 87501

Contacts:

Applicant: Carlos and Catherine Stevens
13346 W Washington BLVD
Los Angeles, CA 90066
Cathy211@gmail.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: No

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: H-470

Year of Construction: circa 1963

Project Type: Historic Status Review

Historic Building Name: Benny J. and Helen C. Ortiz House

City of Santa Fe, New Mexico

memo

DATE: February 9, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

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Case # 2020-003057-HDRB

Address: 107 South Armijo Lane
Historic Status: non-contributing
Historic District: Downtown and Eastside

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 non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

107 South Armijo Lane is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. A new HCPI was completed for the house in 2020.

The house is likely built in two phases in a ranch style. It is arranged on an east-west axis with its front elevation facing north. It has a cross-gabled roof plan. The front (north) façade shows a gable covering a rectangular volume probably built in the 1950s, probably of concrete block with steel casement windows. Built on to this is an east-west concrete block section with aluminum sliding windows built in the early 1960s.

The west elevation opens to a small fenced yard and contains an aluminum sliding door and a single aluminum sliding window.

The south elevation has aluminum sliding windows at the bedrooms. The assumed earlier portion extends out slightly and contains a steel casement window.

The east elevation is made entirely of the earlier structure. It has three steel casements. The house is finished with a cementitious stucco in a desert rose tone. Its roof is covered with rolled asphalt.

A small north-south positioned wall divides the front yard at the north elevation. The type of masonry and its hard cement mortar indicate a recent vintage.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H470

building threatened? yes	surveyed date 6-7-83 by mb	county Santa Fe	ID no. 051600595
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13 easting	northing

location description: 107 S Armijo

city/town: Santa Fe

~~land grant/reservation~~

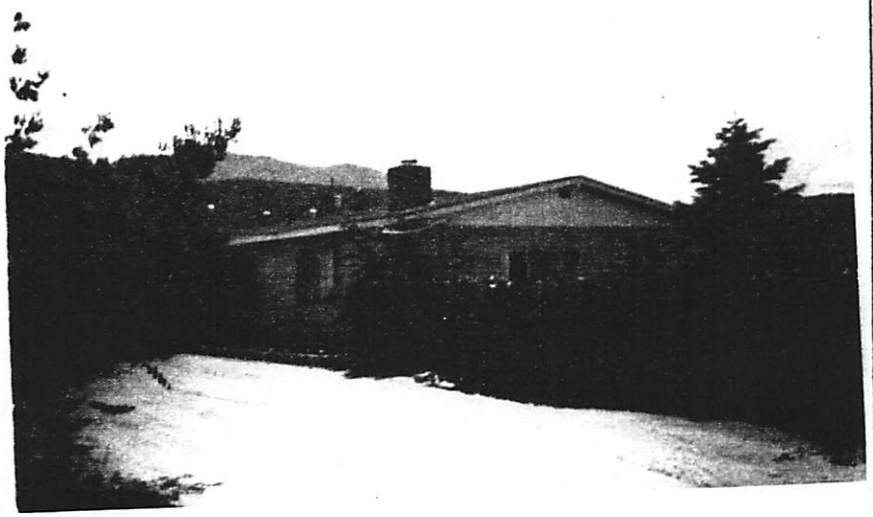
building name:

legal description: tnsp 17 N range 10 E sec 19 SE ¼ SE ¼

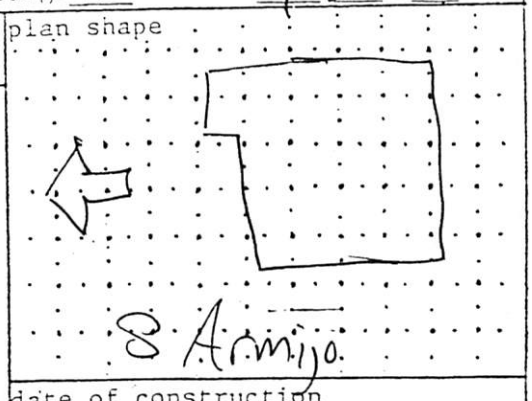
film roll by mb no. 27

negative nos. ~~10~~ 11

loc. of neg. HPB



plan shape



date of construction: Postwar estimate ____ actual

source:

use: present residential other ____ historic residential other ____

condition: ___ excellent X good ___ fair ___ deteriorating

style: Ranch / Vernacular

foundation material: Not vis

wall material/surface: Stucco

degree of remodeling: X minor ___ moderate ___ major

describe:

architectural features: Alum sldg windows

surroundings: Res

relationship to surroundings: X similar ___ not similar

district potential: ___ yes X no

significance: ___ eligible ___ of interest X none

if eligible, why?

comments: wall, hedge, ~~wire fence~~, ~~[illegible]~~, landscape, street trees, stone curb, 0 setback, acequia — coyote

Streetscape

associated buildings? ___ yes what type?

if inventoried, list ID nos.

see back? ___ yes

Carlos and Catherine Stevens
107 S Armijo Lane
Santa Fe, NM 87501

C: 952-484-6343
E: cathy211@gmail.com

To: Historic District Review Board

Please find the attached materials, we are currently seeking confirmation on non-contributing/contributing status for 107 S Armijo Lane, Santa Fe NM 87501. We are not yet submitting proposed plans as we need to know the current status prior to engaging in proposed development.

Carlos and Catherine Stevens

[1]

- South Facade
- South facade view of Coyote fence

[1] 107 S Armijo Ln. Santa Fe NM 87501

East Facade

107 S Armijo Ln. Santa Fe NM 87501

North Facade

North facade view of Coyote Fence

North facade view of Wire Gate

107 S Armijo Ln. Santa Fe NM 87501

West Facade

107 S Armijo Ln. Santa Fe NM 87501

West Facade view of wire gate
West Facade view of coyote fence

107 S Armijo Ln. Santa Fe NM 87501

North/West facade view of wire gate
North/west facade view of coyote fence

107 S Armijo Ln. Santa Fe NM 87501

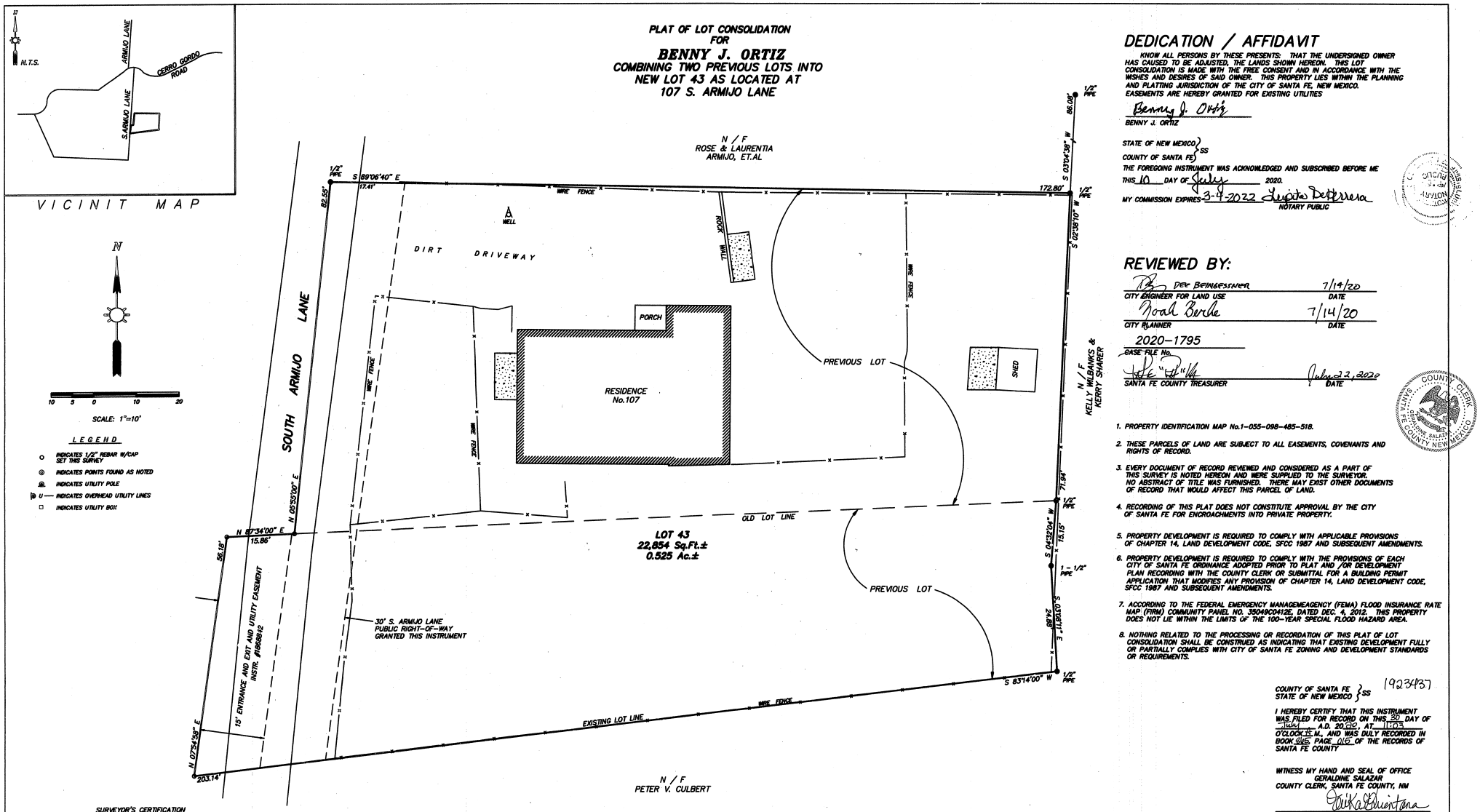
North Facade view of rock wall

107 S Armijo Ln. Santa Fe NM 87501

North Facade view of rock wall
North Facade view of wire gate

PLAT OF LOT CONSOLIDATION FOR BENNY J. ORTIZ COMBINING TWO PREVIOUS LOTS INTO NEW LOT 43 AS LOCATED AT 107 S. ARMIJO LANE

VICINIT MAP



LEGEND

- INDICATES 1/2" REBAR W/CAP SET THIS SURVEY
- INDICATES POINTS FOUND AS NOTED
- INDICATES UTILITY POLE
- U — INDICATES OVERHEAD UTILITY LINES
- INDICATES UTILITY BOX

SURVEYOR'S CERTIFICATION

I, MICHAEL V. TRUJILLO, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

DATE OF FIELD SURVEY NOVEMBER 11, 2019

MICHAEL V. TRUJILLO
P.S. #12130

DATE 7/10/2020

STATE OF NEW MEXICO — REGISTERED PROFESSIONAL SURVEYOR — 12130 — MICHAEL V. TRUJILLO

DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER HAS CAUSED TO BE ADJUSTED, THE LANDS SHOWN HEREON. THIS LOT CONSOLIDATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER. THIS PROPERTY LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO. EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES

Benny J. Ortiz
BENNY J. ORTIZ

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME THIS 10 DAY OF July 2020.

MY COMMISSION EXPIRES 3-4-2022 Lupita Dettorrea
NOTARY PUBLIC

REVIEWED BY:

DEV BEINGESSNER — 7/14/20
CITY ENGINEER FOR LAND USE — DATE

Noah Berke — 7/14/20
CITY PLANNER — DATE

2020-1795
CASE FILE No.

SANTA FE COUNTY TREASURER — July 22, 2020 — DATE

1. PROPERTY IDENTIFICATION MAP No.1-055-098-485-518.
2. THESE PARCELS OF LAND ARE SUBJECT TO ALL EASEMENTS, COVENANTS AND RIGHTS OF RECORD.
3. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON AND WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE WAS FURNISHED. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL OF LAND.
4. RECORDING OF THIS PLAT DOES NOT CONSTITUTE APPROVAL BY THE CITY OF SANTA FE FOR ENCROACHMENTS INTO PRIVATE PROPERTY.
5. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
6. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND /OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMEAGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 35049C0412E, DATED DEC. 4, 2012. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR SPECIAL FLOOD HAZARD AREA.
8. NOTHING RELATED TO THE PROCESSING OR RECORDATION OF THIS PLAT OF LOT CONSOLIDATION SHALL BE CONSTRUED AS INDICATING THAT EXISTING DEVELOPMENT FULLY OR PARTIALLY COMPLIES WITH CITY OF SANTA FE ZONING AND DEVELOPMENT STANDARDS OR REQUIREMENTS.

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO } 1923437

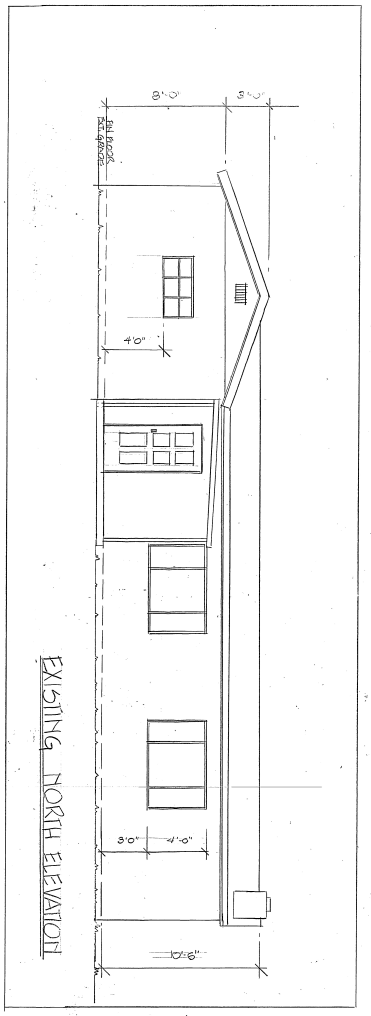
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 20 DAY OF July A.D. 2020, AT 1103 O'CLOCK A.M., AND WAS DULY RECORDED IN BOOK 865 PAGE 016 OF THE RECORDS OF SANTA FE COUNTY

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, NM

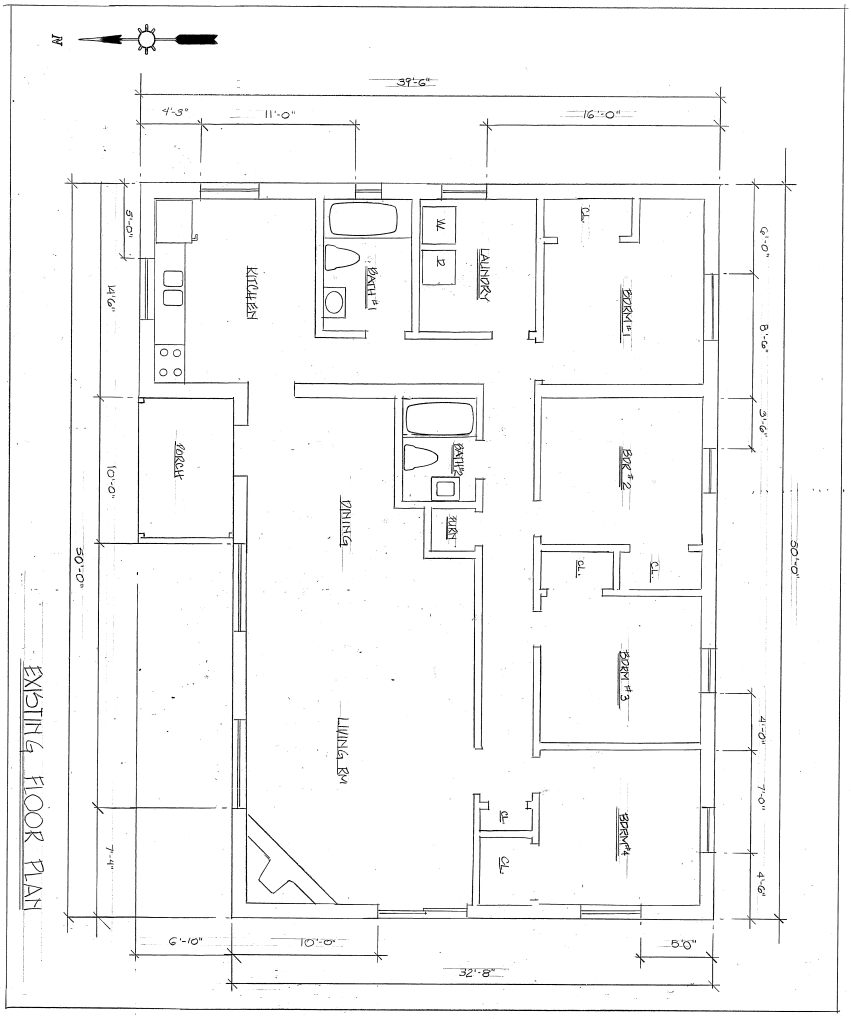
DEPUTY

RECORDING INFORMATION FOR COUNTY CLERK

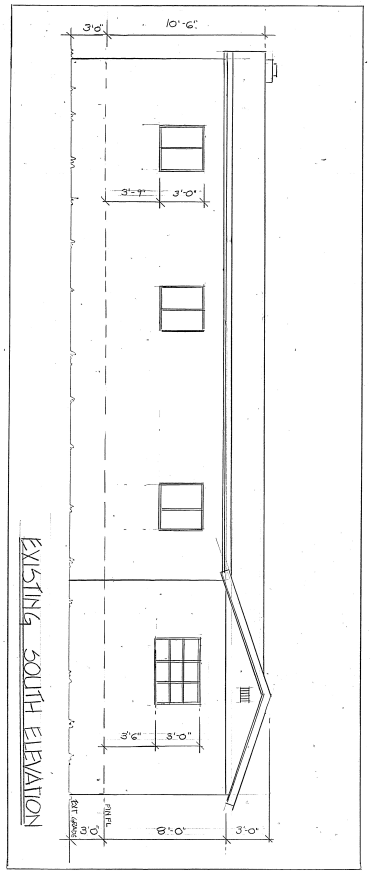
ASSOCIATED SURVEYS MICHAEL V. TRUJILLO NMPS No.12130 1120 CAMINO CONSUELO SANTA FE, NEW MEXICO 87507 PH. 424-1395	SECTION 23 (PROJECTED) TOWNSHIP T. 17 N. RANGE R. 9 E. GRANT SANTA FE N.M.P.M.	LOT CONSOLIDATION FOR BENNY J. ORTIZ TRUSTEE OF THE BENNY J. ORTIZ LIVING TRUST, U/A DATED SEPTEMBER 25, 2018, "BENNY J. ORTIZ" TRACT AND "FELIX A. & J.A. ARMIJO" TRACT SANTA FE, NEW MEXICO	SCALE 1" = 10' DATE NOV. 11, 2019 DRAWN BY CHECKED BY M.V.T. PROJECT No. M19-91 L-493



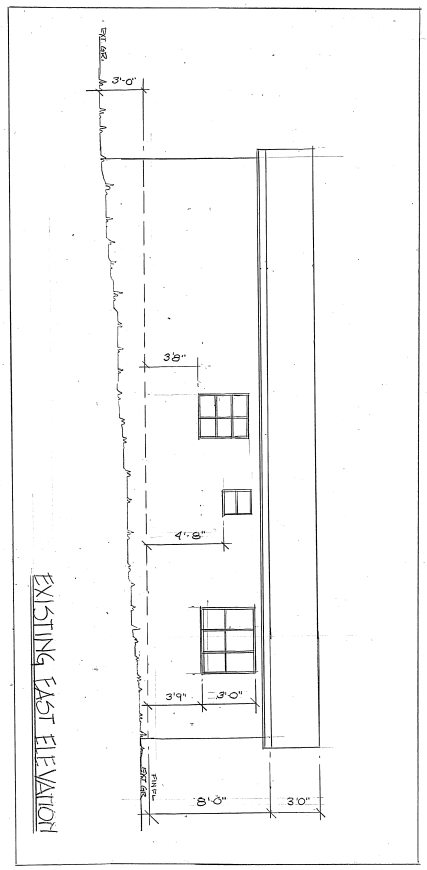
EXISTING NORTH ELEVATION



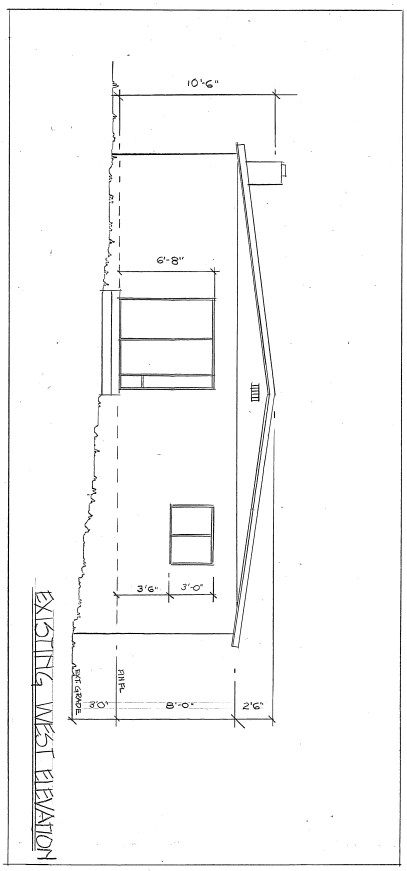
EXISTING FLOOR PLAN



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING WEST ELEVATION

STEVENS/YI RESIDENCE 107 S. ARMIJO LANE SANTA FE, NM 87501	EXISTING PLAN & ELEVATIONS	SCALE 1/4"=1'0" DRAWN GSH 1/8/21

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:

Benny J. and Helen C. Ortiz House

2. Location:

107 South Armijo Lane
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID #: N/A

4. County: Santa Fe
Parcel # 111248512

5. Property Type:
x Buildings: House
x Structures: Wall
__ Site __ Object

6. Date of Survey: January 7, 2021

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6820949,-105.9131786

10. Photo Information: Robyn Powell, photographer. View of front, north elevation, facing southeast.

11. Brief Description of the Property:

Constructed between 1963 and 1966, the former Benny and Helen Ortiz House sits near the end of South Armijo Lane, a short, paved lane off Cerro Gordo Road.

It sits on former agricultural land on one of the natural benches above the Santa Fe River. Stepping down from Cerro Gordo Road to the north are two properties associated with the Armijo family, the original settlers of the area. Like the subject house, these properties are of 1950s-60s vintage. To the northwest is the recently renovated Cerro Encantado public housing development. Immediately south and east are lots that have not been developed.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: Unknown
Date: 1950s and early 1960s
_ _Known _x_ Estimated Source: aerial photographs and city directories

14. Setting:
__ Suburban __ Rural _x_ 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: Catherine Yi and Carlos Stevens

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

Owner: Catherine Yi and Carlos Stevens

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 * Beyond boundary of Santa Fe Historic District (SRCP 260)

If yes: __ State __ National

If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes

Why? See Evaluation of Historical Status.

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: House _x_ No Status: House and Wall 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

House and Wall Recommended Non-Contributing to the Santa Fe Downtown and Eastside Historic District, 01/13/2021.

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
Benny J. and Helen C. Ortiz House	107 South Armijo Lane Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 7, 2021

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition _x_ Concrete: Block (CMU)

__ 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: Frame

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: __Flat _x_ 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
Casement	Steel	1	1
Casement	Steel	2-2	1
Casement	Steel	2-2F-2	1
Casement	Steel	3-3F-3	2
Sliding	Aluminum	1-1	4
Sliding	Aluminum	1-F1_1	2

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Panel and Glass	Wood	1
Sliding	Patio	Aluminum	1

12. Chimneys
One, brick interior

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1963-1966; east-west addition and construction of ranch style house; aerial photographs and city directories.

 (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: Ranch**

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

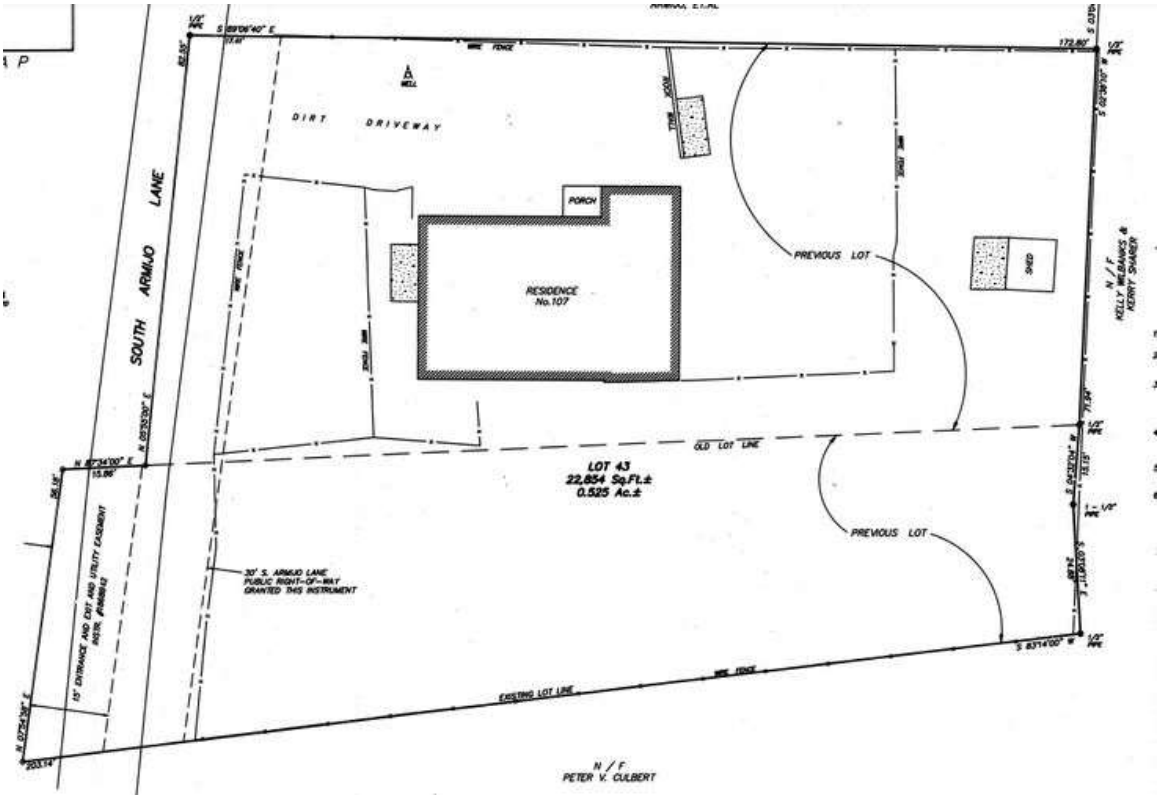
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 2020 lot consolidation survey, courtesy Associate Surveys.



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: **Benny J. and Helen C. Ortiz House**	**2. Location:** **107 South Armijo Lane** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: January 7, 2021

Architectural Description Continued

Setting

North, east, and south are expansive views of Picacho Peak, Cerro Gordo, and Atalaya and Sun and Moon mountains. The house is situated near the northwest corner of its rectangular, roughly 0.5-acre lot. Landscaping is minimal, with a few specimen trees, including two firs and an apricot. Several latilla pole fences of unknown origin are used for enclosures.

House

The house, likely built in two phases, is arranged on an east-west axis with its front elevation facing north. It has a cross-gabled roof plan, signaling its ranch house-era style. It encloses approximately 1,664 square feet, holding four bedrooms and two baths.

North

The front façade reveals its two building campaigns (Photo 1). At the east, the front gable covers a rectangular volume probably built in the 1950s (Photo 2). It is understood to be made of concrete block.[1] This section is fenestrated with standard residential steel casement windows of the period.

Grafted on to this is an east-west concrete block volume erected in the early 1960s. Aluminum sliding windows were used for this portion (Photo 1).

Both sections have a uniform roof overhang, suggesting this treatment came with the addition and was used to unify the two structures.

The front door, a non-original wood-panel unit, is tucked under a small porch (Photo 2). To the west are a pair of horizontal openings holding the aforementioned aluminum sliding windows. These consist of a fixed center glass flanked by single sliding sash.

West

[1] Galila Harrington, email communication with John W. Murphey, January 11, 2021. Based on utility penetrations, Harrington has determined that both portions of the house are concrete block.

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The west elevation opens to a small fenced yard. An aluminum sliding door and a single aluminum sliding window penetrate the elevation (Photo 3).

South

The south elevation, receiving full sun, faces a sloped area devoid of landscaping. The west third of the façade represents the 1960s addition (Photo 4). It has a uniform pattern of aluminum sliding windows at the bedrooms. The assumed earlier portion bumps out a few inches. A steel casement window looks out to Sun and Moon mountains. Like other steel units of the older portion, it consists of a center, fixed sash, and adjoining crank-operated casements.

East

The east elevation is made entirely of the earlier structure. It has three steel casements of different sizes and patterns, concentrated toward the north end (Photo 5). Low juniper shrubs, used for foundation planting, run along the bottom of the wall.

The house is finished with a cementitious stucco in a desert rose tone. Its roof is covered with rolled asphalt. The eaves project 18” over the older north-south section, and attach to the older joists (Photo 6). The newer east-west section has rafters extending 22” (Photo 6).

Style

In exterior presentation, the home is an example of a builder-type ranch house. Characteristic elements include its cross-gabled plan, low-pitched roof, open-eave overhangs, gable-end boards, squat brick chimney, rectangular window openings, and sliding glass door.

Wall

A small north-south positioned wall divides the front yard at the north elevation (Photo 7). Made of local pink quartzite stone, it measures approximately 21’ long. It stands 4’-4” tall and is roughly 13” wide. The stones are arranged mostly in a random pattern (Photo 8). The type of masonry and its hard cement mortar indicate a recent vintage.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
		5. Date of Survey: January 7, 2021

Historical Overview

The subject property is part of an area of east Santa Fe historically beyond the city limits and characterized for many years by its rural setting and agricultural background. It falls within the Jose Antonio Lucero Grant, a grant given in 1732 by Colonel Don Gervasio Cruzat y Góngora, the governor and captain-general of New Mexico. At its initial survey in 1885 the grant stood at 700 acres, but it was reduced in private claims court to a mere nine acres.[2]

The former Lucero grant was settled by the late 19th century, divided into cultivated tracts watered by Acequia Cerro Gordo (Ditch No. 2). The parcels immediately north of the river were arranged neatly, mostly as rectangles (Figure 1). In the 20th century most of the land north and south of Cerro Gordo Road, paralleling Armijo Lane, came under the ownership of Abundio Armijo, a farmer and rancher and founding member of La Union Protectiva.[3]

The ownership of the subject property becomes more apparent on the 1917 Hydrographic Survey map (Figure 2). The land, which was under wheat cultivation, was then owned by Cayatono [Cayatano] Gonzalez [Gonzales], a relative of the Armijo family. Gonzales and his neighbors, many from the Armijo family, were members of the ditch association and grew primarily alfalfa and corn.[4]

The area remained rural and in agricultural production through the Great Depression. While Upper Canyon Road — located south of the river — improved and saw Anglos building large homes, the Cerro Gordo neighborhood remained mostly Hispanic, its road

[2] U.S. Court of Private Land Claims, Santa Fe District, "Jose Antonio Lucero Grant," 1896-1898, < https://nmdigital.unm.edu/digital/collection/catron/id/21015> Accessed January 8, 2020.

[3] "Abundio Armijo Dies at 95," *Santa Fe New Mexican*, October 20, 1970, 1; Rose Armijo, telephone conversation with John W. Murphey, January 11, 2021. Armijo is the granddaughter of Abundio and Marie Rivera Armijo. Her mother lives on the adjacent lot north of the subject house. Several attempts were made to contact Benny J. Ortiz, who is understood to have moved to Albuquerque. It is unclear whether he is living or deceased. Multiple attempts were also made to contact the Ortiz children. The author found that three had passed and that two had incorrect or disconnected phone numbers. In this situation, the author considered the north neighbor, who he contacted directly by phone, a reliable source of information.

[4] State Engineer's Office, "Report: Santa Fe Hydrographic Survey," (Santa Fe: State Engineer's Office, March 13, 1919, no pagination.

rough and unpaved. The area, now Cerro Encantado housing, once worked as a natural stock tank and was used by local children as baseball field.[5]
At some point, likely in the early 1920s, Librado Ortiz settled on the subject property. Born in Cañada de los Alamos in 1899, to parents George and Trinidad Ortiz, Librado grew up at Santa Fe's outskirts.[6]

By 1928, as evidenced in a Santa Fe city directory, he was living on the property at the address 1281½ Cerro Gordo Road.[7] He resided in a household with his wife, Placida, and their only child, Alfredo. Placida was a daughter of Abundio Ortiz. José D. Ortiz (unrelated to Librado) married Placida's sister, Leocadia, and moved to area in the mid-1930s. Both the Ortiz homes were north of Cerro Gordo Road.[8]

The 1940 federal census documents the two families. The two Ortiz families are indicated to own their homes, which were valued at $200 and $225, respectively; considerably lower than their neighbors and the national average of the time. Both men were noted to be laborers, working in the building industry.[9]

In 1935, Leocadia gave birth to her first son, José Benito Ortiz. The child would later rearrange his name, changing it to Benny J. Ortiz. He attended local schools, graduating from Santa Fe High School, after which he worked at La Posada Inn (Figure 3).

Benny and Helen Ortiz

In 1954, at age 19, Benny married Helen Consuelo Rivera, a Santa Fe High graduate, who grew up on West San Francisco Street and was related to the Armijo family (Figure 3)[10]. The couple made their home on a parcel Ortiz acquired from Abundio Armijo.[11]

City directories from early '60s give their address as 1281½, suggesting they lived on the Ortiz part of the property, north of Cerro Gordo Road.[12] Based on available information,

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[5] Armijo, telephone conversation with John W. Murphey.
[6] "Ortiz, Librado," *Santa Fe New Mexican*, February 8, 1988, A-4.
[7] Hudspeth Directory Company*, Hudspeth's Santa Fe City Directory*, 1928-1929 (El Paso: Hudspeth Directory Co. and Publishers, 1928), 196.
[8] Armijo, telephone conversation with John W. Murphey.
[9] United States Federal Census, 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 16A; Enumeration District: 25-20B.
[10] "Helen C. Rivera is Wed Saturday at Cristo Rey," *Santa Fe New Mexican*, June 6, 1954, B-3.
[11] Armijo, telephone conversation with John W. Murphey.

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the couple initially lived in the earlier section of the current residence, starting in c.1963.[13] This building appears in a 1960 aerial photograph as a small rectangle at the bottom of the property (Figure 5). It is unclear how the building was used at the time.

Between 1963 and 1966, they added the cross-gabled ranch-style addition, greatly expanding the home's square footage (Figure 6). Its design, with its low-pitched roof, eave overhang, wide aluminum windows, and brick chimney, was similar to ranch houses being built by Allen Stamm and Dale Bellamah on the south side of town. The addition coincided with the extension of Armijo Lane, south of Cerro Gordo Road. It was initially called Armijo Lane, with house the given the address of 107.[14] The designation "South" came later.

In the newly renovated home, the couple raised five children: Benjamin, John, Johanna, Charles, and Eva. In the early years, Benny worked as a typist for the National Guard. Helen, who worked as a teacher's aide and volunteered for the Villa Theresa Clinic, also served occasionally as a precinct judge during municipal elections. She created retablos and other traditional forms of art as a member of the Cerro Gordo Crafts Club and Santa Fe Quilters Guild.[15]

Helen died in 1990, at age 54, of cancer. Benny remarried and moved to Albuquerque. Their son Charles lived on the property until his death in 2019.[16]

Evaluation of Historical Status

The house's composite footprint is more than 50 years of age, being discernable in a 1966 aerial photograph. However, its style — a suburban ranch house with a cross-gabled plan and featuring steel and aluminum windows — is not recognized as a form compatible with the historic district.

Conclusion

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[12] Hudspeth Directory Company, *Hudspeth's Santa Fe City Directory*, 1960 (El Paso: Hudspeth Directory Co. and Publishers, 1960), 55.
[13] The address 107 address does not appear in the 1962 city directory.
[14] Hudspeth Directory Company, *Hudspeth's Santa Fe City Directory*, 1964 (El Paso: Hudspeth Directory Co. and Publishers, 1964), 27.
[15] "Ortiz, Helen," *Santa Fe New Mexican*, September 15, 1990, B-3.
[16] Armijo, telephone conversation with John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: January 7, 2021

For the above reasons, the House and Wall are recommended as Noncontributing Structures to the City of Santa Fe Downtown and Eastside Historic District.

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 William White,
"Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.
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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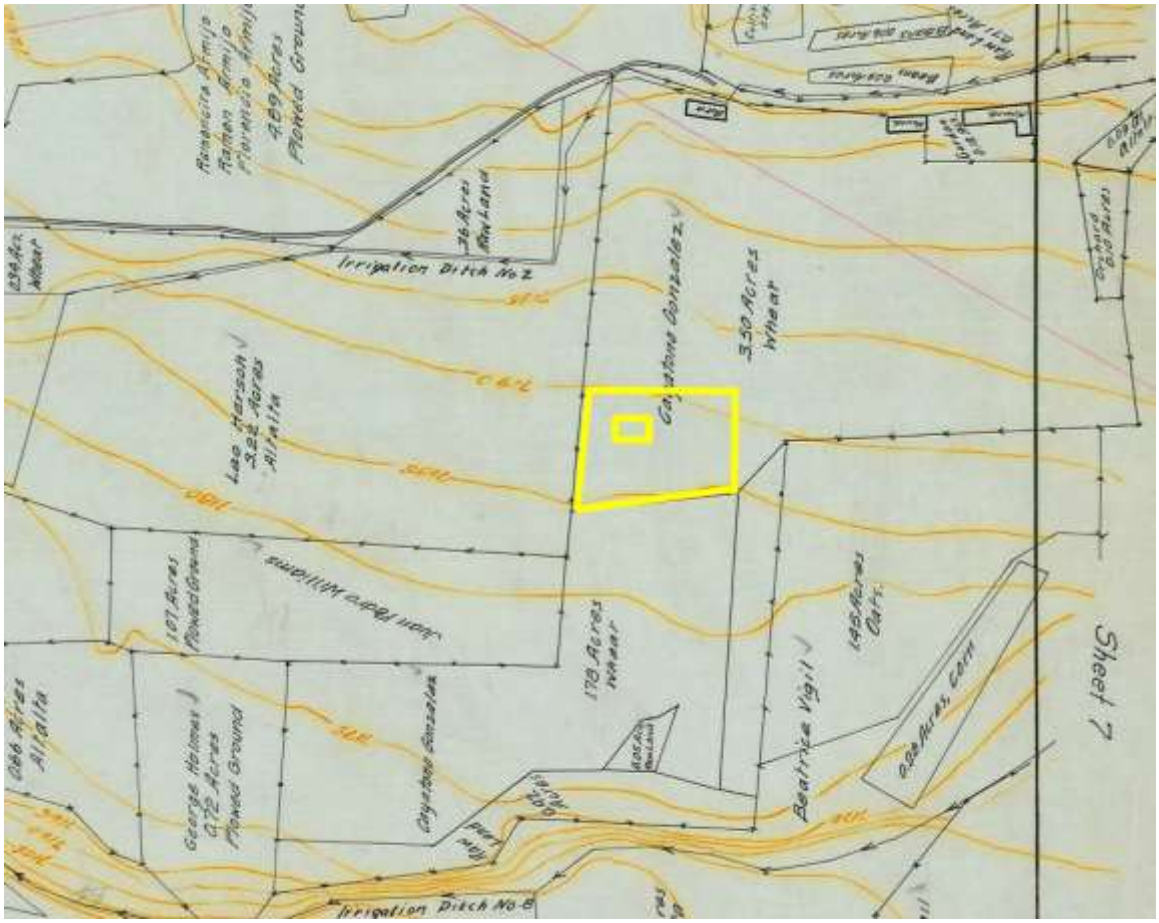

Figure 2: Portion of State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (1919), Sheet 8.
Square indicates approximate location of current house.

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

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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: **Benny J. and Helen C. Ortiz House**	**2. Location:** **107 South Armijo Lane** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 7, 2021**

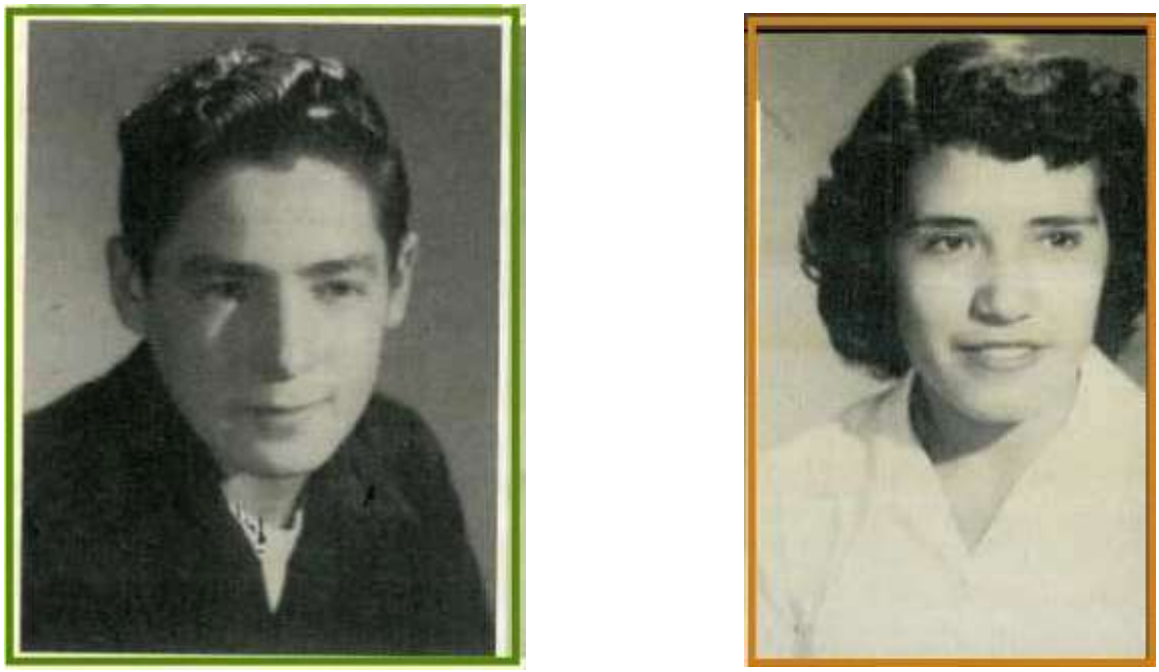

Figure 3: Benny Ortiz and Helen Rivera.
Santa Fe High School yearbook photographs, 1953.

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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Aerials

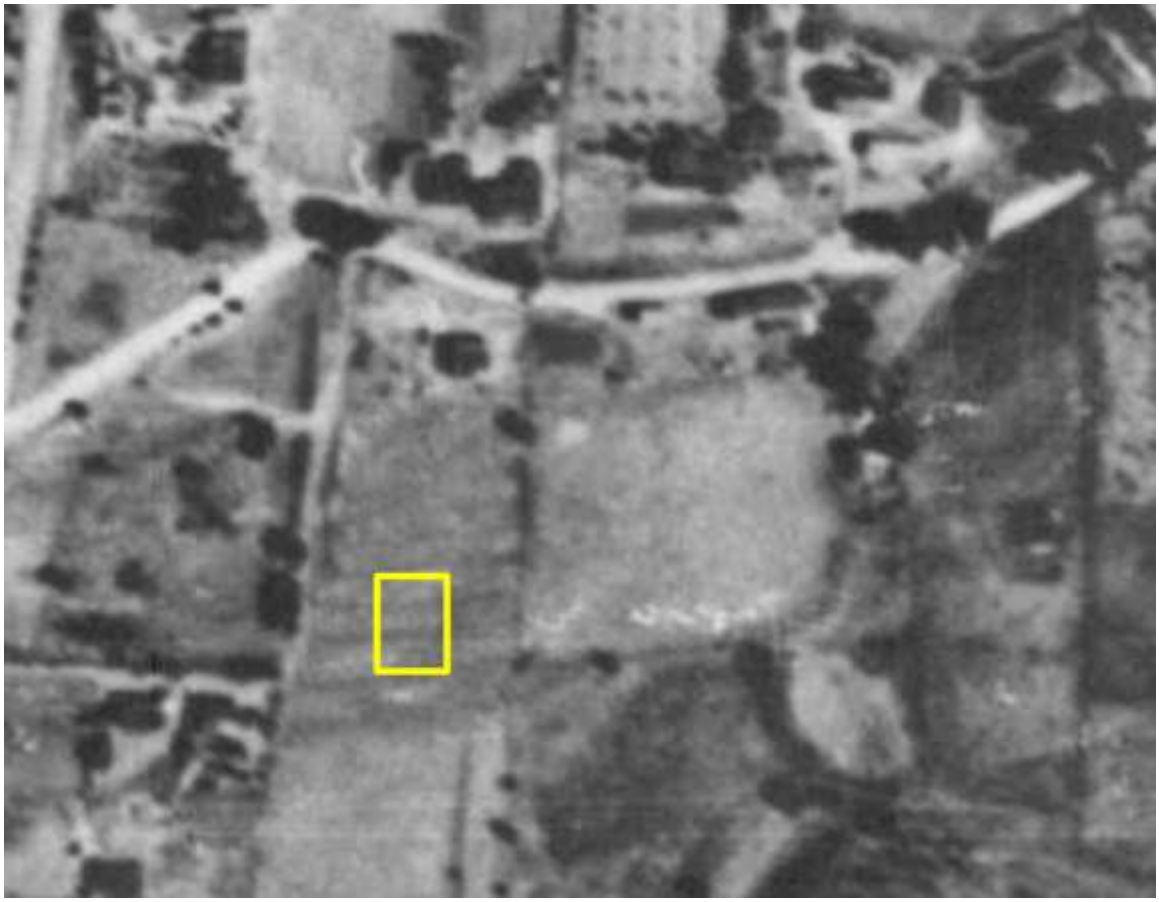

Figure 4: May 26, 1951 aerial photograph.
Future house would be located within rectangle.
Courtesy EDAC- University of New Mexico.

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Figure 6: August 18, 1960, aerial photograph.
Rectangular north-south structure present.
Courtesy City of Santa Fe, GIS.

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

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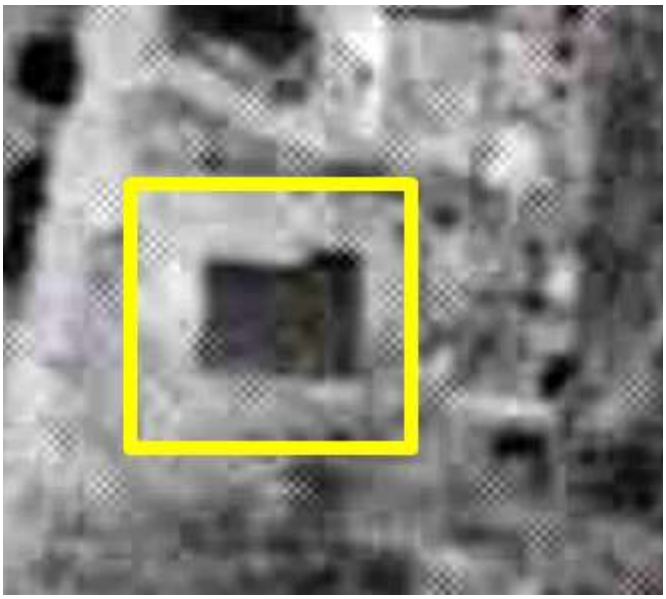

Figure 7: May 2, 1966 aerial photograph.
East-west addition present.
Courtesy City of Santa Fe, GIS.

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 January 7, 2021 unless otherwise noted)

Photo 1: 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 2: Partial north elevation.
Camera facing south.

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

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Photo 3: West elevation.
Camera facing northeast.

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

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Photo 4: South elevation.
Camera facing north.

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

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Photo 5: East elevation.
Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 6: Eaves.
Left, 1950s; Right, 1960s.
Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 7: Wall.
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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		4. County: Santa Fe
		5. Date of Survey: January 7, 2021

Photo 7: Wall.
Stones and mortar.
Camera facing east.

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003062--HDRB

Project Description: Case #2021-003062-HDRB. 350 Garcia Street. Downtown and Eastside Historic District. Kenneth Payson, agent for Louise and Daniel Rubin, owners, proposes demolish a deck and construct portals on a significant property. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

Project Location(s): 350 GARCIA ST
Santa Fe, NM 87501

Contacts:

Applicant: PAYSON-DENNEY ARCHITECTS kpaysonnn@gmail.com
755 ACEQUIA MADRE
SANTA FE, NM 87501

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: False Non-Contributing: False Contributing: False Significant/Landmark: True

Primary Elevations:

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-2091

Year of Construction: pre 1928

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: February 9, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-003062-HDRB

Address: 350 Garcia Street
Historic Status: Significant
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:

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:

350 Garcia Street is a single-family residential structure in a Mission Revival style with a John Gaw Meem addition in the Downtown and Eastside Historic District constructed in 1928. The main house and the garage at the rear of the property are both designated Significant to the district

The applicant now proposes to build free-standing portals in relation to both these structures. They will be freestanding and not structurally connected to the Significant structures.
The work includes:

1. Remove the existing non-historic deck and spa.
2. Construct a new 360 square foot roofed deck with attached 195 square foot open deck and reinstalled spa tub adjacent to the main residence. The height of the new structure will be approximately 14 feet above the lowest adjacent grade, which is significantly lower than the existing two-story building. This new work will be structurally independent from the existing house structure. It will include two skylights. The entire structure has no public visibility.
3. Construct a new 102 square foot sloped "country red" colored standing seam roof portal adjacent to the existing 'Significant' garage. The height of this new structure will be approximately 10 feet above the adjacent grade. This new work will be structurally independent from the existing garage structure.
4. Finishes: The exposed wood beams and columns will be architectural grade wood beams. The railings and underfloor lattice will be finish wood material. The color of all of the finished wood will be Cabot solid color stain 'Ultra White'. The Deck will be constructed of structural wood framing, covered with Red Cedar decking finished with Penofin. The fireplace and stucco wall under the deck will be El Rey Cementitious Stucco color 'Hacienda #127.' The Brick Mantel and Hearth of the Fireplace will be Kinney Brick Color 'Pacific Clay Red'.

H2091

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992

IDENTIFICATION

ADDRESS: 350 GARCIA STREET
DAN LOUISE RUBIN 986-9861

ID NUMBER: 651611161

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 25 NE 1/4 NE 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION: 1912 RAPP PLANS

_____ ESTIMATE PRE 1928 ACTUAL

SOURCE(S) CITY DIRECTORY (C.J. ECKART OWNER 1928)

BUILDING DATA

ARCHITECTURAL STYLE:

MISSION REVIVAL

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? DETATCHED ONE CAR GARAGE

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

____ MINOR ____ MODERATE

X MAJOR 2 STORY ADDITION BY MEEM 1928

EXPLAIN:

OVERALL CONDITION:

____ EXCELLENT X GOOD

____ FAIR ____ DETERIORATED

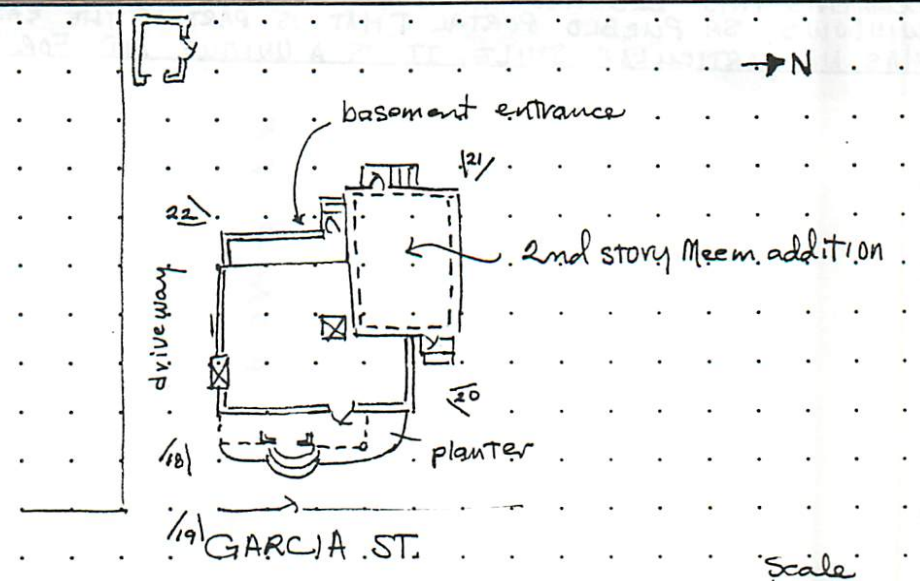
BUILDING THREATENED?

____ YES X NO

PHOTO

#19 EAST 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: Core HISTORIC DISTRICT

X SIGNIFICANT ____ CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 10/5/92 BY AC

NEGATIVES WITH NMHPD ROLL # AC 7 NEG # 18 TO 22

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	BROWN STUCCO ORIGINAL STUCCO HEAVY TEXTURE, REAR	HOUSE IS IN GOOD CONDITION
FOUNDATIONS	CONCRETE FOUNDATION	
DOORS	EAST ENTRANCE MULTIPANED FRENCH DOOR EAST ADDITION 9 LITES OVER WOOD PLANK	
WINDOWS	PRAIRIE WINDOWS 3/2 casements WOOD FRAME BRICK SILLS	MODERN WOOD SLIDING WINDOWS REAR PORCH (ENCLOSED)
PORTALES	EAST SIDE; CORBEL & POST. MISSION ENTRANCE ARCHED WITH DECORATIVE BRICK TRIM, CONCRETE	1ST FLOOR, DECORATIVE SLAT RAILING W/ BRICK & STUCCO PLANTER & STEPS
CANALES	DECORATIVE CAST METAL WITH ARCHED BRICK OPENING IN SIDE OF WALLS N & S.	
PORCHES		
BALCONIES		
ROOFS	FLAT WITH MISSION DETAILED PARAPETS DECORATIVE BRICK DESIGNS SE & NE	& CORNERS OF PARAPETS
COURTYARDS		
FENCES/WALLS	3 FT STUCCO WALL EAST SIDE HAS A WHITE PICKET GATE	
ARCH. DETAILS	MREM ADDITION: 4/2 CASEMENTS, 6 LITE CASEMENTS, 4/1 DHW (EAST SIDE)	
OTHER	"MAJESTIC NO. 1" COAL DOOR SOUTH SIDE OF HOUSE	

COMMENTS THIS BLD HAS A RATHER ECLECTIC APPEARANCE, MISSION PARAPETS & ARCH, PRAIRIE WINDOWS, SA. PUEBLO PORTAL THAT IS PART OF THE EAST ENTRANCE. THE MREM SECTION HAS NO PARTICULAR STYLE. IT IS A UNIQUE BLD FOR SANTA FE.

ADDITIONAL PHOTOGRAPHS

#18 SE CORNER

#22 SW CORNER

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 (concluded)

IDENTIFICATION

ADDRESS 350 GARCIA STREET

ID NUMBER 051611161

SURVEYED/RESEARCHED
DATE 10/5/92 BY AC

#21 NW CORNER

#20 MEEM ADDITION NE ENTRANCE

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 (concluded)

IDENTIFICATION

ADDRESS: 350 GARCIA STREET

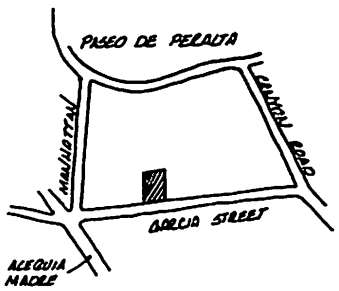
ID NUMBER: 051611161

SURVEYED/RESEARCHED
DATE 10/5/92 BY AC

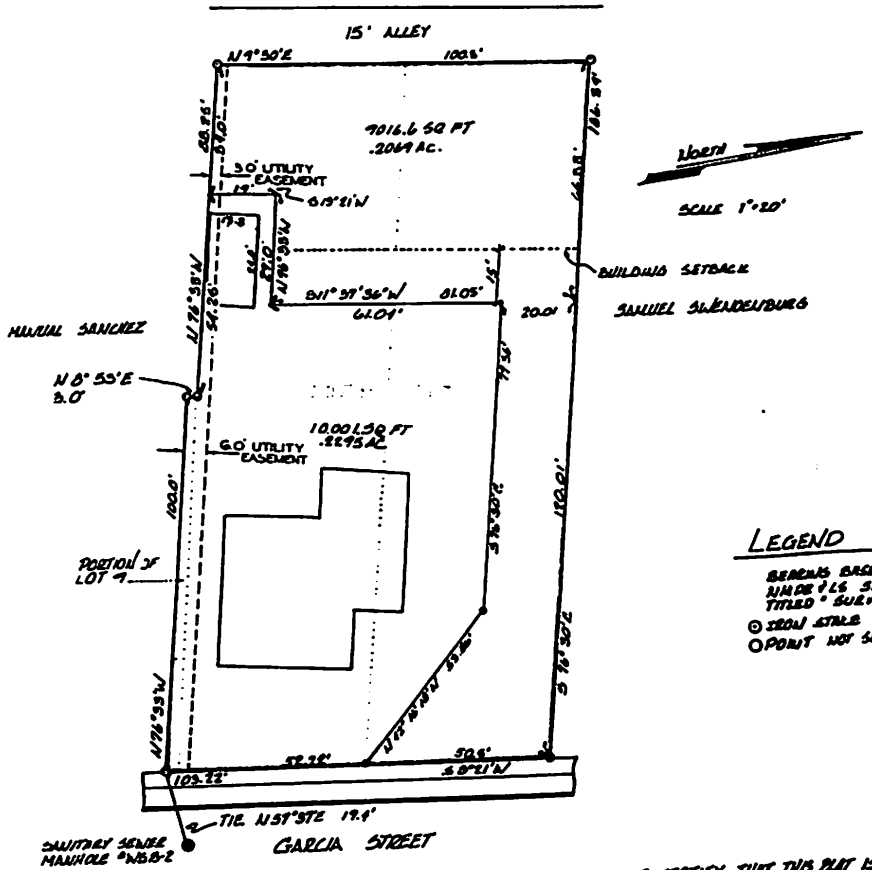
PRESENT OWNERS, DAN & LOUISE RUBIN, INDICATE THAT THE HOUSE WAS DESIGNED BY RAPP & RAPP IN 1912 AND HAS A 1928 ADDITION BY JOHN MEEM. OWNERS HAVE COPIES OF PLANS. NOT ON 1912 KINGS MAP. AREA NOT MAPPED ON SANBORNS.

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

HEDDEN REPLAT
LOT 7 LOT 8 & PORTION OF LOT 9
SCHUMANN SUBDIVISION
350 EAST GARCIA
SANTA FE, NEW MEXICO



LOCATION MAP



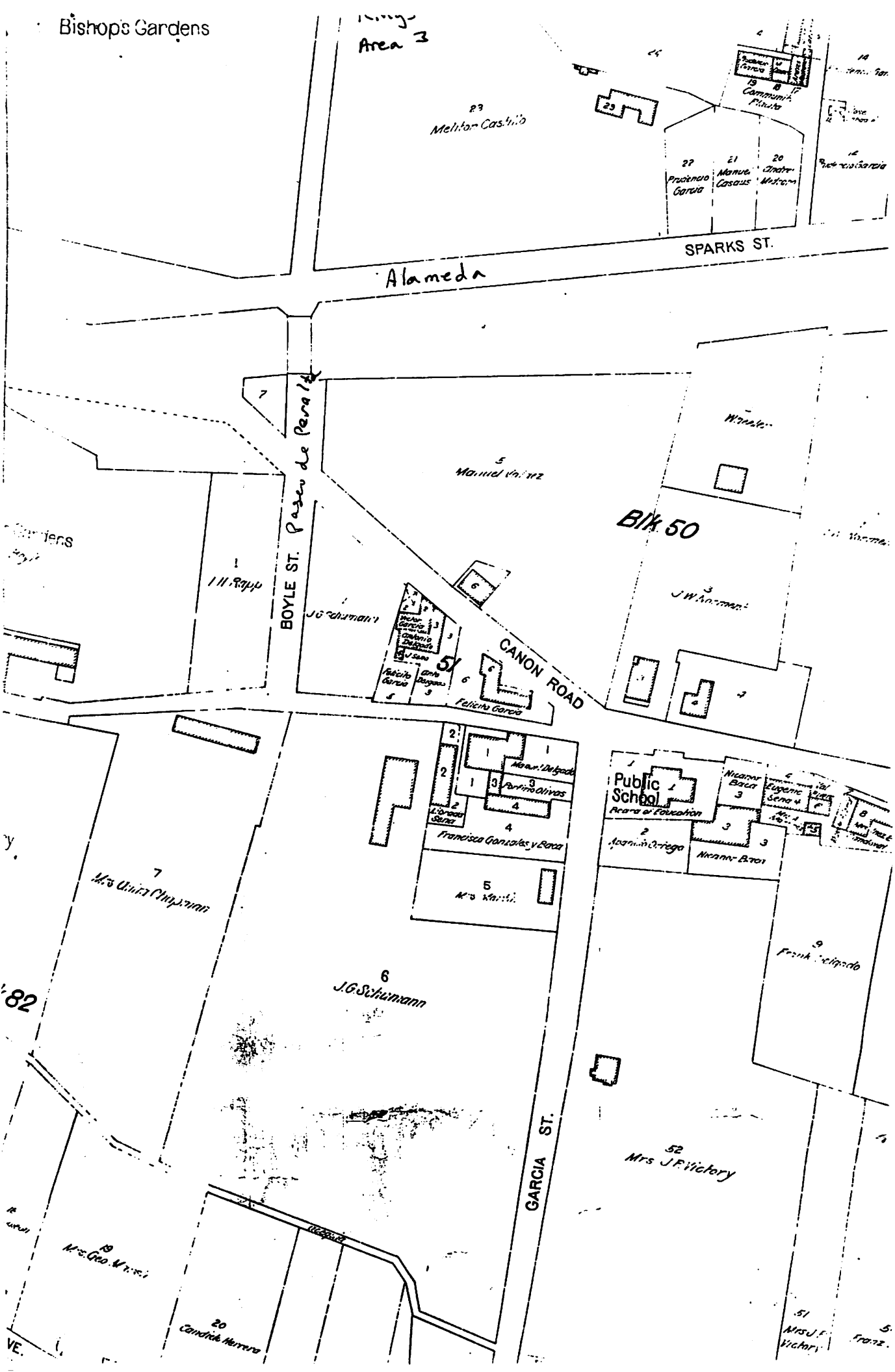
LEGEND

BEARING BASE - A SURVE
NMDR & LS 564 DATED
TITLED "SURVEY FOR L
⊙ IRON STAKE
○ POINT NOT SET

I CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A FIELD SURVE BY ME ON MARCH 29, 1978. THIS SURVE A SURVEY BY SAMUEL P. DAVALOS. DATED 25 AUGUST, 1972 AND TI ELA. K. BLACKWOOD, AS FILED IN SANTA FE COUNTY CLERK ON AS RECEPTION # 347/88.

Richard E. Smith
RICHARD E. SMITH

78-27


Bishop's Gardens
Area 3
23
Melitor Castillo
Prudencio Garcia
Manuel Casaus
SPARKS ST.
Alameda
Paseo de Peralta
BOYLE ST.
Blk 50
CANON ROAD
Felicito Garcia
Public School
Board of Education
Nicanor Baca
Eugenio Sena
Francisca Gonzales y Baca
Porfirio Olivas
Mrs Ulita Chapman
J.G.Schumann
GARCIA ST.
Mrs J.P.Victory
Candido Herrera

ADDRESS: 350 Garcia HIST. SURVEY #: 161

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME:

CITY SURVEY

Area #: 3 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:

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 2·10·84 by mb	county Santa Fe	ID no. 051611161
field map SFHD	number 3-1161	UTM reference zone 12 13 easting	northing

location description: 350 CARCIA

city/town: Santa Fe

land grant/reservation:

building name:

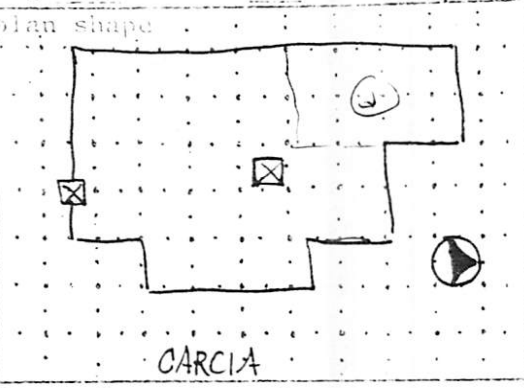
legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

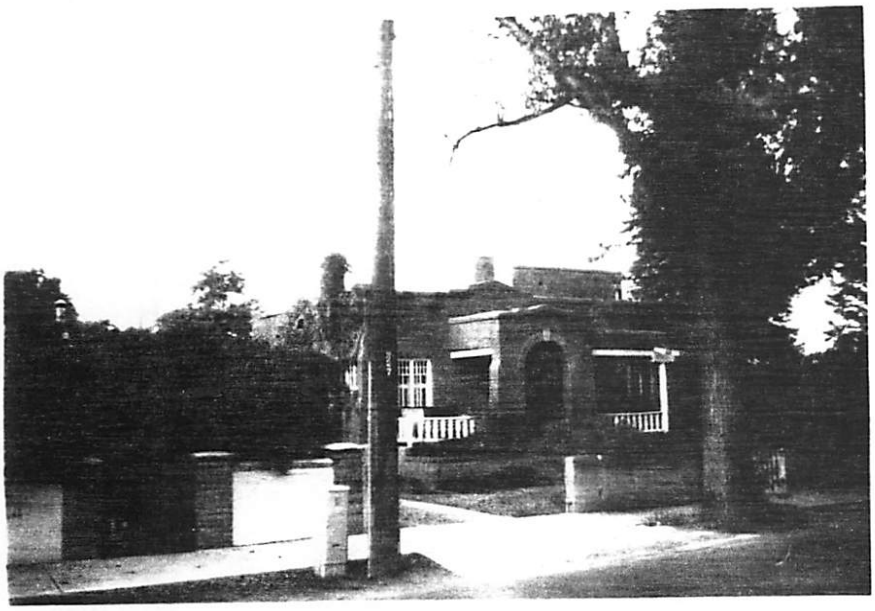
film roll by mb no. 7

negative nos. 21

loc. of neg. HPB

plan shape





date of construction: Pre 1928 estimate ___ actual

source: Bus Div

use: present residential; other ___; historic residential; other ___

condition: ___ excellent ___ fair X good ___ deteriorating

style: SW VERN

foundation material: NV

wall material/surface: Adobe? Stucco

degree of remodeling: X minor ___ moderate ___ major

describe: Stucco over brick coping

architectural features: Roof - flat. 2nd story at ⓐ, parapet w brick coping stuccoed over, parapet on roof & porch echo Calif Mission, mtl clad wood canales, downspout fr. 2nd Story, 2 masonry chimneys

Windows - 8/2, 4/2, 4/1, brick sills, white trim

Door - 15 lite

Porch - brick segmental arch, masonry piers, wood posts & rails

surroundings: Res

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: X eligible X of interest ___ none

if eligible, why? Primary - type integrity

comments: Keystones in archway

associated buildings? X yes

what type? Garage

if inventoried, list ID nos.

see back? ___ yes

ADDRESS: 350 Garcia **HIST. SURVEY #:** 161

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME:

CITY SURVEY

Area #: 3 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

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(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
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NR Nomination: N/A SR Nomination: N/A

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Historic Photos: Museum: Archives:

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Surveys: Floor Plans: Elevations:

Other:

Bibliography:

Comments:

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

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location description: 350 CARCIA

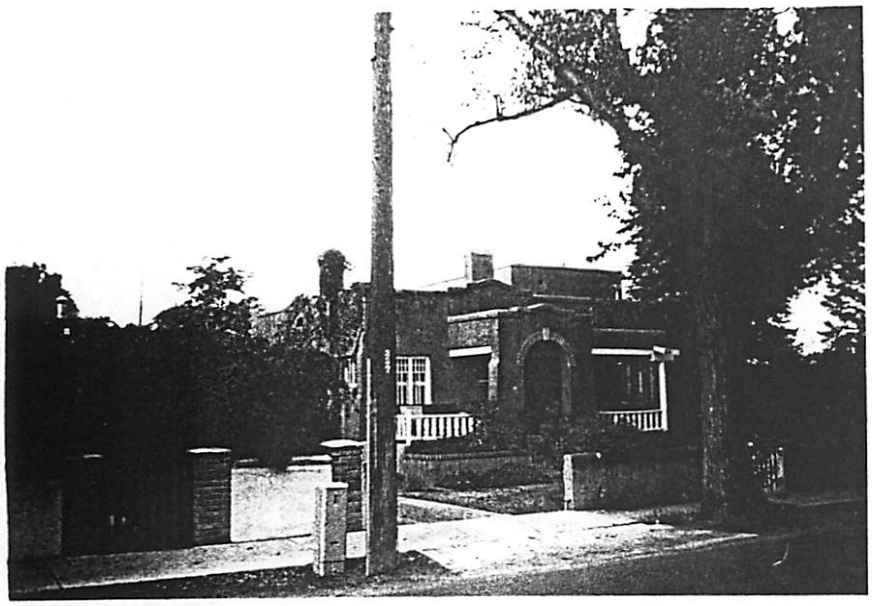
city/town: Santa Fe

land grant/reservation:

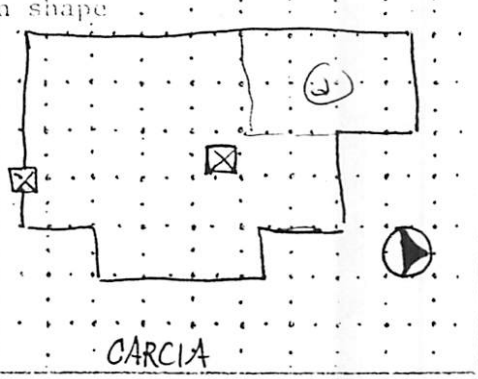
building name:

legal description: twsp N S range E W sec ¼ ¼

film roll by mb no. 7	negative nos. 21	loc. of neg. UNPB



plan shape



date of construction: Pre 1928 estimate ____ actual

source: Bus Div

use
present: residential
other: ____
historic: residential
other: ____

condition
___ excellent ✕ good
___ fair ___ deteriorating

degree of remodeling
✓ minor ___ moderate ___ major
describe: Stucco over brick coping

style: Pueblo Revival

foundation material: NV

wall material/surface: Adobe? Stucco

architectural features
Roof - flat, 2nd story at ⓐ, parapet w brick coping stuccoed over, parapet on roof & porch echo Calif Mission, mtl clad wood canales, downspout fr 2nd Sto
2 masonry chimneys
Windows - 8/2, 4/2, 4/1, brick sills, white trim
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comments: Keystones in archway

surroundings: Res

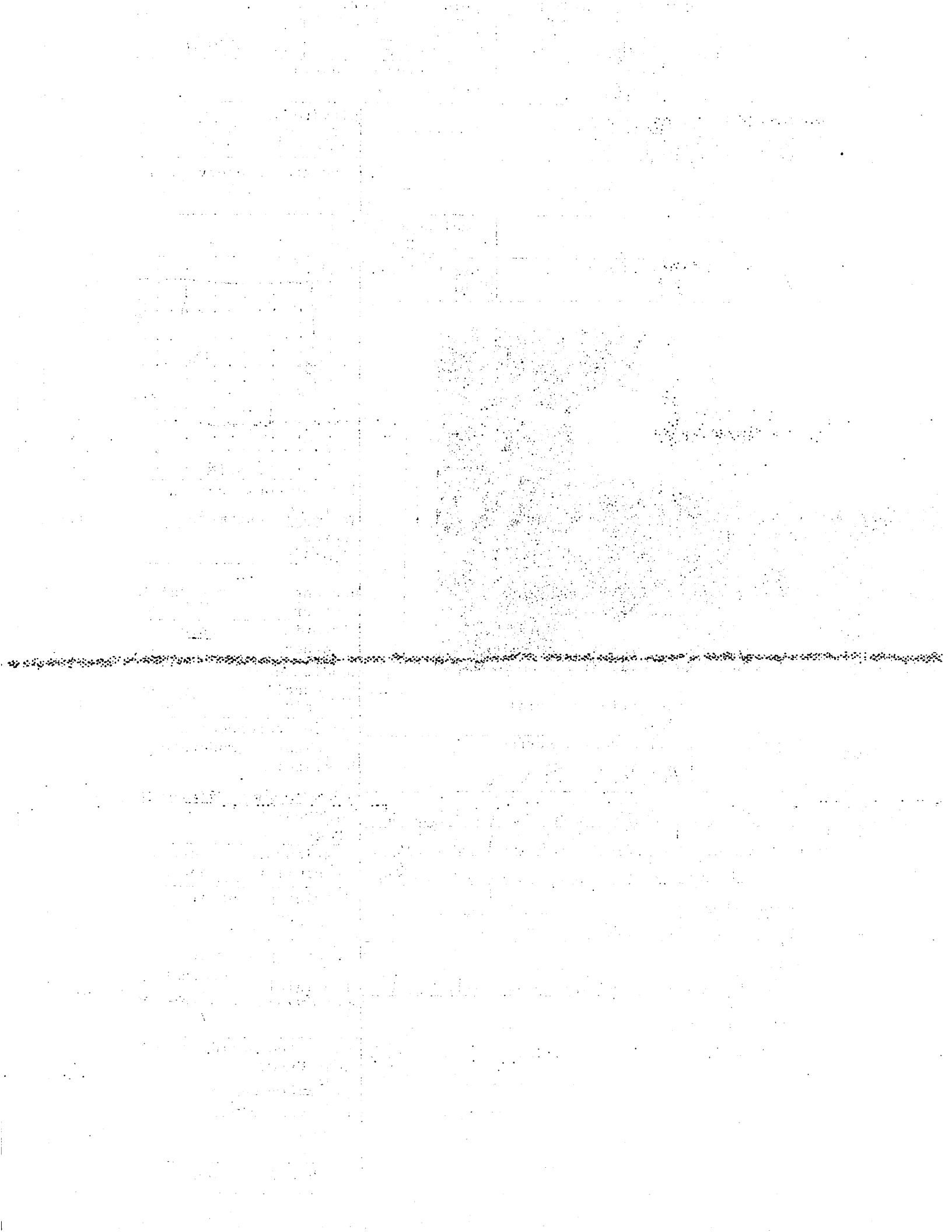
relationship to surroundings
✕ similar ___ not similar

district potential
___ yes ___ no

significance
✕ eligible ✕ of interest ___ none
if eligible, why? Primary - type integrity

associated buildings? ✕ yes
what type? Garage
if inventoried, list ID nos.

see back? ___ yes



ADDRESS: 350 Garcia **HIST. SURVEY #:** 161

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME:

CITY SURVEY

Area #: 3 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:

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: December 5, 2020

Property Owner of Record: Louise and Daniel Rubin

Applicant/Agent Name: Kenneth Payson (Architect)

Contact Person Phone Number: (310) 502 5514

Site Address:
350 Garcia Street, Santa Fe, NM 87505

Proposed Construction Description: Demolish existing deck. Construct new covered portal adjacent to existing residence, new spa tub deck, and new portal adjacent to existing garage.

TOTAL ROOF AREA: House 1,924 exg + 488 = 2,412s.f. Garage 336 exg + 102 = 438 s.f. **Total = 2,850 s.f.**

Zoning District: RC8 AC

Overlay: □ Escarpment _____
□ Flood Zone*
□ Other: Downtown & Eastside Historic District

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

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

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

Use of Structure: ☒ Residential
□ Commercial Type of Use: _____

Terrain: □ 30% slopes_____

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

Lot Coverage : 14.57%
□Open Space Required:_____

Setbacks:
Proposed Front: 23'-0" Minimum: _____
2nd Front? _____
Proposed Rear: 43'-1" Minimum: _____
Proposed Sides: L 25'-4" R 48'-10" Min: _____

Height: Proposed 24'-0"
Maximum Height: _____ or
□ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible_____
Minimum:_____

Bicycle Parking:**
Proposed: N/A 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.

Kenneth Payson [□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.

1/12/21
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: The proposed portals and deck meet required setbacks and do not exceed maximum lot coverage.

REVIEWER: Donna Wynant **DATE:** 1 /12 / 21

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

Revised 20 November 2020

BACKGROUND AND SUMMARY:

Existing Structures:
350 Garcia Street is an approximately 2,300 sq.ft. residence and 325 sq.ft. garage originally designed by Rapp and Rapp Architects and built in 1912. The two story portion and rear addition was designed by John Gaw Meem and built in 1928. The residence and garage are listed in the New Mexico Historic Building Inventory (1992 Santa Fe Resurvey) as Significant structures. Therefore, all facades are considered primary.
The rear raised wood deck with spa to be demolished was built by the current owner in 1994.

Proposed New Work:

1. This proposal is for the demolition of the existing deck and spa and the construction of a new 360 sq.ft. roofed deck with attached 195 sq.ft. open deck and reinstalled spa tub adjacent to the main residence. The height of the new structure will be approximately 14 feet above the lowest adjacent grade. The height of the adjacent existing structure is approximately 24 feet above the lowest adjacent grade. This new work will be structurally independent from the existing house structure.

2. This proposal also includes a new 102 sq.ft. sloped roof portal adjacent to the existing historically 'Significant' garage structure. The height of this new structure will be approximately 10 feet above the adjacent grade. This new work will be structurally independent from the existing garage structure.

3. Finishes:
   The exposed wood beams and columns will be Architectural Grade wood beams. The railings and underfloor lattice will be Architectural Grade finish wood material. The color of all of the finished wood will be Cabot Solid Color Stain 'Ultra White'

   The Deck will be constructed of structural wood framing, covered with Red Cedar decking finished with Penofin.

   The Fireplace and Stucco wall under the deck will be El Rey Cementitious Stucco color 'Hacienda #127'

   The Brick Mantel and Hearth of the Fireplace will be Kinney Brick Color 'Pacific Clay Red'

   The roof of the portal adjacent to the main house will be a GAF single ply 45 mil TPO membrane. Color will be 'White'

   The finish roof material of the Garage pitched roof portal will be standing seam metal. The manufacturer will be Western States Metal Roofing and the color will be 'Country Red.'

   There will be two aluminum framed double dome clear acrylic skylights in the flat roof / ceiling of the main house portal. These will not be visible from the public right of way.

New exterior lights in the main house portal will be surface mounted ceiling lights to be selected. These will not be visible from the public right of way.

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

SFA #91-1569 WMH/eb

RE-RECORDED FOR CORRECTIVE PURPOSES

SF-1 SHORT FORM WARRANTY DEED—Rev. 5-75—New Mexico Statutory Form

THE VALLIANT CO. ALBUQUERQUE, N. M.

WARRANTY DEED

787206

JOAN L. ADAMS, a single woman

, for consideration paid, grant

to DANIEL JAY RUBIN and MARY LOUISE RUBIN, husband and wife as joint tenants with right of survivorship,

whose address is 350 Garcia Street, Santa Fe, NM 87501

788414

the following described real estate in SANTA FE County, New Mexico:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

COUNTY CLERK
SANTA FE COUNTY NEW MEXICO
JONA G. ARMIJO

762 676

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 5 day of Feb A.D. 19 92, at 3:36 o'clock ___ m. and was duly recorded in book 788, page 414 - 415 of the records of Santa Fe County.

Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.

Deputy

with warranty covenants.

WITNESS my hand and seal this 24 day of January, 19 92.

Joan L. Adams (Seal) (Seal)

(Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

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

The foregoing instrument was acknowledged before me this 27 day of January, 19 92,
by Joan L. Adams
(Name or Names of Person or Persons Acknowledging)

My Commission expires: 3-27-94
(Seal)

Beverly Barela
Notary Public

762.155

FOR RECORDER'S USE ONLY

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 31 day of Jan A.D. 19 92, at 3:55 o'clock P m. and was duly recorded in book 787, page 206 207 of the records of Santa Fe County.

Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.

Deputy

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO }
COUNTY OF ___ } ss.

The foregoing instrument was acknowledged before me this ___ day of ___, 19 ___,
by ___ (Name of Officer),
___ (Title of Officer) of ___ (Name of Corporation Acknowledging),
a ___ (State of Incorporation) corporation, on behalf of said corporation.

My commission expires:
(Seal)

Notary Public

COUNTY CLERK
SANTA FE COUNTY NEW MEXICO
JONA G. ARMIJO

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Certain parcels of land lying and being situate within former lots 7, 8, and a portion of Lot 9, of Schumann's Subdivision at 350 Garcia Street within the City and County of Santa Fe, New Mexico and being more particularly described as follows:

TRACT "A"

788415

Beginning at the southeast corner of Tract "A", which is a chiseled "X" on a concrete pillar on the westerly side of Garcia Street and from whence the City of Santa Fe sanitary sewer manhole No. W 5B-2 bears N. 56 deg. 57' 24" E., 19.31' distant: thence from said point of beginning N. 76 deg. 47' 29" W., 99.93' to a calculated point which falls under a fence line; thence N. 08 deg. 24' 16" E., 3.00' to a 1" galvanized iron pipe; thence N. 76 deg. 16' 01" W., 54.19' to a calculated point under a fence line which is marked by a witness corner which is a rebar with cap stamped N.M.P.L.S. No. 5837 and bear N. 12 deg. 56' 02" E., 3.89' distant; thence N. 12 deg. 56' 02" E., 18.88 to a rebar with cap stamped N.M.P.L.S. No. 5837; thence S. 76 deg. 46' 24" E., 29.09' to a chiseled "X" on a concrete pad; thence N. 11 deg. 37' 36" E., 61.04' to a rebar with cap stamped N.M.P.L.S. No. 5837 which is the northwest corner of tract "A"; thence S. 76 deg. 30' 00" E., 79.34' to a rebar with cap stamped N.M.P.L.S. No. 5837; thence S. 42 deg. 23' 32" E., 53.72' to a nail with a "S & W" tag on the easterly side of a block wall; thence S. 09 deg. 31' 45" W., 52.73' to the point and place of beginning.

TRACT "B"

Beginning at the northeast corner of Tract "B", which is a chiseled "X" in a sidewalk on the westerly right-of-way of Garcia Street and from whence the City of Santa Fe Sanitary sewer manhole No. W. 5B-2 bears along the following courses: S. 09 deg. 31' 45" W., 103.22' to a point; thence N. 56 deg. 57' 24" E., 19.31' distant; thence from said point of beginning and along the westerly right-of-way of Garcia Street S. 09 deg. 31' 45" W., 50.49' to a nail with a "S & W" tag on the easterly side of a block wall; thence N. 42 deg. 23' 32" W., 53.72' to a rebar with cap stamped N.M.P.L.S. No. 5837; thence N. 76 deg. 30' 00" W., 79.34' to a rebar with cap stamped N.M.P.L.S. No. 5837; thence S. 11 deg. 37' 36" W., 61.04' to a chiseled "X" on a concrete pad; thence N. 76 deg. 46' 24" W., 29.09' to a rebar with cap stamped N.M.P.L.S. No. 5837; thence S. 12 deg. 56' 02" W., 18.88' to a calculated point under a fence line which is marked by a rebar with cap stamped N.M.P.L.S. No. 5837 and which bears N. 12 deg. 56' 02" E., a 3.89' distant; thence N. 76 deg. 16' 01" W., 32.93' to a 1/2" iron pipe; thence N. 73 deg. 13' 16" W., 5.97' to a 1/2" iron pipe, which is the southwest corner of tract "B"; thence N. 09 deg. 59' 19" E., 98.87' to a 5/8" iron pipe which is the northwest corner of tract "B"; thence S. 85 deg. 19' 57" E., 5.99' to a 1/2" rebar; thence S. 76 deg. 33' 31" E., 186.26' to the point and place of beginning. All as shown on plat of survey for David Jay Rubin and Mary Louise Rubin, prepared by Mitchel K. Noonan, N.M.P.L.S. #6998 dated November 21, 1991, bearing project No. C-1037.

Being and intended to be the lots as shown on "Hedden Replat Lot 7 Lot 8 & Portion of Lot 9 Schumann Subdivision, 350 East Garcia Santa Fe, New Mexico" prepared by Richard E. Smith NMPLS #5837, dated March 29, 1978 and recorded as Document No. 417,975 in Plat Book 62 at page 9, records of Santa Fe County, New Mexico plus the portion of "alley" adjoining Tract B.

SUBJECT TO:

1. Taxes for the year 1992, and thereafter.
2. Special Assessments by the City of Santa Fe for garbage disposal and sewer maintenance which are not yet due and payable.
3. (Tract A) A Six (6) ft. utility easement continuing into a Three (3) ft. utility easement along the southerly boundary of property described herein; Electric Meter, Gas Meter, & Water Meter, Utility Pole and overhead utility lines and other utility and service lines crossing property described herein. (Tract B) A Three (3) ft. utility easement along the most southerly boundary of property described herein; Encroachment of garage onto three (3) foot easement along most southerly boundary of property described herein as shown on plat of survey prepared by Mitchel K. Noonan N.M.P.L.S. #6998, dated November 21, 1991, bearing Project No. C-1037.

EXHIBIT "A"

E STREET (EAST) ELEVATION

350 GARCIA STREET
SANTA FE, NM

PROPOSED EXTERIOR ADDITIONS

DECEMBER 14, 2020

S SIDE (SOUTH) ELEVATION

350 GARCIA STREET
SANTA FE, NM

PROPOSED EXTERIOR ADDITIONS

DECEMBER 14, 2020

W

REAR (WEST) ELEVATION

350 GARCIA STREET
SANTA FE, NM

PROPOSED EXTERIOR ADDITIONS

DECEMBER 14, 2020

N

SIDE (NORTH) ELEVATION

350 GARCIA STREET
SANTA FE, NM

PROPOSED EXTERIOR ADDITIONS

DECEMBER 14, 2020

EAST

NORTH

WEST

G GARAGE ELEVATIONS

(SOUTH ELEVATION INACCESSIBLE FOR PHOTOGRAPH)

350 GARCIA STREET
SANTA FE, NM

PROPOSED EXTERIOR ADDITIONS

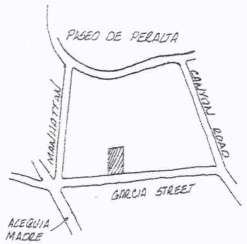
DECEMBER 14, 2020

350 Garcia Street
Proposed Portales

Material Color Samples

12/16/20

HEDDEN REPLAT
LOT 7 LOT 8 & PORTION OF LOT 9
SCHUMANN SUBDIVISION
350 EAST GARCIA
SANTA FE, NEW MEXICO



LOCATION MAP

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER A.H. HEDDEN AND MADELON S. HEDDEN HAVE MADE A REPLAT OF THE LANDS SHOWN ON THIS PLAT, LYING, SITUATED AND BEING WITHIN THE CITY OF SANTA FE, NEW MEXICO. ALL THAT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

A. H. Hedden — 4/20/78
A.H. HEDDEN — DATE

Madelon S. Hedden — 2/20/78
MADELON S. HEDDEN — DATE

ATTESTED BY NOTARY PUBLIC:

Victoria J. Maggio — 2/20/78 — 1/11/82
NOTARY — DATE — COMMISSION EXPIRES

AFFIDAVIT:

THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

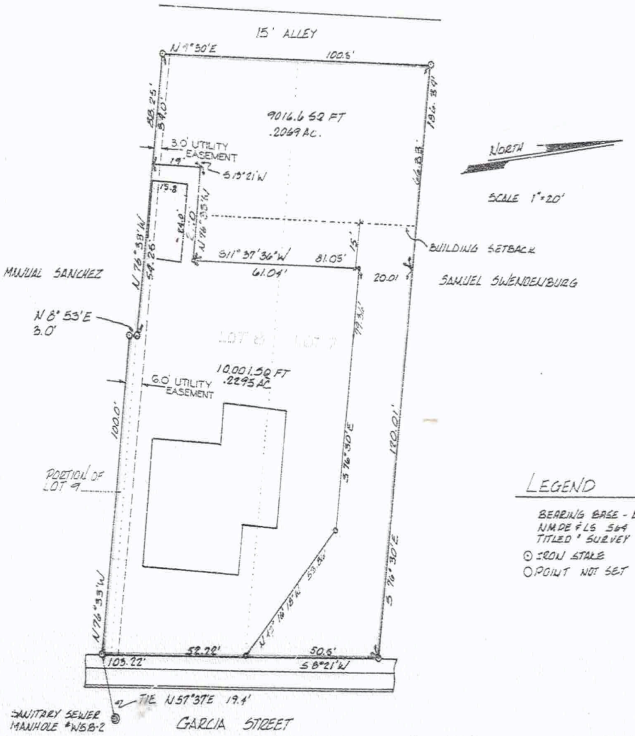
Madelon S. Hedden — 2/20/78 — A. H. Hedden — 2-20-78
MADELON S. HEDDEN — DATE — A.H. HEDDEN — DATE

ATTESTED BY NOTARY PUBLIC — 2/20/78 — Donna Thomas — 7-15-80
DATE — NOTARY — COMMISSION EXPIRES

SUMMARY PROCEDURE ENDORSEMENT

APPROVED: 29 March 1978 — [signature]
DATE — CITY ENGINEER

APPROVED March 29, 1978 — Harry Mead
DATE — CITY PLANNER



LEGEND

BEARING BASE - A SURVEY BY SAMUEL P. DAVALOS, NMPE & LS 564 DATED 25 AUGUST, 1972 AND TITLED "SURVEY FOR ELA K. BLACKWOOD."

⊙ IRON STAKE
○ POINT NOT SET

417,975
STATE OF NEW MEXICO
COUNTY OF SANTA FE SS
Lot 7 Lot 8 and Sec of Office
SANTA FE
County Clerk, Santa Fe County, N.M.

I hereby certify that this instrument was filed for record on the 3 day of Apr. 1978 10:25 a.m. and duly recorded in my office.
Witness my hand and seal of office
Rose Lopez
Clerk

UTILITY COMPANIES

Gregory Esquibel — 3-16-78
PUBLIC SERVICE COMPANIES OF NEW MEXICO (ELECTRICAL)

Frank J. Bailey — 3-14-78
PUBLIC SERVICE COMPANIES OF NEW MEXICO (WATER)

E. R. Francois — 3-14-78
MOUNTAIN STATES TELEPHONE COMPANY

Dennis M. Segura — 3-14-78
GAS COMPANY OF NEW MEXICO

I CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT DELINEATION OF A FIELD SURVEY COMPLETED BY ME ON MARCH 29, 1978. THIS SURVEY IS BASED ON A SURVEY BY SAMUEL P. DAVALOS, NMPE & LS #564 DATED 25 AUGUST, 1972 AND TITLED "SURVEY FOR ELA. K. BLACKWOOD," AS FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON 25 SEPTEMBER, 1972 AS RECEPTION # 347188.

Richard E. Smith
RICHARD E. SMITH — NMPLS # 5837

78-27

PROPOSED NEW PORTALES
350 GARCIA STREET
SANTA FE, NM 87501

EXISTING LOT AREA = 19,558 SQ.FT. (.449 AC.)

EXISTING ROOF COVERAGE:

MAIN HOUSE =	1,924 SQ.FT.
GARAGE =	336 SQ.FT.
TOTAL =	2,260 SQ.FT.

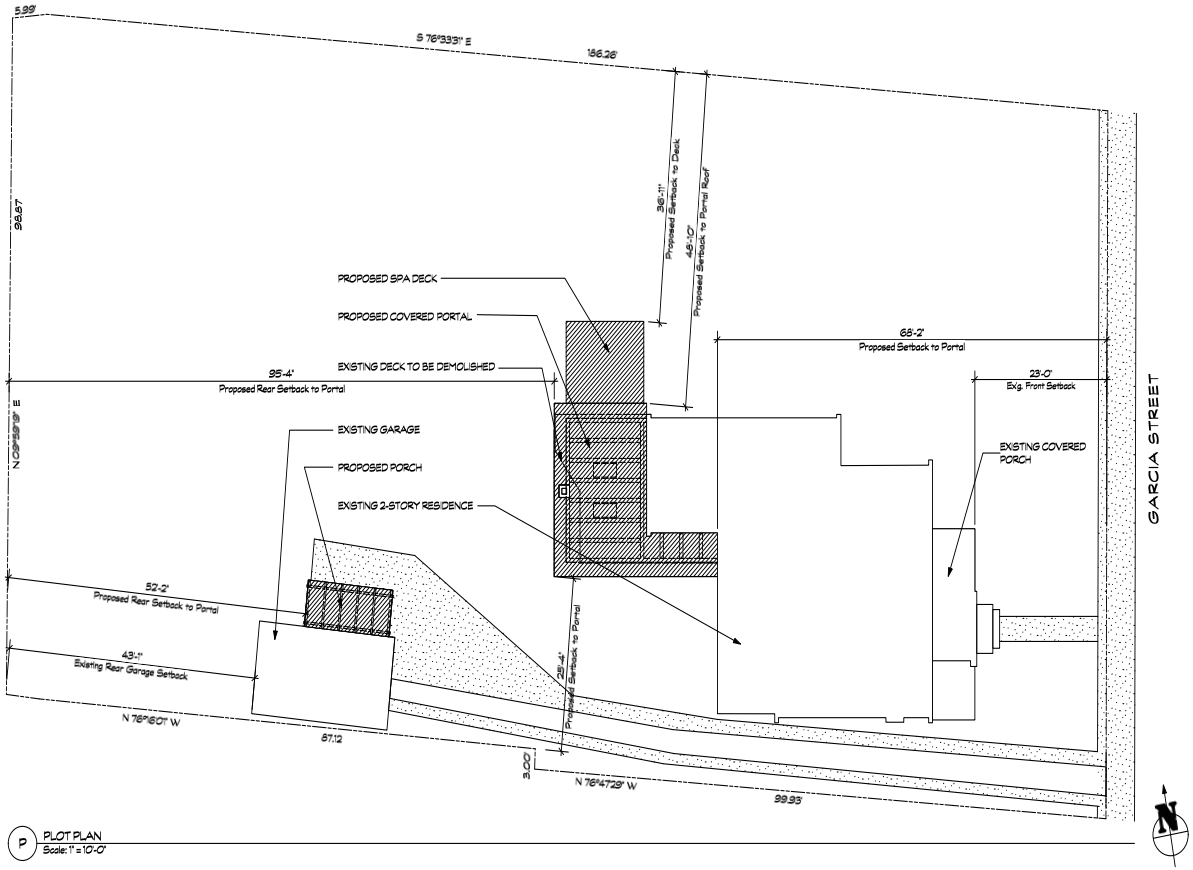
PROPOSED PORTAL ADDITIONS ROOF COVERAGE

MAIN HOUSE =	488 SQ.FT.
GARAGE =	102 SQ.FT.
TOTAL =	590 SQ.FT.

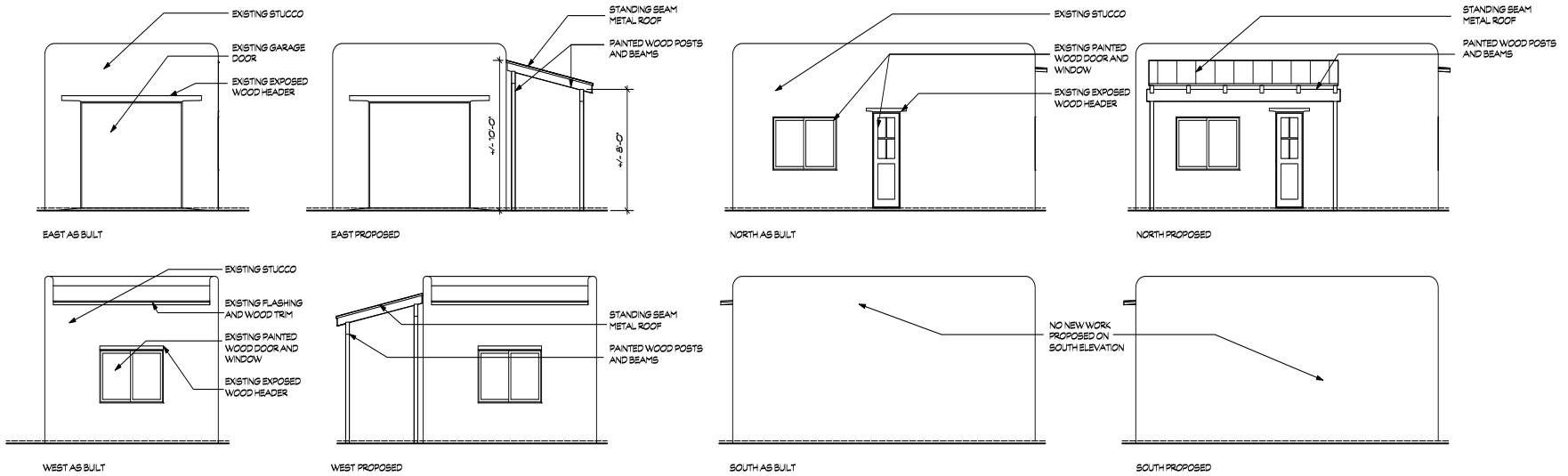
TOTAL PROPOSED ROOF AREA = 2,850 SQ.FT.

EXISTING LOT AREA COVERAGE = 11.55 %

PROPOSED LOT AREA COVERAGE = 14.57 %



P PLOT PLAN
Scale: 1" = 10'-0"



G GARAGE ELEVATIONS AS-BUILT + PROPOSED
Scale: 1/4" = 1'-0"

PaysonDenney Architects
755 Acequia Madre Santa Fe, NM 87505 505.820.1126 / 505.832.3222 fx
www.paysondenney.com paysondenney@cybermesa.com
310-502-5514

PLANNING / ZONING
SUBMITTAL
12/16/20

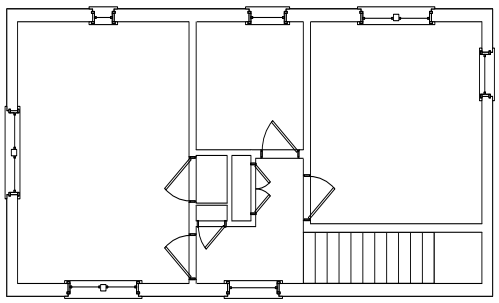
PLOT PLAN
GARAGE ELEVATIONS
AS-BUILT + PROPOSED

PROPOSED PORTALES
RUBIN RESIDENCE
350 GARCIA STREET
SANTA FE, NM 87501

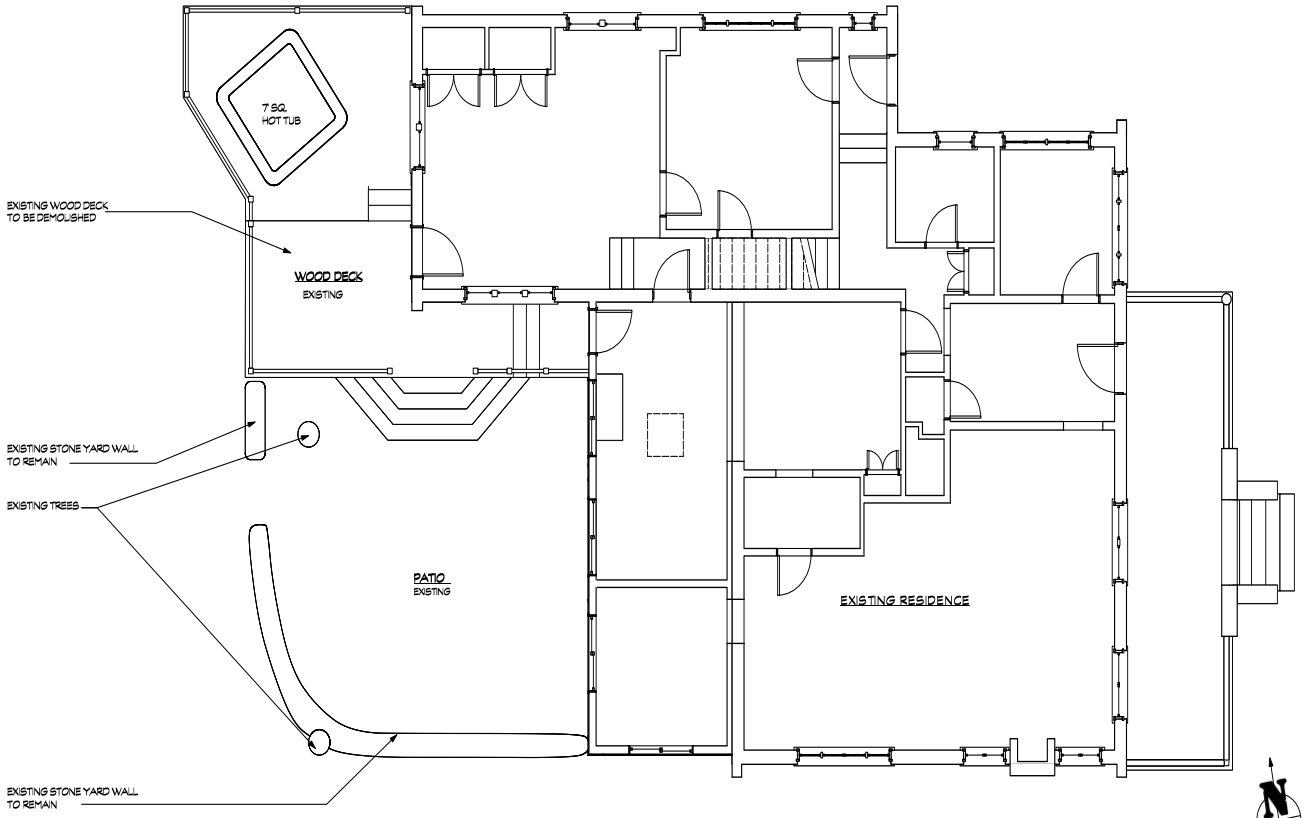
Revision	Date

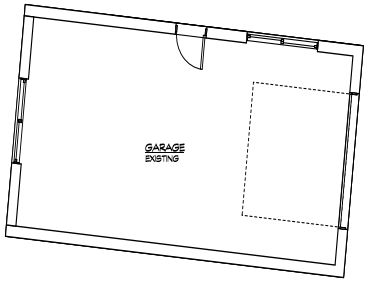
Sheet
A1
of

Date 12 / 16 / 20



2 SECOND FLOOR PLAN - EXISTING
Scale: 1/4" = 1'-0"





1 FIRST FLOOR PLAN - EXISTING
Scale: 1/4" = 1'-0"

PaysonDenney Architects
755 Acequia Madre, Santa Fe, NM 87505 505.820.1126 / 505.832.3222 fx
www.paysondenney.com paysondenney@cybermesa.com
310-502-5514

PLANNING / ZONING
SUBMITTAL
12/16/20

AS BUILT FLOOR PLAN

PROPOSED PORTALES
RUBIN RESIDENCE
350 GARCIA STREET
SANTA FE, NM 87501

Revision	Date

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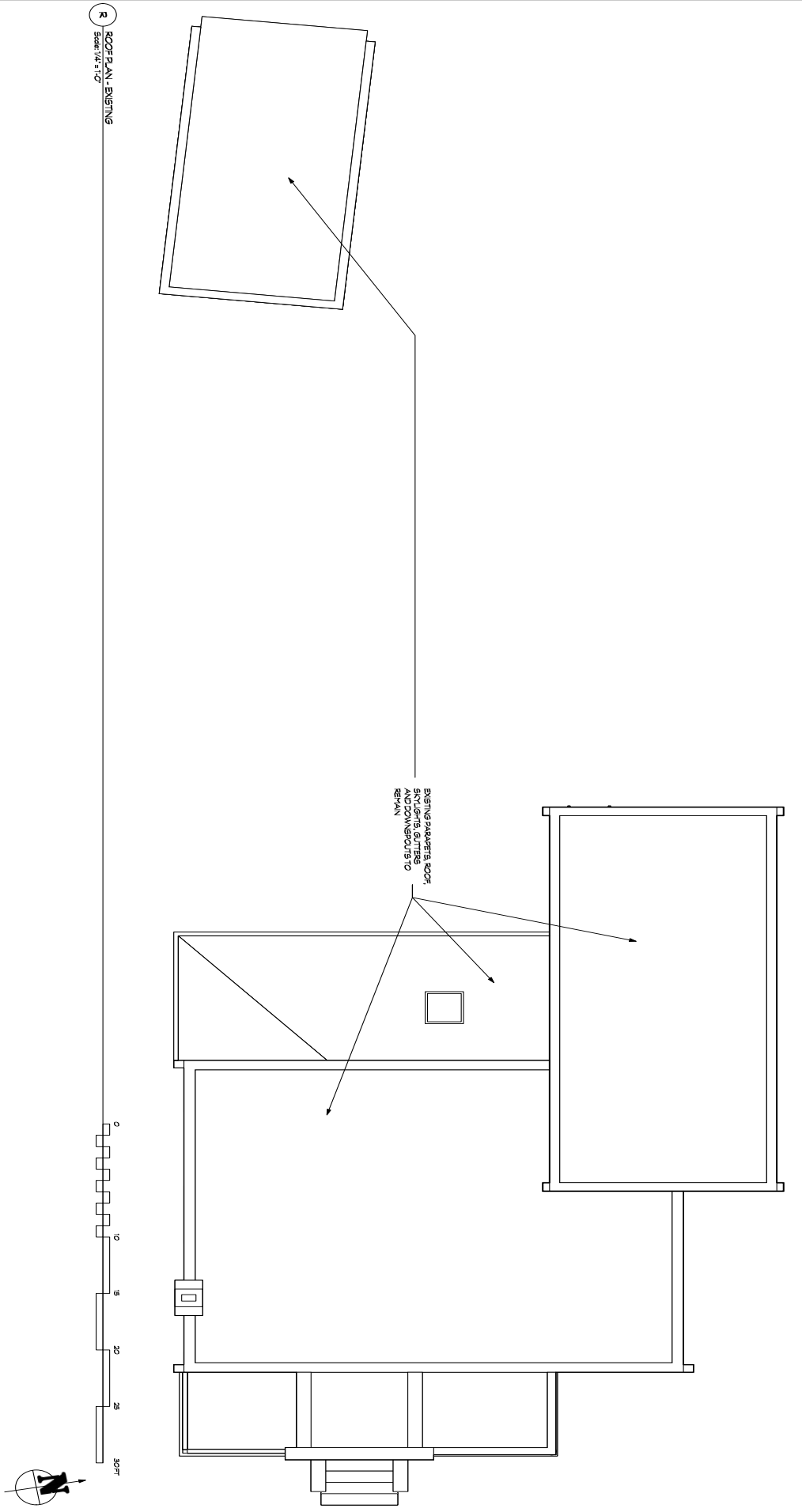
A2
of

Date 12 / 16 / 20



PROPOSED PORTALES

RUBIN RESIDENCE

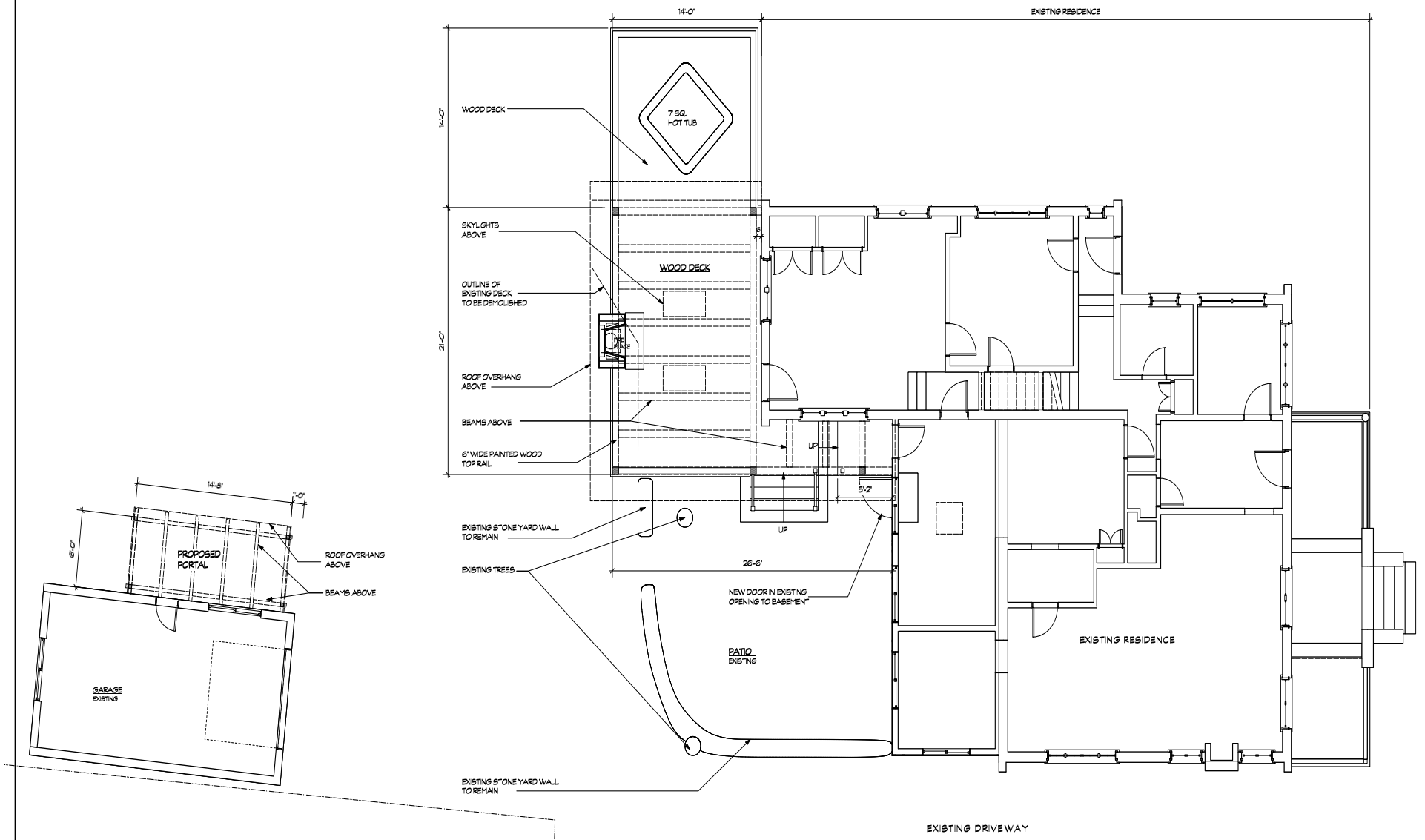
350 GARCIA STREET
SANTA FE, NM 87501

AS BUILT ROOF PLAN

PLANNING / ZONING SUBMITTAL
12/16/20

PaysonDenney Architects
755 Acequia Madre Santa Fe, NM 87505 505.820.1126 / 505.832.3222 fx
www.paysondenney.com paysondenney@cybermesa.com
310-502-5514

Sheet A3 of
Date 12/16/20
Revision Date



1 FIRST FLOOR PLAN- PROPOSED
Scale: 1/4" =1'-0"

0 10 15 20 25 30 FT

N

PaysonDenney
Architects
765 Acequia Madre Santa Fe, NM 87505 505.820.1126 / 505.832.3222 fx
www.paysondenney.com paysondenney@cybermesa.com
310-502-5514

PLANNING / ZONING
SUBMITTAL
12/16/20

FIRST FLOOR PLAN W/
PROPOSED ADDITIONS

PROPOSED PORTALES
RUBIN RESIDENCE
350 GARCIA STREET
SANTA FE, NM 87501

Revision	Date

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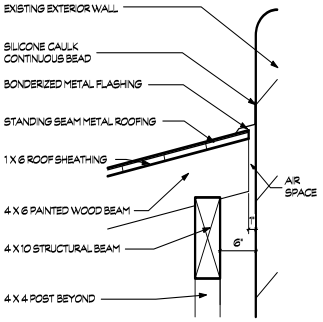
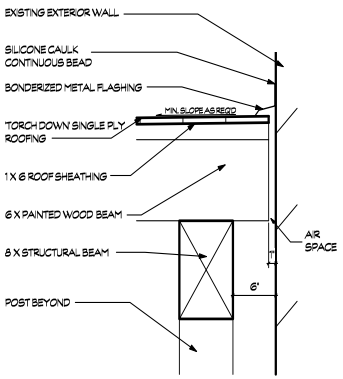
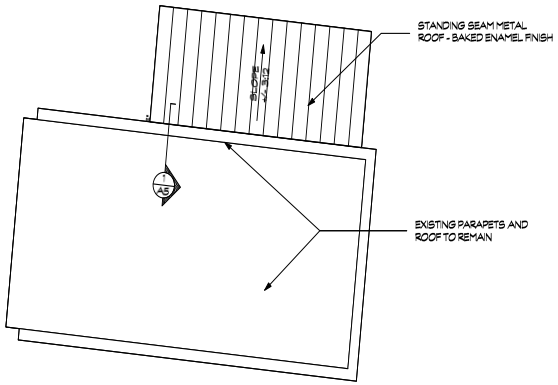
A4
of
Date 12 / 16 / 20

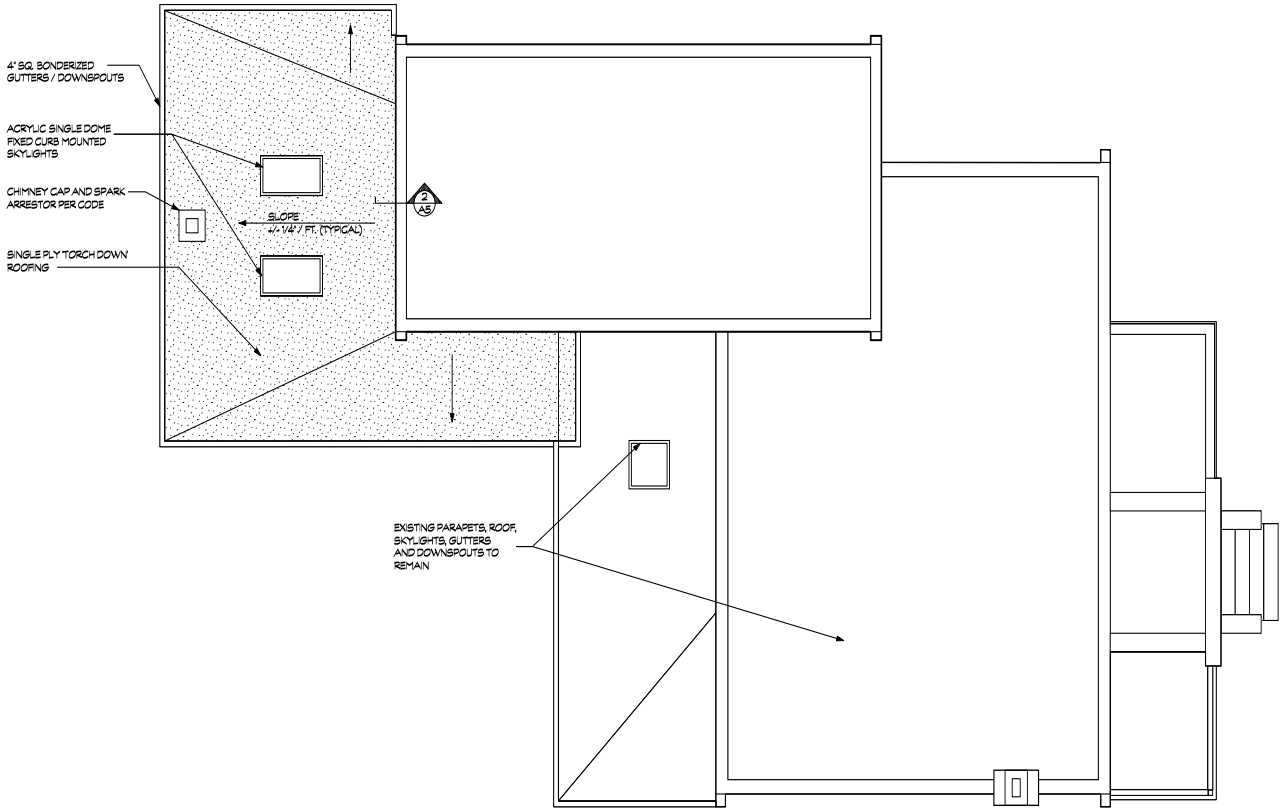


1 DETAIL AT GARAGE PORTAL
1 1/2" = 1'-0"



2 DETAIL AT MAIN HOUSE PORTAL
1 1/2" = 1'-0"





R ROOF PLAN - PROPOSED
Scale: 1/4" = 1'-0"

0 10 15 20 25 30 FT

PaysonDenney Architects
755 Acequia Madre Santa Fe, NM 87505 505.820.1126 f 505.832.3222 fx
www.paysondenney.com paysondenney@cybermesa.com
310-502-5514

PLANNING / ZONING
SUBMITTAL
12/16/20

ROOF PLAN - PROPOSED
NEW TO EXISTING DETAILS

PROPOSED PORTALES
RUBIN RESIDENCE
350 GARCIA STREET
SANTA FE, NM 87501

Revision	Date

Sheet
A5
of

Date 12 / 16 / 20

E SOUTH ELEVATION - AS BUILT
Scale: 1/4" = 1'-0"

E SOUTH ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

N WEST ELEVATION - AS BUILT
Scale: 1/4" = 1'-0"

N WEST ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

PaysonDenney Architects
755 Acequia Madre, Santa Fe, NM 87505 505.820.1126 f.505.832.3222 fx
www.paysondenney.com paysondenney@cybermesa.com
310-502-5514

PLANNING / ZONING
SUBMITTAL
12/16/20

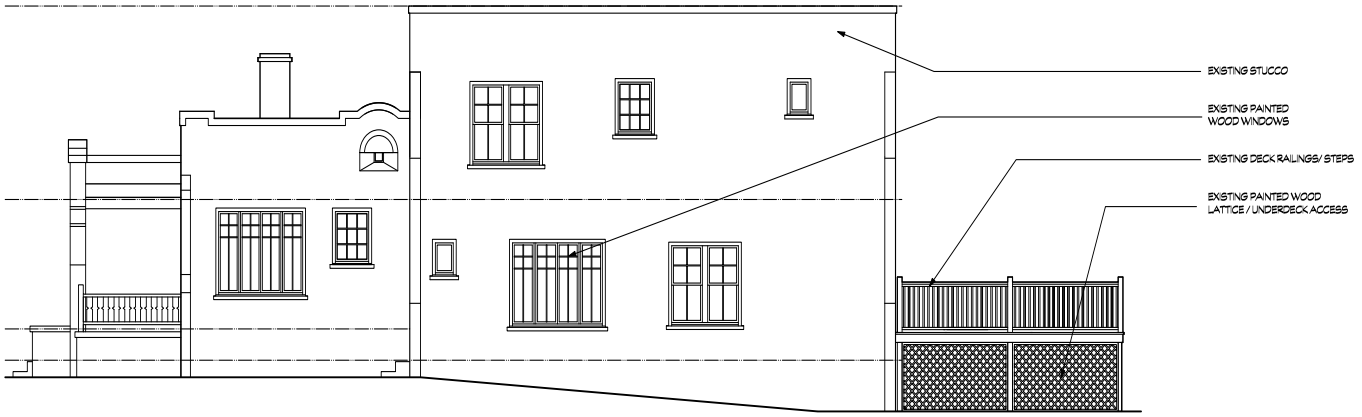
ELEVATIONS - SOUTH AND WEST
AS BUILT AND PROPOSED

PROPOSED PORTALES
RUBIN RESIDENCE
350 GARCIA STREET
SANTA FE, NM 87501

Revision	Date

Sheet
A6
of

Date 12 / 16 / 20



N NORTH ELEVATION - AS BUILT
Scale: 1/4" = 1'-0"

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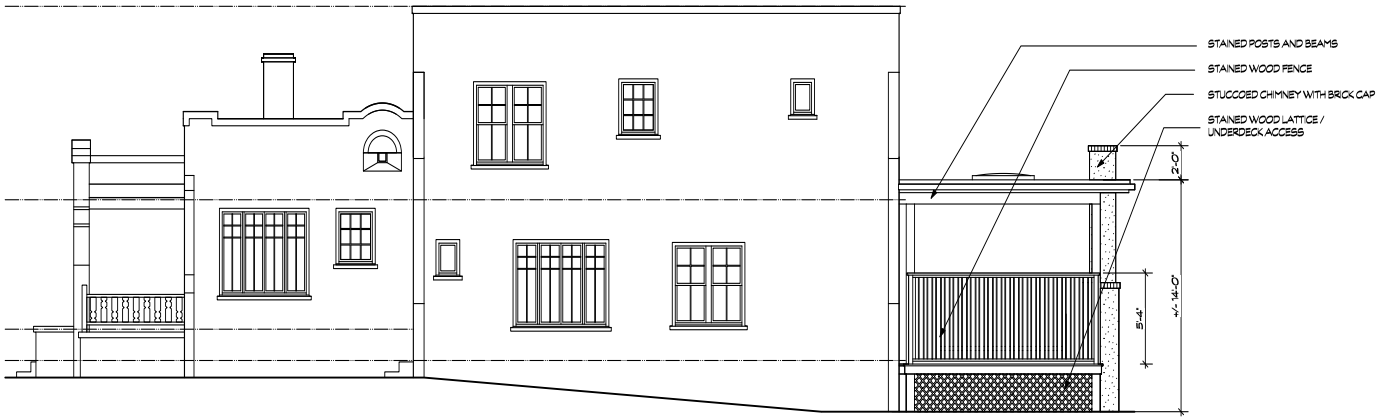


N NORTH ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

0 5 10 15 FT

E EAST ELEVATION - AS BUILT
Scale: 1/4" = 1'-0"

0 5 10 15 FT

E EAST ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

0 5 10 15 FT

PaysonDenney Architects
755 Acequia Madre Santa Fe, NM 87505 505.820.1126 / 505.832.3222 fx
www.paysondenney.com paysondenney@cybermesa.com
310-502-5514

PLANNING / ZONING
SUBMITTAL
12/16/20

ELEVATIONS - NORTH AND EAST
AS BUILT AND PROPOSED

PROPOSED PORTALES
RUBIN RESIDENCE
350 GARCIA STREET
SANTA FE, NM 87501

Revision	Date

Sheet
A7
of

Date 12 / 16 / 20

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003068--HDRB

Project Description: Case #2020-003068-HDRB. 1668 Cerro Gordo Road. Downtown and Eastside Historic District. Elisabeth Wagner, agent for Will Gorham, owner, requests to add a closet and a portal to a non-contributing casita. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

Project Location(s): 1668 CERRO GORDO RD
Santa Fe, NM 87501

Contacts:

Applicant: Elizabeth Wagner

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: No

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number: H-1436

Year of Construction: pre 1944

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: February 9, 2021

TO: Historic Districts Review Board Members

FROM: Angela Schackel Bordegaray, Senior Planner
Historic Preservation Division

Case # 2020-003068-HDRB

Address: 1668 Cerro Gordo
Historic Status: Non-Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Preliminary Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: Stucco, paint, stain

STAFF RECOMMENDATION:

Staff recommends 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.

BACKGROUND & SUMMARY:

1668 Cerro Gordo is a 796 square foot casita listed as non-contributing to the Downtown and Eastside Historic District. The casita fronts Cerro Gordo Road to the north and sits north of the main house, which is out of public 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.

The applicant came before the board on January 5, 2021, for remodel of the casita, which was approved. The applicant returns to the board proposing to:

1. Add a 23 a square foot closet on the east elevation.
2. Add a 240 square foot portal to the south elevation. The portal design matches the board-approved casita's front (north) entry with white posts and beams. The south portal also will have the galvalume standing seam metal roof also approved on the north side house entry.
3. The addition' stucco will match the casita's, El Rey "Buckskin." Under the portal will be white stucco, El Rey "Colonial White."
4. Stucco under the front entry portal white, El Rey's "Colonial White."

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1436

building threatened?	surveyed	county	ID no.
yes	date 1-7-83 by mb	Santa Fe	051600521

field map	number	UTM reference	easting	northing
Santa Fe, New Mexico	1	zone 12 13		

location description: 1668 Cerro Gordo **

city/town: Santa Fe

~~land grant/reservation~~

building name:

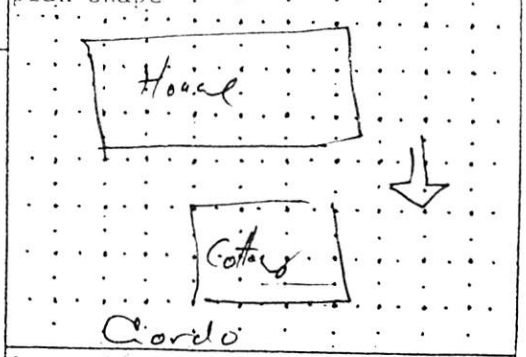
legal description: tnsp 17 N range 10 E sec 20 SE ¼ NW ¼

film roll by mb no. 24

negative nos. 15,16

loc. of neg. HPB

plan shape



date of construction: Pre 1944 estimate ____ actual

source: Directory

use: present residential; other ____; historic residential; other ____

condition: ___ excellent X good ___ fair ___ deteriorating

style: Pueblo Rev

foundation material: Not vis

wall material/surface: Stucco

degree of remodeling: ___ minor ___ moderate X major

describe: Addition of cottage to N

architectural features: Most not vis

House - Windows - 6 lite steel casement - blue trim - tintels concealed

Cottage - windows - 1 lite wood casement, awning

* recent construction

surroundings: Residential

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no ?

significance: ___ eligible ___ of ___ none

if eligible, interest

why?

comments: wall, hedge, wire fence, wood fence, landscape, street trees, stone curb, 0 setback, acequia

Streetscape

** Cottage is 1668 ½

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1436

building threatened? yes	surveyed date 1-7-83 by mb	county Santa Fe	ID no. 051600521
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13 easting	northing

location description: 1668 Cerro Cordo **

city/town: Santa Fe

~~land grant/reservation~~

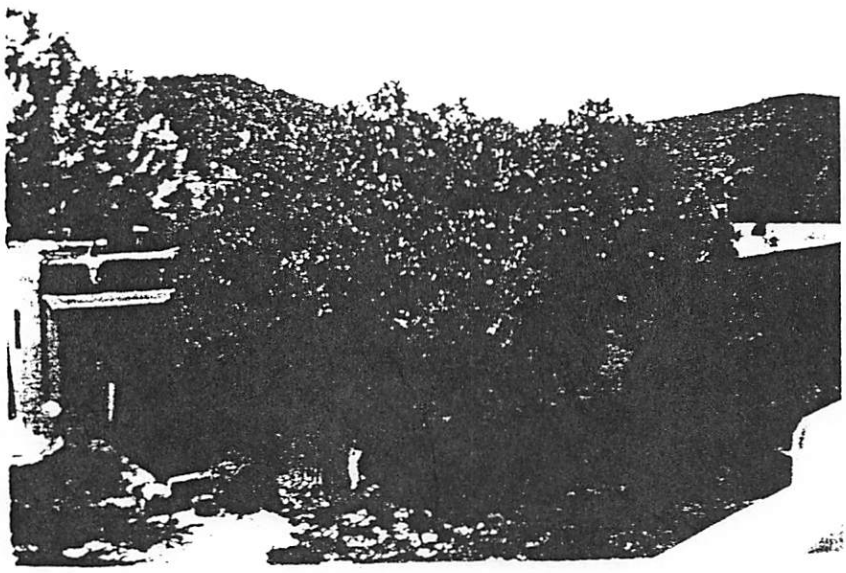
building name:

legal description: tnsp 17 N range 10 E sec 20 SE ¼ NW ¼

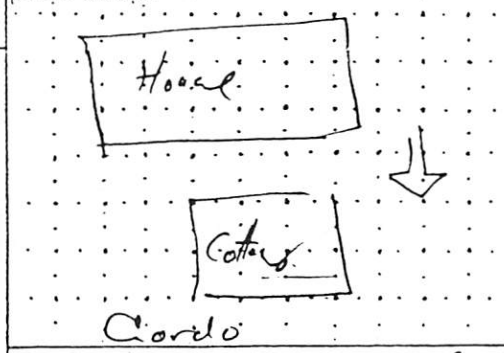
film roll by mb no. 24

negative nos. 15,16

loc. of neg. HPB



plan shape



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use: present residential; other ____; historic residential; other ____

condition: ___ excellent X good ___ fair ___ deteriorating

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* recent construction

surroundings: Residential

relationship to surroundings: X similar ___ not similar

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significance: ___ eligible ___ of interest X none

if eligible, why?

comments: wall, hedge, wire fence, wood fence, landscape, street trees, stone curb, o set back, acequia

Streetscape

** Cottage is 1668 ½

Booker Kelly - owner, 982-4374

Core Building

1945 - redone

1950s - rehab

bought in '60s - additions

associated buildings? yes

what type?

if inventoried, list ID nos.

see back? ___ yes

City of Santa Fe, New Mexico

memo

DATE: August 31, 1992

TO: Historic Design Review Board

FROM: Mary Grzeskowiak, Urban Design Review Specialist

SUBJECT: 1668 Cerro Gordo

Consultant conducted a site visit and spoke with the owners, Mr. and Mrs. Booker Kelly, to obtain additional information about this building, which was surveyed in 1983 but not assigned a status. The area does not appear on the Historic Districts Status Map.

This Spanish-Pueblo Revival style building has a flat roof and stucco walls. Portales facing south and west on the rear section of the house have rough-hewn square posts and beams and raised flagstone floors. The south-facing portal is evidently newer. Windows include 6-over-6 DHW with pedimented lintels and shutters; 2-over-2 DHWs with long horizontal panes; 12-light fixed windows with pedimented lintels; wood hopper windows, and a single metal casement window. Doors are wood plank with a single upper light; wood with six upper lights; and wood french.

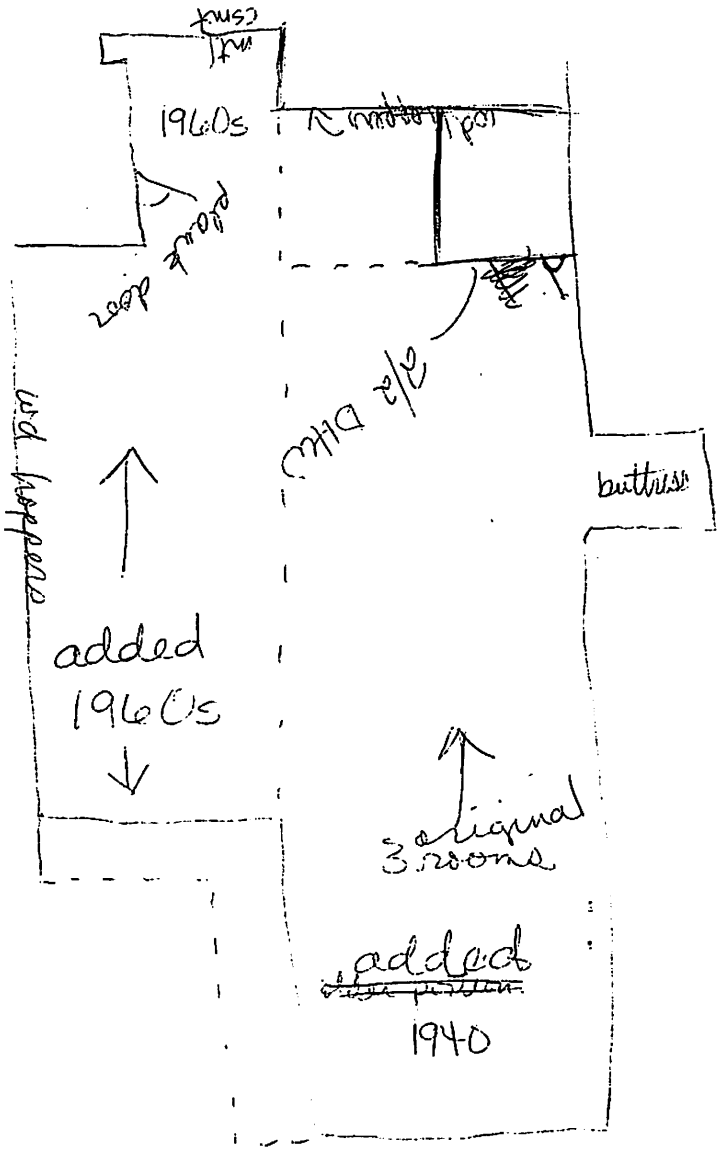
Visual evidence and owner information indicate that the oldest portion of the house, now at the northeast corner, dates from the late 1930s or early 1940s. The first listing for this address in the Santa Fe City Directory is 1940.

The southeast section was added later in the 1940s, according to the owners. A much larger addition, completed by the owners in the 1960s, nearly doubled the size of the house. This addition includes the rooms along the west and the south-facing portal.

Although the structure and finishes of the historic core are intact, the size and location of the 1960s addition markedly affected the proportions and main facade of the building. As a result, staff recommends that the Board consider the building non-contributing.

city dir 1942
1940
not in 1938

mural of blue & white tile on older section has name F. Stanna.



west wing likely newer - also larger

south portal -
rough square posts & beams,
flagstone floor raised

wdws are 12-lite wd fixed w/ pedimented lintels
& 6/6 DHWs w/ lintel & shutters on older portion - also
unusual 2/2 DHW w/ hor panes
doors - older portion - wd w/ 6 upper lites
also wd french

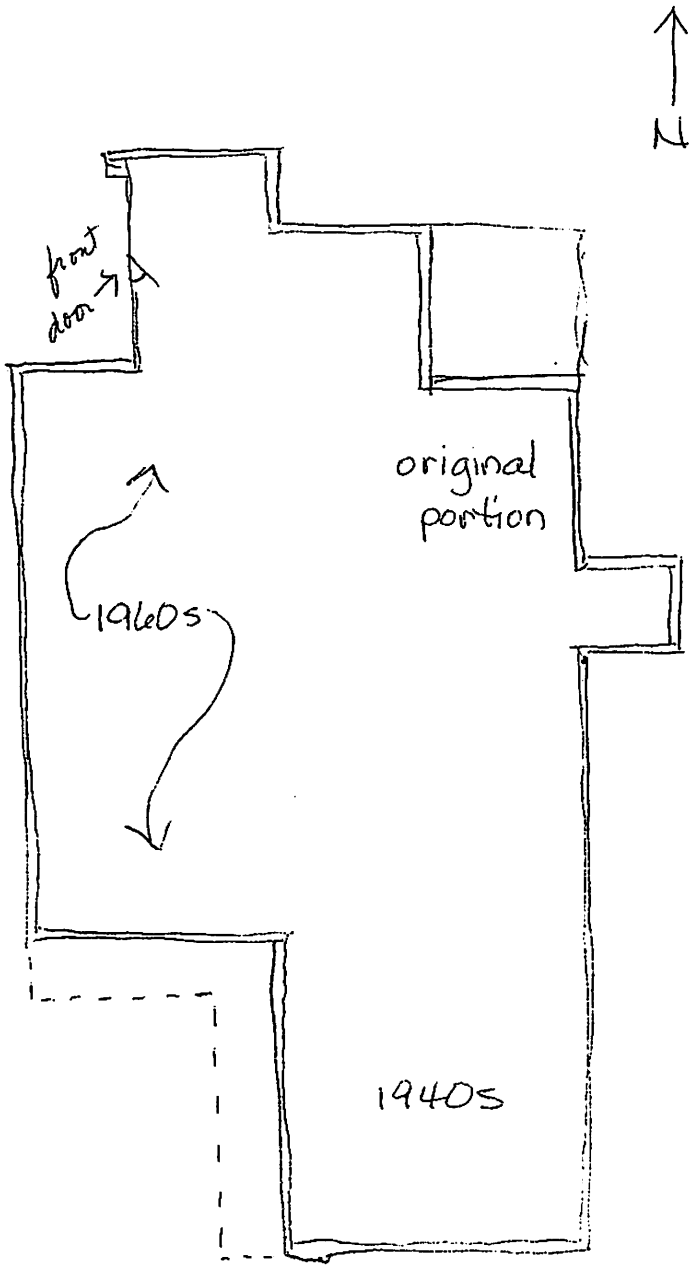
3 wd hoppers on W center

sgl mtl 1940s
csmt on N

large wd canales

wd plank door w/ sgl upper lite

1668 Cerro Gordo



1668 Cerro Gordo

FROM SOUTHWEST

SOUTH-FACING PORTAL

ILL 8 Cerro Gordo

FROM
SOUTHWEST

SOUTH-
FACING
PORTAL

1668 Cerro Gordo

ENTRY & WEST FACADE (NEW)

FROM NORTH-EAST (OLD SECTION)

Lot 8 Cerro Gordo

ENTRY
&
WEST
FACADE
(NEW)

FROM
-NORTH-
EAST
(OLD
SECTION)

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: Oct. 19, 2020

Property Owner of Record: Wik Gorham

Applicant/Agent Name: Elisabeth Wagner

Contact Person Phone Number: 505 690-1014

Site Address: 1606 ½ Cerro Gordo

Proposed Construction Description: •replace doors/windows •rebuild entry portal •level parapet •re-roof •restucco •interior remodel

TOTAL ROOF AREA: 796 SF

Zoning District: R-2

Overlay:
- ☐ Escarpment
- ☐ Flood Zone*
- ☐ Other:

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

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

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

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

Terrain: ☐ 30% slopes

* Requires an additional review conducted by Technical Review Division

** Requires an additional review conducted by the Traffic Engineering Division

Lot Coverage : 22 %
- ☐ Open Space Required:

Setbacks:
Proposed Front: ____ Minimum: 7'
2nd Front? ____
Proposed Rear: ____ Minimum: 15'
Proposed Sides: L 10 R 10' Minimum: 10'

Height: Proposed 14'-5" & less
Maximum Height: 24' or
- ☐ Regulated by Historic Districts Ordinance
- ☐ Regulated by Escarpment District

Parking Spaces:
Proposed 4 Accessible ____
Minimum: 4

Bicycle Parking:**
Proposed: ____ Minimum: ____

** Commercial Requirement

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

Elisabeth Wagner [☐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.

E Wagner — Oct. 19, 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 1/14/15

MCCULLEY, LANI J.

From: NEUNUEBEL, JOHN C.
Sent: Friday, December 18, 2020 9:30 AM
To: MCCULLEY, LANI J.; BORDEGARAY, ANGELA S.
Subject: Revised PZR for 1668 Cerro Gordo.
Attachments: Gorham 001.PDF; Gorham 002.PDF; Gorham 003.PDF; Gorham 004.PDF; 1668 CerroGordoRevised.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Angela and Lani-
Please accept this email as approval of new Preliminary Zoning Review for revised project as located at 1668 Cerro Gordo.
Thanks-

From: BERKE, NOAH L. <nlberke@santafenm.gov>
Sent: Wednesday, December 16, 2020 9:26 AM
To: BORDEGARAY, ANGELA S. <asbordegarary@santafenm.gov>; NEUNUEBEL, JOHN C. <jcneunuebel@santafenm.gov>; MCCULLEY, LANI J. <ljmcculley@santafenm.gov>
Subject: FW: Gorham

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: tecnigraph@aol.com <tecnigraph@aol.com>
Sent: Wednesday, December 16, 2020 9:09 AM
To: BERKE, NOAH L. <nlberke@santafenm.gov>
Subject: Gorham

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.

4 pdfs

elisabeth wagner aia

December 15, 2020

Historic Design Review Board
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504

RE: 1668 CERRO GORDO ROAD CASITA

Members of the Board,

I would like to request the following changes to the 1668 Cerro Gordo Casita proposal being heard January 5, 2021.

The changes are:

-white stucco under the entry portal visible from the north and the west
El Rey "Colonial White"
-addition (out of the footprint) of a 23 square foot closet. meets set back. requires excavation to maintain finish floor level of kitchen interior.
-addition of a south facing portal at rear of house. 8 feet deep and 30 feet long. same white posts, beams, and decking as entry portal. same galvalume standing seam metal roof. request white stucco under this new portal…..El Rey "Colonial White".

I am making the December 16, 2020 deadline for a January 12, 2021 HDRB hearing.

Cordially,

Elisabeth Wagner Architect

810 c. pal ace avenue #a
santa fe. new mexico 87501

16608
CERRO GRADO
NORTH
elevation

1606B
CENTO GORDO
NO NAME.
elevation

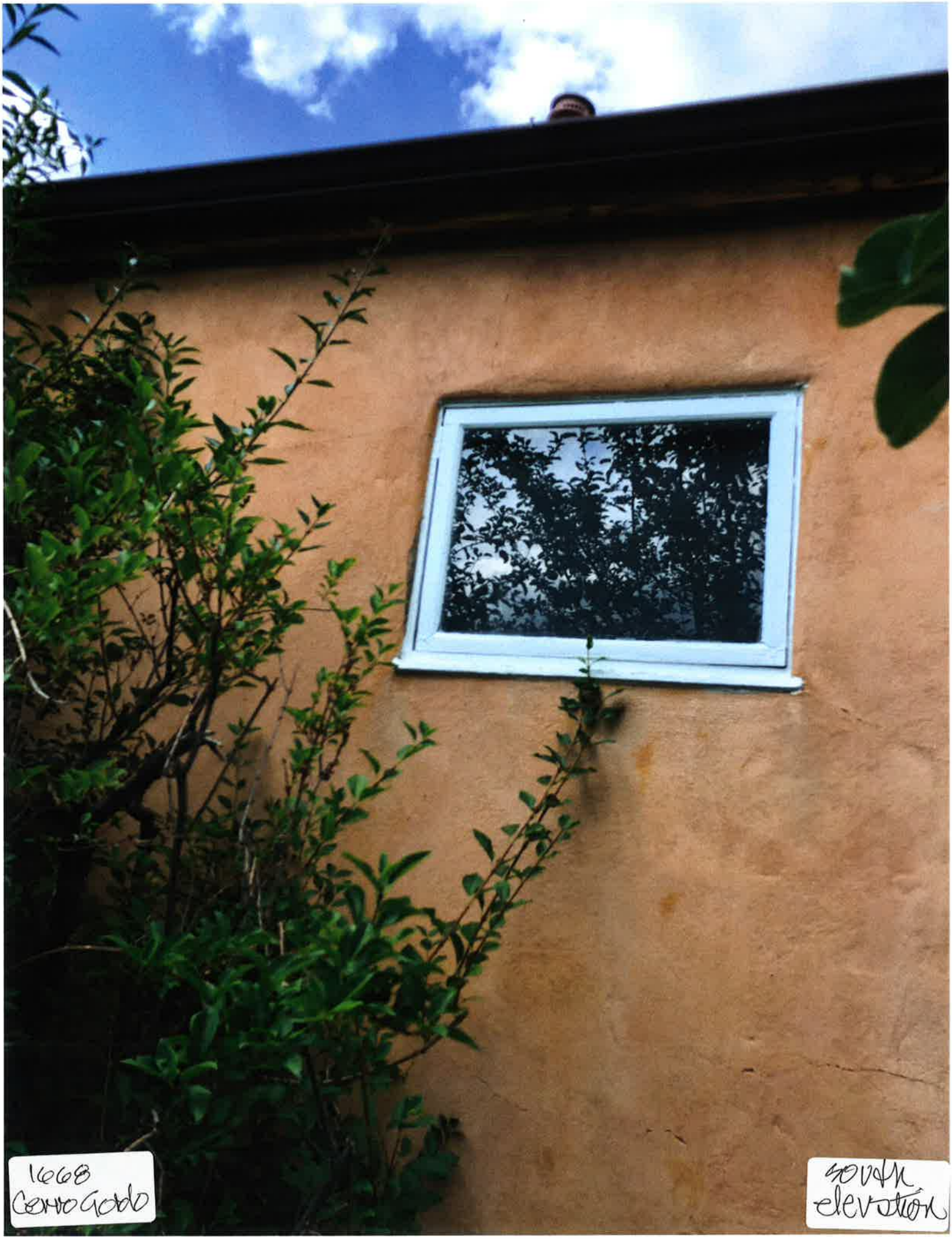
1668
Cerro Gordo
north
elevation

1668
Cerro Gordo
west
elevation

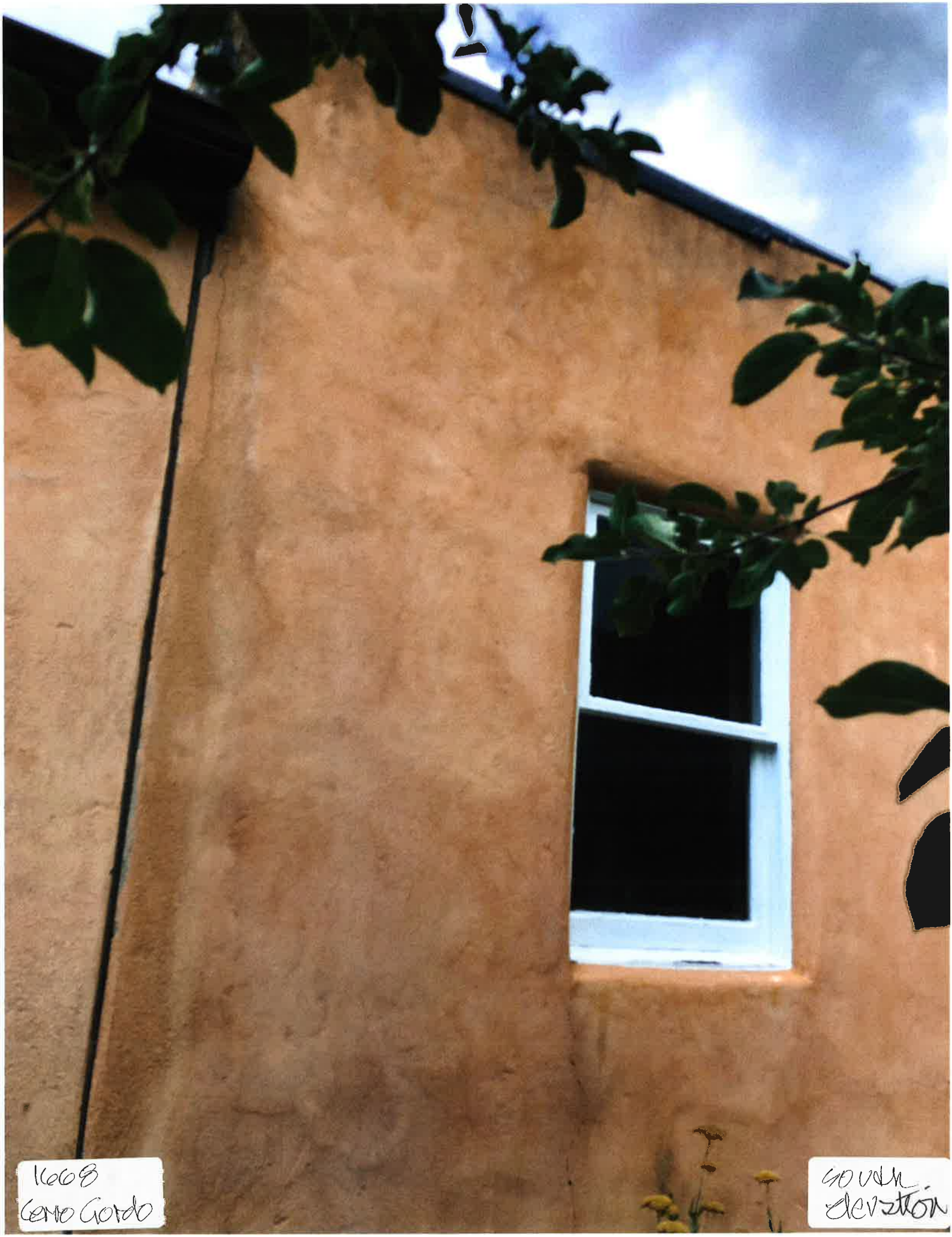
1668
Cerro Gordo
West
elevation

1668
Cerro Gordo
south
elevation

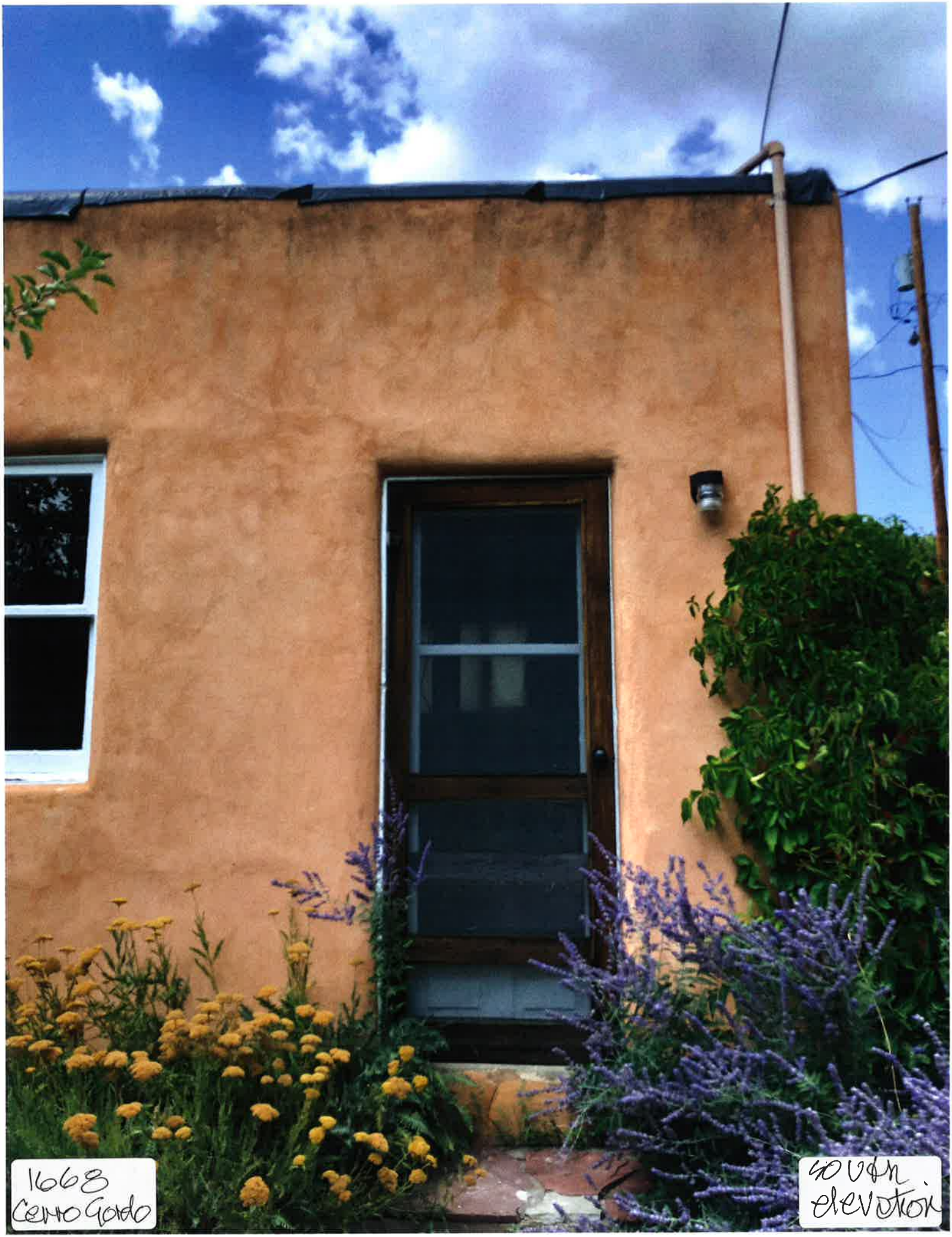
1668
Cerro Gordo
south
elevation


1668
Commodo
south
elevation

1668
Cerro Gordo
south
elevation


1668
Cerro Gordo
south
elevation

1068
Cerro Gordo
South
elevation


1668
Cerro Gordo
south
elevation

1668
COMO COBO
east
elevation

1668
Cerro Gordo
east
elevation

El Rey®

Premium Stucco Finish Color Chart

102 CAMEO (67)

100 COLONIAL WHITE (76)

212 MADERA (24)

90 CANDLELIGHT (75)

127 HACIENDA (52)

128 CREAM (70)

129 IVORY (70)

197 LA MORENA (19)

30 SOAPSTONE (66)

117 FAWN (45)

119 PALOMINO (55)

101 NAVAJO WHITE (71)

121 SANDALWOOD (56)

122 STRAW (42)

106 BUCKSKIN (35)

108 KOKANEE (54)

103 SAND (52)

107 DENIM (44)

135 SAHARA (35)

116 ADOBE (24)

118 SUEDE (38)

105 BAMBOO (47)

110 ASH (64)

80 SOFT ROSE (60)

115 COTTONWOOD (32)

114 DESERT ROSE (39)

130 PUEBLO (53)

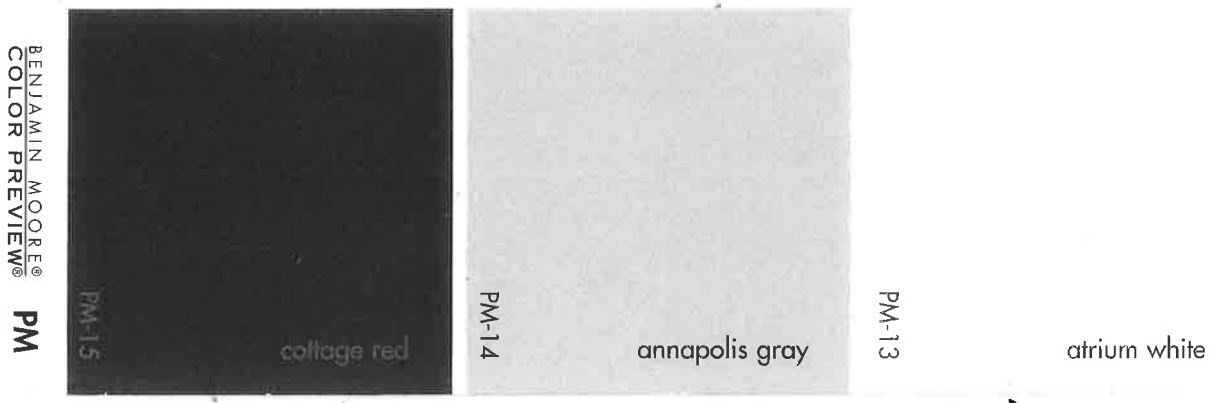
125 LA LUZ (20)

124 CORAL (35)

113 DOVE GRAY (50)

El Rey cementitious "Buckskin"

These colors are intended to show the approximate color of finished stucco. Application by machine spray or texturing will increase the depth of color. Variation in color due to weather, job conditions and method of application should be expected. For color verification, request an actual sample in the color and texture prior to ordering material. Apply a sample of stucco to be used on actual substrate before proceeding with the application. El Rey is not responsible for color correctness of applied finish. Color must be verified and approved by owner prior to application. Numbers in ( ) indicate the reflective value. The higher the number, the less UV light the color absorbs and the greater the reflectance.



Benjamin Moore "atrium white" @ portal posts, beams, & decking

Kolbe & Kolbe "K-Kron white" @ all exterior doors & windows

Semi-Solid Stains

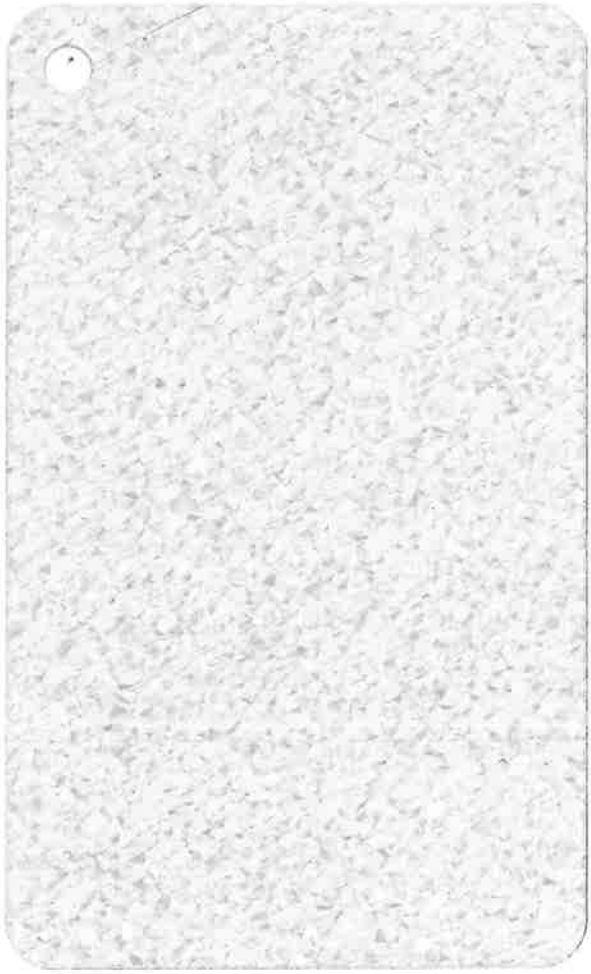
FULL COLOR THAT SHOWS WOOD TEXTURE AND SOME GRAIN.

- Beautiful color
- Scuff-resistant protection waterproofs and resists fading and peeling

MOST POPULAR

Cordovan Brown	Mission Brown	Brickstone	Redwood	Chestnut Brown	New Cedar
Linen	Nantucket White	Silver Lining	Silver Beech	Seacoast Gray	Ultra White
Desert Blush	Tuscan Gold	Cape Cod Gray	Mulberry	Smoke Blue	Sky Gray
Terra	Colonial Yellow	Dune Gray	Sycamore	Victory Gray	Chesapeake
Indian Corn	Cavalry	Mountain Brush	Sagebrush	Newport Blue	Federal Blue
Tile Red	Frontier	Pepperwood	Thicket	Driftwood Gray	Foothill
Barn Red	Red Cedar	Salt Marsh	Evergreen	Fieldstone	Newburyport Blue
Oak Brown	New Redwood	Acorn	Rocky Tundra	Pewter Gray	Dark Slate
Plum Island	Taupe	Thatch	Wooded Bog	Dark Gray	Black

Cabot semi solid "Dark Gray" @ Condos



Submitted for your:

☐ Reference

☐ Approval
(One sample must be returned)

Paint System

Paint C **Galvalume Plus**

Project _____

Approved:

Company _____

By _____

Title _____

Signature _____

Date _____

MBCI

Order Products Online at shop.MBCI.com
Home Office: 281-445-8555

MBCI standing seam metal roof @ portal & over hang @ kitchen

"galvalume"

511 Guanajuato ◆

512 Esfera ◆

513 Abanico

514 Small Puebla ◆

515 Margarita ◆

516 Puebla ◆

517 San Francisco ◆

518 Espiga ◆

519 Uno ◆

520 Mexico ◆

521 Chiminea ◆

522 Parroquia ◆

523 Monja ◆

524 Cilindro ◆

525 Cascada ◆

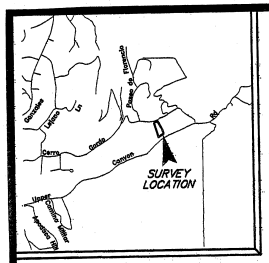
526 Bola Arriba/Bola Abajo

Artesanos #526 (closed bells) for exterior sconces

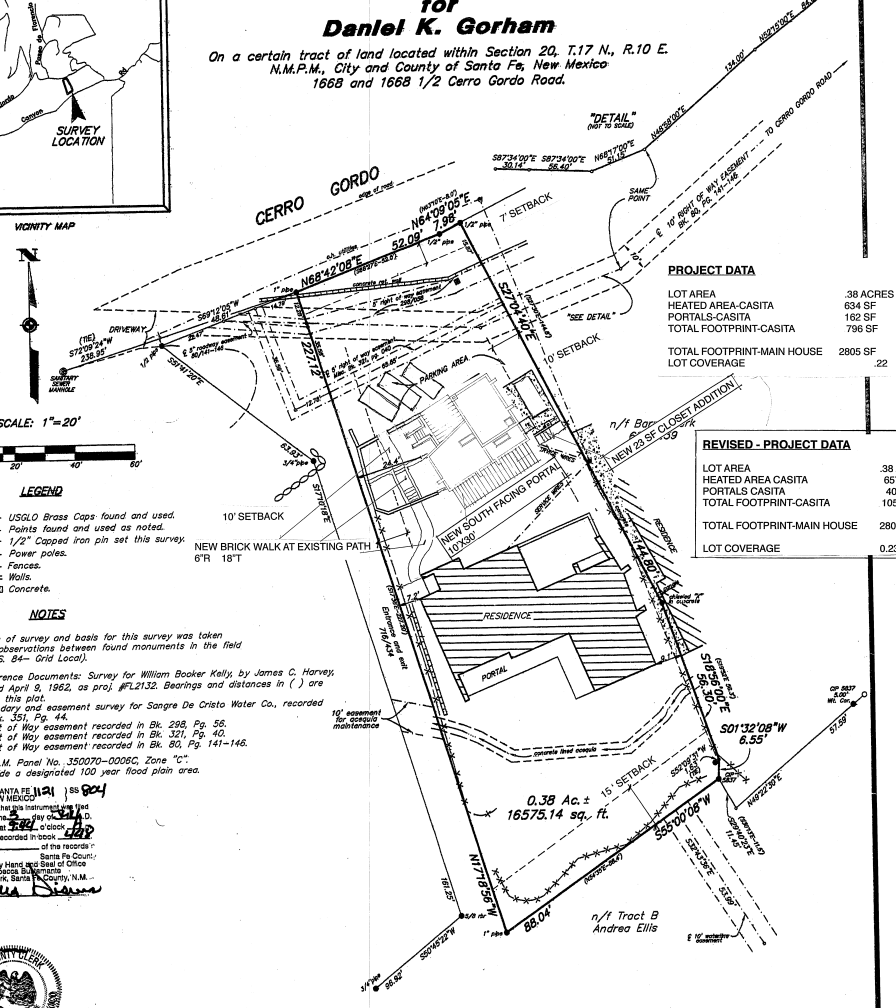
448007

Boundary Survey Plat for Daniel K. Gorham

On a certain tract of land located within Section 20, T.17 N., R.10 E. N.M.P.M., City and County of Santa Fe, New Mexico 1668 and 1668 1/2 Cerro Gordo Road.



VICINITY MAP



PROJECT DATA

LOT AREA	.38 ACRES
HEATED AREA-CASITA	634 SF
PORTALS-CASITA	162 SF
TOTAL FOOTPRINT-CASITA	796 SF
TOTAL FOOTPRINT-MAIN HOUSE	2805 SF
LOT COVERAGE	.22

REVISED - PROJECT DATA

LOT AREA	.38 ACRES
HEATED AREA CASITA	657 SF
PORTALS CASITA	402 SF
TOTAL FOOTPRINT-CASITA	1059 SF
TOTAL FOOTPRINT-MAIN HOUSE	2805 SF
LOT COVERAGE	0.23

LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.

NOTES

1.) Basis of survey and basis for this survey was taken GPS observations between found monuments in the field (W.G.S. 84– Grid Local).

2.) Reference Documents: Survey for William Booker Kelly, by James C. Harvey, dated April 9, 1962, as proj. #FL2132. Bearings and distances in ( ) are from this plat.
Boundary and easement survey for Sangre De Cristo Water Co., recorded in Bk. 351, Pg. 44.
Right of Way easement recorded in Bk. 298, Pg. 56.
Right of Way easement recorded in Bk. 321, Pg. 40.
Right of Way easement recorded in Bk. 80, Pg. 141–146.

3.) F.I.R.M. Panel No. 350070–0006C, Zone "C". outside a designated 100 year flood plain area.

COUNTY OF SANTA FE } SS 804
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 3 day of July D. 2000 at 3:00 o'clock P.M. and was duly recorded in book 448 page 007 of the records of Santa Fe County
Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

CERTIFICATE

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

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.

June 16, 2000.

Allen C. Grace
331 VILLEROS ST.

P.S. No. 12443
Santa Fe, NM.

ALLEN C. GRACE NEW MEXICO 12443 REGISTERED PROFESSIONAL SURVEYOR

U.P.C. #1-056-099-365-148

XYZ SURVEYING & DRAFTING		
331 VILLEROS ST.	SANTA FE, NM	982-5536
Project No. XYZ2K044	Dwg. ACG File: 2K044	Ck. Bk. A
INDEXING INFORMATION FOR COUNTY CLERK		
NAME	LOCATION	SUBDIVISION
KELLY	SEC. 20, T17N, R10E	N/A

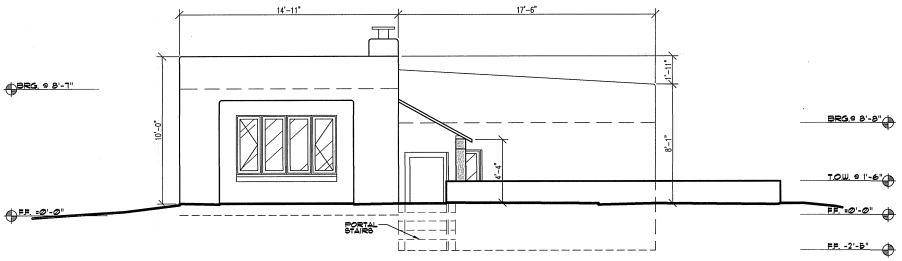
ELISABETH WAGNER-ARCHITECT
SANTA FE, NEW MEXICO

THE GORHAM RESIDENCE
1668 CERRO GORDO ROAD

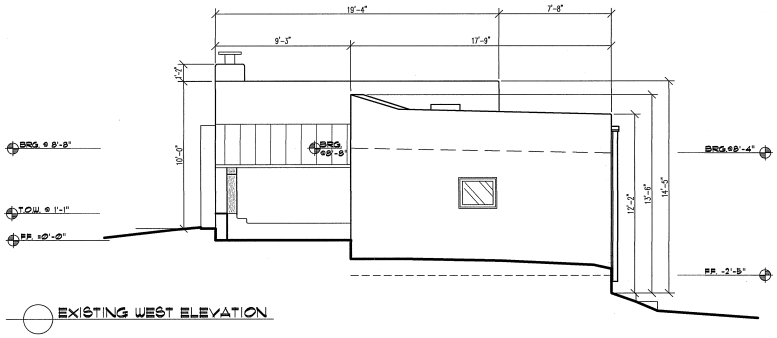
A1

THE GORHAM RESIDENCE
1668 CERRO GORDO ROAD

ELISABETH WAGNER-ARCHITECT
SANTA FE, NEW MEXICO

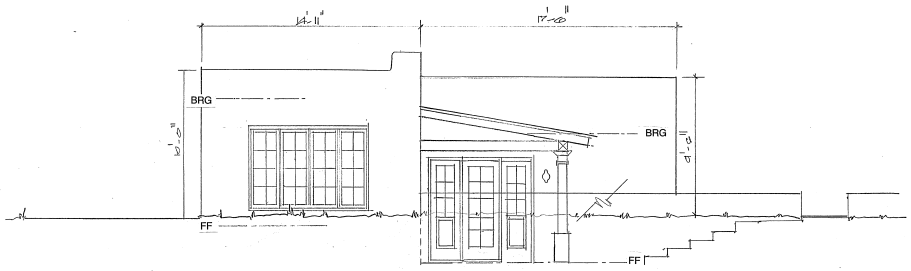


EXISTING NORTH ELEVATION

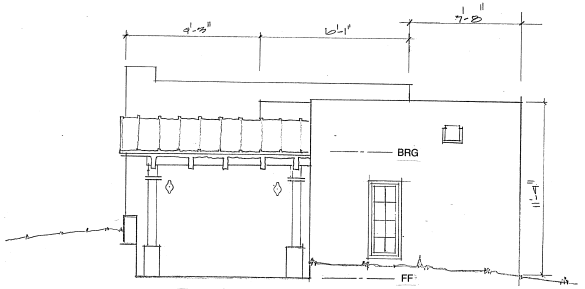


EXISTING WEST ELEVATION

NOTES;
EL REY "COLONIAL WHITE"
UNDER PORTAL @ NORTH
& WEST ELEVATIONS



PROPOSED NORTH ELEVATION



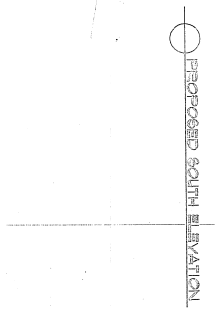
PROPOSED WEST ELEVATION

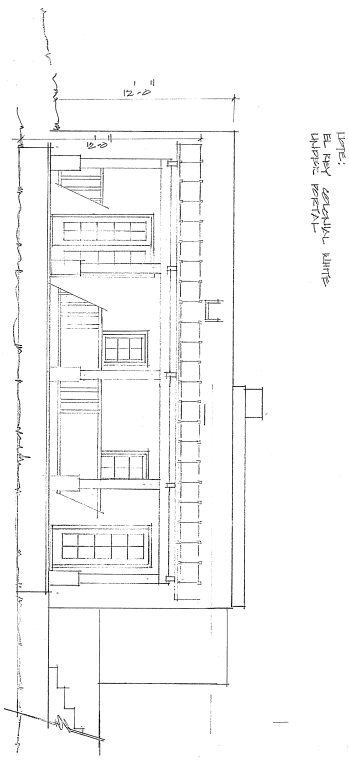
0 1' 2' 3' 5' 10'
SCALE: 1/4" = 1'-0"

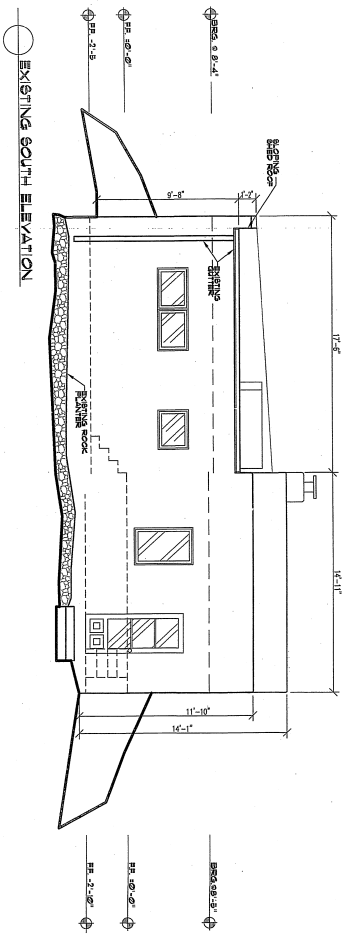
ELISABETH WAGNER-ARCHITECT
SANTA FE, NEW MEXICO

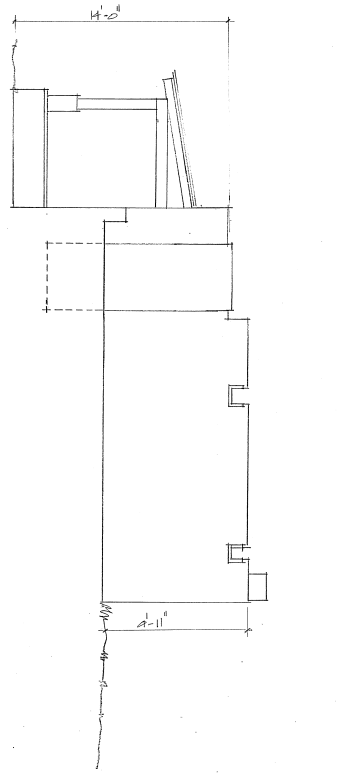
THE GORHAM RESIDENCE
1668 CERRO GORDO ROAD

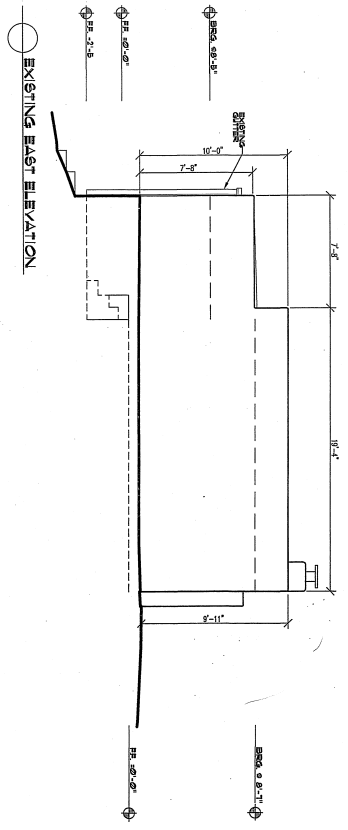
A3

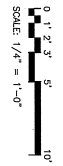












THE GORHAM RESIDENCE
1668 CERRO GORDO ROAD

ELISABETH WAGNER-ARCHITECT
SANTA FE, NEW MEXICO

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003058--HDRB

Project Description: Case #2020-003058-HDRB. 235 North Guadalupe Street. Downtown and Eastside Historic District. Brian Knox, agent/owner, requests a historic status review with primary facade designation, if applicable, for a non-contributing non-residential structure. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

Project Location(s): 235 N GUADALUPE ST
Santa Fe, NM 87501

Contacts:

Applicant: Brian Knox BKnoxSF@icloud.com
607 CERRILLOS RD
Santa Fe, NM 87505

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: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: H-2279

Year of Construction: 1955

Project Type: Historic Status Review

Historic Building Name: Bert's Burger Bowl/ Taco Fundacion

City of Santa Fe, New Mexico

memo

DATE: February 9, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-003058-HDRB

Address: 235 North Guadalupe Street
Historic Status: 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:

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 non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

235 north Guadalupe Street is a non-residential structure constructed in 1955, with additions following ten years later. Known as the "Burger Bowl", it was built in direct response to the construction of the Tesuque Highway bypass. It stands on an open, paved lot on the east side of North Guadalupe Street, facing directly onto the former highway. It began as a simple rectangular box of 1888 square feet with canopies on the north, south and west elevations and had several additions.

The west, street-facing elevation consist of windows over a solid wall, taking up nearly 2/3 of the façade. It is shaded by a wood canopy. It is capped by an articificial chimney.

The south elevation houses one of the entrances with an aluminum door, historic wood bathroom doors and a grilled window.

The north elevation is similar in design and function to the south façade. It has also an aluminum entry and adjacent window, and open dining area. The east portion extends out, probably representing a later addition.

The east (rear) elevation contains access to the storage area added in 1965.

The "Burger Bowl" building occupied and important place in Santa Fe. However, due to its many additions, it has lost much of its original integrity. It is not considered to be eligible for contributing status, which requires that alterations to the original be only minor.

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.

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 2279

building threatened? yes	surveyed date 10/9/84 by HMW	county SANTA FE	ID no. 051610098
field map SFHD #1	number 0098	UTM reference zone 12 13	easting northing

location description

235 N. GUADALUPE

SE CORNER AT CATRON

city/town SANTA FE

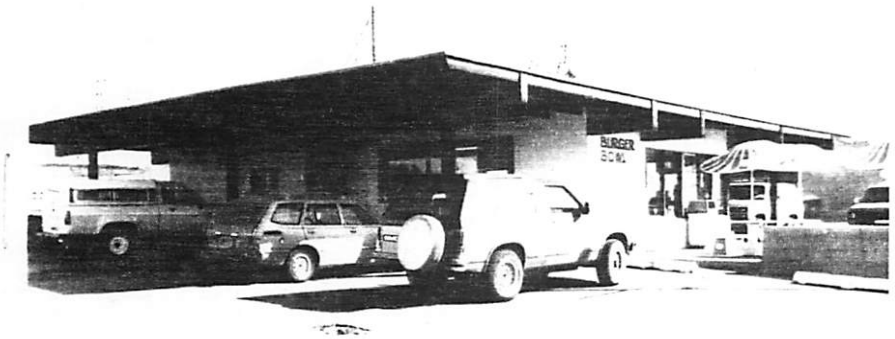
land grant/reservation ~~land grant/reservation~~

building name BERT'S BURGER BOWL

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

film roll by SL no. SFHD 21	negative nos. 35	loc. of neg. HPB

plan shape



date of construction

POST 1945 estimate _____ actual

source SANBORNS

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 COMMERCIAL

relationship to surroundings

✓ similar ___ not similar

district potential

___ yes ___ no

significance

___ eligible ___ of interest ✓ none

if eligible, why?

comments

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

Case # H-89-318
2354 N. Guadalupe

da Silva Architecture
931 Shoofly St.
Studio H
Santa Fe, NM 87505
660 8012

12 January 2021

To: Historic Design Review Board
City of Santa Fe

Re: Status Review
235 N. Guadalupe St., Santa Fe, NM, 87501

Please conduct a status review of the building located at the address referenced above. Written on behalf of Brian Knox.

Sincerely,

Miguel da Silva

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:

The Burger Bowl
Bert's Burger Bowl
Taco Fundacion

2. Location:

235 North Guadalupe Street*
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe N/A

4. County: Santa Fe
Parcel # 10913408

5. Property Type:
X_ Buildings: one
__ Structures
__ Site __ Object

6. Date of Survey: January 9, 2021

7. Previous Survey Date(s):
__ Yes:
_x_ No: [?]

8. Name of Project:
HDRB status review

9. Lat/Long:
35.690633,-105.9445

10. Photo Information: Sharon Joyce, photographer. View of west, front elevation, facing east.

11. Brief Description of the Property:
**Santa Fe County Assessor recognizes the property as 223-235 North Guadalupe Street.*

Erected in 1955, with additions installed ten years later, the Burger Bowl was built in direct response to the construction of the Tesuque Highway bypass. Representing its type of roadside development, it stands on an open, paved lot on the east side of North Guadalupe Street, facing directly onto the former highway.

Continued on Page 5.

12. Who uses the property? Commercial – restaurant

13. Construction Date: Unknown
Date: 1955; 1965
_ x_ Known __ Estimated Source: newspaper accounts

14. Setting:
__ Suburban __ Rural __ Village _x_ Urban If Urban: _x_ Commercial __ Industrial __ 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/ Sharon Joyce

For: Busines owner
Agent for, Miguel da Silva

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

Owner: De Castro Family Limited Partnership

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 _x_ Non-contributing: __ No Status:
Storage Shed and Street Wal
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

Building recommend Non-Contributing to the Santa Fe Downtown and Eastside Historic District, 01/13/21

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 # N/A
The Burger Bowl Bert's Burger Bowl Taco Fundacion	235 North Guadalupe Street Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe 5. Date of Survey: January 9, 2021

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition _x_ Concrete: Block

__ Concrete: Cast Stone _x_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 _x_11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible: majority __ 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: _x_ Eave: extended canopies
__ 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
Combination (Fixed & Jalousie)	Wood	Fixed & Louvered	3
Sliding	Aluminum	1-1	1
Grilled	(?)	(?)	2

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Full-Glass Stile	Aluminum	2
Single-Leaf	½-Glass/Panel	Wood	1
Single- Leaf	Panel	Wood	2

12. Chimneys

N/A

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap
No-historic frame structure

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date:1965; CMU addition and wood canopies; newspaper account, aerial photographs and visual and material evidence.
#2 Date: Post 1970, likely 1980s; extension of west canopy; construction of south dining enclosure; installation of frame entrance; period photographs and visual and material evidence.
#3 Date: Post-2009; removal of "Bert's" raised letter signage; removal of original bathroom doors and widening of openings; period photographs 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	__ 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: Commercial – 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

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: No site plan available.

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: **The Burger Bowl** **Bert's Burger Bowl** **Taco Fundacion**	**2. Location:** **235 North Guadalupe Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID Santa Fe # N/A** **4. County: Santa Fe** **5. Date of Survey January 9, 2021**

Architectural Description Continued

It started as a simple, east-west oriented rectangular box, to which canopies and storage area were added, greatly increasing its footprint. The original box, measuring approximately 1,888 square feet, sits in the center of the composition. The canopies, which give the building a lopsided feel, extend along principally the north, south, and west elevations, adding roughly 1,998 square feet of roofed area. The building is composed of frame, concrete, CMU block, with wood at its canopies.

West

The west (front) façade presents a window pattern emphasizing glazing over solid wall construction — a treatment discouraged in the historic district. It consists of a mulled, five-panel window resting on a low bulkhead (Photo 2). The window holds two sets of fixed panels, flanking a center jalousie unit. The window takes up nearly two-thirds of the façade, and terminates at the south end near the corner.

The elevation is shaded by a wood canopy. The canopy is supported by small steel I-beams, which were "boxed" with wood to appear like outrigger beams. This is a stylistic treatment found in mid-century commercial architecture. Capping the elevation is the "chimney." A three-sided short mast, it originally held a custom steel sign, made of the word "Bert's" in raised, cursive letters. Tacked on to the south end of the addition is a framed entry which post-dates 1970.

South

The south elevation holds one of the two customer entries to the building (Photo 4). It is fitted with an aluminum stile door with a vintage pull handle. Adjacent to the door is a mulled window with a combination of fixed and jalousie panes (Photo 5). Farther to the east, the footprint bumps out for two restrooms. The small bathrooms, until recently, were entered through narrow wood doors with ventilator transoms. Likely responding to ADA requirements, these have been replaced with larger panel units (Photo 6). The elevation ends at the east with a grilled window at the storage room.

The 1960s canopy created a sheltered dining room that was enclosed by a stuccoed pony wall after the 1970s. The canopy is supported by a mix of composite (sistered) wood joists. The corresponding wood posts are also composite members.

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: **The Burger Bowl** **Bert's Burger Bowl** **Taco Fundacion**	**2. Location:** **235 North Guadalupe Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID Santa Fe # N/A** **4. County: Santa Fe** **5. Date of Survey January 9, 2021**

East

The east (rear) elevation is the working side of the building (Photo 7 & 8). It serves mostly as access to the storage area that was added in 1965. The different roof heights points show the building's different construction phases. The elevation contains a single half-glass and panel door giving entry to the storage area. Adjacent to the door is a rectangular grilled window daylighting the space.

North

The north elevation operates as a second entry and lesser dining area (Photo 9). The west half, representing the earlier construction, is recessed. Like its opposing elevation, it has an aluminum stile entry and adjacent mulled window holding fixed and jalousie units. The east half bumps out from the older portion, and probably represents the mid-1960s addition. A single sliding aluminum window penetrates its wall. Unlike the south elevation, the dining area is open.

The front of the property has a three-sided dining enclosure installed before 1978 (Figure 7). The site includes an older pole holding a back-lit sign advertising the current business.

Historical Overview

Constructed in 1955 as a simple drive-up burger stand, the opening of Leonard Bertram's Burger Bowl reflected several national trends, including the rise of automobile, fast-food, and highway roadside commerce.

Americans, after having pulled back on consumption during the Great Depression and war years, had an immense pent-up desire to buy new consumer goods. Detroit, which had also been affected by the depression and war restrictions, was more than willing to meet the demand. Hundreds of thousands of new model car began to roll out on assembly lines in early 1946.

Santa Fe's automobile registrations saw a 34% growth during the ten-year period between 1939 and 1949, moving beyond the national standard of one car to a family. In fact, in 1949, New Mexico led the nation in passenger car registration rate growth, with a 11% surge over the previous year.

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: **The Burger Bowl** **Bert's Burger Bowl** **Taco Fundacion**	**2. Location:** **235 North Guadalupe Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID Santa Fe # N/A** **4. County: Santa Fe** **5. Date of Survey January 9, 2021**

Complicating the new volume of Detroit-made steel was Santa Fe's antiquated road system, made of a patchwork of narrow Colonial streets meeting the city's 20th century grid at odd angles. Congestion was inevitable. Roads into the Plaza became clogged with cars, especially during tourist season.

A long-held ambition was to move the network of state and federal highways encircling the Plaza to a more efficient alignment. Jefferson Street, a short curving road west of the Plaza, was identified early on as a possible route. The idea — first considered in the 1940s — was to connect Jefferson Street, via Alameda, to Rosario Street, thereby creating a bypass to move traffic U.S. Highways 64/84/285 off the Plaza. After the war, the idea took hold again.

The last link consisted of a project to widen and change the curvature of what was then Jefferson Street, finalizing so-called Tesuque Highway bypass. This included improving Rosario Street, the name historically used for the road in front of the subject property.

As with any widening project, the bypass involved the purchase and condemnation of private property, including the demolition of buildings. This included the subject property, which for years had been a large private home (Figure 2). The project also led to a rezoning of lots facing the bypass, most of which became commercial, enticing new development. Gas stations and other road-related services soon appeared along Rosario Street.

Leonard B. Bertram – The Burger Man

The Burger Bowl was Leonard Bertram's second auto-oriented restaurant in Santa Fe. Two years earlier, he launched Bert's Drive-In, a drive-up chicken stand on Cerrillos Road, which was already a fast-developing commercial corridor. This first enterprise featured both self-serve (the phrase originally used for counter orders) and carhop service. The restaurant offered a soda fountain and Southern-type food, including the signature Chicken Basket (fried chicken over french fries). It was delivered to waiting cars by teenaged girls — in the parlance, "tray girls."

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Born on May 8, 1920, in San Antonio, Texas, Leonard Robert Bertram grew up in South Texas, in Edinburg, a town surrounded by citrus orchards.[1] Until he left to serve in the army, Bertram worked for the Edinburg Citrus Association, a non-profit co-op of small citrus growers.

During the war, Bertram served with the Fifth Army's Quartermaster Corps truck division, as a section leader and convoy commander. This sent him to battlefields in Italy and North Africa. Returning from the war, Bertram married Emma C. Brondom, a Texas native. The couple later relocated to Santa Fe.

The Burger Bowl

With the bypass not yet completed, Bertram and his manager, Kathryn Nordstrum, broke ground for the new restaurant on July 1, 1955. Local contractor Perry Peck erected the building over the summer. An advertisement from 1956 announced its offerings, highlighting a 35-cent charbroiled hamburger, along with sandwiches, malts, shakes, and full fountain service (Figure 4). Bertram's featured several food fads of the time: charcoal-broiled burgers, shakes, and malts. At the time, it was all self-service. The restaurant complemented his earlier business on Cerrillos, which was more chicken oriented and offered car-side service.

The restaurant started as a simple rectangular box, potentially a mix of block and frame, arranged perpendicular to the street. Based on a 1958 aerial photograph, cars pulled up to the building at random angles (Figure 3). A sign at the street's edge advertised the business. A fire in June 1956, caused by grease built in in the broiler flu, burned the structure, temporarily closing the restaurant. A newspaper photograph of the fire shows the shack-like quality of the structure at the time (Figure 4).

In 1965, Bertram enlarged the building, adding rooms, built of concrete masonry blocks, at the back for storage. The upgrade additionally installed wide wood canopies across the north and south elevations which encircled the original building. Stylish "outrigger" type beams, a treatment used for Burger Chef (Hardee's) designs of the 1950s, supported the canopies.

[1] Biographical information on Leonard Bertram was gathered from various primary sources, including newspaper accounts, public records, city directories, and census enumerations.

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The canopies' wide expanse created new sheltered dining areas across the north and south elevations. Sometime before 1966, a steel car canopy was installed along the east property line (Figure 5). Popular at the time, manufactured canopies were used to provide shade and expand a restaurant's dining area. But the improved burger shop had already lost its advantage with the shift of U.S. 285 to the west after the completion of St. Francis Drive.

The burger stand made a brief appearance in Monte Hellman's classic road movie "Two-Lane Blacktop" (1971). Arriving in town, Hellman and his production team scouted locations to serve as backdrop for his story of a meandering cross-country race.[2] Ben Cordova, a local hot-rodder, led them to Bert's Burger Bowl.[3] In the scene, James Taylor's primer-gray 1955 Chevy slowly circles the building as the Mechanic, played by Beach Boy Dennis Wilson, comments on the parked cars: "68 Barracuda; nothing there."

The segment is important as it captured Bert's Burger Bowl near the height of its popularity. Shown is a structure painted white — a popular color for roadside restaurants — and aglow with fluorescent tube lighting (Figure 6). Comparison of a still from the sequence showing the front and south elevations and current photos reveals the changes that were made to property to the property since the early 1970s.

In short, these changes include the addition of a pony-wall enclosure across the south elevation; installation of the frame entry on the front façade; removal of the "Bert's" custom steel sign; the installation of the front area dining furniture; and the removal of the steel canopy parking area.

Bertram retired in 1978, selling off his small empire of hamburger stands, including eponymous units in White Rock and Los Alamos. The venerable burger stand went through a number of owners with resulting changes. The full drive-around parking of the 1950s and 1960s was curtailed by seating introduced across the front elevation. At one point, the building was repainted in the *de rigueur* Santa Fe style color scheme of buckskin with turquoise doors and window trim.

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[2] Jack Stamm, telephone interview with John W. Murphey, 22, 2011. Stamm was a member of the New Mexico Film Commission and helped scout locations in New Mexico; see John W. Murphey, "Looking for Two-Lane Blacktop," 2011, < https://lookingfortwolaneblacktop.wordpress.com/essay/>.

[3] Ben Cordova, interview with John W. Murphey, March 22, 2011, Santa Fe, New Mexico. Ben, his son Arthur, and his 32 Ford Coupe, make several appearances in the movie's Santa Fe scenes.

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

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Serial restaurateurs Fernando and Debra Olea acquired the business in 1991, introducing a menu combining burgers with Northern New Mexican fare. The restaurant gained a popular greasy-spoon reputation, and was featured on the Food Network's "Diners, Drive-Ins & Dives." After nearly 60 years, the venerable burger stand closed in 2015. It was reopened as Taco Fundacion, offering gourmet tacos.

Recently, the original narrow bathroom doors on the south elevation were replaced with wider, panel units (Figure 9).

Evaluation of Historical Status

While the building's footprint is more than 50 years old, its design has many aspects antithetical to the ordinance and the district design standards. In addition, post-1970 alterations to its west and south elevations have affected its overall historic integrity. In a larger perspective, it is not a good example of roadside architecture, but instead a somewhat-clumsy example of commercial design muted by local style.

Conclusion

For these reasons, the recommendation is to designate it Non-contributing to Downtown and Eastside Historic District.

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Illustrations

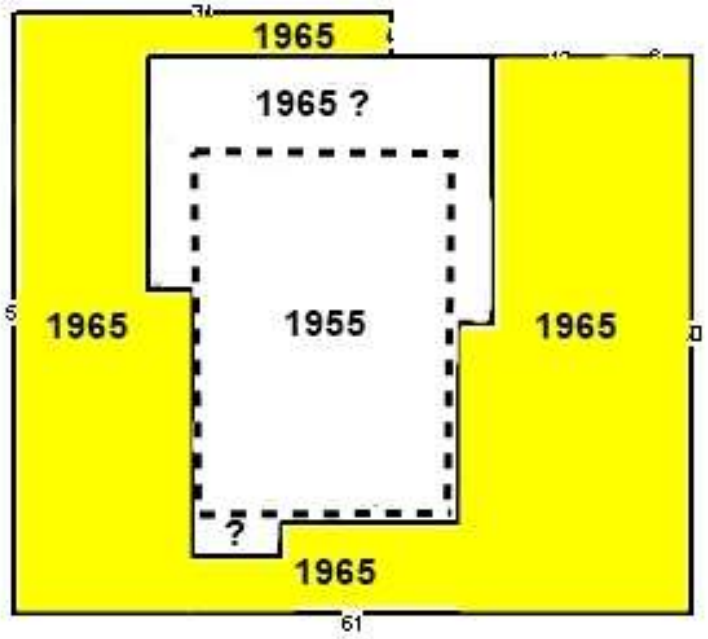

Figure 1: Hypothesized sequence of building construction.

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Figure 2: May 26, 1951, aerial photograph showing location of subject property pre-highway redevelopment. The site contained the John A. Catenach home. Courtesy City of Santa Fe GIS.

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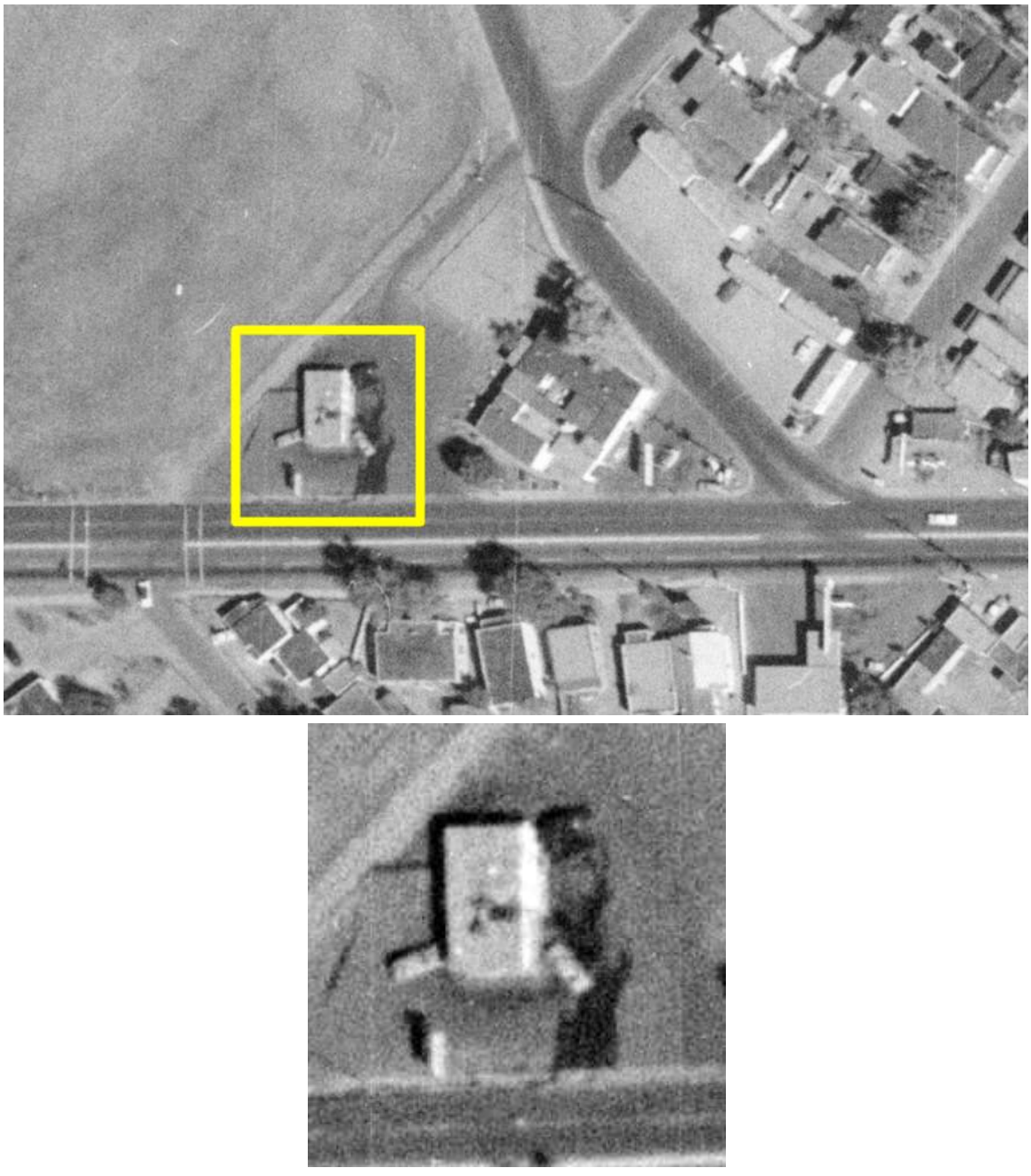

Figure 3: November 10, 1958, aerial photograph showing original 1955 construction. Courtesy NMDOT.

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Figure 4: Left, March 1956 advertisement; Right, photograph of June 1956 fire. The doors at center appear to be the bathrooms on the current south elevation. If accurate, the photograph shows the much smaller footprint of the original structure. Courtesy Santa Fe New Mexican.

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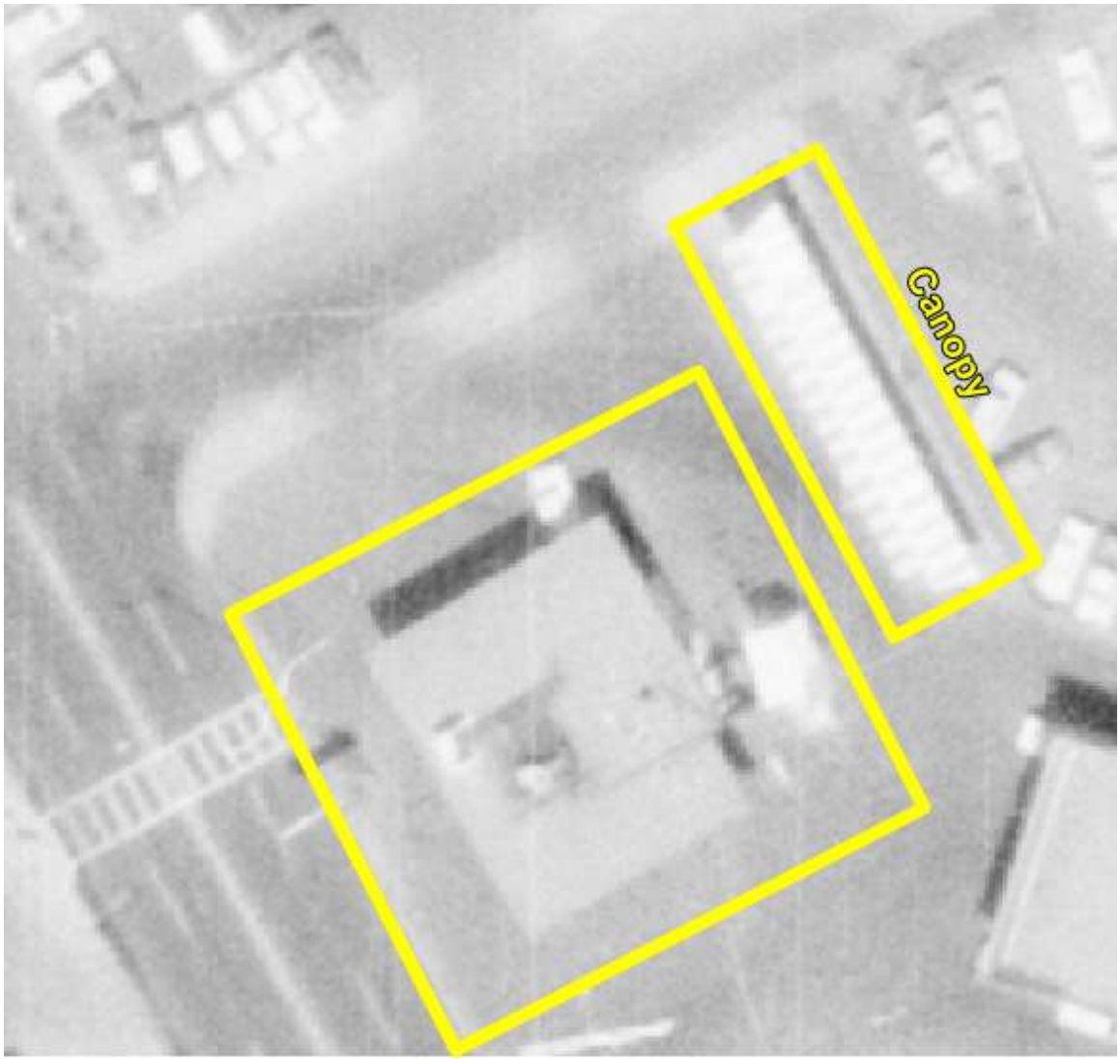

Figure 5: May 2, 1966, aerial photograph showing 1965 canopy expansions and steel drive-up canopy removed in 2011.
Courtesy NMDOT.

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Figure 6: Screen-grab still from "Two-Lane Blacktop" (1971).
Courtesy Universal Pictures.

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Figure 7: September 11, 1978, aerial photograph.
Notice front dining enclosure.
Courtesy NMDOT.

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Figure 8: Circa 1985 photograph of front dining area.
Courtesy Palace of the Governors Photo Archive.

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Figure 9: Original bathroom doors.
September 2, 2009. John W. Murphey.

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Survey Photographs

(All images taken by Sharon Joyce on January 9, 2021, unless otherwise noted)

Photo 1: Front (west) and south elevations.
Notice front dining area, continuous canopy, frame entry surround,
and walled dining area at south elevation.
Camera facing northeast.

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Photo 2: Front (west) elevation window.
Camera facing southeast.

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Photo 3: Boxed I-beam and composite joists.
Camera facing up.

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Photo 4: South elevation.
Camera facing north.

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Photo 5: South elevation entry and window.
Camera facing northwest.

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Photo 6: South elevation bathroom doors.
Camera facing northeast.

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Photo 7: South and east elevations.
Camera facing northwest.

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Photo 8: East elevation.
Camera facing southwest.

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Photo 9: North elevation
Camera facing south.

Photo 1: SW Facade - Looking NE at property from North Guadalupe Street

TACO FUNDACION : 235 N. Guadalupe Street // Santa Fe, NM 87501

Photo 2: Looking east at SW and NW facades from North Guadalupe

TACO FUNDACION : 235 N. Guadalupe Street // Santa Fe, NM 87501

Photo 3: NW facade - looking SE from Catron Street

TACO FUNDACION : 235 N. Guadalupe Street // Santa Fe, NM 87501

Photo 4: Partial NW facade - looking SE from parking lot on Catron Street

TACO FUNDACION : 235 N. Guadalupe Street // Santa Fe, NM 87501

Photo 5: Partial NW facade - looking SE from parking lot on Catron Street

TACO FUNDACION : 235 N. Guadalupe Street // Santa Fe, NM 87501

Photo 6: NW facade - looking SW from parking lot along Catron Street

TACO FUNDACION : 235 N. Guadalupe Street // Santa Fe, NM 87501

Photo 7: NE facade - looking SW from parking lot between 223 N. Guadalupe and 235 N. Guadalupe

Photo 8: SE facade - looking SW from parking lot between 223 N. Guadalupe and 235 N. Guadalupe

TACO FUNDACION : 235 N. Guadalupe Street // Santa Fe, NM 87501

Photo 9: SE facade - looking NW from parking lot between 215 N. Guadalupe and 235 N. Guadalupe

TACO FUNDACION : 235 N. Guadalupe Street // Santa Fe, NM 87501

Photo 10: SW and SE facades - looking north from N. Guadalupe

TACO FUNDACION : 235 N. Guadalupe Street // Santa Fe, NM 87501

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003084--HDRB

Project Description: Case #2020-003084-HDRB. 235 North Guadalupe Street. Downtown and Eastside Historic District. Brian Knox, agent/owner, proposes to change a window opening on a contributing non-residential structure. An exception is requested to remove historic material and change a window opening (14-5.2(D)(5)(a)(i) & (ii). (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

Project Location(s): 235 N GUADALUPE ST
Santa Fe, NM 87501

Contacts:

Applicant: Brian Knox BKnoxSF@icloud.com
607 CERRILLOS RD
Santa Fe, NM 87505

Historic District: HD: Downtown And Eastside

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: Yes

Historic District Inventory Number: H-2279

Year of Construction: 1955

Project Type: Remodel

Historic Building Name: Bert's Burger Bowl/ Taco Fundacion

City of Santa Fe, New Mexico

memo

DATE: February 9, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-003084-HDRB

Address: 235 North Guadalupe Street
Historic Status: 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**:

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:

235 north Guadalupe Street is a non-residential structure constructed in 1955, with additions following ten years later. Known as the "Burger Bowl", it was built in direct response to the construction of the Tesuque Highway bypass. It stands on an open, paved lot on the east side of North Guadalupe Street, facing directly onto the former highway. It began as a simple rectangular box of 1888 square feet with canopies on the north, south and west elevations and had several additions.

The applicant is now proposing to install a window for a handicap-accessible take-out. The sill of an existing window will be lowered 12 inches and a handicap-accessible shelf 24 inches wide by 10 inches deep will be installed. It will contain an aluminum slider as well as non-operable windows to the side and above. The wall will be re-stuccoed to match the existing wall.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section : Staff request an exception to 14-5.2(D)(5)(a)(i) & (ii) to change the dimensions of an opening on a primary façade.

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

Applicant Response: The proposed window modification is minor, it is under portal, it is not on the primary Guadalupe St. façade.

Staff Response: Staff agrees with the applicant

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

Applicant Response: The hardship preventions would be those principally related to our current and ongoing Covid19 Pandemic. A new exterior pick up window would allow for the restaurant staff and the public consumer to more effectively socially distance while conducting their transactions, thus minimizing injury to public welfare. A secondary hardship (ADA Accessibility) governs the heights of the proposed window modifications, and the proposed addition of a shelf.

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: N / A . [The applicant did not respond to this question because he noted that no one resides at this address.]

Staff Response: Staff recommends that the criteria has been met. Given the functional structure of the building, there are limited locations for a take-out window. Staff finds that other design options have been ruled out.

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:

The Burger Bowl
Bert's Burger Bowl
Taco Fundacion

2. Location:

235 North Guadalupe Street*
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe N/A

4. County: Santa Fe
Parcel # 10913408

5. Property Type:
X_ Buildings: one
__ Structures
__ Site __ Object

6. Date of Survey: January 9, 2021

7. Previous Survey Date(s):
__ Yes:
_x_ No: [?]

8. Name of Project:
HDRB status review

9. Lat/Long:
35.690633,-105.9445

10. Photo Information: Sharon Joyce, photographer. View of west, front elevation, facing east.

11. Brief Description of the Property:
**Santa Fe County Assessor recognizes the property as 223-235 North Guadalupe Street.*

Erected in 1955, with additions installed ten years later, the Burger Bowl was built in direct response to the construction of the Tesuque Highway bypass. Representing its type of roadside development, it stands on an open, paved lot on the east side of North Guadalupe Street, facing directly onto the former highway.

Continued on Page 5.

12. Who uses the property? Commercial – restaurant

13. Construction Date: Unknown
Date: 1955; 1965
_ x_ Known __ Estimated Source: newspaper accounts

14. Setting:
__ Suburban __ Rural __ Village _x_ Urban If Urban: _x_ Commercial __ Industrial __ 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/ Sharon Joyce

For: Busines owner
Agent for, Miguel da Silva

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

Owner: De Castro Family Limited Partnership

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 _x_ Non-contributing: __ No Status:
Storage Shed and Street Wal
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

Building recommend Non-Contributing to the Santa Fe Downtown and Eastside Historic District, 01/13/21

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 # N/A
The Burger Bowl Bert's Burger Bowl Taco Fundacion	235 North Guadalupe Street Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe 5. Date of Survey: January 9, 2021

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition _x_ Concrete: Block

__ Concrete: Cast Stone _x_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 _x_11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible: majority __ 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: _x_ Eave: extended canopies
__ 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
Combination (Fixed & Jalousie)	Wood	Fixed & Louvered	3
Sliding	Aluminum	1-1	1
Grilled	(?)	(?)	2

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Full-Glass Stile	Aluminum	2
Single-Leaf	½-Glass/Panel	Wood	1
Single- Leaf	Panel	Wood	2

12. Chimneys

N/A

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap
No-historic frame structure

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date:1965; CMU addition and wood canopies; newspaper account, aerial photographs and visual and material evidence.
#2 Date: Post 1970, likely 1980s; extension of west canopy; construction of south dining enclosure; installation of frame entrance; period photographs and visual and material evidence.
#3 Date: Post-2009; removal of "Bert's" raised letter signage; removal of original bathroom doors and widening of openings; period photographs 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	__ 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: Commercial – 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

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: No site plan available.

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

It started as a simple, east-west oriented rectangular box, to which canopies and storage area were added, greatly increasing its footprint. The original box, measuring approximately 1,888 square feet, sits in the center of the composition. The canopies, which give the building a lopsided feel, extend along principally the north, south, and west elevations, adding roughly 1,998 square feet of roofed area. The building is composed of frame, concrete, CMU block, with wood at its canopies.

West

The west (front) façade presents a window pattern emphasizing glazing over solid wall construction — a treatment discouraged in the historic district. It consists of a mulled, five-panel window resting on a low bulkhead (Photo 2). The window holds two sets of fixed panels, flanking a center jalousie unit. The window takes up nearly two-thirds of the façade, and terminates at the south end near the corner.

The elevation is shaded by a wood canopy. The canopy is supported by small steel I-beams, which were "boxed" with wood to appear like outrigger beams. This is a stylistic treatment found in mid-century commercial architecture. Capping the elevation is the "chimney." A three-sided short mast, it originally held a custom steel sign, made of the word "Bert's" in raised, cursive letters. Tacked on to the south end of the addition is a framed entry which post-dates 1970.

South

The south elevation holds one of the two customer entries to the building (Photo 4). It is fitted with an aluminum stile door with a vintage pull handle. Adjacent to the door is a mulled window with a combination of fixed and jalousie panes (Photo 5). Farther to the east, the footprint bumps out for two restrooms. The small bathrooms, until recently, were entered through narrow wood doors with ventilator transoms. Likely responding to ADA requirements, these have been replaced with larger panel units (Photo 6). The elevation ends at the east with a grilled window at the storage room.

The 1960s canopy created a sheltered dining room that was enclosed by a stuccoed pony wall after the 1970s. The canopy is supported by a mix of composite (sistered) wood joists. The corresponding wood posts are also composite members.

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East

The east (rear) elevation is the working side of the building (Photo 7 & 8). It serves mostly as access to the storage area that was added in 1965. The different roof heights points show the building's different construction phases. The elevation contains a single half-glass and panel door giving entry to the storage area. Adjacent to the door is a rectangular grilled window daylighting the space.

North

The north elevation operates as a second entry and lesser dining area (Photo 9). The west half, representing the earlier construction, is recessed. Like its opposing elevation, it has an aluminum stile entry and adjacent mulled window holding fixed and jalousie units. The east half bumps out from the older portion, and probably represents the mid-1960s addition. A single sliding aluminum window penetrates its wall. Unlike the south elevation, the dining area is open.

The front of the property has a three-sided dining enclosure installed before 1978 (Figure 7). The site includes an older pole holding a back-lit sign advertising the current business.

Historical Overview

Constructed in 1955 as a simple drive-up burger stand, the opening of Leonard Bertram's Burger Bowl reflected several national trends, including the rise of automobile, fast-food, and highway roadside commerce.

Americans, after having pulled back on consumption during the Great Depression and war years, had an immense pent-up desire to buy new consumer goods. Detroit, which had also been affected by the depression and war restrictions, was more than willing to meet the demand. Hundreds of thousands of new model car began to roll out on assembly lines in early 1946.

Santa Fe's automobile registrations saw a 34% growth during the ten-year period between 1939 and 1949, moving beyond the national standard of one car to a family. In fact, in 1949, New Mexico led the nation in passenger car registration rate growth, with a 11% surge over the previous year.

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Complicating the new volume of Detroit-made steel was Santa Fe's antiquated road system, made of a patchwork of narrow Colonial streets meeting the city's 20th century grid at odd angles. Congestion was inevitable. Roads into the Plaza became clogged with cars, especially during tourist season.

A long-held ambition was to move the network of state and federal highways encircling the Plaza to a more efficient alignment. Jefferson Street, a short curving road west of the Plaza, was identified early on as a possible route. The idea — first considered in the 1940s — was to connect Jefferson Street, via Alameda, to Rosario Street, thereby creating a bypass to move traffic U.S. Highways 64/84/285 off the Plaza. After the war, the idea took hold again.

The last link consisted of a project to widen and change the curvature of what was then Jefferson Street, finalizing so-called Tesuque Highway bypass. This included improving Rosario Street, the name historically used for the road in front of the subject property.

As with any widening project, the bypass involved the purchase and condemnation of private property, including the demolition of buildings. This included the subject property, which for years had been a large private home (Figure 2). The project also led to a rezoning of lots facing the bypass, most of which became commercial, enticing new development. Gas stations and other road-related services soon appeared along Rosario Street.

Leonard B. Bertram – The Burger Man

The Burger Bowl was Leonard Bertram's second auto-oriented restaurant in Santa Fe. Two years earlier, he launched Bert's Drive-In, a drive-up chicken stand on Cerrillos Road, which was already a fast-developing commercial corridor. This first enterprise featured both self-serve (the phrase originally used for counter orders) and carhop service. The restaurant offered a soda fountain and Southern-type food, including the signature Chicken Basket (fried chicken over french fries). It was delivered to waiting cars by teenaged girls — in the parlance, "tray girls."

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Born on May 8, 1920, in San Antonio, Texas, Leonard Robert Bertram grew up in South Texas, in Edinburg, a town surrounded by citrus orchards.[1] Until he left to serve in the army, Bertram worked for the Edinburg Citrus Association, a non-profit co-op of small citrus growers.

During the war, Bertram served with the Fifth Army's Quartermaster Corps truck division, as a section leader and convoy commander. This sent him to battlefields in Italy and North Africa. Returning from the war, Bertram married Emma C. Brondom, a Texas native. The couple later relocated to Santa Fe.

The Burger Bowl

With the bypass not yet completed, Bertram and his manager, Kathryn Nordstrum, broke ground for the new restaurant on July 1, 1955. Local contractor Perry Peck erected the building over the summer. An advertisement from 1956 announced its offerings, highlighting a 35-cent charbroiled hamburger, along with sandwiches, malts, shakes, and full fountain service (Figure 4). Bertram's featured several food fads of the time: charcoal-broiled burgers, shakes, and malts. At the time, it was all self-service. The restaurant complemented his earlier business on Cerrillos, which was more chicken oriented and offered car-side service.

The restaurant started as a simple rectangular box, potentially a mix of block and frame, arranged perpendicular to the street. Based on a 1958 aerial photograph, cars pulled up to the building at random angles (Figure 3). A sign at the street's edge advertised the business. A fire in June 1956, caused by grease built in in the broiler flu, burned the structure, temporarily closing the restaurant. A newspaper photograph of the fire shows the shack-like quality of the structure at the time (Figure 4).

In 1965, Bertram enlarged the building, adding rooms, built of concrete masonry blocks, at the back for storage. The upgrade additionally installed wide wood canopies across the north and south elevations which encircled the original building. Stylish "outrigger" type beams, a treatment used for Burger Chef (Hardee's) designs of the 1950s, supported the canopies.

[1] Biographical information on Leonard Bertram was gathered from various primary sources, including newspaper accounts, public records, city directories, and census enumerations.

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The canopies' wide expanse created new sheltered dining areas across the north and south elevations. Sometime before 1966, a steel car canopy was installed along the east property line (Figure 5). Popular at the time, manufactured canopies were used to provide shade and expand a restaurant's dining area. But the improved burger shop had already lost its advantage with the shift of U.S. 285 to the west after the completion of St. Francis Drive.

The burger stand made a brief appearance in Monte Hellman's classic road movie "Two-Lane Blacktop" (1971). Arriving in town, Hellman and his production team scouted locations to serve as backdrop for his story of a meandering cross-country race.[2] Ben Cordova, a local hot-rodder, led them to Bert's Burger Bowl.[3] In the scene, James Taylor's primer-gray 1955 Chevy slowly circles the building as the Mechanic, played by Beach Boy Dennis Wilson, comments on the parked cars: "68 Barracuda; nothing there."

The segment is important as it captured Bert's Burger Bowl near the height of its popularity. Shown is a structure painted white — a popular color for roadside restaurants — and aglow with fluorescent tube lighting (Figure 6). Comparison of a still from the sequence showing the front and south elevations and current photos reveals the changes that were made to property to the property since the early 1970s.

In short, these changes include the addition of a pony-wall enclosure across the south elevation; installation of the frame entry on the front façade; removal of the "Bert's" custom steel sign; the installation of the front area dining furniture; and the removal of the steel canopy parking area.

Bertram retired in 1978, selling off his small empire of hamburger stands, including eponymous units in White Rock and Los Alamos. The venerable burger stand went through a number of owners with resulting changes. The full drive-around parking of the 1950s and 1960s was curtailed by seating introduced across the front elevation. At one point, the building was repainted in the *de rigueur* Santa Fe style color scheme of buckskin with turquoise doors and window trim.

---

[2] Jack Stamm, telephone interview with John W. Murphey, 22, 2011. Stamm was a member of the New Mexico Film Commission and helped scout locations in New Mexico; see John W. Murphey, "Looking for Two-Lane Blacktop," 2011, < https://lookingfortwolaneblacktop.wordpress.com/essay/>.

[3] Ben Cordova, interview with John W. Murphey, March 22, 2011, Santa Fe, New Mexico. Ben, his son Arthur, and his 32 Ford Coupe, make several appearances in the movie's Santa Fe scenes.

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Serial restaurateurs Fernando and Debra Olea acquired the business in 1991, introducing a menu combining burgers with Northern New Mexican fare. The restaurant gained a popular greasy-spoon reputation, and was featured on the Food Network's "Diners, Drive-Ins & Dives." After nearly 60 years, the venerable burger stand closed in 2015. It was reopened as Taco Fundacion, offering gourmet tacos.

Recently, the original narrow bathroom doors on the south elevation were replaced with wider, panel units (Figure 9).

Evaluation of Historical Status

While the building's footprint is more than 50 years old, its design has many aspects antithetical to the ordinance and the district design standards. In addition, post-1970 alterations to its west and south elevations have affected its overall historic integrity. In a larger perspective, it is not a good example of roadside architecture, but instead a somewhat-clumsy example of commercial design muted by local style.

Conclusion

For these reasons, the recommendation is to designate it Non-contributing to Downtown and Eastside Historic District.

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Illustrations

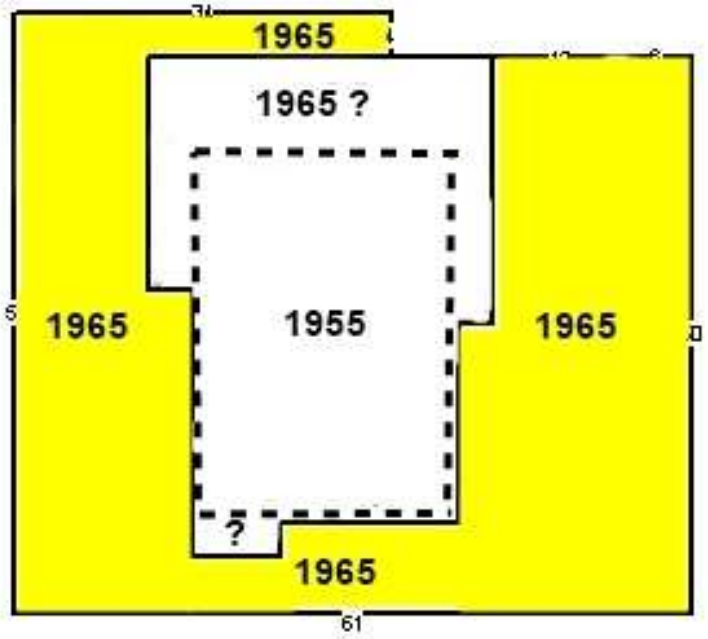

Figure 1: Hypothesized sequence of building construction.

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Figure 2: May 26, 1951, aerial photograph showing location of subject property pre-highway redevelopment. The site contained the John A. Catenach home. Courtesy City of Santa Fe GIS.

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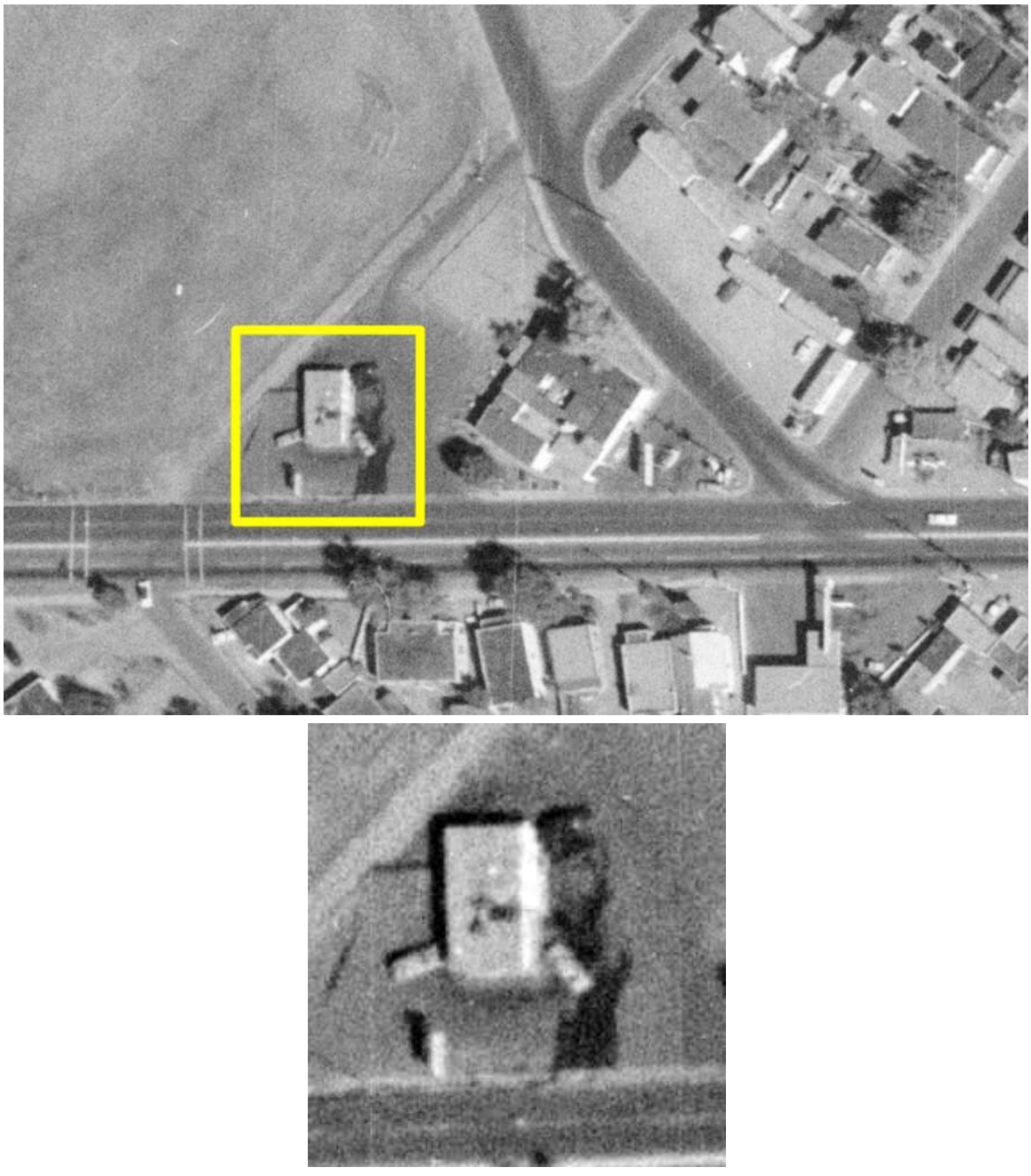

Figure 3: November 10, 1958, aerial photograph showing original 1955 construction. Courtesy NMDOT.

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Figure 4: Left, March 1956 advertisement; Right, photograph of June 1956 fire. The doors at center appear to be the bathrooms on the current south elevation. If accurate, the photograph shows the much smaller footprint of the original structure. Courtesy Santa Fe New Mexican.

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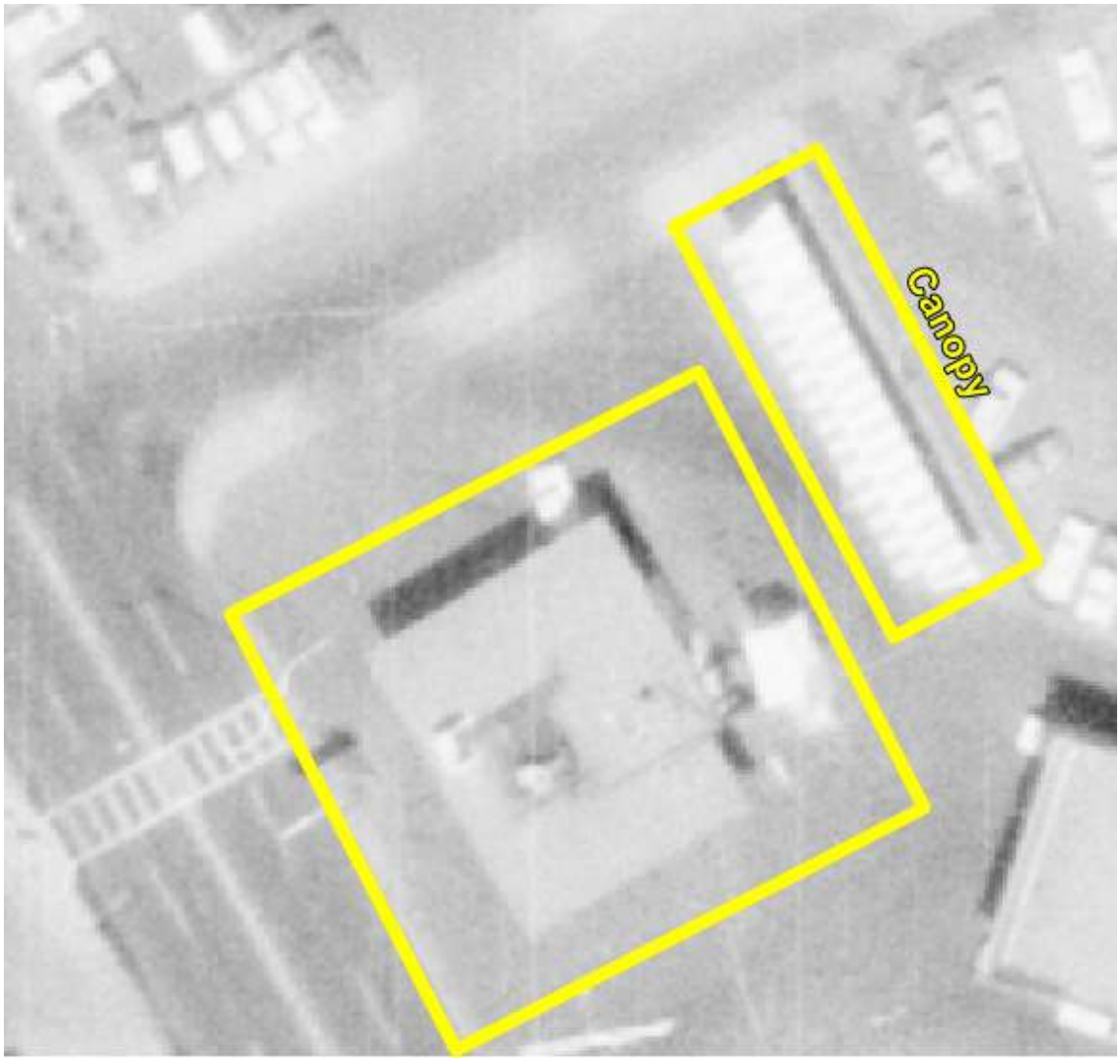

Figure 5: May 2, 1966, aerial photograph showing 1965 canopy expansions and steel drive-up canopy removed in 2011.
Courtesy NMDOT.

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Figure 6: Screen-grab still from "Two-Lane Blacktop" (1971).
Courtesy Universal Pictures.

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Figure 7: September 11, 1978, aerial photograph.
Notice front dining enclosure.
Courtesy NMDOT.

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Figure 8: Circa 1985 photograph of front dining area.
Courtesy Palace of the Governors Photo Archive.

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Figure 9: Original bathroom doors.
September 2, 2009. John W. Murphey.

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Survey Photographs

(All images taken by Sharon Joyce on January 9, 2021, unless otherwise noted)

Photo 1: Front (west) and south elevations.
Notice front dining area, continuous canopy, frame entry surround,
and walled dining area at south elevation.
Camera 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: **The Burger Bowl** **Bert's Burger Bowl** **Taco Fundacion**	**2. Location:** **235 North Guadalupe Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID Santa Fe # N/A** **4. County: Santa Fe** **5. Date of Survey January 9, 2021**

Photo 2: Front (west) elevation window.
Camera 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: **The Burger Bowl** **Bert's Burger Bowl** **Taco Fundacion**	**2. Location:** **235 North Guadalupe Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID Santa Fe # N/A** **4. County: Santa Fe** **5. Date of Survey January 9, 2021**

Photo 3: Boxed I-beam and composite joists.
Camera facing up.

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: **The Burger Bowl** **Bert's Burger Bowl** **Taco Fundacion**	**2. Location:** **235 North Guadalupe Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID Santa Fe # N/A** **4. County: Santa Fe** **5. Date of Survey January 9, 2021**

Photo 4: South elevation.
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Burger Bowl** **Bert's Burger Bowl** **Taco Fundacion**	**2. Location:** **235 North Guadalupe Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID Santa Fe # N/A** **4. County: Santa Fe** **5. Date of Survey January 9, 2021**

Photo 5: South elevation entry and window.
Camera facing northwest.

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: **The Burger Bowl** **Bert's Burger Bowl** **Taco Fundacion**	**2. Location:** **235 North Guadalupe Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID Santa Fe # N/A** **4. County: Santa Fe** **5. Date of Survey January 9, 2021**

Photo 6: South elevation bathroom doors.
Camera 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: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Burger Bowl** **Bert's Burger Bowl** **Taco Fundacion**	**2. Location:** **235 North Guadalupe Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID Santa Fe # N/A** **4. County: Santa Fe** **5. Date of Survey January 9, 2021**

Photo 7: South and east elevations.
Camera facing northwest.

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: **The Burger Bowl** **Bert's Burger Bowl** **Taco Fundacion**	**2. Location:** **235 North Guadalupe Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID Santa Fe # N/A** **4. County: Santa Fe** **5. Date of Survey January 9, 2021**

Photo 8: East elevation.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **The Burger Bowl** **Bert's Burger Bowl** **Taco Fundacion**	**2. Location:** **235 North Guadalupe Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID Santa Fe # N/A** **4. County: Santa Fe** **5. Date of Survey January 9, 2021**

Photo 9: North elevation
Camera facing south.

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 2279

building threatened? yes	surveyed date 10/9/84 by HMW	county SANTA FE	ID no. 051610098
field map SFHD #1	number 0098	UTM reference zone 12 13	easting northing

location description

235 N. GUADALUPE

SE CORNER AT CATRON

city/town SANTA FE

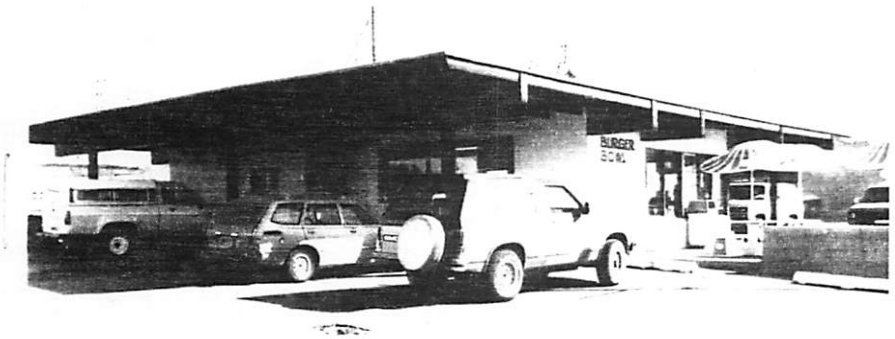
land grant/reservation ~~land grant/reservation~~

building name BERT'S BURGER BOWL

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

film roll by SL no. SFHD 21	negative nos. 35	loc. of neg. HPB

plan shape



date of construction

POST 1945 estimate _____ actual

source SANBORNS

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 COMMERCIAL

relationship to surroundings

✓ similar ___ not similar

district potential

___ yes ___ no

significance

___ eligible ___ of interest ✓ none

if eligible, why?

comments

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

Case # H-89-318
2354 N. Guadalupe

da Silva Architecture
931 Shoofly St.
Studio H
Santa Fe, NM 87505
660 8012

22 January 2021

To: Historic Design Review Board
City of Santa Fe

Re: Existing Window modification – lowering the window sill
235 N. Guadalupe St., Santa Fe, NM, 87501

Please conduct a review of the proposed window modification of the building located at the address referenced above.

The proposed window modification would entail the following:

A) Lowering the sill of an existing window 12 inches,
B) Replace with new window to include a handicap accessible pick up window, and
C) Add a handicap accessible shelf, 24 inches wide x 10 inches deep, at a maximum height of 34 inches above finish floor.
D) Re-stucco, color to match existing.

Written on behalf of Brian Knox.

Sincerely,

Miguel da Silva

da Silva Architecture
931 Shoofly St.
Studio H
Santa Fe, NM 87505
660 8012

25 January 2021

To: Historic Design Review Board
City of Santa Fe

Re: Exception to Section 14-5.2(D)(1)(a)
Existing Window modification – lowering the window sill
235 N. Guadalupe St., Santa Fe, NM, 87501

This letter is to request an exception to Section 14-5.2(D)(1)(a) as regards the proposed existing window modification of the building located at the address referenced above.

Please accept the following responses to the 3 exception criteria listed below:

(i) Do not damage the character of the streetscape,
(ii) Prevent a hardship to the applicant or an injury to the public welfare,
(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Responses:

(i) The proposed window modification is minor, it is under portal, it is not on the primary Guadalupe St. façade.
(ii) The hardship preventions would be those principally related to our current and ongoing Covid19 Pandemic. A new exterior pick up window would allow for the restaurant staff and the public consumer to more effectively socially distance while conducting their transactions, thus minimizing injury to public welfare. A secondary hardship (ADA Accessibility) governs the heights of the proposed window modifications, and the proposed addition of a shelf.
(iii) NA

Written on behalf of Brian Knox.

Sincerely,

Miguel da Silva

Photo 1: SW Facade - Looking NE at property from North Guadalupe Street

TACO FUNDACION : 235 N. Guadalupe Street // Santa Fe, NM 87501

Photo 2: Looking east at SW and NW facades from North Guadalupe

TACO FUNDACION : 235 N. Guadalupe Street // Santa Fe, NM 87501

Photo 3: NW facade - looking SE from Catron Street

TACO FUNDACION : 235 N. Guadalupe Street // Santa Fe, NM 87501

Photo 4: Partial NW facade - looking SE from parking lot on Catron Street

TACO FUNDACION : 235 N. Guadalupe Street // Santa Fe, NM 87501

Photo 5: Partial NW facade - looking SE from parking lot on Catron Street

TACO FUNDACION : 235 N. Guadalupe Street // Santa Fe, NM 87501

Photo 6: NW facade - looking SW from parking lot along Catron Street

TACO FUNDACION : 235 N. Guadalupe Street // Santa Fe, NM 87501

Photo 7: NE facade - looking SW from parking lot between 223 N. Guadalupe and 235 N. Guadalupe

Photo 8: SE facade - looking SW from parking lot between 223 N. Guadalupe and 235 N. Guadalupe

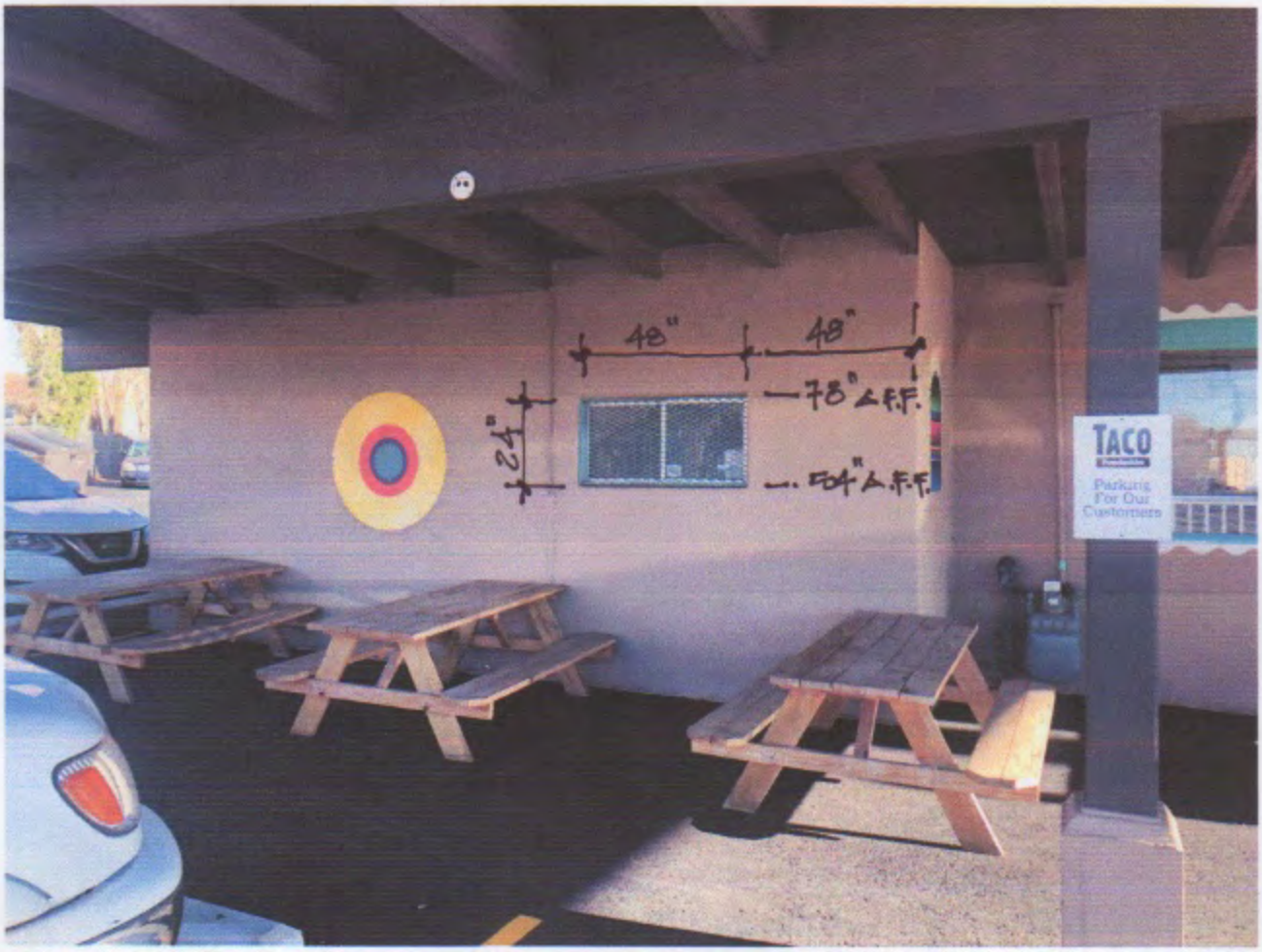
Photo 9: SE facade - looking NW from parking lot between 215 N. Guadalupe and 235 N. Guadalupe

TACO FUNDACION : 235 N. Guadalupe Street // Santa Fe, NM 87501

Photo 10: SW and SE facades - looking north from N. Guadalupe

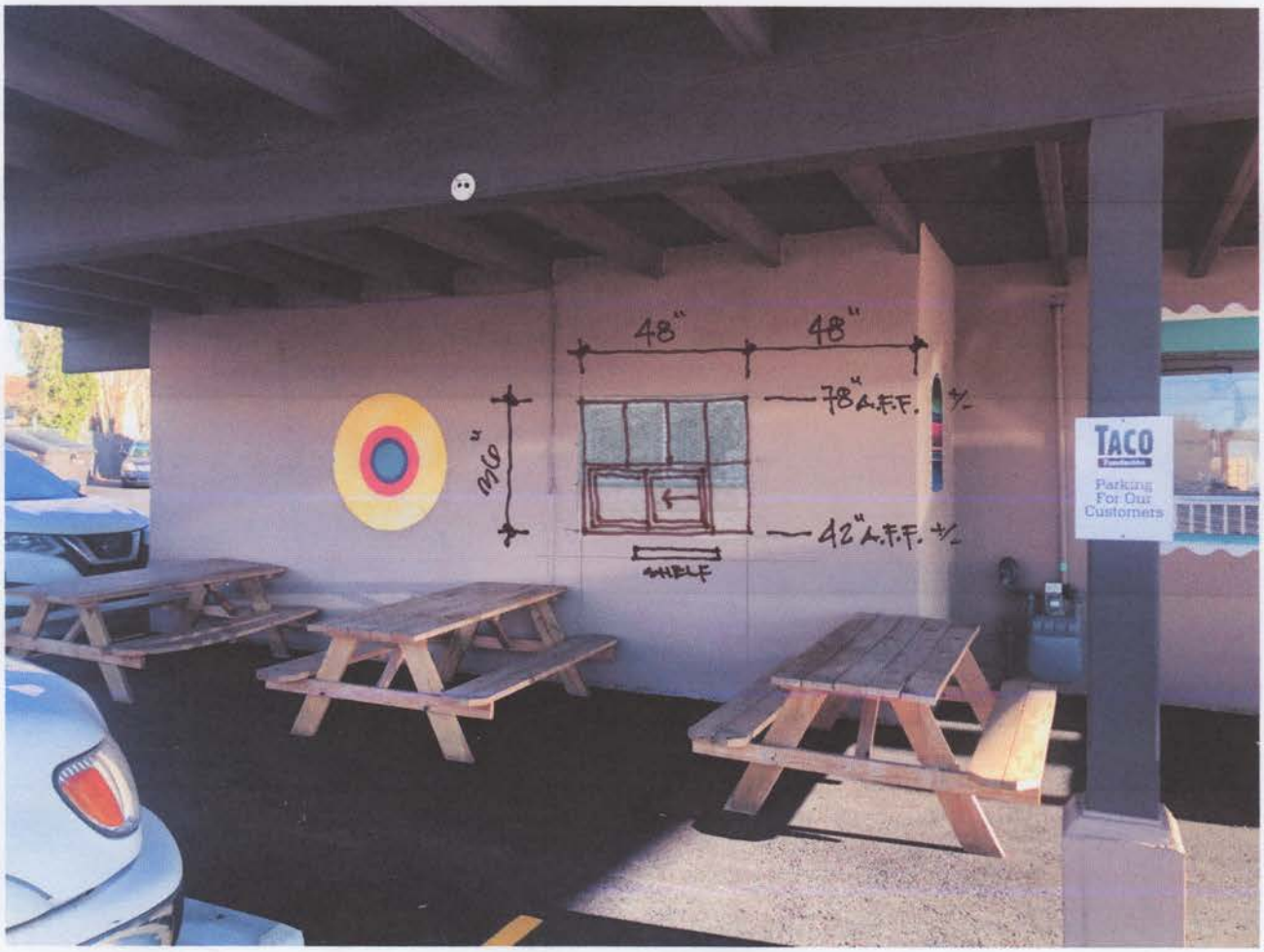
TACO FUNDACION : 235 N. Guadalupe Street // Santa Fe, NM 87501

• 235 N. GUADALUPE ST. • NW ELEVATION CLOSE UP •

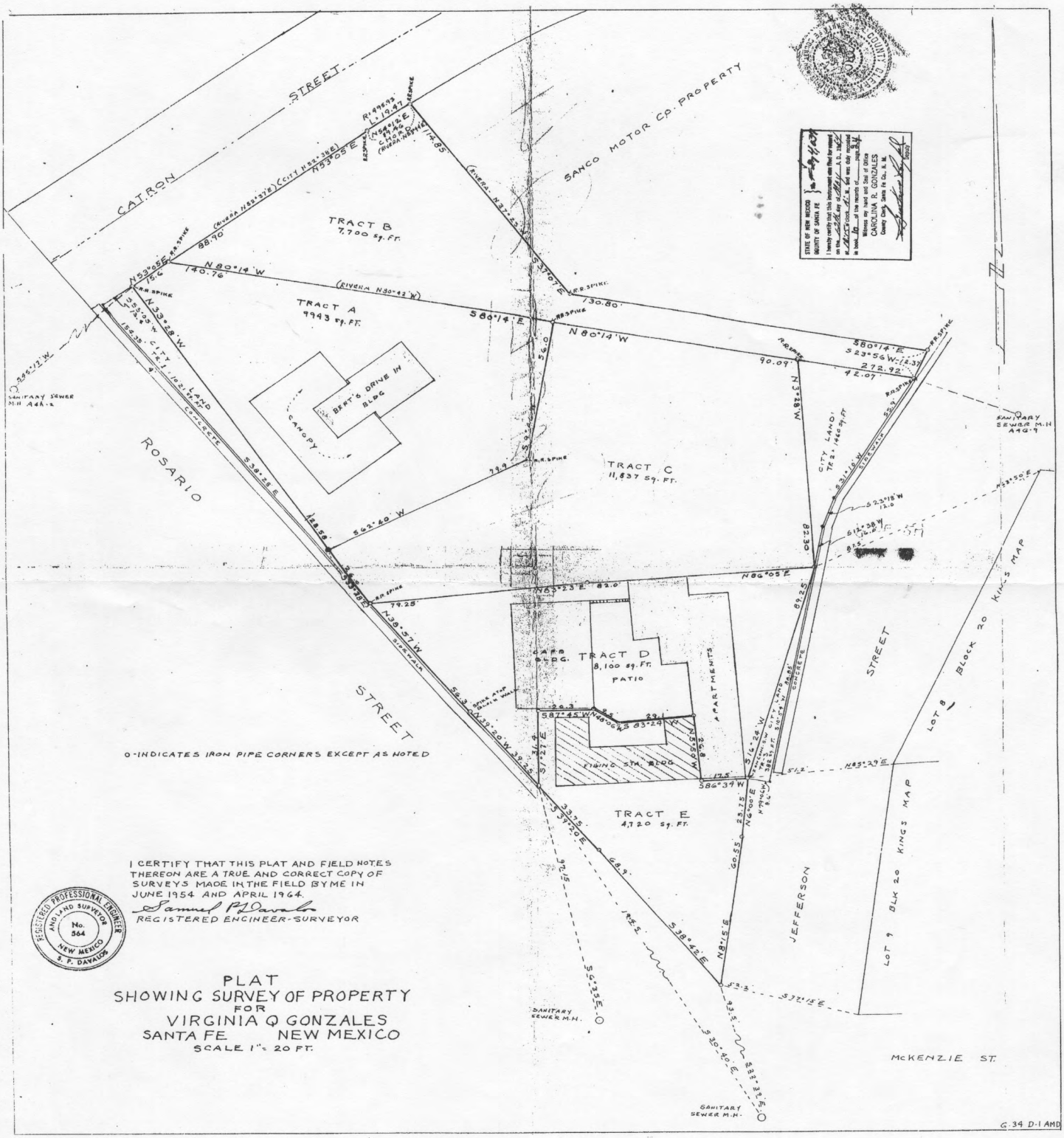


• SCHEMATIC • EXISTING WINDOW (ALUMINUM, GLASS, EXPANDED METAL MESH) •

• 235 N. GUADALUPE ST. • NW ELEVATION CLOSE UP •



• SCHEMATIC • PROPOSED PICK-UP WINDOW (STEEL AND GLASS) •


CATRON STREET
SANCO MOTOR CO. PROPERTY
TRACT B
7,700 Sq. Ft.
TRACT A
9943 Sq. Ft.
BERT'S DRIVE IN BLDG
CANOPY
TRACT C
11,837 Sq. Ft.
ROSARIO STREET
CITY LAND
TR 2. 1445 Sq. Ft.
CAFE
TRACT D
8,100 Sq. Ft.
PATIO
APARTMENTS
TRACT E
4,720 Sq. Ft.
JEFFERSON STREET
LOT 8 BLOCK 20 KINGS MAP
LOT 9 BLK 20 KINGS MAP
McKENZIE ST.
SANITARY SEWER M.H. A48-2
SANITARY SEWER M.H. A49-9
SANITARY SEWER M.H.
SANITARY SEWER M.H.
N53°05'E 88.90
N80°14'W 140.76
S80°14'E 130.80
N80°14'W 90.09
S80°14'E 272.92
S23°56'W 42.07
S37°07'E 114.85
N33°28'W 185.35
S38°28'E 188.58
S62°40'W 79.9
N63°23'E 82.0
N26°05'E 82.30
N38°37'W 79.25
S81°45'W 20.3
S83°24'E 23.1
S14°28'W 82.25
S37°21'E 31.4
S37°20'E 68.9
S38°42'E 93.5
S39°40'E 93.5
S37°15'E
N83°29'E 175
S86°39'W 175
N6°00'E 60.55
N8°15'E 23.75
S39°40'E 97.15
S37°15'E 32.75
N53°05'E 15.6
N33°28'W 15.6
S38°28'E 15.6
S62°40'W 79.9
N38°37'W 79.25
S37°21'E 31.4
S37°20'E 32.75
S39°40'E 97.15
S37°15'E 93.5
N8°15'E 23.75
N6°00'E 60.55
S86°39'W 175
N83°29'E 175
S14°28'W 82.25
N26°05'E 82.30
S81°45'W 20.3
S83°24'E 23.1
N63°23'E 82.0
S62°40'W 79.9
S38°28'E 188.58
N33°28'W 185.35
N80°14'W 140.76
S80°14'E 130.80
N80°14'W 90.09
S80°14'E 272.92
S23°56'W 42.07
S37°07'E 114.85
N53°05'E 88.90
N53°05'E 15.6
S38°28'E 15.6
N33°28'W 15.6

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2020-002954--HDRB

Project Description: Case #2020-002954-HDRB. 333 Sena Street. Don Gaspar Area Historic District. Duran Enterprises, agent for Robert Gallagher, owner, proposes to demolish a yard wall and construct a new yard wall. An exception to exceed the maximum allowable height of the yard wall per Section 14-5.2(D)(9)(c)(ii)(c) is requested. (Daniel Schwab, DNSchwab@santafenm.gov, 955-6660)

Project Location(s): 333 SENA ST
Santa Fe, NM 87505

Contacts:

Applicant:	ROBERT DURAN 37 GONZALES LN SUITE B SANTA FE, NM 87506	DURANENTERPRISESINC@
Property Owner:	Sean Gallagher 333 SENA ST Santa Fe, NM 87505	GallagherSantaFe1@gmail.con

Historic District: HD: Don Gaspar Area

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: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: H-3448

Year of Construction: circa 1935

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: February 9, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-002954-HDRB

Address: 333 Sena Street
Historic Status: Contributing
Historic District: Don Gaspar Area

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:

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:

333 Sena Street is a single-family residential structure in a Mission Revival Style with contributing status to the Don Gaspar Historic District.

It is located on the corner of Sena and Don Cubero Streets and is surrounded by a low wall, with the house and lot sitting above the grade of the street. The maximum allowable wall height is 58 inches on Sena Street and 59 inches on Don Cubero Street.

The applicant requests to remove and rebuild the wall to a height of 6 feet. This requires an exception to Section 14-5.2(D)(9)(c)(ii)(c) to exceed the maximum allowable height of walls in the streetscape.

El Ray Stucco will be used for stucco finish, texture, and color to match the existing house as close as possible. The gate will be custom built using black Wrought Iron Fencing

The wall will be lowered to 3 feet in height at particular location to accommodate sight triangles – at the driveway on Sena street, the driveway on Don Cubero and the corner of Sena and Don Cubero – and will be topped with wrought iron to match the gate.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 4-5.2(D)(9)(c)(ii)(c): Staff request an exception to exceed the maximum allowable wall height.

(i) *Do not damage the character of the streetscape*
Applicant Response: The existing wall is made of Pumas and Mordor which is not considered a good dirt retaining material. We are looking to mirror image what the district's street overview presently looks like.

Staff Response: There are some walls of comparable height in the street, and certainly elsewhere in the district. Although the average is lower, this will not damage the district, as the main asset to the streetscape is the contributing house, not the wall. The wall can later be removed without damaging the house.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: 1) The existing wall is structurally unsafe and coming apart and it could possibly cause injury to pedestrians walking along the sidewalks. 2) Due to the existing wall height the homeowner is finding hardship on his privacy, last year they had vandalism that was recorded on his home security camera. Due to the existing wall height he is genuinely concerned about his grandkids and feeling safe, having more privacy while they play outside, also the bad structure of the wall could come down and hurt them. 3) Owner has pets and due to the damages to the existing wall he does not have the ability to let them out to take care of business or run free in his own yard, he has to have them on a leash at all times.

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: : Getting rid of the pets or not allowing grandkids out to play in his yard are not options. Raising the wall with the same pumas material will not pass Santa Fe codes (as stated, pumas and Mordor is not considered a good dirt retaining material), Also the elevation inside the wall is a 2ft difference than the elevation from the sidewalk. Therefore, with a 6ft CMU wall it will only be 4 ft in height from inside the yard. As per Historical Requirement a 58" wall is allowed and with the 2' elevation difference the new wall will only be 10" above the 58" requirement inside of the yard wall.

Staff Response: Staff agrees with the applicant. There are no alternatives due to the shape of the lot, the position of the house on it, and its raised nature above the streetscape.

(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:
Response: Again, the elevation inside the wall is a 2ft difference than the elevation from the sidewalk. Therefore, with a 6ft CMU wall it will only be 4 ft in height from inside the yard. As per Historical Requirement a 58" wall is allowed and with the 2' elevation difference the new wall will only be 10" above the 58" requirement inside of the yard wall. The windows to the home are low, which allow people to look in giving the homeowners no privacy. There is not a backyard this is the only place for kids and dogs.

Staff Response: Staff agrees with the applicant. The house sits higher than the lot and also on the inside corner of the lot so that the only outdoor space is along the street. A higher wall is needed for privacy and child and animal safety.

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

Applicant Response: The home is located on a corner with little traffic.

Staff Response: Staff recommends that the exception has been met. The code requires that a calculation be made to determine maximum allowable height of the wall. However, it does not take into account differing heights of lots which impact the visibility and vulnerability of the property in question.

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

Applicant Response: The wall will not impact the house, which has contributing status. The house is still partially visible.

Staff Response: Staff agrees with the applicant.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3448

C OK

building threatened? yes	surveyed date 8-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 445	UTM reference zone 12 (13)	easting 414310 northing 3948520

location description: 333 Sena

city/town: Santa Fe

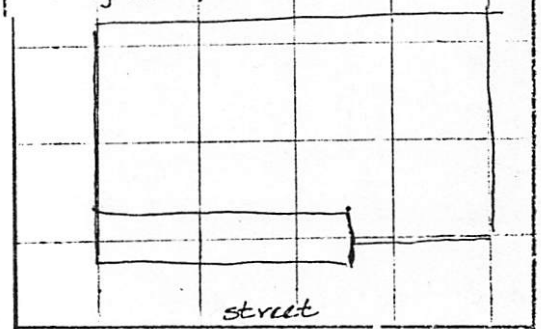
land grant/reservation:

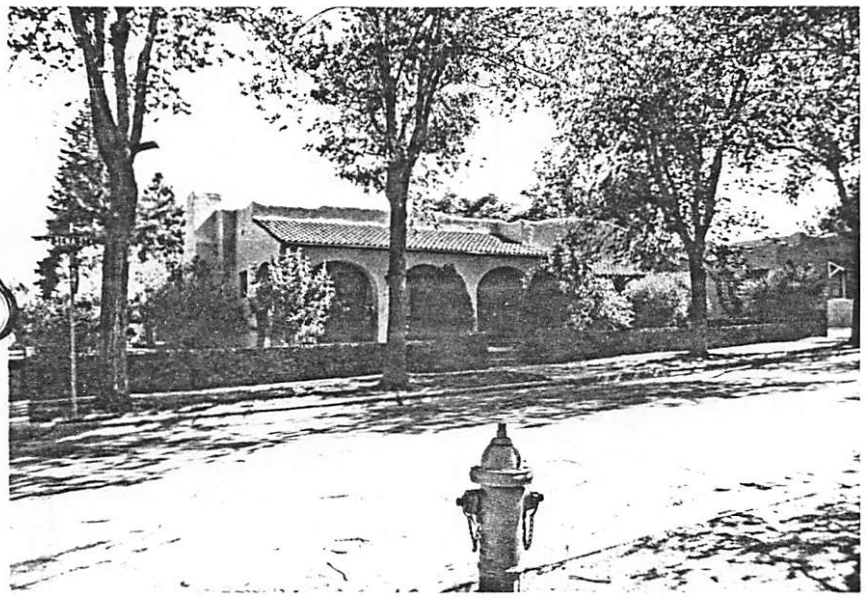
building name:

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

film roll by E.T. no. 15 | negative nos. 11 12 | loc. of neg. City of Santa Fe

building-site plan





date of construction: 1935 estimate 1930-36 actual

source: City Directory

use: present (residential) other ___ historic (residential) other ___

condition: ___ excellent X good ___ fair ___ deteriorating

style: Mission Revival

foundation material: N/V

wall material/surface: stucco/tile

degree of remodeling: X minor ___ moderate ___ major

describe:

architectural features: Undulating parapet canales tile roof on porch, hoods round arcade porch wd/h - 1-1, diamond shape above

surroundings: Res

relationship to surroundings: X similar ___ not similar

district potential: X yes ___ no

significance: ___ significant X contributing date? ___ supporting ___ intrusive

comments: Stone (rock) retaining wall 2' st trees yard well landscaped nice example

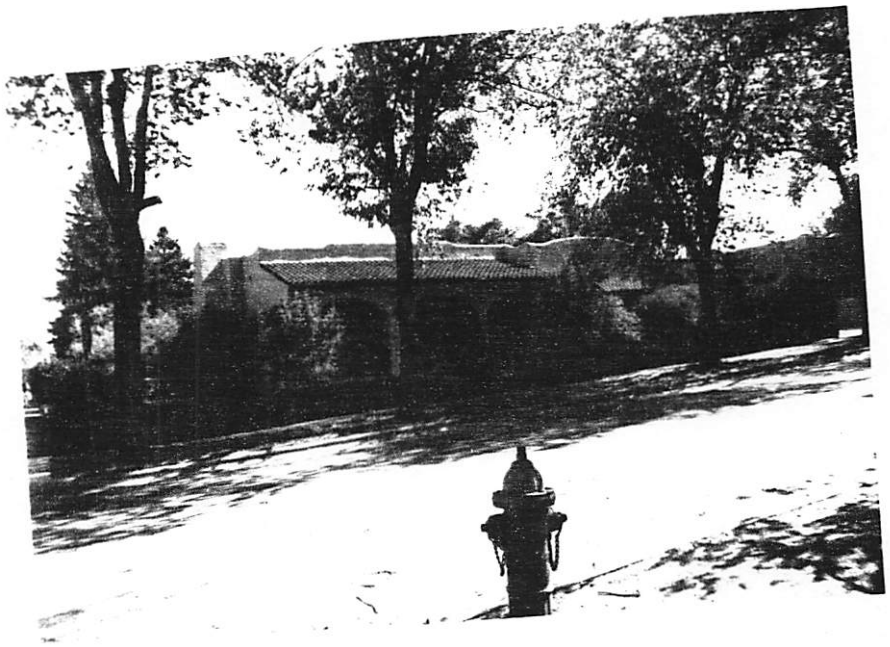
~~1936 cd - Martinez~~

associated buildings? X yes

what type? garage

if inventoried, list ID nos.

see back? X yes



1936 ed. - Martinez JR
1964 Sanborn Update

37 B Gonzales Lane
Santa Fe NM 87506
Office (505) 988-5650
Fax (505) 989-2473
E-Mail duranenterprisesinc@gmail.com

Duran Enterprises De Santa Fe Inc.

January 14, 2021

333 Sena Street
Santa Fe, NM 87505

Historic Districts Review Board Application

Requesting to Demolish and remove all existing yard wall including foundation. Includes cutting the shrubs and greenage to accommodate for new wall.

Install New foundation as per State Code, build a 250 L/F by 6' Tall CMU Wall with six 12x8x16 Pilasters, core fill block cylinders, all corners, all pilasters, and every 32" in the centers with #4 rebar and 3000 PSI Concrete.

Install 20 Gauge stucco netting with one coat of base using Western One Coat and nylon mesh to minimize plaster from cracking. El Ray Stucco will be used for stucco finish, texture, and color to match existing as close as possible. Color may not be an exact match due to oxidation.

*Note: Shrubs and plant that need to be removed for the new wall will be taken out and not put back, excavating dirt to accommodate footer will be stockpiled in homeowners' yard and will be placed back upon completion.

Gate will be custom built using black Wrought Iron Fencing

Revisions to scope of work as requested by the PZR and Mario with Wilson & Company.

Driveway on Sena and Driveway on Don Cubero also the corner of Sena and Don Cubero we are requesting for the CMU block wall not to exceed 3 Ft. in height yet allowing installation of wrought iron (to match gate) 3Ft. in height above the CMU wall with ample openings as to not obstruct visibility with in the "no build triangle."

(i) Do not damage the character of the District:

Response: The existing wall is made of Pumas and Mordor which is not considered a good dirt retaining material. We are looking to mirror image what the district's street overview presently looks like.

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

Response: 1) The existing wall is structurally unsafe and coming apart and it could possibly cause injury to pedestrians walking along the sidewalks. 2) Due to the existing wall height the homeowner is finding hardship on his privacy, last year they had vandalism that was recorded on his home security camera. Due to the existing wall height he is genuinely concerned about his grandkids and feeling safe, having more privacy while they play outside, also the bad structure of the wall could come down and hurt them. 3) Owner has pets and due to the damages to the existing wall he does not have the ability to let them out to take care of business or run free in his own yard, he has to have them on a leash at all times.

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

Response: Getting rid of the pets or not allowing grandkids out to play in his yard are not options. Raising the wall with the same pumas material will not pass Santa Fe codes (as stated, pumas and Mordor is not considered a good dirt retaining material), Also the elevation inside the wall is a 2ft difference than the elevation from the sidewalk. Therefore, with a 6ft CMU wall it will only be 4 ft in height from inside the yard. As per Historical Requirement a 58” wall is allowed and with the 2’ elevation difference the new wall will only be 10” above the 58” requirement inside of the yard wall.

Memorandum

WILSON & COMPANY
HIGHER RELATIONSHIPS

To: Regina Wheeler

From: Mario Juarez-Infante, PE

CC: Audra Gallegos

Date: 1/11/2021

Re: 333 Sena Street Traffic Review

Ms. Wheeler and Staff,

Based on the revised attached site plan, we have completed the drive visibility review based on City of Santa Fe Article 14-7 - BUILDING ENVELOPE AND OPEN SPACE STANDARDS AND MEASUREMENTS, 14-7.1 - GENERAL RULES OF MEASUREMENT AND EXCEPTIONS, paragraph (F) Visibility at Driveways and Yards, sets forth the visibility requirements for traffic safety. Additionally, we have reviewed the proposed fence and its impact to the intersection sight distance at Sena Street/Don Cubero Ave. Below are the findings and recommendations:

1. Driveway Visibility: The Site Plan identifies the "no build triangle". The wall may be built, however, solid wall shall be less than 3-ft in height as defined (Ord. No. 2014-31 § 18). It is understood that the total fence height requested by the property owner is 6-ft, in which case, the dimension from 2-ft 11-inches to 6-ft may be constructed of wrought iron with ample openings as to not obstruct visibility within the "no build triangle".
2. Sena Street/Don Cubero Ave. Intersection Sight Distance: Paragraph (F), Visibility of Driveways and Yards incorporates by reference the standards adopted by the American Association of State Highway and Transportation Officials (AASHTO). The AASHTO Intersection Sight Distance (ISD) is measured along the major road beginning at a point that coincides with the location of the minor road vehicle. Based on a 25 MPH posted speed limit, the recommended value ISD of 155-ft, is based on the following assumptions:
   - Stop control of the minor road approaches;
   - Using driver eye and object heights associated with passenger cars;
   - Both minor and major roads are considered at level grade;
   - Considers a left-turn from the minor road as the worst-case scenario (i.e., requiring the most sight distance); and
   - The major road is an undivided, two-way, two-lane roadway with no turn lanes.

   The manual does make provision to lessen the ISD if assumptions differ. In this case, the subject area is situated in a low volume residential area with two residential intersecting streets. Therefore, we have appropriately evaluated using and ISD of 25-ft. This criteria satisfies the National Association of City Transportation Officials.

Recommendations:

1. Driveways: It is understood that the total fence height requested by the property owner is 6-ft, in which case, the dimension from 2-ft 11-inches to 6-ft may be constructed of wrought iron with ample openings as to not obstruct visibility within the "no build triangle".
2. Sena Street/Don Cubero Ave Intersection: No impacts.

BOUNDARY SURVEY

FOR

LOT 1

OF THE FRANK ANDREWS SUBDIVISION, PRECINCT No.4
IN SECTION 25, T. 17 N., R. 9 E., N.M.P.M.
CITY LIMITS OF SANTA FE, SANTA FE COUNTY
STATE OF NEW MEXICO
333 SENA STREET

PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

BASIS OF BEARINGS:

W.G.S. 84, N.A.D. 83, NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE), DERIVED BY USING TRIMBLE 5800 GNSS, R8 R.T.K. GLOBAL POSITIONING SYSTEM.

REFERENCE:

WARRANTY DEED (JOINT TENANTS) FROM KATHERINE C. DE BACA; MARY ELIAS; JOSEPHINE M. LONG; LORRAINE M. CARMEN AND JOE R. MARTINEZ TO CLIFFORD M. ALLEN AND REBA L. ALLEN. FILED FOR RECORD IN THE SANTA FE, NEW MEXICO COUNTY CLERK'S OFFICE IN WARRANTY BOOK 678, PAGE 280 AS DOCUMENT NO. 8047526.

PLAT OF SURVEY ENTITLED "MAP SHOWING SUBDIVISION OF LAND BELONGING TO FRANK ANDREWS, PRECINCT NO. 4, SANTA FE, N.M....". FILED FOR RECORD IN THE SANTA FE, NEW MEXICO COUNTY CLERK'S OFFICE IN PLAT BOOK 2, PAGE 205.

BEARINGS AND DISTANCE IN PARENTHESIS FROM ABOVE MENTIONED PLAT OF SURVEY.

NOTES:

THE SURVEY SHOWN, IS BASED ON THE HEREON REFERENCED DOCUMENTS. SURVEYOR HAS MADE NO ATTEMPT IN A TITLE SEARCH.

THIS TRACT OR PARCEL OF LAND MAYBE SUBJECT TO RESTRICTIONS AND/OR EASEMENTS OF RECORD.

THIS TRACT OR PARCEL OF LAND MAY CONTAIN UTILITIES THAT ARE NOT IDENTIFIED HEREON.

CITY OF SANTA FE
CONTROL MONUMENT
(ALM. CAP IN CONCRETE)
"CERRILLOS NO.12"

1298.66' (T I E) N72°10'05"W

SURVEYOR'S CERTIFICATE

I, LORENZO E. DOMINGUEZ, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

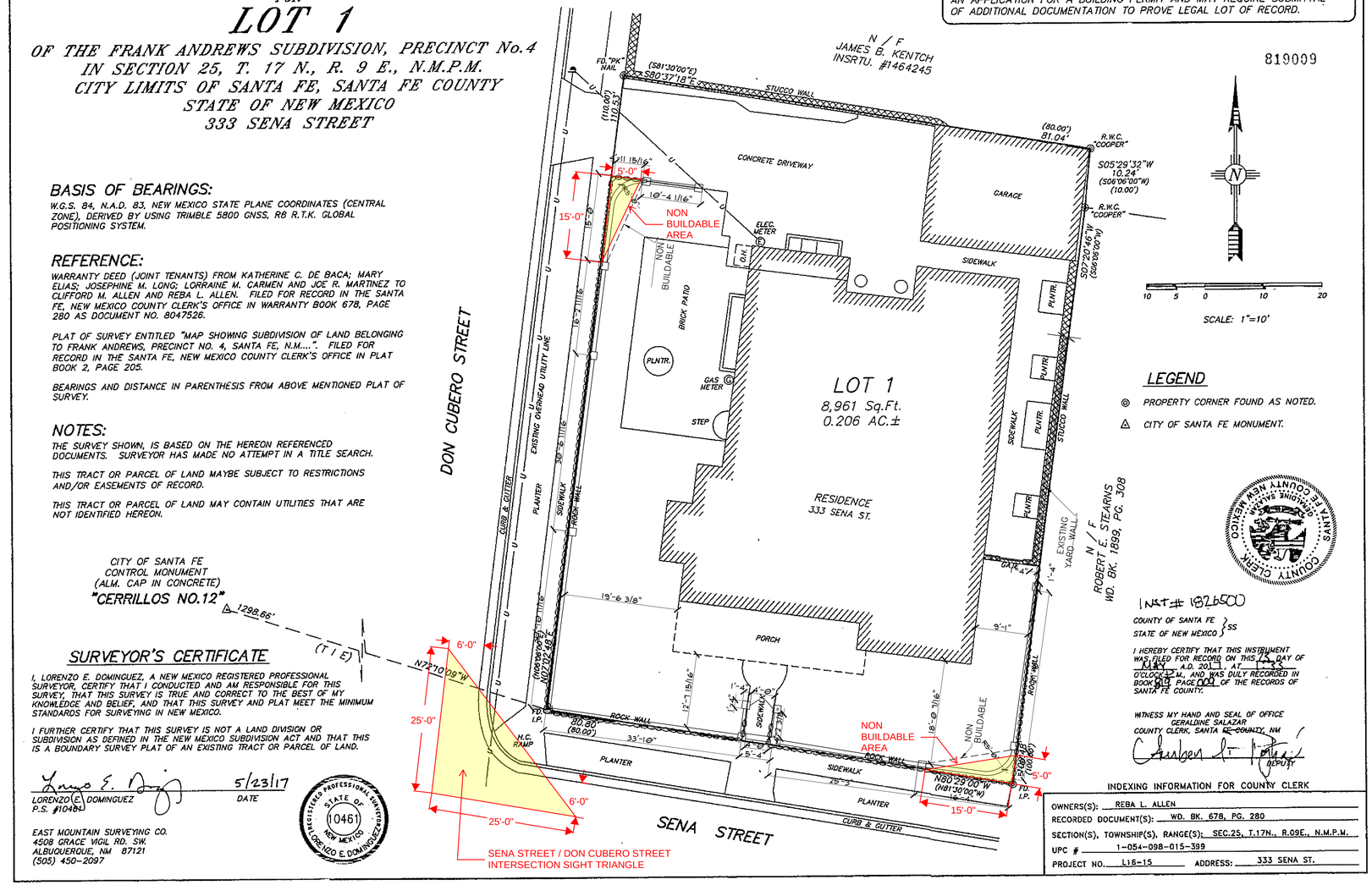
I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR PARCEL OF LAND.

LORENZO E. DOMINGUEZ
P.S. #10461

5/23/17
DATE

REGISTERED PROFESSIONAL SURVEYOR STATE OF NEW MEXICO 10461 LORENZO E DOMINGUEZ

EAST MOUNTAIN SURVEYING CO.
4508 GRACE VIGIL RD. SW.
ALBUQUERQUE, NM 87121
(505) 450-2097



LEGEND

- ◎ PROPERTY CORNER FOUND AS NOTED.
- △ CITY OF SANTA FE MONUMENT.

COUNTY CLERK SANTA FE COUNTY NEW MEXICO GERALDINE SALAZAR

INST# 1826500

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 24 DAY OF May A.D. 2017 AT 1:45 O'CLOCK P M., AND WAS DULY RECORDED IN BOOK 818 PAGE 009 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, NM

DEPUTY

INDEXING INFORMATION FOR COUNTY CLERK

OWNERS(S): REBA L. ALLEN
RECORDED DOCUMENT(S): WD. BK. 678, PG. 280
SECTION(S), TOWNSHIP(S), RANGE(S): SEC.25, T.17N., R.09E., N.M.P.M.
UPC # 1-054-098-015-399
PROJECT NO. L16-15 ADDRESS: 333 SENA ST.

DURAN ENTERPRISES INC.

37 B GONZALES LN.
SANTA FE NEW MEXICO 87506
Telephone 505-988-5650
FAX 505-989-2473

E-MAIL duranenterprisesinc@gmail.com

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NO.		

STAMP

PROJECT TITLE

WALL REPLACMENT FOR
SEAN T. GALLAGHER

333 SENA ST.
Santa FE, New Mexico

PROJECT NO.

CHECKED BY	DATE
DRAWN BY R.D	DATE 12/18/20

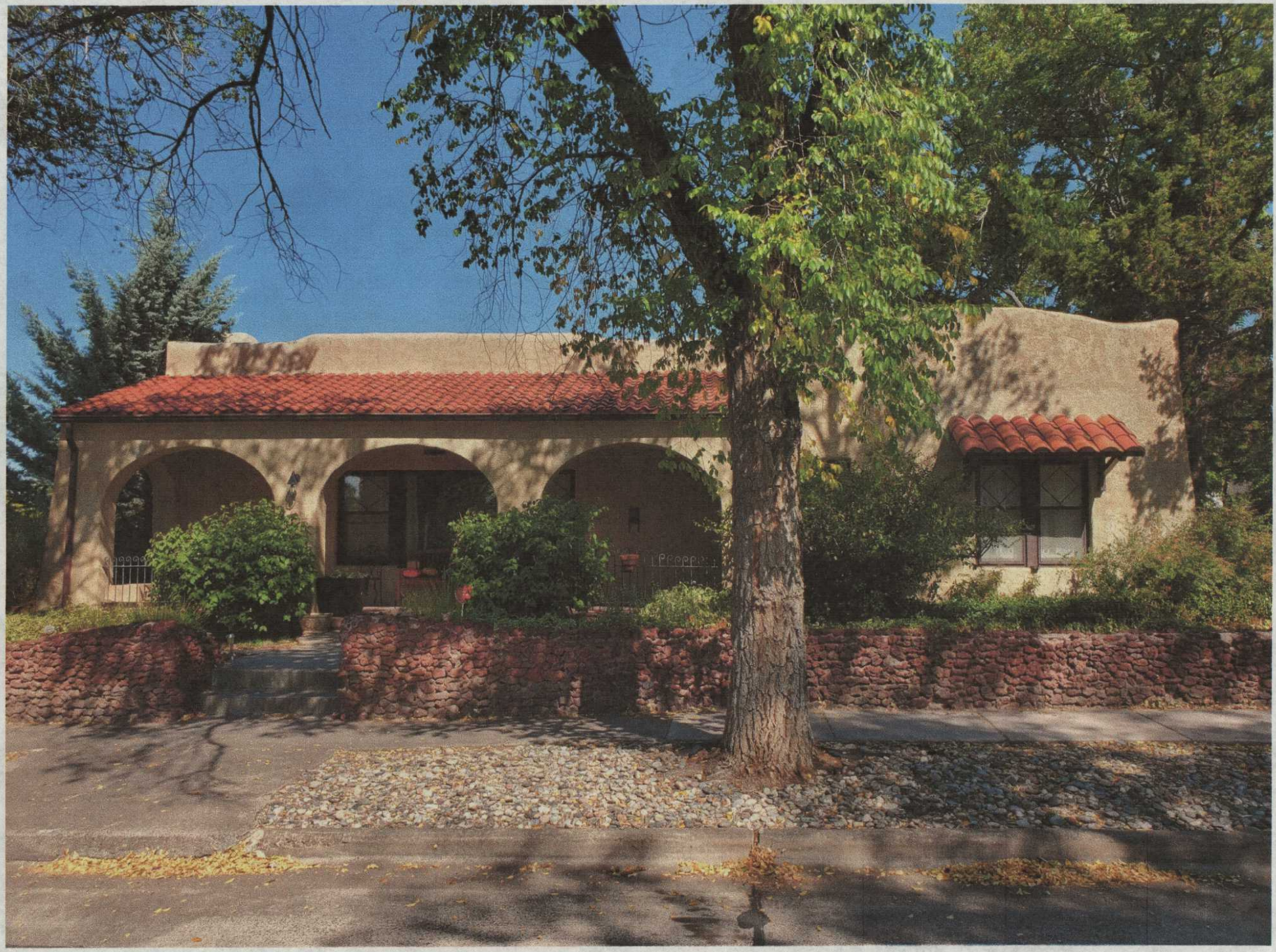
SHEET TITLE

EXISTING WALL/ ELEVATIONS

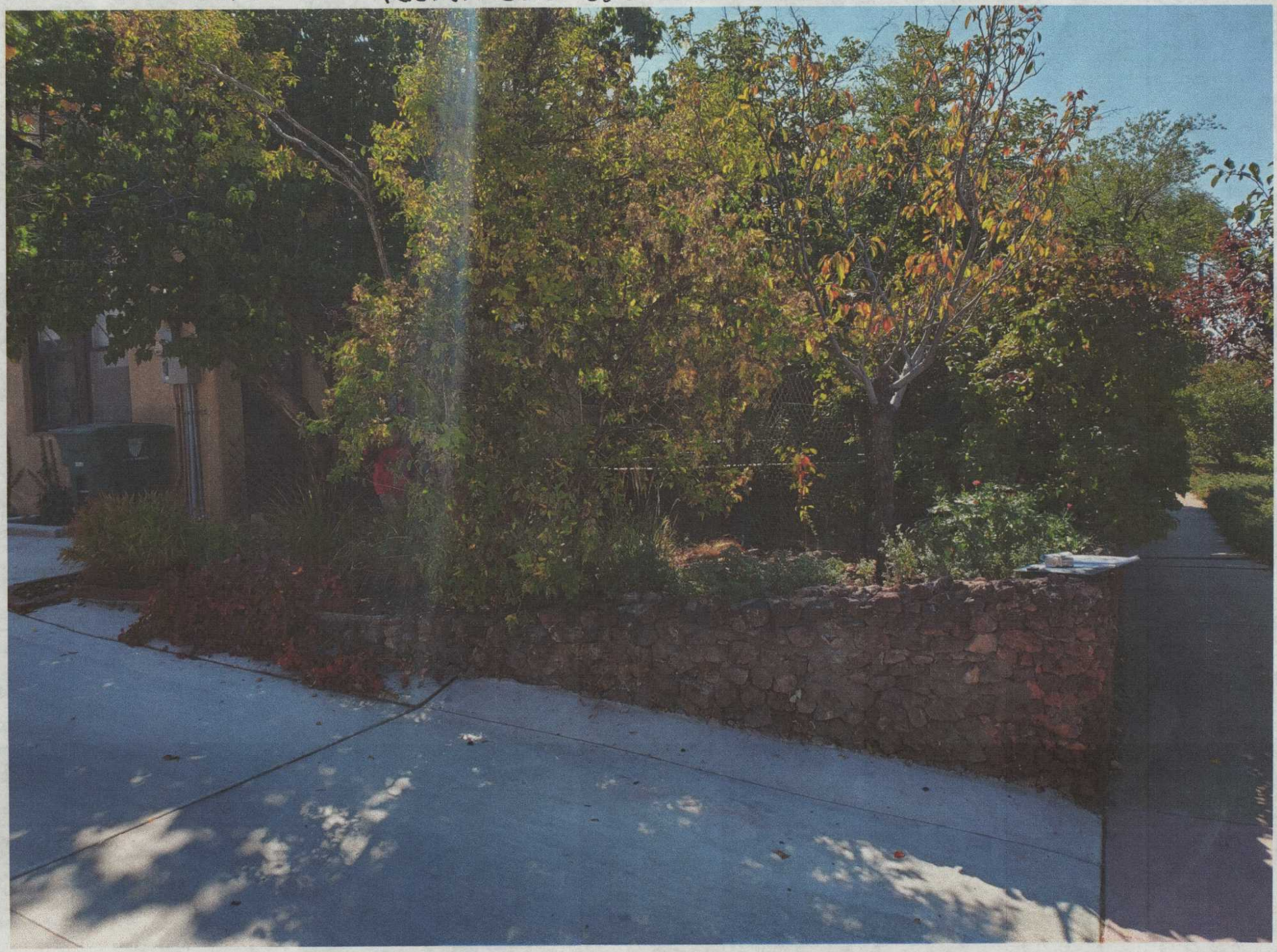
SHEET NO.

S-1

333 Sena St south side Client wall



333 Sena St. North side of Client wall



333 Sena St - Southside wall view

333 Sena St. Client wall and (west 00 wall)

Google Maps 329 Sena St – Neighbors wall

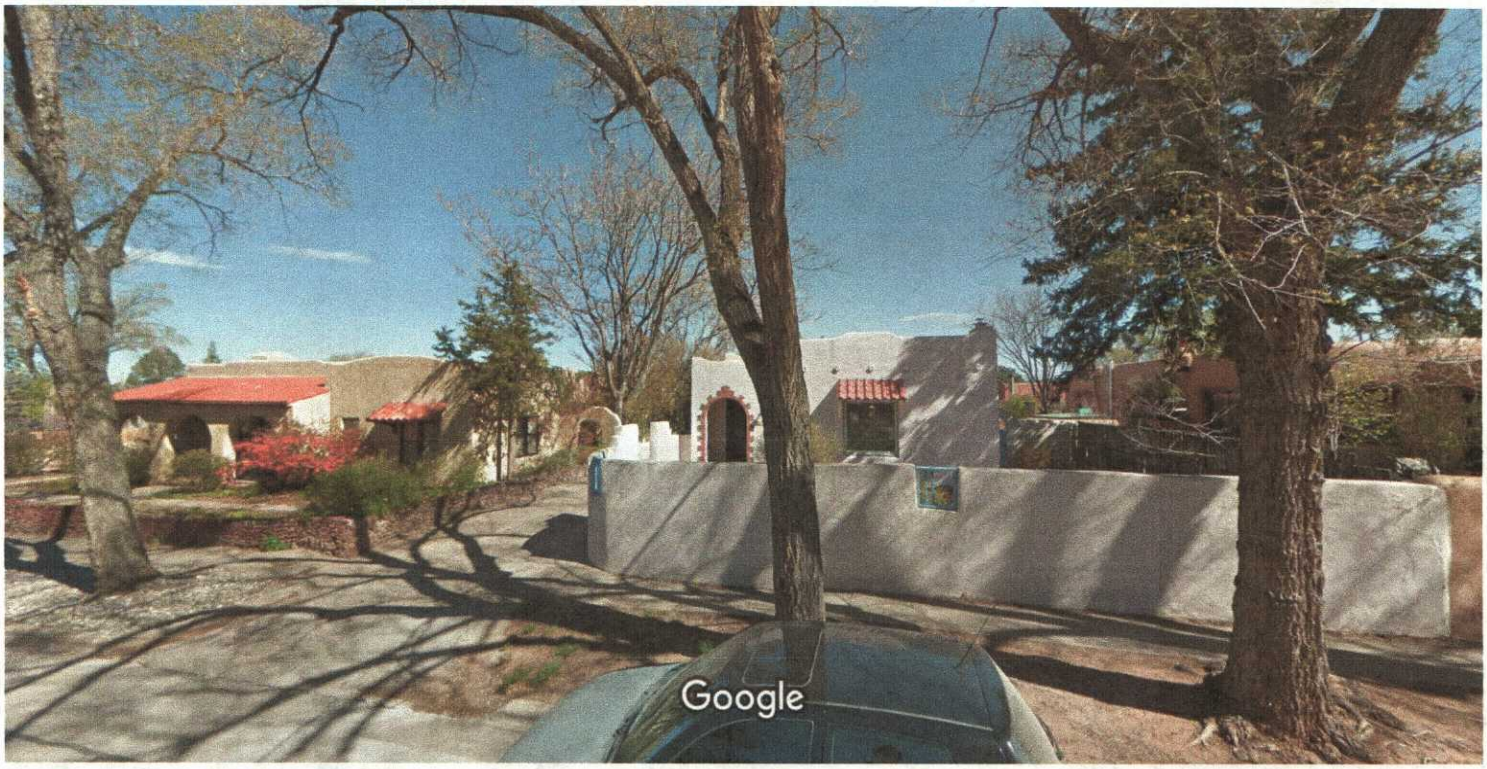
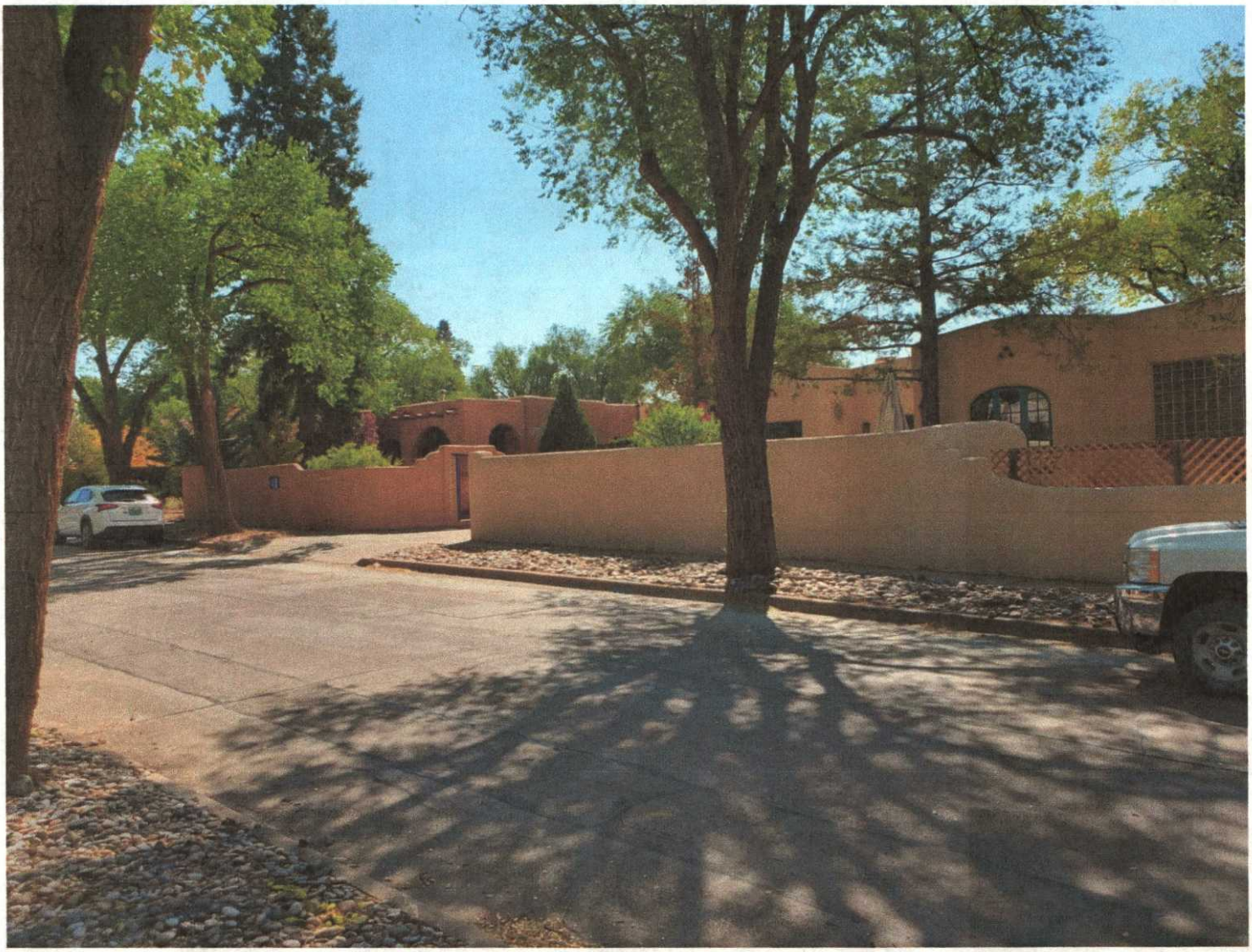


Image capture: Apr 2014 © 2020 Google

Santa Fe, New Mexico

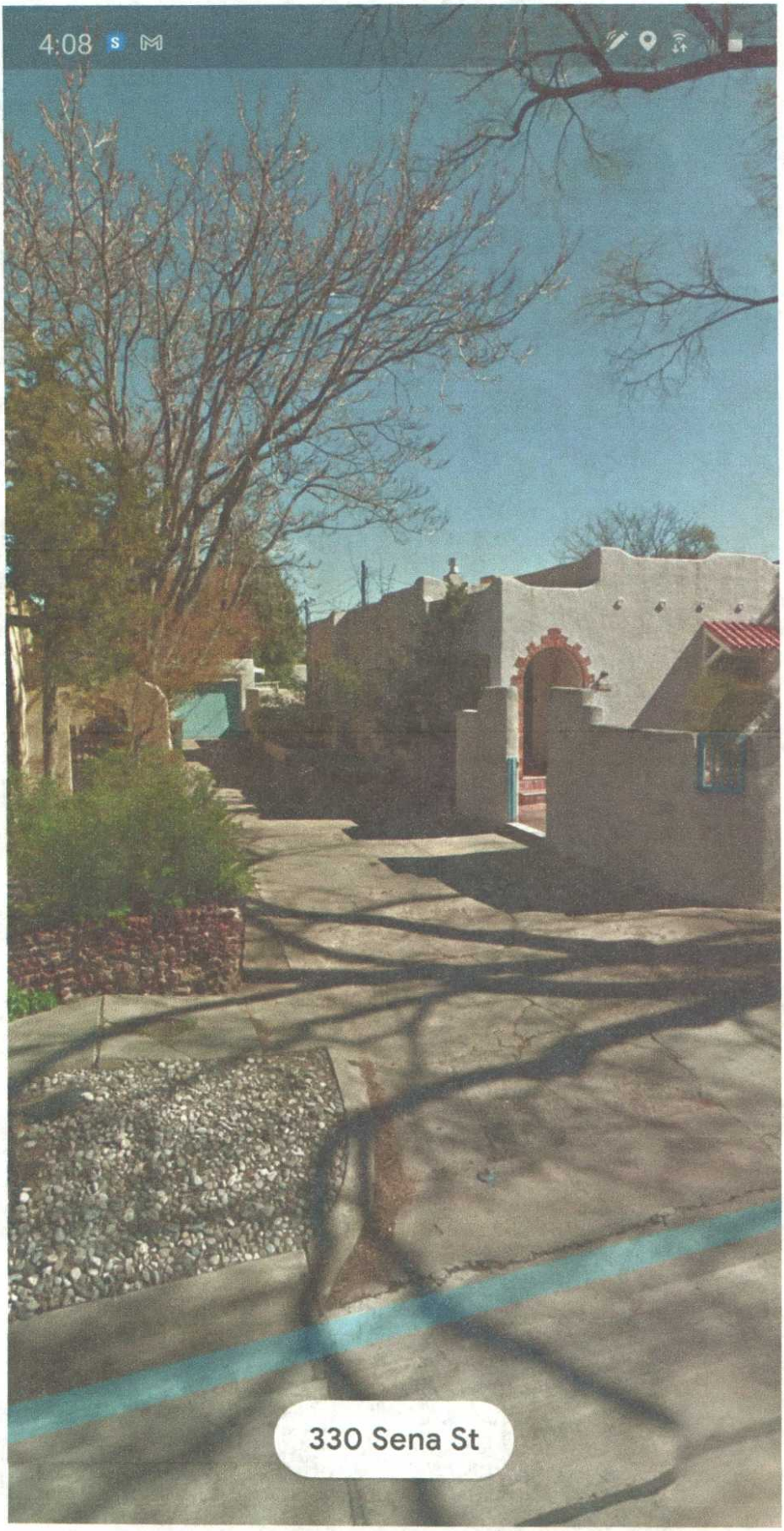
Google

Street View



North side of Sena St. Neighbors walls

View of Neighbors walls from 333 Sena St.



East side of Clients wall - showing adjacent Neighbors wall.

BOUNDARY SURVEY

FOR

LOT 1

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STATE OF NEW MEXICO
333 SENA STREET

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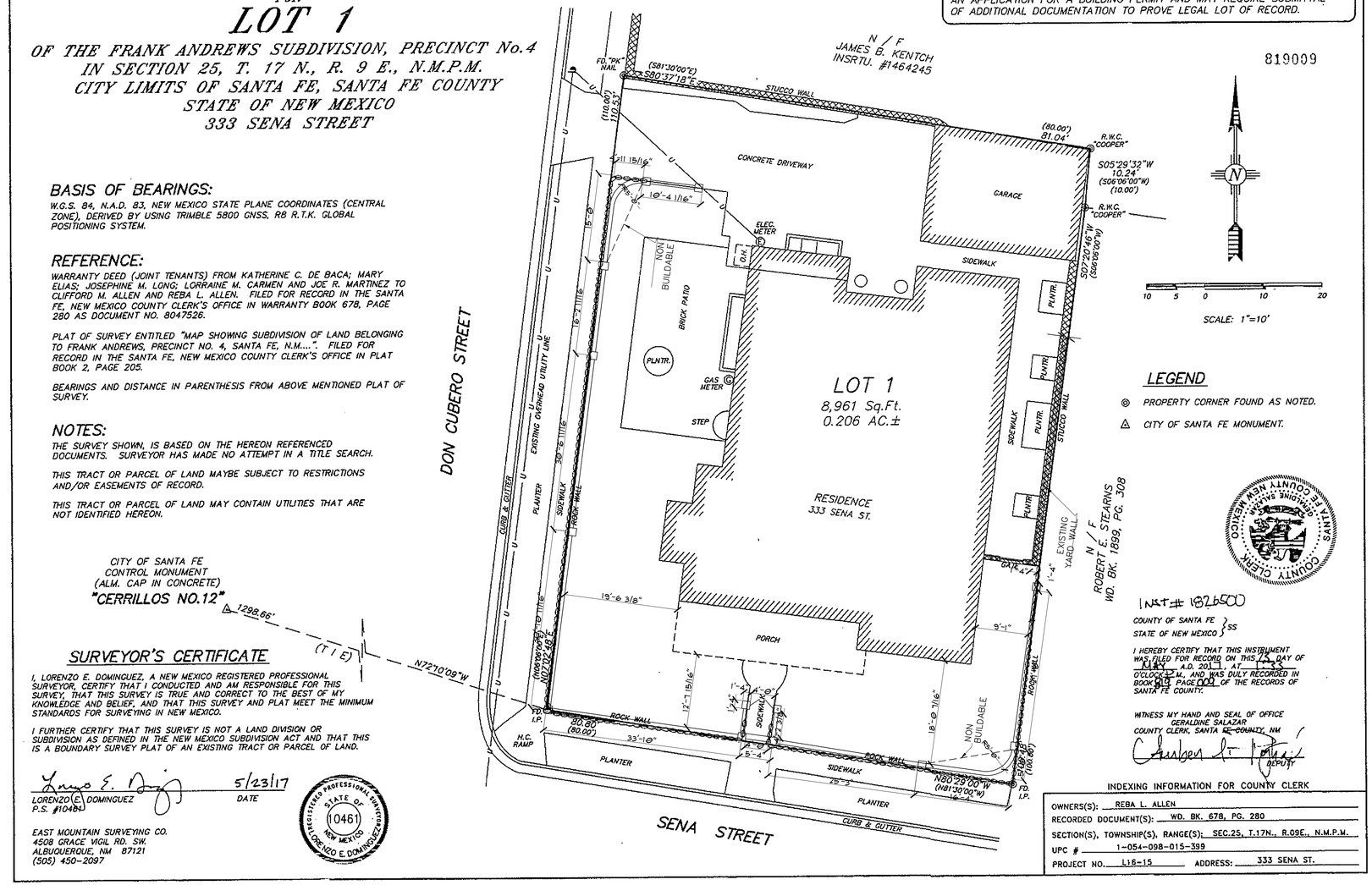

LEGEND

◎ PROPERTY CORNER FOUND AS NOTED.

△ CITY OF SANTA FE MONUMENT.

INST# 1826500

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

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WITNESS MY HAND AND SEAL OF OFFICE
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COUNTY CLERK, SANTA FE COUNTY, NM

DEPUTY

GERALDINE SALAZAR SANTA FE COUNTY CLERK COUNTY OF SANTA FE NEW MEXICO

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NO.		

STAMP

PROJECT TITLE

WALL REPLACMENT FOR
SEAN T. GALLAGHER

333 SENA ST.
Santa FE, New Mexico

PROJECT NO.

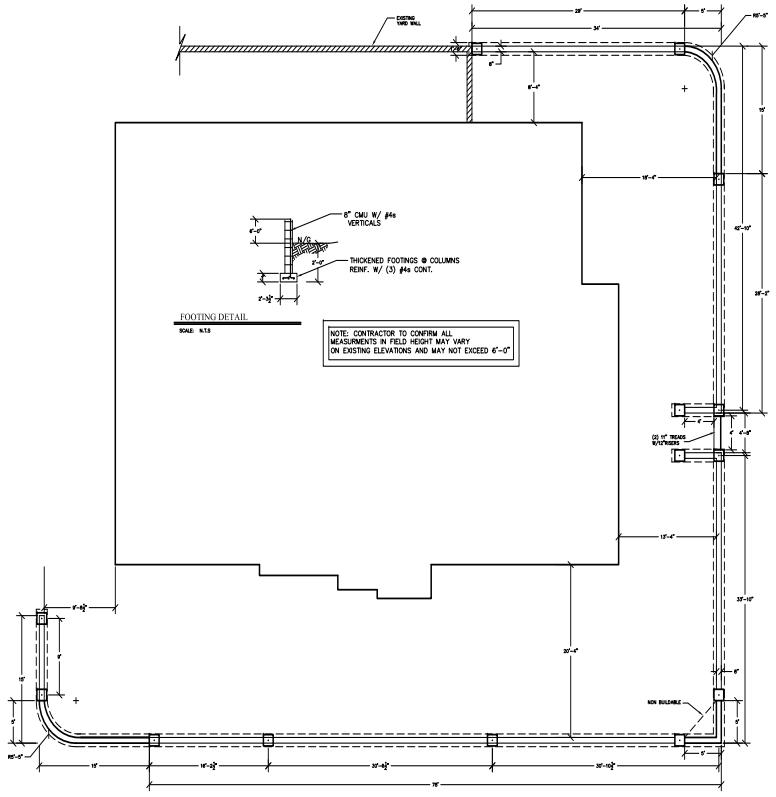
CHECKED BY	DATE
DRAWN BY R.D	DATE 12/18/20

SHEET TITLE

EXISTING WALL/ ELEVATIONS

SHEET NO.

S-1



FOOTING DETAIL
SCALE: N.T.S

NOTE: CONTRACTOR TO CONFIRM ALL MEASURMENTS IN FIELD HEIGHT MAY VARY ON EXISTING ELEVATIONS AND MAY NOT EXCEED 6'-0"

NORTH

PROPOSED FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

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Santa FE, New Mexico

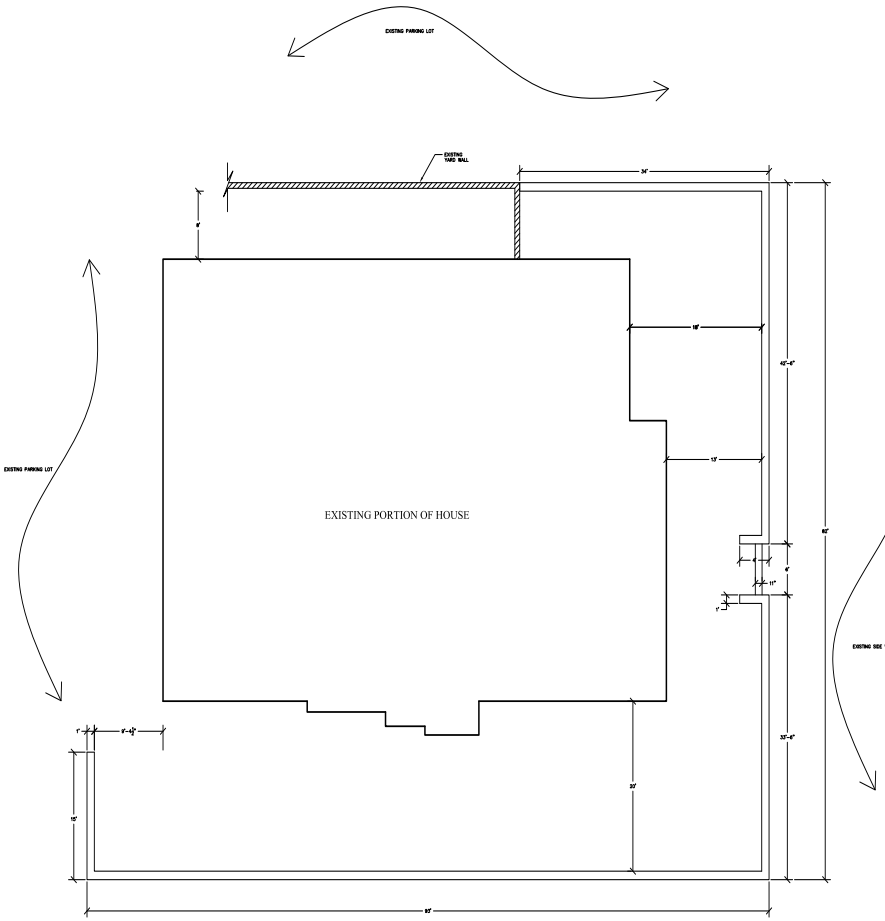
PROJECT NO.	
CHECKED BY	DATE
DRAWN BY R.D	DATE 12/18/20

SHEET TITLE

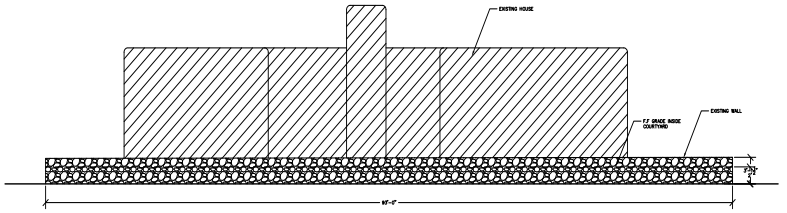
PROPOSED FOUNDATION PLAN/DTL.

SHEET NO.

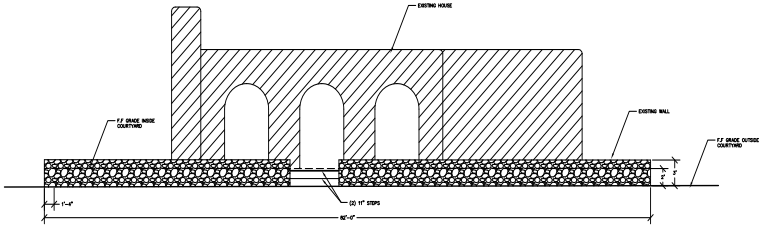
A-3



NORTH EXISTING YARD WALL
SCALE: 1/8" = 1'-0"



NORTH EXISTING EAST ELEVATIONS
SCALE: 1/8" = 1'-0"



NORTH EXISTING NORTH ELEVATIONS
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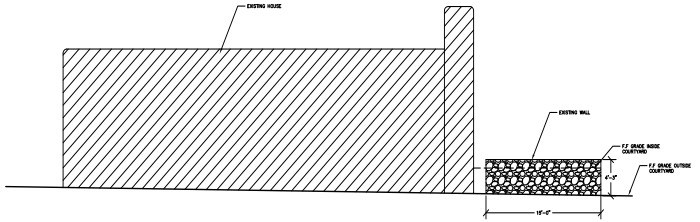
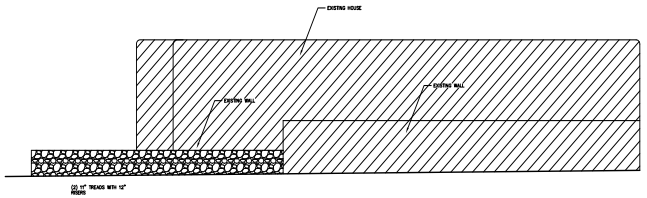


NORTH EXISTING SOUTH ELEVATIONS
SCALE: 1/8" = 1'-0"



NORTH EXISTING WEST ELEVATIONS
SCALE: 1/8" = 1'-0"

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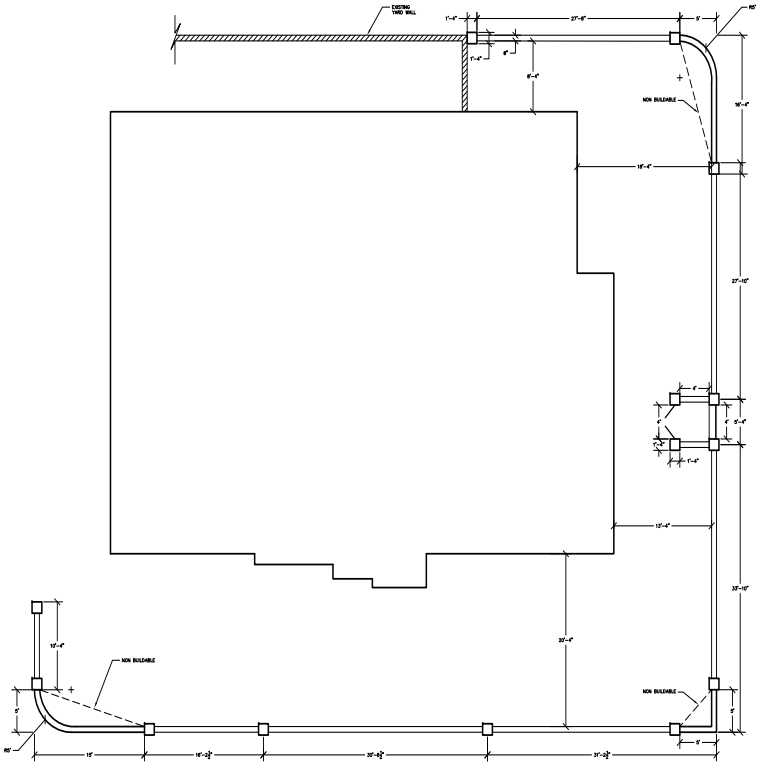
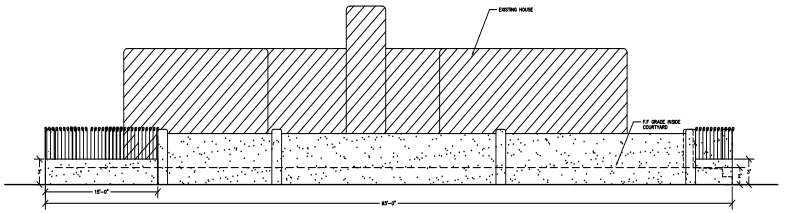
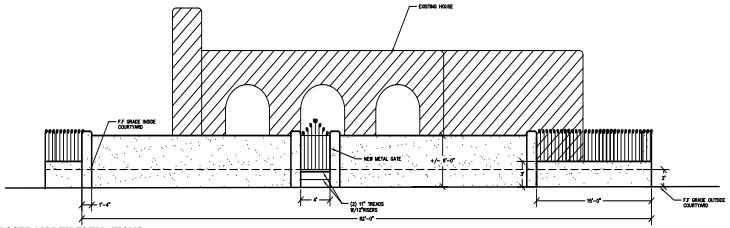


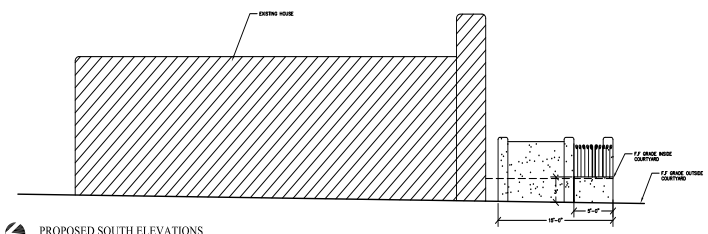
PROPOSED YARD WALL
NORTH SCALE: 1/8" = 1'-0"



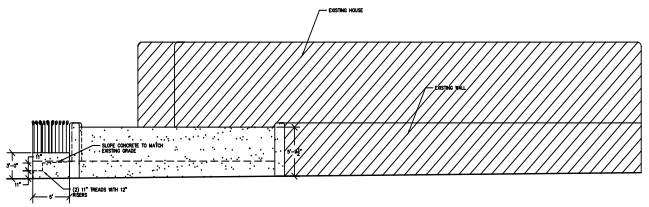
PROPOSED EAST ELEVATIONS
NORTH SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATIONS
NORTH SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATIONS
NORTH SCALE: 1/8" = 1'-0"



NEW 20 GA. STUCCO NETTING W/MENTION ONE COAT SYSTEM SYNTHETIC STUCCO ON PROPOSED WALL COLOR AND TEXTUR TO MATCH EXISTING HOUSE AS BEST AS POSSIBLE DUE TO AGE

PROPOSED WEST ELEVATIONS
NORTH SCALE: 1/8" = 1'-0"

DURAN ENTERPRISES INC.

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333 SENA ST.
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SHEET TITLE

PROPOSED WALL/ ELEVATIONS

SHEET NO.

A-2

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2020-003006--HDRB

Project Description: Case #2020-003006-HDRB. 542 Camino del Monte Sol. Carlos Kinsey, agent for Laura Chock, owner, proposes to replace a yardwall and 2 pedestrian gates, and replace a garage door with windows on a contributing residential property. An exception to Section 14-5.2(D)(1)(a) to alter features of a contributing structure. (Daniel Schwab, DNSchwab@santafenm.gov, 955-6660)

Project Location(s): 542 CAMINO DEL MONTE SOL
Santa Fe, NM 87505

Contacts:

Property Owner:	Laura Chock 542 CAMINO DEL MONTE SOL Santa Fe, NM 87505	laura@laurachock-law.com
Applicant:	Carlos Kinsey	info@kinseyarchitecture.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: False Non-Contributing: False Contributing: True Significant/Landmark: False

Primary Elevations: Wall-cont.Garage-cont. E primary coyote fence NC

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-742

Year of Construction: by 1928

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: February 9, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-003006-HDRB

Address: 542 Camino del Monte Sol
Historic Status: Significant
Historic District: Contributing

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:

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.

Staff Recommends that the criteria for an exception to Section 14-5.2(D)(1)(a) have not all been met. The Board may find that they have been met upon further testimony.

BACKGROUND & SUMMARY:

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. It includes a probably adobe wall along the street and a garage on the northern lot line.

IN case 2021-002959-HDRB, heard on January 12, 2021, the Board designated the wall and the garage as contributing.

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) 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. 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 now proposed the following:

1. Replace the front gate. The existing small 4'x4' front yard gate provides little security and is in poor structural condition. The new proposed refurbished gate is 4'x 6'-8" with a stucco top and an exposed header and exposed side jambs. The proposed solid wood gates will be stained Sherwin Williams "chestnut" and the stucco top and stucco sides will match the existing yard wall stucco color El Rey desert rose & provide more security.
2. Replace the existing small 3'x4' side with as similar gate as above.
3. Replace the coyote fence with a stucco yard wall of the same height. The stucco color El Rey desert rose to match the existing.
4. Remove the existing outswing garage doors which are no longer functional and result in flooding. They will be replaced with a stuccoed El Rey adobe concrete block wall and waterproofing and refurbished single pane wood windows. The window color will match existing window color (Sherwin Williams 6937 teal).
   This item requires an exception to Section 14-5.2(D)(1)(a) to make alterations to the primary façade of a contributing structure.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(1)(a) Staff request an exception to make alterations to the primary façade of a contributing structure

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

Applicant Response: There is NO change to the existing Significant designated home and NO change in the building or site footprint. The proposed changes use the same architectural vocabulary, style, & materials as the majority of homes and garages in the existing neighborhood. The existing non-functional garage has a pair of out swinging doors that are no longer operational. To provide security and light, high windows are proposed to replace the existing garage doors. The proposed new windows will be (4) 2'x2' refurbished single pane true divided lite windows. Window color to match existing window color Sherwin Williams 6937 teal.
Staff Response: Staff does not agree with the applicant. If the goal is to secure the structure from water damage, then staff believes that there is a way to retain historic openings, or their appearance in a way that preserves the structure's history while securing the structure fro water damage.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: The existing garage doors are definitely creating a hardship for the applicant. The existing outswing garage doors are no longer functional and are causing a drainage problem that is flooding the garage each time it rains. The driveway is sloped down into the garage doors. Further exacerbating the flooding issue is the finish floor of the garage is at approx. 1'-6" below the height of the driveway. To remedy this situation, it is proposed that the existing garage doors be replaced with high windows and the remaining garage door opening to be in-filled with a stuccoed El Rey adobe concrete block wall and waterproofing. The new windows will be (4) 2'x2' refurbished single pane true divided lite wood windows.

Staff Response: Staff agrees with the applicant. The doors must be replaced with an alternative.

(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: Replacing the garage doors with historic refurbished wood windows in the same color & style as the windows on the main historic house maintains the unique historic character of the Downtown & Eastside district and city. It is essential for our historic neighborhoods and homes to function and adapt to changing and future needs or they risk become historic artifacts instead of the living vibrant homes they were always intended to be. This is how we preserve history by making it functional and relevant now and into the future.

Staff Response: Staff does not agree with the applicant. Not all options have been considered. A wall could be constructed with non-functional doors in front.

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:

Shuster House No. 1
Howard and Elizabeth Patterson House
Garage and Street Wall

2. Location:

542 Camino del Monte Sol
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID #: H-742 – Supplement

4. County: Santa Fe
Parcel #: 11117184

5. Property Type:
x Buildings: 1
x Structures: wall and fence
__Site __ Object

6. Date of Survey: November 12, 2020

7. Previous Survey Date(s):
_x_ Yes: June 14, 1983; October 1992
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6754395,-105.925582

10. Photo Information: Sharon Joyce, photographer. View of east (front) façade, facing northwest.

11. Brief Description of the Property:

The following is a supplement to the October 1992 Historic Building Inventory covering only the main house.

Street Wall

Set at the east edge of the property is a low stuccoed street wall. Approximately 75' in length, it varies in height from 4' to 5' above grade, with the tallest section at the south end (Photos 1 & 2). Its thickness is equally variable, shifting between 12" and 14" in width. The composition is unknown, but (based on its unevenness) it is likely adobe. No footing or foundation is visible.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: Unknown
Date: pre-1958
__Known _x_ Estimated Source: aerial photographs

14. Setting:
__ Suburban __ Rural _x_ 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/ Sharon Joyce

For: Laura L. Chock

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

Owner: Laura L. Chock

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: Garage
_x_ No Status: Street Wall

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

Recommend Street Wall, Contributing;
Garage, Noncontributing to Downtown Eastside Historic District, December 11, 2020

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: H-742 – Supplement
Shuster House No. 1/ Howard and Elizabeth Patterson House Garage and Street Wall	542 Camino del Monte Sol Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe 5. Date of Survey: November 12, 2020

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: Garage

_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 _x_11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised: secondary treatment
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

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Glass	Wood/Glass	1
Double	Swinging (garage)	Wood	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Street Wall: Date- Post-1984, change of wood entry gate; period photograph
#2 Garage: Date- Post-1978, demolition or reconstruction of north half; aerial photographs, plat, and visible evidence
#3 Garage: Date- Recent, change of west elevation door and replacement and/or alteration of overhang; visible evidence

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: **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

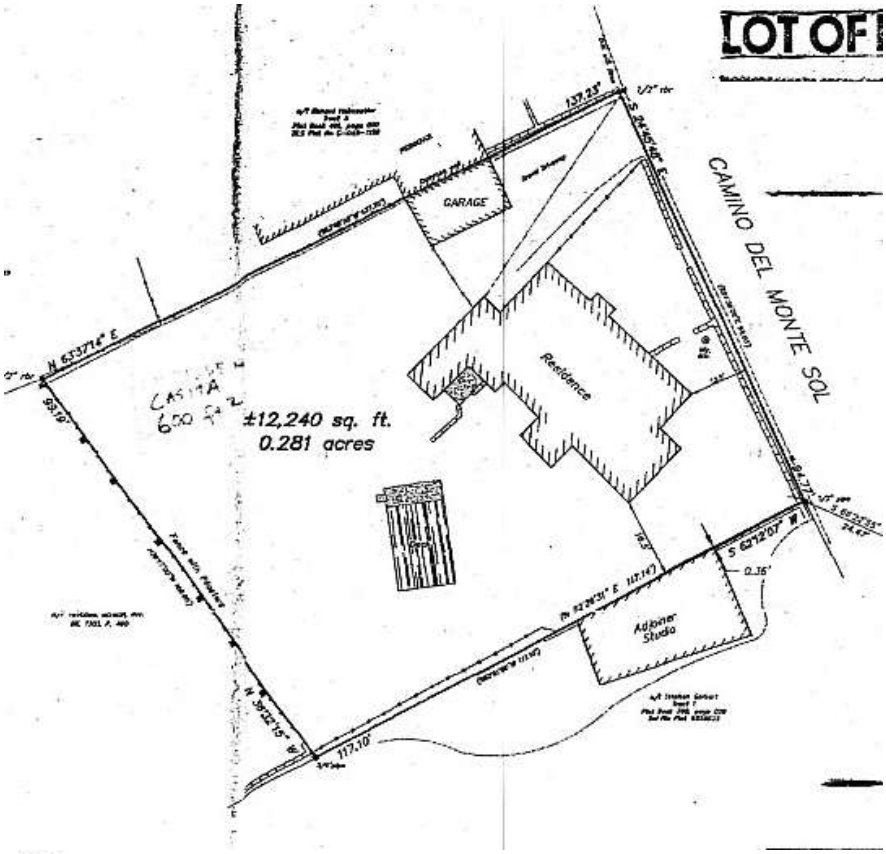
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion 2005 survey plat. Courtesy Sierra Land Survey



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: **Shuster House No. 1** **Howard and Elizabeth Patterson House** **Garage and Street Wall**	**2. Location:** **542 Camino del Monte Sol** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: Santa Fe ID #: H-742 – Supplement** **4. County: Santa Fe** **5. Date of Survey: November 12, 2020**

Architectural Description Continued

Near its south end, corresponding with the house's front door, is a 4' opening. The opening has a non-historic wood slat gate with a flat diamond motif (Photo 3, Figure 1). A metal mailbox of recent vintage passes through the wall, just north of the entrance.

The wall's north end terminates with a flare. A short, stepped section is attached to the south end and is associated with the adjacent property.

Garage

Approximately 30' back from the street is the remnant of what historically was likely a two-bay garage. The roughly 216-square-foot, flat-roof structure shares its north wall with a structure on the neighboring property, originally part of the Garage (Photo 4).

The front (east) façade is fenestrated with a pair of swinging wood doors. The opening has a concrete threshold; an exposed wood lintel runs above. The doors are made of thin strips of stained weathered wood. Round-head wood screws with ogee washers fasten the strips to a non-historic framework. The panels swing out with light metal "T" hinges. Deteriorated at the bottom, the doors are fortified with plywood at the interior.

The rear (west) side of the Garage has a single opening holding a non-historic door (Photo 5). A recent overhang with a thin metal fascia caps this elevation (Photo 6). Neither the north nor south elevations have fenestration (Photo 7). The Garage has shaped parapets and is clad with a cementitious stucco finish matching the house.

Its interior is divided into two sections by a recent partition. The west portion, representing two-thirds of the structure, has a new floor made of mixed plywood and oriented strand board. A gray scratch coat covers the walls, and the ceiling is finished with sheetrock (Photo 8). The non-updated portion has a concrete floor. Its ceiling is exposed, revealing its likely original 2x10 joists and 1x10 decking (Photo 8).

Coyote Fence

South of the driveway and edging the front yard is a short run of latilla poles (Photo 9). The fence, at its tallest end, is approximately 4'-6" above grade. It consists of small, stripped poles, nailed and wired to a wood framework. A primitive slat wood gate gives

entry to the yard. It is impossible to date such a structure, but the few observed nails are not of historical vintage.

Historical Overview

Will Shuster, the man who would kill gloom, arrived in Santa Fe in the spring of 1920, seeking health. Shuster and his first wife, Helen, lived in this house (Shuster House No. 1)[1] for only a short time. His artistic fingerprints are confined to building the house and some of its idiosyncratic features.[2] Other layers — walls, fences, garages, and multiple additions — came later. Still, a context for Shuster and subsequent artists who touched down at 542 Camino del Monte Sol is deserved and absent from earlier surveys. This background is meant to fill that void.

Will Shuster (1893-1969)

William Howard Shuster, Jr., was born in Philadelphia on November 26, 1893, the first child of parents William and Elizabeth Shuster. They lived in a rented brick rowhouse, in a neighborhood now going by the name of Olde Richmond, which was historically an area of Polish immigrants. His father worked at a hat factory; his mother kept home.[3] Tragedy struck in early 1904 when Shuster's younger brother, Clifford, died.

William Jr. attended local schools and initially prepared to be an electrical engineer at the Drexel Institute of Art, Science and Industry, an industrial school founded by Philadelphia philanthropist Anthony J. Drexel. During this period, he studied with J. William Server, who taught a graphics course at the Philadelphia Industrial Art School, a grammar school manual arts training program. In contrast to the artist's recent gallery biographies, Shuster's training was modest and likely limited by his working-class background.

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[1] This follow's Michael Belshaw's assertion that the building represents Shuster's first home on Camino del Monte Sol. Other items in early surveys tie it to artist Walter Mruk. Michael Belshaw, *Camino del Monte Sol Architectural Survey* (Santa Fe: City of Santa Fe, 1984), 31.

[2] Daria Labinsky and Stan Hieronymus, *Frank Applegate of Santa Fe: Artist and Preservationist* (Albuquerque: LPD Press, 2001), 60. Labinsky and Hieronymus suggest that Frank Applegate built all the artists' homes, but they do not provide evidence of this. In addition, the idiosyncratic nature of Shuster's first and third homes does not match the mannerist approach of Applegate's documented designs.

[3] United States Federal Census, 1900, Census Place: Philadelphia Ward 31, Philadelphia, Pennsylvania; Page: 12; Enumeration District: 0776; FHL microfilm: 1241472.

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In 1917, at age 23, he enlisted in the army, being trained as an officer at Fort Niagara. The following year, he married Helen E. Hasenfus, a Philadelphia native of German descent. The young soldier, who would reach the level of First Lieutenant of Infantry, saw action in several significant battles on the Western Front. Shuster was gassed in Vachervaville during the Meuse-Argonne offensive — the largest U.S. campaign of the Great War, where 26,277 Americans perished.[4]

Returning to Philadelphia in 1919, a physician diagnosed him with tuberculosis and advised Shuster to move to a different climate for treatment, suggesting the Southwest for its dry air. Shuster and Helen arrived in Santa Fe on March 3, 1920.[5] The next day, the couple made a beeline to the New Mexico Museum, where Shuster left with staff aerial photographs and a battle map from his service in Europe. The couple initially planned to settle in Carrizozo, but Santa Fe enchanted them. Although only modestly trained, Shuster began sketching and soon found support from Ashcan School painter John Sloan (1871-1951), who encouraged him to work with oil paints.

Los Cinco Pintores

In 1921, Shuster, and three other artists with a modernist bent came together, forming a group they dubbed "Los Cinco Pintores," or the Five Painters. It included two other working-class painters, Józef Gabryel Bakós/Joseph Bakos (1891-1977) and Włodzisław E. Mruk/Walter Mruk (1895-1941), both from Buffalo, New York, and of Polish ancestry. The remaining members were Fremont Ellis (1897-1985) and Willard Nash (1898-1942).

Differing from the more staid and older Taos Society of Artists, the Cinco Pintores were all under 30 without established art careers. Coming of age in the 1920s, they were conversant in modern art — exploring Expressionism, Cubism, and Fauvism. As with many artists of their age and time, the pintores articulated a political manifesto in which they "pledged to take art to the people and not to surrender to commercialism."[6]

[4] World War I Veterans Service and Compensation File, 1934–1948. RG 19, Series 19.91. Pennsylvania Historical and Museum Commission, Harrisburg Pennsylvania.
[5] Sylvia Loomis, oral history with Will Shuster, July 30, 1964 [transcript]. https://www.aaa.si.edu/collections/interviews/oral-history-interview-will-shuster-13208#transcript
[6] Quoted in Edna C. Robertson, *Los Cinco Pintores* (Santa Fe: Museum of New Mexico, 1975), 3.

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The five soon developed a reputation as radicals. Bakos, because of his modern style, was refused entry into the Taos Society of Artists.[7] Shuster would later recall in an interview in the *New Mexican* that the five artists were considered "a wild bunch" by Santa Fe's conservative community. The Cinco Pintores had their first exhibit at the Museum of Fine Arts in December 1921.

Not only did the young artists exhibit together, but they also built their homes together on an isolated ridge on the south side of town. Before they formed the art community, Telephone Road (later Camino del Monte Sol) served mainly to shuttle tubercular patients back and forth between town and Sunmount Sanatorium. Its name was derived from the telephone line to the sanatorium, running along the road's west side.

At the time, artist Frank Applegate (1881-1931), William Penhallow Henderson (1877-1943), and his wife, poet Alice Corbin Henderson (1881-1949) were the only Anglos living along the road.[8] Ten years older, Applegate, of patrician background, became the benefactor of the ragged group of artists. He offered each a lot along Telephone Road to build a house, even offering financing and materials.[9] Here, starting in 1921, the artists began erecting adobe houses which they called studio homes (Figure 3).

Only Bakos, who worked as a carpenter, had any idea how to build a house. An often-told account depicted both Shuster (aside from some genius for electrical wiring) and Ellis as complete greenhorns when it came to construction, with incidents of collapsed and warping adobe walls. With the help of Applegate and "two Spanish guys," each of the five artists constructed idiosyncratic adobe structures, each with a connected studio (Figure 2).[10]

The artists created a bohemian enclave away from the eyes of conservative Santa Fe. During Prohibition, they brewed their own beer and maintained a still for harder spirits.[11] In a Dadaist fashion, they formed the Adobe Chamber Music Society, a band

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[7] Sharyn Rohlfsen Udall, *Modernist Painting in New Mexico, 1913-1935* (Albuquerque: University of New Mexico Press, 1984), 183-184.

[8] As recounted by Henderson's daughter, Alice Henderson Rossin, in John Pen La Farge, *Turn Left at the Sleeping Dog: Scripting the Santa Fe Legend* (Albuquerque: University of New Mexico Press, 2001), 180-181. A few Hispanic families, the Romeros and the Vigils, resided near the north end of the road, closer to the Acequia Madre.

[9] Labinsky and Hieronymus, *Frank Applegate of Santa Fe*, 54.

[10] Fremont Ellis quoted in Ibid.

[11] Robertson, *Los Cinco Pintores*, 9.

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made up of a violinist, drummers, and a few playing homemade instruments. Bakos would later call the group the "five nuts in their adobe huts."[12]

The nuts were also creating a tourist attraction.

In an early article about the scene, writer-artist Ina Sizer Cassidy saw the artists' "anthill" of activity as a good omen for the "art future of Santa Fe."[13] Maximizing this, the artists began to have weekly showings in their homes. Several years later, an editorial in the *New Mexican* stated that while many Santa Feans "scoff" at Camino Monte Sol and its "'freakish homes,'" the locals enjoyed taking their out-of-town visitors for a drive "along that unique thoroughfare."[14]

Today, with Shuster's homes ossified through layers of stucco and gentility, it is hard to understand how radical they were. His first and third residences featured odd window shapes and built-up, stalagmite-like forms — recalling that natural feature which fascinated both Shuster and Mruk.

The Cinco Pintores movement was short-lived, with their last collective show in 1923. Walter Mruk left the area in 1926 to return to Buffalo, selling his home to Frank Applegate's mother. He would die 15 years later of pneumonia in a rooming house. Nash, who left in 1936, died in 1942. Ellis would move in the late 1930s to his Sebastian Ranch southeast of town, off the Las Vegas Highway.

Will and Helen had already moved out of 542 only a few years after it was constructed, locating down the street to 550, and eventually settling into 580, a house he would occupy until his death in 1969.

Shuster would make his biggest mark, when in 1926, along with E. Dana Johnson, he created Zozobra, the "Demon of Gloom." Probably based on a Yaqui effigy burning tradition, Zozobra — then a modest 20' high puppet — made its debut on September 3, writhing under "weird green fires" in a vacant lot behind city hall.[15]

[12] Ibid.
[13] *Santa Fe New Mexican*, October 29, 1921, 2.
[14] Ibid., March 1, 1924, 2.
[15] *Santa Fe New Mexican*, September 4, 1926, 6.

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The Summer Crowd on the Camino

The Camino, as locals called it, reached its zenith around the start of the Great Depression when at least nine studio homes lined its dirt course, many populated by artists who have now faded into obscurity.

Howard Ashman Patterson (1891-1970)

Following on the heels of Shuster was a fellow Philadelphian artist with a far richer painting talent and background.

Howard Ashman Patterson was born in 1891 to Thomas Elliott Patterson and Bertha Remington Patterson.[16] Important to his artistic development was his mother, the granddaughter of the Remington Arms Company's founder. Bertha had made the Grand Tour of European art museums in 1881 and she directed and supported her son's art career. Patterson's father was a prominent attorney, noteworthy for his role in reforming the local jury system.

He attended all the right schools — Friends Academy, Brown Preparatory, and the Pennsylvania Museum and School for Industrial Design. Later he enrolled in the Pennsylvania Academy of Fine Arts, where he was taught by Henry Bainbridge McCarter (1866-1942) and Robert Henri (1865-1929), among others. Influenced by the Ashcan School, Patterson moved to New York to study at the Art Students' League. A visit to the famous Armory Show of 1913 changed his direction, sending him to Paris the following year. The outbreak war delivered him back to the states, where he picked up again at the league, painting for a time in Woodstock.

Like Shuster, he enlisted in the army in 1917 and was sent to France. With the Pennsylvania Academy president's help, Patterson transferred to safer duty, working in the Camouflage Section, where he created deceptive scenery for the troops. Though out of harm's way, he wrote to his mother that he wore his gas mask to bed every night.

His war service ended the same time as Shuster's, sending the artist back to his parent's home in West Philadelphia. At the suggestion of either John Sloan or Robert Henri,

[16] Most of the biographical information on Patterson is taken from "Howard Ashman Patterson (1891-1970)," a c.2010's unpublished manuscript prepared by his son, Remington A. Patterson.

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Patterson moved to the Southwest, first situating in Denver, where he met his future wife, Elizabeth Mary Perrigo, daughter of an Omaha, Nebraska, meat-packing executive.

The newlyweds relocated to Santa Fe in 1924, moving into the former Shuster home at 542 Camino del Monte Sol, where they would live-on-and-off through the early 1930s. The same year, Karl Besler, a University of Michigan, College of Architecture student, photographed the house (Figure 3).

In New Mexico, Patterson, as described in an exhibit catalog, discarded "all the conventions of the Academy training and imbibed a wholesome dose of the West" (Figure 3).[17] He developed a "bolder freer treatment in the Southwest,"[18] much like his less-schooled neighbor, Will Shuster. He quickly produced many pictures in the Santa Fe tradition, including paintings of Pueblo Indian dances (San Felipe, Cochiti, Santo Domingo), adobe buildings (Chimayo and Santa Fe), and local landscapes, including a few drawings of Camino del Monte Sol (Figure 6).

After mastering the desert pose, he and Elizabeth left for long periods (sometimes up to two years) for a different world in France. There, he painted the pleasures of the French Rivera and flowers in delicate ceramic vases. A 1931 *Dallas Morning News* review of his work detected this smorgasbord of styles, stating Patterson "show[ed] no pretense for subjects, jumping from a pretty photograph of scenes along the French Rivera to mystic ceremonies of the Indians."[19]

With the impending birth of their second son, Robert, the Pattersons returned to Santa Fe late in 1927. Howard took up with his neighbor, Will Shuster, and other Santa Fe painters, exhibiting as a group in 1928 at the Little Art Gallery in Joplin, Missouri, and the following year at San Francisco's Beaux Arts Gallery. At the latter exhibit, the *San Francisco Examiner* art critic deemed Bakos' work of the most interest and found Patterson "over-fond of full-toned color," but having "something more than an eye for the merely pictorial."[20]

[17] "Two Interesting One-Man Shows Coming to the Art Gallery," *Highland Park* (Texas), January, 1931, 1. Howard Ashman Patterson Press Archive. Hereafter, HASPA.
[18] *New York Herald* (Paris Edition), August 24, 1925, no page. HASPA.
[19] *Dallas Morning News*, January 4, 1931, no page. HASPA.
[20] *San Francisco Chronicle*, April 7, 1929, 10E.

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Patterson received higher praise a month later at a solo exhibit at the Kraushaar Galleries in New York, where 14 of his French period paintings were exhibited. The *New York American* critic pronounced Patterson "an artist of decided distinction both as craftsman and a colorist."[21] The *New York Times* awarded similar applause. Riding on his success, Patterson returned to Santa Fe and opened a one-man show at Bishop's Lodge in August 1931. It would turn out to be his last exhibit in Santa Fe.

Patterson reached his pinnacle in 1932, exhibiting 33 oil paintings and 22 watercolors at the Arts of Club of Chicago. The show received critical press. Basking in the praise, he decided to stay for a time in the Windy City while Elizabeth remained in Santa Fe with their two sons. She taught at the Santa Fe Country Day School on Palace Avenue and gave dance lessons at the house.[22] A separation followed at the end of the year, with divorce finalized ten years later.

Howard remarried, but with his second wife's death, he moved in with his brother in Hopewell, New Jersey. While he worked as a greeting card designer and fabric decorator, his artistic rainbow never reappeared. Howard Ashman Patterson, the once-promising painter, died in a nursing home near Ossining, New York, in 1970, at age 79.

Lydia M. Scranton (1872-1945)

Arriving after the Pattersons was Lydia M. Scranton, a Detroit resident and a Southwest summer painter. Trained at the Detroit Museum of Art and the Art Students' League of New York, Scranton set up a studio on a mesa overlooking in Colorado Springs, where she continued her studies at the Colorado Springs Art Academy.[23] She arrived in Santa Fe at the beginning of the Depression and lived intermittently at the house on Camino del Monte Sol with her niece, Dorothy Trevor. It is unclear who owned the house during Scranton's tenure, but other people of note — particularly photographer Ernest Knee — rented it over short spells. Scranton and her niece relocated to La Jolla, California, in 1938, where Lydia would pass in 1945. She doesn't appear to have exhibited in Santa Fe, and there is no trace of her work surviving.

---

[21] Patterson, "Howard Ashman Patterson," 6.

[22] *Santa Fe New Mexican*, September 24, 1932, 2.

[23] Biographical information on Scranton was gathered from various primary sources, including newspaper accounts, public records, city directories, and federal census enumerations.

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Normalizing the Camino

With Scranton's departure, the house, as with much the Camino, began to gentrify, with middle- to upper-class non-artists moving in. This trend was evident when Forrest and Bernice Sackett took possession of the property in the 1940s. Sackett, an expediter for a local plumbing and heating company, was followed by Richard C. Aspinwall, the assistant cashier of First National Bank of Santa Fe. The Condé Nast boom of the 1990s-2000s placed extreme pressure on the once-whimsical neighborhood, with new owners pushing for additions and guest casitas. It was during this period that one of the Cinco Pintores studios was demolished. Since then, there has been understandable concern about preserving the home studios of the early artists.

Evolution of Property

While not precise, aerial photographs, maps, and survey plats help establish a property's development.

The first reliable aerial from 1958 shows the outline of what appears to be a double garage, encompassing what is likely now the structure on the adjoining property (Figure 7). There are also seems to be a wall along the west side of the street, but the photo, because of its poor quality, provides few clues as to its construction.

A 1966 aerial presents a much clearer picture of both structures (Figure 8). Here, the double garage is clearly evident, as is the design of the Street Wall.

A 1978 plat shows that the double-garage was still standing at the time (Figure 9). As it does now, it shared a wall with a similar structure at the property to the north. The plat also records a street wall with an opening in the same location as it exists today.

Evaluation of Historical Status

Street Wall

While unlikely associated with either Shuster or Patterson, the wall, based on aerial photographs, is at least 50 years old. Its design complements other low street walls along Camino del Monte Sol.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Garage

Historically, the Garage consisted of two volumes, joined by a common wall. After 1978, the north half was altered and is now on the neighboring property. This significant alteration greatly affected its overall design and, therefore, its historic integrity. While the south half communicates its original function as a garage, it is an incomplete and erroneous picture.

The Garage was deemed a Noncontributing Structure as part of 2007 Historic Districts Review Board case (Case H#-07-40).

Coyote Fence

The construction era of this ephemeral display of latilla fence is unknown. Because of the rapid deterioration of untreated wood structures, it is doubtful it is of historical age.

Conclusion

Given the above considerations, the recommendation is to designate the Street Wall a Contributing Structure to the Downtown and Eastside Historic District. Due to its severe alteration, the recommendation is to maintain Noncontributing status for the Garage. No position is taken on the Coyote Fence.

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Illustrations

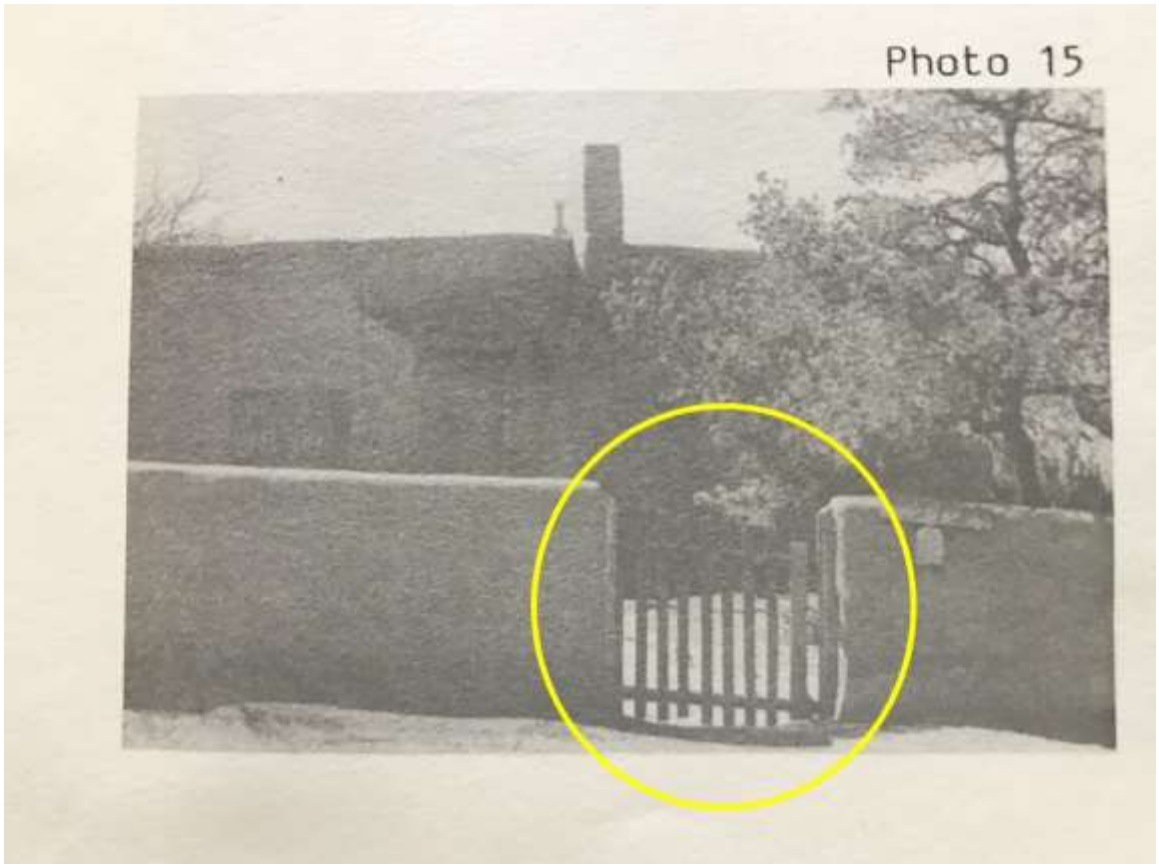

Figure 1: c.1984 photograph of Street Wall, showing a different entry gate. Note gate has ten vertical slats.
Source: Belshaw, *Camino del Monte Sol Architectural Survey* (1984): 31.

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Figure 2: c.1922 photograph of Camino artist studio homes.
Shuster House No. 1 is beyond the frame.
Note rough quality of architecture and absence of street walls.
Source: Robinson, *Los Cinco Pintores*, 1975.

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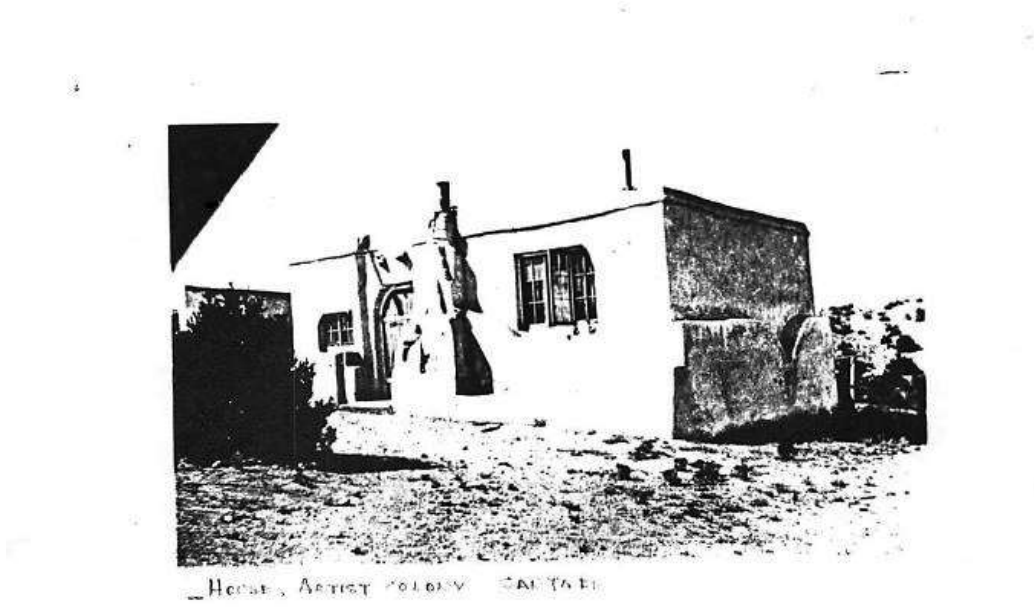

Figure 3: Photocopy of 1924 photograph.
Note absence of Street Wall.
Courtesy City of Santa Fe Historic Preservation Division.

Figure 4: Photocopy of 1927 photograph.
Note absence of Street Wall.
Courtesy City of Santa Fe Historic Preservation Division.

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Figure 5: c.1923 photograph of Howard Ashman Patterson in his Western phase, taken in Colorado before relocating to Santa Fe.
Courtesy Howard Ashman Patterson estate.

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Figure 6: c. 1930s ink sketch of Camino del Monte Sol.
Shuster House No. 3 pictured.
The sketch would have likely been made across the street from Shuster House No. 1, on William Penhollow Henderson's property.
Courtesy Howard Ashman Patterson estate.

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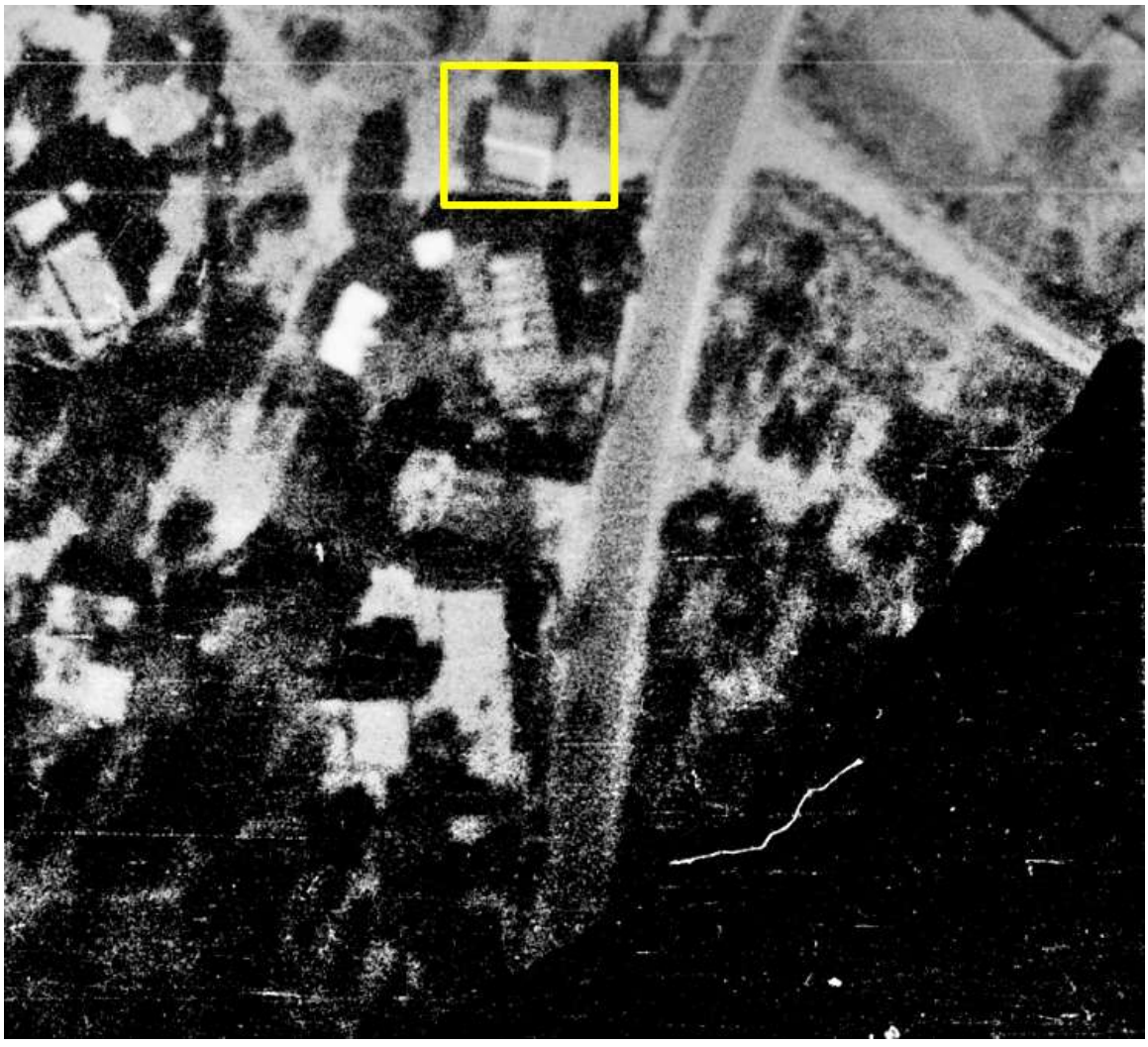

Figure 7: 1958 aerial photograph.
Double garage structure is present.
Courtesy New Mexico Department of Transportation.

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Figure 8: 1966 aerial photograph.
Double garage structure and Street Wall is present.
Courtesy New Mexico Department of Transportation.

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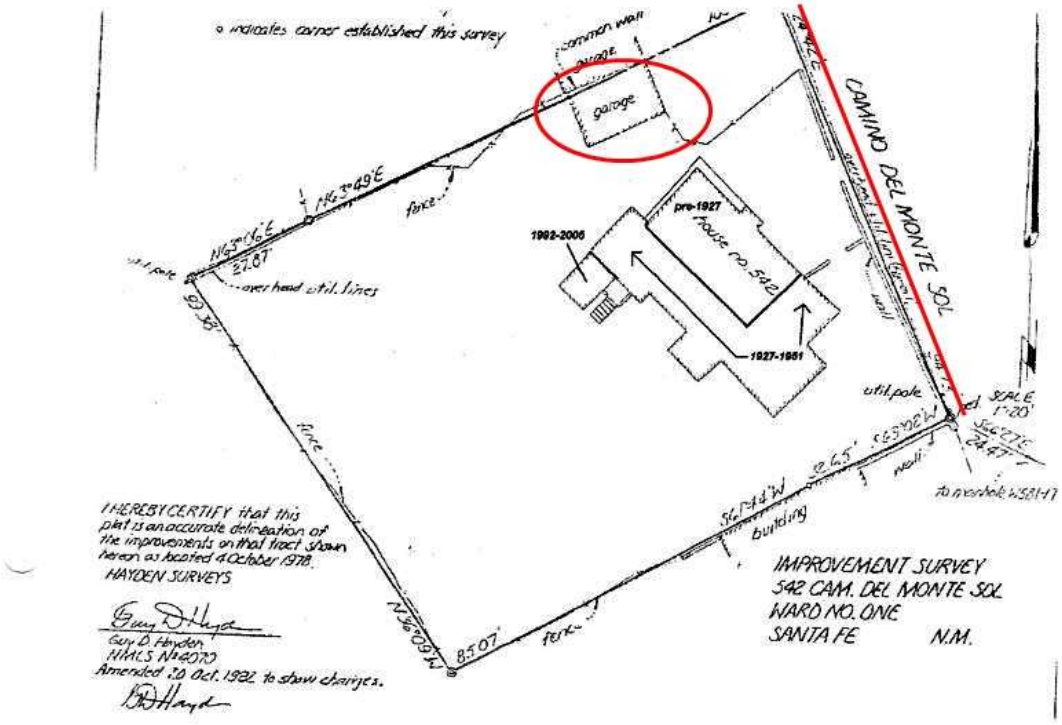

Figure 9: 1978 survey plat map.
Double garage is present.
Courtesy City of Santa Fe Historic Preservation Division.

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Survey Photographs

(All images taken by Sharon Joyce on October 20, 2020, unless otherwise noted)

Photo 1: Street Wall.
Camera facing southwest.

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Photo 2: Street Wall.
Camera facing northwest.

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Photo 3: Street Wall, entry gate.
Note gate has seven vertical slats.
Camera facing east.

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Photo 4: Garage - south and east elevations.
Note adjoining structure at north.
Camera facing northwest.

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Photo 5: Garage - west elevation.
Note adjoining structure at north.
Camera facing east.

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Photo 6: Garage - west elevation.
Camera facing up.

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Photo 7: Garage - south elevation.
Camera facing northeast.

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Photo 8: Garage - interior. Altered west section (top);
original east section (bottom).
Camera facing up.

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Photo 9: Coyote Fence.
Camera facing southwest.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992

H742

IDENTIFICATION

ADDRESS: 542 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER: 051600142

BUILDING NAME: Walter Mruk / H.A. Patterson

UTM REFERENCE EASTING NORTHING
ZONE 12 13

LEGAL DESCRIPTION:
TNSP 17 N RANGE 10 E SEC 30 NW 1/4 SW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:
____ ESTIMATE by 1928 ACTUAL
SOURCE(S) City Directory

BUILDING DATA

ARCHITECTURAL STYLE:
Spanish-Pueblo Revival

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

SURROUNDINGS:
residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:
X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:
____ YES X NO

WHAT TYPE?

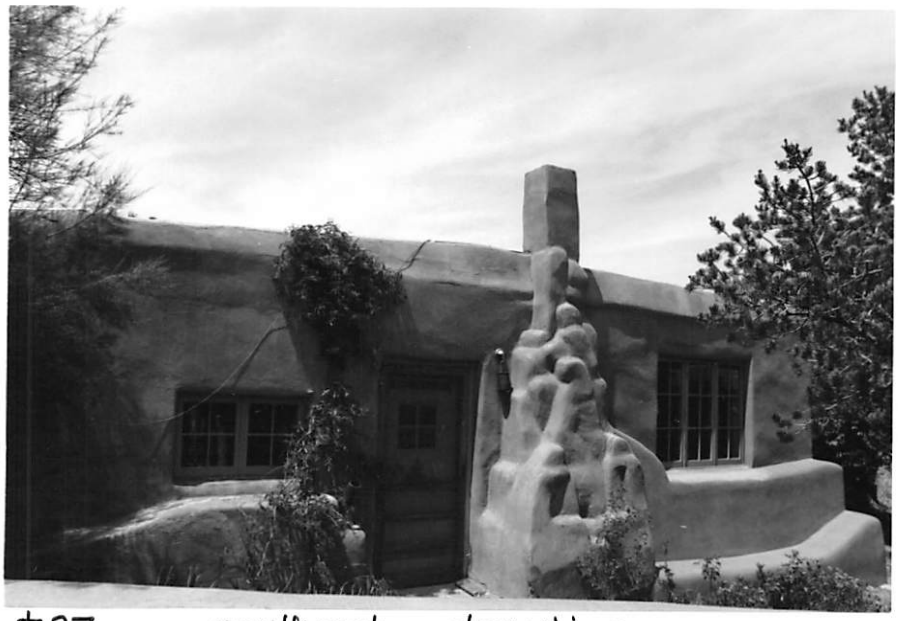
IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:
X MINOR ____ MODERATE
____ MAJOR
EXPLAIN: none evident

OVERALL CONDITION:
X EXCELLENT ____ GOOD
____ FAIR ____ DETERIORATED

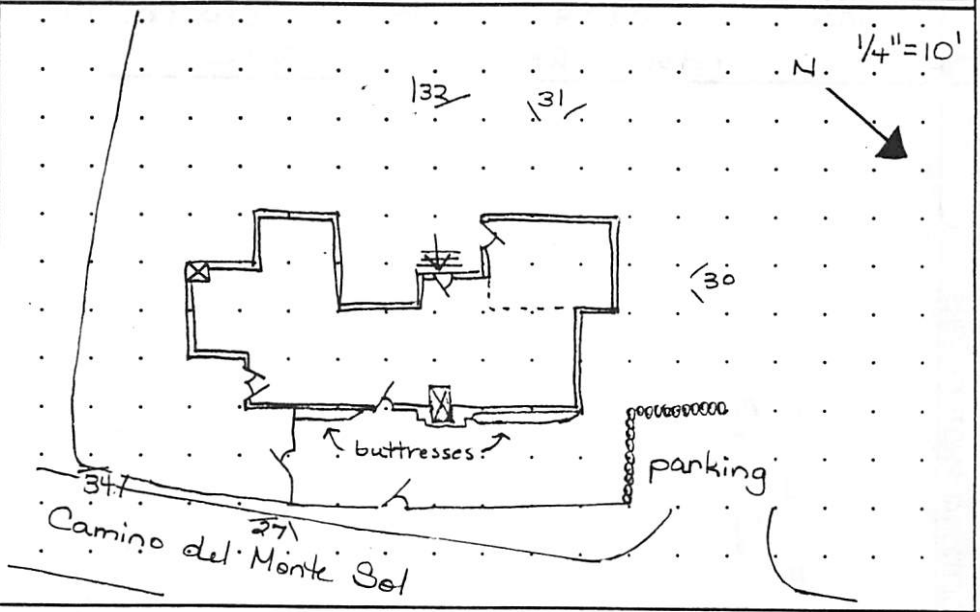
BUILDING THREATENED?
____ YES X NO

PHOTO



#27 northeast 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: Core HISTORIC DISTRICT
X SIGNIFICANT ____ CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 10/92 BY DB

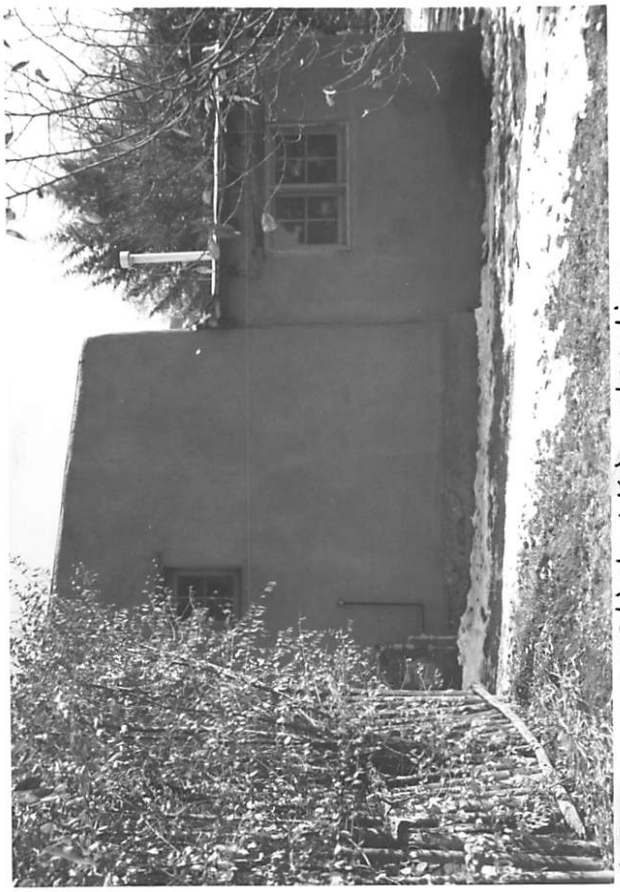
NEGATIVES WITH NMHPD ROLL #DB9 NEG # 27 TO ____
DB15 #30 TO 34

ARCHITECTURAL AND LANDSCAPE FEATURES

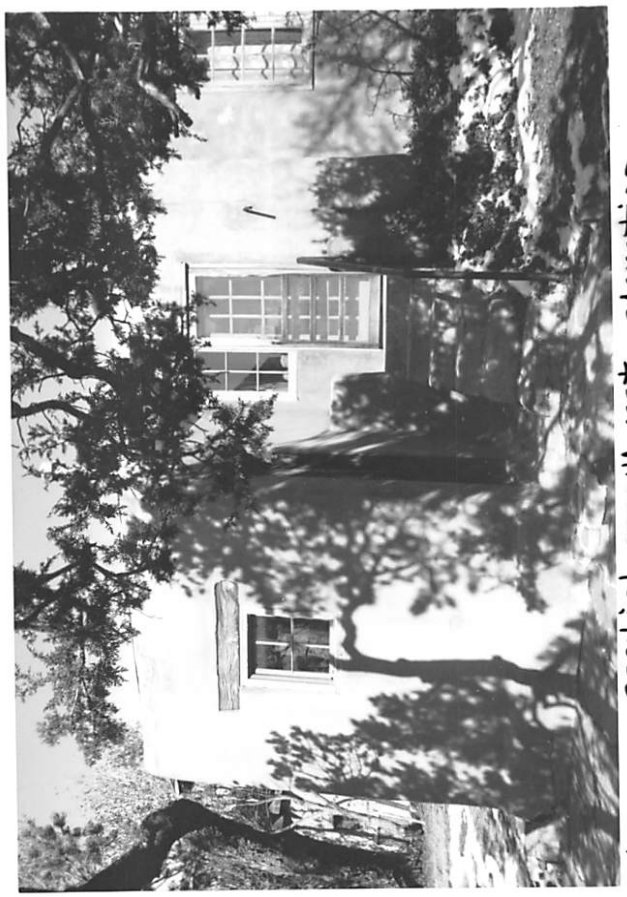
FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	adobe/stucco, buttressed below windows	
FOUNDATIONS	not visible	
DOORS	front (NE) – wood plank w/ 4 lights; top; wood french	
WINDOWS	4-light wood csmt, recessed; trio of 6-light wood csmt.; 3/4 DH WS	
PORTALES	———	
CANALES		
PORCHES	rear – small stoop, center	
BALCONIES		
ROOFS	flat with undulating parapet, lower flat-roofed section, rear	some patching on parapet, some chipped stucco
COURTYARDS		
FENCES/WALLS	low stucco wall w/ painted picket gate, NE (front); coyote N	
ARCH. DETAILS	trim painted blue; undulating parapet; sculpted appearance.;	sculpted masonry chimney is dominant feature.
OTHER		

COMMENTS Unable to contact owner, Barbara Bowman, for information. 983-7846

ADDITIONAL PHOTOGRAPHS



#30 partial NW elevation



#31 partial southwest elevation

IDENTIFICATION

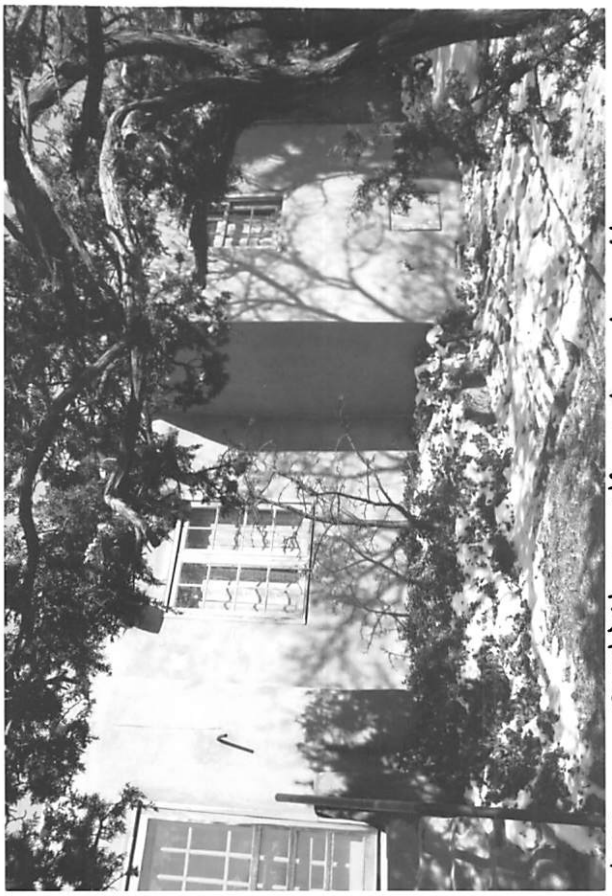
ADDRESS 542 Camino del Monte Sol

ID NUMBER 051600142

SURVEYED/RESEARCHED
DATE 10/92 BY DB

Plats show that property was owned by Applegate, then by artist Walter Mruk (1922), Chenowith (1926), and artist N.A. Patterson (1928). Photographer Ernest Knee occupied the house during 1936-1937. (city dir.) (Plats do not show house shape.)

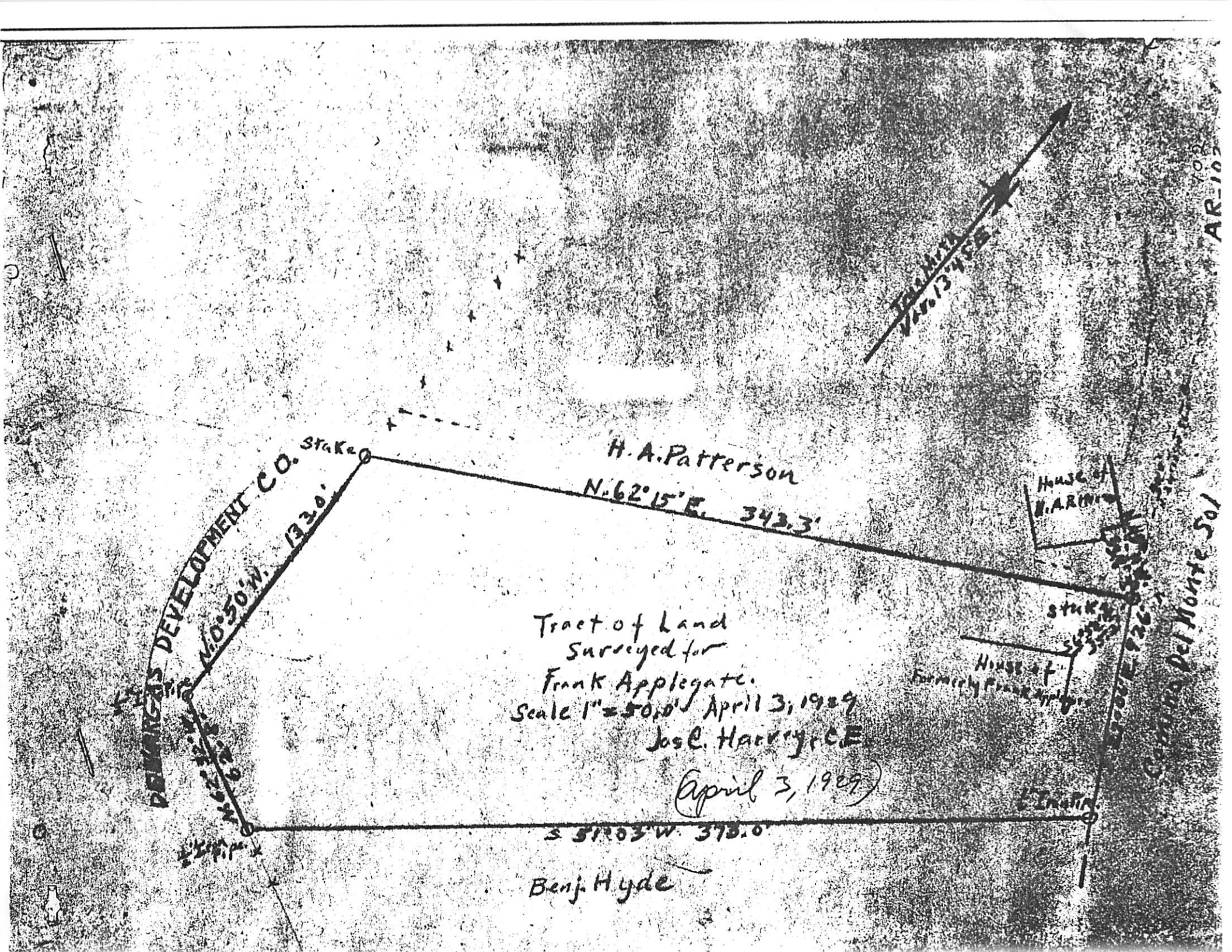
The large sculpture on the main facade dominates the building. House seems to be little changed.



#32 partial southwest elevation

#34 partial SE elevation

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



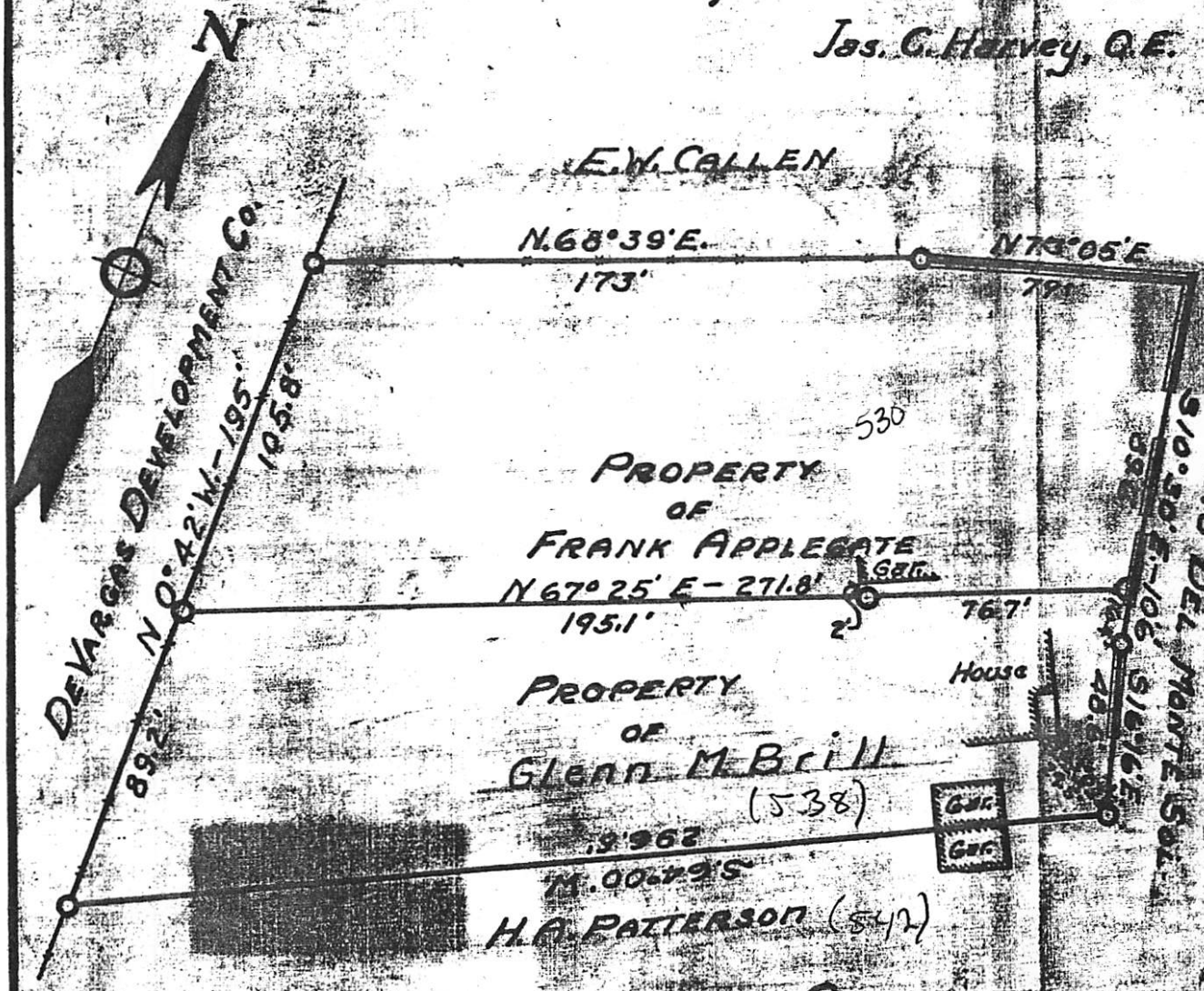
Stake
H. A. Patterson
N. 62°15' E. 343.3'
DEMARGAS DEVELOPMENT CO.
N. 0°50' W. 133.0'
House of H. A. Patterson
Stake
House of Formerly Frank Applegate
Camino Del Monte Sol
Tract of Land
Surveyed for
Frank Applegate.
Scale 1" = 50.0' April 3, 1929
Jos C. Harvey, C.E.
(April 3, 1929)
S 51°03' W. 373.0'
Benj. Hyde

TRACT of LAND
Surveyed for
FRANK APPLEGATE

Precinct No 3, Santa Fe, New Mex.

March 31, 1930 Scale 1" = 50'

Jas. C. Harvey, Q.E.

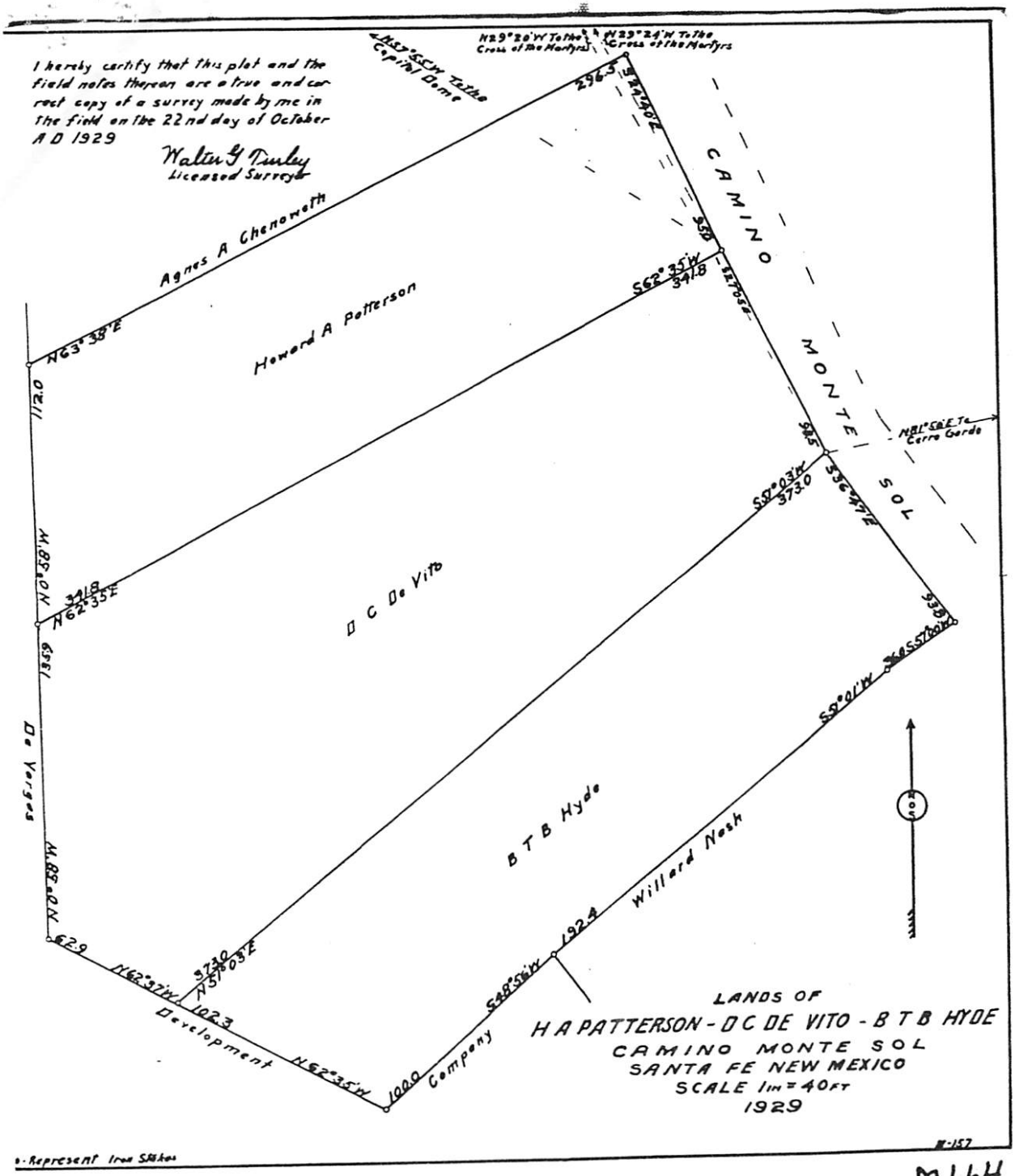


CERTIFICATE

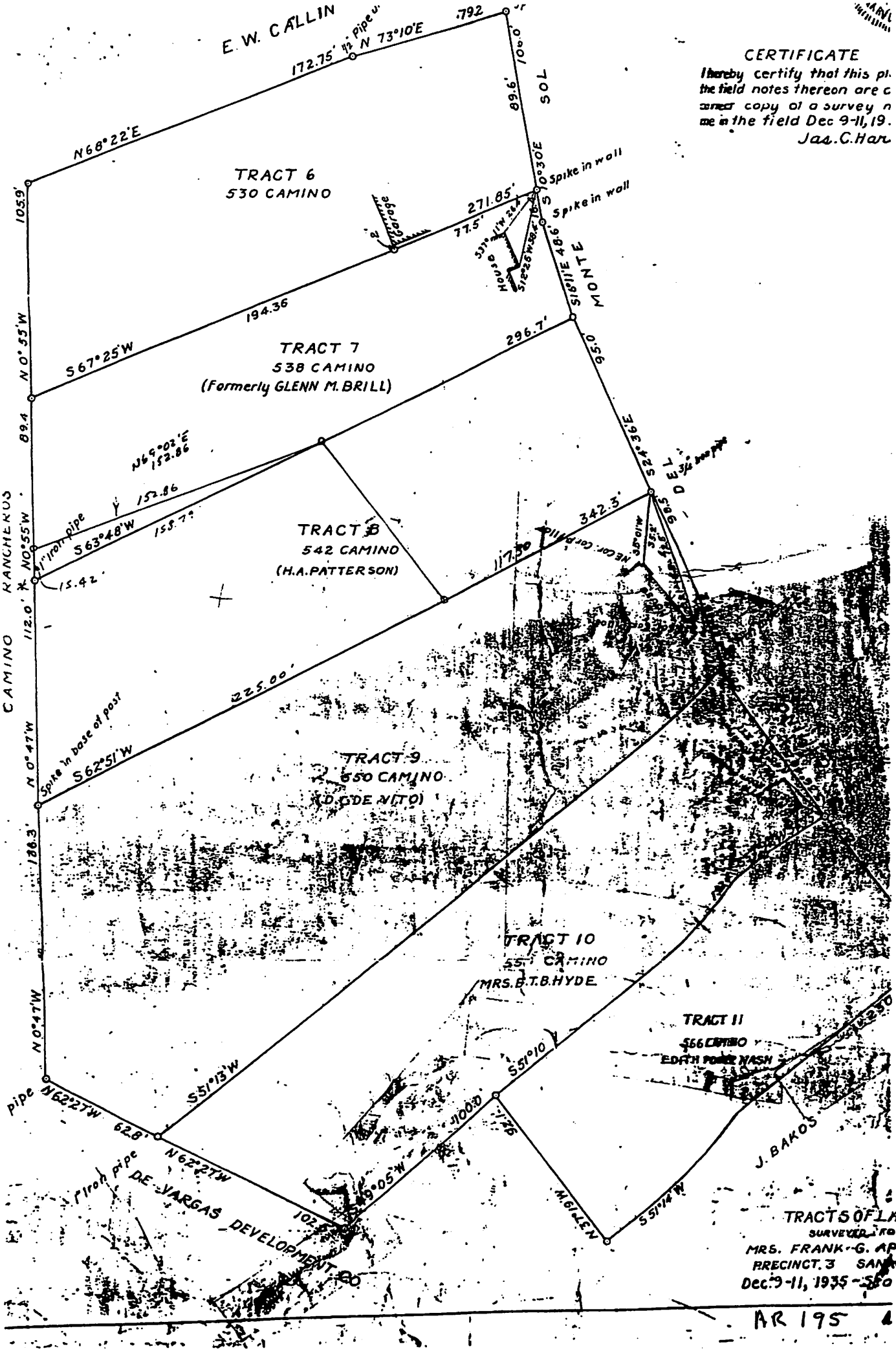
I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made in the field, under my supervision on March 29, 1930.

Jas. C. Harvey
Licensed Surveyor

Note: O Signifies 1/2" Iron Pipe


I hereby certify that this plot and the field notes thereon are a true and correct copy of a survey made by me in the field on the 22nd day of October A D 1929
Walter G Turley
Licensed Surveyor
N29°20'W To the Cross of the Martyrs
N29°24'W To the Cross of the Martyrs
N57°55'W To the Capitol Dome
296.5
S24°40'E
CAMINO MONTE SOL
Agnes A Chenoweth
Howard A Patterson
N63°38'E
112.0
S62°35'W
341.8
S27°05'E
N81°58'E To Cerro Gordo
S57°03'W
373.0
S36°47'E
N88°0'W
341.8
N62°35'E
D C De Vito
S57°01'W
De Vargas
B T B Hyde
Willard Nash
N88°0'W
62.9
N62°37'W
373.0
N51°03'E
102.3
Development
N62°35'W
100.0
Company
S48°56'W
192.4
LANDS OF
H A PATTERSON - D C DE VITO - B T B HYDE
CAMINO MONTE SOL
SANTA FE NEW MEXICO
SCALE 1in = 40ft
1929
M-157
o-Represent Iron Stakes

M664



CERTIFICATE

I hereby certify that this pl
the field notes thereon are c
correct copy of a survey n
me in the field Dec 9-11, 19.

Jas. C. Har

TRACTS OF LAND
SURVEYED FOR
MRS. FRANK G. Applegate
PRECINCT 3 SANTA Fe
Dec. 9-11, 1935 - [illegible]

AR 195

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 14-6-83 by mb	county Santa Fe	ID no. 051600142
field map Santa Fe, N.M.	number 1	UTM reference zone 12 13 easting	northing

location description: 542 Monte Sol

city/town: Santa Fe

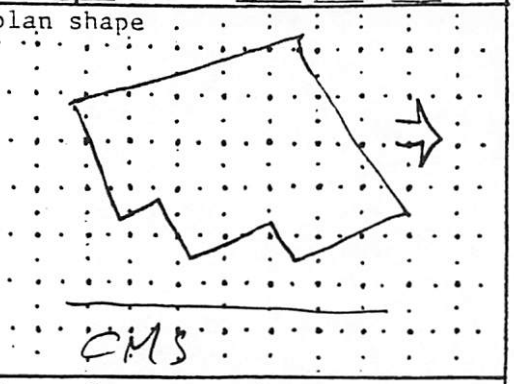
land grant/reservation: ~~land grant/reservation~~

building name: ~~Will Shuster~~ *. Shuster (#3)

legal description: tnsp 17 N S range 9 E W sec 30 NW¼ SW¼

film roll by mb no. 8	negative nos. ~~HPB~~ 20,21	loc. of neg. HPB

plan shape



date of construction: Pre 1928 estimate _____ actual

source: City Directory

use
present: residential
other: _____
historic: residential
other: _____

condition
___excellent X good
___fair ___deteriorating

degree of remodeling
X minor ___moderate ___major
describe:

style ~~Stucco~~ Pueblo Revival	foundation material Not vis
	wall material/surface Stucco

architectural features
4 lite
Windows - 6 lite w casement - green trim - lintels concealed
F. doors w screen S. — lintels over
Entry door - wood plank w offset 4 lite window - brass knocker
large iron hinges
Chimney - masonry - highly sculpted in front
one other chimney visible

surroundings: Residential

relationship to surroundings
X similar ___not similar

district potential
X yes ___no

significance
___eligible X of interest ___none
if eligible, why?

comments
(wall)
hedge
wire fence
wood fence
landscape
street trees
stone curb
0 setback
acequia
Streetscape

~~2nd house~~ After divorce 1st
Appears to be Shuster's ~~2nd~~ 3rd house

associated buildings? ___yes
what type?

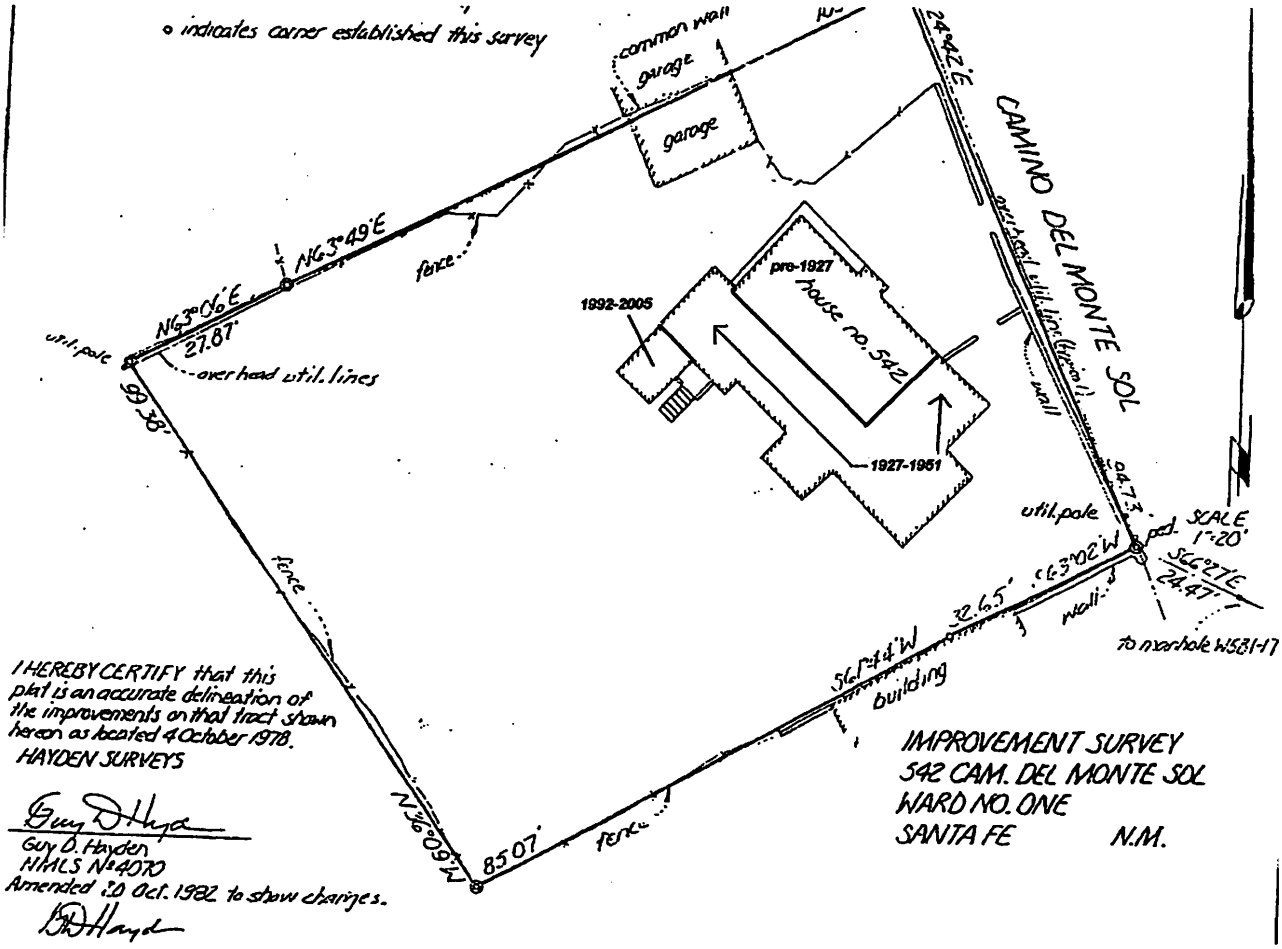
if inventoried, list ID nos.

see back? ___yes

ATTACHMENT FOR HISTORIC BUILDING INVENTORY FORM

542 Camino Del Monte Sol ID No. 051600142/H742

Prepared by Ragins Research and Planning April 2006



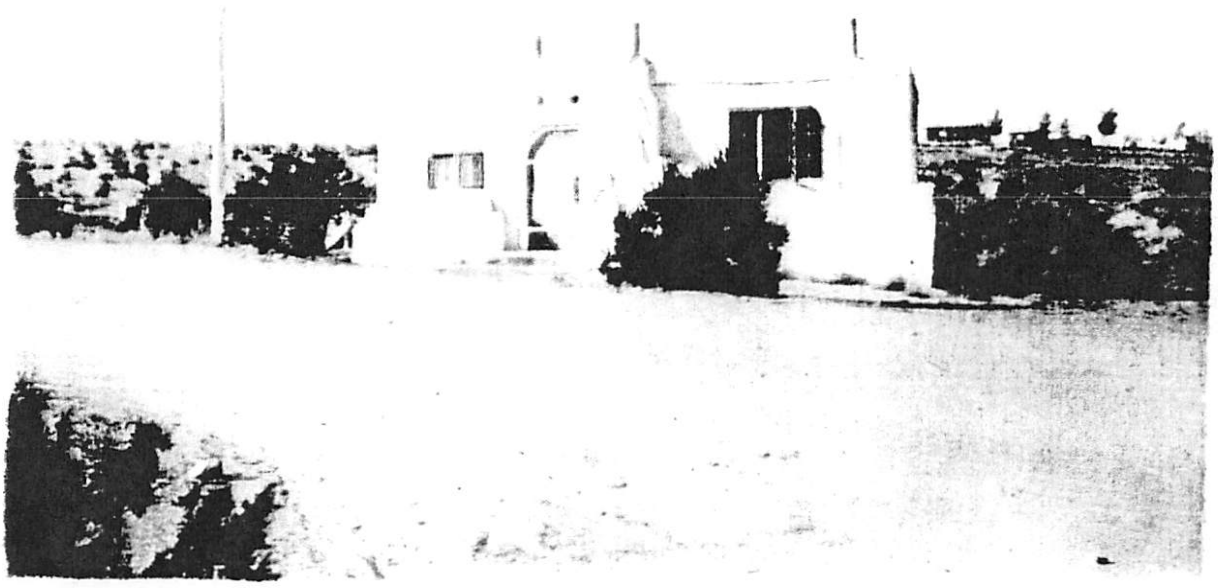
The existing footprint of the residence at 542 Camino del Monte Sol is the result of at least 3 phases of construction.

The original house dates from prior to December 1927 as evidenced in the attached photograph dated December 1927 [source: Carolyn Sigstedt, previous owner].

A 1951 aerial photograph of the city reflects the building with the second phase of construction [wrapping addition on the south and west side, source: SF City Planning Office]. This same configuration is marginally visible on the NM DOT 11-10-58 aerial photograph [marginal due to heavy tree coverage].

Santa Fe County Orthophotos confirm that the addition at the building's northwest corner dates from after 1992 and prior to 2005.

THIS INFORMATION IS PROVIDED TO AUGMENT THE 10/1992 HISTORIC BUILDING INVENTROY FORM ON FILE AT THE SANTA FE CITY PLANNING OFFICE.



Home of Mr + Mrs. Howard Patterson
542 Camino del Monte Sol
December 1927

8732

BELSER COLLECTION

Towns - Santa Fe, Private homes
Print 2-1/2x4, towns, Santa Fe file

Artist's studio on Camino del Monte Sol, 1924.

~~Fremont Ellis' house.~~ Walter Mruk

See: BOX #6, FOLDER #7

542 Camino del Monte Sol

_House, Artist Colony Santa Fe

K I N S E Y A R C H I T E C T U R E

3600 Cerrillos Road #205 Santa Fe, NM 87507

phone 505 469-5396

December 29, 2020

City of Santa Fe
Historic Preservation Section
200 Lincoln Ave.
Santa Fe, NM 87504-0909

PROPOSAL LETTER
RE: 542 Camino del Monte Sol

Daniel Schwab,

There are NO changes proposed to the existing Spanish-Pueblo Revival style home that dates from prior to 1928 and is located in the Downtown & Eastside historic district and is designated as Significant. Nor are any changes proposed to the existing Studio building.

This proposal is to replace (2) existing yard gates, replace an existing coyote side fence with a stucco yard wall, and replace existing garage doors with windows. There is no change in the building area or building footprint.

The existing small 4'x4' front yard gate provides little security (open slats) and is structurally unsound and drags the grounds because it is no longer plumb and square. The new proposed refurbished gate is 4'x 6'-8" with a stucco top and an exposed header and exposed side jambs (see elev. 1B/Sht. A-3). The proposed solid wood gates will be stained Sherwin Williams 3524 chestnut and the stucco top and stucco sides will match the existing yard wall stucco color El Rey desert rose & provide more security.

The existing small 3'x4' side gate also provides little security (open slats) and is structurally unsound and drags the grounds because it is no longer plumb and square. The new proposed refurbished gate is 3'x 4'-6" with exposed

side jambs (see elev. 2B/Sht. A-3). The proposed solid wood gates & side jambs will be stained Sherwin Williams 3524 chestnut & also provide additional security.

The existing 4’-6” high coyote side fence along the drive way will be removed and replaced with a proposed stucco yard wall of the same height (see elev. 2B/Sht. A-3). The proposed stucco yard wall will match the adjacent existing yard wall stucco color El Rey desert rose. This design, along with the proposed gate, will provide further security.

Lastly, the existing outswing garage doors are no longer functional and are causing a drainage problem that is flooding the garage each time it rains. The driveway is sloped down into the garage doors. Further exacerbating the flooding issue is the finish floor of the garage is at approx. 1’-6” below the height of the driveway. To remedy this situation, it is proposed that the existing garage doors be replaced with high windows and the remaining garage door opening to be in-filled with a stuccoed El Rey adobe concrete block wall and waterproofing. The new windows will be (4) 2’x2’ refurbished single pane wood windows. Window color to match existing window color Sherwin Williams 6937 teal.

Sincerely,

Carlos Kinsey
Kinsey Architecture
info@kinseyarchitecture.com
3600 Cerrillos Road, #205
Santa Fe, NM 87507
Ph. (505) 469-5396

K I N S E Y A R C H I T E C T U R E

3600 Cerrillos Road #205 Santa Fe, NM 87507

phone 505 469-5396

January 13, 2021

City of Santa Fe
Historic Preservation Section
200 Lincoln Ave.
Santa Fe, NM 87504-0909

EXCEPTION LETTER - Garage
RE: 542 Camino del Monte Sol

Daniel Schwab,

1. Does not damage the character of the district:

There is NO change to the existing Significant designated home and NO change in the building or site footprint. The proposed changes use the same architectural vocabulary, style, & materials as the majority of homes and garages in the existing neighborhood. The existing non-functional garage has a pair of out swinging doors that are no longer operational. To provide security and light, high windows are proposed to replace the existing garage doors. The proposed new windows will be (4) 2'x2' refurbished single pane true divided lite windows. Window color to match existing window color Sherwin Williams 6937 teal.

2. Are required to prevent a hardship to the applicant or an injury to the public welfare:

The existing garage doors are definitely creating a hardship for the applicant. The existing outswing garage doors are no longer functional and are causing a drainage problem that is flooding the garage each time it rains. The driveway is sloped down into the

garage doors. Further exacerbating the flooding issue is the finish floor of the garage is at approx. 1’-6” below the height of the driveway. To remedy this situation, it is proposed that the existing garage doors be replaced with high windows and the remaining garage door opening to be in-filled with a stuccoed El Rey adobe concrete block wall and waterproofing. The new windows will be (4) 2’x2’ refurbished single pane true divided lite wood windows.

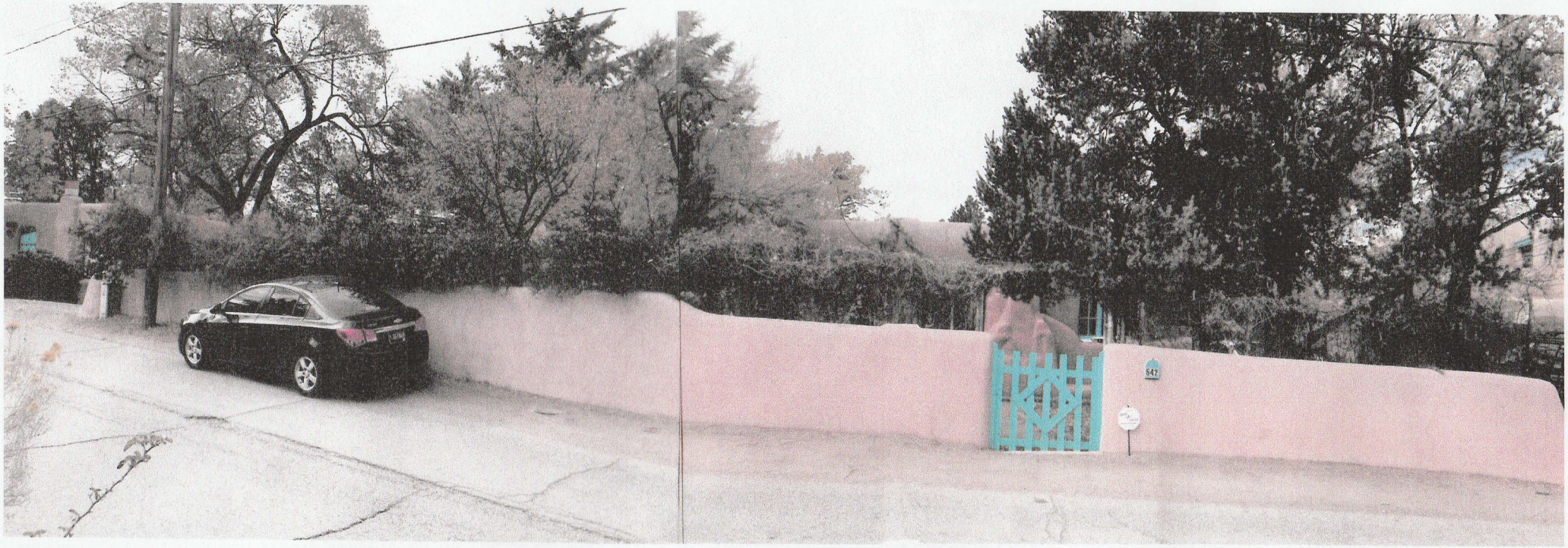
3. Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts:

Replacing the garage doors with historic refurbished wood windows in the same color & style as the windows on the main historic house maintains the unique historic character of the Downtown & Eastside district and city. It is essential for our historic neighborhoods and homes to function and adapt to changing and future needs or they risk become historic artifacts instead of the living vibrant homes they were always intended to be. This is how we preserve history by making it functional and relevant now and into the future.

Sincerely,

Carlos Kinsey
Kinsey Architecture
info@kinseyarchitecture.com
3600 Cerrillos Road, #205
Santa Fe, NM 87507
Ph. (505) 469-5396

542 CAMINO DEL MONTE SOL



EAST ELEVATION

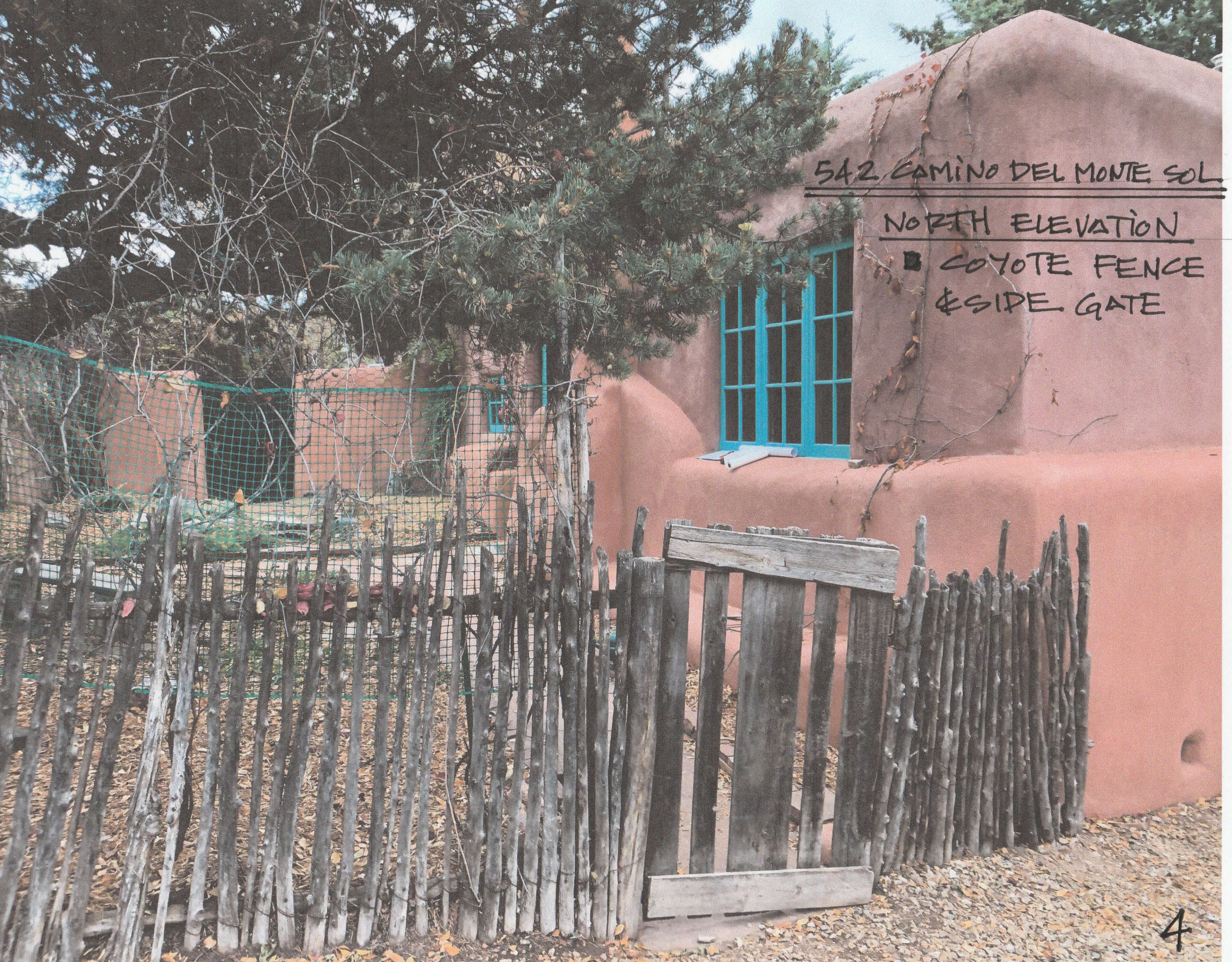
(STREET FRONT ELEV.)

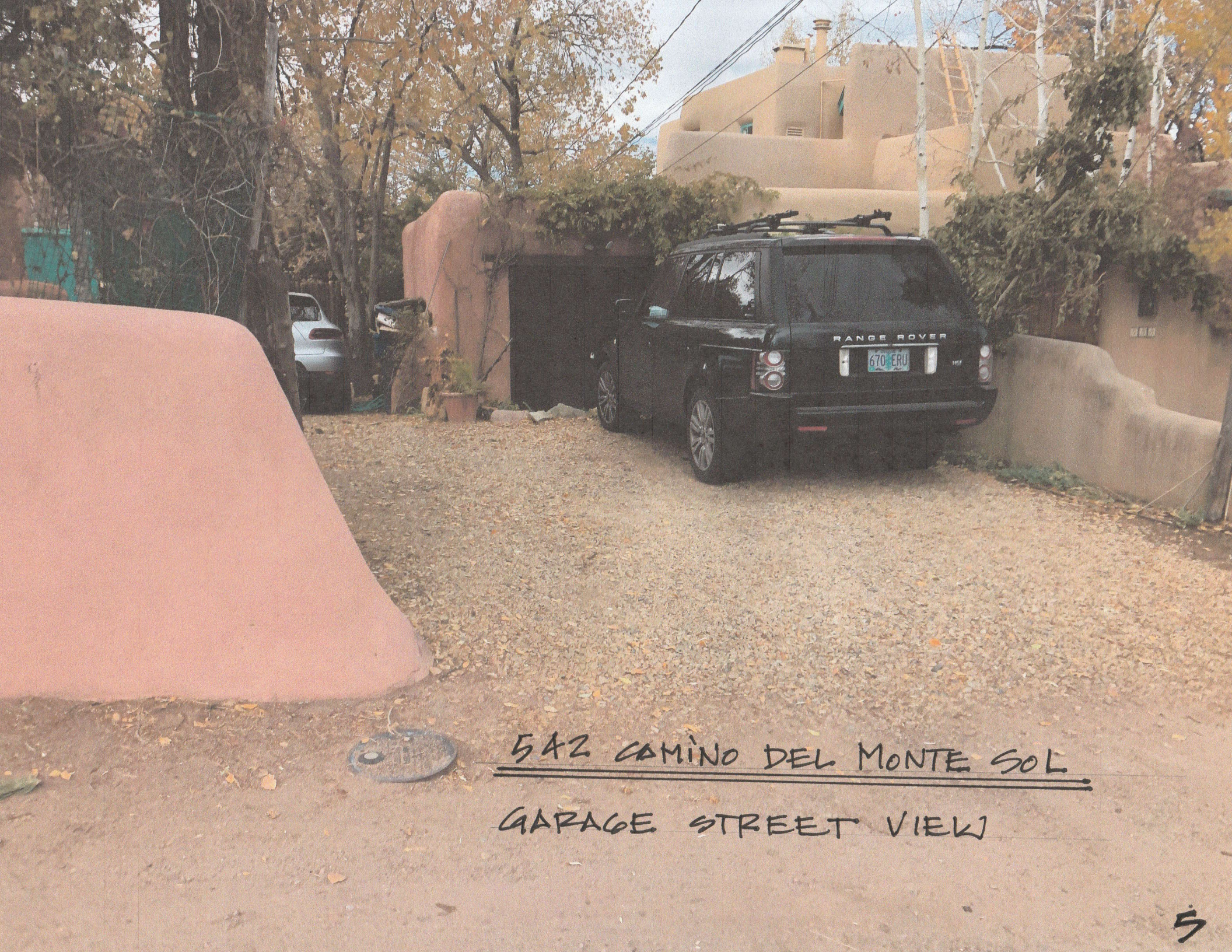
542 CAMINO DEL MONTE SOL

EAST ELEVATION - FRONT GATE

542 CAMINO DEL MONTE SOL

NORTH ELEVATION - COYOTE FENCE


542 CAMINO DEL MONTE SOL
NORTH ELEVATION
COYOTE FENCE
& SIDE GATE



542 CAMINO DEL MONTE SOL

GARAGE STREET VIEW

542 CAMINO DEL MONTE SOL
GARAGE -
FRONT ELEV.

542 CAMINO DEL MONTE SOL

El Rey® Stucco Solutions for the Southwest

sea

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Distributor Locator
Medallion Applicator Locator

- Specifications
- Details
- Warranty
- Tech Support
- Literature
- Color Charts
- Textures
- **Green/LEED**

Color Charts

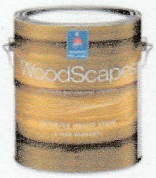
Premium Stucco Finish Colors

Cameo 102 (67)	Colonial White 100 (76)	Madera 212 (24)	Candlelight 90 (75)	Hacienda 127 (52)
Cream 128 (70)	Ivory 129 (70)	La Morena 197 (19)	Soapstone 30 (66)	Fawn 117 (45)
Palomino 119 (55)	Navajo White 101 (71)	Sandalwood 121 (56)	Straw 122 (42)	Buckskin 106 (35)
Kokanee 108 (54)	Sand 103 (52)	Denim 107 (44)	Sahara 135 (35)	Adobe 116 (24)
Suede 118 (38)	Bamboo 105 (47)	Ash 110 (64)	Soft Rose 80 (60)	Cottonwood 115 (32)

EXISTING GARAGE COLOR (MATCH) → Adobe 116 (24)

EXISTING YARD WALL COLOR (MATCH) → Soft Rose 80 (60)

542 CAMINO DEL MONTE SOL



WoodScapes Exterior Polyurethane Semi-Transparent House Stain

Stain Color

WoodScapes Exterior Polyurethane Semi-Transparent House Stain is available in 24 colors. Tintable in a wide array of colors for ultimate design flexibility and color matching - please visit your neighborhood Sherwin-Williams Store.

Select a Color

SW 3501 Redwood Exterior	SW 3502 Mission Wall Exterior	SW 3503 White Birch Exterior	SW 3504 Woodridge Exterior	SW 3505 Yankee Barn Exterior	SW 3507 Riverwood Exterior
SW 3508 Covered Bridge Exterior	SW 3509 Baja Beige Exterior	SW 3511 Cedar Bark Exterior	SW 3512 Cider Mill Exterior	SW 3513 Spice Chest Exterior	SW 3518 Hawthorne Exterior
SW 3520 Ficus Exterior	SW 3521 Crossroads Exterior	SW 3522 Banyan Brown Exterior	SW 3524 Chestnut Exterior	SW 3530 Moss Olive Exterior	SW 3531 Blue Shadow Exterior
SW 3532 Hill Country Exterior	SW 3533 Leeward Exterior	SW 3535 Foliage Exterior	SW 3540 Mountain Ash Exterior	SW 3541 Harbor Mist Exterior	SW 3542 Charwood Exterior

PROPOSED GATES STAIN COLOR

542 CAMINO DEL MONTE SOL

Created with

SHERWIN-WILLIAMS COLORSNAP® | VISUALIZER

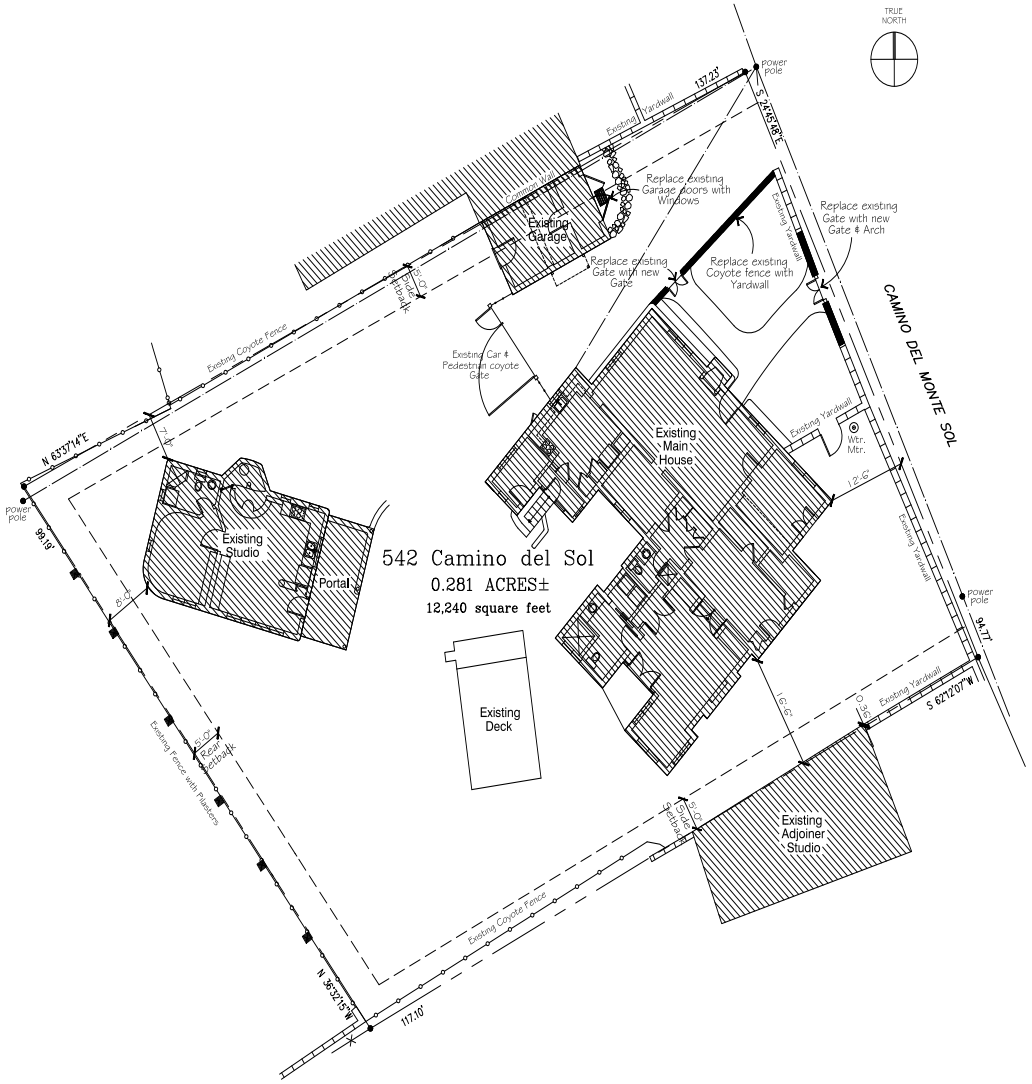
SW 6758 Aqueduct	SW 6764 Swimming
SW 6749 Embellished Blue	SW 6750 Waterfall
SW 6937 Tantalizing Teal	SW 6751 Refresh
SW 6757 Tame Teal	SW 6950 Calypso

SHERWIN-WILLIAMS.

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools.

EXISTING WINDOW COLOR (MATCH)



1 SITE PLAN

From "Boundary Survey Plat for Frank W. Clifford and Barbara C. Anderson" 542 Camino del Monte Sol, City of Santa Fe, Santa Fe County, New Mexico projected Section 30, T.17 N, R.10 E., N.M.P.M. as shown on Plat of Survey filed in the Office of the Santa Fe County Clerk, on April 19, 2005, in Plat Book 585, Page 026, as Document No. 1376,185.

Vicinity Map

City of Santa Fe N.T. S

Index to Drawings:

C-1 SITE PLAN
A-1 EXISTING PLAN
A-2 PROPOSED PLAN
A-3 EXIST. & NEW EXTERIOR ELEVATIONS

Code Information:

Occupancy: Single Family Dwelling
5B Construction

Note: Project shall comply with the 2009 IRC as ammended by the state of New Mexico construction industries division referred to as the 2009 New Mexico Residential Building Code

Project shall comply with the new:
Residential Green Code for "Remodeling of Functional Areas and Small Additions"
- Chapter 12 -

Historic District:

Downtown and Eastside
Significant - Main House
Verify status from 1.12.2021 hearing - Garage
Verify status from 1.12.2021 hearing - Yardwalls

Zoning:

Zoned RC-8
City of Santa Fe
Santa Fe, NM.

12,240 sq.ft. (0.281 acres)

Existing Lot Coverage: 24% (No Change)
Existing Heated Area: 2,741 (No Change)
Existing Roofed Area: 2,888 (No Change)

Max. Allowable Height: No Change

Front Setbacks: 0'-0" with yardwall
(or 7'-0" without)

Rear Setbacks: 5'-0" with yardwall
(or 15'-0" without)

Side Setbacks: 5'-0"

Yardwall allowable Height: 4'-6" high
(Determined by Historic Review Board)

NO CHANGE IN BUILDING FOOTPRINT !!!

NO CHANGE IN BUILDING AREA !!!

SCALE: 1"= 10'

0 5' 10' 20' 30'

Architect:
STATE OF NEW MEXICO
CARLOS A. KINSEY
No. 3388
REGISTERED ARCHITECT

KINSEY
ARCHITECTURE + CONSTRUCTION
3600 Cerrillos Road. Unit 205
Santa Fe, NM. 87507
505.469.5396

REMODEL for
CHOCK RESIDENCE
Santa Fe, NM 87501
542 Camino del Monte Sol

REMODEL

Date
DEC. 29, 2020

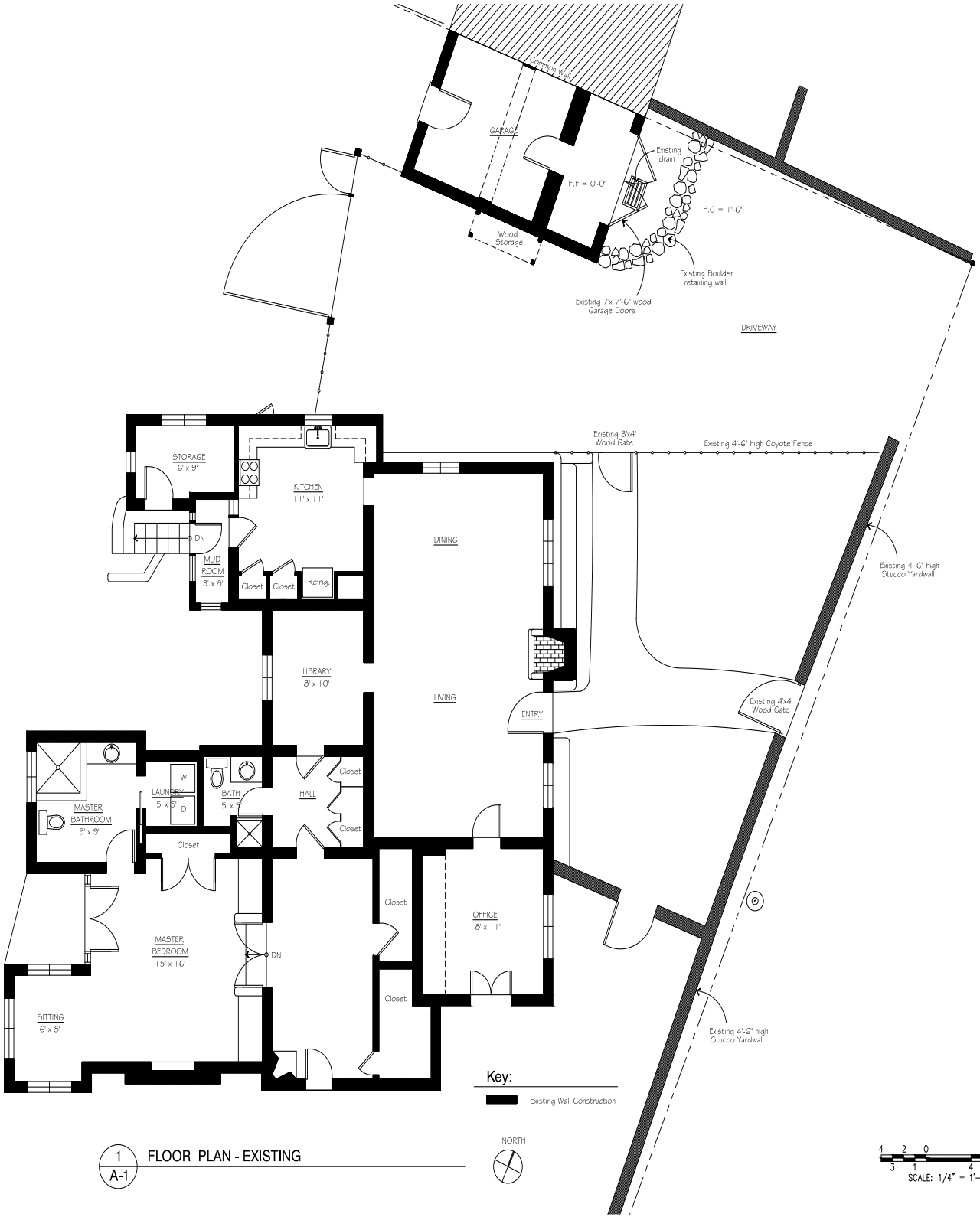
Revised:

Drawn by CK
Checked by CK

Sheet Title
SITE PLAN

Scale:
1:10

Sheet No.
C-1



1 / A-1 FLOOR PLAN - EXISTING

Architect:

STATE OF NEW MEXICO
CARLOS A. KINSEY
No. 3388
REGISTERED ARCHITECT

KINSEY
ARCHITECTURE + CONSTRUCTION
3600 Cerrillos Road, Unit 205
Santa Fe, NM. 87507
505.469.5396

REMODEL for
CHOCK RESIDENCE
542 Camino del Monte Sol Santa Fe, NM 87501

REMODEL

Date
DEC. 29, 2020

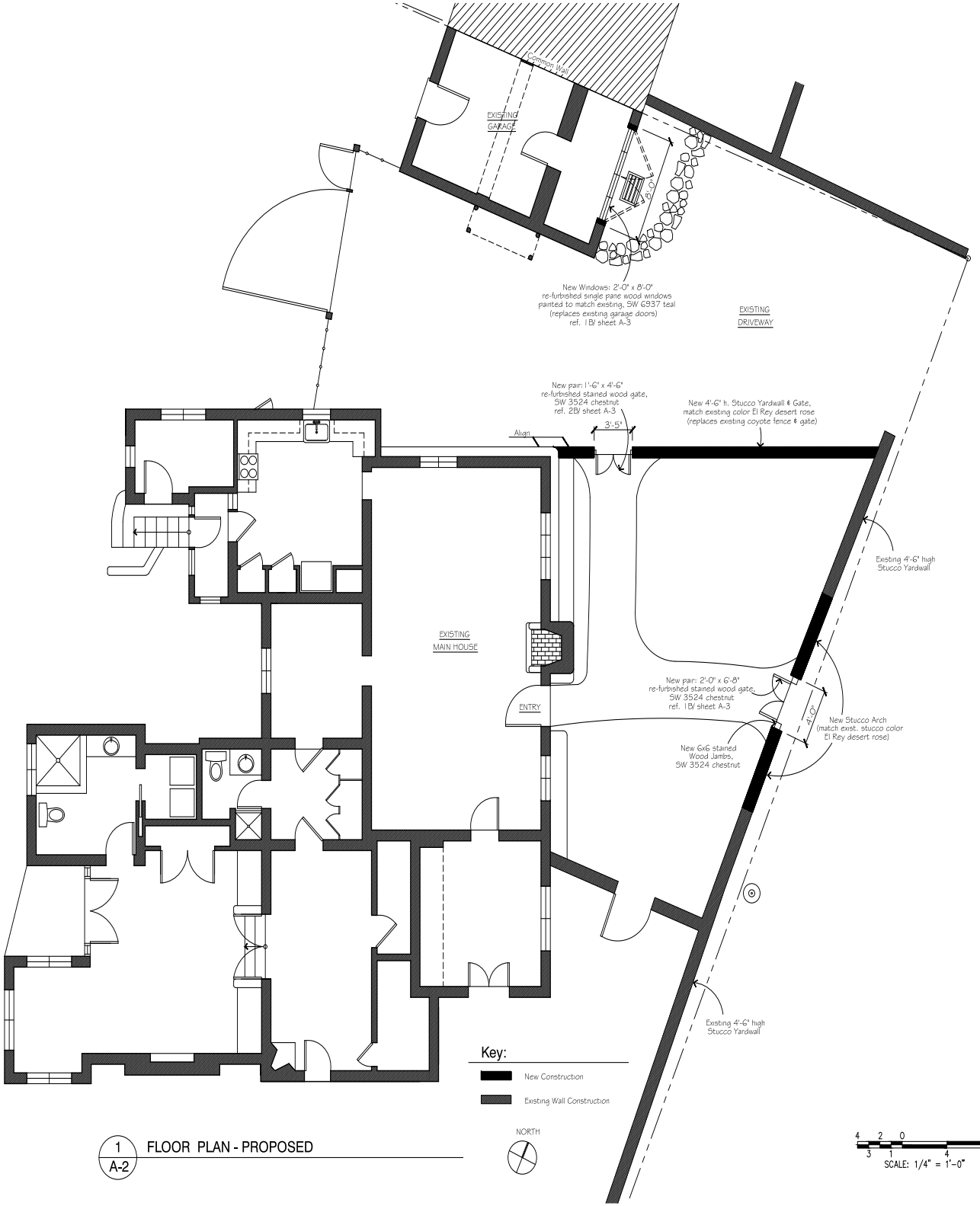
Revised:

Drawn by CK
Checked by CK

Sheet Title
EXISTING PLAN

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

Sheet No.
A-1



1 / A-2 FLOOR PLAN - PROPOSED

Architect:

STATE OF NEW MEXICO
CARLOS A. KINSEY
No. 3388
REGISTERED ARCHITECT

KINSEY
ARCHITECTURE + CONSTRUCTION
3600 Cerrillos Road, Unit 205
Santa Fe, NM. 87507
505.469.5396

REMODEL for
CHOCK RESIDENCE
542 Camino del Monte Sol Santa Fe, NM 87501

REMODEL

Date
DEC. 29, 2020

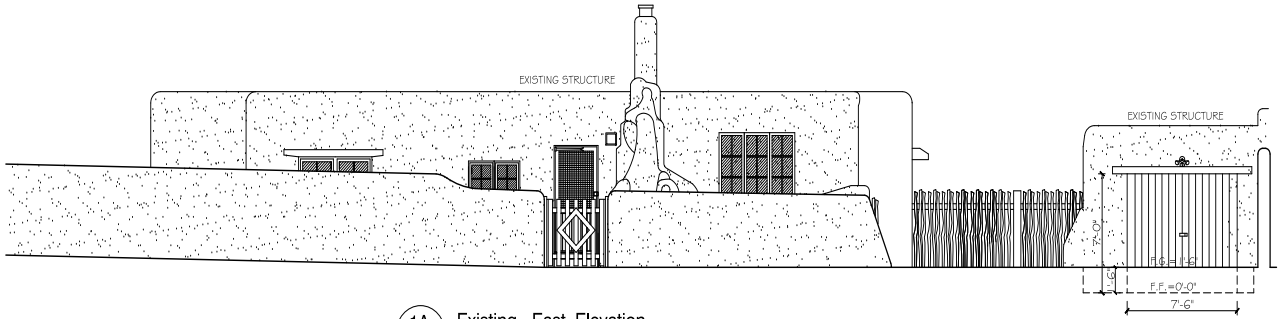
Revised:

Drawn by CK
Checked by CK

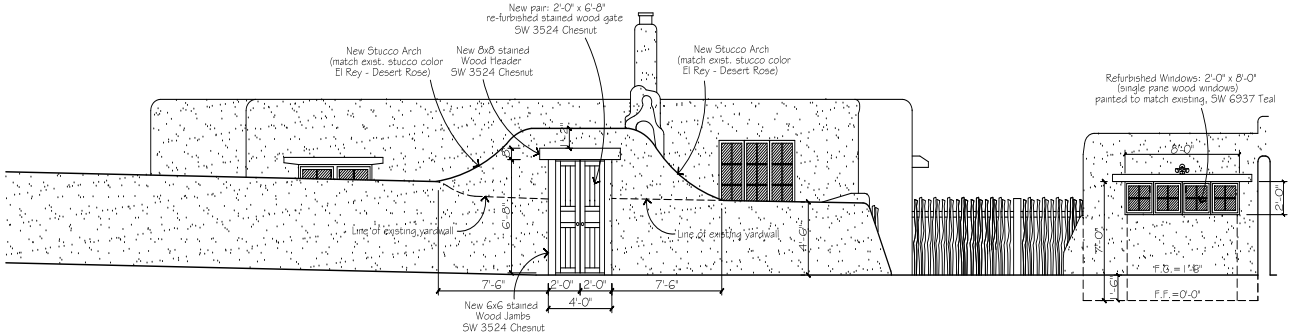
Sheet Title
PROPOSED PLAN

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

Sheet No.
A-2



1A Existing - East Elevation
(Front Elevation)



1B PROPOSED - East Elevation
(Front Elevation)

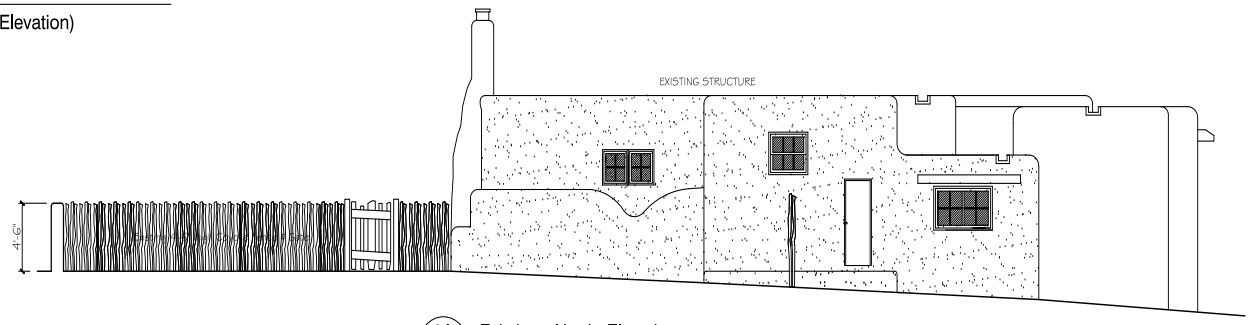
NOTE:

NEW GATES COLOR TO BE:
Stained SW3524 Chesnut

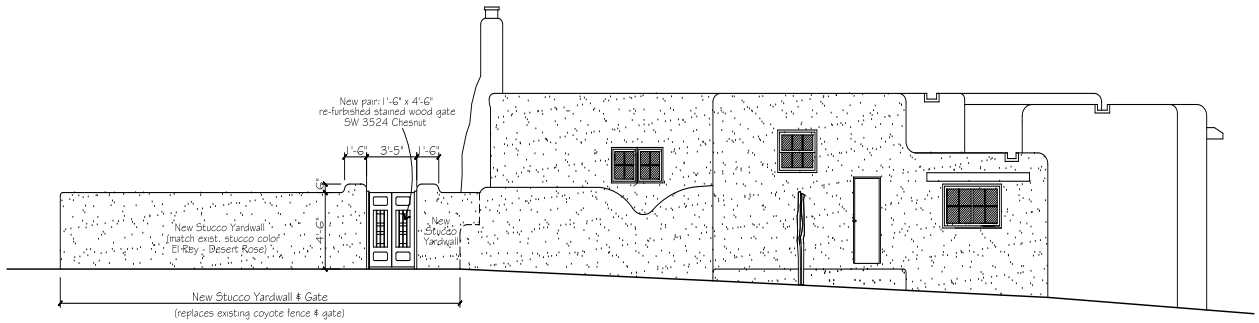
NEW YARDWALL STUCCO COLOR:
to match existing color El Rey - Desert Rose

NEW GARAGE STUCCO COLOR:
to match existing color El Rey - Adobe

NEW WINDOW STUCCO COLOR:
to match existing color SW 6937 Teal



2A Existing - North Elevation
(Side Elevation)



2B PROPOSED - North Elevation
(Side Elevation)

4 2 0 8 FT
3 1 4
SCALE: 1/4" = 1'-0"

Architect:
STATE OF NEW MEXICO
CARLOS A. KINSEY
No. 3388
REGISTERED ARCHITECT

KINSEY
ARCHITECTURE + CONSTRUCTION
3600 Cerrillos Road, Unit 205
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REMODEL for
CHOCK RESIDENCE
542 Camino del Monte Sol Santa Fe, NM 87501

REMODEL

Date
DEC. 29, 2020

Revised:

Drawn by CK
Checked by CK

Sheet Title
EXISTING & PROPOSED EXTERIOR ELEVATIONS
Scale:
1/4"=1'-0"

Sheet No.
A-3