City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
FEBRUARY 23, 2021
5:30 PM
ATTEND VIRTUALLY

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:

Attendance: In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, and the ban on public gatherings in excess of those permitted in the current public health order, Historic Districts Review Board meeting will be held virtually.

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/83191941803?pwd=NWpIL0Q1ai9sSjY1aFhFNWdHdXdLQT09 and use password: **348336**.

Attending Zoom by Phone: Members of the public can attend the Zoom meeting by phone by dialing:
US: **(253) 215-8782** or **(346) 248-7799** or **(929) 205-6099**
Webinar ID: **831 9194 1803.**

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

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

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES:

1. February 9, 2021

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case #2020-002818-HDRB. 324 McKenzie Street.
2. Case #2020-002983-HDRB. 209 Delgado Street.
3. Case #2021-003048-HDRB. 105 Calle La Pena.
4. Case #2021-003057-HDRB. 107 South Armijo Lane.
5. Case #2021-003062-HDRB. 350 Garcia Street.
6. Case #2021-003068-HDRB. 1668 Cerro Gordo Road.
7. Case #2021-003058-HDRB. 235 North Guadalupe Street.
8. Case #2021-003084-HDRB. 235 North Guadalupe Street.
9. Case #2020-002954-HDRB. 333 Sena Street.
10. Case #2020-003006-HDRB. 542 Camino del Monte Sol.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

G. OLD BUSINESS

1. Case #2020-002813-HDRB. 247 Anita Place. Don Gaspar Area Historic District. Gene Tison, agent/owner, proposes to construct an addition on a contributing residential structure. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

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

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

H. NEW BUSINESS

1. Case #2020-002791-HDRB. 530 Garcia Street. Downtown and Eastside Historic District. Christopher Purvis, agent for Beverly Foust, owner, requests historic status review and primary façade designation, if applicable, for a non-contributing residential structure. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov) (POSTPONED TO MARCH 23, 2021)

2. Case #2021-003109-HDRB. 128 West Berger Street. Don Gaspar Area Historic District. David Smith, agent/owner, requests a historic status review of a yardwall on a non-contributing residential property. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

3. Case #2021-003110-HDRB. 128 West Berger Street. Don Gaspar Area Historic District. David Smith, agent/owner, proposes to remove a portion of a non-contributing yardwall and install a vehicle gate to a height of 4 feet 7 inches. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

4. Case #2021-003111-HDRB. 314 North Guadalupe Street. Westside-Guadalupe Historic District. Andrew Lyons, agent for Jim Heneghan, owner, proposes to construct a freestanding 2,540 sq. ft. residence to the height of 15'0" where the maximum allowable height is 15'1" and 41" high yardwall and pedestrian gate on a contributing property. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

5. Case #2021-003114-HDRB. 630 Canyon Road. Downtown and Eastside Historic District. Lorn Tryk Architects, agent for Santa Fe Monthly Meeting of Friends, owner, proposes to construct a 2,085 sq. ft. freestanding non-residential structure to a height of 14' 8" on a significant property. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

6. Case #2021-003113-HDRB. 324 Staab Street. Downtown and Eastside Historic District. Will McDonald, agent for Sterling Resource Group, owner proposes to alter the roof style, reconfigure windows, and stucco the residence and yardwall on a contributing residential property. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

7. Case #2021-003119-HDRB. 331 De Vargas Street. Downtown and Eastside Historic District. Shaw Architecture LLC, agent for Four Plex LLC, owner, proposes to replace windows and doors, a non-contributing residential structure. An exception is requested to 14-5.2(E)(1)(c) to install single panes larger than 30 inches in dimension. (Daniel Schwab, 955-6660, DNSchwab@santafenm.gov)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, March 9, 2021

L. ADJOURN

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
February 9, 2021

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:30 pm	1
A. Roll Call	Quorum Present	1
B. Approval of Agenda	Approved as Presented	2-3
C. Approval of Minutes 1. January 28, 2021	Approved as Amended	3
D. Findings of Fact & Conclusions of Law	Approved	3
E. Matters from the Public	Comments	3-4
F. Staff Communications	Comments	4
G. Old Business 1. Case #2020-002818-HDRB. 324 McKenzie Street Case	Approved	4-7
2. Case #2020-002983-HDRB. 209 Delgado Street	Approved	7-9
H. New Business 1. Case #2021-003048-HDRB 105 Calle La Pena	Approved with Conditions	9-14
2. Case #2021-003049-HDRB 555 San Antonio Street	Postponed	14-19
3. Case #2021-003057-HDRB 107 South Armijo Lane	Designation	19-24
4. Case #2021-003062-HDRB 350 Garcia Street	Approved	24-27

5.	Case #2021-003068-HDRB 1668 Cerro Gordo Rd.	Approved	27-28
6.	Case #2021-3058-HDRB 235 North Guadalupe Street	Designation	28-32
7.	Case #2021-3084-HDRB 235 North Guadalupe Street	Approved	33-34
8.	Case #2020-2954-HDRB 333 Sena Street	Denied	34-40
9.	Case #2020-3006-HDRB 542 Camino del Monte Sol	Approved in Part and Denied in Part	41-52
I.	Discussion Items	None	53
J.	Matters From the Board	Comments	53
K.	Next Meeting	Tuesday, February 23, 2021	53
L.	Adjournment	Adjourned at 11:10	54

MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
February 9, 2021
VIRTUAL HEARING

CALL TO ORDER

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

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

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

MEMBERS EXCUSED:
Mr. Buddy Roybal

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

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

B. APPROVAL OF AGENDA

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

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

C. APPROVAL OF MINUTES:

1. January 28, 2021

   Chair Rios requested a change on page 34, Questions for Staff, "Chair Rios asked to see…" last sentence should read "she thought the door could be replaced with a window."

MOTION: Vice Chair Katz moved, seconded by Member Biedscheid to approve the HDRB Hearing Minutes of January 28, 2021, as amended.

VOTE: The motion passed by majority (4-0) roll call vote with Members Biedscheid, Bienvenu, Katz and Larson voting in favor, none voting against and Member Guida abstaining.

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.

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

VOTE: The motion passed by majority (4-0) roll call vote with Members Biedscheid, Bienvenu, Katz and Larson voting in favor, none voting against and Member Guida abstaining.

E. MATTERS FROM THE PUBLIC

Stefanie Beninato asked about the obelisk plaque that disappeared that Ms. Paez was going to find out about. She said the plaque of the Cross of the Martyrs had also

disappeared. Also, since Ms. Paez mentioned that she does not represent the City Council on appeals, a Board member should. Someone should be representing the Board. She said the Board has been violating State law. The law prohibits the unlicensed practice of law by a layperson representing another layperson in front of administrative or judicial bodies. That means you need a lawyer basically and the architect could be a witness. The City has ignored this law for 11 years regarding the New Mexico Court of Appeals case in 2009 of Lee vs. Catron. She asked the City to change their procedure and comply with State law. She will continue making a standing objection to every case in which a layperson represents the case to the Board that is not the owner.

Chair Rios asked Ms. Paez to comment on the practice of law by lay people.

Ms. Paez said her interpretation of the case cited is that it does not apply. The agents presenting cases before the Board are not practicing law. They simply represent the applicant. They are architects, managers, and specialists who do a better job presenting the matters to this specialized Land Use Board than an attorney, in most cases. She felt that this was not a practice of law. She pointed out that New Mexico State rules allow non attorneys to practice limited law in some circumstances, such as in Municipal Court and Magistrate Court in civil matters where there are non-attorney and limited jurisdiction courts. There is a statement in the case cited that says administrative bodies and courts that one must be an attorney to represent someone in court. That does not apply here. The case cited was very different and to the extent it could be applied here, wasn't relevant to what we would normally call victim. She said it does not apply and she did not see a concern. The regulation of the practice of law is under the jurisdiction of the New Mexico Supreme Court and not the City's call and they would be the one to make that determination.

F. STAFF COMMUNICATIONS

Ms. Ramirez Thomas indicated there had been a staff change and Lani McCully was promoted to the position of Planner. She has taken the position this week and will no longer be assisting the Board. Amanda Romero will start assisting the Board.

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.

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

STAFF REPORT

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 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 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.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for All Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Vice Chair Katz asked if the south portal is within the setback limit. Mr. Schwab wasn't sure.

Member Biedscheid asked if the change in the coyote fence in the last proposal was proposed to be changed at this time.

Mr. Schwab did not have that information and suggested asking the applicant.

Member Guida asked if the drawings are in the packet.

Mr. Schwab said they should be in the digital packet. Ms. Ramirez Thomas offered to access the packet for the Board.

APPLICANT'S PRESENTATION

David Betzler, 324 McKenzie Street, was sworn in. He responded to Vice Chair Katz's question that the proposed awning at the south elevation is setback from the property line in accordance with zoning. To Member Biedscheid, he said there will be no change to the coyote fence.

QUESTIONS FOR APPLICANT

Member Bienvenu thought the drawings inadvertently were not in the packet. He asked if correct that the new posts look similar to the posts in the front of the building.

Mr. Betzler replied the posts are square in the new design and the post at the front portal are territorial style with round posts. The proposal is for a square post with a painted white finish.

Member Guida said he understands the intent of the rear portal attaching to the ledger board. He asked if the pergola on the east elevation would be attached directly to the facia.

Mr. Betzler said that is the intent.

Chair Rios asked that the elevations be displayed.

Mr. Betzler explained the intent is to raise the elevation of the proposed trellis to come off the facia with a support beam below that. The finished height will match where the facia board is.

Member Guida asked that the rear elevation be displayed.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601, Santa Fe was sworn in. She objected citing the Lee vs. Catron case because this is not the owner. She said she liked that the applicant came back with changes to the design. She felt the addition on the east side that ties to the sloped roof looked awkward and would look better if under the eaves of the roof.

BOARD DISCUSSION

Chair Rios thanked the applicant for listening to the Board comments in the last meeting in reference to the material change from steel to wood.

MOTION: In Case #2020-002818-HDRB, 324 McKenzie Street, Member Bienvenu moved to approve the application. Member Larson seconded the motion.

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

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

STAFF REPORT

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.

1. The applicant proposes to add a 475 square foot living room on the west elevation. The applicant revised the submission based on comments and recommendations from the January 12, 2021 Historic Districts Review Board hearing. The revision replaces the previously proposed flat roof to a pitched roof to integrate with the existing house.

2. French doors will be divided light wood clad units. The addition will be 14' in height where the maximum allowable height is 14'-7".

3. The addition's north façade will have divided lite wood clad units and awning windows above the French doors.

4. New windows will be clad in "Sea Green Foam" by Jel Wend, manufacturer. This façade is not publicly visible.

5. 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.

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

Ms. Bordegaray clarified on this case they are combining the documents into a PDF format and there is a learning curve. She noted that drawings in the proposal letter were in the packet. She corrected the staff report that should read that the

addition proposed is a *pitched* roof based on the Board's direction at the previous meeting. This proposal complies with that.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Chair Rios confirmed that the 475 sf addition was not visible publicly, but it could be seen from the private driveway. She asked again what was said to be missing from the report.

Ms. Bordegaray indicated it is the skylight referenced on the plans.

APPLICANT'S PRESENTATION

David Smith, 132 West Berger Street, was sworn in. He said the design has been revised to go with the pitched roof, which presented them with problems and opportunities. The drainage of the roof is a problem, but they can make it work. He thought the artist-rendered elevations that look like photographs show the elevations well. The room is the same square footage with no changes and the roof will be pitched and trussed. So that makes the ceiling a bit higher than the ceilings in rest of the house. He indicated both he and the owner could answer questions.

QUESTIONS FOR APPLICANT

Vice Chair Katz confirmed that Mr. Smith is the architect. He thanked him for making the changes and thought they will make this work well.

Member Guida asked about the material for the roof.

Mr. Smith explained it is asphalt shingle and matches the existing shingles in a light gray green. The roof is not very old but if replaced in the future they might replace it with a different material.

Member Biedscheid asked for information on the skylight.

Mr. Smith indicated the skylight was on the southside because it is impossible to put a window. It provides natural light for a half bath. They would also like to place a similar skylight on the west elevation because the flat roof and the depth of that room has no possibility of putting a high window.

PUBLIC HEARING

Stefanie Beninato referred to the Catron case and the unlicensed practice of law case. She commented on the north side that the amount of glass seemed excessive and not in harmony with the rest of the building.

John Eddy, 227 East Palace Avenue, was sworn. He echoed Ms. Beninato. He said he assumed that the north elevation was not publicly visible.

Ms. Bordegaray replied it is not publicly visible nor visible to the neighbors.

Mr. Eddy said that is a moot point then and he could see why the applicant wanted as much light as possible. However, he thought the upper bank of windows detracts from the vernacular style of the house. Since it is not visible it is fine.

BOARD DISCUSSION

MOTION: In Case #2020-002983-HDRB, 209 Delgado Street, Vice Chair Katz moved to approve per the recommendation of staff as submitted. Member Biedscheid seconded the motion.

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

H. NEW BUSINESS

1. **Case #2021-003048-HDRB. 105 Calle La Pena.** Downtown 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)

STAFF REPORT

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.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Chair Rios clarified the garage is publicly visible.

QUESTIONS FOR APPLICANT

Vice Chair Katz asked if the windows in the front room on the north would remain. The drawing shows no windows in the proposal.

Mr. Schwab said he presumed they would be removed but suggested they ask the applicant.

Member Biedscheid asked if the remaining window was subject to the rule.

Mr. Schwab questioned whether they were looking at the updated plan. He apologized and said he will get the correct plans to them.

[It was learned that the plan shown on screen was incorrect, but the Board packet contained the correct plan.]

APPLICANT'S PRESENTATION

Mr. Marck Naktin, 1305 Lujan Street, was sworn in.

Vice Chair Katz clarified that Mr. Natkin was the architect and these were his plans being presented on the case. He asked if the windows in the living room on the north side would be removed.

Mr. Natkin replied they are being eliminated.

Vice Chair Katz said the back addition looked about a foot higher than the rest of the house.

Mr. Natkin thought he was looking at the existing living room. The house has been modified so much you can't see a lot of the original anymore. The addition is a pop over and anything taller than the rest of the house is the living room.

Member Katz noted that the garage was the closest thing to the road and the most visible. He asked if possible, to drop it by one foot and lower it on the north end to mirror the south end.

Mr. Natkin said that is possible. This is set far back and there is a wall and coyote fence that will screen a lot of the garage from the street. The garage will begin all the way back at the house, but he doesn't have a problem reducing it a foot. He thought that would look good.

Vice Chair Katz confirmed it would be reduced to 11 feet instead of 12 feet.

Member Guida agreed with Vice Chair Katz that reducing it would mitigate the size of the garage addition. It will also work with the intent of our 10 foot setback to articulate an addition to the historic structure. It would be better if it matched the height differential between the south newer addition and the original house.

Mr. Natkin said typically he tries to do 9-foot ceilings in the garage and if they try to lower it more than 11 feet it could be challenging. But they can make anything work.

Member Guida suggested it be 11 feet or below.

Member Biedscheid asked if the garage windows being removed are historic.

Mr. Naktin explained they determined at the last meeting they are not.

PUBLIC HEARING

Stefanie Beninato, previously sworn, thought lowering the height of the garage will make it a more interesting building. In terms of Member Biedscheid's question, she should ask if the *openings* are historic. She will continue to cite the Lee vs. Catron case. She objects because this is an architect who should be a witness not the agent. The 10-foot design of the garage door allows lines of horizontal wood. The garage should also have windows to be more compatible with garages in historic zones. The horizontal lines without a break make it look more modern.

John Eddy, previously sworn, appreciated the observations of Members Katz and Guida. The garage as designed overwhelms the structure because visibly it is one-third of the structure. He thought Ms. Beninato's suggestion might help. Two garage doors instead of one would help mitigate the overwhelming statement that this is a modern garage attached to an historic structure. He asked if the single light window on the north was publicly visible and if the same as the south elevation windows.

Mr. Natkin replied the north windows are on the angled wall and face the back of the property. He explained there are three small windows on the garage that will be visible and are the only windows proposed that will be visible. The windows will be visible from the street on the elevation shown. He explained the four windows seen are on the approved addition from the last meeting and not part of this proposal.

Mr. Eddy suggested there be more discussion on the garage.

BOARD DISCUSSION

Vice Chair Katz agreed the garage door look appeared suburban. He asked the possibility of having two doors on the garage as suggested by Mr. Eddy.

Mr. Natkin indicated on the photograph that the garage is broken up vertically into panels and is stained wood. The owner doesn't want two doors because it would make it difficult to get two cars into the garage. There is no room to the left or right to maintain the required 3 feet from the corner.

Member Guida said putting aside personal taste, he didn't agree that adding more detail to the door or to the number of openings would produce the intent of the rule to set back additions. We are after the idea that the primary façade is highlighted by the contrast of stepping something back will differentiate it. Adding detail will make the garage more visible and something plainer of nice material is better. He wasn't aware there are Santa Fe style garage doors. They are the 20th century contrivance we have to accommodate so they should do it in the most minimal way.

Member Larson said even though changes have been made, the house is still identifiable. She agrees the addition overwhelms the house. She thought it unfortunate they have to approve another garage plan that compromises the façade. She wasn't comfortable moving forward with something that directly impacts the primary façade and the character of this historic home.

Member Larson said she agrees with Member Guida if they have to approve, simpler is better. She likes some of the changes, and the garage door is a nice material, it might be preferable to have fewer divisions in the paneling. It would be more in style with the house.

Mr. Natkin offered to make any alterations. If the Board wanted to dictate what the garage door should look like, he will be happy to accommodate them. The owner is quite flexible.

Member Biedscheid asked staff to confirm for the record the windows that would be removed on the north façade are original openings.

Mr. Schwab believed they are the original openings.

Member Biedscheid asked if an exception would be required.

Mr. Schwab said no, they are not on a primary façade.

Member Bienvenu agreed the garage doesn't add much to the house in terms of aesthetics and historical integrity, but it is allowed under the ordinance. No exceptions are required and there is nothing in the ordinance prohibiting the addition, generally or as proposed. To that extent the owner is permitted to have a garage there. He agreed making the garage door more Santa Fe style would be a mistake and draws more attention to it. The elevation drawing of the garage door looks out of keeping but the material is fine for this structure. He had no problem with the proposal especially with the limited height proposed.

Member Biedscheid asked if a one car garage was considered or an option. That would reduce the impact to the primary façade. There appears to be an invisible space in the property line that caused them to use an angled wall on the north façade, which seems odd. She asked if that was a consideration or an option.

Mr. Natkin said his clients are retired and elderly and both have cars. The garage is because the entire area is concrete and is slippery and dangerous. Having both cars in the garage is very important to them.

The angled wall is dictated by the property line and at the last meeting they were forced to put it 10 feet back in order to keep the contributing status of the house. He thought it looks good with the angle and works with Santa Fe style.

MOTION: In Case #2021-003048-HDRB, 105 Calle La Pena, Vice Chair Katz moved to approve the application as submitted with the condition that the top of the garage be reduced by 18 inches. Member Bienvenu seconded the motion.

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

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)

STAFF REPORT

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. According to the 1991 HDRB case, the house was remodeled in 1945, 1965, and 1975. A portal was added to the west elevation in 1975. 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 original house and the addition on its south façade. 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 façades as applicable.

STAFF RECOMMENDATION

Staff found the structure as contributing to the Downtown and Eastside Historic District per 14-5.2 C Regulation of Significant and Contributing Structures in the Historic Districts. Staff recommends the north portion of the west (front) façade and the east elevation be designated primary.

QUESTIONS FOR STAFF

Chair Rios asked to confirm that the original house was built in in 1932 and the footprint can still be identified, and the additions in 1945 and 1955 are historic.

Ms. Bordegaray said they are according to the applicant. The additions would also be historic based on age.

Chair Rios asked Ms. Bordegaray to point out on screen the north half and the east elevation suggested as primary.

Ms. Bordegaray displayed the original footprint, additions and northern portion of the west elevation. She showed the north elevation facing Chavez Lane.

Vice Chair Katz asked if proposed that that be all primary.

Ms. Bordegaray said staff has recommended if the structure remains contributing, the rear of the east elevation be primary. She directed the Board to the photograph in the packet and the east portion of the north façade, and the applicant reference to the west and east portion of the north elevation which shows a bank of windows that have obviously been replaced.

Chair Rios asked to confirm she was suggesting the north part of the west elevation. And even if the windows have been replaced, the openings will remain the same.

Ms. Bordegaray invited the applicant to join the discussion. To her knowledge, the house retains parts of its historic fabric, but has been significantly altered. That is a topic of consideration for the Board.

Vice Chair Katz said he is frustrated by the confusion of what is new and what currently exists. He asked if correct the applicant would request to downgrade from contributing.

Ms. Bordegaray said yes, the applicant wants to downgrade.

Ms. Ramirez Thomas clarified that the applicant is not asking to downgrade. The applicant's letter stated they may be interested in that but more about detailing the changes that have occurred to the property. The applicant wanted to have primary elevations assigned prior to any changes the new owners may want.

Vice Chair Katz said he isn't sure when he looks at the packet what is between the house and the driveway, or walkway.

Ms. Ramirez Thomas explained the photograph with the northwest corner the intersection of San Antonio and Chavez Lane and the brick patio/driveway area.

Vice Chair Katz asked if the space he was told is open space is where the big windows are on what he thought is the north elevation.

Ms. Ramirez Thomas and Ms. Bordegaray pointed out the north elevation.

Chair Rios confirmed the right of the brick area was open space.

Ms. Ramirez Thomas replied correct, and the CP area is where the portal is and behind that is the west elevation recommended also as primary. It retains a significant amount of character.

Member Bienvenu asked to confirm, that the latest changes were made in 1991 and had been approved by the Board.

Ms. Bordegaray said it was not clear when the changes were made. There is a 29-page document on the previous Board case that is not in the packet. At one point a second story was contemplated, but other additions were made.

Member Bienvenu said in reading the applicant's letter it states at the 1991 Board hearing the previous owner testified that the portal was added in 1975 and renovations were done in 1945, 1965 and 1975. He assumed there was a Board hearing in 1991 where the final renovations were approved.

Ms. Bordegaray replied that is what we would like to assume.

Member Bienvenu asked if there is no record of what happened at that board hearing or what the applicant requested.

Ms. Ramirez Thomas clarified that the case Ms. Bordegaray read previously was from 1991. It went before the Board at that time and there was an addition that occurred after that date.

Ms. Bordegaray said that was correct. And there is no discussion in that case of previous alterations.

Member Bienvenu said there were alterations approved in 1991.

Ms. Bordegaray said the question is what was built and there are no records, and it appears there were several additions. She suggested asking the applicant.

Ms. Ramirez Thomas didn't think that was accurate. She asked to see the footprint in 1991 showing the addition. The standard of what detracted from a building might have been different but looking at the slide the addition appears to be less than 50% of the original house. In 1991 the 1945 addition would not have been 50 years old.

Member Bienvenu said to the extent that the 1991 addition was approved by the Board, the records appear to indicate that, it meant the Board found that it did not degrade the status of contributing. He couldn't see any reason to revisit that. To the extent changes were made prior to that, if that were the reasons for degrading the status, that

would raise the question we had at the last meeting, can the owner be ordered to return it to the contributing status.

APPLICANT'S PRESENTATION

Tim Curry, 1415 W. Alameda was sworn. He thanked the staff for a great job presenting. He did his best to come up with the history of the property and wasn't here to downgrade the status. They are mostly looking for clarification of the primary facades. The property has been added onto many times. He wasn't clear what was being recommended by staff as the primary façades. He indicated the 1990 addition was approved by the Board and the notes and file reference that. He did not agree that the addition in 1990 should be considered historic. He knew that the Board did not want to consider future changes, but the owners are considering minor exterior modification. They were before the board to determine if an exception would be needed to add a small portal over the doors.

Chair Rios apologized for interrupting him, explaining the Board is looking at status review for primary façades. Exceptions may be needed but that would come later.

Mr. Curry said he is asking to clarify the primary façades. Staff had somewhat indicated that it might only be the historic footprint shown on the 1975 western façade. There have been four additions of the house since 1975, the portal, a carport and a large addition approved by the Board in 1990. In the past they were given a detailed analysis of which portions of construction are more than 50 years old, and what is considered primary and what isn't.

Chair Rios asked Ms. Bordegaray to restate what staff recommended.

Ms. Bordegaray said she recommends, given the many alterations on the house, the northern end of the west façade. That is the original house front that has a portal that was added, as well as the northern elevation. She pointed out her recommendations on the floor plan.

Vice Chair Katz asked where that could be found on the diagram.

Ms. Bordegaray pointed to the portal and the portion of façade with the large bank of windows and to the north elevation of the structure.

Vice Chair Katz said he missed doing field trips. He indicated the photograph of the north elevation seemed to make what is pictured appear bigger. He could see two large banks of windows on the north elevation and one smaller one when looking at the street view. That does not correspond to the drawings.

Chair Rios thought the east elevation was also recommended.

Ms. Bordegaray said she did recommend the north half of the west elevation and she does recommend the east elevation. That elevation has the portal, and all the historic windows intact and the original door. She thought there was a picture in the packet.

Chair Rios clarified that the East elevation was displayed on screen. She asked to confirm that Ms. Bordegaray also recommended the north elevation.

Ms. Bordegaray showed what she believed to be the North elevation.

Vice Chair Katz thought it much bigger than what was on the floorplan. He said he would move to continue the case to get first, the HCPI, and secondly, adequate drawings. He said he was incredibly frustrated.

Chair Rios asked for comments from other Board members.

Member Guida said he was as exasperated as Member Katz. He recognized that staff did a tremendous amount of work preparing the cases but there is a simple way to present this information; a diagram with some numbers written on facades and keyed to photographs. We have been through this on this and several other cases since October. It isn't too much to ask for the case to be more organized when presented for the sake of the Board and the public's time. This is just a primary façade case and is unacceptable for historic staff not to present their own material. The city attorney does not need to be doing this, it is up to Ms. Bordegaray and Ms. Ramirez Thomas to make this happen. We've wasted too much time on this, and no one is clear on this case. And it is not the first time.

Chair Rios asked Ms. Paez if she should call for public comment since it appeared the Board may want to postpone the case.

Ms. Paez recommended they hold public comment. She noted for people watching that it appeared the case would be postponed. Possibly, people should hold their comments until they have better information.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she appreciated the Board's frustration because this has taken an inordinately long time to present and was very confusing. She agreed postponement is the right option and will hold her comments.

BOARD DISCUSSION

MOTION: In Case #2021-003049-HDRB, 555 San Antonio Street, Vice Chair Katz moved to postpone for adequate drawings and a HCPI if possible. Member Guida seconded the motion.

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

Mr. Curry thought there is a clear history based on the surveys of the additions and when they occurred. He asked to avoid the HCPI if possible.

Chair Rios said a clearer report for the Board helps them make a proper decision.

Ms. Bordegaray said this won't happen again and she has learned from this. They needed to provide a floor plan and she isn't sure a historic survey is required. She will make sure that happens.

Chair Rios asked Vice Chair Katz is requiring a HCPI report.

Vice Chair Katz said he noted when he received the packet there was confusion of whether the applicant was asking for a downgrade and that was explained. He thought a HCPI would be appropriate, but if they can present this in a way that the primary façades are presented that they are talking about, he wouldn't put the applicant through the expense of a HCPI.

Ms. Bordegaray said she agreed. When she brought the case forward, she deferred the case to the Board because she doesn't have the authority for downgrade. She said that is a problematic area when bringing cases forward for evaluation. She believed now that it should have been noticed as a downgrade.

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)

STAFF REPORT

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.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Chair Rios asked Mr. Schwab if he characterized the house as a ranch style primarily because of the roof line.

Mr. Schwab replied the terminology comes from the HCPI and has to do with the symmetry of the low aspects of the roof.

Chair Rios asked what portion of the house footprint is original.

Mr. Schwab pointed to the original section and the 1960s addition.

Chair Rios asked if the window openings are original or have been changed.

Mr. Schwab believed the door in the front had been changed but the rest of the windows are the original openings.

Member Biedscheid said the HCPI said the property was built between 1963-1966. She asked if he referenced the1950s date.

Mr. Schwab indicated he stated in his report that the original volume was built in the 50s and that came from the HCPI as well.

Member Biedscheid asked when the last status evaluation was performed and if the noncontributing status was only because of its age.

Mr. Schwab did not have information on that.

APPLICANT'S PRESENTATION

Carlos and Catherine Stevens, 107 S. Armijo Lane, were sworn in. Mr. Stevens said in terms of when the house was built, the HCPI also thought the house appears to have been constructed between 1963 and 1966. He said they agree with staff that it should be noncontributing.

QUESTIONS FOR APPLICANT

Member Larson saw in reading the report that status wasn't determined based on age but on style. The report says a suburban ranch style is incompatible with the district. She thought the house has a great amount of historic integrity and retains a lot of century modern detail and characteristics. She hoped the Board could discuss what that means in terms of looking at the districts beyond designated styles they typically deal with. She said you could argue the Santa Fe style type. But this has more characteristics of a ranch style, mid-century modern house than typically they deal with.

Member Biedscheid referred to the HCPI report that stated that the front gable covers a rectangular volume probably built in the 1950s. Also, it seems to say that the east-west concrete block volume was erected in the early 1960s. It is clearly old enough to qualify as contributing, but her question is if it had been considered before, since it is close to 50 years old. She disagreed with HCPI that based simply on style the suburban ranch house is not recognized as a compatible form with the historic district. She thought that meant that it was not addressed by our ordinance. The houses are just now coming-of-age and the Board is having to decide whether to move forward with preservation. There isn't a lot of guidance.

Chair Rios said she sees this house as more of a vernacular style, its pitched roof opposed to what she considers a ranch style home. She thinks ranch-style homes have eaves much deeper and the windows are much larger. She thought this home had been built by the owners.

Vice Chair Katz said he agrees with the HCPI report.

Member Larson said for a ranch style they would be looking at the L shape footprint and picture windows on the front and a hidden entry. Those are several aspects that point to the time the house was built. She encouraged the Board to look at it from the perspective if it is common throughout the district. Whether it is unique is hard to say

because they haven't seen a lot in this district. Aesthetically what we find pleasing is capturing the historic period. She thought Chair Rios' point was good about this as a vernacular regional interpretation of what was common at that time and popular. It says a lot when we can see a direct interpretation with regional influence outside Santa Fe.

Member Guida agreed with Member Larson and this interpretation by the HCPI that this is a ranch-style house for the reasons Member Larson talked about. The construction methods of the period, the massing of the house, it is room base divided is characteristic of the period. Overwhelmingly what the Board deals with is vernacular houses, but this happens to be from a different period. He struggles with the question of the 50-year rule and whether this is special. He thought the rule is arbitrary and good guidance and the reason to examine something after that era of time has passed. But it is not hard and fast on determining if something is contributing. The question is if this is a good example of mid-century vernacular interpretation of ranch-style in Santa Fe. The jury is out whether this is exceptional, or important. He thought that this is not contributing.

Member Bienvenu agreed the discussion was interesting. It doesn't fit the styles, but it conforms to a style that was somewhat prevalent as the passage of time becomes historic. He considered this a non-conforming structure as defined in the ordinance as a structure that doesn't conform to one of the permitted styles within the historic district. This is an unpermitted structure or one that had changes most likely never approved by the H-Board. The ordinance calls them nonconforming structures and states you can do anything to them except bring into conformance with the historic styles. To take a non-conforming and turn it into historic, contributing would be contrary to that provision of the ordinance that defines the spirit of the ordinance. That is different than the other vernacular styles the Board has discussed, because they did conform to the general requirements of historic styles. Particularly in the Eastside District with the flat roofs, the massing, the adobe and simplicity. He would call this version in the 50s/60s of gable roofs, a ranch-style version of an adobe house. He agreed with the HCPI, it doesn't contribute to the historic district.

Vice Chair Katz thought the ordinance outlines a style and this isn't that style. Just because it's mid-century modern and more than 50 years old, doesn't make it Santa Fe style. It doesn't make it eligible to be contributing to the character of the Santa Fe style neighborhood and should not be made contributing.

Mr. Schwab said he thought the preservation part of the Code is separated from the style portion of Code on a contributing building, more than 50 years old that has had few changes. He didn't believe the definition required a contributing building to fall into the Santa Fe Style category.

Chair Rios added another thing to consider is its integrity remains. That tells you it is of a certain period in time and doesn't have to be unique in and of itself. In this instance

it is. It is not of the style adhered to. But it was built in the 50s and 60s indicating the period of that time.

Member Larson said we are on a slippery slope discussing historic structures so heavily based on style. She agreed with Member Bienvenu that a lot of vernacular houses conform to the style. But an argument can be made that in its time it would reasonably be Santa Fe conforming. It is complicated because there is so much integrity and it is of its time. It may not be the most shining representation of Santa Fe history, but she found it difficult talking about erasing these structures because they don't conform to Pueblo Revival, or Territorial style. They will lose a lot of context looking at the structures in that way.

Ms. Paez commented on the definition for the 50 years to be contributing that it, "*needs to help establish and maintain the character of this (Downtown and Eastside) historic district and helps to establish and maintain it. Although the structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district."*

PUBLIC HEARING

Stefanie Beninato, previously sworn, agreed the structure is over 50 years old and definitely the vernacular interpretation of a ranch style typical of the time. The Board has had many discussions about Santa Fe modern and that it should be included. There was a huge discussion on the Presbyterian Plaza with the multiple houses behind the Scottish Rite Temple. Those were not actually Santa Fe style, but were interpretations of that. They contributed to that development rather than conforming with the larger streetscape, or the Downtown Historic zone. If they lose the structures what will represent the mid-20th century. The Board has talked about making the district more habitable and this is an example of how someone made their house habitable in what was considered modern yet still complied somewhat with stucco, etc. What is at stake is the loss of historic fabric in the district. This has a lot of integrity and not had a lot of change. She urged that be considered. An important question is if they call it nonconforming, when the applicant returns will they say the applicant has to make it conform to Santa Fe style.

John Eddy, previously sworn, found the discussion interesting and at stake was the loss of historic fabric in the district. The nature of a vernacular building is that people built what they could. They didn't hire architects and were not always experts in their building skills and built what they could afford. This is a perfect example. When you start over gentrifying a neighborhood conformity of architecture takes over and that causes the wrinkle because they think that is what everything should be. This house contributes by nature of its nonconformity. The windows should go but the aperture should remain the same and the massing has a lot of integrity.

BOARD DISCUSSION

Mr. Schwab said he researched online files in regard to Member Biedscheid's question on status. There are no files, no recent cases in the last several decades and the last HCPI was in 1983 when the building was not historic. He thought it safe to say that the building is non-statused rather than noncontributing.

MOTION: In Case #2021-003057-HDRB, 107 South Armijo Lane, Member Larson moved to designate the property as contributing with the north façade as primary. The house is indicative of the vernacular interpretation of a ranch-style home and the home retains integrity throughout and is highly indicative of the time in which it was built. Member Biedscheid seconded the motion adding that the HCPI speaks to the motion and notes that the area this house was built in was rural and agricultural at a time when people were coming from outside Santa Fe. The building is of its time and should be valued in this district.

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

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

STAFF REPORT

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. There is some public visibility at the front of the house and the end of the roof line.

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’.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Chair Rios said the applicants want two new portals that will not be attached. She asked how far back they would be from the primary façades.

Mr. Schwab wasn’t sure, but the applicant would be open to discussing. He recommended the applicant set it back a few inches to separate the buildings.

Member Guida thanked Mr. Schwab for the clear and thorough presentation. He liked seeing the details like the roof of the pergola that was sticking out. He was amused that this a John Gaw Meem addition and the Board may have trouble approving it. This is an abrupt change of style of the original house, but it clearly reflects periods of time. He thought this a clever way to deal with the significant status of the property. It is clear what is new and what is old and is structurally separate and reversible. Nothing is being covered over or would more the significant structure. This is an interesting proposal.

Member Biedscheid asked the status of the garage and was told it is significant. She asked if the shed roof proposed considered a pitched roof.

Mr. Schwab wasn’t sure and deferred to Ms. Ramirez Thomas.

Ms. Ramirez Thomas said it is not considered a pitched roof. Usually, portals are considered an accent. It doesn’t change the look of the structure by adding a pitched roof.

Member Biedscheid asked staff to address visibility and how it plays into a significant structure. She understands it doesn't matter.

Mr. Schwab agreed it doesn't play a role.

APPLICANT'S PRESENTATION

Kenneth Payson, 755 Acequia Madre, was sworn in. He said we worked with Mr. Schwab before starting the design. The goal is so the owners can walk out of their kitchen area and enjoy the west side of the house with a covering. It will be as close to the structure as possible without touching. The columns are 6 inches away and both portals, the roof will cantilever beyond the posts. They will be about an inch away from the house. As Mr. Schwab advised them, it will be built so that it could be removed later without impacting the structure or finishes of the existing house.

Mr. Schwab indicated on the display the columns that are six inches away and the cantilever of the roof about an inch away.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said it was interesting that you can come up to an inch away from a significant structure on a primary façade without needing to setback. She thought blocking the view of the primary façade would call into question whether you are affecting the status of the building. The only element drawing is the fireplace which clearly impacts the view of a primary façade. If that were removed or did not have the chimney, it would be less impactful. She raised her protest again on the unlawful practice of law if the person is an architect.

BOARD DISCUSSION

MOTION: In Case #2021-003062-HDRB. 350 Garcia Street, Member Guida moved to approve as submitted. Vice Chair Katz seconded the motion.

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

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)

STAFF REPORT

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 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."

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and found that the application complies with 14-12 Noncontributing Structure and 14-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Chair Rios asked if correct that 796 ft.² is proposed with 23 ft.² of that as closet space.

Ms. Bordegaray replied the 796 square feet is the size of the entire casita with 23 ft.² of closet space.

APPLICANT'S PRESENTATION

Elizabeth Wagner, 810 E. Palace Ave., was sworn in. She said she had nothing to add other than that the portal is 8 feet deep, about 248 sf and goes almost the entire length of the façade.

BOARD DISCUSSION

MOTION: In Case #2021-003068-HDRB, 1668 Cerro Gordo Road, Vice Chair Katz moved to approve the application as submitted. Member Guida seconded the motion.

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

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)

STAFF REPORT

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 artificial 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.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Chair Rios asked if any of the original structure can be seen.

Mr. Schwab replied yes, the front and some of the sides. The overhanging canopy and the image of the building with the long rooflines is not the historic or original structure.

Chair Rios asked for the structure Mr. Schwab indicated is original are the openings original as well.

Mr. Schwab thought they were but offered to consult the HCPI.

Vice Chair Katz said he understands what could be seen is mostly the 1965 building. The wall in the photograph at the end of the parking area is not part of that, but Burt's Burger Bowl is. He asked why staff didn't feel a structure from over 50 years ago isn't historic.

Mr. Schwab said it is an historic structure at this point. He read the definition that says, "*The contributing structure may have had minor alterations but it's integrity remains."* He thought the question is knowing it isn't the original and altered, does it have integrity itself or has it lost its integrity through its alterations.

Member Guida said independent of this project, Mr. Schwab has presented the argument that somehow the alterations no longer allow a building to be contributing. If that were true, we would be in a futile exercise of examining plans for additions and alterations to contributing buildings and they would come in after construction and no longer be contributing. The argument doesn't make any sense. The privilege of originality is troubling. What this structure was when it started out is not what it turned into. It is up to the Board to look at the period of significance and whether it has integrity, even with additions and renovations. He hoped the Board is approving additions and alterations that have integrity and maintain that. He was troubled by the line of thought on this generally, and specifically as it applies to this project.

Member Guida said he thought this is an interesting building not because of visibility of the original central structure, or the 50-year rule. But because it represents an excellent example of type in the 1950s and importantly the 1960s of the drive-in restaurant.

Member Bienvenu saw this as a question of interpretation of language that defines a contributing structure. He understands Mr. Schwab's interpretation. It is legitimate but perhaps is mistaken in this case. He thought Mr. Schwab focused on the last sentence, the "*contributing structure may have had minor alterations*" but its integrity remains and interpreting that to mean any alterations from when it was constructed. It makes more

sense to interpret to mean alterations outside of the historic period- the 50-year rule. If that group were added 10 years ago it would indicate the sentence in the definition would mean its integrity no longer remained. But the building has been that way for more than 50 years. There could have been a lot of changes in the years prior, yet it would still contribute to the historic district, as well as satisfying the standard of having its integrity remain. He thought this does have contributing status.

Member Larson thought these cases are fun and interesting. There are many continued parallels. Chair Rios had asked about the windows, and we can see they were painted to blend with the stucco and now are turquoise instead of tan. But the openings appear almost the same. She liked that the changes are a response of how Santa Fe has changed. And they can see that the front portion has a short yard wall and picnic tables. That is now more desirable than in the 60's when you drove up and is now about walkability and sitting outside. She liked that you could see the characterization of time and still see the remnants of what was and that it had aged as Santa Fe had evolved.

Member Guida followed up on Member Bienvenu's point that originality and integrity are not the same thing. He agreed, we are not pursuing originality at the exclusion of integrity. We look at integrity more often and things do change over time. It becomes harder to find true original examples. But this doesn't have integrity because it is 50 years old, it has design integrity because of how it is constructed, whatever the reason it was created at a point in time. It is not true that the examples of the canopy built 10 years ago wouldn't be contributing. We review cases week in and week out and approve additions which didn't then make that building noncontributing. We wouldn't downgrade the project after the approved addition was constructed.

APPLICANT'S PRESENTATION

Miguel da Silva, 29 Santuario de Chimayo, New Mexico, was sworn in. He said he had no feelings either way whether the building should be contributing. He left that up to the experts.

PUBLIC HEARING

Stefanie Beninato, previously sworn, agreed it made no sense that somehow the part added on in the 1960s makes this non-contributing. The 50-year rule is there is a timeframe to consider buildings. If the building were built in the 1970's to look like a 1950s or '60s drive-in, the Board would not see it as contributing. She urged the Board to maintain or designate the building as contributing. Most of the façades, with the exception of the one with the closet, imbibe the characteristics, especially the one facing Guadalupe and possibly the north.

John Eddy, previously sworn, also felt the property should be contributing. It has tremendous integrity. The closet space on the eastern elevation was probably one of the last things that happened, other than the walls. The original structure is irrelevant by now, but the structure as it stands is remarkably unchanged. He would urge a contributing status because it is a tremendous asset to the streetscape and adds a lot of flavor.

BOARD DISCUSSION

Chair Rios asked if the walls are being considered for historic status.

Mr. Schwab said the walls would only be eligible if 50 years old and he did not know their age. He offered to refer to the HCPI.

Member Larson asked if they should include the sign if the west façade is designated. She thought the sign appears original.

Ms. Ramirez Thomas indicated the sign and pole have been there since the 1980s.

Member Larson indicated that Figure 8 in the HCPI is circa 1985 as well as the yard wall and picnic tables.

Vice Chair Katz believed the west façade is primary and the south more than the north would be primary because the bathrooms are there. There is no evidence that the walls are historic.

Mr. Schwab noted the HCPI says on the south, the canopy created a sheltered dining room enclosed by a stuccoed pony wall after the 1970s.

MOTION: In Case #2021-003058-HDRB, 235 North Guadalupe Street, Vice Chair Katz moved to make the status contributing and the west and south facades as primary, excluding the pony wall and the doors to the bathrooms. Member Larson seconded the motion with a friendly amendment to designate the north elevation to contributing because of its retention of integrity of the sliding aluminum large picture window.

Vice Chair Katz accepted the friendly amendment.

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

Member Bienvenu appreciated the friendly amendment. He felt it is critical and very visible for anyone entering town.

Member Guida said he voted against because he believed the west façade should be the only façade designated.

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)

STAFF REPORT

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.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Member Larson asked if the window would be reused in the proposed schematic. Mr. Schwab did not know.

APPLICANT'S PRESENTATION

Mr. Da Silva, previously sworn, said the motivation for the modification is to protect the public and staff and allow them to pick up their orders and pay for them from the outside. The handicap accessibility would follow suit. Regarding the question of the existing window, the actual window would not be reduced. The windowsill would be lowered to that height and install a new window part of which is fixed and part operable for the transaction to take place at a safe distance during COVID.

QUESTIONS FOR APPLICANT

Member Larson asked if a new color were proposed for the new window or would it remain the shiny metal.

Mr. de Silva explained they have not discussed a color for the window.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she could see lowering the window for disability but does not see COVID as a hardship, it is universal. If they start to apply it to individual cases it is like aging in place, everyone is aging in place. It is not unique. There is no reason to increase the size of the window.

John Eddy, previously sworn, believed the window is an appropriate adaptation of a contributing façade and was grateful the façade is included. It definitely contributes to the status of the building and its overall integrity.

BOARD DISCUSSION

Member Larson thought because this façade is designated as primary it would be appropriate to choose the unfinished silvery color aluminum that was characteristic of the time. That would be most in keeping and preserving that feature will protect this façade specific to the era.

MOTION: In Case #2021-003084-HDRB, 235 North Guadalupe Street, Member Larson moved to approve the application finding that the exception criteria have been met and with the following amendment that the finished color be aluminum silver in color. Vice Chair Katz seconded the motion.

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

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)

STAFF REPORT

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.

STAFF RECOMMENDATION

Staff recommends approval of the proposed project and finds that the application complies with Sections 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards and finds that the exception criteria has been met.

QUESTIONS FOR STAFF

Chair Rios asked to confirm that the house is contributing but the wall was not considered for status.

Mr. Schwab replied the wall is non historic and is under three feet tall.

Chair Rios asked for a description of the streetscape in regard to the walls.

Mr. Schwab displayed the Google Street view. A lot of the walls are low but directly across the street is a wall that is close to 6 feet in height. The rule is low walls, but this applicant is applying for an exception because circumstances addressed in the exception criteria include special conditions particular to the land or structure that involves the application use. The land is higher and particular to that lot and the house design has particularly low windows. The first exception criteria are that it does not damage the character of the streetscape given the heterogeneous character of the walls. He recommended the exception criteria has been met because of the great variety of heights.

Member Larson asked if Mr. Schwab knew the year the wall was built.

Mr. Schwab reported it was built in 1980. The wall is not a protected wall. The applicant asked the neighbors and they confirmed it was built in 1980.

Member Larson asked if a wall had been there prior.

Mr. Schwab presumed there had been a wall due to the structure of the land, he didn't know for sure, and possibly it was about the same height.

APPLICANT'S PRESENTATION

Robert Duran, 37 Gonzales Road, was sworn. The wall is definitely not contributing. The retaining wall is a hazard to the public walking on the sidewalk when the owner waters his yard. It is a pumice wall and is retaining two feet of dirt and the yard wall is not made of retaining material and is falling apart onto the sidewalk. The water seeps through it because it is a porous material and isn't waterproof. The proposal is a CMU wall on the same footprint and the owner agreed to do iron fencing to match the gate.

Chair Rios asked if the proposed wall will be at six feet.

Mr. Duran said yes, it will be 6 feet from the sidewalk but only 4 feet from inside the yard because there is a 2-foot difference in elevation.

QUESTIONS FOR APPLICANT

Vice Chair Katz said he understands why they want to replace what is there. He asked if they could expand on why they are not just replacing with a two-foot CMU wall.

Mr. Duran said for the security of the grandkids and small pets and privacy. Also, the owners are new members of the City and have been broken into and are concerned. Their grandchildren play in the yard and they want to keep an eye on them. Also, he wanted to add that the stucco color will be the same color as the house.

Member Guida said there are plenty of walls in Santa Fe made of the same porous materials. He used to walk by this house every day. He thought the wall was in fine shape. The Board has seen the heterogeneous wall strategy before due to traffic, and it hasn't been approved. The design is not successful and is highly dependent on the practicality of traffic triangles. This is only a pragmatic solution and is not a good design solution. The house looks amazing from the street and the wall is a big part of its character and the low wall is also characteristic. He couldn't see approving the wall along Sena or at the corner, but he would consider a wall along the side, west elevation on Don Cubero. He thought that would be the place to put a well-designed wall in a material that is six feet tall. It wouldn't block traffic nor diminish the streetscape on Sena.

Member Larson agreed, especially about the porous pumice wall and ideally she preferred preserving the wall. Although it is not historic it is character defining in the neighborhood. If there is a need for security, the Board could approve some type of gate security behind the wall so they can preserve what is there.

Vice Chair Katz agreed. When you have a contributing house, you should not hide it. He understands the need for security and privacy, but the wall should remain. He suggested what could solve the problem is a wrought iron fence above it with a gate at the entrance. That could extend as far north as the façade of the house and could continue the wrought iron on Don Cubero down the south façade. The side yard could have a solid wall for privacy. He suggested moving the north wall of the patio to the south to meet the triangle criteria and for visibility coming out of the driveway. That would allow the pleasure of being able to see the house.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she passes the house every day. The wall is character defining. You don't water grass; you don't water plants in Santa Fe and the grandchildren might visit a week at Christmas. They could use the patio as a protected space for pets and children until they realize they should not run out into the street. She reminded the board about a case where the applicant said a wall was "knocked down" and no accidents had been reported. She hasn't seen any reports about this house being broken into and the previous owner didn't seem bothered about someone breaking in. She thought the house had been bought by someone from out of state who didn't realize this is an historic structure. The low retaining walls on that street are characteristic and should be maintained.

John Eddy, previously sworn, said he agreed with what was said. Everyone has concerns about safety and he doesn't discount that, but he believed the rock wall should remain. The lava rock walls are an interesting vernacular element in the neighborhood. The wrought iron fence is a possible solution, it would provide transparency and a view of the house and provide some security. There is a precedent set with the iron work under the arches of the patio and that would tie in well.

Mr. Duran said his main concern was not the existing pumice wall, which is not a Santa Fe style. That is adobe and CMU with stucco and everyone in that whole area and on Sena, has six-foot walls with stucco. This is the only house that doesn't. We choose to change the design of the aesthetics of the house. Nowadays the pets are more protected than the kids. He said he disagreed with the comment about there being no break-ins. His client isn't the type of person to make up a story like that just to have the Board approve a wall.

Mr. Schwab said he understood the definition of “character defining feature”. In Code Section D(1)(A) the phrase, “*feature and space that embody a status* ” only refers to contributing structures. This is not a contributing structure and in this sense of the Code it is not a character defining feature of this streetscape. It may be a nice wall, but it is not eligible for protection from a historic perspective.

Also, the applicant is asking for an exception and the rules are clear. But the request for an exception is also clear that the applicant desires to live in this district. He has been living in this district for some time, has grandchildren and wants them to be able to safely play outside. He has young children and no matter how nice the neighbors are, a five-year-old will still run into the street to retrieve a ball. It has nothing to do with how nice the neighbors are.

Mr. Duran encouraged the Board to take a compassionate view towards the applicant and realize they are not trying to misrepresent or take advantage of the Board.

BOARD DISCUSSION

Member Biedscheid said she appreciates the reasons the applicant is pursuing the addition of a wall and the concern. She just wasn’t sure if a 4-foot, or 6-foot stucco wall is the best solution. Elevated front yards in this neighborhood are common and they seem to be disappearing. Along with them, we are losing the views of these great contributing houses. Around the corner from this house a similar concern was approved for a low wrought iron wall and a second wall was approved that was set back into the yard that didn’t affect the original wall. It was also a retaining wall. There are other solutions. She asked if the applicant could consider other treatments that would accomplish the same objective.

Member Larson thought the wrought iron with a handmade gate would be a nice direction and the point was made that the house already has some of those elements. The character defining term is widely used in historic preservation for defining the streetscape outside of the contributing/noncontributing parameters. She suggested postponing for more research.

Member Bienvenu said he is fixated on what authority the Board has. Before them is a request to find if the exceptions have been met for a higher wall than otherwise allowed. It appears the Board members don’t agree the exception have been met. He doesn’t agree either. Particularly about the hardship exception. Nonetheless, without granting the exception the applicant still has the right to build a wall within the height limitation of 4’10 or 4’11” instead of the 6 feet requested.

He agrees it would be ideal to maintain the view of the front façade but wasn’t sure of the Board’s authority to prevent that in this case. And, he wasn’t sure they could prevent

the demolition of the wall if the applicant wants to demolish the wall. If the exceptions are denied it will be the end of this application. He would hope the applicant would adopt one of the good suggestions and consider returning to present something else.

Vice Chair Katz agreed he would love for the wall to stay as is. He doesn't think a 4½ foot wall is going to work well and was the reason the applicant requested an exception. He suggested possibly the Board should say the exception criteria have not been met and give the applicant time to rethink the design. He could appreciate the concern and would probably be willing to grant the exception if it were a wrought iron fence along the front and around the corner to Don Cubero. That would still give the applicant the protection for the children and dogs and preserve the view of the house for everyone. He referred to page 17 of the packet that shows the house next door with a wall in front.

Ms. Paez pulled up the view of the neighbor's house.

Vice Chair Katz continued that he couldn't understand why if you own a contributing or significant house that you can build the wall and block everyone's view of that. He indicated that on the picture displayed, the house to the left has a wall that blocks the contributing façade of a historic building. That defeats the purpose to make something contributing. The designation of contributing is because it contributes to the streetscape and the historic district. We should not allow blocking that. Our chair has railed against that for years and this is a graphic example of her concern. He suggested they ask the applicant, if willing, to redesign or if the Board should deny based on the criteria for the exception was not met.

Chair Rios said she is a lifelong member of the community and it sounds as though Mr. Duran is as well. She is very familiar with the houses in the Don Gaspar area. They used to be like other sections of the City, including the eastside and had low walls. The walls are creeping up. It makes sense to have a low wall if you have a contributing building and there are also other remedies.

She addressed Mr. Duran on the suggestion of the wrought iron fence and around the corner perhaps a higher wall would make sense. She asked Mr. Duran to comment.

Mr. Duran said he was looking at the next-door neighbor's wall and 329 Sena Street has a six-foot wall. He asked if that was a contributing building.

Char Rios said she didn't know, but in all likelihood it probably is.

Mr. Schwab offered to provide an update after looking at the GIS.

Mr. Duran asked if it is contributing, did that home have less charm than 333 Sena where they want to preserve the aesthetics of the house. His client does not want the pumice wall and we can redesign to a 58-inch wall that is within their rights to build. Then they could put a wrought iron fence on top of that. But he didn't know what the Board would gain by them taking that route because he was sure his client would say no to a redesign.

Vice Chair Katz explained because the Board in the past may have made mistakes and allowed a wall to block the view of a significant or contributing house did not mean they would make that mistake again. He understands and agrees the client can get rid of the pumice wall and substitute another wall. He isn't sure, however, that the Board would approve a 4 1/2 foot wall. He was trying to suggest something to meet all of his objectives all of his objectives except blocking the view of the house. He encouraged Mr. Duran to talk with his clients.

Mr. Schwab said according to GIS, the neighboring house appears is not statused. That could be a mistake and possibly just has not been reviewed. He will research that. He doesn't know if the Board has a good reason to deny the application if the applicant applies for a wall up to the maximum allowable height. The applicant would not have to apply for an exception.

Ms. Ramirez Thomas said the Board could deny the design looking at the impact on the street scape. The Code gives the Board those abilities. The Board is prohibited from considering viewshed but can consider streetscape design and impact. They can request a revision of materials even if it doesn't exceed the maximum allowable height.

Ms. Paez agreed. She also noted that in the Historic Ordinance (D)(1)(d) is another provision to deny something like a wall blocking the structure.

Mr. Duran asked if 58 inches from the sidewalk would block the structure. The allowable height is 58 inches, 4'10" from the sidewalk.

Mr. Schwab said he doesn't see how except for a child.

Vice Chair Katz said he understands the viewshed is what the structure would be hiding not the building there.

MOTION: In Case #2020-002954-HDRB, 333 Sena Street, Member Bienvenu moved to deny the application on the basis that the applicant failed to demonstrate that the exceptions have been met and specifically has not shown that the requested height waiver would not damage the character of the streetscape; is a hardship to the applicant or isn't an injury to the public welfare; or is due to special conditions and circumstances peculiar to the land or structure; or

strengthens the unique heterogeneous character of the city by providing a full range of design options that ensure residents can continue to reside within the historic districts. Vice Chair Katz seconded the motion.

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

Chair Rios told the applicant he could come back with a redesign or they have the option to appeal to the City Council and staff can guide him on that.

Member Guida noted that the Board presented the applicant with a way to meet the exception criteria that provides a satisfactory solution. Also, a point made earlier was that even as a 58-inch wall, staff has the ability to bring this to the Board. The Board is not just an ordinance police, they are also a design review board. If there is a concern this is not congruent with the character of the streetscape, the Board should review it even if it is below the minimum required height.

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)

STAFF REPORT

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.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Staff recommended 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.

QUESTIONS FOR STAFF

Chair Rios asked if the garage will be used as a garage.

Mr. Schwab said it is used as storage. The garage sits below the level of the driveway and the doors do not operate.

Chair Rios asked the difference in height of the coyote fence and the height of the proposed wall.

Mr. Schwab believed it to be the same height as the wall in front.

Chair Rios asked if the applicant proposes to increase the wall height.

Mr. Schwab said technically there is an allowable maximum height, but where a wall goes around, a window or door is allowed to exceed that. This is such a case. This is a similar discussion to the last case. As he understands, the view of the contributing structure is not protected by Code but isn't a reason to deny the raised gate opening.

Vice Chair Katz noted that the pictures show the gate in front of the door and directly in front of the chimney. The chimney was built by Will Shuster in the 1920s and hasn't changed since. He found it outrageous they would want to block that.

Mr. Schwab said his understanding is that a view is not protected.

Vice Chair Katz said that may have to be dealt with. He said he couldn't go along with the misrepresentation of the gate on the drawing. Regarding the garage, it appears as it did when it was built. He said last month the Board decided this is a contributing building. Now they want to blow that up and it isn't right. They may want more light, but they have a south facing wall. That would not only let in light, but warmth. He couldn't see the Board finding that the exception was met in order to destroy a primary façade.

Mr. Schwab pointed out in his staff report he recommended the criteria had not been met for the garage portion of the proposal.

Member Guida asked what specifically wasn't met on the exception criteria.

Mr. Schwab referred to his report. He had written regarding the character of the district that the goal is to secure the structure from water damage. Staff believes there is a way to maintain the historic openings or appearance such as erecting a wall inside the doors. They could leave them as they are; repair the doors and keep the opening the same and shore up the structure inside from water damage. He wrote that he agreed there is hardship because of the water damage. Something has to be done to preserve the building, but there are other options to what is needed. In terms of addressing the full range of design options, he recommended the exception criteria had not been met because there are alternatives offered to the design.

Member Guida found the case interesting. Raising the wall around the gate, which they have a height exception for, is in no way the same as the last case. There we were looking at a wall at a consistent height that would prevent the view of a contributing structure. This is just raising the height around the door and on the street and the yardwall you can see into the front yard.

He thought this was the folly of designating yard walls and boundary walls as contributing, in general. He couldn't see how this takes away from the contributing house. It is contributing, not significant. It is important to note that just as invisibility is not the standard we have from harmony in the historic district, strict originality is not the standard

we should have for integrity. The alteration to the wall to create a gate and the alteration to the front of the garage to replace the door with windows, are solutions that maintain the integrity of the property. That is how it would have been done historically. Also, it is clearly indicated what was there before when the alteration is done. To him that is a smart way of dealing with a contributing, not significant, structure in making changes. These things should not be trapped in amber arbitrarily because we think originality is important. That is not what we are chasing. We are chasing integrity and contribution to the district. He couldn't see how the two alterations would mar the building in any way. Especially when the Board allowed earlier an addition in front of a significant structure.

Member Biedscheid asked to confirm that the residence is significant, the wall and garage are contributing, and that the garage door is considered part of the primary façade.

Mr. Schwab agreed that the residence is significant and the wall and garage contributing. The garage door is part of the primary façade and the opening is a question of its age.

Member Biedscheid asked if staff's assessment is an exception is not required for changes to the contributing wall.

Mr. Schwab replied an exception is not needed. He asked Ms. Ramirez Thomas to comment.

Ms. Ramirez Thomas said the Board could call for a change in style and alteration of historic material since the wall is contributing. Mr. Schwab was looking at the ability for applicants to have a tall door-sized gate with an arch detail above it. She said in her opinion a contributing wall would change the opportunity for that.

Vice Chair Katz thought Mr. Schwab was saying that the height exception is allowed if you have a door like that higher than the wall is allowed. That is very different than changing a contributing wall. If you change the design and appearance of the contributing wall, that will require an exception.

Mr. Schwab indicated that alterations that would cause a structure to lose its status would be prohibited without an exception. An exception has not been applied for because it was not thought that this would cause the structure to lose its status.

Member Bienvenu asked how high the proposed wall is over the gate.

Mr. Schwab thought it 6 foot 5 inches. He suggested asking the applicant.

Member Bienvenu asked what allowable height would be if they allowed the height requirement to that opening.

Mr. Schwab said he would have to refer to his files.

Member Bienvenu indicated this was more than a simple arch over a gate. It is significantly higher and much wider than it needs to be. He asked if Mr. Schwab would agree that it is a large area much higher than the rest of the wall.

Mr. Schwab said it appears to be 7 feet 6 inches on each side of the gate plus 4 feet for the gate. He agreed it was possible to make it less.

APPLICANT'S PRESENTATION

Carlos Kinsey and Laura Chock were both sworn in.

Mr. Kinsey, 3600 Cerrillos Road, Unit 205, said there was no intent to mislead anyone with the architectural drawings. Drawings tend to be flat and on that point the gate is not aligned on the chimney or the front door. If he had taken it two feet to the right it would align with the door and two feet left it would align with the chimney. There is no intent to misrepresent anything. He thought the Will Schuster chimney fantastic and a great and unique feature, as well as the arch in the gate. Walking by you can see the chimney just fine, and then for a few seconds you can't see it when you are in front of the gate proposed, and a few seconds later you see the entire elevation of the house. He asked that the Board not be misled by the two-dimensional, flat drawing. There is no proposal to raise the entire wall.

On the other point of the general slope from the top of the gate, he thought it a nice soft way to address the gate. Without that there is a long linear wall with a pop-up for no reason. He thought a tapered approach was a graceful solution. A gate that is 6'8" is not unusually large and is the standard door height. A four feet wide gate opening is not unusual nor generous, especially for a pair of gates as proposed. He thought adding windows to the garage door was also a good solution. The windows with the cross mullions in the same teal color will tie into the windows on the main house. The garage currently looks exactly like it was, an afterthought. A very large garage that was divided in half. Now half of it is on the adjacent property and half on this property and someone has put on garage doors. The doors may or may not be historic but there is nothing significant or architecturally outstanding about them. They are just vertical planks. This would be a poor example to preserve.

Again, if they don't address the water problem that is rotting the doors and the structure, that wouldn't serve the H-board or the owner. It wouldn't serve the district because the structure is not functional as it is now and cannot be used for a garage or storage. Allowing it to deteriorate wouldn't serve anyone. If anything is blocking the view corridor, it is the historic tree. He asked if the Board dictates that owners cut trees down

in order to see something historic. He thought that a narrow focus to what he believes is a thoughtful solution.

Mr. Kinsey said we are trying to balance preserving the historic and giving the owner a sense of privacy. That was the reason for proposing the entry gate and enclosing the side. The owner is a single woman and wants a sense of security. He thought just because someone purchases a historic home that doesn't preclude them from privacy.

Ms. Chock, 542 Camino del Monte Sol, said with respect to the gates her main concern has always been safety. The gates in the front courtyard are rickety and don't close or latch properly. Her front gate is right on the road and her front door is steps away from the gate. She lives alone with her puppy and in addition to her security, constantly worries that her dog will escape through the gate and fence. She wants to secure her courtyard and feel safe.

She said regarding the garage, she wants to prevent further decay and if possible, use it. The doors don't work, and it is in terrible condition and it cannot be used other than an unsecured storage area, and it is infested with mice. She hasn't been able to keep herself because of the current state the garage is in. She visited her neighbor's home who had the other half of the garage and they made their garage into an entryway. It has no resemblance whatsoever to a garage. She would like the same opportunity to make the garage useful and keep the historic and beautiful garage structure.

QUESTIONS FOR APPLICANT

Chair Rios asked Mr. Kinsey to confirm if the stucco over the gate is 7'6" as proposed.

Mr. Kinsey replied no, the gate is 6 feet 8 inches high, and everything in total would be 8' 6" at the highest point. It then tapers down to the wall height of 4'6" tall. Regarding the question on the replacement of the coyote fence, that would be the same as the wall height.

Vice Chair Katz said he was concerned by the dismissal of what the Board is about, which is historic preservation. He said if you're going to preserve the garage, at some point maintenance will be needed. If the bottom is rotting it may require work on the ground so the water flows away from the structure; it may need work done on the bottom of the doors. The Board is charged with preserving the outside of the garage façade. Nothing prevents the owner from doing what they want on the inside to make the door secure.

He said he heard comments about the gate being rickety. They were told the back gate is not historic and there was a gate there previously that was historic. The gate can

be changed without having to change the nature of the contributing wall or blocking the house.

Vice Chair Katz said the coyote fence is not contributing and can be removed or they could repair the coyote fence. That would be secure enough to keep a dog inside and anyone outside probably better than a wall. It wasn't found to be historic and contributing and doesn't have to be preserved. What he is hearing is we really want people not to see us and we want security. That may be something they cannot achieve, and you give up things when you have an historic structure. There are many places around town where people have secure front gates, etc., and maybe this isn't the right neighborhood.

Member Larson said there is a culture about a "maintenance free lifestyle." Sometimes it does take a lot of work to make something last longer. They are fortunate they live in a forgiving climate when we select these characteristics and elements. When it comes to wood elements an application of oils is effective and inexpensive to maintain the element. When something is neglected for so long it inevitably will fail. That is what we are faced with now. But the answer isn't to completely alter that piece of the property in favor of "maintenance free."

Regarding the comments about architectural renderings not reflecting what is proposed, that is problematic. She asked how the Board could approve something they don't know about. She wants to do justice for the wall and the Board has designated the wall as contributing. Adding a substantive amount of detail and height and changing its character is not appropriate. It was designated as contributing for a reason.

Member Guida said he did not believe the principal task of the Board is preservation. Our ordinance is not set up for that and we do not do preservation in the manner that it is done by the National Park Service or the standards of the Secretary of the Interior. The Board's job is to manage change in a way that maintains the harmony and character of the historic districts. Not preserving an amber historic material at the exclusion of all other dimensions of preservation. Which are cultural and how the buildings can be used by the current inhabitants, and those buildings due to changes over time.

He said this house is significant and stricter standards should be applied to structures associated with things important or that have a strict designation. The elements being considered are merely contributing, and he thought one is highly questionable to designate as contributing. The applicant has proposed a sympathetic way of modifying an element that would have been done historically. It is a way consistent with the rest of the property and is a way that marks what was there before and doesn't significantly change its intent or configuration, and in the case of the gate, a way that is allowed by right. And with the garage, in a way that keeps the original openings, header, all of the elements there.

Member Guida said if the Board expects to manage change, we have to allow homeowners to make changes to their structures in ways they were done historically. They may require an exception or review, but the Board should be open minded enough to find that these things do not damage the character of the district. They certainly don't damage our understanding of the significant structure here.

He thought this is a no-brainer and any question about the representation or design is off the table. This is a well-represented project and in terms of design response, is incredibly well considered. The Board would not be doing the right thing by turning this down

Member Biedscheid didn't think the exception criteria had been met and the additional testimony wasn't enough that she found the responses were sufficient. Specifically, she didn't hear about any alternative designs considered to come to the conclusion this is the right option. On the damage of the streetscape and the character of the district, this does change how this contributes to the streetscape. The fireplace was a tourist attraction at one point and the sculptural elements on the street are valued. That would be lost if blocked by the increase in wall height that is extreme. She asked the applicant if a design option had been considered that didn't include the stucco mass of the gate. At this point the only part of the proposal she would support was the change to the coyote fence.

Mr. Kinsey said in response to "maintenance free", there is nothing in the proposal thought to be maintenance free. We have proposed two refurbished wooden gates, so that is not an issue. In response to how to judge the proposal if you can't trust the drawings. Well, you look at it. That is why it is so important that staff do the site visits and not just rely on two dimensional drawings. He said, "For a Board member to suggest to the owner that maybe they need to move out of the historic district because they can't modify a gate or garage door, that is outrageous, and I take huge umbrage to that."

The design is incredibly and thoughtfully considered. The goal should be, yes to preserve the character of the neighborhood and the architecture. That is why the house has a significant designation. But, these structures, this architecture cannot become an artifact. It has to be allowed to live and breathe and move into the future, or it will lose all relevance. If this process becomes arbitrary, people will try to do whatever they can to avoid it. That isn't what any of us want. We don't want people doing things without getting approval and that is why we are going through this process. But it needs to be thoughtfully considered. To suggest that an owner should move because they thoughtfully brought a proposal is outrageous.

Vice Chair Katz said the Board hears all the time, "Well this isn't suiting the owner's needs, they want greater security; they want more privacy; they want windows enlarged on a primary façade." He doesn't want the owner of the house to leave or move or get

out of the district. But if complying with preservation rules of the ordinance means it doesn't suit their needs, that is a problem.

Vice Chair Katz said the ordinance has two aspects; one is style. The gate is done in an appropriate style, but there is also the preservation aspect. With respect to Member Guida's comments, in some respect it *is* preserved in amber. That is what preservation is all about. The district is only 20% of the City and the really strict part even less. Preservation rules only apply to a very few significant structures and those are the ones that really count. In some districts you can make changes, but this is the most primo street by a primo historic figure in Santa Fe, and the restrictions are higher. And they should be.

Ms. Ramirez Thomas said preservation is discussed in 14-5.2(C). There is the National Register of Criteria in 14-5.2(A) and there is a big distinction between local preservation standards, which can be significantly more restrictive and tailored to a community than the federal level. So, the ordinance does include preservation as well as styles.

Chair Rios said the Board is about protecting and conserving. Those two elements are very important in all of our historic districts. We try to do our best in reviewing each project on its merits and applying the ordinance and listening to the applicants. These are not museums; this is your home, and you are trying to make something useful for you. The Board has to listen to what the applicant has to say, but we also apply the ordinance to conserve and protect. We are simply the stewards of these historic buildings and we will be gone one day. Hopefully, those who follow will continue to protect and preserve and conserve the buildings that have been built. Of course, changes will occur because people have different needs. In the vernacular architecture people started small and their families grew, and they kept adding. She grew up in a house like that.

Chair Rios said the Board has to take everything into account, but also have to follow what our ordinance dictates.

Member Guida said he agreed we have rules in our ordinance and the Board is charged with enforcing and interpreting them. We also have an exception process and a review process. That allows this local Board the latitude in expressing its values publicly and through the review of the projects in the historic districts. He thought a narrow strict interpretation of preserving materials and minor details at the expense of a bigger picture. Items which are also being preserved in this case with the wall, its configuration, materiality, its sensibility and design elements, and with the garage massing and scale, etc. A focus on such narrow things as the gate as it is, the door the way it is. It is extremely narrow in terms of scope of what we are dealing with and in terms of architecture. And narrower in terms of when we are dealing with the public, the homeowners and their ability to make changes. And it is exceptionally narrow with who we are excluding from this process. This is a costly and time-consuming process for

property owners. The very buildings we say are the most important character defining buildings of all of the districts, change over time, as Chair Rios pointed out. Windows were replaced with doors and vice versa; rooms were added on in a sympathetic way to the original structure. Denying the applicant, and not considering exception criteria in this case on mere contributing elements, minor elements of the property, that allows them to evolve over time in a way that is consistent and doesn't damage a significant structure, is really short sighted. He thought this is arbitrary and cruel and not the intent of what the Board is charged with.

Ms. Chock said she feels that Vice Chair Katz minimized her need for security and safety. Especially on a gate that is not even contributing that she wants to replace with something more secure that can be locked. This is not a question of just wanting to make a change to the property. How dare she should want to be safe in her own home. That statement offends her. She is from New Mexico and loves New Mexico and Santa Fe. Her thought is, especially if this is an allowable exception in which the height requirement doesn't apply, why would they deny the front gate security. She couldn't understand the reasoning. She said frankly she had already bought a gate and hoped to use it. This is a cruel way to treat an applicant. She isn't changing anything significant and she isn't changing the property, she was adding to it and making it useful. She said she was confused by their dialogue and offended by the comment, "Get out if you can't take the historic neighborhood." She loves the historic neighborhood. That is why she moved to it and as a New Mexican she appreciates it on a different level.

Ms. Ramirez Thomas said the Board wasn't looking to discuss use, this is about design and preservation. They know that the front wall where the coyote fence is, and the proposed wall design is not contributing. They know that the front wall and the garage is contributing. Those three things are under discussion. The Board has the option to deny the exception for the garage and ask to postpone for a redesign. Also, on the front wall the Board can ask for a change in the style but then an exception for a change in the style.

Vice Chair Katz apologized to the owner. He said the problem is so often the expressed desire, which is reasonable, is one for security. But security can be provided in a way that is less large. The applicant has listened to the Board's comments. He understands if they want security or a wall that provides privacy from the road. But the applicant could have a very secure gate at the front that people can see through. The wall is only 4'6" and easy to vault over and isn't as though a tall addition in the middle of a contributing wall will protect the front. It is unfortunate that in front of the gate is an incredible feature and one of the most significant in the early years, of a significant house. He believes there are alternatives and urged the applicant to consider what would make this work with as little difference as possible.

Vice Chair Katz thought it correct that alternatives have not been explored regarding the garage. The design is lovely but that isn't the issue. It is preserving what is there and meeting the applicant's needs. He encouraged the applicants to follow Ms. Ramirez Thomas's advice and consider a couple of redesigns.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said the purpose section says qualities relating to history and residents should be preserved. There are other design options for the garage. A curb on the outside would prevent water from coming in. It can be secured by alterations from the inside. Seeing a significant building is important and the excessive archway will block that. They could reinforce the current archway and make a taller gate that has slotted horizontals like the existing gate. Then people could still see the Will Schuster fireplace that is an attraction. There are alternatives that are less intrusive. Regarding security, the applicant can get an alarm or a Ring doorbell.

John Eddy, previously sworn, said he was sorry the discussion had become personal. Vice Chair Katz nailed it in the beginning and the photograph doesn't lie. You can see through the gateway a beautiful stone chimney built by Will Schuster. It is one of two he knows of on Camino del Monte Sol of that nature. The walls are deliberately low because the artists were proud to share their house and it was about sharing the artistic statements they were making. A gate such as proposed is obliterating a good degree of visibility of a significant structure and automatically degrades the significance of the structure. He encouraged the Board to send this back for redesign. He also thought the idea proposed by Ms. Beninato on the garage door is well-founded. There is probably a clogged drain that can be reopened, and a curb would further waterproof the structure. It would be egregious to add windows on the garage door. It affects the street scape, which is egregiously affected by these designs. He urged the Board to deny the proposal.

Marc Naktin, previously sworn, wanted to mention that he felt something was lost when they don't visit the site. He suggested even though everyone couldn't jump in a van, they could individually drive by to study the property. They could see the actual situation on many of the things people claim will jeopardize or block views by visiting the site.

Chair Rios explained that unfortunately the Board is not allowed to do field trips even individually.

Ms. Paez read from the ordinance, "*Members shall not inspect the site of any subject property except pursuant to a publicly noticed site visit that affords all parties the opportunity to attend*." The intent is to rely on information presented as part of the hearing and the Open Meetings Act also requires that. She hoped they are on the verge of accommodating that again.

Mr. Naktin asked if they could present videos.

Ms. Paez said that is an option and staff would like to be able to accommodate that if they have adequate resources. She said it is a challenge unfortunately to find the extra time, resources and equipment, but it is not prohibited.

Mr. Natkin said he has seen this property. As mentioned earlier, you don't see the chimney except for a half a second when you walk by the entry gate but for the most part you can see the chimney. A visit would have helped to alleviate the issue.

Ms. Ramirez Thomas added that staff is open to receiving video, but a challenge is having the bandwidth to show the video, or similar technical challenges.

BOARD DISCUSSION

Ms. Chock said she wanted to make them aware that it is not correct to say the chimney was done by Will Shuster. This was one of Will Shuster's first houses and he lived there for a few months. She didn't know who did the chimney but was sure it was an artist of some sort, but it is not listed. She has researched who did the chimney but wasn't able to find anything.

Chair Rios said she heard that Frank Applegate had something to do with building the homes on Camino del Monte Sol, but she couldn't verify that.

MOTION: In Case #2020-003006-HDRB, 542 Camino del Monte Sol, Vice Chair Katz moved to deny the application for the garage on the basis that the exception criteria were not met as clearly laid out by Member Biedscheid; and approves the coyote fence and gate on the north elevation; and denies the proposal for the gate and height of the wall in front because it would double the height of the wall and makes the wall incompatible with the streetscape, and the addition to the height hides the chimney that has been there since the 1920s and there are other alternatives to provide the security the owner seeks. Member Bienvenu seconded the motion.

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

I. DISCUSSION ITEMS

Mr. Schwab said there have been discussions about digital packets and the glitches are being worked out. He encouraged the Board to submit distilled comments to the acting division manager on problems with the packets.

Vice Chair Katz stated he was the one who raised the issue and is seeking guidance from his fellow Board members. The packets have been the same for a long time, but it was always easier when there were physical papers. The last page or so usually had what was existing and what was proposed of the project. With the digital they are looking at their packet and at the digital Zoom screen where staff displays things not in the packet but things that are helpful. He doesn't want to miss that, but it puts them at a disadvantage. He was curious about the thoughts of others on visual versus digital.

He apologized for being so obnoxious, "rude" was the expression.

Chair Rios said sometimes both sides, the homeowners and the Board members get very passionate. They need to treat everyone with respect in order to get respect. She understood the point Vice Chair Katz was trying to make and thought he was really trying to say when shopping in historic districts there are restrictions. People should get familiar with the requirements of an historic district and if that doesn't suit their needs because of the restrictions, there may be other places better suited for their needs. She said this isn't the first time and won't be the last for people before the Board to become passionate on things.

She thought the idea with the packet is to save on the paper. She makes a copy of the agenda and reads through the packet and makes notes. Members can print the existing and the proposed if that helps them reach a better decision.

J. MATTERS FROM THE BOARD

Ms. Ramirez Thomas offered to send them ideas on better visuals via an email for their feedback.

Vice Chair Katz suggested staff could print their cases to avoid having to look at the Zoom screen while managing their screen.

Ms. Paez said she didn't mind sharing the screen and her screen is big and allows her to put a lot on it.

K. NEXT MEETING: February 23, 2021

L. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 11:10 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 #2020-2818-HDRB
Address – 324 McKenzie
Owner/Applicant's Name – David Betzler

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 9, 2021.

BACKGROUND

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.

At this hearing the Applicant returned to the board with a proposal with the following items:

1. Replace the existing structure with a new 160 square foot, 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.

FINDINGS OF FACT

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

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

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

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 23rd 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:



Sally A. Paez
Assistant City Attorney

February 23, 2021
Date

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

Case #2020-00-2983-HDRB
Address - 209 Delgado
Agent's Name – David Smith
Owner/Applicant – Ivo Nelson

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 9, 2020.

BACKGROUND

209 Delgado is an approximately 600 square foot single-story New Mexico vernacular building built before 1928. It features a cross-gabled roof and a lower shed roof addition on its east side. It is located in the compound at 209 Delgado Street. In 2013, the Board designated it as noncontributing to the Downtown and Eastside Historic District due to significant alterations. The applicant proposed to add a 475 square foot living room on the west elevation. The applicant revised the submission based on comments and recommendations from the January 12, 2021 Historic Districts Review Board hearing. The revision replaced the previously proposed flat roof to a pitched roof to integrate with the existing house. French doors will be divided lite wood clad units. 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 new stucco will match the existing house, El Rey "Adobe."

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval and found that the application complied with SFCC Sections 14-5.2(D)(9), General Design Standards for All Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.

5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 23rd 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 23, 2021
Sally A. Paez Date
Assistant City Attorney

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

Case #2020-3048-HDRB
Address – 105 Calle la Pena
Agent's Name – Mark Natkin
Owner/Applicant's Name – David C. Brown

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 9, 2021.

BACKGROUND

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 No. #2020-002960-HDRB on January 12, 2021, the Board reaffirmed the structure's status; and in Case No. #2020-002894-HDRB the Board approved an addition to the non-publicly visible west façade of the structure.

At this hearing, the Applicant returned 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. The garage as proposed would be constructed to a height of 12 feet in height. It would be coated with a cementitious stucco colored El Rey "Buckskin." The garage door would be wood grain panel colored tan.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.

5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. The Board finds that the addition will impact the contributing structure and its primary façades, and that lowering the height of the proposed garage would mitigate these impacts.
8. 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.
9. 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.
10. 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.
11. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff, with the following additional conditions:
    - The height of the proposed garage shall be lowered by 18 inches to mitigate the impact of the addition on the contributing structure and its primary façades.

IT IS SO ORDERED ON THIS 23rd 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:



Sally A. Paez
Assistant City Attorney

February 23, 2021
Date

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

Case #2020-3057-HDRB
Address – 107 South Armijo Lane
Owner/Applicant's Name – Catherine and Carlos Stevens

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 9, 2021.

BACKGROUND

107 South Armijo Lane is a single-family residence listed as noncontributing to the Downtown and Eastside Historic District. A new HCPI was completed for the house in 2020. At this hearing, the Applicants requested a historic status review and primary façade designation, if applicable.

The house was 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. In the early 1960's, an east-west concrete block section with aluminum sliding windows was built onto the original section. The house is finished with a cementitious stucco in a desert rose tone. Its roof is covered with rolled asphalt.

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 and has three steel casement windows.

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.

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 noncontributing, per SFCC Sections 14-5.2(C), Designation of Significant and Contributing Structures; and 14-12.1, definitions of contributing and noncontributing structure.

3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
7. Under SFCC Section14-2.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
9. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "contributing structure".
11. The Board finds that the structure is more than fifty years old, maintains a great deal of integrity, and contributes to the district because it is indicative of the vernacular interpretation of a mid-century ranch style home, highly indicative of the time it was built.
12. The Board finds that the north façade is the primary elevation of the structure with the features that define the character of the structure's architecture.
13. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board designates the structure as a contributing structure.
4. The Board designates the north elevation as the primary façade.

IT IS SO ORDERED ON THIS 23rd 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 23, 2021
Sally A. Paez Date
Assistant City Attorney

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

Case #2020-3062-HDRB
Address – 350 Garcia Street
Agent's Name –Kenneth Payson
Owner/Applicant's Name – Louise and Daniel Ruben

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 9, 2021.

BACKGROUND

350 Garcia Street is a single-family residential structure built 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. At this hearing, the Applicant proposed to build free-standing portals in relation to both of these structures. The portals will be freestanding and not structurally connected to the significant structures. The work includes the following items:

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.
3. Construct a new 102 square foot sloped "country red" colored standing seam roof portal adjacent to the existing 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 significant 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'.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. 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.
8. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 23rd 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 23, 2021
Sally A. Paez Date
Assistant City Attorney

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

Case #2021-3068-HDRB
Address - 1668 Cerro Gordo
Agent's Name – Elisabeth Wagner
Owner/Applicant – Will Gorham

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 9, 2020.

BACKGROUND

1668 Cerro Gordo is a 796 square foot casita listed as noncontributing 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. At this hearing, the Applicant returned to the board proposing to add (1) a 23 a square foot closet on the east elevation; and (2) 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, which the Board previously approved on the north side house entry. The addition's stucco will match the casita's, El Rey "Buckskin." Under the portal will be white stucco, El Rey "Colonial White." Stucco under the front entry portal will also be painted El Rey's "Colonial White."

FINDINGS OF FACT

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

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

3. Historic Preservation Division Staff Recommendation: Staff recommended approval and found that the application complied with SFCC Sections 14-5.2(D), General Design Standards; and14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 23rd 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 23, 2021
Sally A. Paez Date
Assistant City Attorney

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

Case #2021-3058-HDRB
Address – 235 North Guadalupe Street
Agent's Name – Miguel de Silva
Owner/Applicant's Name – Brian Knox

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 9, 2021.

BACKGROUND

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 has had several additions.

The west, street-facing elevation consist of windows over a solid wall, taking up nearly 2/3 of the façade. The west façade is shaded by a wood canopy and is capped by an artificial 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 of the north elevation extends out, probably representing a later addition. The east (rear) elevation contains access to the storage area added in 1965.

At this hearing, the Applicant requested a historic status review and designation of primary facades, if applicable.

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 noncontributing, per SFCC Sections 14-5.2(C), Designation of Significant and Contributing Structures; and 14-12.1, Definitions. Staff acknowledged that the "Burger Bowl" building has occupied and important place in Santa Fe, but recommended noncontributing status because the structure has lost much of its original integrity due to its many additions.

3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
7. Under SFCC Section14-2.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
9. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "contributing structure."
11. The Board finds that the structure is over fifty years old, that the structure's integrity as it existed by 1965 remains, and that the structure, which is an excellent example of a 1960's drive-in restaurant, makes an important contribution to the district.
12. The Board finds that the north, west, and south façades are the primary elevation(s) of the structure with the features that define the character of the structure's architecture.
13. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board designates the structure as a contributing structure.
4. The Board designates the following elevation(s) of the structure as the primary façade(s): north, west, and south.

IT IS SO ORDERED ON THIS 23rd 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 23, 2021
Sally A. Paez Date
Assistant City Attorney

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

Case #2021-3084-HDRB
Address – 235 North Guadalupe
Agent's Name – Miguel de Silva
Owner/Applicant's Name – Brian Knox

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 9, 2021.

BACKGROUND

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. At a hearing held immediate preceding this hearing, the Board designated the structure as a contributing structure with the north, west, and south facades as primary (Case #2021-3058-HDRB).

At this hearing, the Applicant proposed to install a window for a handicap-accessible take-out. To do this, 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. The take-out window 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.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E) Downtown and Eastside Design Standards. Staff recommended that the exception criteria had been met.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.

5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Section 14-5.2(D)(5)(a)(i) & (ii), changes shall not be made to the dimensions of openings on a primary façade.
8. The Applicant proposes to change the dimension of an opening on the north-facing primary façade.
9. Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a)(i) & (ii) would be required for approval of the Application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met.
12. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
13. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
15. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the exception requested in the Application.
3. The Board approves the Application, as recommended by Staff, with the following additional condition:
    - That the finish color of the window be aluminum silver.

IT IS SO ORDERED ON THIS 23rd 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 23, 2021
Sally A. Paez Date
Assistant City Attorney

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

Case #2020-2954-HDRB
Address – 333 Sena Street
Agent's Name – Robert Duran
Owner/Applicant's Name – Robert Gallagher

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 9, 2021.

BACKGROUND

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.

At this hearing, the Applicant proposed to remove and rebuild the wall to a height of 6 feet, which would exceed the maximum allowable height. El Rey Stucco would be used for stucco finish, texture, and color to match the existing house as close as possible. The gate would be custom built using black wrought iron fencing. The wall would be lowered to 3 feet in height at particular locations to accommodate required sight triangles – at the driveway on Sena, the driveway on Don Cubero, and the corner of Sena and Don Cubero – and would be topped with wrought iron to match the gate.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project, including the exception to exceed the maximum allowable wall height, and found that the application otherwise complies with SFCC Section 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(H), Don Gaspar Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.

5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Don Gaspar Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
7. Under SFCC Section 14-5.2(D)(9)(c)(ii)(c), a wall may not exceed the maximum allowable height for walls in the streetscape.
8. The Applicant proposes to construct a wall that exceeds the maximum allowable height.
9. Staff determined that an exception to SFCC Section 14-5.2(D)(9)(c)(ii)(c) would be required for approval of the Application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the six exception criteria set forth in SFCC Section 14-5.2(C)(5)(c) have been met.
11. Pursuant to SFCC Section 14-5.2(C)(5)(c)(i), the Board finds that Applicant has failed to demonstrate that granting the exception would not damage the character of the streetscape. The existing view of the historic home is accentuated by the existing low pumice wall, and the view of the home contributes to the streetscape. Additionally, the proposed new wall is not congruent with the streetscape.
12. Pursuant to SFCC Section 14-5.2(C)(5)(c)(ii), the Board finds that the Applicant has failed to conclusively demonstrate that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the Applicant could pursue other design options that would accomplish the desired safety objectives without blocking the view of the contributing structure.
13. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iii), the Board finds that the Applicant has failed to conclusively demonstrate 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 district because the Applicant could pursue other design options that would accomplish the desired safety objectives without blocking the view of the contributing structure.
14. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iv), the Board finds that the Applicant has failed to conclusively demonstrate that there are special conditions or circumstances that are peculiar to the land or structure involved that are not applicable to other lands or structures in the related streetscape.
15. Pursuant to SFCC Section 14-5.2(C)(5)(c)(v), the Board finds that the Applicant has demonstrated that an exception is warranted due to special conditions and circumstances that are not a result of the actions of the Applicant. The SFCC requirements for calculating the maximum allowable height of the wall do not take into account the differing heights of lots and structures, which impact the visibility and vulnerability of the property in question.
16. Pursuant to SFCC Section 14-5.2(C)(5)(c)(vi), the Board finds that the Applicant has not demonstrated that the proposed new wall provides the least negative impact with respect to the purposes set forth in SFCC Section 14-5.2(A)(1) because the Applicant could pursue other design options that would have a less negative impact with respect to the purposes of the Historic Districts Ordinance.
17. The Board finds that the Applicant has failed to conclusively demonstrate that the exception criteria in 14-5.2(C)(5)(i) through (iv) have been met.
18. The Board finds that the Applicant might be able to meet the exception criteria to exceed the maximum allowable wall height if the Applicant returns to the Board with a different design.

19. 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.
20. 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.
21. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.

CONCLUSIONS OF LAW

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

1. The Board denies the exception requested in the Application.
2. The Board denies approval of the Application.

IT IS SO ORDERED ON THIS 23rd 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 23, 2021
Sally A. Paez Date
Assistant City Attorney

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

Case #2020-3006-HDRB
Address – 542 Camino del Monte Sol
Agent's Name – Carlos Kinsey
Owner/Applicant's Name – Laura Chock

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 9, 2021.

BACKGROUND

542 Camino del Monte Sol is a single-family residence listed as significant to the Downtown and Eastside Historic District. It was constructed in the Spanish Pueblo Revival style prior to 1928. The property includes a yard wall along the street, which is probably adobe, and a garage. In Case #2021-002959-HDRB, heard on January 12, 2021, the Board designated the yard wall (excluding the non-historic gate) and the garage as contributing. The Board designated the front (east) elevation of the garage as the primary facade. The property also includes a coyote fence, located south of the driveway and edging the front yard.

The one-bay garage is located on the north side of the property, constructed on what is now the lot line. It appears that the garage was once a two-bay garage, but changes made after 1978 altered the garage significantly so that the structure is now divided into two garages in separate ownership on either side of the lot line, separated by a yard wall. This case involves only the portion of the garage structure located at 542 Camino del Monte Sol. The front (east) façade of the garage contains two historic wooden swinging doors, which are now below ground level and in poor condition. The west façade has a single non-historic door, and the south façade has no openings.

At this hearing, the Applicant proposed four (4) items as follows:

1. Replace the front gate within the yard wall. The existing small 4'x4' gate provides little security and is in poor structural condition. The new proposed refurbished gate is 4'x 6'8" with a stucco top, exposed header, and exposed side jambs. The proposed solid wood gate will be stained Sherwin Williams "Chestnut" color, and the stucco top and stucco sides will match the existing yard wall stucco color, El Rey "Desert Rose." The new gate is intended to provide more security.
2. Replace the existing small 3'x4' side gate with as similar gate as described in Item 1 above.
3. Replace the coyote fence with a stucco yard wall of the same height. The stucco color would be El Rey "Desert Rose" to match the existing.
4. Remove the existing wooden outswing garage doors, which are historic. The doors will be replaced with a stuccoed El Rey adobe concrete block wall and waterproofing and four high windows, which will be 2'x2,' refurbished single-pane true divided-lite wood windows. The window color will match existing window color (Sherwin Williams 6937 "Teal").

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended denial of the exception required for Item 4, finding that the exception criteria had not all been met. Staff noted that the Board may find the criteria satisfied upon further testimony and evidence at the hearing. Staff otherwise recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. The residence at 542 Camino del Monte Sol has been designated as a significant structure.
8. Under SFCC Section 14-12-1, a "significant structure" is "a structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant: (A) for its association with events or persons that are important on a local, regional, national or global level; or (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places."
9. As set forth in the Historic Cultural Properties Inventory (HCPI), which was included as an exhibit to the Staff Report, the significant structure at 542 Camino del Monte Sol was the home of artist Will Shuster, who in 1926 created the first 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, 1926, writhing under "weird green fires" in a vacant lot behind city hall.
10. The garage and yard wall have been designated as contributing structures.
11. 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."

12. 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.
13. SFCC Section 14-5.2(D)(1)(a) prohibits the "removal of historic materials or alterations to architectural features and spaces that embody the status" of a contributing structure.
14. Under SFCC Section 14-5.2(D)(5)(a), "[n]o opening shall be widened or narrowed," and "[n]o existing opening shall be closed" on a primary façade of a contributing structure.
15. The Applicant proposes to make alterations to the wooden garage door and garage door opening, which are located on the primary façade of the contributing garage structure.
16. Staff determined that an exception to SFCC Section 14-5.2(D)(1)(a) would be required for approval of Item 4 of the Application, and the Applicant requested an exception.
17. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
18. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has not conclusively demonstrated that all exception criteria have been met.
19. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would damage the character of the historic district. The single-bay garage with historic wooden doors was designated as contributing to the character of the district, and granting the exception result in removal of the garage doors and replacement of the doors with a concrete block wall and four high windows, which would significantly alter the garage's contribution to the district and the streetscape.
20. 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 issues related water damage and flooding could be mitigated through maintenance and renovation that retains the outward appearance and character of the historic garage.
21. 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 has failed to consider other design options, such as the construction of an interior wall with non-functional garage doors in front.
22. As set forth in the HCPI, the contributing yard wall is at least fifty years old, and its design complements the other low street walls along Camino del Monte Sol. The low stuccoed wall set is at the east edge of the property along the street. Approximately 75' in length, it varies in height from 4' to 5' above grade, with the tallest section at the south end. Its thickness is equally variable, shifting between 12" and 14" in width.
23. The proposed new front yard gate would include a tall, arched stucco feature.
24. At the hearing, the Applicant testified that the gate would be 6'8" tall, topped with an 8" lintel and 1' additional foot of stuccoed material to a total height of 8'4".
25. The proposed new front yard gate and stuccoed arch would be located in front of the chimney, which is an important sculptural element of the significant residential structure.
26. The Board finds that the proposed change to the front yard wall would alter the architectural features and spaces that embody the status of the contributing yard wall structure and render the wall incompatible with the other low street walls located along the Camino del Monte Sol streetscape.

27. The Board finds that new yard wall gate and stuccoed arch would block the view of the chimney of the significant structure, which has existed for almost 100 years.
28. 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.
29. 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.
30. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve or deny the Application.
2. The Board denies approval for Item 1 (replacement of front gate).
3. The Board approves Item 2 (replacement of side gate).
4. The Board approves Item 3 (replacement of coyote fence with a stuccoed yard wall).
5. The Board denies the exception requested in the Application.
6. The Board denies approval of Item 4 (changes to the garage).

IT IS SO ORDERED ON THIS 23rd 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 23, 2021
Sally A. Paez Date
Assistant City Attorney

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Gene Tison proposed and addition to a contributing structure in the Don Gaspar Historic District

Case number: **2020-002813-HDRB**
Project Type: **HDRB**

PROJECT LOCATION (S): 247 Anita Place

OW/AP – Gene Tison 226 Anita Place Santa Fe, NM hedonia10@hotmail.com

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area X **Downtown and Eastside** ☐ **Historic Review** ☐ **Transition** ☐ **Westside-Guadalupe** ☐

HISTORIC BUILDING STATUS

Non-Statused ☐ **Non-Contributing** ☐ **Contributing** X **Significant** ☐ **Landmark** ☐ **N/A** ☐

PRIMARY ELEVATIONS: **North** ☐ **South** X **West** X **East** ☐ **N/A** ☐

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No X

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No X

PUBLICLY VISIBLE FACADE-SOUTH Yes X No ☐

PUBLICLY VISIBLE FACADE-WEST Yes X No ☐

HISTORIC DISTRICT INVENTORY NUMBER _____H457_____

YEAR OF CONSTRUCTION _____1930s_____

PROJECT TYPE

Status ☐ **Primary Elevations** ☐ **Remodel** X **Demolition** ☐ **New** ☐ **Other** _____

USE, EXISTING **Residential** X **Non-Residential** ☐ **Vacant** ☐

USE, PROPOSED **Residential** X **Non-Residential** ☐

HISTORIC BUILDING NAME NA

City of Santa Fe, New Mexico

memo

DATE: February 23, 2021

TO: Historic Districts Review Board Members

FROM: Angela Schackel Bordegaray, Senior Planner, Historic Preservation Division

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Case # 2020-002813-HDRB

Address: 247 Anita Place
Historic Status: Contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__X__ **Historic Inventory Form**

__X__ **Zoning Review Sheet**

____ **Other**: Previous HDRB Cases
H-15-034A and H-15-034B
2020-002808-HDRB

APPLICANT SUBMITTALS

__X__ **Proposal Letter**

__X__ **Site Plan/Floor Plan**

__X__ **Elevations**

__X__ **Photographs**

__X__ **Other: Stucco specifications**

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(H) Don Gaspar Area Historic District standards.

BACKGROUND & SUMMARY:

247 Anita Place is a 1,300 sf Spanish-Pueblo Mission Revival bungalow built between 1930 and 1936. It is considered historically Contributing to the Don Gaspar Area Historic District. Its defining features include its red tile roofed tower over the front porch, round arch porch openings, undulating parapet, and its stucco color and texture. Its white stucco has a unique textured pattern that resembles a "Spanish Lite Lace" pattern. Windows are double-hung with a 3/1 lite pattern. The bungalow is one of a few of this architectural style in this neighborhood, where Spanish-Pueblo Revival style buildings and structures dominate streetscape. The garage at the end of the driveway to the west of the house was constructed at the same time as the house.

The applicant revised his proposal and returns to the board to address the board's comments and suggestions. The applicant also has provided stronger drawings of his project.

The applicant proposes to:

1. Construct a 317 sf addition onto the northeast corner of the house. The addition's north elevation has been moved one foot north. The revised height is 14 feet, previously 12', from finished grade and is one foot lower than the existing house. The addition will have a flat roof and undulating parapet that matches the original house.

2. The addition's windows will match existing, 3/1 lite pattern, white aluminum clad.

3. The rear entry door on the west elevation will be wood with 3/1 lite pattern above the wood paneled door to match the window style. Staff notes that the door is depicted as solid wood panel in the proposed west elevation. The rear entry has a 4 x 6 foot landing. The applicant proposes to step the back porch floor level to a landing so that a new set of steps that meet current residential stair code can be built. With the new parapet at 14 feet instead of 12 feet, the addition's floor level will be raised to the level of the new landing at the top of the stairs.

4. Add an overhang of approximately 18 sf over the new entry doorway on the west façade. The overhang will extend three feet over the entrance.

5. There will be a skylight over the bedroom area.

6. The addition will be stuccoed in the same skip trowel pattern as the rest of the house. At the same time, the main house stucco will be repaired and the entire house restuccoed, maintaining the skip trowel texture. The current multiple flaking layers of paint on the house vary from medium tan to creamy white. The stucco color that best matches the primary color is El Rey 106 "Bamboo". Further details on the stucco work are in the attached letter from GMB Construction.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

#457

building threatened? yes | surveyed date 8-82 by E.T. | county Santa Fe | ID no. 051600

field map Don Gaspar Neighborhood | number 424 | UTM reference zone 12 (13) easting 414460 northing 3949300

location description: 247 Anita

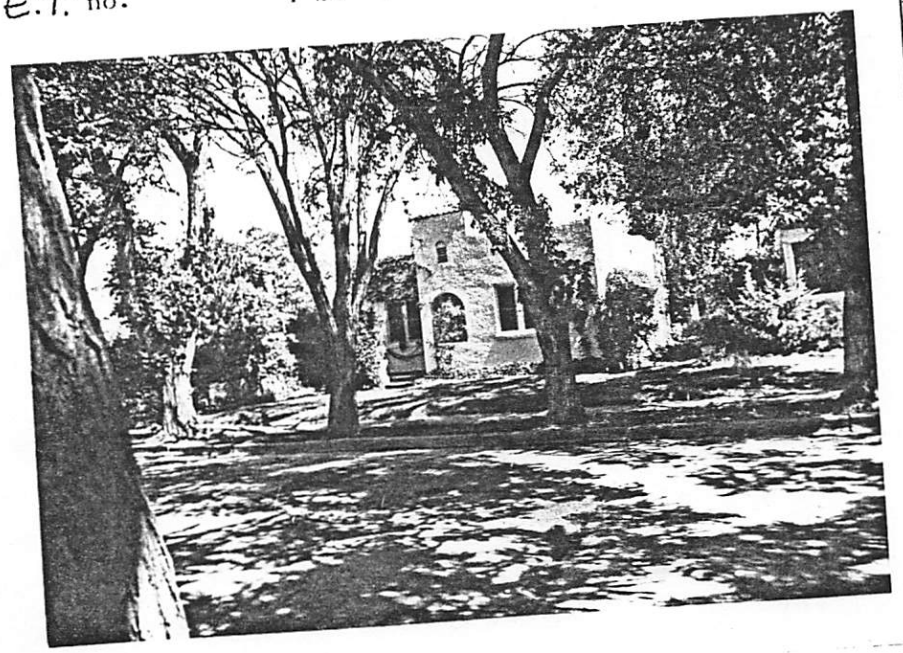
city/town: Santa Fe

land grant/reservation:

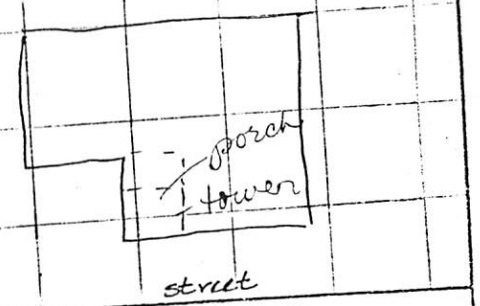
building name:

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

film roll by E.T. no. 14 | negative nos. 25 26 | loc. of neg. City of Santa Fe



building-site plan



date of construction: 1930 estimate 1930-36 actual

source:

use: present residential | other ___ | historic residential | other ___

condition: ___ excellent X good ___ fair ___ deteriorating

degree of remodeling: X minor ___ moderate ___ major

describe:

style: Mission Revival

foundation material: N/V

wall material/surface: stucco/adobe

architectural features: tower-tile covered roof; undulating parapet; round arcade porch; wd d/h 3-1

surroundings: Res

relationship to surroundings: X similar ___ not similar

district potential: X yes ___ no

significance: ___ significant X contributing ___ supporting ___ intrusive

comments: street trees

1936 ord (245) - Ware & R

associated buildings? X yes

what type? garage

if inventoried, list ID nos.

see back? ___ yes

MCCULLEY, LANI J.

From: LOGSTON, LEE R.
Sent: Wednesday, October 28, 2020 2:54 PM
To: MCCULLEY, LANI J.; BORDEGARAY, ANGELA S.; SCHWAB, DANIEL N.
Cc: BERKE, NOAH L.; hedonia10@hotmail.com
Subject: FW: Preliminary Zoning Review Worksheet 247 Anita Place
Attachments: Preliminary Zoning Review Worksheet 10 27.pdf; Stern Addition Plat for 247.pdf; Site plan with addition 10 27.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Historic:

This email is to communicate my approval of Mr. Tison's PZR for an addition at 247 Anita Place. I have reviewed legal lot and all zoning considerations. There are no elevations included with the submittal but I discussed this with him and he indicated that Lani was okay with this. Indicated height of the addition on the site plan is 12' and that is the height I am approving.

As per practice, Noah will sign the physical plans. 7 Lani will follow up with the applicant.

Thanks, Lee

From: BERKE, NOAH L. <nlberke@santafenm.gov>
Sent: Tuesday, October 27, 2020 3:33 PM
To: LOGSTON, LEE R. <lrlogston@santafenm.gov>
Subject: Fwd: Preliminary Zoning Review Worksheet

Can you please complete?

Thanks!

Noah Berke, AICP, CFM
Planner Manager
Land Use Department
(505) 955-6647
(505) 490-5930

From: Gene Tison <hedonia10@hotmail.com>
Sent: Tuesday, October 27, 2020 1:26:22 PM
To: BERKE, NOAH L. <nlberke@santafenm.gov>
Subject: Preliminary Zoning Review Worksheet

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.

Dear Noah,

Please find attached the Preliminary Zoning Review Worksheet, legal lot of record showing Tract 12 which is 247 and existing site plan with addition noted for a proposed addition to the residence at 247 Anita Place in Santa Fe. I did not fill out items that did not seem to apply. If you need more information for your review, please contact me at this e-mail or by phone at 505-690-1056.
I am not clear as to the next step with this document, namely do you send it back to me and I then send it to Lani or do you send it to Lani. One of the complications of working from home.

Sincerely, Gene Tison

Gene Tison
226 Anita Pl.
Santa Fe, NM 87505
505-690-1056
hedonia10@hotmail.com

January 22, 2021

Historic Preservation Division
City of Santa Fe
200 Lincoln Ave.
P.O. Box 909
Santa Fe, NM 87501

Member of Historic Preservation Board:

This is a revised application submitted in response to the requests made in a motion at the November 26, 2020 meeting.

Revised application is made for addition of a bedroom and bath of approximately 317 square feet on the Northeast corner of our house at 247 Anita Place. The Northside footprint of the addition has been moved one foot North. The revised height will be 14 feet from finished grade with a flat roof and undulating parapet that matches the original house. There will be a skylight over the bedroom area.

The three windows will match those in the main house. They will be white aluminum clad. The horizontal alignment of the windows will follow that of the windows in the house.

The rear entry door has been changed from the originally proposed one to wood with 3/1 lite pattern above the wood paneled door to match the window style. The rear entry has a 4x6 foot landing. As seen in the revised West and North facades, a small tile overhang has been added to extend over the doorway and out 3 feet. I feel this is in keeping with the Mission Revival style of the house and is a common feature on many houses in our neighborhood.

The stairs to the basement are very steep with a concrete lintel at the bottom that has resulted in numerous falls, head bruises and scrapes. To remedy this problem, the back porch floor level will be stepped down to a landing so that a new set of steps that meet current residential stair code can be built. With the new parapet at 14 feet instead of 12 feet, the addition floor level has been raised to the level of the new landing at the top of the stairs.

The addition will be stuccoed in the same skip trowel pattern as the rest of the house. At the same time, the main house stucco will be repaired and the entire house restuccoed, maintaining the skip trowel texture. The current multiple flaking layers of

paint on the house vary from medium tan to creamy white. The stucco color that best matches the primary color is El Rey 106 “Bamboo”. This is what we will use. Further details on the stucco work are in the attached letter from GMB Construction. The stucco color card and a sample of the peeling finish are included with the hard copy.

As can be seen on the floorplan, the North bedroom window and the glass enclosed back porch will be removed to accommodate the addition. None of this is visible from the contributing South and West facades.

The house was built around 1930 by the Louis Carellas family with tile and undulating parapet details that are similar to their family home at 220 Anita Place which Mrs. Carellas told me was built in 1926. We purchased the 247 house in 2011. Since then we have updated wiring, plumbing, heating system, interior finishes and replaced 3 seriously deteriorated windows with H Board approval. In 2019 we replaced the roof and installed solar panels.

My family and I believe that with these changes the character defining features of both the contributing and non-contributing facades will be preserved. We have lived on Anita Place for 48 years and want to preserve its historical character in our work.

Sincerely,

Gene Tison

Attachments 19: HDRB Application, HDRB Letter, Revised Site Plan, Revised Floor Plan Full Scale, Revised Elevations Full Scale, Existing Floor Plan Full Scale, Existing Elevations Full Scale, Elevation photos, GMB Construction letter



247 Anita Pl. South Contributing Façade from street



247 Anita Pl. West Contributing Façade from sidewalk at property line



247 Anita Pl. North Facade



247 Anita Pl. Northeast Corner and North Facade



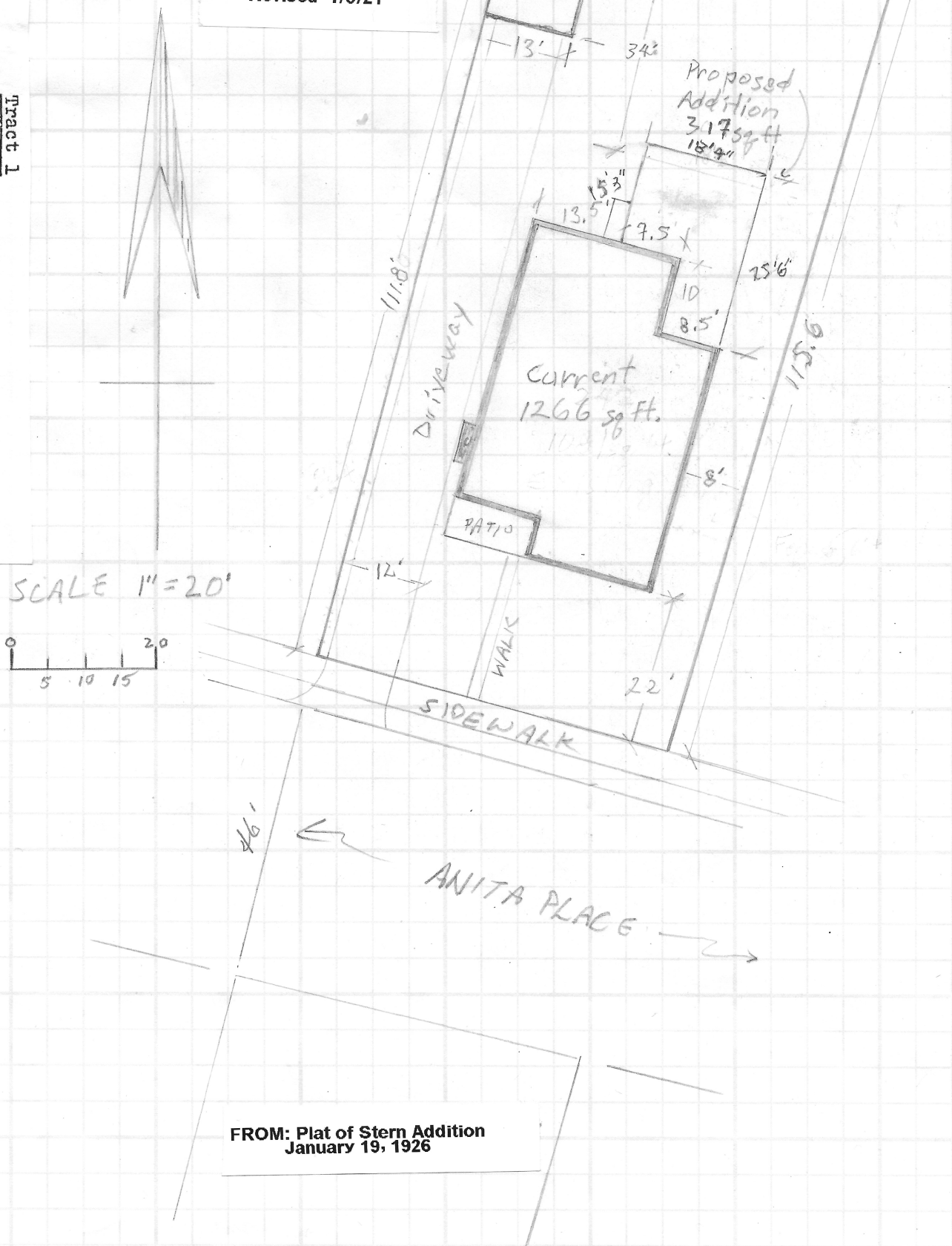
247 Anita Pl. East Façade from Northeast corner

TISON RESIDENCE
247 Anita Place

Revised 1/8/21

Tract 1

Lot 12 of the Stern Addition to the City of Santa Fe, New Mexico, as th same appears dedicated and platted of record in the office of the Count Clerk and Recorder of Santa Fe County, State of New Mexico, said lot ha ing a frontage of fifty feet on Anita Place by a depth on the easterly line of one hundred fifteen and six tenths feet (115.6) and a depth on the westerly line of one hundred eleven and eight tenths feet (111.8).



FROM: Plat of Stern Addition
January 19, 1926

TISON RESIDENCE 247 Anita Place

FLOOR PLAN SCALE 1/4"= 1'

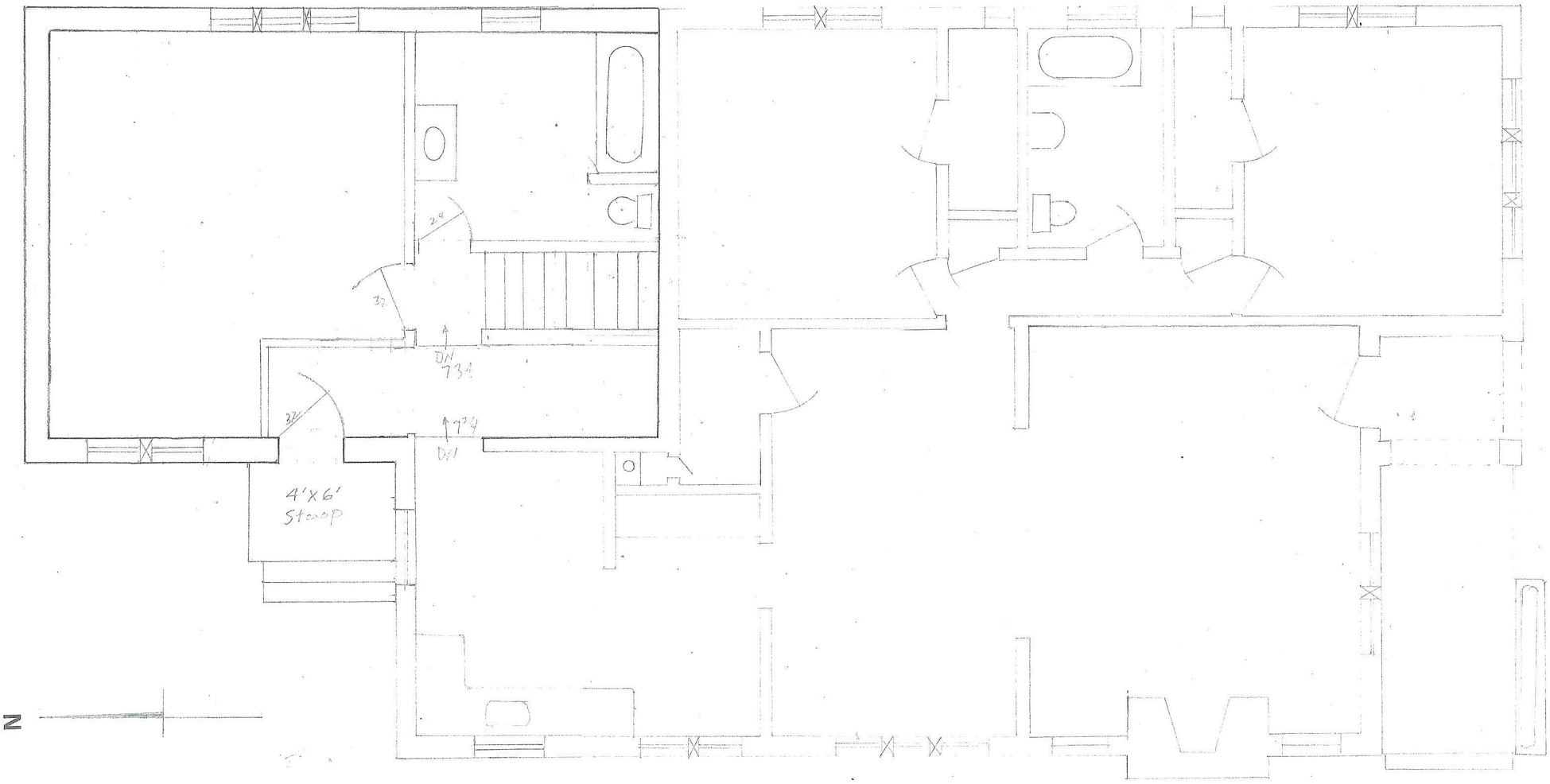


TISON RESIDENCE 247 Anita Place

Revised 1/8/21

FLOOR PLAN with PROPOSED ADDITION

Scale 1/4" = 1'



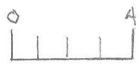
TISON RESIDENCE 247 Anita Place

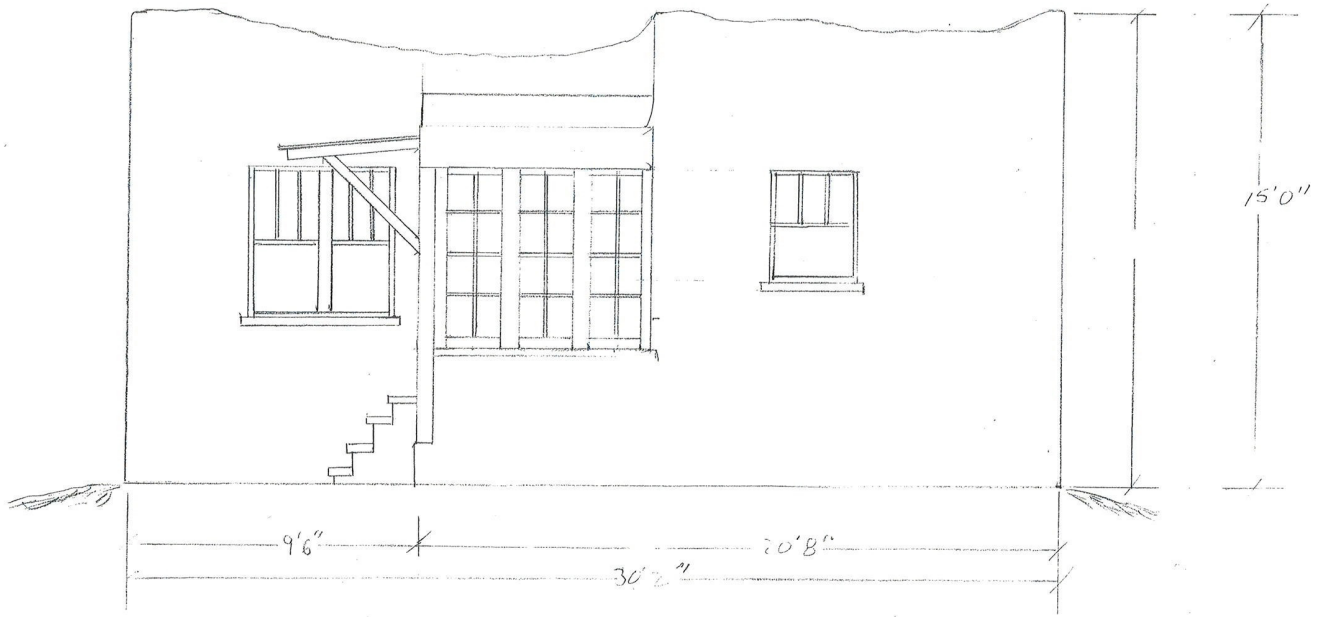
EAST ELEVATION SCALE 1/4"= 1'



TISON RESIDENCE 247 Anita Place

NORTH ELEVATION SCALE 1/4"= 1'





TISON RESIDENCE 247 Anita Place

SOUTH ELEVATION SCALE 1/4"= 1'



TISON RESIDENCE 247 Anita Place

WEST ELEVATION SCALE 1/4"= 1'



TISON RESIDENCE 247 Anita Place

EAST ELEVATION SCALE 1/4"= 1'

with Proposed Addition

Revised 1/8/21



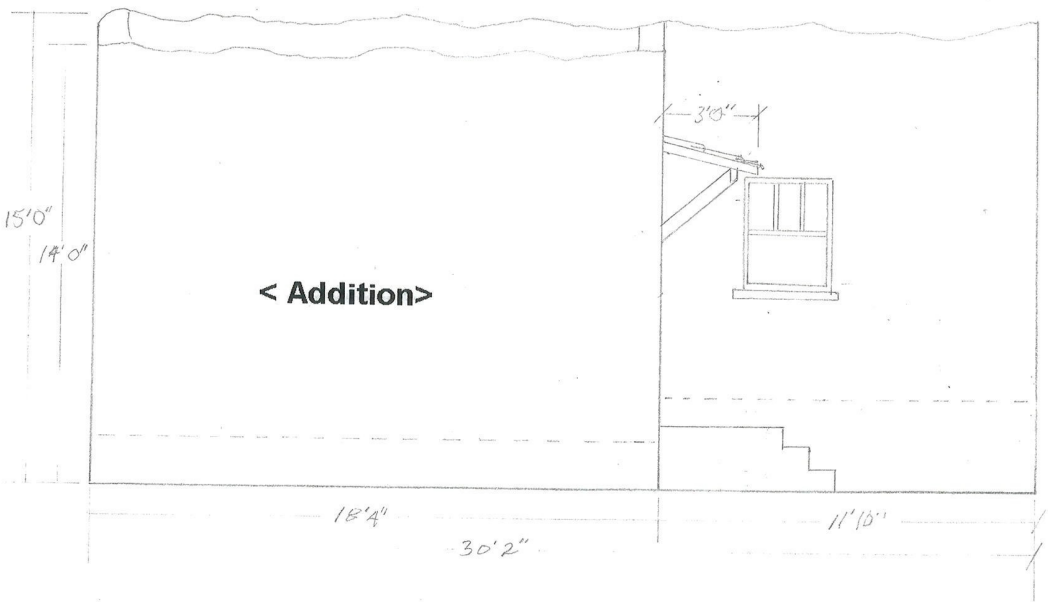
TISON RESIDENCE 247 Anita Place

NORTH ELEVATION

with Proposed Addition

Revised 1/8/21

SCALE 1/4" = 1'



TISON RESIDENCE 247 Anita Place

WEST ELEVATION

Revised 1/8/21

SCALE 1/4"= 1'



G M B CONSTRUCTION INC-

G MICHAEL BARELA
LIC # 87895
PO BOX 6964
SANTA Fe New Mexico 87502

Telephone 505 471-8162
Fax 505 471- 5391

TO: Santa Fe Historic Design Review
C/o Lani J McCulley
ADDRESS- City Hall
CITY- Santa Fe NM 87501
PHONE (505) 955-6605

Date: 1-14-2021

Email ljmcculley@santafenm.gov

RE: Administrative Historic Board Approval for: Gene Phison C/O
hedoni10@hotmail.com
247 Anita Place Santa Fe NM
Building repair & maintenance to exterior stucco

G.M.B. Construction Inc. (GMB) proposes to supply the material, equipment, and labor to complete an Exterior Stucco maintenance System, using products recommended and approved by the historic board. No new lathing materials are used on this project, which require a code enforcement (lath) inspection.
No synthetic or latex products are used.
For color conditioning on the buildings El Rey cement stucco products are used.
El Rey Premium Exterior stucco in existing house color.
Elrey.com has the data sheets for the products used, these are listed as follows:
El Rey Wall-Ease Basecoat -Superior Bond 100 – El Rey Premium Stucco Finish
Parex USA 355 Standard Mesh –Parex Allegro II if needed (color clarifier)
This residence has a special stucco texture finish typically installed pre 1965 which will be matched to existing specification and visual appearance.
Also the specifications sent to the Owners are as follows:
GMB to trench around all foundation walls to a depth of 4 to 6 inches to permit restoration to ground level.
Products applied according to the manufacture instructions. Existing Stucco to be inspected, loose stucco will be removed, and large cracks will be patched using a new stucco base coat with fiberglass mesh installed (Crack repair). A new stucco base coat is applied as needed including crack suppression. The final finish Color coat, is El Rey Premium Stucco Finish coating min.1/8” thickness.

Sincerely;
Michael Barela GMB

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003028--HDRB

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

Project Location(s): 481 ARROYO TENORIO
Santa Fe, NM 87505

Contacts:

Property Owner: DAVID DILLARD
481-491 ARROYO TENORIO
SANTA FE, NM 87505

Applicant: Rayna Lattin rayna@dangelicoenterprises.co
1718 CERRILLOS RD 1718 CERRILLOS RD
SANTA FE, NM 87505

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number: H-506

Year of Construction: unknown

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: February 23, 2021

TO: Historic Districts Review Board Members

FROM: Nicole A. Ramirez Thomas, Acting Manager, Historic Preservation Division

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Case # 2021-003028-HDRB

Address: 481 Arroyo Tenorio
Historic Status: Non-Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____District Standards & yard wall & fence standards

_X_ Historic Inventory

_X_ Preliminary Zoning Review Sheet

Previous Case:

APPLICANT SUBMITTALS

__X__ Proposal Letter

__X___ Site Plan/Floor Plan

__X___ Elevations

__X___ Photographs

RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for All H Districts and the exception to 14-5.2(E) Downtown and Eastside Historic Design Standards has been met.

BACKGROUND & SUMMARY:

481 Arroyo Tenorio is a single-family residence and garage built in the Territorial Revival style and was designated as non-contributing to the Downtown and Eastside Historic District in 2008 (H-08-028). The main house is believed to have been constructed in the early 1930s and had some minor alterations, which are not specified on the Historic Building Inventory form (dated September 19, 1984), in the 1980s. The property formerly had a guest house with a carport but the guest house is now independently addressed as 491 Arroyo Tenorio.

An update to the initial inventory of the property was done in 2006. The photo on the form shows a long (slightly sagging) portal, windows with broad wood trim, wood chamfered square columns with a small capital at the top, brick coping along the parapet of the flat roofs of the house and the portal, and long canales. The exterior of the building is stuccoed. The windows are described as lacking integrity due to replacement with plate glass and likely loss of original wood elements and are likely the reason for a non-contributing status along with the non-historic additions to the house in the 1980s. The garage and guest house were both listed as recent additions in 2006 with no date of construction given, they were however also part of the non-contributing status designation for the property at the time of the 2008 HDRB case.

The applicant requests the addition of a non- Santa Fe style greenhouse structure to the north elevation of existing 600 square foot garage. An exception is requested. In addition, the applicant is requesting to resolve a Notice of Violation (NOV) for installation of three mini-split units to the main residence and re-roof of the garage.

A river stone wall lines the street front of the property. It has not been evaluated for status, but not change is requested to the wall at this time. The existing vehicle gate for the property was added circa 2008 and the design for the gate was part of the approval for the 2008 case that came to the HDRB. While obscured from view on Arroyo Tenorio because of the river stone wall, the proposed greenhouse structure is considered publicly visible based on previous HDRB discussions about visibility and yard walls and fences.

The applicant proposes the following remodel to the garage:

1. Construct a stem wall and greenhouse structure to the back of the garage (north elevation) to measure 225 square feet for the footprint of the addition and to be built to a height of 11 feet 6 inches.

a. Construct a stem wall of cinderblock on the west and north sides of the greenhouse. 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 gray 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.

c. In response to the Board's comments on the case on January 28, 2021, the applicant redesigned the publicly visible south elevation of the greenhouse. This elevation will now be a stucco wall with a door and window. In this way, no greenhouse glass is visible from the Arroyo Tenorio streetscape.

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. The applicant proposes to screen the mini-split units with a stuccoed wood screen. The stucco will match the existing structures.

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. However, it is recognized that in the Downtown and Eastside Historic District concealment of roof top equipment is needed per 14-5.2(E)(1)(D).

3. The applicant requests approval to stucco the courtyard interior. No stucco color was named for the project, but the applicant will provide testimony at the hearing. The current stucco color is El Rey cementicious "Buckskin."

RESPONSES FOR A REQUEST FOR AN EXCEPTION TO THE DOWNTOWN AND EASTSIDE HISTORIC DISTRICTS DESIGN STANDARDS (14-5.2(E)) PER 14-5.2(D)(b) DESIGN STANDARDS AND SIGNAGE

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

Applicant Response: It is likely that the proposed design of the greenhouse structure may have little to no impact on the district and contains contributing design elements in regard to the Downtown and Eastside Design Standards because of the following:

1. The proposed greenhouse design will include a contributing riverrock stem wall that will match the existing historic exterior of the property.

2. The structure will be stuccoed to match the existing stucco in areas where it may be needed in order to create a sense of historic continuity for homeowners to whom it will not be primarily visible to as the location of the proposed greenhouse is planned to sit with-in the inner walled courtyard of the additionally

walled off property. The two existing walls will offer almost zero visibility to neighbors and the surrounding public streets.

Staff Response: Staff agrees with the response. The design of the greenhouse does not affect the character of the district.

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

Applicant Response: Upon the homeowners recent purchase of 481 Arroyo Tenorio, please take into consideration their full application of all that they hope to embrace from what their new location has to offer and how it is now part of their lifestyle, health, and well being. The homeowners wish to expand and supplement their lifestyle of health and well being as sustainably and efficiently as possible by taking advantage of the therapeutic opportunities and activities that the proposed greenhouse will facilitate at this time in their lives. It is likely that, in order to replicate the benefits of having a greenhouse, the homeowners would have to make a signifiante effort to maintain those therapeutic opportunities elsewhere or may not be able to a access those opportunities depending on their availability.

Staff Response: Staff agrees that there are sustainable aspects to a greenhouse structure that can prevent hardship.

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

Applicant Response: There are no known historic greenhouse design standards for greenhouses to follow. However, greenhouses still currently exist in historic districts.

The exterior design of the proposed greenhouse is specifically designed to accommodate maximum efficiency based on the manufacturer's engineering. However, the design elements that are included that do not compromise the integrity of the engineering have been incorporated to contribute to the historic value of the district. That being,

1. The proposed greenhouse design will include a contributing riverrock stem wall that will match the existing historic exterior of the property.

2. The structure will be stuccoed to match the existing stucco in areas where it may be needed in order to create a sense of historic continuity for homeowners to whom it will not be primarily visible to as the location of the proposed greenhouse is planned to sit with-in the inner walled courtyard of the additionally walled off property. The two existing walls will offer almost zero visibility to neighbors and the surrounding public streets.

Staff Response: Staff agrees that specific design of greenhouse structures within the districts is not specifically defined, but greenhouses do contribute to the heterogeneity of that allows people to continue to live in the historic districts. Other designs were not presented but can be discussed by the applicant at the hearing.

RELEVANT CODE CITATIONS

14-5.2(E) Downtown and Eastside Historic District

(1) Old Santa Fe Style

(b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

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

building threatened? yes | surveyed date 9-9-84 by MB | county Santa Fe | ID no. 0516 #1071 HSCD

field map SFHD | number 3-1071 | UTM reference zone 12 13 easting northing

location description: 481 Tenorio

city/town: Santa Fe

land grant/reservation

building name

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

film roll by MB no. 3 | negative nos. 13 | loc. of neg. HPB

plan shape



date of construction: P estimate "early 1930s" actual

source: resident since 1971 (see below)

use
present: residential
other:
historic: residential
other:

condition
excellent ✓good
fair deteriorating

style

foundation material

wall material/surface

degree of remodeling
✓minor moderate major
describe:

architectural features

surroundings: Res

relationship to surroundings
X similar not similar

district potential
yes X no

significance
eligible ✓of interest none

if eligible, why? age, minor alterations

Info sources:

comments: 4/5/2000 Site visit w/ owner, David Abert applicant, John Reader. —AMS 4/2000

associated buildings? ✓yes.
what type?
1. guesthouse w/ carport ("postwar 1947 or 48," "1960s carport")
2. garage (3 car) separate from main house, added in 1980s
if inventoried, list ID nos.

see back? yes

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:

2. Location:
481 Arroyo Tenorio

3. Local Reference Number:

4. County
Santa Fe County, NM

5. Property Type:
X_ Building __ Structure
__ Site __ Object

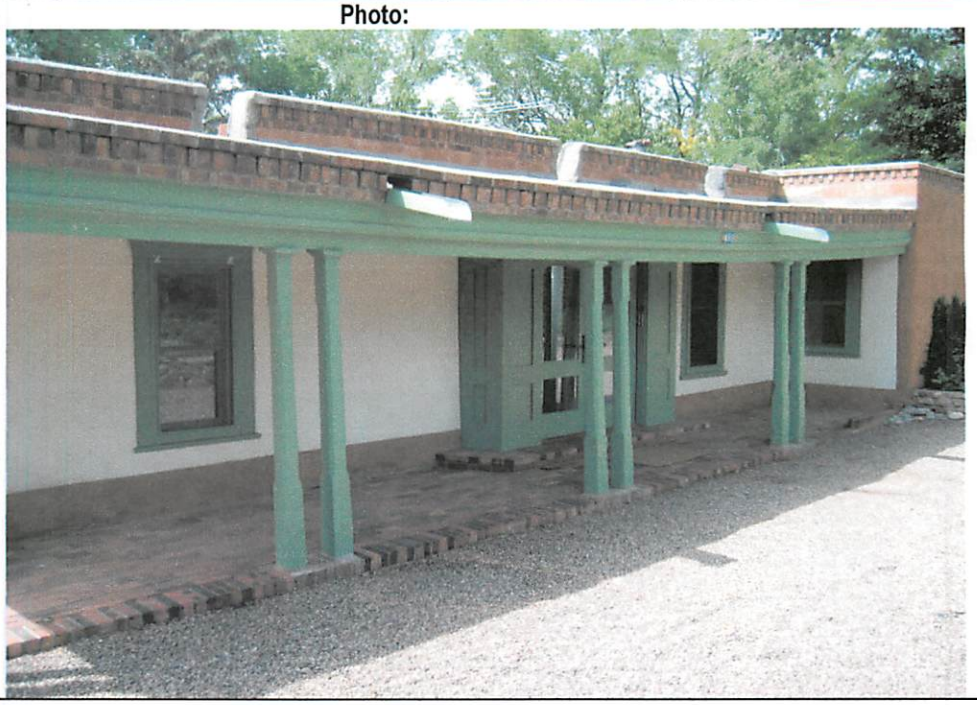
6. Date of Survey:
June 26, 2006

7. Previous Survey Date(s):
9/19/84
_ No previous survey

8. Name of Project:

9. UTM (NAD27)
Zone:
Easting:
Northing:

Photo:



10. Photo Information **Disk Location:** **View of:** Front Facade (south)

Digital photography held at City of Santa Fe, 200 Lincoln Ave.

11. Brief Description of the Property:
House in the Territorial style.

12. Who uses the property? Private residence.

13. Construction Date:
1930s
Date: __Known __X_ Estimated **Source:**

14. Setting:

__ Suburban __ Rural __ Village X_ Urban If Urban: __ Commercial __ Industrial X_ Residential __Public

15. Relationship to Surroundings: X_ Similar __ Dissimilar

Comments:

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

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



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

Roy Wroth, Urbanist
P.O. Box 1514
Santa Fe, NM 87504

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

Ellen Grinney

19. Is Property Endangered? __ Unknown X_ No _ Yes How?

20. Significance to Current Community: __ Unknown __ None X_ Low _ Moderate _ High

Describe:

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown X_ No __Yes
If yes: __ State __ National

If 'no' or unknown, do you think this property is eligible for listing? _X_ No _Yes
Why?

23. National or State Historic District:

Is this property in a historic district? __ Unknown _ No __ Yes
If yes: __ Contributing __ Non-contributing __ Unknown

If 'yes', what is the name of the district? _____ __ State __ National

24. Supplemental Forms:

__ None X_ HCPI Detail Form (FORM 2) _ Continuation Sheets, # pages: _1_____

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
	481 Arroyo Tenorio	4. County: Santa Fe County, NM
		5. Date of Survey June 26, 2006

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_ Adobe X_ Brick __ Composition __ Concrete: Block

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

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

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

X_ Stucco _ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

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

__ Wood: Tongue and Groove ___ Other:

7. Number of Stories: __ N/A
Number: X_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
X_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A
Shape: X_ Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: X_ None _ Low
__ Medium __ Steep
Features: _ Eave X_ Parapet
Materials: X_ Asphalt __ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A

Operation	Material	Glazing	Number
See attached inventory			

11. Doors __ N/A

Type	Style	Material	Number
See attached inventory			

12. Chimneys
(describe whether interior or exterior and material)

Interior, stuccoed.

13. Porches __ N/A

Type: X_ Entry _ Partial-Width
X_ Full-Width __ Wrap

14. Other Significant Features

Formed metal canales; front portale consisting of paired chamfered square wood columns with simple capitals and no bases, supporting continuous beam with developed profile, and brick parapet coping; Territorial brick parapet copings; cantilevered overhang in rear with stuccoed parapet; continuous river stone wall along front.

HCPI Detail Form (FORM 2) *(Continued from other side)*

15. Modifications: _ No known modifications

#1 West wing, possibly a garage when added **Date:** Unknown **Known**_ **Estimated**__ **Source:**

#2 Extensive replacement of windows and glazing, with plate glass used in west wing, and likely loss of muntins in remainder of house. **Date:** Unknown **Known** _ **Estimated**__ **Source:**

16. Primary Architectural Style __ Not Applicable

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

Notes

A consistent example of Territorial style, with the exception of windows described.

17. Documents Available and Their Locations

SITE:

18. Attached or Associated Properties Garage and Guest house, both recent additions.

Are associated properties eligible for listing?

19.Site Plan:



Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: (historic and/or current name for property)	**2. Location:** 481 Arroyo Tenorio	**3. Local Reference Number:**
		4. County Santa Fe County
		5. Date of Survey June 26, 2006

Window Inventory

North:

2: 2-bay plate glass casements with fixed plateglass panes above, no sill or lintel.
5-bay plate glass casements under single wood lintel.
2: 2 –bay wood casements, 2x3 true divided lite, wood sill, trim and lintel with developed profile.

West:

2: wood casement, 2x2 true divided lite, wood sill, trim and lintel with developed profile, wood screens

South:

2 sets 3-bay plate glass casement, full height, in wood trim
3-bay double hung wood 3x2 true divided lite in wood trim frame with sill and lintel with developed profile, wood screens.
4: wood double hung 1 over 1, in wood trim frame with sill and lintel with developed profile, wood screens.

East:

Wood double hung 1 over 1, in wood trim frame with sill and lintel with developed profile, wood screens.

Door Inventory

North:

Wood entry door, style and panel, half lite, framed with full height, door sized fixed glazing.

South:

Wood entry door, vertical tongue and groove, no lites.
Double entry doors, wood, upper and lower lites, upper lites have shallow arch, in oversized stile and panel frame.

East:

2: wood French doors, upper and lower lites, in aedicule trim surround with developed profile lintel.
Wood entry door, 3x5 true divided lites, full lite, in aedicule trim surround with developed profile lintel, with wood screen.

MCCULLEY, LANI J.

From: LOGSTON, LEE R.
Sent: Monday, November 30, 2020 12:15 PM
To: MCCULLEY, LANI J.; SCHWAB, DANIEL N.; BORDEGARAY, ANGELA S.
Cc: BERKE, NOAH L.; rayna@dangelicoenterprises.com
Subject: FW: PZR for 481 Arroyo Tenorio
Attachments: Dillard Greenhouse Desing.pdf; Dillard Greenhouse Location.pdf; Dillard Greenhouse Material Samples.pdf; Dillard Greenhouse Specs.pdf; Dillard Plat.pdf; Dillard Site Plan Greenhouse.pdf; Historic pre zone app dillard.pdf; Dillard legal lot of record.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Historic:

This email is to signify PZR approval for the greenhouse proposed for 481 Arroyo Tenorio. I have reviewed for legal lot, height (11'7 ¾" at flashing line), setbacks (greenhouse non-issue), lot coverage (34%), etc.

In accordance with our procedure, Noah will sign physical plans when they come in.

Lee

From: BERKE, NOAH L. <nlberke@santafenm.gov>
Sent: Tuesday, November 24, 2020 2:16 PM
To: LOGSTON, LEE R. <lrlogston@santafenm.gov>
Subject: FW: PZR for 481 Arroyo Tenorio

Hi Lee can you take this one?

Noah Berke, AICP, CFM
Planner Manager
City of Santa Fe Land Use Department
Office: (505) 955-6647
Cell or Text: (505) 490-5930
Email: nlberke@santafenm.gov

Click here for Zoning Code Information

Click here for Property Information

https://www.alltogethersantafe.org/

From: MCCULLEY, LANI J. <ljmcculley@santafenm.gov>
Sent: Tuesday, November 24, 2020 1:38 PM
To: Rayna Bustamante <rayna@dangelicoenterprises.com>; BERKE, NOAH L. <nlberke@santafenm.gov>
Subject: PZR for 481 Arroyo Tenorio

Hi Noah,

481 Arroyo Tenorio SF, NM 87501
Proposed greenhouse/Existing mini split system review follow up.
Proposal letter

On Behalf of David and Anna Karen Dillard, the new and recent homeowners of 481 Arroyo Tenorio, We thank you for your time, attention, consideration and review feedback, in regard to our request for permission to construct a greenhouse in the historic district of 481 Arroyo Tenorio.

As recommended, we would like to propose incorporating the review boards recommendation of integrating a stucco facade into the design of the greenhouse.



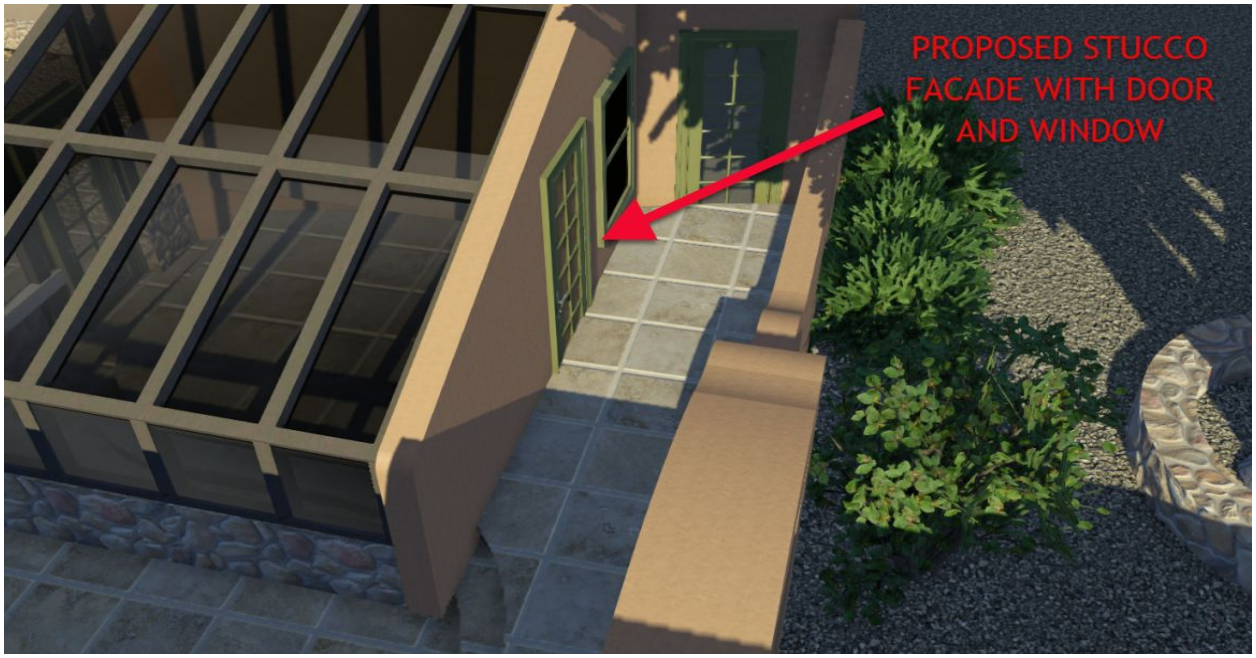
The stucco facade is to be engineered into the construction plan of the greenhouse wall that is planned to be facing toward Arroyo Tenorio.

The wall design is to be a permanently attached component of the greenhouse and existing garage. The wall is to follow the pitch of the proposed greenhouse and is to be stuccoed to match the existing stucco of the existing garage and house.



(Virtual trees and landscape have been removed from the concept image for layout clairity)

The proposed wall modification is to include the originally planned entry door and additional window and or windows to match the existing windows of the residence, for additional light as the greenhouse facade wall sits behind an existing court yard wall.



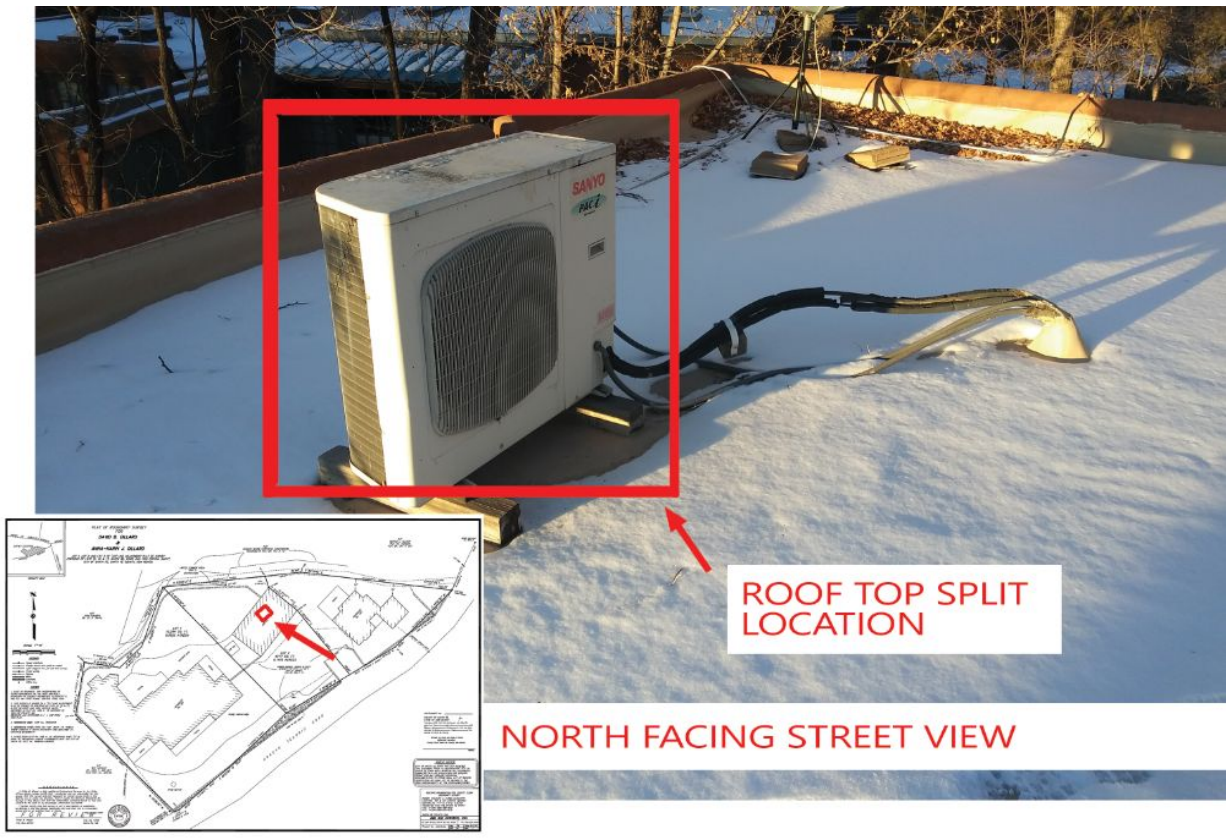
The proposed greenhouse is to be approximately 15’ x 15’ x 11.5’ and is not to exceed the height of the existing detached garage. It will have an east and west side entryway and is to be constructed with reinforced metal and framed glass that will sit attached on top of the 2’6” x 12” river rock stem wall. The greenhouse stem wall will be visible on the west, south, and east side base of the green house. The north side/NE side of the greenhouse is to be attached to the existing detached garage. Construction is to be permitted by the City of Santa Fe and all materials are to be constructed and installed per the manufacturer's engineered specifications and are to meet all city code and inspection requirements. In addition as shown above, the greenhouse wall facing Arroyo Tenorio will be engineered to include the attached stucco wall as recommended by the review board.

In addition, please see attached proposed minisplit compliance modifications.

On Behalf of David and Anna Karen Dillard, the new and recent homeowners of 481 Arroyo Tenorio, We also thank you for your time and attention in recommendation of additional instruction regarding the existing mini split system installed by the previous homeowners.

As we have begun to continue moving forward through the process of seeking approval for the proposed greenhouse, it was brought to our attention that there have been mini split systems installed prior to the recent purchase of the home and prior to request for review. There are a total of 3 systems. 2 on the roof of the main residence that are screened off from the only public street by a stuccoed barrier and 1 on the roof of the detached garage as shown in the photos provided.

We would like to propose addressing the mini split system located on the garage by moving forward with the board's recommendation of painting the mini split system to match the same color of the existing stucco.



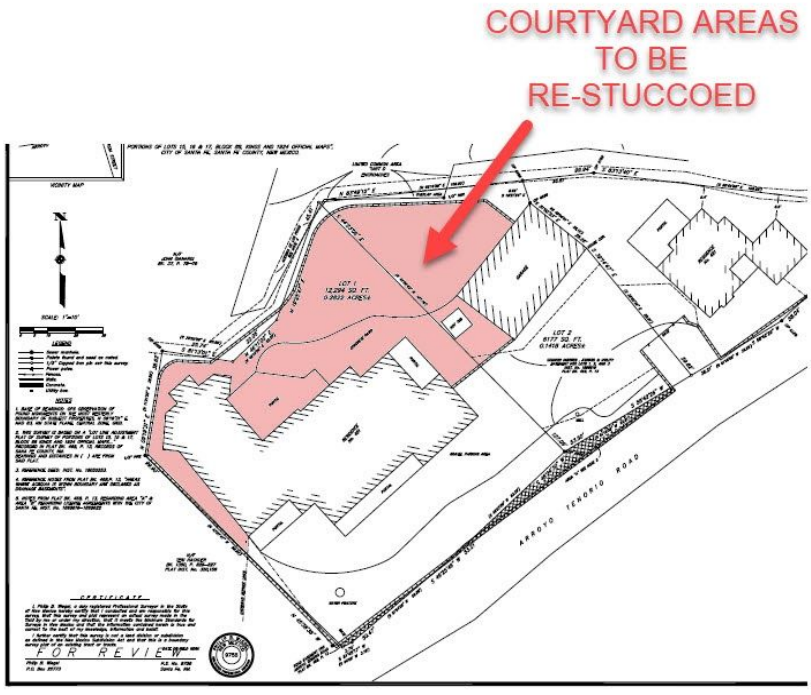
Being that the systems were installed without proper review prior to the purchase of the home, David and Anna Karen Dillard would like to do whatever is necessary to obtain compliance with the historical district in order to resolve the issue. We request that the painting of the mini split system to match the existing stucco be sufficient.

In addition, please see attached proposed roof compliance actions.

As we have begun to continue moving forward through the process of seeking approval for the proposed greenhouse, it was brought to our attention that there has been a permit for a re roof prior to the recent purchase of the home and prior to request for review.

Being that the re roof permit final inspection has not had a final inspection prior to the purchase of the home, David and Anna Karen Dillard are in the process of taking the necessary steps to obtain compliance with the historical district and the city of Santa Fe in order to resolve the issue and are moving forward to having the permit completed and closed.

In addition, On Behalf of David and Anna Karen Dillard, the new and recent homeowners of 481 Arroyo Tenorio, We also would like to make one final request for approval to re-stucco the interior courtyard to match the existing stucco. As construction is in progress we would like to take the opportunity to complete the stucco restoration as construction comes to an end.



Thank you for your time and attention, recommendation, instruction, consideration of our requests.

481 Arroyo Tenorio SF, NM 87501
Proposed greenhouse/Existing mini split systems
Exception Responses

Exception Required and Exception Criteria to be Answered &

Following criteria for the exception to be considered

14-5.2(E) Downtown and Eastside Design Standards (please see below for the relevant code section).

- The project does not comply with the Downtown and Eastside Design Standards for the following reasons:

GREENHOUSE RESPONSE: There are no known historic greenhouse design standards for greenhouses to follow. However, greenhouses still currently exist in historic districts and even though the location of the proposed greenhouse is planned to sit with-in the inner walled courtyard of the already walled off property, the two existing walls will offer almost zero visibility to neighbors and the surrounding public streets. In working with the homeowner, greenhouse manufacturer, and acknowledging the historical value of the district, the proposed greenhouse design will include a riverrock stem wall that will match the existing historic exterior property wall. In addition, the structure will also be stuccoed to match the existing stucco in areas where it may be needed in order to create a sense of historic continuity for homeowners to whom it will only primarily be visible too.

EXISTING MINI SPLIT RESPONSE: As we have begun to continue moving forward through the process of seeking approval for a proposed greenhouse, it was brought to our attention that there have been mini split systems installed prior to the recent purchase of the home and prior to request for review .There are a total of 3 systems. 2 on the roof of the main residence that are screened off from the only public street by a stucced barrier and 1 on the roof of the detached garage as shown in the photos provided. Being that the systems were installed without proper review, it is likely that the systems are necessary in maintaining habitable temperatures and climate for the homeowners. We are respectfully requesting review and instructions on how to become compliant with the current historic regulations.

- No solid wall space. Window exceeds 40% of the wall space and the windows are nearer than 3 ft. from any corner

GREENHOUSE RESPONSE: There are no known historic greenhouse design standards for greenhouses to follow. However, greenhouses still currently exist in historic districts.

All of the windows included in the greenhouse design are specifically designed to accommodate maximum efficiency in regard to water usage, sunlight, and heating for greenhouses. We respectfully ask that the sustainable/therapeutic lifestyle of the homeowners in which the greenhouse facilitates be taken into consideration.

In addition, please take into consideration the proposed greenhouse design elements that do coincide with and contribute to the historic value of the district,

1. The proposed greenhouse design will include a riverrock stem wall that will match the existing historic exterior property wall.

2.The structure will also be stuccoed to match the existing stucco in areas where it may be needed in order to create a sense of historic continuity for homeowners to whom it will only primarily be visible too.

- Single panes of glass larger than 30 inches.

GREENHOUSE RESPONSE: There are no known historic greenhouse design standards for greenhouses to follow. However, greenhouses still currently exist in historic districts.

All single panes of glass included in the greenhouse design are specifically designed to accommodate maximum efficiency in regard to water usage, sunlight, and heating for greenhouses. We respectfully ask that the sustainable/therapeutic lifestyle of the homeowners in which the greenhouse facilitates be taken into consideration.

In addition, please take into consideration the proposed greenhouse design elements that do coincide with and contribute to the historic value of the district,

1. The proposed greenhouse design will include a riverrock stem wall that will match the existing historic exterior property wall.
2. The structure will also be stuccoed to match the existing stucco in areas where it may be needed in order to create a sense of historic continuity for homeowners to whom it will only primarily be visible too.

- No flat roof.

GREENHOUSE RESPONSE: There are no known historic greenhouse design standards for greenhouses to follow. However, greenhouses still currently exist in historic districts.

The roof engineering of the proposed greenhouse is typical and seen in all variations of green house designs and is specifically designed to accommodate maximum efficiency in regard to water usage, sunlight, and heating in varieties of greenhouses. We respectfully ask that the sustainable/therapeutic lifestyle of the homeowners in which the greenhouse facilitates be taken into consideration.

The proposed greenhouse design does not include a flat roof,

- Exterior finish is not adobe, plaster, or stucco.

GREENHOUSE RESPONSE: There are no known historic greenhouse design standards for greenhouses to follow. However, greenhouses still currently exist in historic districts.

The exterior design of the greenhouse is specifically designed to accommodate maximum efficiency in regard to water usage, sunlight, and heating for greenhouses. We respectfully ask once again, that the sustainable/therapeutic lifestyle of the homeowners in which the greenhouse facilitates be taken into consideration.

In addition, please take into consideration the proposed greenhouse design elements that do coincide with and contribute to the historic value of the district,

1. The proposed greenhouse design will include a riverrock stem wall that will match the existing historic exterior property wall.

2.The structure will also be stuccoed to match the existing stucco in areas where it may be needed in order to create a sense of historic continuity for homeowners to whom it will only primarily be visible too.

Following criteria for the exception to be considered

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

GREENHOUSE RESPONSE: It is likely that the proposed design of the greenhouse structure may have little to no impact on the district and contains contributing design elements in regard to the Downtown and Eastside Design Standards because of the following:

1. The proposed greenhouse design will include a contributing riverrock stem wall that will match the existing historic exterior property wall.

2.The structure will also be stuccoed to match the existing stucco in areas where it may be needed in order to create a sense of historic continuity for homeowners to whom it will only primarily be visible to as the location of the proposed greenhouse is planned to sit with-in the inner walled courtyard of the additionally walled off property. The two existing walls will offer almost zero visibility to neighbors and the surrounding public streets.

EXISTING MINI SPLIT RESPONSE: As we have begun to continue moving forward through the process of seeking approval for a proposed greenhouse, it was brought to our attention that there have been mini split systems installed prior to the recent purchase of the home and prior to request for review .There are a total of 3 systems. 2 on the roof of the main residence that are screened off from the only public street by a stucced barrier and 1 on the roof of the detached garage as shown in the photos provided. Being that the systems were installed without proper review. The systems have gone unnoticed since the time that they

were installed and it is likely that their location has not compromised the character of the district. However, we are respectfully requesting review and instructions on how to become compliant with the current historic regulations.

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

GREENHOUSE RESPONSE: Upon the homeowners recent purchase of 481 Arroyo Tenorio, please take into consideration their full appreciation of all that they hope to embrace from what their new location has to offer and how it is now part of their lifestyle, health, and well being. The homeowners wish to expand and supplement their lifestyle of health and well being as sustainably and efficiently as possible by taking advantage of the therapeutic opportunities and activities that the proposed greenhouse will facilitate at this time in their lives. It is likely that, in order to replicate the benefits of having a greenhouse, the homeowners would have to make a significante effort to maintain those therapeutic opportunities elsewhere and or may not be able to access those opportunities depending on their availability.

EXISTING MINI SPLIT RESPONSE: As we have begun to continue moving forward through the process of seeking approval for a proposed greenhouse, it was brought to our attention that there have been mini split systems installed without proper review prior to the recent purchase of the home and prior to request for review. There are a total of 3 systems. 2 on the roof of the main residence that are screened off from the only public street by a stucced barrier and 1 on the roof of the detached garage as shown in the photos provided. Being that the systems were installed, it is likely that the systems were necessary in maintaining habitable temperatures and climate for the previous homeowners and that the same may be true for the new homeowners.
We are respectfully requesting review and instructions on how to become compliant with the current historic regulations.

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

GREENHOUSE RESPONSE: There are no known historic greenhouse

design standards for greenhouses to follow. However, greenhouses still currently exist in historic districts.

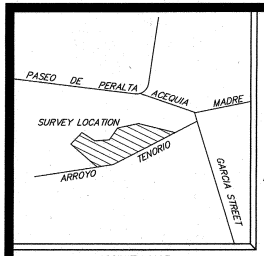
The exterior design of the proposed greenhouse is specifically designed to accommodate maximum efficiency based on the manufacturer's engineering. However, the design elements that are included that do not compromise the integrity of the engineering have been incorporated to contribute to the historic value of the district. That being,

1. The proposed greenhouse design will include a contributing riverrock stem wall that will match the existing historic exterior property wall.

2.The structure will also be stuccoed to match the existing stucco in areas where it may be needed in order to create a sense of historic continuity for the homeowners to whom it will only primarily be visible to as the location of the proposed greenhouse is planned to sit with-in the inner walled courtyard of the additionally walled off property. The two existing walls will offer almost zero visibility to neighbors and the surrounding public streets.

LOT CONSOLIDATION SURVEY
FOR
DAVID B. DILLARD
&
ANNA–KARIN J. DILLARD

CONSOLIDATING LOT 1 AND LOT 2 INTO LOT 1–A
PORTIONS OF LOTS 15, 16 & 17, BLOCK 88, KINGS AND 1924 OFFICIAL MAPS",
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.



VICINITY MAP

LEGEND

- Sewer manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.
- Utility box.

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND MONUMENTS ON THE MOST WESTERLY BOUNDARY OF SUBJECT PROPERTIES, N 09°19'31" E, NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID.
2. THIS SURVEY IS BASED ON A BOUNDARY SURVEY FOR DAVID B. DILLARD & ANNA –KARIN DILLARD RECORDED IN PLAT BK. 863, P. 35 RECORDS OF SANTA FE COUNTY.
3. REFERENCE SURVEY "LOT LINE ADJUSTMENT PLAT OF SURVEY OF PORTIONS OF LOTS 15, 19 & 17, BLOCK 88 KINGS AND 1924 OFFICIAL MAPS..." RECORDED IN PLAT BK. 468, P. 13, RECORDS OF SANA FE COUNTY, NM. BEARINGS AND DISTANCES IN ( ) ARE FROM SAID PLAT.
3. REFERENCE DEED: INST. No. 1919734.
4. REFERENCE NOTES FROM PLAT BK. 468,P. 13, "AREAS WHERE ACEQUIA IS WITHIN BOUNDARY ARE DECLARED AS DRAINAGE EASEMENTS".
5. NOTES FROM PLAT BK. 468, P. 13, REGARDING AREA "A" & AREA "B" REGARDING LICENSE AGREEMENTS WITH THE CITY OF SANTA FE, INST. No. 1868616–1868622
6 a.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

b.) 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.

c) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

d) PROPERTY LIES WITHIN THE ARCHEOLOGICAL REVIEW DISTRICT, HISTORIC OVERLAY DISTRICT.

CERTIFICATE

I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

Philip B. Wiegel — DATE OF FIELD WORK: 13 July, 2020

Philip B. Wiegel
P.O. Box 22773
P.S. No. 9758
Santa Fe, NM.

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR

AFFIDAVIT
THE FOREGOING SURVEY AND LOT SPLIT WERE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). SUBJECT PROPERTIES LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

DAVID B. DILLARD — DATE 8/26/20

ANNA–KARIN J. DILLARD — DATE 8/26/20

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF August, 2020.
BY: Melissa D'Angelico

Melissa D'Angelico MY COMMISSION EXPIRES 11-16-2020
NOTARY PUBLIC

Official Seal
MELISSA D'ANGELICO
Notary Public
State of New Mexico
My Commission Expires 11-16-2020

INSTRUMENT No. 1926922

COUNTY OF SANTA FE
STATE OF NEW MEXICO } SS

I hereby certify that this instrument was filed for record on the 31st day of September A.D. 2020 at 11:11 o'clock A m., and was duly recorded in Book 866 Page 33 of the records of Santa Fe County.

Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, New Mexico

Deputy

COUNTY OF SANTA FE
COUNTY TREASURER — DATE Aug 31, 2020

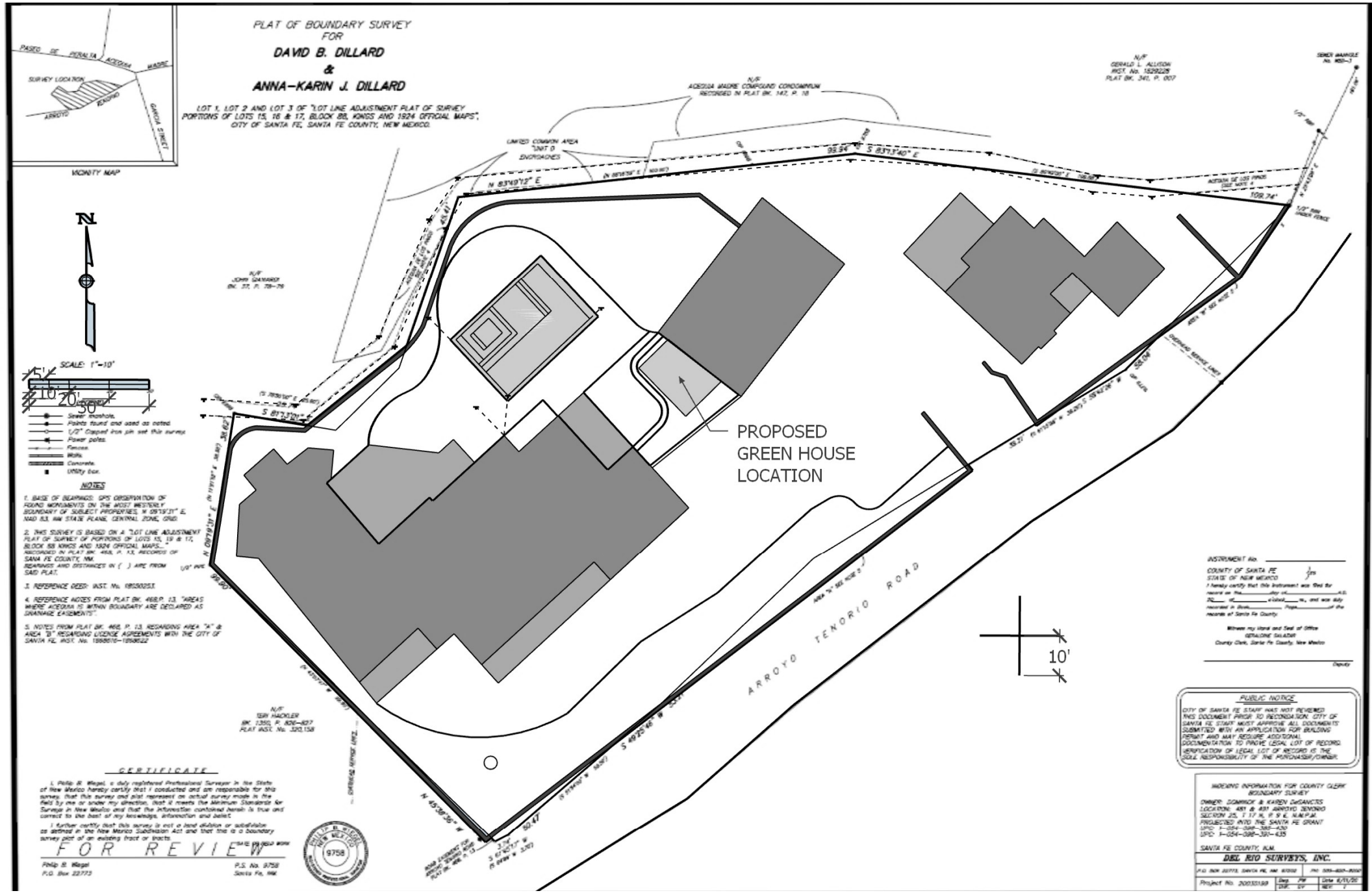
CITY OF SANTA FE

REVIEWED:
CITY PLANNER — DATE 9/1/20
ENGINEER FOR LAND USE — DATE 9/1/20

INDEXING INFORMATION FOR COUNTY CLERK
LOT CONSOLIDATION SURVEY
OWNER: DAVID B. & ANNA–KARIN J. DILLARD
LOCATION: 481 & 491 ARROYO TENORIO
SECTION 25, T 17 N, R 9 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
UPC: 1–054–098–385–430
UPC: 1–054–098–391–435
SANTA FE COUNTY, N.M.

DEL RIO SURVEYS, INC.
P.O. BOX 22773, SANTA FE, NM. 87502 PH: 505–820–9200

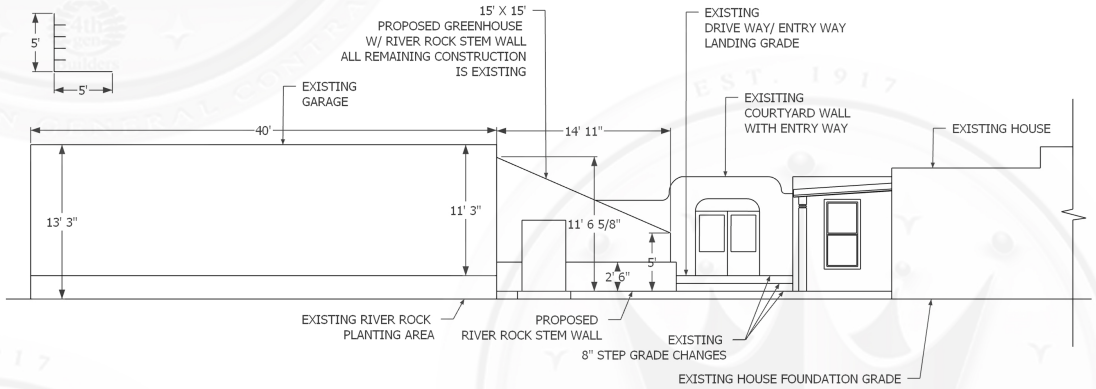
Project No. 20070481	Dwg. PW	Date 7/13/2020
	CHK. DV	REV. 2


PLAT OF BOUNDARY SURVEY
FOR
DAVID B. DILLARD
&
ANNA-KARIN J. DILLARD
LOT 1, LOT 2 AND LOT 3 OF "LOT LINE ADJUSTMENT PLAT OF SURVEY PORTIONS OF LOTS 15, 16 & 17, BLOCK 88, KINGS AND 1924 OFFICIAL MAPS", CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.
VICINITY MAP
PASEO DE PERALTA
ACEQUIA MADRE
SURVEY LOCATION
ARROYO TENORIO
GARCIA STREET
N/F
ACEQUIA MADRE COMPOUND CONDOMINIUM
RECORDED IN PLAT BK. 147, P. 18
N/F
GERALD L. ALLISON
INST. No. 1529228
PLAT BK. 341, P. 007
N/F
JOHN GANARDI
BK. 37, P. 78-79
N/F
TERI HACKLER
BK. 1350, P. 826-827
PLAT INST. No. 320,158
SCALE: 1"=10'
Sewer manhole.
Points found and used as noted.
1/2" Capped iron pin set this survey.
Power poles.
Fences.
Walls.
Concrete.
Utility box.
NOTES
1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND MONUMENTS ON THE MOST WESTERLY BOUNDARY OF SUBJECT PROPERTIES, N 09°19'31" E, NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID.
2. THIS SURVEY IS BASED ON A "LOT LINE ADJUSTMENT PLAT OF SURVEY OF PORTIONS OF LOTS 15, 19 & 17, BLOCK 88 KINGS AND 1924 OFFICIAL MAPS..." RECORDED IN PLAT BK. 468, P. 13, RECORDS OF SANA FE COUNTY, NM.
BEARINGS AND DISTANCES IN ( ) ARE FROM SAID PLAT.
3. REFERENCE DEED: INST. No. 1805025J.
4. REFERENCE NOTES FROM PLAT BK. 468,P. 13, "AREAS WHERE ACEQUIA IS WITHIN BOUNDARY ARE DECLARED AS DRAINAGE EASEMENTS".
5. NOTES FROM PLAT BK. 468, P. 13, REGARDING AREA "A" & AREA "B" REGARDING LICENSE AGREEMENTS WITH THE CITY OF SANTA FE, INST. No. 1998616-1998622
PROPOSED
GREEN HOUSE
LOCATION
ARROYO TENORIO ROAD
10'
INSTRUMENT No.
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the ____ day of ____ A.D. 20__ at ____ o'clock ____ m., and was duly recorded in Book ____ Page ____ of the records of Santa Fe County.
Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, New Mexico
Deputy
PUBLIC NOTICE
CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.
WIDENING INFORMATION FOR COUNTY CLERK BOUNDARY SURVEY
OWNER: DOMINICK & KAREN DeSANCTIS
LOCATION: 481 & 491 ARROYO TENORIO
SECTION 25, T 17 N, R 9 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
UPC: 1-054-098-385-430
UPC: 1-054-098-391-435
SANTA FE COUNTY, N.M.
DEL RIO SURVEYS, INC.
Project No. 20030199
CERTIFICATE
I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.
I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.
FOR REVIEW
Philip B. Wiegel
P.O. Box 22773
P.S. No. 9758
Santa Fe, NM
9758

PROPOSED GREENHOUSE / ELEVATIONS

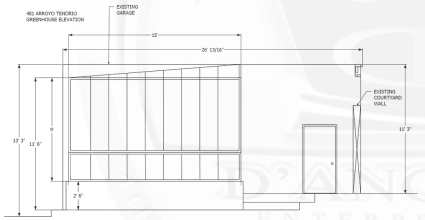
SCALE 1.0"= 5.0' PROPOSED & EXISTING

481 ARROYO TENORIO
GREENHOUSE ELEVATION



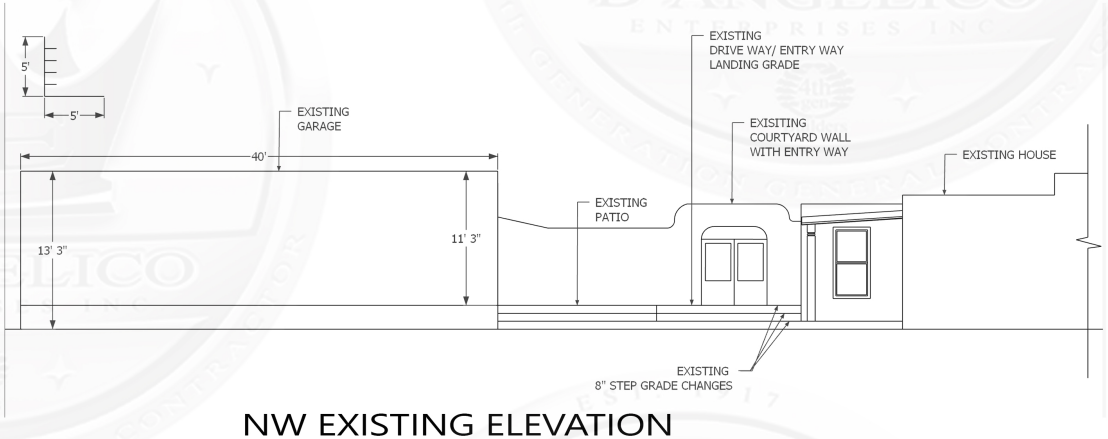
NW PROPOSED ELEVATION

SCALE 1.0"= 5.0'



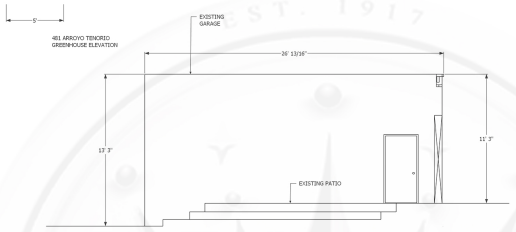
SE PROPOSED ELEVATION

SCALE 1.0"= 5.0'



NW EXISTING ELEVATION

SCALE 1.0"= 5.0'



SE EXISTING ELEVATION

SCALE 1.0"= 5.0'

D'ANGELICO ENTERPRISES INC.
1718 CERRILLOS RD SANTA FE, NM 87505 P. 505.424.8100
LICENSED-INSURED-BONDED LIC# 396336
EMAIL:DION@DANGELICOENTERPRISES.COM

PROPERTY ADDRESS:
481 ARROYO TENORIO
SANTA FE, NM 87505

PROPOSED SWIMMING POOL/PAVER PATIO
OWNER: DAVID DILLARD
481 ARROYO TENORIO
SANTA FE, NM 87507

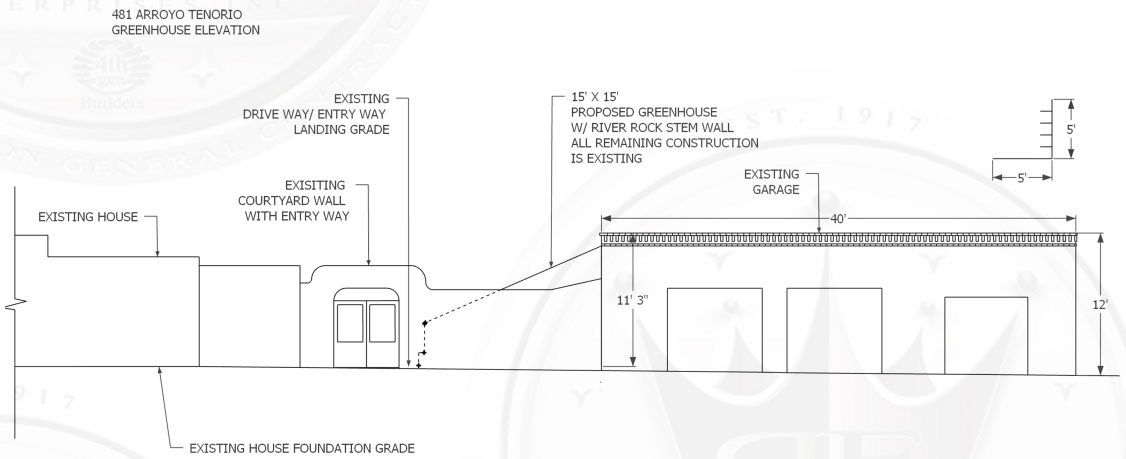
09/11/2020

A-2.1

SCALE 1.0" = 5.0'

PROPOSED GREENHOUSE / ELEVATIONS

SCALE 1.0"= 5.0' PROPOSED & EXISTING



SE PROPOSED ELEVATION

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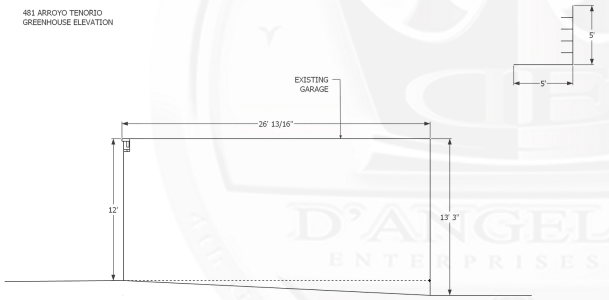
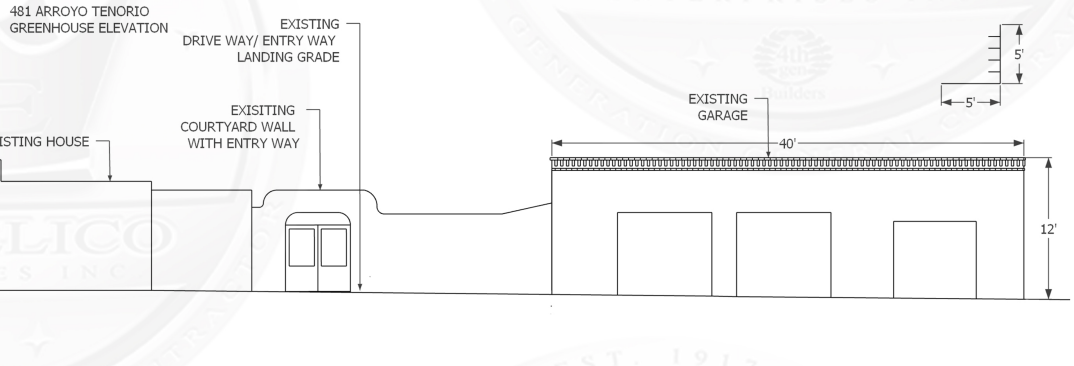


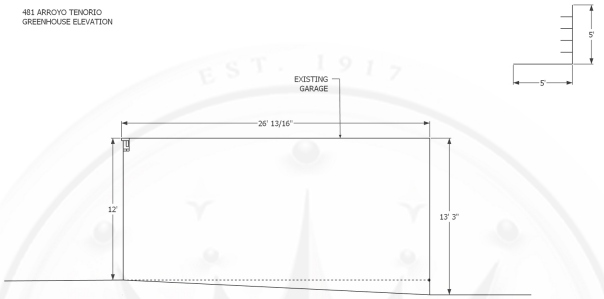
NE PROPOSED ELEVATION

SCALE 1.0"= 5.0'



SE EXISTING ELEVATION

SCALE 1.0"= 5.0'



NE EXISTING ELEVATION

SCALE 1.0"= 5.0'

D'ANGELICO ENTERPRISES INC.
1718 CERRILLOS RD SANTA FE, NM 87505 P. 505.424.8100
LICENSED-INSURED-BONDED LIC# 396336
EMAIL:DION@DANGELICOENTERPRISES.COM

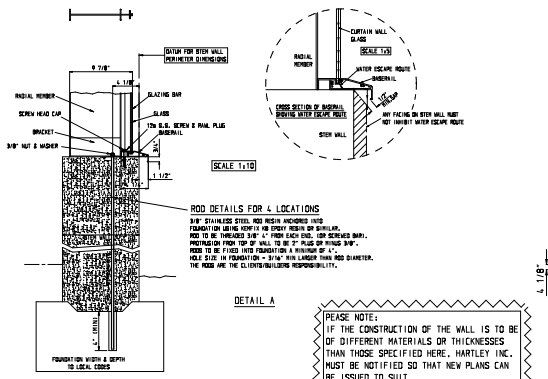
PROPERTY ADDRESS:
481 ARROYO TENORIO
SANTA FE, NM 87505

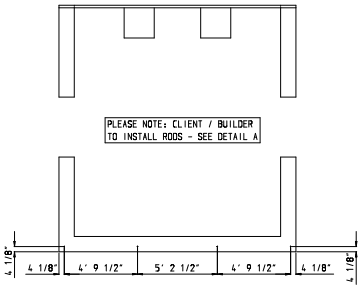
PROPOSED SWIMMING POOL/PAVER PATIO
OWNER: DAVID DILLARD
481 ARROYO TENORIO
SANTA FE, NM 87507

09/11/2020

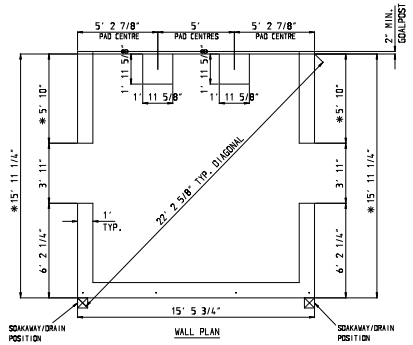
A-2.0

SCALE 1.0" = 5.0'





PEASE NOTE:
IF THE CONSTRUCTION OF THE WALL IS TO BE OF DIFFERENT MATERIALS OR THICKNESSES THAN THOSE SPECIFIED HERE, HARTLEY INC. MUST BE NOTIFIED SO THAT NEW PLANS CAN BE ISSUED TO SUIT.



DIMENSIONS MARKED THUS * ARE FROM FRONT FACE OF GOALPOST

IMPORTANT NOTE
IF THE 1' WALL DIMENSION IS TO CHANGE THEN HARTLEY BOTANIC INC MUST BE NOTIFIED IMMEDIATELY.

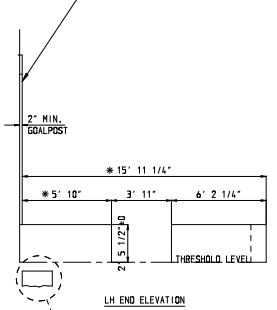
FLASHING NOTES:

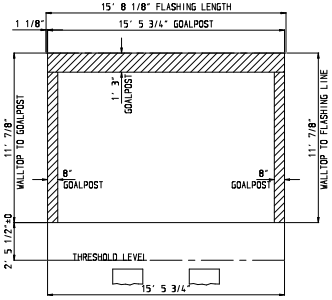
ALL FLASHING INSTALLATION & DRESSING DOWN TO BE CLIENTS / BUILDERS RESPONSIBILITY.

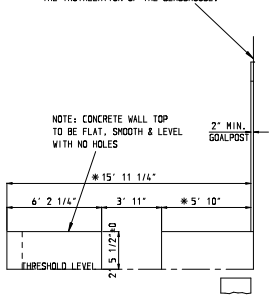
THE FLASHING WILL BE REQUIRED TO PROTRUDE 200mm (8") FROM THE FRONT FACE OF THE WALL & DRESS DOWN ONTO THE ROOF

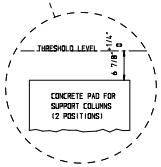
THE LEAD FLASHING MUST BE IN SITU PRIOR TO THE INSTALLATION OF THE GLASSHOUSE.

HARDWOOD 'GOALPOST' FRAME FIXED TO REAR WALL WITH NO FIXINGS PROTRUDING PAST FRONT FACE OF GOALPOST. MINIMUM THICKNESS OF GOALPOST TO BE 50mm MIN. FRONT FACE OF GOALPOST TO BE STRAIGHT, PLUMB & SMOOTH, WITH ANY IRREGULARITIES ABSORBED INTO THE REAR.









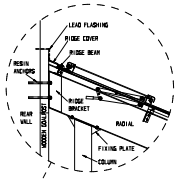
IMPORTANT NOTE:
ALL BASE DIMENSIONS TO BE WITHIN PLUS OR MINUS 1/4" UNLESS OTHERWISE STATED

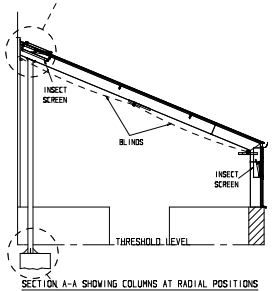
DO NOT SCALE

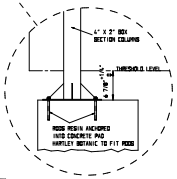
IF IN DOUBT CONTACT HARTLEY BOTANIC INC

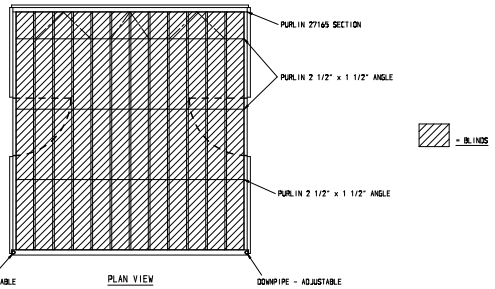
PLEASE READ ALL INSTRUCTIONS BEFORE COMMENCING. IF YOU HAVE ANY DOUBTS AS TO THE SPECIFICATIONS THAT WE REQUIRE PLEASE CONTACT HARTLEY BOTANIC INC.

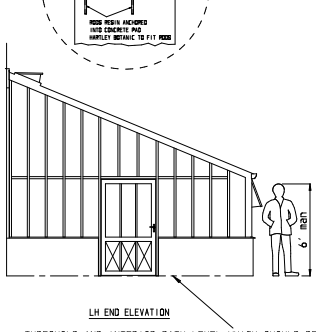
REAR WALL FIXING DETAIL

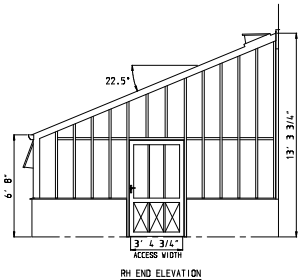












THRESHOLD AND INTERIOR PATH LEVEL WHICH SHOULD BE SLIGHTLY ABOVE NORMAL GROUND LEVEL THE THRESHOLD LEVEL IS THE LEVEL AT WHICH THE DOOR WILL OPERATE WITH NORMAL CLEARANCE THIS SHOULD BE THE FINISHED FLOOR LEVEL INSIDE THE GLASSHOUSE. WALLTOP TO BE 2' 5 1/2" ABOVE THRESHOLD.

Please review the plan s details and specifications thoroughly.
Should you have any questions, please reach out immediately.
If not, your signature below is an agreement to confirm
your understanding of the plans, and an approval to begin
the manufacturing of your structure.
Any changes following the approval signature below, will result
in additional charges.

Authorized Signature.....

Date.....

GENERAL NOTES:
STRUCTURE BUILT IN ALUMINIUM ALLOY
POLYESTER POWDER COATED VISTA GREY RAL7039
ROOF VENTS OPERATED BY HYDRAULICHECK AUTOVENTS
VERTICAL FACE VENTS OPERATED BY HYDRAULICHECK AUTOVENTS
GLAZED IN TOUGHENED SAFETY GLASS
ALUMINIUM SWING DOORS COMPLETE WITH LOCKS & POLISHED NICKEL HANDLES
OGEE ALUMINIUM GUTTERS
ROLLER BLINDS FOR THE WHOLE ROOF AS SHOWN
6 INSECT SCREENS
NUT COVERS

THESE DETAILS MUST BE ADHERED TO

IF YOU HAVE DOUBTS RELATING TO THESE DETAILS

PLEASE CONTACT HARTLEY BOTANIC INC

0 5 10 15
SCALE FOR DRAWING IN FEET

3rd ANGLE PROJECTION

DESCRIPTION:

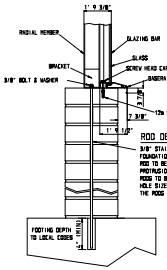
GENERAL ARRANGEMENT DRAWING
THE VICTORIAN BESPOKE GLASSHOUSE

CLIENT:- DAVID DILLARD
481 ARROYO TENARIO
SANTA FE
NEW MEXICO 87505

HARTLEY BOTANIC INC
155-B New Boston Street
Woburn MA 01801
Tel: 781 933 1993 Fax: 781 933 1992

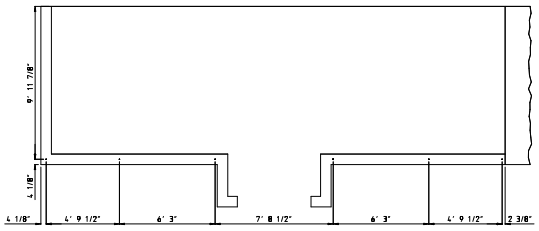
DRAWN: DR	MODIFICATION:	CHECKED: RM
DATE: 09.11.20		SCALE: 1:50
DRAWING No: HB22702-001 ISSUE A		ORDER No: HB22702

IMPORTANT NOTE:
ALL BASE DIMENSIONS TO BE WITHIN PLUS OR MINUS 1/4" UNLESS OTHERWISE STATED



DETAIL A

PLEASE READ ALL INSTRUCTIONS BEFORE COMMENCING, IF YOU HAVE ANY DOUBTS AS TO THE SPECIFICATIONS THAT WE REQUIRE PLEASE CONTACT HARTLEY BOTANIC INC.

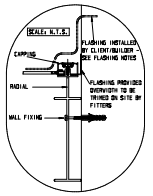


PLEASE NOTE: CLIENT / BUILDER TO INSTALL RODS - SEE DETAIL A

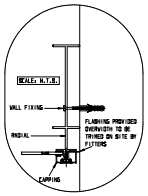
WALL DETAIL SHOWING ROD POSITIONS

DO NOT SCALE

IF IN DOUBT CONTACT HARTLEY BOTANIC INC



ROOF FLASHING DETAIL - SECTION A-A



VERTICAL FLASHING DETAIL - SECTION B-B

Please review the plan s details and specifications thoroughly.
Should you have any questions, please reach out immediately.
If not, your signature below is an agreement to confirm your understanding of the plans, and an approval to begin the manufacturing of your structure.
Any changes following the approval signature below, will result in additional charges.

Authorized Signature.....

Date.....

IMPORTANT NOTE
IF THE 8 1/4" WALL DIMENSION IS TO CHANGE THEN HARTLEY BOTANIC INC MUST BE NOTIFIED IMMEDIATELY.

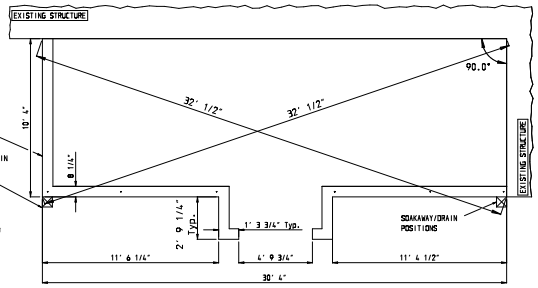
SOLID HEADER BRICK TO BE USED ACROSS WALL TOP - NO HOLES OR FROGS

FLASHING NOTES:

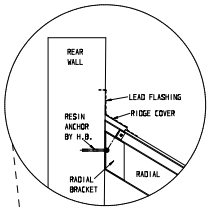
ALL FLASHING INSTALLATION & DRESSING DOWN TO BE CLIENTS / BUILDERS RESPONSIBILITY.

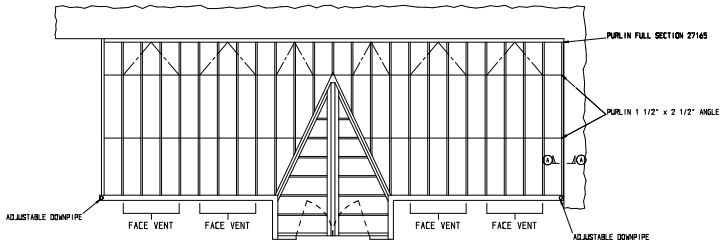
THE FLASHING WILL BE REQUIRED TO PROTRUDE 200mm (8") FROM THE FRONT FACE OF THE WALL & DRESS DOWN ONTO THE ROOF

THE LEAD FLASHING MUST BE IN SITU PRIOR TO THE INSTALLATION OF THE GLASSHOUSE.



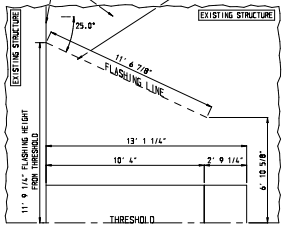
WALL PLAN VIEW



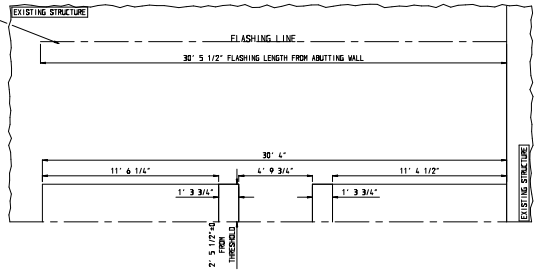


PLAN ELEVATION

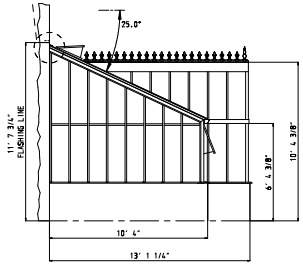
THE REAR AND ABUTTING WALL IS TO BE PLUMB, STRAIGHT AND OF GOOD STRUCTURAL INTEGRITY



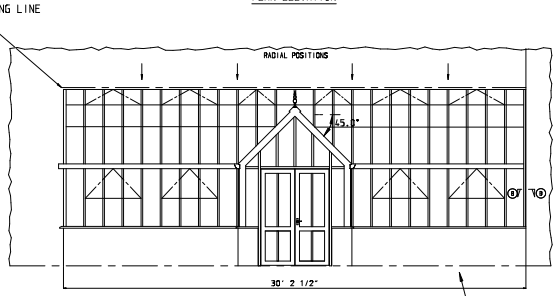
LEFT WALL VIEW



WALL FRONT VIEW



END ELEVATION



FRONT ELEVATION

THRESHOLD AND INTERIOR PATH LEVEL WHICH SHOULD BE SLIGHTLY ABOVE NORMAL GROUND LEVEL
THE THRESHOLD LEVEL IS THE LEVEL AT WHICH THE DOOR WILL OPERATE WITH NORMAL CLEARANCE
THIS SHOULD BE THE FINISHED FLOOR LEVEL INSIDE THE GLASSHOUSE. WALLTOP TO BE 2' 5 1/2" ABOVE THRESHOLD.

PEASE NOTE:
IF THE CONSTRUCTION OF THE WALL IS TO BE OF DIFFERENT MATERIALS OR THICKNESSES THAN THOSE SPECIFIED HERE, HARTLEY INC. MUST BE NOTIFIED SO THAT NEW PLANS CAN BE ISSUED TO SUIT.

NOTES RELATING TO FOUNDATION AND WALLING (CLIENTS RESPONSIBILITY)

All brickwork to be constructed with a minimum compressive strength of 20N/mm bricks using mortar designation to BS5268: Part 1:1992 Table 1. See table below for mix details of standard class mortar designation.

Type of Mortar (portion by volume)	
Cement: Lime: Sand	1: 1:5 to 6
Masonry Cement: Sand	1:4 to 5
Cement: Sand with Plasticizer	1:5 to 6

The mixing and use of mortars should be in accordance with the recommendations given in BS5268: part 3 or BS5390. Ready mix mortars should comply with the requirements of BS4721 and be equivalent to the above specification.

All facing brickwork from 6" above ground level to be constructed using type MN or ML bricks (BS3921) with water absorption not exceeding 12%.

All brickwork up to 6" above ground level from the top of the foundation to be constructed with engineering class B bricks with water absorption not exceeding 7%.

For fully bonded construction, the brickwork is to be constructed in either of the following:

A: English bond – one course of headers and one course of stretchers alternately.

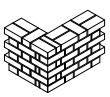
B: Flemish bond – headers and stretchers alternately in the same course.

If the wall is to be constructed with two parallel leaves, this is to be half stretcher bond with no cavity. Wall ties are to be provided at centres not exceeding 1' 5 3/4" vertical and 1' 5 3/4" horizontal. All wall ties to be of the stainless steel double triangle type to BS1243 and in accordance with DD140: part 2: 1987 and BS5268: part 3: 1985.

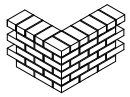
If a damp proof course is to be used, the membrane must have mortar above and below (effectively sandwiched in the mortar bed), and must not lie directly against the brickwork.

If a damp proof course is not used, then it is recommended that a waterproofing agent is added to the mortar mix.

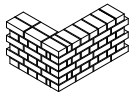
The foundation, or footing should be of a suitable depth to suit local ground conditions. The depth of the foundation is the client/builder's responsibility.



Flemish Bond



Stretcher Bond



English Bond

GENERAL NOTES:

STRUCTURE BUILT IN ALUMINIUM ALLOY
POLYESTER POWDER COATED FOREST GREEN RAL 6020
ROOF VENTS OPERATED BY HYDRAULICHECK AUTOVENTS
VERTICAL FACE VENTS OPERATED BY MANUAL SWING THROWS
GLAZED IN TOUGHENED SAFETY GLASS
CAST ALUMINIUM RIDGE CRESTING & FINIALS FITTED TO RIDGE
ALUMINIUM SWING DOOR COMPLETE WITH LOCKS & HANDLES
OGEE ALUMINIUM GUTTERS
BLINDS FOR ROOF

THESE DETAILS MUST BE ADHERED TO

IF YOU HAVE DOUBTS RELATING TO THESE DETAILS

PLEASE CONTACT HARTLEY BOTANIC INC

0 5 10 15

SCALE FOR DRAWING IN FEET

3rd ANGLE PROJECTION

DESCRIPTION:

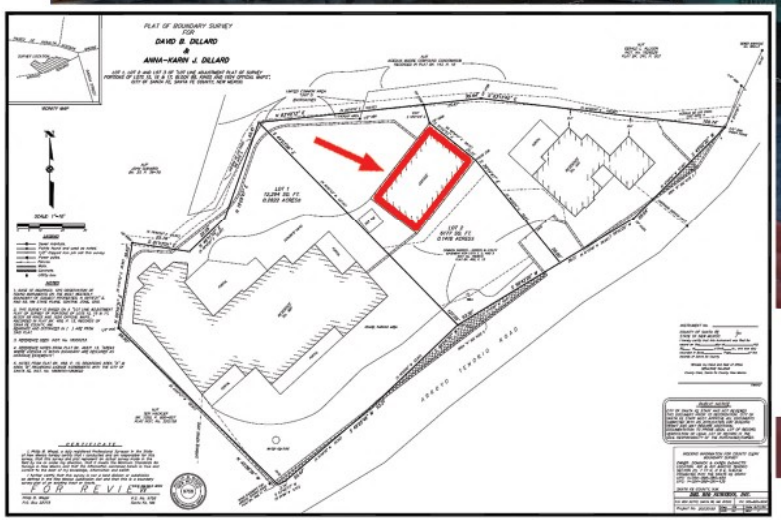
GENERAL ARRANGEMENT DRAWING
THE VICTORIAN BESPOKE GLASSHOUSE

CLIENT:-
CARLSON DUKE RESIDENCE
13500 YOR ST
THORNTON
CO 80241

HARTLEY BOTANIC INC
155-B New Boston Street
Woburn MA 01801
Tel: 781 933 1993

DRAWN:	MODIFICATION:	CHECKED:
DPB		RY
DATE: 07.01.19	SCALE: 1:50	
DRAWING No: HB20679-001 ISSUE A	ORDER No: HB20679	

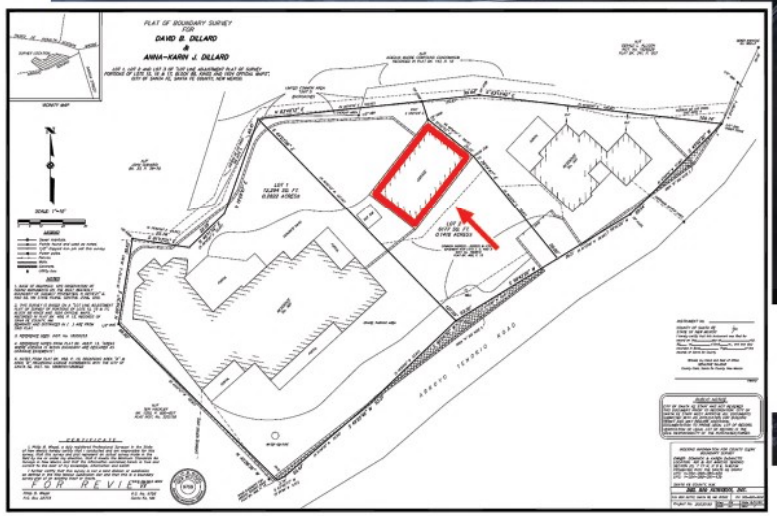
REAR SIDE



SOUTH FACING VIEW



GARAGE FACE

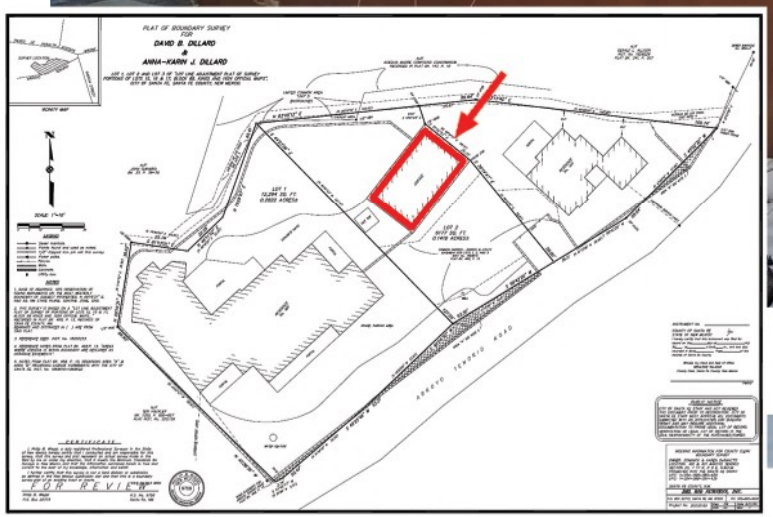


NORTH FACING VIEW





RIGHT SIDE



WEST FACING VIEW



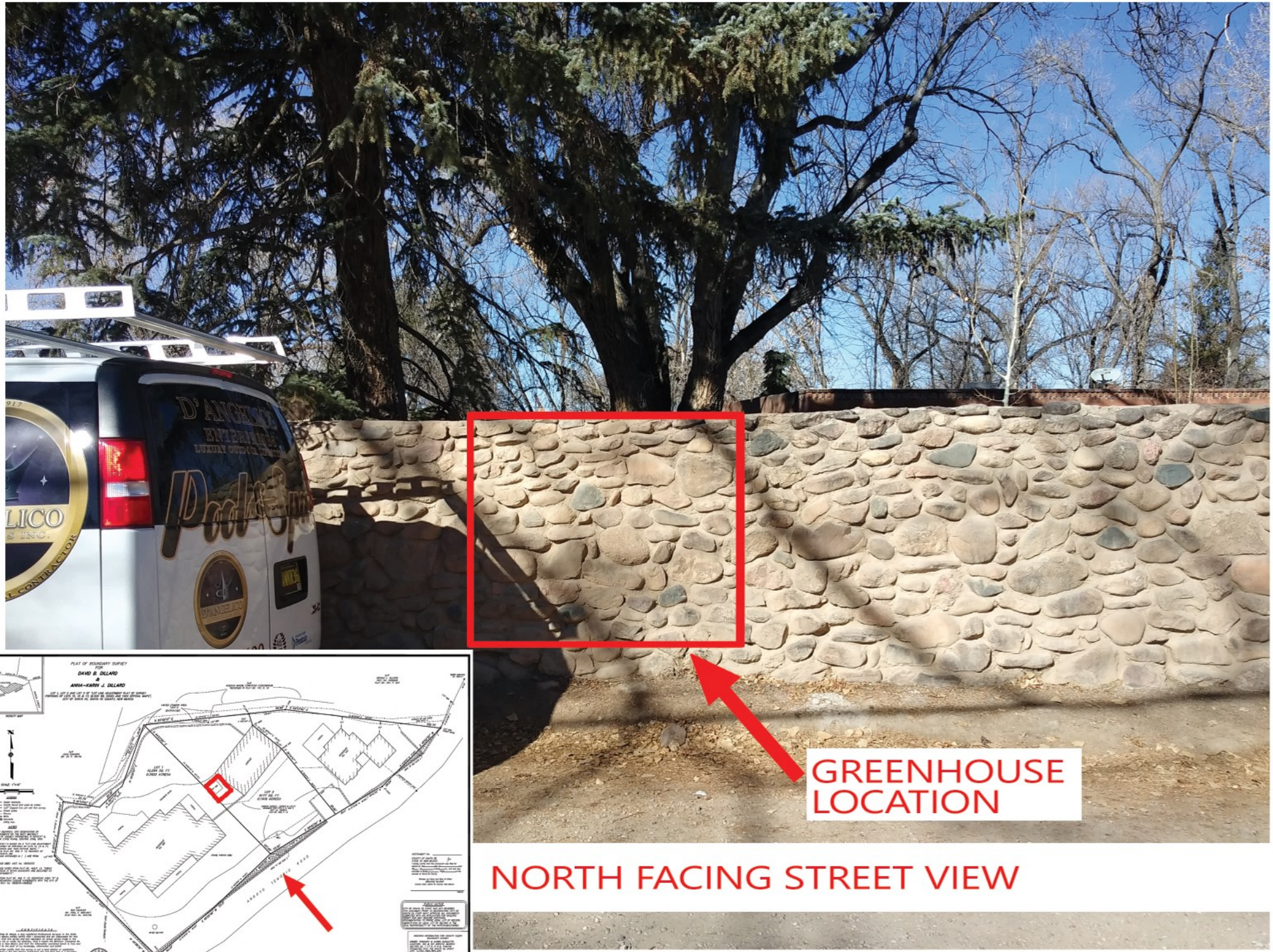


EAST FACING VIEW





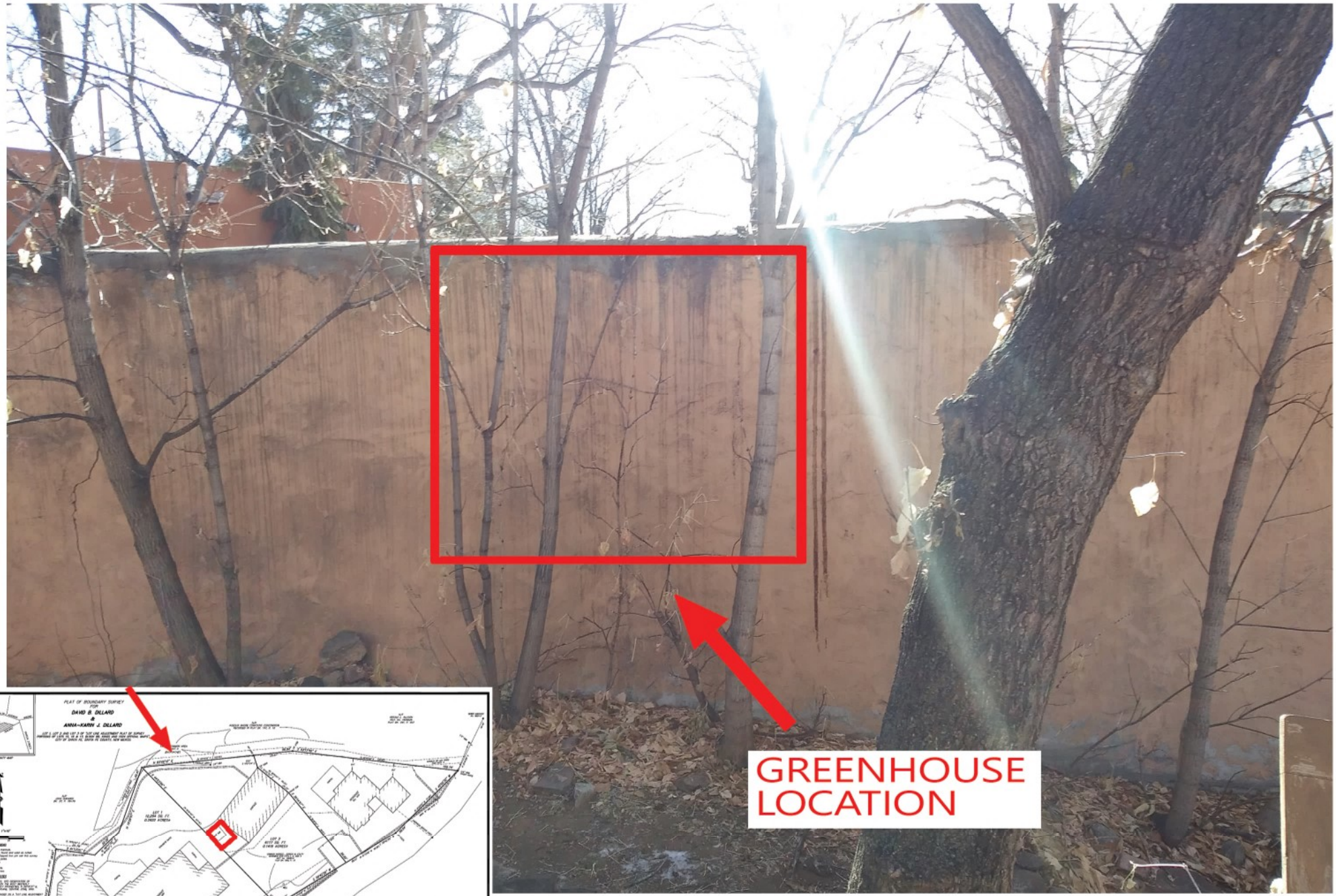
EAST FACING NEIGHBOR VIEW



NORTH FACING STREET VIEW



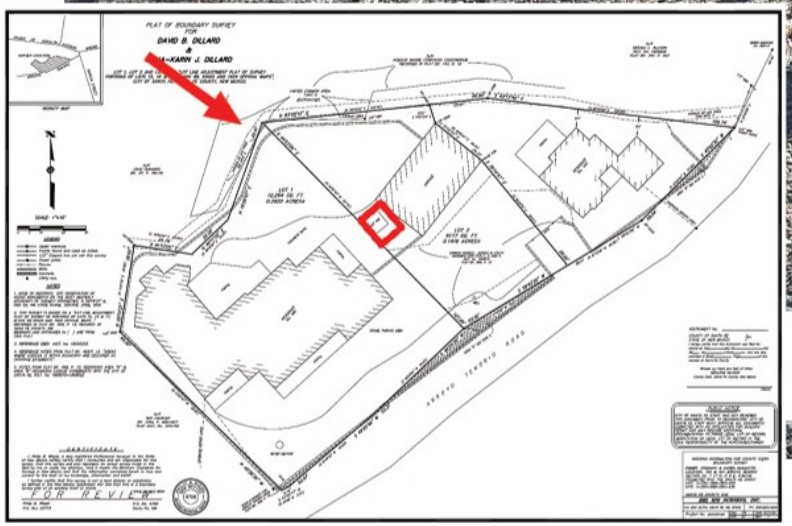
NORTH FACING STREET VIEW



SOUTH FACING NEIGHBOR VIEW



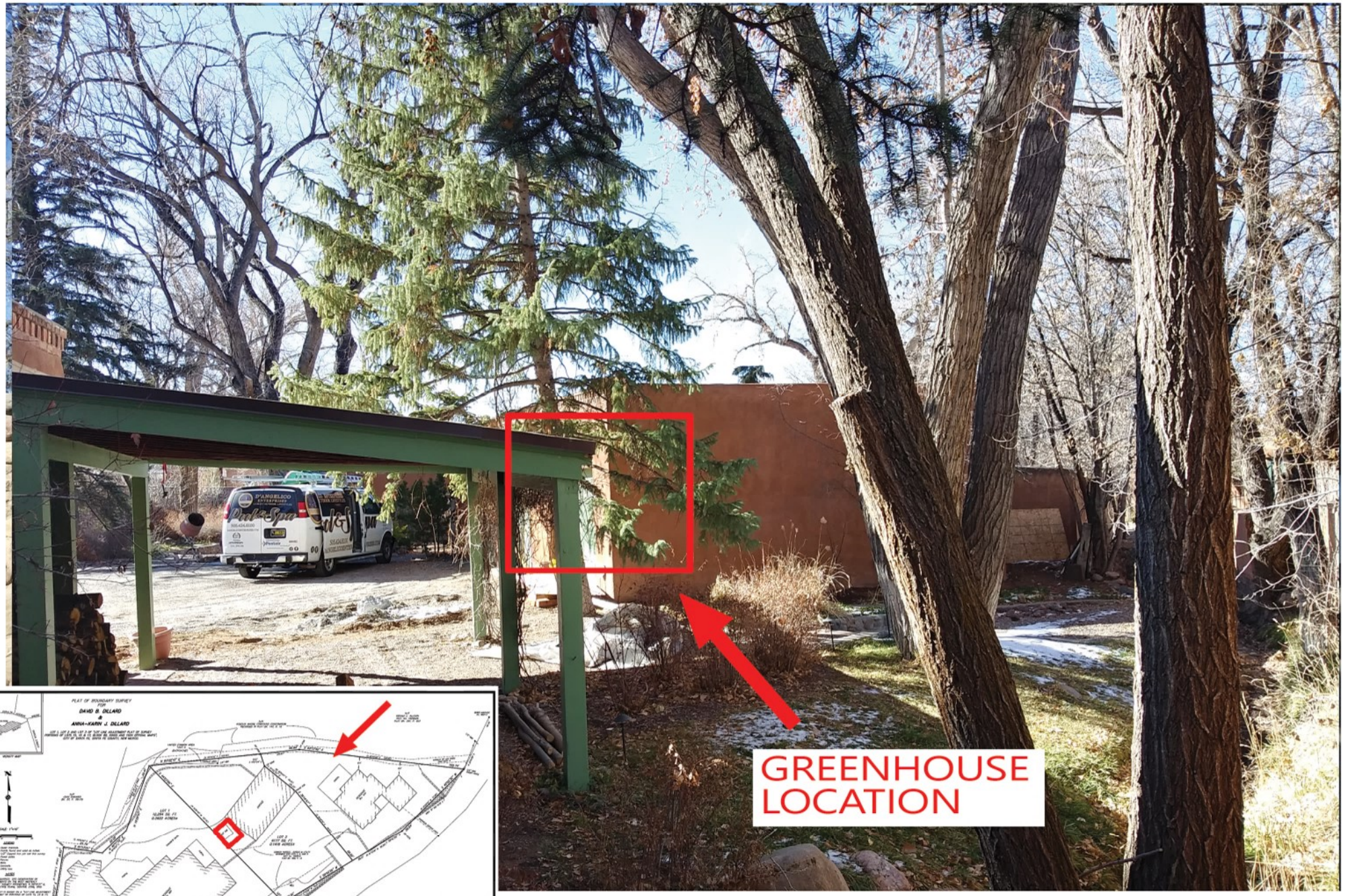




EAST FACING NEIGHBOR VIEW



EAST FACING NEIGHBOR VIEW



SOUTH FACING INTERIOR VIEW



GLASS
ONLY
RECYCLE
RECICLE



D'ANGELI
LUXURY O
4th gen
Builders
LIC.396336
505.424.
DANGELICOENTERP
STANLEY



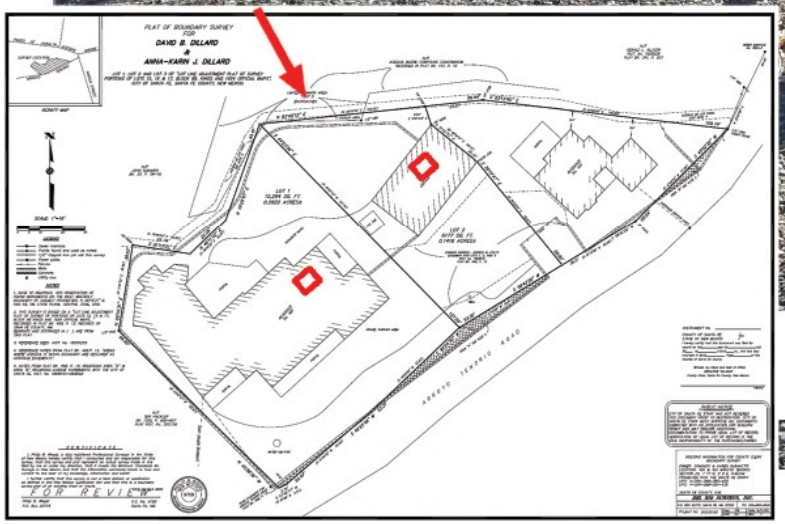








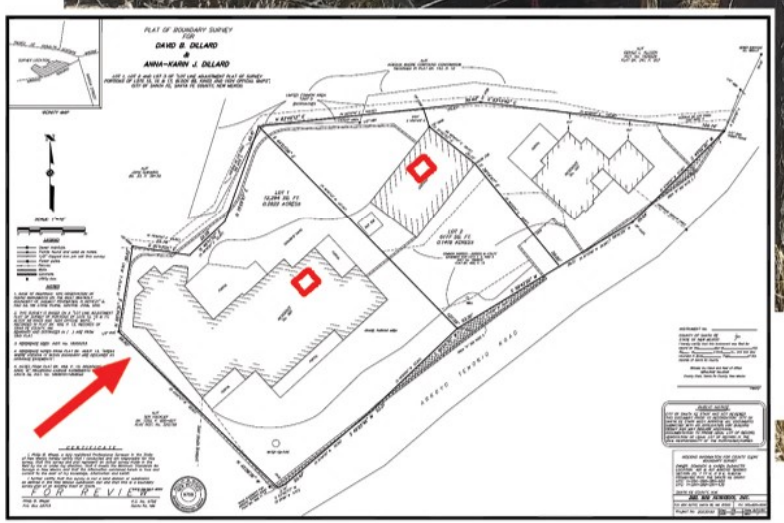
ROOF TOP SPLIT LOCATION



SOUTH FACING NEIGHBOR VIEW



NORTH FACING STREET VIEW

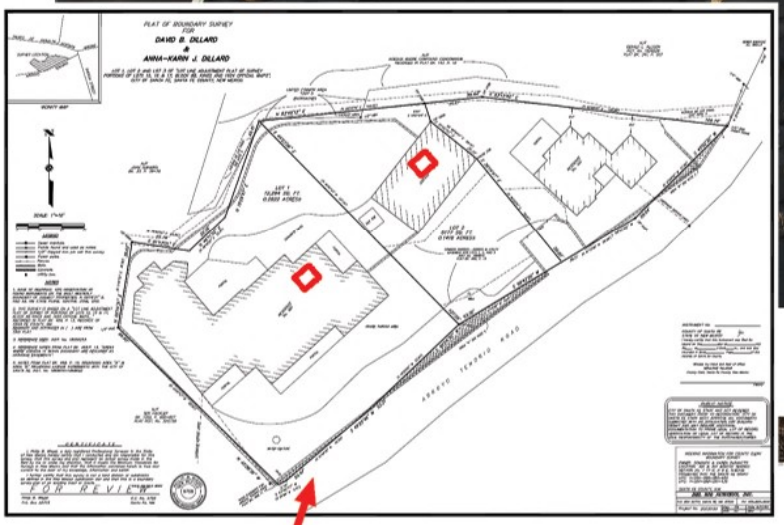


ROOF TOP SPLIT LOCATION

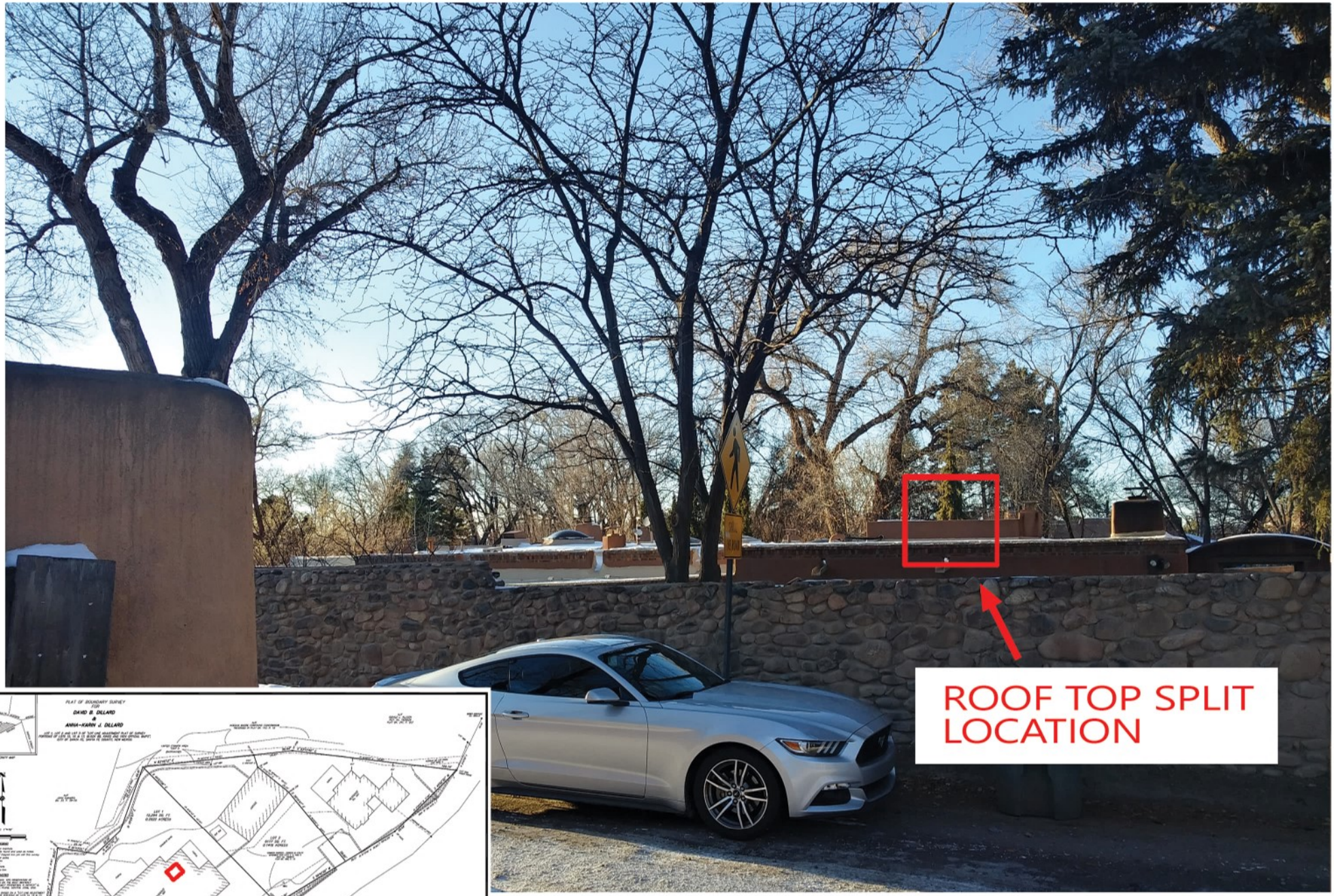
EAST FACING NEIGHBOR VIEW



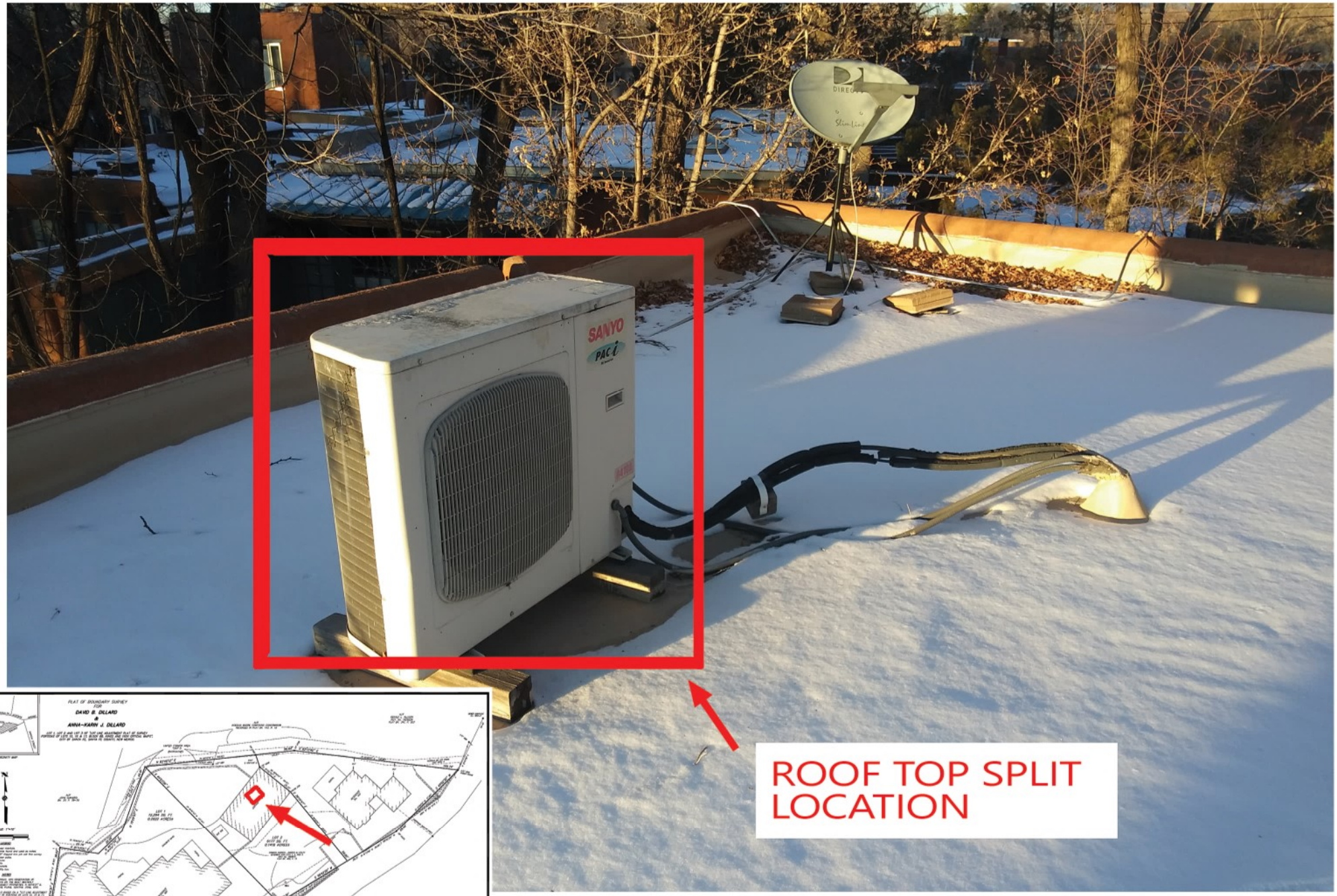
ROOF TOP SPLIT LOCATION



NORTH FACING STREET VIEW



NORTH FACING STREET VIEW

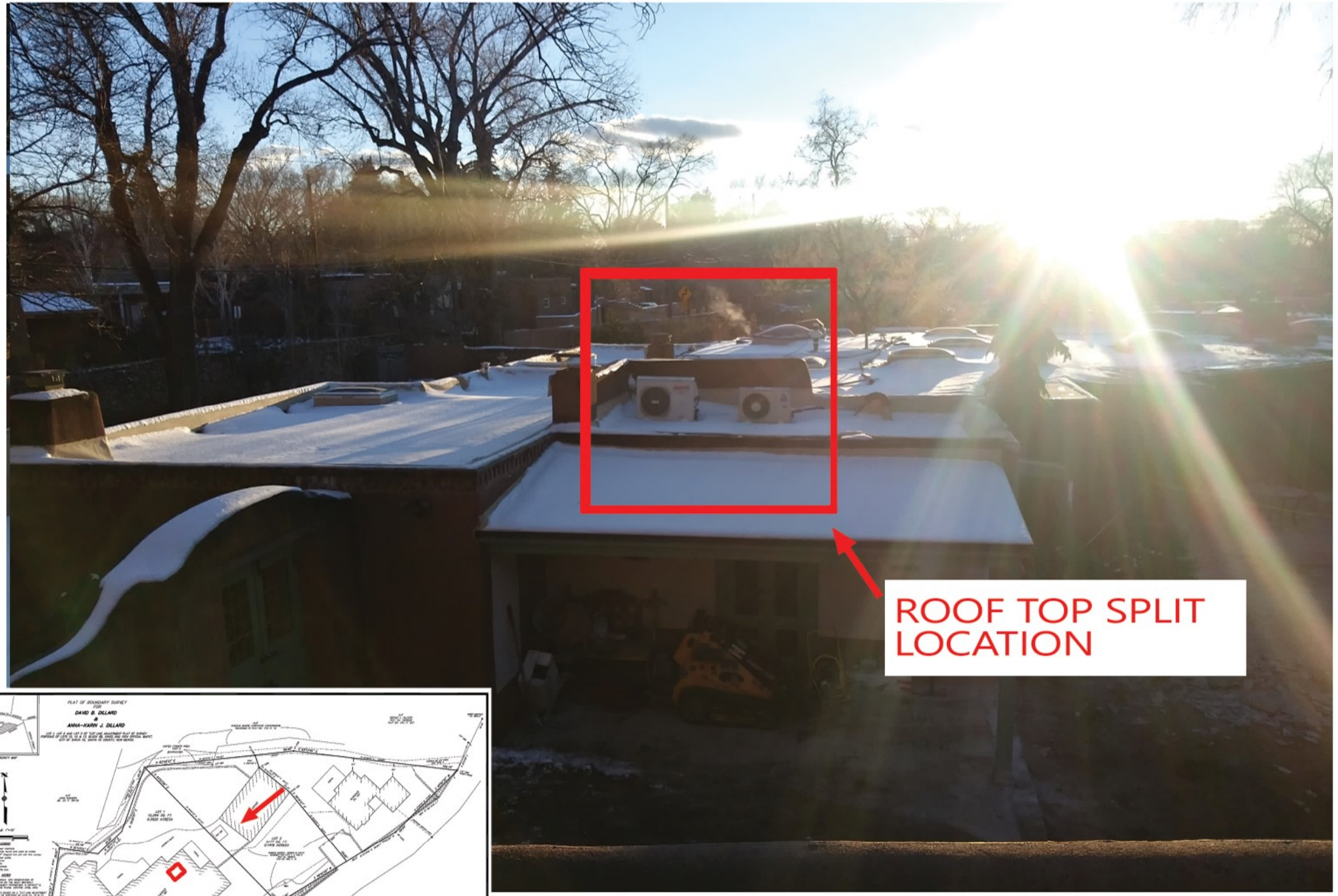


ROOF TOP SPLIT LOCATION

NORTH FACING STREET VIEW



NORTH FACING STREET VIEW



SOUTH FACING FROM ROOF TOP

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2020-001979--HDRB

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

Project Location(s): 613 CANYON RD 2
Santa Fe, NM 87501

Contacts:

Applicant:	CRAIG HOOPES 333 MONTEZUMA AVE STE 200 SANTA FE, NM 87501	charles@hoopesarchitects.com
Property Owner:	JOSEPH LESLEY 218 N RIVERCREST FORT WORTH, TX 76107-1153	JOSEPHLESLEY@YAHOO.C

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: H-1043

Year of Construction: early 1960s

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: February 23, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020 – 001979 -- HDRB

Address: 613 Canyon Road
Historic Status: Contributing / Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Preliminary Zoning Review Sheet**

____ **Other**: [list other attachments]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards and recommends approval of the demolition per the staff responses to 14-3.14(G)(1).

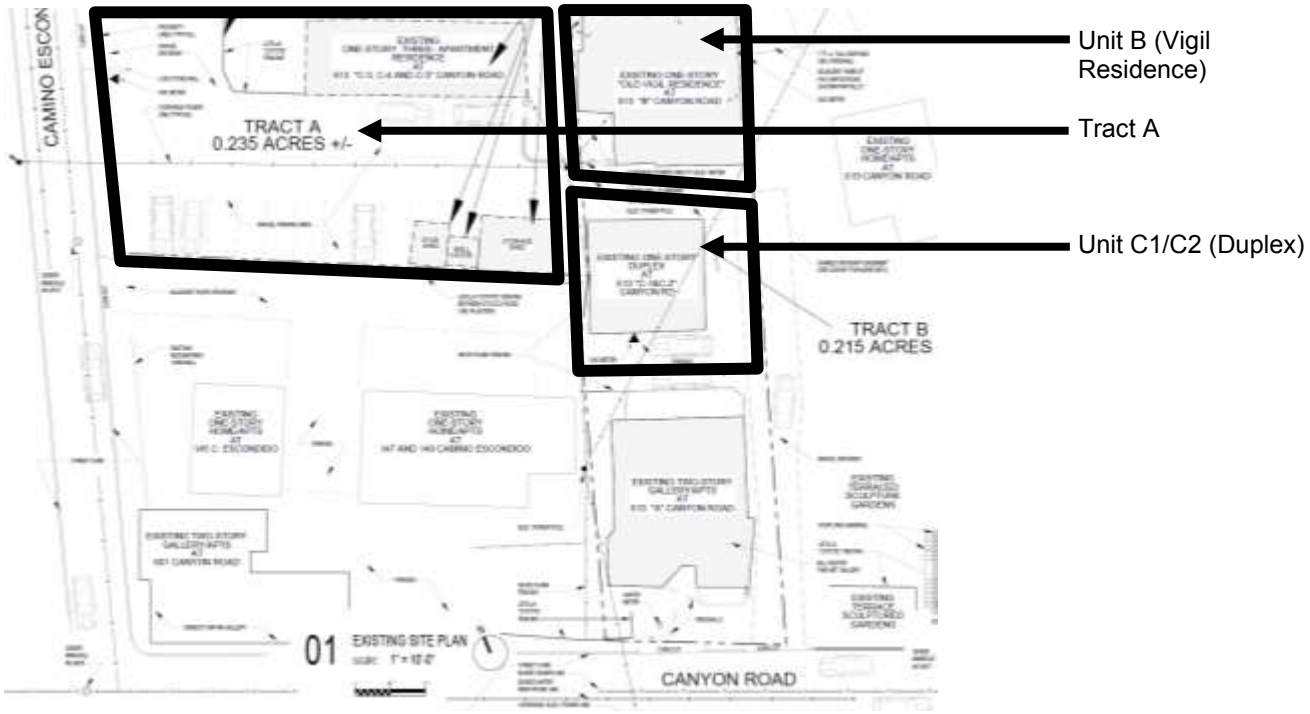
BACKGROUND & SUMMARY:

613 Canyon Road is a property with four existing buildings and numerous additional accessory buildings.

Unit B, also known as the Vigil Residence, is designated contributing. It is located in the northeast portion of the property.

Unit C1 and C2 (or the Duplex) is also contributing. It is located on the central-east portion of the property, directly south of Unit B.

Tract A contains numerous structures that are all non-historic, constructed in the 1970s. Tract A is located in the northwest portion of the property.



Unit B is designated contributing. It is known as the Vigil Residence. It is approximately 2000 square feet, mostly from adobe. In case H-18-084-A, the southwestern corner of the structure was designated primary. On the south façade is a cantilevered roof dating from the 1960s and non-historic doors.

Portions of the ceiling of Unit B do not meet IBC code requirements and it is constructed within a setback. The Board of Adjustment has granted the applicant a variance to increase the height and it will be raised to a parapet height of 11 feet. The maximum allowable height is 16 feet. The windows on the primary façades will be repaired. All others will be replaced. They will have divided light patterns and exposed heavy timber lintels. One small window in the rear of the

building will be in-filled. The structure will be re-stuccoed using cementitious El Rey stucco colored “Adobe.” A portal that was enclosed in the past to form an entry will be re-established.

Unit C1 and C2 is also contributing. The applicant proposes to replace all windows with metal clad replacements with divided lights. The historic doors will be retained. A small portal matching that on the north elevation will be constructed on the south, non-primary elevation of the structure. It will be then restuccoed in cementitious El Rey “Adobe” and a small courtyard created with CMU walls to a height of 5 feet 6 inches.

The units in Tract A are to be demolished. This includes the triplex, two non-historic wooden accessory sheds and one non-historic well-house built over an abandoned well. It is intended not to propose a new construction for this tract at the present time.

DEMOLITION STANDARDS RESPONSES:

14-3.14(G)(1) Demolition Standards

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

(a) Whether the structure is of historical importance;

Staff Response: The structures are not historic. They were constructed after 1980.

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

Staff Response: The structure is not an essential part of a unique street section of block front.

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

Staff Response: Per the evaluation of the City of Santa Fe Building Official the structural stability of the structures is not in question; the structures are stable.

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: February 17th, 2021

TO: Nicole A. Ramirez Thomas
Acting, Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE
613 Canyon Road, Santa Fe NM

BACKGROUND & SUMMARY

An inspection was performed on February 17, 2021 at the above mentioned address regarding the condition of wall, apartments, residence, duplex and galley/apartments. The foundation is of concrete/masonry construction, the yard wall is of rock/stone construction, the structures are constructed with adobe with masonry plaster on the exterior and the roof is constructed of wood framing.

The overall condition of rock wall, apartments, residence, duplex and galley apartments is fair condition.

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

Thank you,

H+A

December 24, 2020

Mr. Daniel Schwab, Case Planner
Historic Preservation Division
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

Re: 613 Canyon Road (Tract A & B)
Unit "B"; the existing old "Vigil Residence" (Tract B)
Unit "C1 & C2"; the existing Duplex (Tract B)
Demo all Structures on Tract A

Dear Daniel and Board Members,

Hoopes + Associates Architects is acting as agent for our Client who owns the above-referenced property where four existing buildings and some accessory storage sheds exist on two adjacent tracts of land by same ownership and address. This submittal and application have been in the making for over two years now. My apologies for the wordy oration here but I would like to be clear on all the details and what has transpired in the last two years.

During Fall 2018 we asked the Board and Staff to confirm building status and assign any historic elevations or determine "primary facades", which they did. At that time, we were also informed the maximum height for this address is 16'-1". Please reference Case # H-18-084A and Findings of Facts and Conclusion of Law Item # 18-0972.

Preceding the Fall 2018 Hearing, we hired John W. Murphey, Architectural Historian/Researcher, to produced four reports (Historic Cultural Properties Inventory – HCPI Base Form 1 and Detail Form 2) that outlined each of the four buildings in detail historically and photographically. The Murphey reports and Survey Plat, as do my current drawings, refers to the four building as: 1) "Gallery/Apartments", 2) "Duplex", 3) (Vigil) "Residence" and 4) "Apartments" (a non-contributing triplex). I am including the report again herein as a matter of reference. This "Vigil Residence" and Duplex is what we propose renovating at this time. At some point between the Fall 2018 Hearing and now, the addressing was changed. Previously, the Tract A triplex was referred to as "143 Camino Escondido" and now is 613 Canyon Road units "C3, C4 and C5".

Hoopes + Associates, Architects Ltd. Co.
PO Box 9427
Santa Fe. NM 87504
505.986.1010

613 Unit "B"; the existing old "Vigil Residence" (Tract B):

The "Vigil Residence" has been vacant for a number of years, perhaps as many as five years. Although historically it has been used as a residence, we now propose its use as an art gallery. Its designation is "contributing", although in the Fall of 2018 John Murphey's HCPI suggested; "*Given its overall lack of cohesion and the disharmonious character of the addition, the recommendation is downgrade it to Noncontributing Structure to the Downtown and Eastside Historic District".* We are not downgrading the status. Part of the structure has lower than code (IBC) ceiling heights. We propose removing about 65% of the existing building's roof structure and raising the height of those spaces with new joist, beams, vigas, and new roofing. The parapets heights will change as indicated on our drawings of proposed elevations. New wood canales will be stain per attached color board.

Back in Spring 2020 I was preparing this submittal and application and experienced a "false start" as I was halted by the Zoning Dept during my standard Preliminary Zoning Review Meeting with Lee Logston. At that time, I was informed that raising the roof/parapets would require a Variance. Not due to increase in height, as we are within Zoning and Historical Preservation limits, but due to some of the existing building is built within current zoning setbacks. Therefore, the Variance is actually an increase in volume of a non-conforming existing condition in the setabck. This summer we went through the required Early Neighborhood Notification (ENN) meeting on August 5th and presented our case to the Board of Adjustment (BOA) in a Hearing on October 6th, 2020. We were granted a unanimous decision of approval by the Board. Reference Case # 2020-002491-PLBD

All windows and exterior doors will be replaced with exception of one "historic" window in the south "primary façade". This historic window shall be repair (if necessary) and repainted to match new clad window color. New window and doors will be of metal clad wood from the manufacturer Kolbe Windows and Doors. The new windows will have divided-lite patterns and exposed heavy timber lintels above openings. Windows will be in same existing openings; widths are generally the same, but with higher ceiling the height of windows are now taller. One small window in the rear of the building is being infilled. Another, at right of entry is being slightly widen and moved away from corner. See exterior elevations. At the end of renovations, the entire building with be re-stuccoed in a cementitious El Rey product. See attached color board for clad and stucco colors.

We do not propose adding square footage to the plan. If fact, there is a slight reduction in gross heated square footage (-138 sf) as we intend to re-claim what we believe was the original portal that has since been enclosed. The new proposed inset portal will resume a more historic nature, be a more inviting entry and help with massing. It also provides a sheltered entry, which currently is achieved by a non-historical cantilever pro

jecting roof, which we propose removing. New round columns and exposed beam at this portal with be stained per attached color board, as is all exposed wood (timer lintels and canales).

Proposed is one new skylight that will be hidden behind parapets. There is an existing skylight that will remain/replaced.

613 Unit "C1 & C2"; the existing Duplex (Tract B)

The duplex is much simpler in its approval history. Proposed is interior and exterior renovations. All windows and exterior doors will be replaced in existing openings. New window and doors will be of metal clad wood from the manufacturer Kolbe Windows and Doors. The new windows will have divided-lite patterns as seen on the proposed elevations. We are proposing a small roof (portal) over existing back door to unit C1 to match the existing roof/portal at unit C2. Also proposed is a small private courtyard to unit C1. At the end of renovations, the entire building with be re-stuccoed in a cementitious El Rey product. See color board for window clad, stucco and stain/paint colors.

613 Units "C3, C4 and C4"; the existing Triplex (Tract A)

All structures on this Tract are proposed to be demolish. Namely; the triplex, two accessory storage sheds and one well house sited over abandon well. The owner wishes to keep any and all water rights associated with this well. Currently the triplex residences are using City of Santa Fe water. All structures are of a "non-contributing" status. Once approved for demolition, the vacant lot will be used as construction parking and material staging which will hopefully alleviate congestion on Canyon Road and Camino Escondido in this densely occupied part of the Eastside. The owner has no future plans for the vacant lot after construction and is left as a "T.B.D." nature. I realize this portion of the application may require a separate case number and may be permitted separately as it is a separate lot from work on Tract B but have chosen to submit together as a matter of efficiency and clarity. Also, my decision to do so is supported by the John Murphey report and 2018 Hearing as one applicant. Furthermore, it is all at one address currently.

Thank you for your review and deliberation.

Sincerely,

Charles William Rosenberg,
Project Architect

Hoopes + Associates, Architects Ltd. Co.
PO Box 9427
Santa Fe. NM 87504
505.986.1010

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:

Ignacio L. and Julia B. Vigil Property Apartments

2. Location:

143 Camino Escondido
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID # 051611676 (1985 number)

4. County: Santa Fe

5. Property Type:
_2_ Buildings:
_1_ Structures:
__ Site _1_ Object



6. Date of Survey:

May 3, 2018

7. Previous Survey Date(s):
_x_ Yes: May 2, 1985
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.682280, -105.928537

10. Photo Information **View of front (south) elevation, facing northwest.**

11. Brief Description of the Property:

Taking up the northwest corner of the property is a three-unit apartment building cobbled together in the 1970s from an earlier structure. The apartments are fitted into a long, rectangular mass arranged on an east-west axis (Photo 1). They face south onto a gravel parking lot. A 20”-wide overhang supported by vigas spans the façade. A similar overhang carries across the north elevation.

Continued on Page 5.

12. Who uses the property? Residence – Apartments

13. Construction Date: c.1970s **[1980 – Santa Fe County Assessor estimate, accessed May 18, 2018]**
Date: __Known _x_ Estimated **Source** aerial photographs and city directories

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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



Source: Google Imagery, 2018

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

John W. Murphey
Architectural Historian
505-577-7593
John@archhistoryservices.com

For: Hoopes & Associates Architects

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

Owner: Canyon Room Holdings, LLC

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

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

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

22. National or State Register:

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

23. National or State Historic District:

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

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

Apartments - Recommended Noncontributing Structure to the Downtown and Eastside Historic District, May 30, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Ignacio L. and Julia B. Vigil Property Apartments	143 Camino Escondido Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: May 3, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: _x _ Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A

Operation	Material	Glazing	Number
Double-Hung	Wood	1/1	2
Sliding	Aluminum	1-1	4
Casement	Steel	[?]	1

*North elevation not accessible.

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Solid	Wood	1
Single-Leaf	Half-Glass	Wood	1
Double*	Sliding	[?]	1
Garage	Retract	Wood	1

*North elevation not accessible; based on tenant's description.

12. Chimneys N/A
One, stucco-clad, rising from northeast corner

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

14. Other Significant Features N/A

15. Modifications: X __ No known modifications

#1Date: Between 1958 and 1966;probable change in roof form or reconstruction of building; aerial photographs.
#2Date: Between 1966 and 1978; extension of building west with garage and/or apartments; aerial photographs and city directory entries.
#3Date: Unknown, recent; replacement and/or installation of new window opening, west elevation; visual and material evidence.

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

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

Notes: **Other:**

17. Documents Available and Their Locations

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

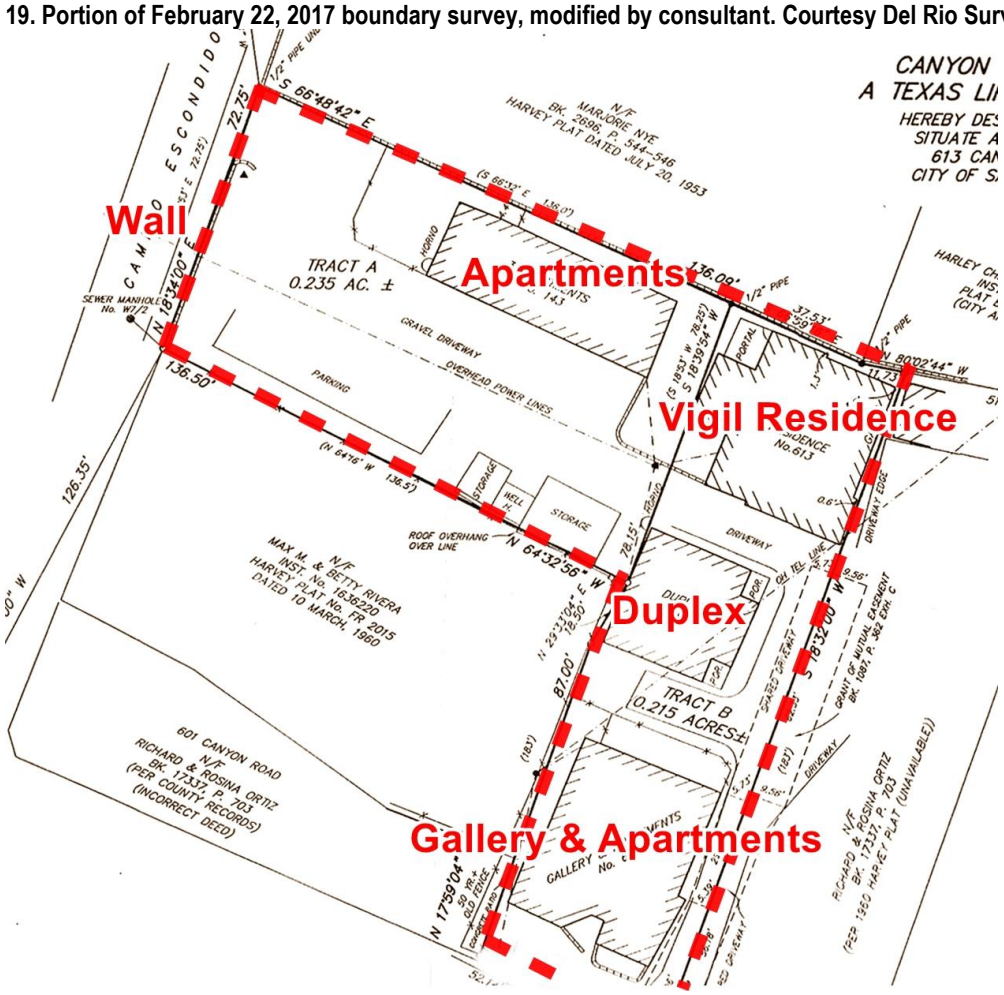
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Portion of February 22, 2017 boundary survey, modified by consultant. Courtesy Del Rio Surveys, Inc.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Ignacio L. and Julia B. Vigil Property Apartments**	**2. Location:** **143 Camino Escondido** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: May 3, 2018**

Architectural Description Continued

The façade is penetrated with three pedestrian entries and a garage door. The doors are of different designs, ranging from a plain solid unit to a half-glass door with decorative wood panels (Cover photo). These are flanked by an array of windows of different operation and material. Unlike typical apartments, bathrooms are arranged along the front, with opaque sliding windows becoming part of the façade design.

The side elevations are each fenestrated with a single, non-historic aluminum window (Photos 2 & 4). The rear (north) elevation facing onto a wall has different windows, with the center unit containing a patio door (Photo 4). The west side of the building is enclosed by a roughly 69”-high coyote fence, creating a small yard (Photo 5). It includes a small concrete horno similar to the one found at the Duplex.

The apartments, located on a separate tract and addressed as 143 Camino Escondido, seem to have originated from a smaller secondary building. Aerial photographs show that it most likely started as a gabled or shed-roof building —potentially a carport. This was later moved or reconfigured to a flat-roof structure by 1966 (Figure 4).

At some point in the early 1970s, it expanded to the west, likely through the addition of the third apartment and garage. By 1978, the building had taken on its current footprint (Figure 5).

Storage Complex

Situated to the south of apartments are three recent structures bunched together and serving as tenant storage (Photos 5 & 6). The structures, as identified on a survey plat, consist of storage units bookending a smaller well house. Each is clad with vertical, T-1(11)-type siding. The units postdate 1978, and are considered non-historic.

Street Wall

Lining the west side of the property is a low stone wall constructed after 1966 (Photo 7). The wall, built of mortared arroyo stone, is approximately 57’ long. It rises on average 3’ above grade, and is 8½” wide at its crown. The stone is laid in both regular and irregular courses, and includes whimsical accent pieces. A metal mailbox is sunk into near the north end where it curves back along the entry. The wall does not appear on a 1966 aerial, but is discernable on the next available image in 1978 (Figures 4 & 5).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Ignacio L. and Julia B. Vigil Property Apartments**	**2. Location:** **143 Camino Escondido** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: May 3, 2018**

Historical Overview

Like many Santa Fe family properties with a long lineage and a list of dwellings, the Ignacio L. and Julia B. Vigil tract at 613 Canyon is bedeviled by complications. Chief among them the non-standard — and almost constantly changing — identification of secondary unit designations. Over its nearly 80-year period of development, every building and apartment on the property was given the designation 613 Canyon Road. Units went through several subunit designations (1, 2 or 3, or a, b, or c…), none helpful for identifying the buildings on the ground.[1] *In the simplest terms, the tract most likely started with the Vigil Residence, followed by the Duplex, with both known through an aerial photograph to exist by 1948. The commercial building fronting Canyon Road came approximately 20 years later, with the three-unit apartment building coming onto the scene in the early to mid-1970s.*

Bridging between Canyon Road and Camino Escondido, the L-shaped parcel of land is a fragment of an earlier, much larger family holding. The larger piece, historically titled Block 49, ran north from Canyon Road, along irrigated corn and alfalfa fields to the Santa Fe River. It was originally under the ownership of Simon Vigil, a prosperous sheep man and Santa Fe Trail freighter.

According to his obituary, Vigil — who served in the New Mexico Calvary during — the Civil War, owned extensive land on the Eastside.[2] At some point before his death in 1915, he most likely deeded two parcels of the Canyon Road acreage to his son Cruz Vigil (1878-1945). The 1912 "King's Map" of Santa Fe shows the son owning the land taking up the southeast corner of present-day Camino Escondido and Canyon Road (Block 49B, Lots 17, 19 & 20) (Figure 1).

The Vigils built a house at the corner, which most likely ties to the commercial building at 601 Canyon currently occupied by the Ernesto Mayan Gallery (Figure 1). The property included houses occupied by his sons-in-law Moises Perea and Presciliano Ortiz.[3]

[1] An attempt to locate and interview Ignacio's children was unsuccessful.

[2] *Santa Fe New Mexican*, October 18, 1915, 8.

[3] U.S. Federal Census, 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 2A; Enumeration District: 0003.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Ignacio L. and Julia B. Vigil Property Apartments**	**2. Location:** **143 Camino Escondido** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: May 3, 2018**

In the house on Canyon Road, Cruz and his wife Gregorita Lujan Vigil raised a family, including son Ignacio Loyola Vigil (1912-1993) — the person most directly related to the study.

Born a day before the Fourth of July in New Mexico's year of statehood, Ignacio, popularly called "Iggie," graduated from St. Michael's High School in 1930. He appears to have left Santa Fe in the middle of the Depression, returning toward the end of the decade to take up residence again at his parent's house at 601 Canyon Road.

The 1940 census documents the then 25-year-old Ignacio working part time as a butcher and delivery driver, earning an income of $490 per year. [4] Ignacio was drafted two years later into the Army, where he served in the Pacific Theater in a technical position, earning the title of Corporal.[5] Both parents died in early 1945, prior to his discharge in November.

Ignacio does not appear to have immediately returned to Santa Fe after the war. During his period of absence the Vigil property began to evolve through new construction. In the early 1940s, Ignacio's brother-in-law, Moises Perea, constructed a three-room house, which by its description could be the origin of the Vigil Residence.[6] The construction of the house and/or the Duplex ties to the first appearance of the 613 Canyon Road address, listed in the 1942 city directory.[7]

Ignacio came back to Santa Fe by the end of the decade, with the 1951 directory indicating he was the owner of the 613 Canyon Road property.[8] Three years later, he married Julia Baldwin, a 1944 graduate of Santa Fe High School, and twelve years younger. The couple appears to have set up residence in the back unit, now called the Vigil Residence.

---

[4] Ibid, 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 4B; Enumeration District: 25-5A.

[5] New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Subsubseries: *Military Discharges*; Box Number: *16649*; Box Title: *Military Discharges Vigil – Walker.*

[6] Notice of application to build new house, *Santa Fe New Mexican*, November 9, 1939, 3; advertisement for three-room "Spanish style house" with two fireplaces, Ibid., June 17, 1941, 7 and July 7, 1941, 5.

[7] Hudspeth Directory Company, *Santa Fe City Directory*. El Paso: Hudspeth Directory Company, various editions: 1928-1997.
Hudspeth Directory Company, *1942 Hudspeth Santa Fe City Directory*, (El Paso: Hudspeth Directory Company, 1942, 308.

[8] Ibid., *1951 Hudspeth Santa Fe City Directory*, 416.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Ignacio L. and Julia B. Vigil Property Apartments**	**2. Location:** **143 Camino Escondido** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: May 3, 2018**

Duplex and Vigil Residence

The first graphic indication of the two units is found on a 1948 aerial photograph (Figure 2). While distorted, the aerial shows the Duplex to be of the same shape and size as what stands today. The Vigil Residence looks to be a smaller dwelling. Neither the street-side unit nor the apartments are apparent on the aerial.

The configuration of dwellings becomes clearer on a 1958 aerial (Figure 3). The photograph shows the Duplex in its current footprint with the Vigil Residence expanded in massing with additions. What would become the apartments looks to be a gable or metal shed-roof outbuilding with an L-shaped footprint. There is no building fronting Canyon Road, but the presence of walls suggests that the southeast corner of the property was used for some purpose at that time.

A Changing Neighborhood

By the 1950s, Canyon Road had evolved from a primarily Hispanic residential area to a linear commercial corridor, beginning to be developed for tourism. Santa Fe's postwar boom had increased the number of residences along the road by 76% between 1940 and 1950.[9] But the new residences mainly represented an increasing Anglo population.

Reflecting both trends, Ignacio's childhood home at 601 Canyon was converted in 1954 into the Hal West Western Gallery. West, a Texas native and self-taught artist, appears to have built a house adjacent to the gallery. It is assumed that at this time the corner portion of the Vigil property dropped out of family ownership. This reduced the Vigil land to the current L-shaped lot, which came into Ignacio's ownership in 1960.[10]

Starting in the mid-1950s, 613 Canyon was identified as three sub-units — a, b, and c — in city directories. This most likely represented the Duplex and the Vigil home. A fourth sub-address began to appear in directories in the late 1950s. This suggests a new dwelling, possibly the first iteration of the apartments. Beginning in the 1940s, older homes along Canyon were either divided or added upon with apartments.

[9] Henry J. Tobias and Charles E. Woodhouse, *Santa Fe: A Modern History, 1880-1990*, (Albuquerque: University of New Mexico Pres, 2001), 185.

[10] Note on February 22, 2017 survey. The note states that Ignacio received the warranty deed from Saloman Juan and Irene G. Vigil. Biographical could not be found for either individual, though the name Solomon Vigil appears on an adjacent parcel on the 1912 "King's Map."

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Adjacent properties responded to the trend; the most extreme being 558 Canyon, which had gained six apartments by the 1950s.

Gallery & Apartments

The commercial building fronting Canyon Road came online — based on aerial photographs and city directory listings — in the early 1960s. The building is shown on a 1966 aerial image as a square mass with an overhang across its south façade (Figure 4).

Orlando E. Vigil, a probable relation to Ignacio, opened a barbershop in the building around 1963. Orlando's Barbershop occupied the space until around 1971, before moving to Cerrillos Road. Based on newspaper accounts, it appears the commercial building had multiple lease spaces, with first Poor Richard's and later the Wooden Angel using part of it as a gallery.

Around this time, Kent McLaughlin, a hippie restauranteur, applied to the Board of Adjustment for an exception to turn one of the commercial spaces into a combined restaurant-gallery.[11] The approved exception launched a new chapter of the building's history which lasted nearly 20 years. In the summer of 1969, McLaughlin opened Kent's Place, a coffeehouse/gallery that was described by the *New Mexican* as the "hip scene" of Canyon Road. [12]

Kent's, which soon morphed into Foxy's Feedery, reflected Canyon Road's late '60s/early '70s hippie renaissance. The high point arrived in 1972, when the Hand-to-Mouth Gallery — a menagerie selling handmade tapestries, etchings and silkscreen works — took over one of the spaces. Around the same time, Sun & Earth, an earthy florist offering houseplants, cactuses and handcrafted containers, used another space.

The building went through a rapid series of tenants in the mid- 1970s, including several short-lived galleries and coffee shops. The longest tenants were two restaurants — Café La Boheme and The Haven (later The New Haven). The latter restaurant — a conscious community food venue, offering meatless dishes and homemade whole wheat bread — added a wall enclosure across the façade in 1979 to create a sheltered dining area.[13]

[11] *Santa Fe New Mexican*, May 19, 1969, 24.
[12] Ibid., July 13, 1969, 3.
[13] Ibid., May 10, 1979, D-1.

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Celebrations Restaurant, the last to use the building as a restaurant, opened in the late 1980s and continued the patio-dining trend.

Apartments

The final piece to the Vigil property came about in the 1970s, when it appears that a carport or secondary structure west of the Vigil home was turned into apartments. The date of construction for the specific unit building, however, is unclear. A 1957 advertisement for a furnished bachelor apartment with a carport could associate it with the earlier structure.[14]

The number of secondary unit designations (1-4) remained consistent from 1960 to 1970. In 1971, the number of sub-units jumped from four to seven, potentially indicating the construction of the building. A 1978 aerial photograph shows that the structure making up the apartments had expanded to the west by that time (Figure 5). Its current windows and doors indicate a probable 1970s construction.

Change of Ownership

All this time, the Vigils continued to live at the back of the property in the family home, which had grown over the years with additions. Ignacio worked for several decades as a butcher at Tito's Market on Acequia Madre, and later as an employee of the Santa Fe animal shelter. Julia raised six children — three boys and three girls. Ignacio Loyola Vigil died in 1993; his wife following him 20 years later. Both are buried at Santa Fe National Cemetery.

At the time of her death in 2014, only a few people lived on the property, including herself, her son, Paul Vigil (now deceased), and three tenants.[15]

The surviving Vigil family members, as a limited partnership, sold the property to the current owner in 2017.

[14] Ibid., June 9, 1957, 15.
[15] Polk City Directories, *2014 Santa Fe, New Mexico, Polk City Directory*, (Papillion, Neb.: Polk City Directories Inc.), 93.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Apartments - Evaluation of Historical Status

Given its likely 1970s construction and underwhelming architectural character, the Apartments is recommended for Noncontributing status to the Downtown and Eastside Historic District. Additionally, due their lack of age, both the Storage Complex and Street Wall are recommended Noncontributing to the district.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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Illustrations

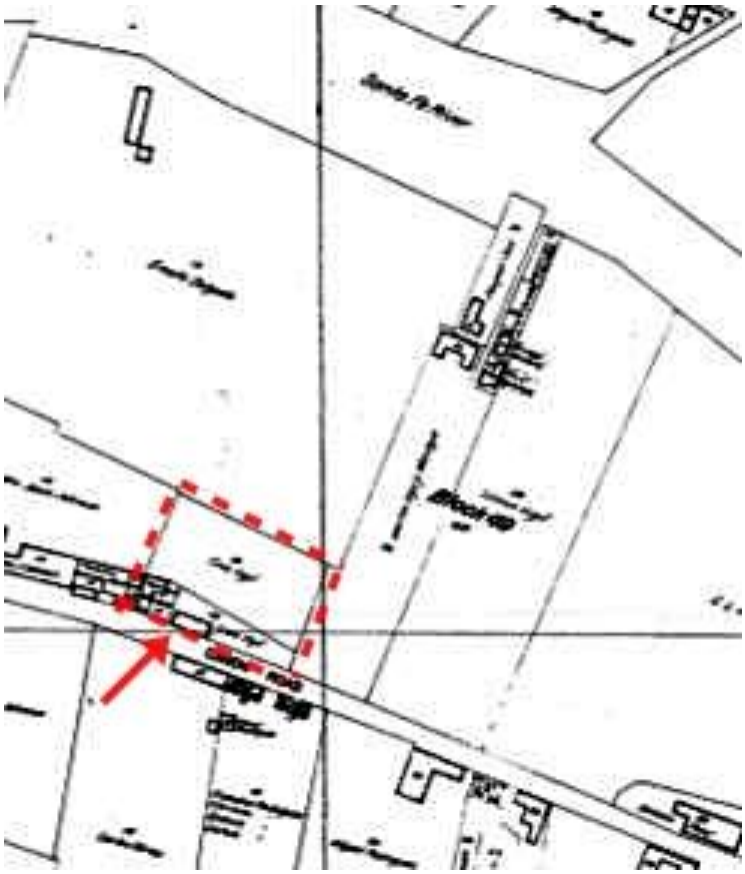

Figure 1: Portion of 1912 "King's Official Map of the City of Santa Fe, New Mexico" showing land owned by Cruz Vigil.
Arrow indicates building most likely currently addressed as 601 Canyon Road.

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Figure 2: Portion of October 25, 1948 aerial photograph showing development of lot up until that point. Lower arrow indicates Duplex; upper arrow the Vigil Residence. Source: UNM/EDAC- 19481025_GS_EN_4_085. Author reversed image to negative to enhance definition of building footprints.

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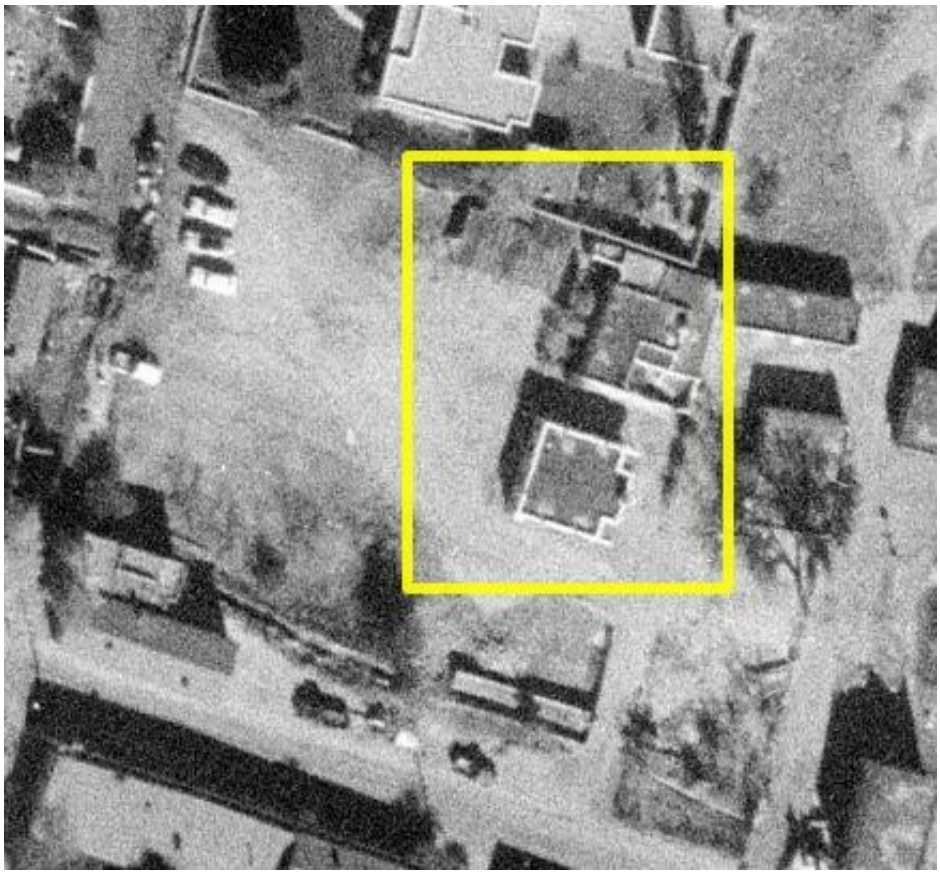

Figure 3: Portion of November 10, 1958 aerial photograph showing Vigil Residence , Vigil Residence in existence.
Source: NMDOT- ST_11-10-58.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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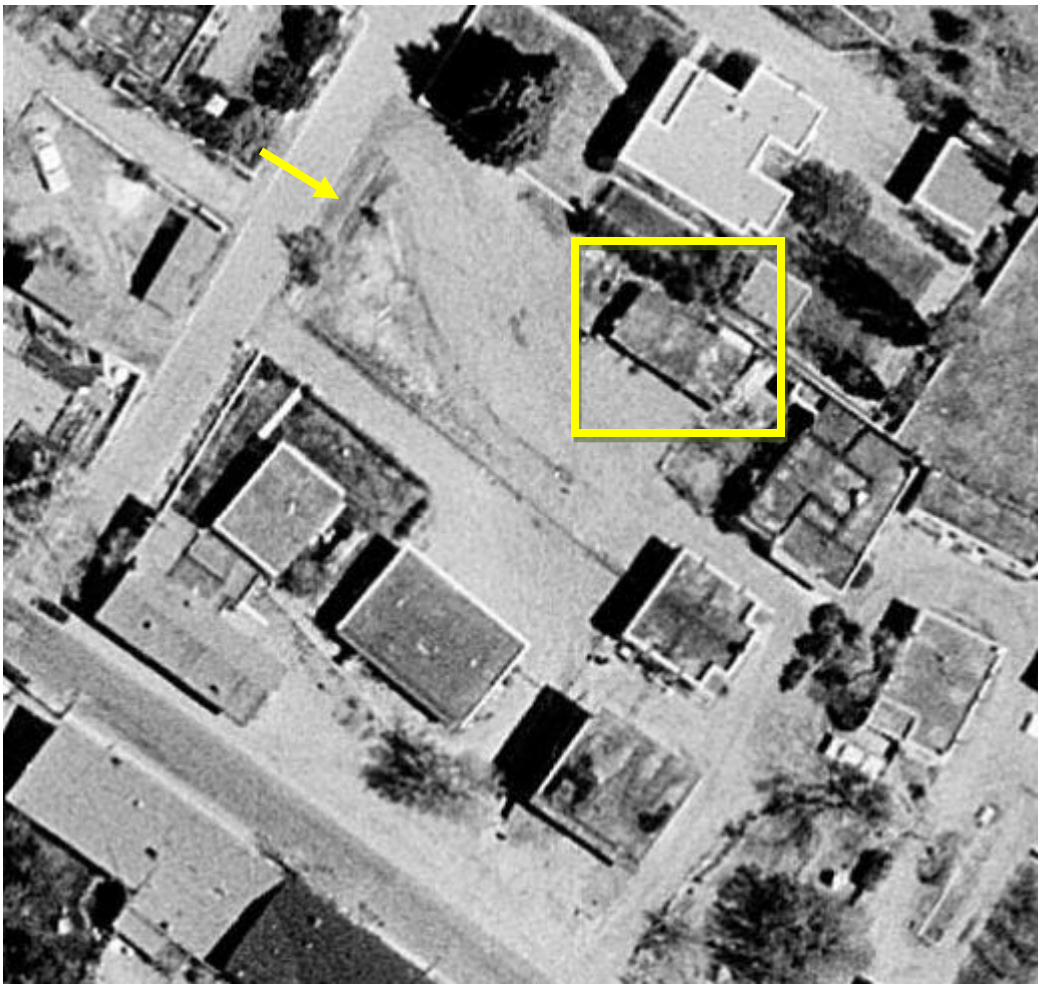

Figure 4: Portion of May 2, 1966 aerial photograph showing smaller, probable flat-roof building in existence. Arrow indicates wall is not present. Source: NMDOT- ST_05-02-66.

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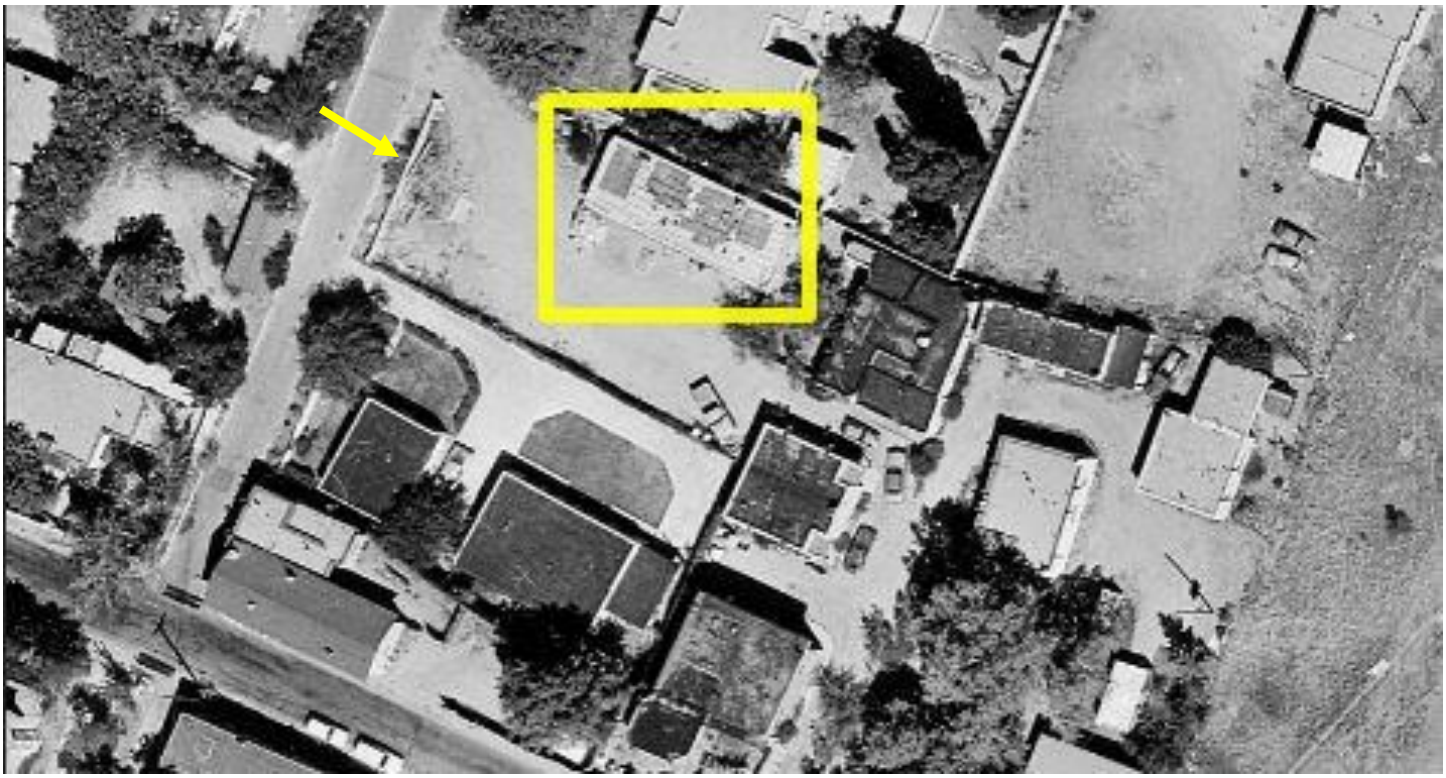

Figure 5: Portion of September 11, 1978 aerial photograph showing extension of probable secondary building into apartments. Arrow indicates wall is present. Source: NMDOT- Sts_09-11-78.

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Survey Photographs

(All photographs taken on May 3, 2018 by John W. Murphey)



Photo 1: Front (south) elevation, facing northeast.

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Photo 2: West elevation, facing northeast.

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Photo 3: East elevation, facing northwest.

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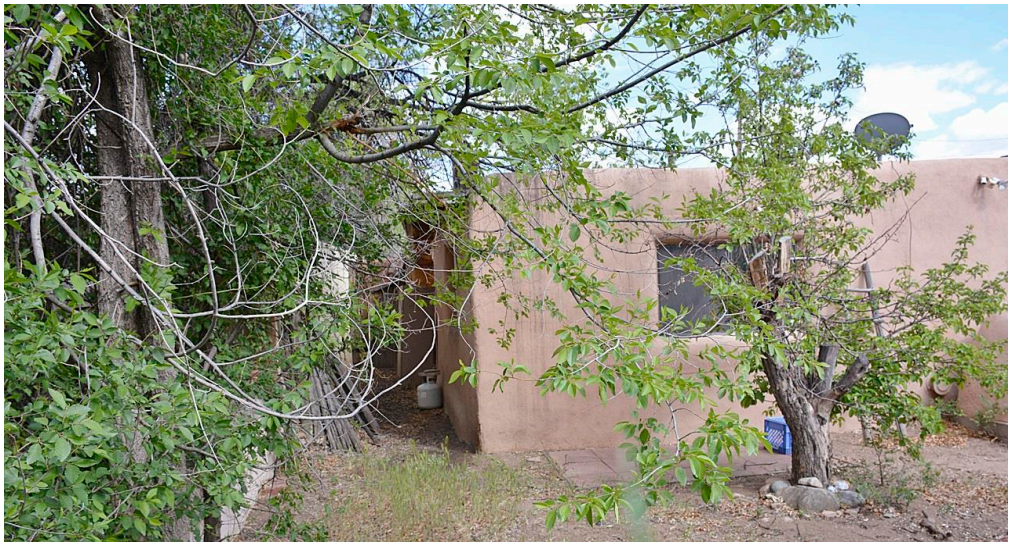

Photo 4: East and north elevations, facing southwest (top); west and north elevations, facing east (bottom).

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

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Photo 5: Parking court, facing east.

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

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Photo 6: Non-historic storage buildings, facing southeast.

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

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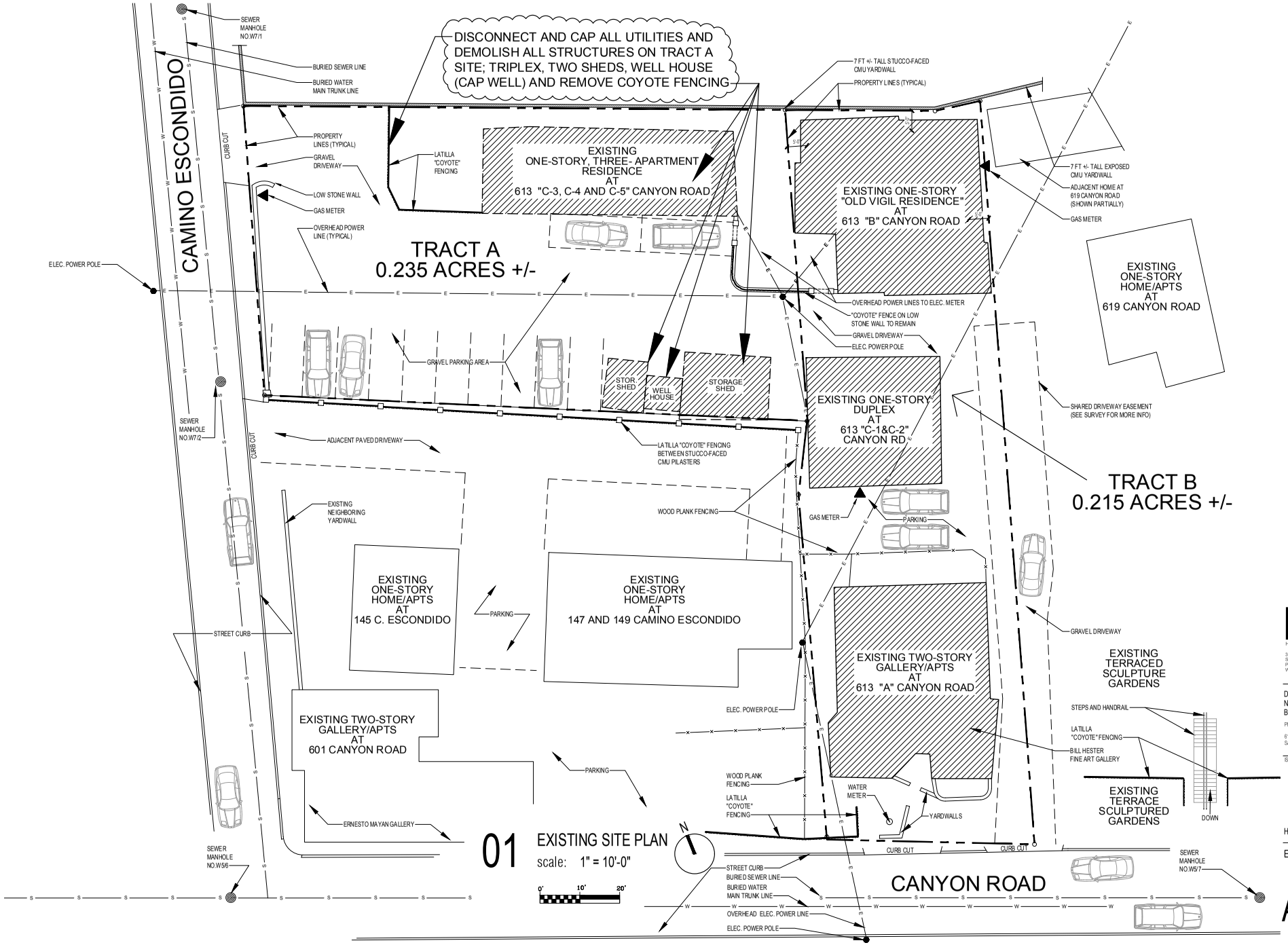
Photo 7: Stone street wall, at Camino Escondido, facing south.



HISTORICAL DESIGN REVIEW BOARD APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
HOOPES + ASSOCIATES ARCHITECTS
333 MONTE ZUMA AVE. SUITE 200
SANTA FE, NM 87501
P. 505.986.1010
W. www.hoopesarchitects.com

DEMOLITION OF NON-CONTRIBUTING BUILDINGS AND SHEDS

PROJECT NO.: 1808

613 CANYON ROAD: UNIT C3, C4 AND C5
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

EXISTING SITE PLAN

AS-101

City of Santa Fe, New Mexico

memo

DATE: February 23, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020 – 001979 -- HDRB

Address: 613 Canyon Road
Historic Status: Contributing / Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Preliminary Zoning Review Sheet**

____ **Other**: [list other attachments]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards and recommends approval of the demolition per the staff responses to 14-3.14(G)(1).

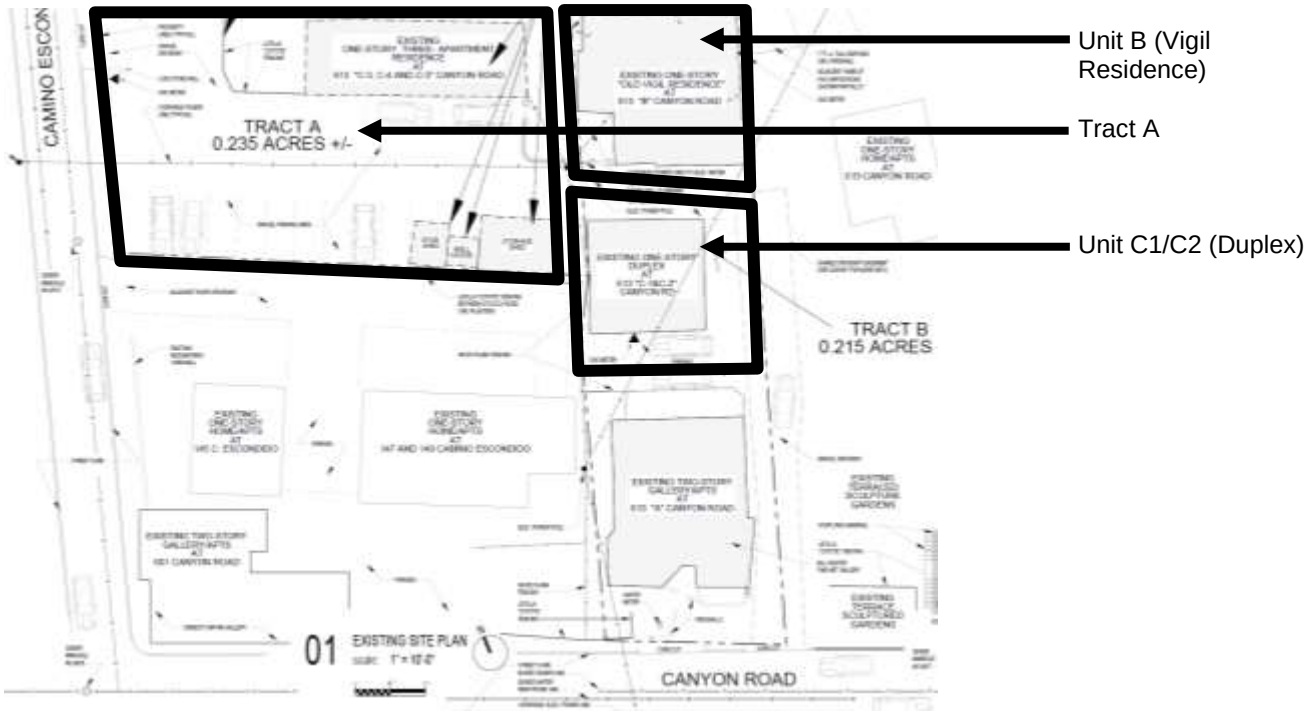
BACKGROUND & SUMMARY:

613 Canyon Road is a property with four existing buildings and numerous additional accessory buildings.

Unit B, also known as the Vigil Residence, is designated contributing. It is located in the northeast portion of the property.

Unit C1 and C2 (or the Duplex) is also contributing. It is located on the central-east portion of the property, directly south of Unit B.

Tract A contains numerous structures that are all non-historic, constructed in the 1970s. Tract A is located in the northwest portion of the property.



Unit B is designated contributing. It is known as the Vigil Residence. It is approximately 2000 square feet, mostly from adobe. In case H-18-084-A, the southwestern corner of the structure was designated primary. On the south façade is a cantilevered roof dating from the 1960s and non-historic doors.

Portions of the ceiling of Unit B do not meet IBC code requirements and it is constructed within a setback. The Board of Adjustment has granted the applicant a variance to increase the height and it will be raised to a parapet height of 11 feet. The maximum allowable height is 16 feet. The windows on the primary façades will be repaired. All others will be replaced. They will have divided light patterns and exposed heavy timber lintels. One small window in the rear of the

building will be in-filled. The structure will be re-stuccoed using cementitious El Rey stucco colored “Adobe.” A portal that was enclosed in the past to form an entry will be re-established.

Unit C1 and C2 is also contributing. The applicant proposes to replace all windows with metal clad replacements with divided lights. The historic doors will be retained. A small portal matching that on the north elevation will be constructed on the south, non-primary elevation of the structure. It will be then restuccoed in cementitious El Rey “Adobe” and a small courtyard created with CMU walls to a height of 5 feet 6 inches.

The units in Tract A are to be demolished. This includes the triplex, two non-historic wooden accessory sheds and one non-historic well-house built over an abandoned well. It is intended not to propose a new construction for this tract at the present time.

DEMOLITION STANDARDS RESPONSES:

14-3.14(G)(1) Demolition Standards

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

(a) Whether the structure is of historical importance;

Staff Response: The structures are not historic. They were constructed after 1980.

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

Staff Response: The structure is not an essential part of a unique street section of block front.

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

Staff Response: Per the evaluation of the City of Santa Fe Building Official the structural stability of the structures is not in question; the structures are stable.

H+A

December 24, 2020

Mr. Daniel Schwab, Case Planner
Historic Preservation Division
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

Re: 613 Canyon Road (Tract A & B)
Unit "B"; the existing old "Vigil Residence" (Tract B)
Unit "C1 & C2"; the existing Duplex (Tract B)
Demo all Structures on Tract A

Dear Daniel and Board Members,

Hoopes + Associates Architects is acting as agent for our Client who owns the above-referenced property where four existing buildings and some accessory storage sheds exist on two adjacent tracts of land by same ownership and address. This submittal and application have been in the making for over two years now. My apologies for the wordy oration here but I would like to be clear on all the details and what has transpired in the last two years.

During Fall 2018 we asked the Board and Staff to confirm building status and assign any historic elevations or determine "primary facades", which they did. At that time, we were also informed the maximum height for this address is 16'-1". Please reference Case # H-18-084A and Findings of Facts and Conclusion of Law Item # 18-0972.

Preceding the Fall 2018 Hearing, we hired John W. Murphey, Architectural Historian/Researcher, to produced four reports (Historic Cultural Properties Inventory – HCPI Base Form 1 and Detail Form 2) that outlined each of the four buildings in detail historically and photographically. The Murphey reports and Survey Plat, as do my current drawings, refers to the four building as: 1) "Gallery/Apartments", 2) "Duplex", 3) (Vigil) "Residence" and 4) "Apartments" (a non-contributing triplex). I am including the report again herein as a matter of reference. This "Vigil Residence" and Duplex is what we propose renovating at this time. At some point between the Fall 2018 Hearing and now, the addressing was changed. Previously, the Tract A triplex was referred to as "143 Camino Escondido" and now is 613 Canyon Road units "C3, C4 and C5".

Hoopes + Associates, Architects Ltd. Co.
PO Box 9427
Santa Fe. NM 87504
505.986.1010

613 Unit "B"; the existing old "Vigil Residence" (Tract B):

The "Vigil Residence" has been vacant for a number of years, perhaps as many as five years. Although historically it has been used as a residence, we now propose its use as an art gallery. Its designation is "contributing", although in the Fall of 2018 John Murphey's HCPI suggested; "*Given its overall lack of cohesion and the disharmonious character of the addition, the recommendation is downgrade it to Noncontributing Structure to the Downtown and Eastside Historic District".* We are not downgrading the status. Part of the structure has lower than code (IBC) ceiling heights. We propose removing about 65% of the existing building's roof structure and raising the height of those spaces with new joist, beams, vigas, and new roofing. The parapets heights will change as indicated on our drawings of proposed elevations. New wood canales will be stain per attached color board.

Back in Spring 2020 I was preparing this submittal and application and experienced a "false start" as I was halted by the Zoning Dept during my standard Preliminary Zoning Review Meeting with Lee Logston. At that time, I was informed that raising the roof/parapets would require a Variance. Not due to increase in height, as we are within Zoning and Historical Preservation limits, but due to some of the existing building is built within current zoning setbacks. Therefore, the Variance is actually an increase in volume of a non-conforming existing condition in the setabck. This summer we went through the required Early Neighborhood Notification (ENN) meeting on August 5th and presented our case to the Board of Adjustment (BOA) in a Hearing on October 6th, 2020. We were granted a unanimous decision of approval by the Board. Reference Case # 2020-002491-PLBD

All windows and exterior doors will be replaced with exception of one "historic" window in the south "primary façade". This historic window shall be repair (if necessary) and repainted to match new clad window color. New window and doors will be of metal clad wood from the manufacturer Kolbe Windows and Doors. The new windows will have divided-lite patterns and exposed heavy timber lintels above openings. Windows will be in same existing openings; widths are generally the same, but with higher ceiling the height of windows are now taller. One small window in the rear of the building is being infilled. Another, at right of entry is being slightly widen and moved away from corner. See exterior elevations. At the end of renovations, the entire building with be re-stuccoed in a cementitious El Rey product. See attached color board for clad and stucco colors.

We do not propose adding square footage to the plan. If fact, there is a slight reduction in gross heated square footage (-138 sf) as we intend to re-claim what we believe was the original portal that has since been enclosed. The new proposed inset portal will resume a more historic nature, be a more inviting entry and help with massing. It also provides a sheltered entry, which currently is achieved by a non-historical cantilever pro

jecting roof, which we propose removing. New round columns and exposed beam at this portal with be stained per attached color board, as is all exposed wood (timer lintels and canales).

Proposed is one new skylight that will be hidden behind parapets. There is an existing skylight that will remain/replaced.

613 Unit "C1 & C2"; the existing Duplex (Tract B)

The duplex is much simpler in its approval history. Proposed is interior and exterior renovations. All windows and exterior doors will be replaced in existing openings. New window and doors will be of metal clad wood from the manufacturer Kolbe Windows and Doors. The new windows will have divided-lite patterns as seen on the proposed elevations. We are proposing a small roof (portal) over existing back door to unit C1 to match the existing roof/portal at unit C2. Also proposed is a small private courtyard to unit C1. At the end of renovations, the entire building with be re-stuccoed in a cementitious El Rey product. See color board for window clad, stucco and stain/paint colors.

613 Units "C3, C4 and C4"; the existing Triplex (Tract A)

All structures on this Tract are proposed to be demolish. Namely; the triplex, two accessory storage sheds and one well house sited over abandon well. The owner wishes to keep any and all water rights associated with this well. Currently the triplex residences are using City of Santa Fe water. All structures are of a "non-contributing" status. Once approved for demolition, the vacant lot will be used as construction parking and material staging which will hopefully alleviate congestion on Canyon Road and Camino Escondido in this densely occupied part of the Eastside. The owner has no future plans for the vacant lot after construction and is left as a "T.B.D." nature. I realize this portion of the application may require a separate case number and may be permitted separately as it is a separate lot from work on Tract B but have chosen to submit together as a matter of efficiency and clarity. Also, my decision to do so is supported by the John Murphey report and 2018 Hearing as one applicant. Furthermore, it is all at one address currently.

Thank you for your review and deliberation.

Sincerely,

Charles William Rosenberg,
Project Architect

Hoopes + Associates, Architects Ltd. Co.
PO Box 9427
Santa Fe. NM 87504
505.986.1010

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:

Ignacio L. and Julia B. Vigil Property
Vigil Residence

2. Location:

613 Canyon Road
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID # 051611304 (1984 number)

4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object



6. Date of Survey:

May 3, 2018

7. Previous Survey Date(s):
_x_ Yes: October 30, 1984
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.682190, -105.928330

10. Photo Information **View of front (south) and east elevations, facing northwest.**

11. Brief Description of the Property:

Taking up the northeast corner of the property is a multi-massed, approximately 2,021-square-foot house, revealing several disparate building campaigns. Constructed mostly of adobe, the historic core of the house appears to be at the center of the footprint. From this core accretions were made over the ensuing decades, with the last — a boxy frame addition — built across the west and south facades after 1984. The residence is oriented to the both the alley and a flagstone patio along the west elevation.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: Pre-1948 **[1935 – Santa Fe County Assessor estimate, accessed May 18, 2018]**
Date: __Known _x_ Estimated **Source** aerial photographs and city directories

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

15. Relationship to Surroundings: **_x_ Similar __ Dissimilar**

Comments: N/A

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

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



Source: Google Imagery, 2018

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

John W. Murphey
Architectural Historian
505-577-7593
John@archhistoryservices.com

For: Hoopes & Associates Architects

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

Owner: Canyon Room Holdings, LLC

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

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

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

22. National or State Register:

Is this property individually listed on a historic register? _x_ Unknown __ No __Yes It is unclear if this is a Contributing resource to the Santa Fe Historic District, listed on the New Mexico State Register Cultural of Properties.
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

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

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

Vigil Residence - Recommended Noncontributing Structure to the Downtown and Eastside Historic District, May 30, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Ignacio L. and Julia B. Vigil Property Vigil Residence	613 Canyon Road Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: May 3, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
x__ Parapets
Materials: _x _ Asphalt - Brai
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows _x_ N/A

Operation	Material	Glazing	Number
Double-Hung	Wood	6/6	1
Double-Hung	Aluminum	1/1	4
Casement	Steel	3-3	1
Casement	Steel	3-6-3, w/transom	1
Sliding	Aluminum	1-1	3

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	6-light, wood panel	Wood	1
Single-Leaf	15-light	Wood	1
Single-Leaf	Solid	Wood	1
Double	French	Wood	1

12. Chimneys N/A
Two, stucco-clad, rising from inside roof

13. Porches __ N/A
Type: _x_ Entry, 2 __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: X __ No known modifications

#1Date: Unknown; multiple accretionary additions; aerial photographs and visual and material evidence.
#2Date: c.1960s; addition of overhang across front façade; 1984 HBI and aerial photographs.
#3Date: Post-1978; addition across west elevation; 1978 aerial photograph and visual and material evidence.
#4Date: Post-1984; Replacement of wood windows and doors; comparison with 1984 HBI survey and visual and material evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other:

17. Documents Available and Their Locations

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

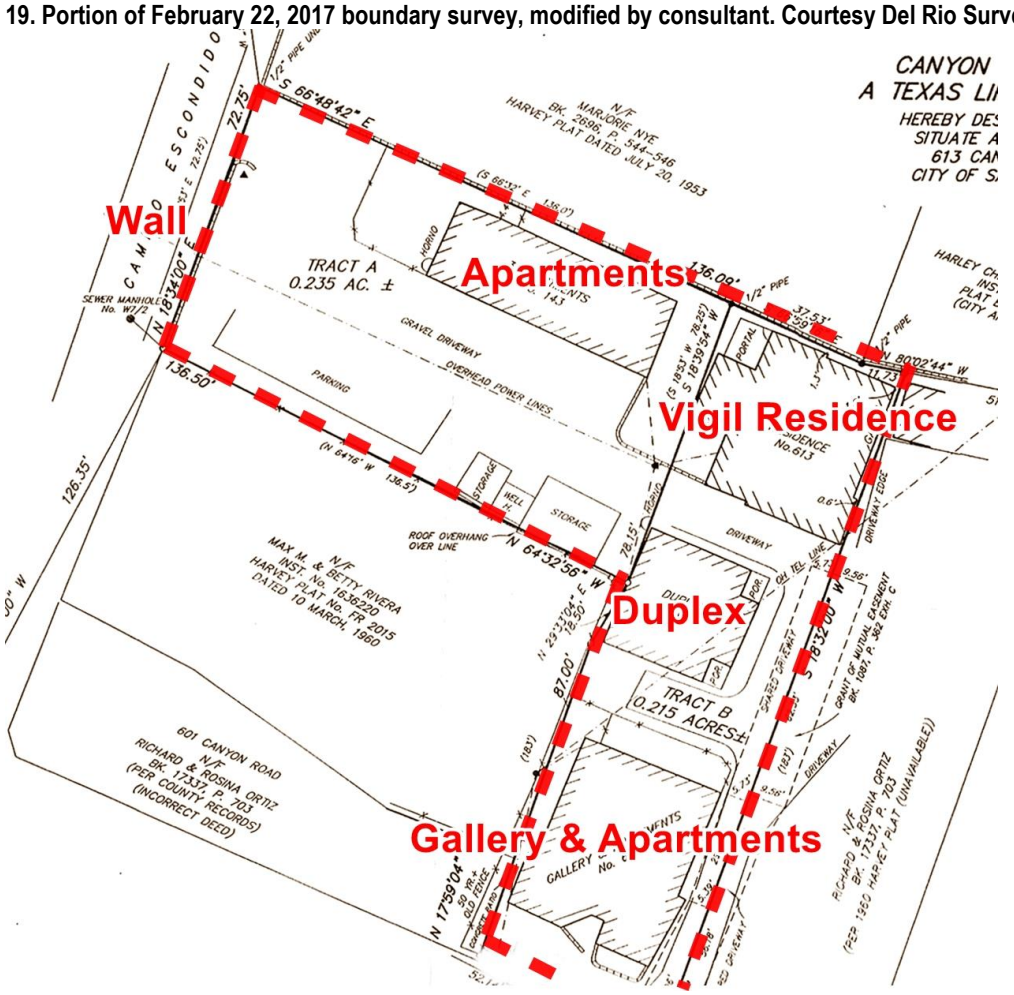
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Portion of February 22, 2017 boundary survey, modified by consultant. Courtesy Del Rio Surveys, Inc.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Ignacio L. and Julia B. Vigil Property** **Vigil Residence**	**2. Location:** **613 Canyon Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: May 3, 2018**

Architectural Description Continued

The south façade is penetrated by a single door flanked on the west by steel casement windows (Photo 1). A circa 1960s overhang shelters the opening and creates a portal-like space. A sculptural chimney rises above the elevation and seems to demarcate different stages of construction.

The same is observed across the secondary east elevation, which has a change in wall plane (Photo 2). Just a few feet from the property wall, the north elevation appears unfinished with stretches of gray stucco and a mixture of steel, aluminum and wood windows (Photo 3).

The west elevation is dominated by a rectangular frame addition constructed after 1984 (Photos 4 & 5). The addition attaches awkwardly to the older building. Its stiff corners, straight parapet and metal fascia canopy are disharmonious with the soft lines of the surrounding building. The roof of the addition continues to the north, covering what appears to be originally an open area containing a banco and fireplace.

The windows of the house are mostly aluminum sliding replacement units. The building is finished with cementitious stucco in a darker buckskin color. White is used at the portales as accent.

It is unclear when the original core of the home was constructed. A smaller footprint appears on a 1948 aerial photograph (Figure 2). It took on its present shape, minus the south overhang and west addition, by 1958 (Figure 3). The house is an example of vernacular construction, with an atypical sequence of accretions.

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

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Historical Overview

Like many Santa Fe family properties with a long lineage and a list of dwellings, the Ignacio L. and Julia B. Vigil tract at 613 Canyon is bedeviled by complications. Chief among them the non-standard — and almost constantly changing — identification of secondary unit designations. Over its nearly 80-year period of development, every building and apartment on the property was given the designation 613 Canyon Road. Units went through several subunit designations (1, 2 or 3, or a, b, or c…), none helpful for identifying the buildings on the ground.[1] *In the simplest terms, the tract most likely started with the Vigil Residence, followed by the Duplex, with both known through an aerial photograph to exist by 1948. The commercial building fronting Canyon Road came approximately 20 years later, with the three-unit apartment building coming onto the scene in the early to mid-1970s.*

Bridging between Canyon Road and Camino Escondido, the L-shaped parcel of land is a fragment of an earlier, much larger family holding. The larger piece, historically titled Block 49, ran north from Canyon Road, along irrigated corn and alfalfa fields to the Santa Fe River. It was originally under the ownership of Simon Vigil, a prosperous sheep man and Santa Fe Trail freighter.

According to his obituary, Vigil — who served in the New Mexico Calvary during — the Civil War, owned extensive land on the Eastside.[2] At some point before his death in 1915, he most likely deeded two parcels of the Canyon Road acreage to his son Cruz Vigil (1878-1945). The 1912 "King's Map" of Santa Fe shows the son owning the land taking up the southeast corner of present-day Camino Escondido and Canyon Road (Block 49B, Lots 17, 19 & 20) (Figure 1).

The Vigils built a house at the corner, which most likely ties to the commercial building at 601 Canyon currently occupied by the Ernesto Mayan Gallery (Figure 1). The property included houses occupied by his sons-in-law Moises Perea and Presciliano Ortiz.[3]

[1] An attempt to locate and interview Ignacio's children was unsuccessful.

[2] *Santa Fe New Mexican*, October 18, 1915, 8.

[3] U.S. Federal Census, 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 2A; Enumeration District: 0003.

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In the house on Canyon Road, Cruz and his wife Gregorita Lujan Vigil raised a family, including son Ignacio Loyola Vigil (1912-1993) — the person most directly related to the study.

Born a day before the Fourth of July in New Mexico's year of statehood, Ignacio, popularly called "Iggie," graduated from St. Michael's High School in 1930. He appears to have left Santa Fe in the middle of the Depression, returning toward the end of the decade to take up residence again at his parent's house at 601 Canyon Road.

The 1940 census documents the then 25-year-old Ignacio working part time as a butcher and delivery driver, earning an income of $490 per year. [4] Ignacio was drafted two years later into the Army, where he served in the Pacific Theater in a technical position, earning the title of Corporal.[5] Both parents died in early 1945, prior to his discharge in November.

Ignacio does not appear to have immediately returned to Santa Fe after the war. During his period of absence the Vigil property began to evolve through new construction. In the early 1940s, Ignacio's brother-in-law, Moises Perea, constructed a three-room house, which by its description could be the origin of the Vigil Residence.[6] The construction of the house and/or the Duplex ties to the first appearance of the 613 Canyon Road address, listed in the 1942 city directory.[7]

Ignacio came back to Santa Fe by the end of the decade, with the 1951 directory indicating he was the owner of the 613 Canyon Road property.[8] Three years later, he married Julia Baldwin, a 1944 graduate of Santa Fe High School, and twelve years younger. The couple appears to have set up residence in the back unit, now called the Vigil Residence.

---

[4] Ibid, 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 4B; Enumeration District: 25-5A.

[5] New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Subsubseries: *Military Discharges*; Box Number: *16649*; Box Title: *Military Discharges Vigil – Walker.*

[6] Notice of application to build new house, *Santa Fe New Mexican*, November 9, 1939, 3; advertisement for three-room "Spanish style house" with two fireplaces, Ibid., June 17, 1941, 7 and July 7, 1941, 5.

[7] Hudspeth Directory Company, *Santa Fe City Directory*. El Paso: Hudspeth Directory Company, various editions: 1928-1997.
Hudspeth Directory Company, *1942 Hudspeth Santa Fe City Directory*, (El Paso: Hudspeth Directory Company, 1942, 308.

[8] Ibid., *1951 Hudspeth Santa Fe City Directory*, 416.

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Duplex and Vigil Residence

The first graphic indication of the two units is found on a 1948 aerial photograph (Figure 2). While distorted, the aerial shows the Duplex to be of the same shape and size as what stands today. The Vigil Residence looks to be a smaller dwelling. Neither the street-side unit nor the apartments are apparent on the aerial.

The configuration of dwellings becomes clearer on a 1958 aerial (Figure 3). The photograph shows the Duplex in its current footprint with the Vigil Residence expanded in massing with additions. What would become the apartments looks to be a gable or metal shed-roof outbuilding with an L-shaped footprint. There is no building fronting Canyon Road, but the presence of walls suggests that the southeast corner of the property was used for some purpose at that time.

A Changing Neighborhood

By the 1950s, Canyon Road had evolved from a primarily Hispanic residential area to a linear commercial corridor, beginning to be developed for tourism. Santa Fe's postwar boom had increased the number of residences along the road by 76% between 1940 and 1950.[9] But the new residences mainly represented an increasing Anglo population.

Reflecting both trends, Ignacio's childhood home at 601 Canyon was converted in 1954 into the Hal West Western Gallery. West, a Texas native and self-taught artist, appears to have built a house adjacent to the gallery. It is assumed that at this time the corner portion of the Vigil property dropped out of family ownership. This reduced the Vigil land to the current L-shaped lot, which came into Ignacio's ownership in 1960.[10]

Starting in the mid-1950s, 613 Canyon was identified as three sub-units — a, b, and c — in city directories. This most likely represented the Duplex and the Vigil home. A fourth sub-address began to appear in directories in the late 1950s. This suggests a new dwelling, possibly the first iteration of the apartments. Beginning in the 1940s, older homes along Canyon were either divided or added upon with apartments.

[9] Henry J. Tobias and Charles E. Woodhouse, *Santa Fe: A Modern History, 1880-1990*, (Albuquerque: University of New Mexico Pres, 2001), 185.

[10] Note on February 22, 2017 survey. The note states that Ignacio received the warranty deed from Saloman Juan and Irene G. Vigil. Biographical could not be found for either individual, though the name Solomon Vigil appears on an adjacent parcel on the 1912 "King's Map."

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Adjacent properties responded to the trend; the most extreme being 558 Canyon, which had gained six apartments by the 1950s.

Gallery & Apartments

The commercial building fronting Canyon Road came online — based on aerial photographs and city directory listings — in the early 1960s. The building is shown on a 1966 aerial image as a square mass with an overhang across its south façade (Figure 4).

Orlando E. Vigil, a probable relation to Ignacio, opened a barbershop in the building around 1963. Orlando's Barbershop occupied the space until around 1971, before moving to Cerrillos Road. Based on newspaper accounts, it appears the commercial building had multiple lease spaces, with first Poor Richard's and later the Wooden Angel using part of it as a gallery.

Around this time, Kent McLaughlin, a hippie restauranteur, applied to the Board of Adjustment for an exception to turn one of the commercial spaces into a combined restaurant-gallery.[11] The approved exception launched a new chapter of the building's history which lasted nearly 20 years. In the summer of 1969, McLaughlin opened Kent's Place, a coffeehouse/gallery that was described by the *New Mexican* as the "hip scene" of Canyon Road. [12]

Kent's, which soon morphed into Foxy's Feedery, reflected Canyon Road's late '60s/early '70s hippie renaissance. The high point arrived in 1972, when the Hand-to-Mouth Gallery — a menagerie selling handmade tapestries, etchings and silkscreen works — took over one of the spaces (Figure 6). Around the same time, Sun & Earth, an earthy florist offering houseplants, cactuses and handcrafted containers, used another space.

The building went through a rapid series of tenants in the mid- 1970s, including several short-lived galleries and coffee shops. The longest tenants were two restaurants — Café La Boheme and The Haven (later The New Haven). The latter restaurant — a conscious community food venue, offering meatless dishes and homemade whole wheat bread — added a wall enclosure across the façade in 1979 to create a sheltered dining area.[13]

[11] *Santa Fe New Mexican*, May 19, 1969, 24.
[12] Ibid., July 13, 1969, 3.
[13] Ibid., May 10, 1979, D-1.

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Celebrations Restaurant, the last to use the building as a restaurant, opened in the late 1980s and continued the patio-dining trend.

Apartments

The final piece to the Vigil property came about in the 1970s, when it appears that a carport or secondary structure west of the Vigil home was turned into apartments. The date of construction for the specific unit building, however, is unclear. A 1957 advertisement for a furnished bachelor apartment with a carport could associate it with the earlier structure.[14]

The number of secondary unit designations (1-4) remained consistent from 1960 to 1970. In 1971, the number of sub-units jumped from four to seven, potentially indicating the construction of the building. A 1978 aerial photograph shows that the structure making up the apartments had expanded to the west by that time (Figure 5). Its current windows and doors indicate a probable 1970s construction.

Change of Ownership

All this time, the Vigils continued to live at the back of the property in the family home, which had grown over the years with additions. Ignacio worked for several decades as a butcher at Tito's Market on Acequia Madre, and later as an employee of the Santa Fe animal shelter. Julia raised six children — three boys and three girls. Ignacio Loyola Vigil died in 1993; his wife following him 20 years later. Both are buried at Santa Fe National Cemetery.

At the time of her death in 2014, only a few people lived on the property, including herself, her son, Paul Vigil (now deceased), and three tenants.[15]

The surviving Vigil family members, as a limited partnership, sold the property to the current owner in 2017.

[14] Ibid., June 9, 1957, 15.
[15] Polk City Directories, *2014 Santa Fe, New Mexico, Polk City Directory*, (Papillion, Neb.: Polk City Directories Inc.), 93.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Vigil Residence - Evaluation of Historical Status

The differing roof heights, changes of wall planes, and the incongruent west addition present a discordant collection of elevations. Given its overall lack of cohesion and the disharmonious character of the addition, the recommendation is downgrade it to Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

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Illustrations

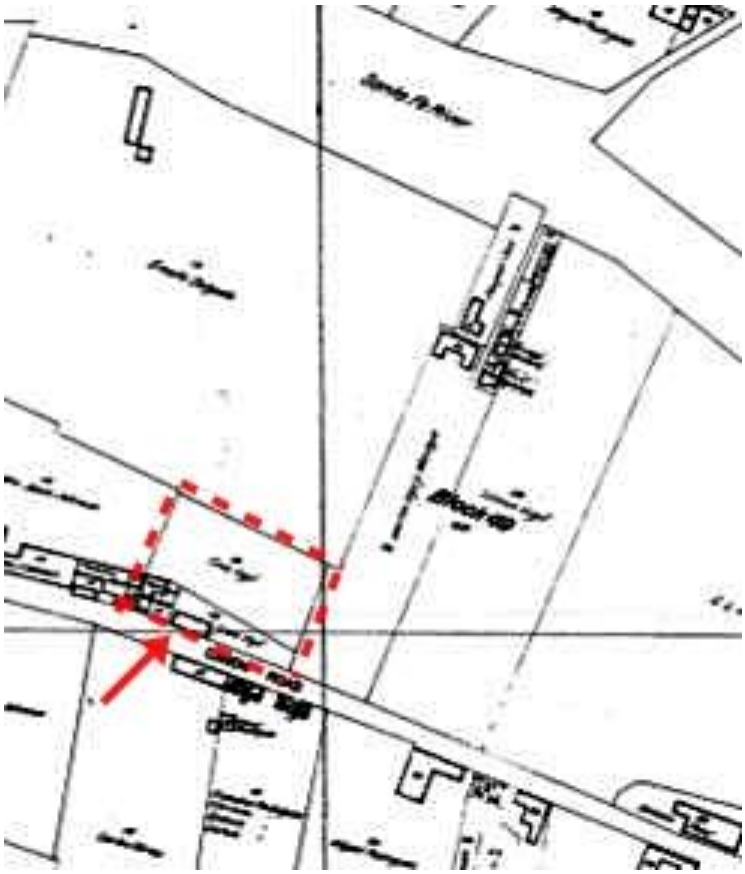

Figure 1: Portion of 1912 "King's Official Map of the City of Santa Fe, New Mexico" showing land owned by Cruz Vigil.
Arrow indicates building most likely currently addressed as 601 Canyon Road.

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

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Figure 2: Portion of October 25, 1948 aerial photograph showing development of lot up until that point. Lower arrow indicates Duplex; upper arrow the Vigil Residence. Source: UNM/EDAC- 19481025_GS_EN_4_085. Author reversed image to negative to enhance definition of building footprints.

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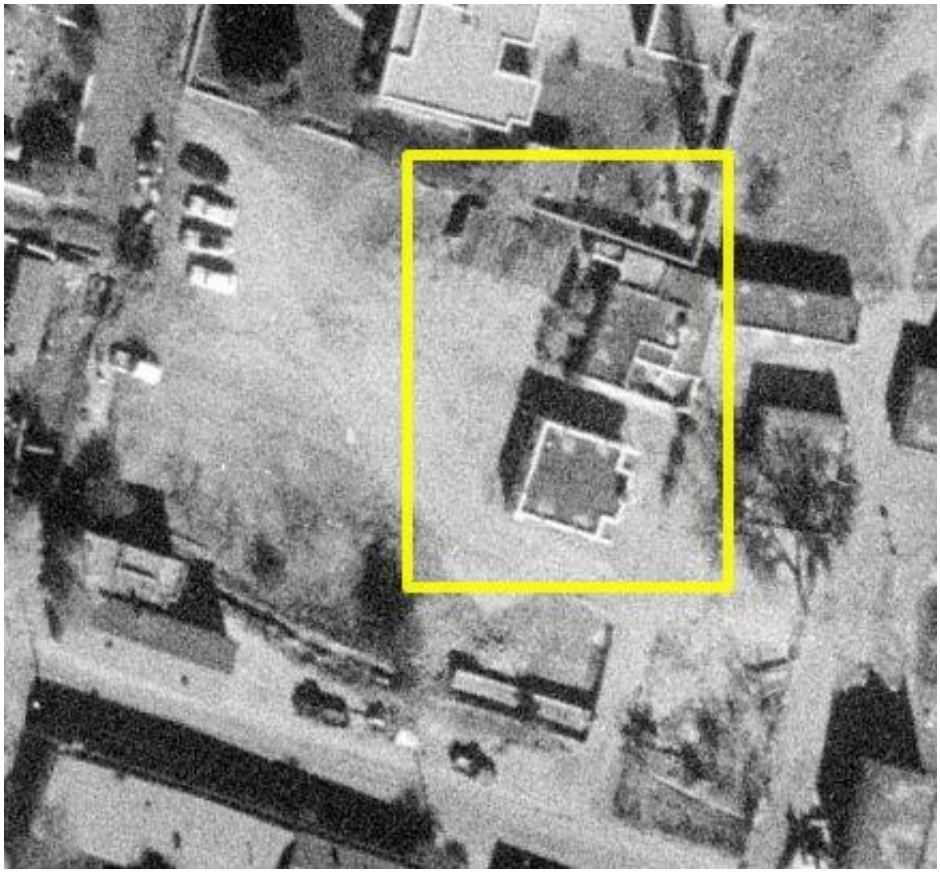

Figure 3: Portion of November 10, 1958 aerial photograph showing Vigil Residence , Vigil Residence in existence.
Source: NMDOT- ST_11-10-58.

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

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Figure 4: Portion of May 2, 1966 aerial photograph.
Source: NMDOT- ST_05-02-66.

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Figure 5: Portion of September 11, 1978 aerial photograph.
Source: NMDOT- Sts_09-11-78.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Ignacio L. and Julia B. Vigil Property** **Vigil Residence**	**2. Location:** **613 Canyon Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: May 3, 2018**

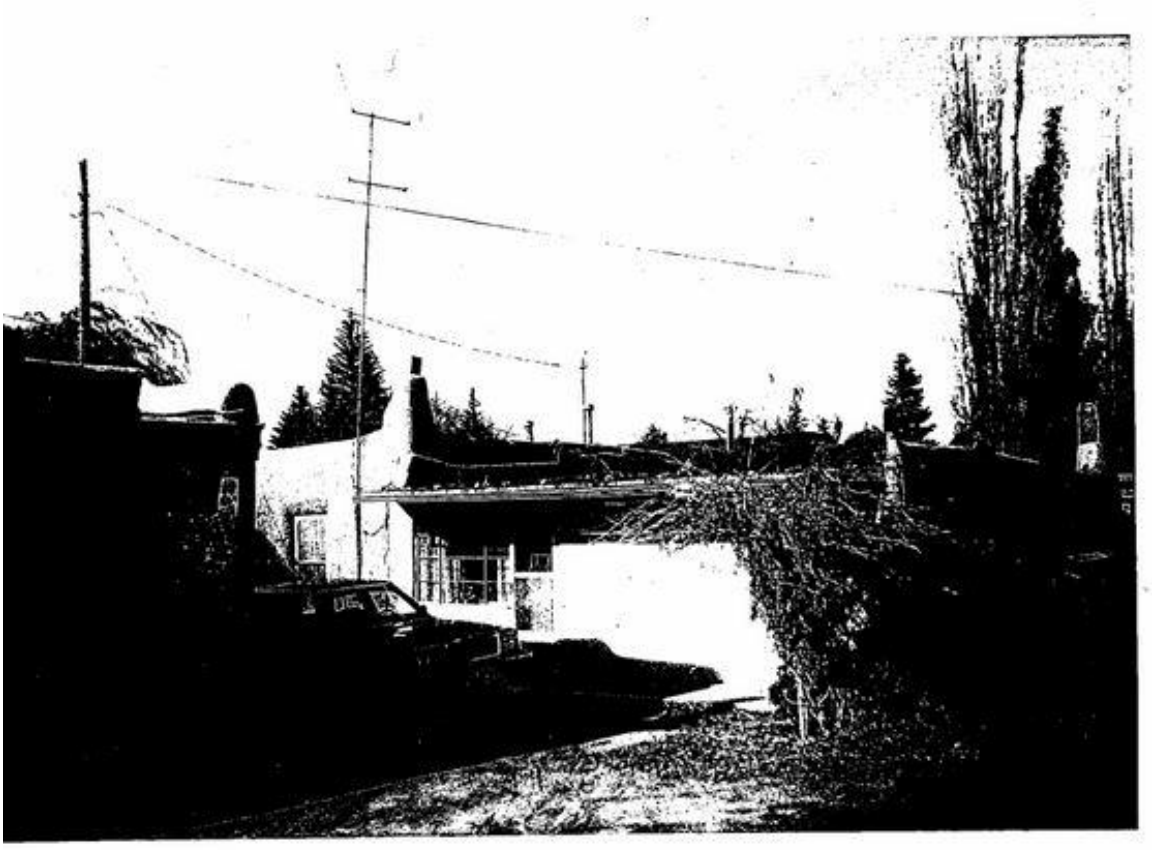

Figure 6: South (front) elevation,
taken from photocopy of October 30, 1984 survey form.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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

(All photographs taken on May 3, 2018 by John W. Murphey)



Photo 1: Portion of front (south) façade, facing north.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 2: East elevation, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Ignacio L. and Julia B. Vigil Property** **Vigil Residence**	**2. Location:** **613 Canyon Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: May 3, 2018**





Photo 3: North elevation, facing southeast (top) and southwest (bottom).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Ignacio L. and Julia B. Vigil Property** **Vigil Residence**	**2. Location:** **613 Canyon Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: May 3, 2018**



Photo 4: West elevation, post-1978 addition, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Ignacio L. and Julia B. Vigil Property** **Vigil Residence**	**2. Location:** **613 Canyon Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: May 3, 2018**



Photo 5: West elevation, post-1978 addition, facing southeast.

BUILDING RENOVATIONS

AT

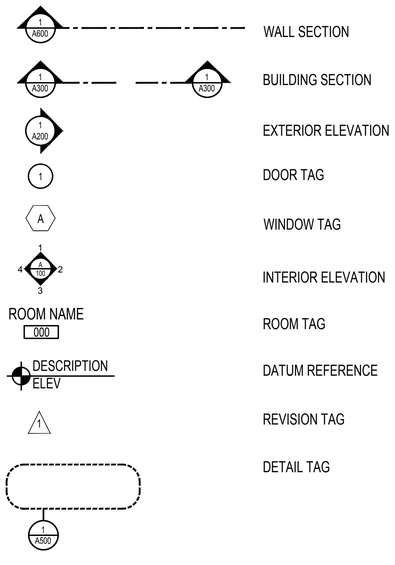
613 CANYON ROAD - UNIT B

SANTA FE, NEW MEXICO 87501

GENERAL NOTES

1. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF CONFLICTS EXIST. DIMENSIONS ARE TO FACE OF STUD AND CONCRETE WALLS UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS MARKED AS '±' OR 'VIF' SHALL BE VERIFIED IN THE FIELD.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL FIELD CHANGES PRIOR TO INSTALLATION.
5. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES PRIOR TO THE BEGINNING OF CONSTRUCTION TO ENSURE THE PROPER AND EFFICIENT SEQUENCING AND EXECUTION OF THE WORK.
6. ALL WORK, INCLUDING PLUMBING, ELECTRICAL AND MECHANICAL, SHALL COMPLY WITH ALL PERTINENT LOCAL AND NATIONAL CODES.
7. PROTECT ALL ADJACENT PROPERTIES AND IMPROVEMENTS FROM ALL DISTURBANCES AND DAMAGE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING LOCATIONS OF STRUCTURAL MEMBERS, MECHANICAL AND ELECTRICAL SYSTEMS, AND MISCELLANEOUS EQUIPMENT TO ASSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
9. CONTRACTOR MATERIALS AND ACTIVITIES SHALL NOT BLOCK ACCESS OR EGRESS FROM ANY BUILDING WHILE THE BUILDING IS OCCUPIED. THIS INCLUDES DEMOLITION WORK AND ALSO APPLIES TO NEIGHBORING BUILDINGS.
10. ALL SUPPLEMENTAL DRAWINGS ISSUED BY THE ARCHITECT SHALL ALSO BECOME PART OF THE CONTRACT SET.
11. ALL PLUMBING AND ELECTRICAL WORK TO BE CONCEALED, UNLESS OTHERWISE NOTED.

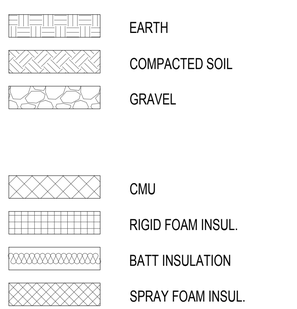
REFERENCE SYMBOLS



ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
T.O.S.	TOP OF SLAB
T.O.B.	TOP OF BEARING
T.O.P.	TOP OF PARAPET
T.O.R.	TOP OF FINISH ROOF
U.N.O	UNLESS OTHERWISE NOTED
TYP.	TYPICAL
R.O.	ROUGH OPENING

ARCH. SYMBOLS



PROJECT OVERVIEW

SCOPE OF WORK:

RENOVATE AN EXISTING "CONTRIBUTING" EXISTING HOME. NEW WORK INCLUDES NO ADDITIONAL SQ. FOOTAGE, BUT DOES INCLUDE CHANGING FROM PREVIOUS RESIDENCE TO A RETAIL GALLERY SPACE. THE INTERIOR WILL BE RENOVATED. THE EXTERIOR RENOVATIONS INCLUDE NEW WINDOWS AND DOORS INSTALLED THROUGHOUT. ALSO, THE EXISTING ROOF WILL BE REMOVAL, RE- BUILT WITH NEW VIGAS AND RAISED IN HEIGHT. A VARIANCE WAS NEED AND SUCESSFULY OBTAINED TO RAISE THE ROOF WITHIN THE SETBACKS - REFER TO CITY OF SANTA FE CASE # 2020-002491-PLBD. THE YARDWALLS AND EXISTING STRUCTURE WITH BE RE-STUCCOED ENTIRELY.

OWNER:	CANYON ROOM HOLDINGS, LLC 218 N. RIVERCREST FORT WORTH, TX 76107
REGULATORY AGENCY: JURISDICTION:	CITY OF SANTA FE
CONTACT INFORMATION:	SANTA FE LAND USE DEPARTMENT SANTA FE CITY HALL, 200 LINCOLN AVE., 1ST FLOOR, SANTA FE, NEW MEXICO 87501 MAIN PHONE: (505) 955-6585
APPLICABLE CODES: BUILDING CODE	2015 INTERNATIONAL BUILDING CODE (2015 IBC)
MECHANICAL CODE	2012 NEW MEXICO MECHANICAL CODE
ELECTRICAL CODE	2012 NEW MEXICO ELECTRIAL CODE
ENERGY CODE	2009 NEW MEXICO ENERGY CONSERVATION CODE
OTHER	SANTA FE COUNTY SUSTAINABLE LAND DEVELOPMENT CODE (SLDC) SANTA FE COUNTY FIRE CODE NEW MEXICO NIGHT SKY PROTECTION ACT

CITY LAND USE SUMMARY:

ZONING CLASSIFICATION:	RC8 A-C
HEIGHT LIMIT REQUIRED PER ZONING =	24 FT
HEIGHT LIMIT PER HISTORICAL REVIEW =	16'-1", (ACTUAL HT. = 16'-0")
SETBACKS PER ZONING;	STREET 7 FT, SIDES 5 FT, REAR 5 FT (IF YARDWALL 6 TO 8 FT IS BUILT, OTHERWISE 15 FT REAR SETBACK)
LOT AREA:	.215 ACRES (9,365.4 SQ. FT.)
HISTORIC DISTRICT:	"DOWNTOWN - EASTSIDE "
OVERLAY DISTRICT:	NOT IN THE RIDGETOP OR FOOTHILLS ESCARPMENT
PARKING:	1 SPACE PER 200 SQ. FT. OF NET LEASIBLE (1,159 SQ. FT. ÷ 200 = 5.795), SAY 6 SPACES
GREEN CODE:	NOT REQUIRED FOR COMMERCIAL

BUILDING CODE SUMMARY:

OCCUPANCY GROUP	CHANGE FROM SINGLE FAMILY HOME TO "A-3" (ART GALLERY), BUT IS CONSIDERED "B" (BUSINESS) OCCUPANCY PER IBC SECTION 303.1.1 "SMALL BUILDINGS AND TENANT SPACES"
OCCUPANCY LOAD	14.9, SAY 15 (IBC OCC. LOAD OF 100 "GROSS"/OCCUPANT; 1,493/100 = 14.9)
MIN. PLUMBING FACILITIES	ONE UNISEX TOILET REQUIRED PER IBC EXCEPTION 2902.2 (#2)
CONSTRUCTION TYPE	V-B
NUMBER OF STORIES	1

AREA CALCULATIONS:

PREVIOUS GROSS HEATED AREA*	1,855 SF
REMOVED HEATED AREA (NEW ENTRY PORTAL)	-138 SF
TOTAL GROSS HEATED	1,717 SF

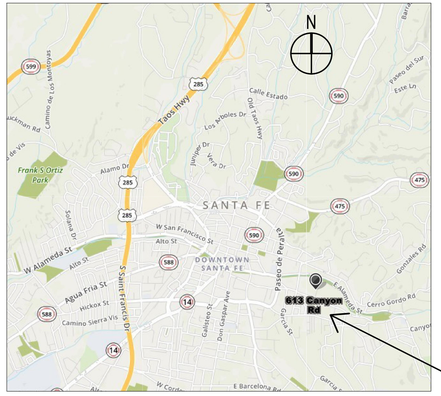
* "GROSS FLOOR AREA" AS DEFINED BY CITY SANTA FE CHAPTER 14 LAND USE CODE

FIRE PROTECTION: SPRINKLERS NOT REQUIRED

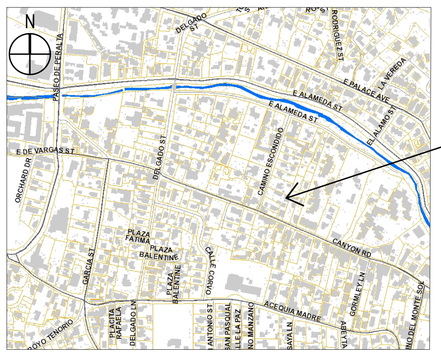
SHEET INDEX

A001	COVER SHEET (THIS SHEET)
	PLAT OF BOUNDARY SURVEY
AS-101	EXISTING ARCHITECTURAL SITE PLAN
AS-102	ENLARGED EXIST. ARCHITECTURAL SITE PLAN
A-101	EXISTING FLOOR PLAN
A-102	EXISTING REFLECTED CEILING PLAN
A-103	EXISTING ROOF PLAN
A-104	NEW FLOOR PLAN
A-105	NEW REFLECTED CEILING PLAN
A-106	NEW ROOF PLAN
A-201	EXIST. AND NEW EXT. ELEVATIONS (SOUTH)
A-202	EXIST. AND NEW EXT. ELEVATIONS (WEST)
A-203	EXIST. AND NEW EXT. ELEVATIONS (NORTH)
A-204	EXIST. AND NEW EXT. ELEVATIONS (EAST)
A-301	EXISTING AND NEW BUILDING SECTIONS
A-401	EXISTING AND NEW WALL SECTIONS

VICINITY MAP



LOCATION MAP



HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A

HOOPES + ASSOCIATES ARCHITECTS

333 MONTEZUMA AVE. SUITE 200
SANTA FE, NM 87501
P. 505.986.1010
W. www.hoopesarchitects.com

"OLD VIGIL HOUSE"
RENOVATIONS

PROJECT NO. 1808

613 CANYON ROAD, UNIT B
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

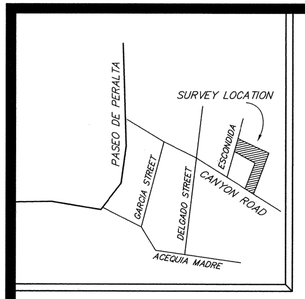
H.D.R.B. SUBMITTAL SET

COVER SHEET

A-001

PLAT OF BOUNDARY SURVEY 814008
FOR
CANYON ROOM HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY

HEREBY DESIGNATED TRACT A & TRACT B
SITUATE AT 143 CAMINO ESCONDIDO &
613 CANYON ROAD, RESPECTIVELY,
CITY OF SANTA FE, SANTA FE COUNTY,
NEW MEXICO.



VICINITY MAP

SCALE: 1"=20'

0 20 40 60

LEGEND

- Sewer Manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.
- Utility box.

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND CORNERS ON THE NORTHERLY BOUNDARY OF TRACT 1, (S 66°48'42" E), NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID.

2. TRACT A IS BASED ON A WARRANTY DEED, FROM SALOMAN JUAN & IRENE G. VIGIL TO IGNACIO L. VIGIL, DATED 31 DECEMBER, 1960, RECORDED AS INT. No. 255,585, RECORDS OF SANTA FE COUNTY. (HARVEY PLAT ER 1435), TRACT B IS BASED ON PERSONAL REP DEED, RECORDED IN BK. 1117, P. 520, DATED 29 NOV. 1994.
REFERENCE SURVEY FOR IGNACIO VIGIL, BY MADE BY JAMES HARVEY, DATED MARCH 10, 1960.
REFERENCE DEED FOR BOTH TRACTS, BK. 1129, P. 397–399.

CERTIFICATE

I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

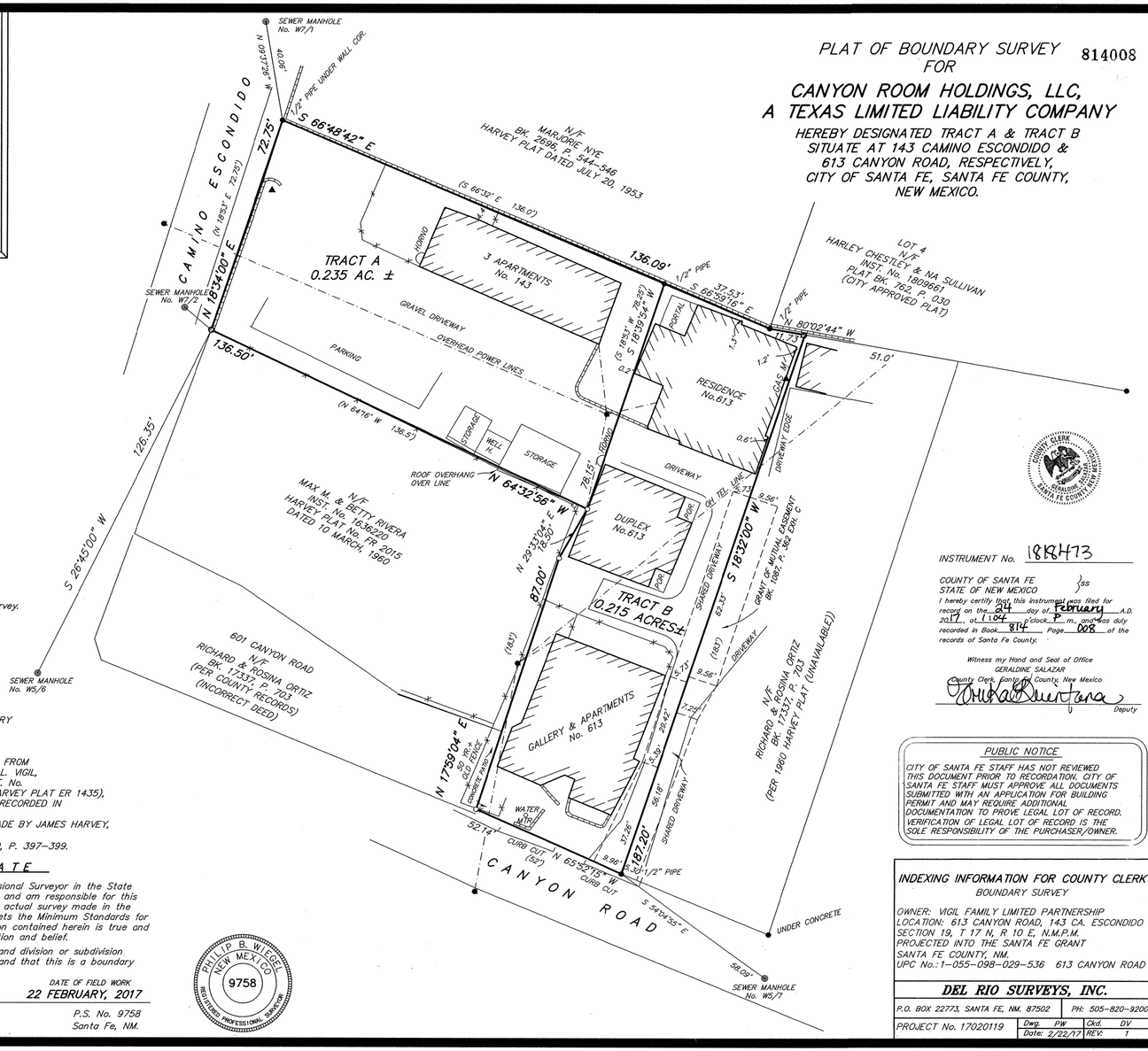
I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

DATE OF FIELD WORK
22 FEBRUARY, 2017

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM.

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR



INSTRUMENT No. 1888473

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 24 day of February A.D. 2017, at 1:04 o'clock P m. and was duly recorded in Book 814 Page 008 of the records of Santa Fe County.

Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, New Mexico

Deputy

PUBLIC NOTICE

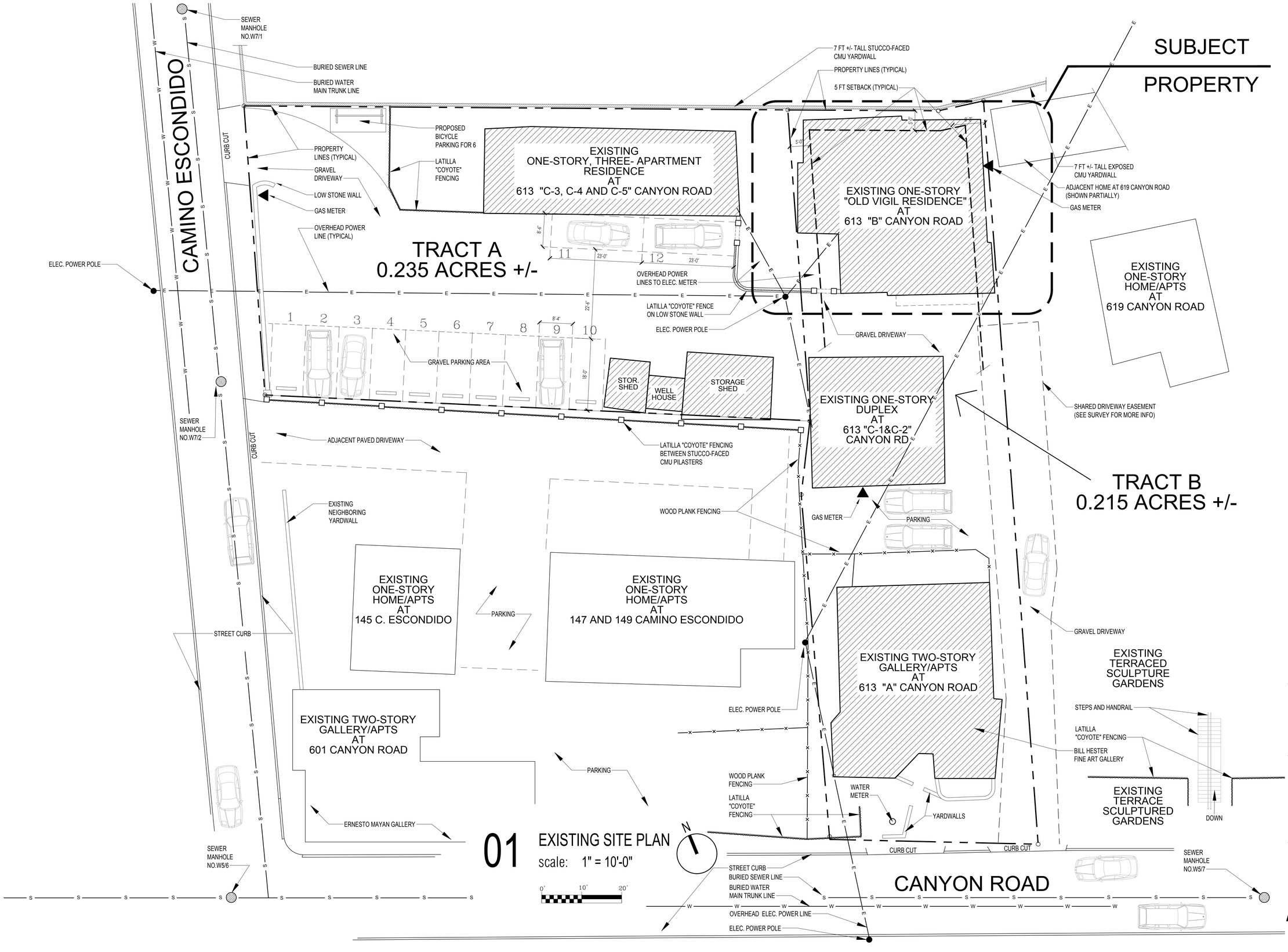
CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

INDEXING INFORMATION FOR COUNTY CLERK
BOUNDARY SURVEY

OWNER: VIGIL FAMILY LIMITED PARTNERSHIP
LOCATION: 613 CANYON ROAD, 143 CA. ESCONDIDO
SECTION 19, T 17 N, R 10 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
SANTA FE COUNTY, NM.
UPC No.: 1-055-098-029-536 613 CANYON ROAD

DEL RIO SURVEYS, INC.
P.O. BOX 22773, SANTA FE, NM. 87502 PH: 505-820-9200

PROJECT No. 17020119	Dwg. PW	Ckd. DV
	Date: 2/22/17	REV: 1



01 EXISTING SITE PLAN

scale: 1" = 10'-0"

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
HOOPES + ASSOCIATES ARCHITECTS
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"OLD VIGIL HOUSE" RENOVATIONS

PROJECT NO. 1808

613 CANYON ROAD, UNIT B
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

EXISTING SITE PLAN

AS-101

7 FT +/- TALL STUCCO-FACED
CMU YARDWALL

PROPERTY LINES (TYPICAL)

5 FT SETBACK (TYPICAL)

EXISTING
ORY, THREE- APARTMENT
RESIDENCE
AT
C-4 AND C-5" CANYON ROAD

EXISTING ONE-STORY
"OLD VIGIL RESIDENCE"
AT
613 "B" CANYON ROAD

5'-0"

5'-0"

8'-2"

23'-0"

12

23'-0"

22'-6"

10

E

OVERHEAD POWER
LINES TO ELEC. METER

LATILLA "COYOTE" FENCE
ON LOW STONE WALL

ELEC. POWER POLE

EXISTING CANTILEVERED
ROOF TO BE REMOVED, SEE
NEW FLOOR AND ROOF PLANS

GRAVEL DRIVEWAY

7 FT +/- TALL EXPOSED
CMU YARDWALL

ADJACENT HOME AT 619 CAI
(SHOWN PARTIALLY)

GAS METER

01 EXISTING SITE PLAN (ENLARGED AT VIGIL HOUSE)

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

0' 1' 2' 4' 8' 16'

N

HISTORICAL DESIGN REVIEW BOARD
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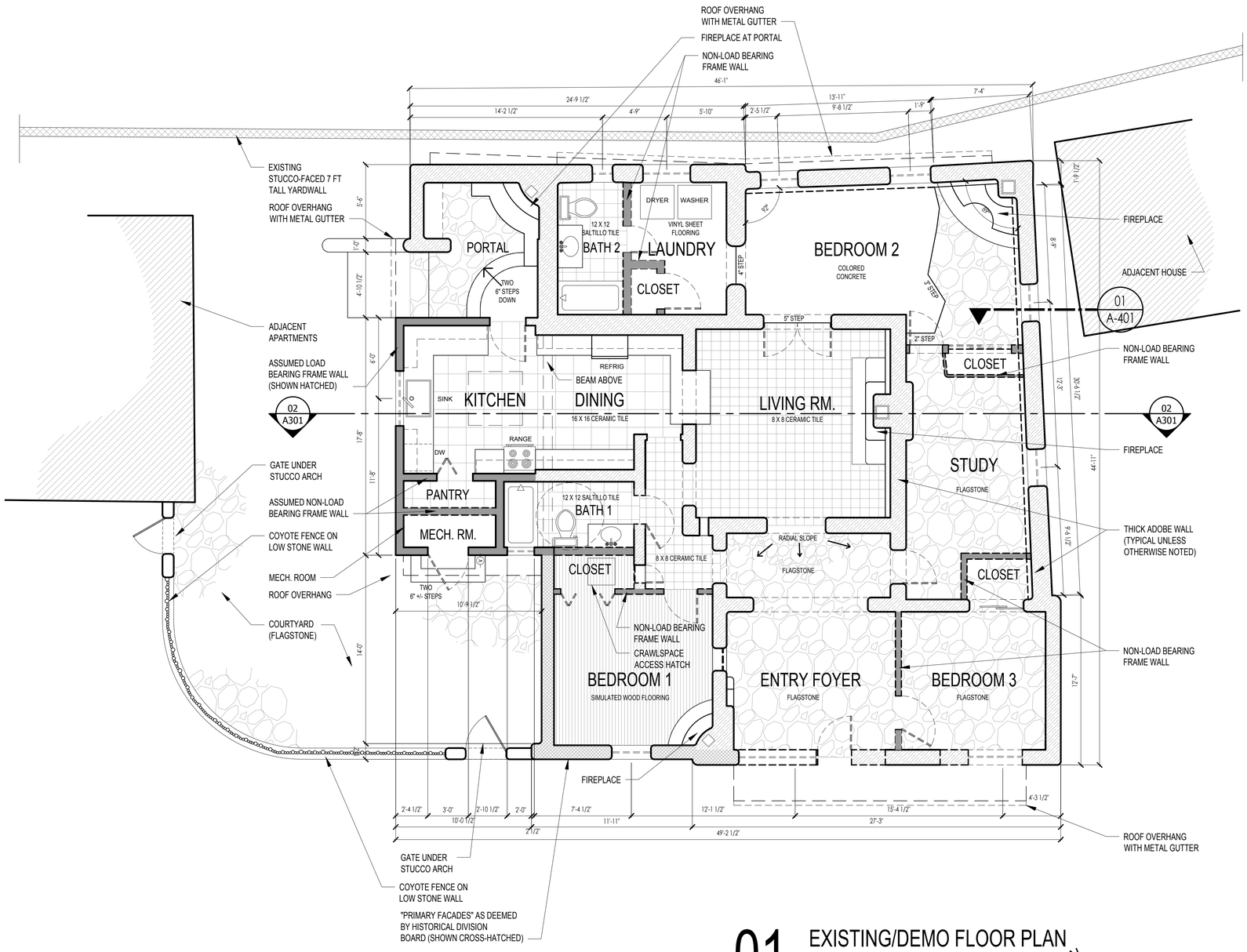
EXISTING SITE PLAN

AS-102



01 EXISTING/DEMO FLOOR PLAN

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

0' 1" 2" 4" 8" 16"

N

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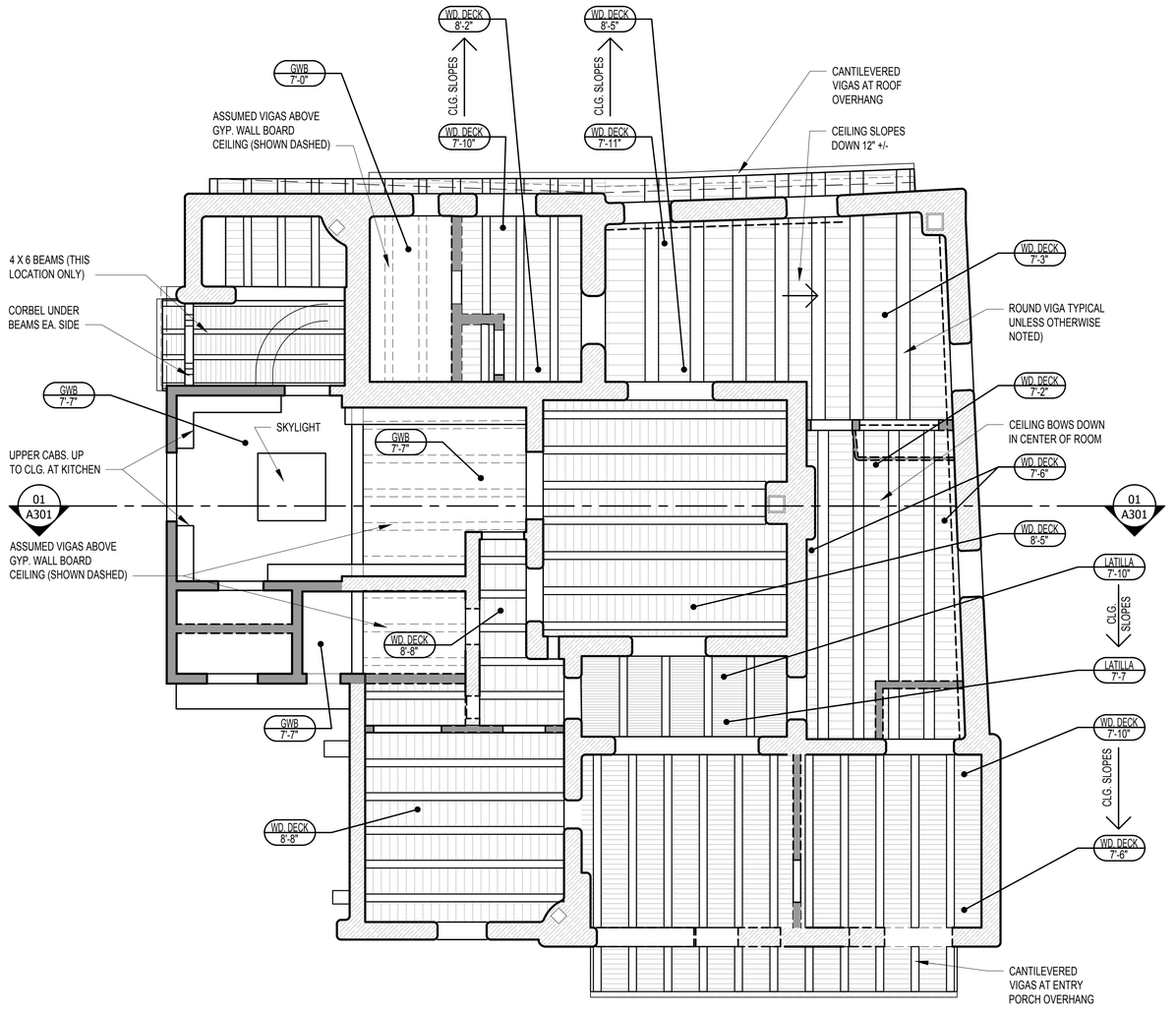
H.D.R.B. SUBMITTAL SET

EXISTING FLOOR
PLAN

A-101



01 EXISTING REFLECTED CEILING PLAN

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

0' 1' 2' 4' 8' 16'

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

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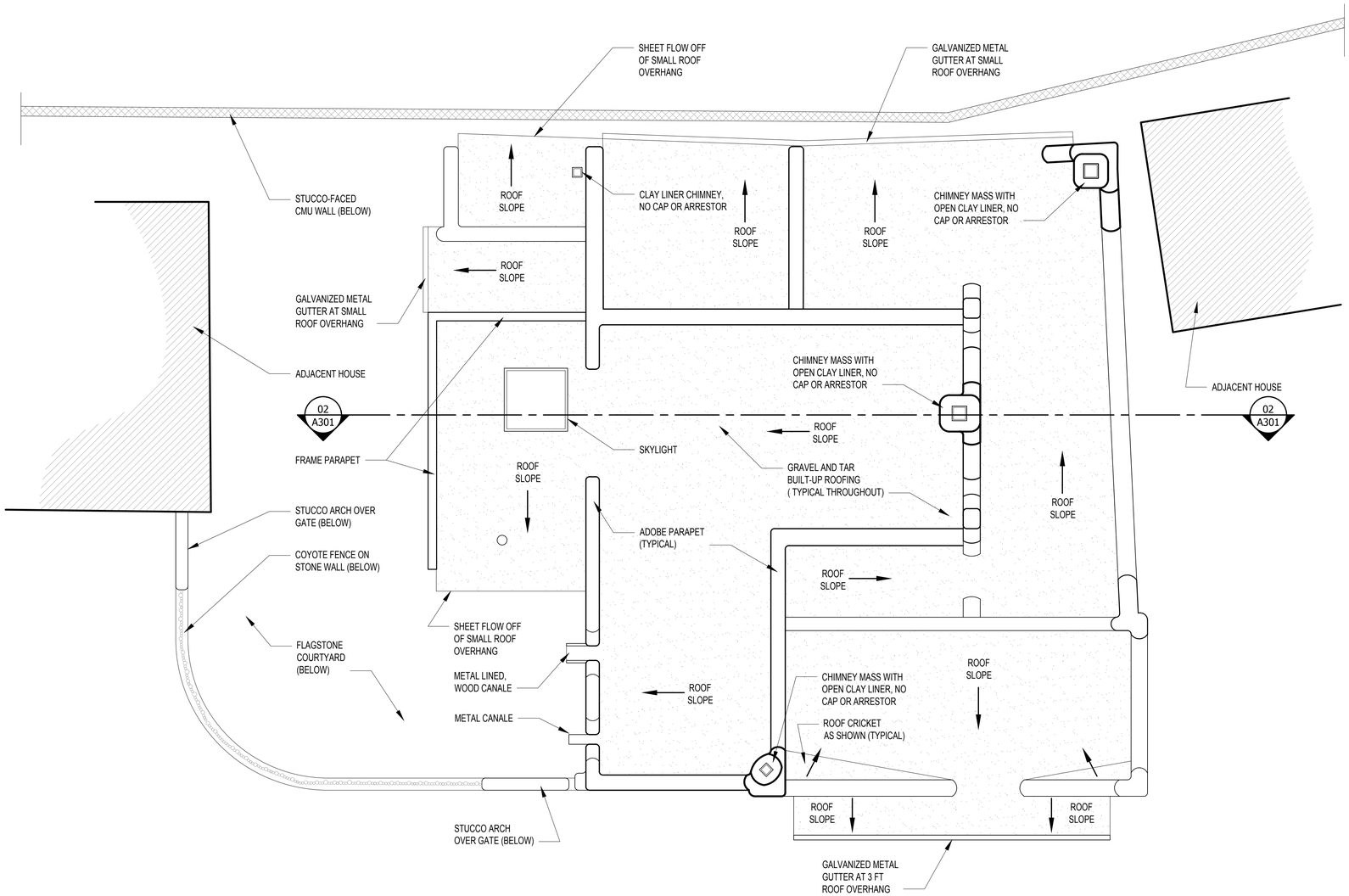
H.D.R.B. SUBMITTAL SET

EXISTING REFLECTED
CEILING PLAN

A-102

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION



01 EXISTING ROOF PLAN

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

0' 1' 2' 4' 8' 16'

N

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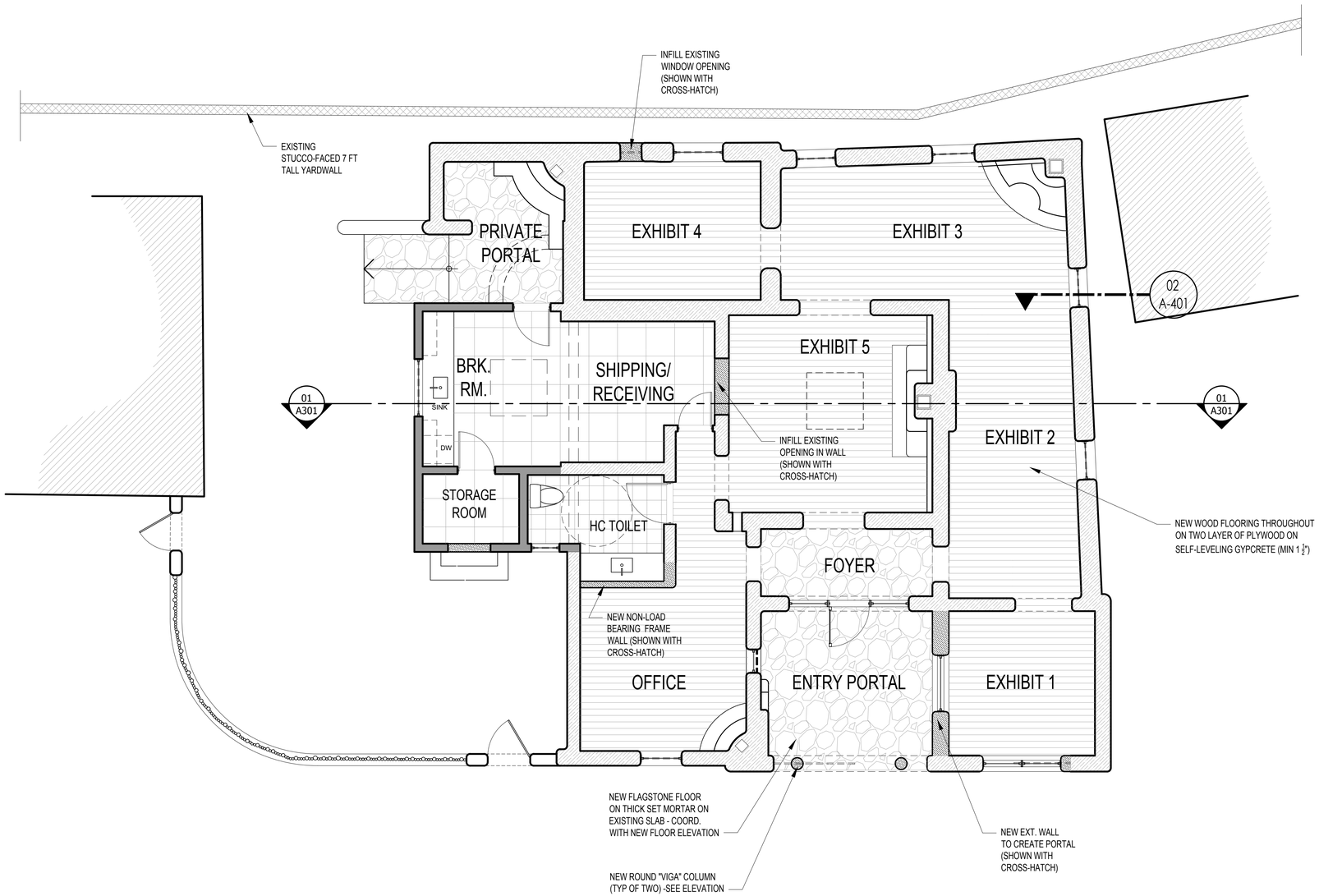
EXISTING ROOF PLAN

A-103



01 PROPOSED FLOOR PLAN

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

0' 1' 2' 4' 8' 16'

N

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

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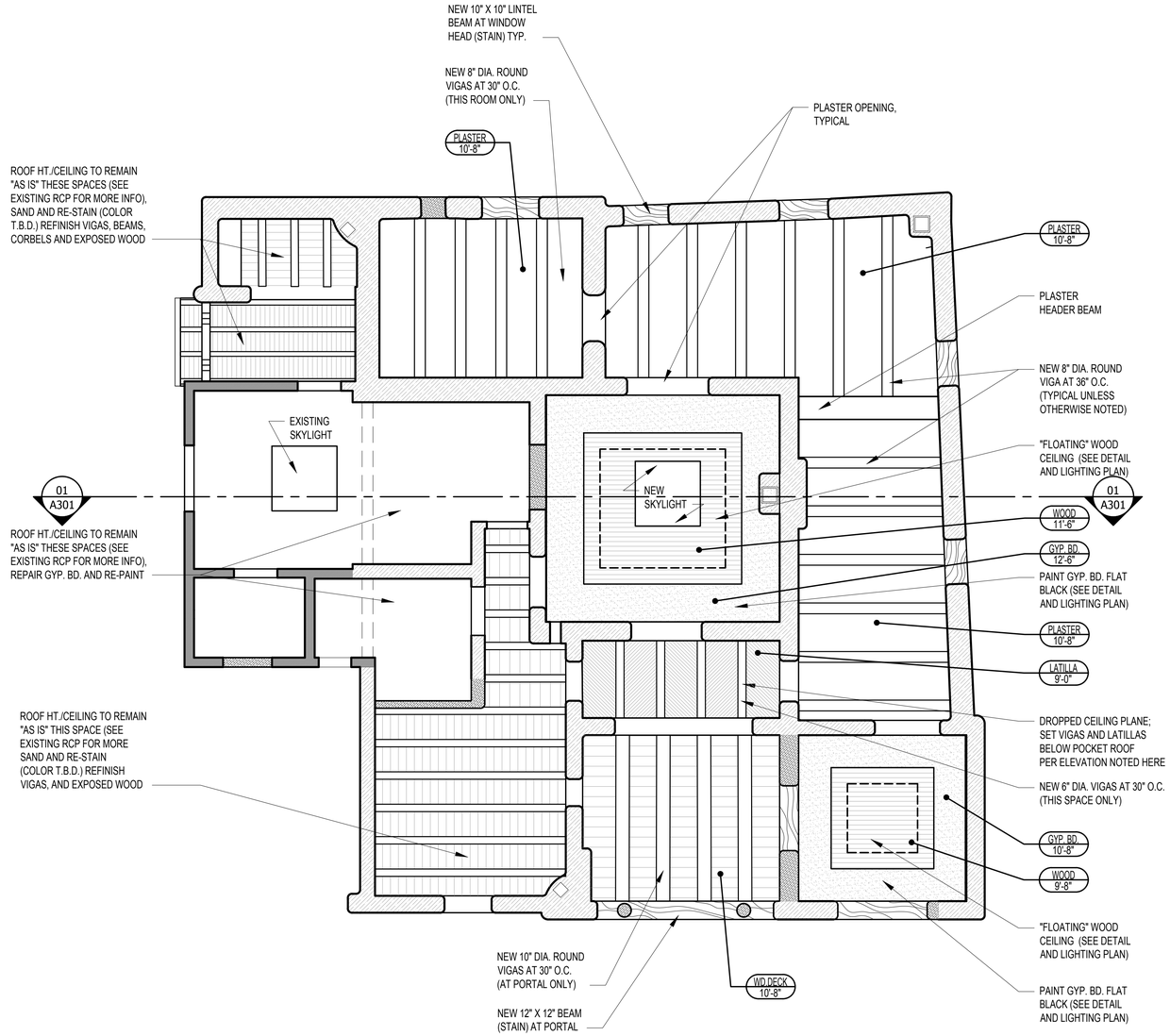
H.D.R.B. SUBMITTAL SET

PROPOSED FLOOR
PLAN

A-104



01 NEW REFLECTED CEILING PLAN

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

0' 1' 2' 4' 8' 16'

N

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

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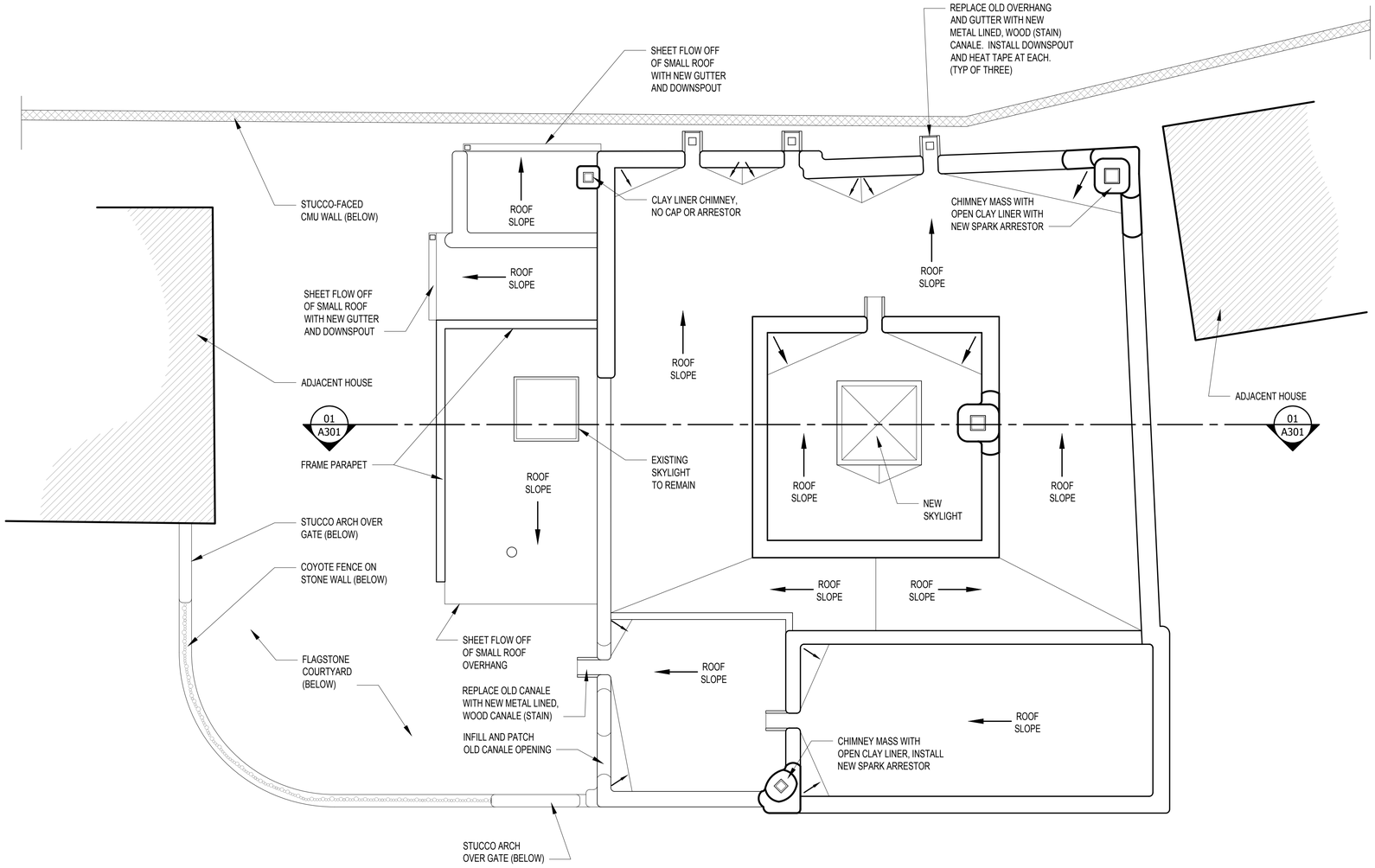
H.D.R.B. SUBMITTAL SET

NEW REFLECTED CEILING PLAN

A-105



01 NEW ROOF PLAN

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

0' 1' 2' 4' 8' 16'

N

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
HOOPES + ASSOCIATES ARCHITECTS

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SANTA FE, NM 87501
P. 505.986.1010
W. www.hoopesarchitects.com

"OLD VIGIL HOUSE"
RENOVATIONS

PROJECT NO. 1808

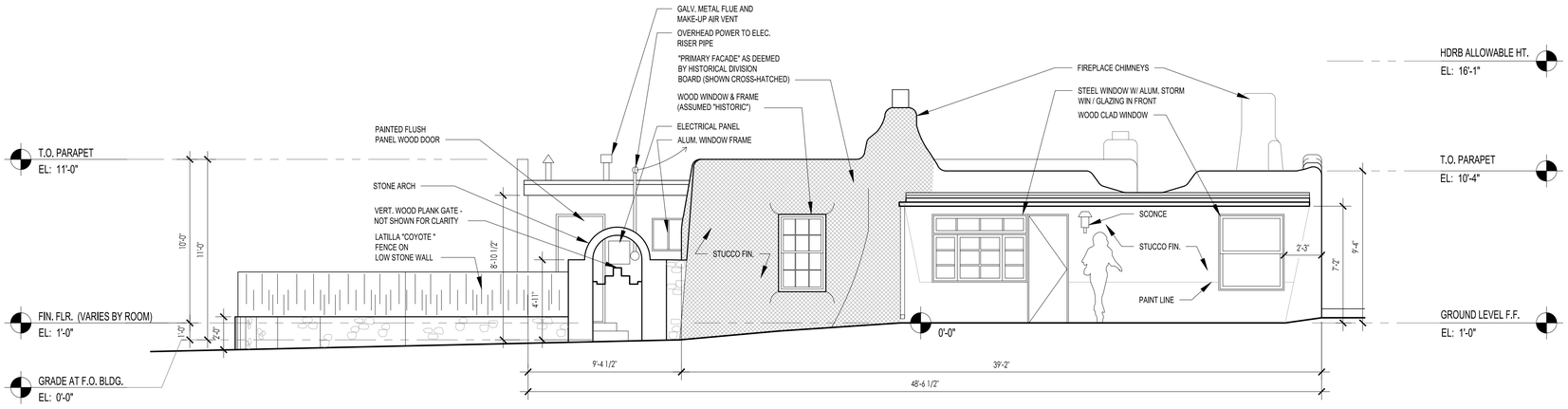
613 CANYON ROAD, UNIT B
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

NEW ROOF PLAN

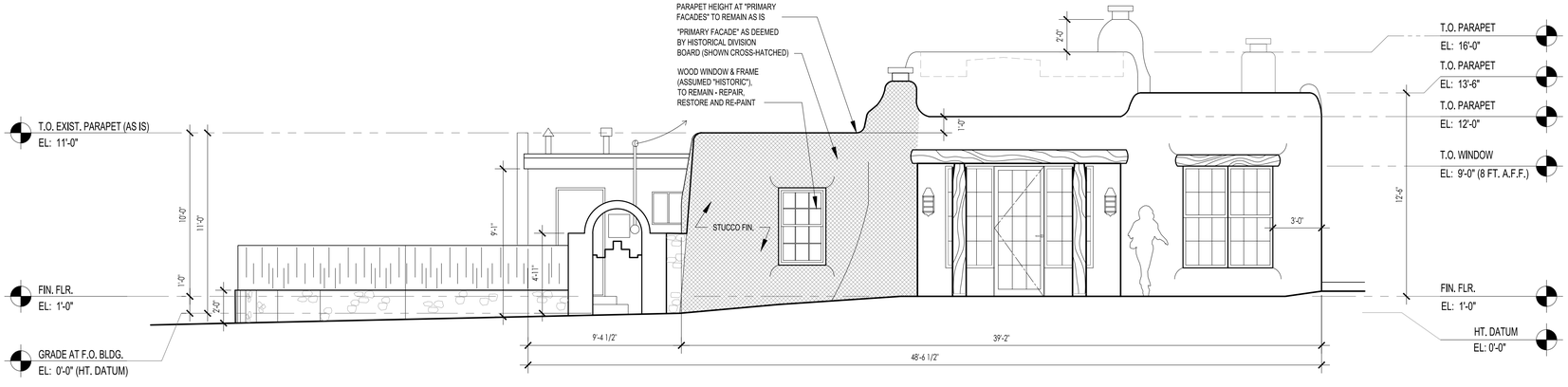
A-106



02 EXISTING SOUTH ELEVATION

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

0' 1' 2' 4' 8' 16'



01 PROPOSED SOUTH ELEVATION

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

0' 1' 2' 4' 8' 16'

NOTE:

ARCH EL. 0'-0" = SITE EL. 7060' +/-

HISTORICAL DESIGN REVIEW BOARD
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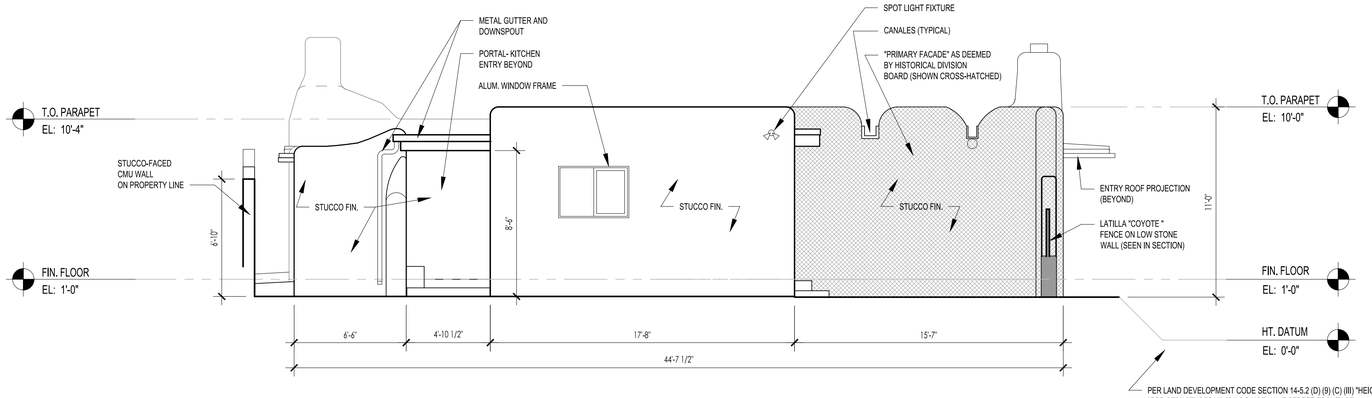
EXISTING / PROPOSED EXTERIOR ELEVATIONS

A-201

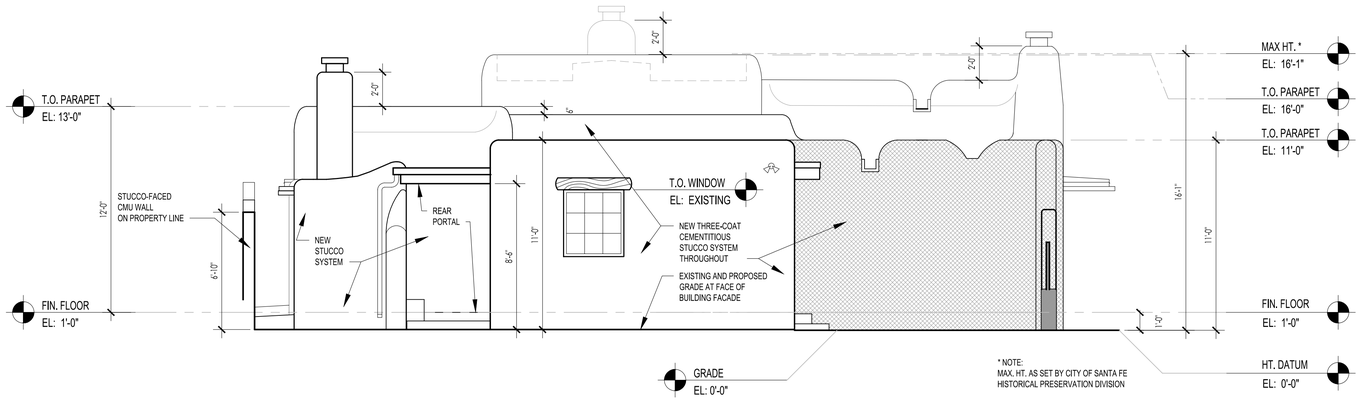


02 EXISTING WEST ELEVATION

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

PER LAND DEVELOPMENT CODE SECTION 14-5.2 (D) (9) (C) (III) "HEIGHT": "FOR STRUCTURES WHICH DO NOT HAVE STREET FRONTAGE, HEIGHT SHALL BE DETERMINED BY THE FACADE WHICH CONTAINS THE TALLEST VERTICAL DISTANCE MEASURED BETWEEN THE HIGHEST PART OF A STRUCTURE AND THE EXISTING GRADE OR FINISHED GRADE , WHICHEVER IS MORE RESTRICTIVE. "

THEREFORE, WE HAVE SET THIS GRADE AS EL: 0'-0" DATUM TO MEASURE HEIGHT FROM ON ALL FACADES



01 PROPOSED WEST ELEVATION

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

NOTE:

ARCH EL. 0'-0" = SITE EL. 7060' +/-

HISTORICAL DESIGN REVIEW BOARD
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SANTA FE, NEW MEXICO 87501

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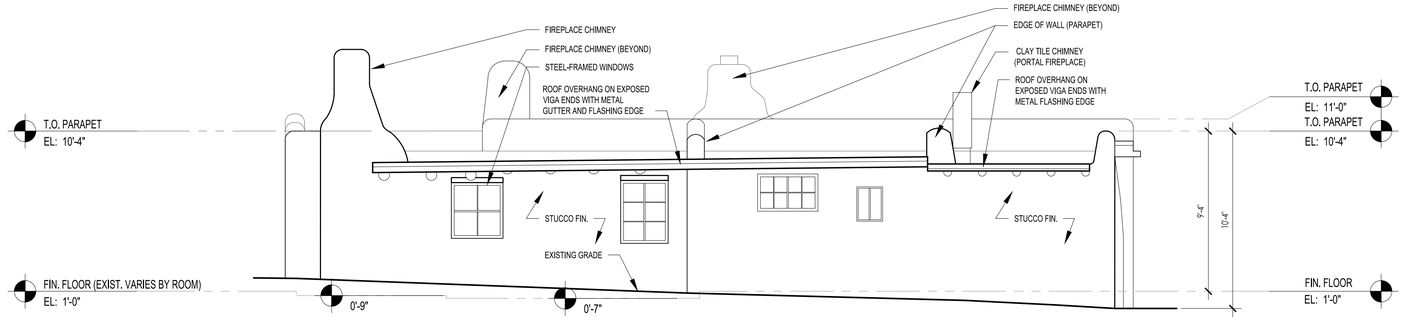
H.D.R.B. SUBMITTAL SET

EXISTING / PROPOSED
EXTERIOR ELEVATIONS

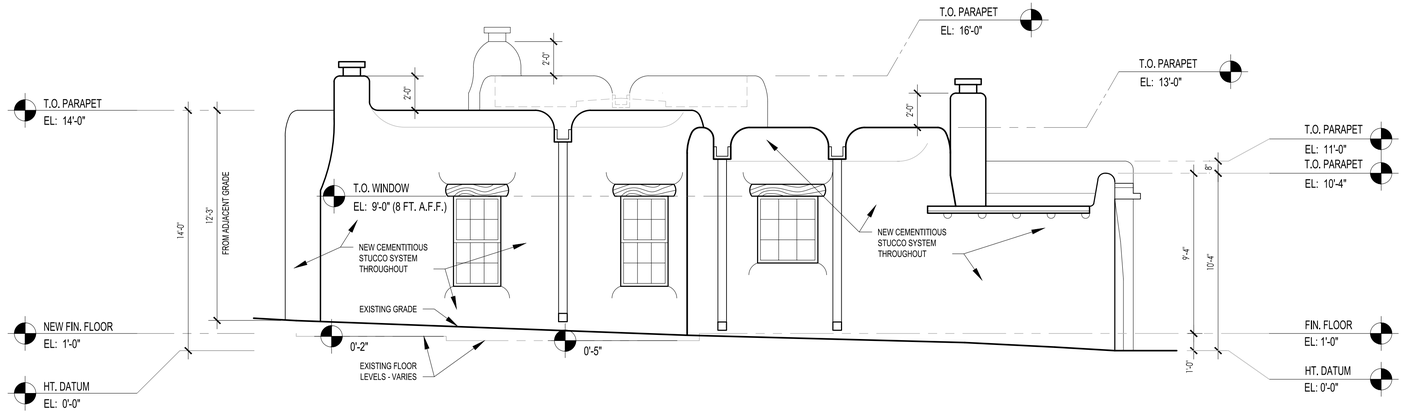
A-202



02 EXISTING NORTH ELEVATION

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

0' 1' 2' 4' 8' 16'



01 PROPOSED NORTH ELEVATION

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

0' 1' 2' 4' 8' 16'

NOTE:

ARCH EL. 0'-0" = SITE EL. 7060' +/-

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SANTA FE, NEW MEXICO 87501

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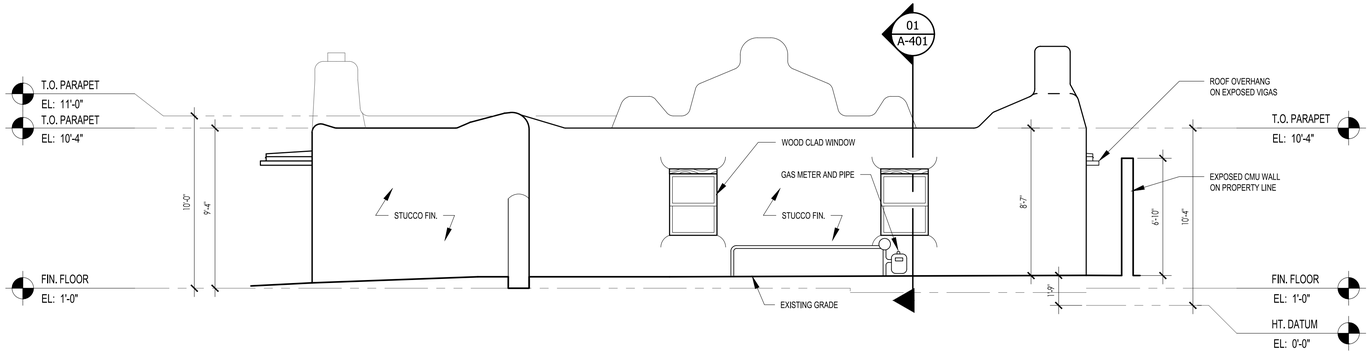
H.D.R.B. SUBMITTAL SET

EXISTING / PROPOSED
EXTERIOR ELEVATIONS

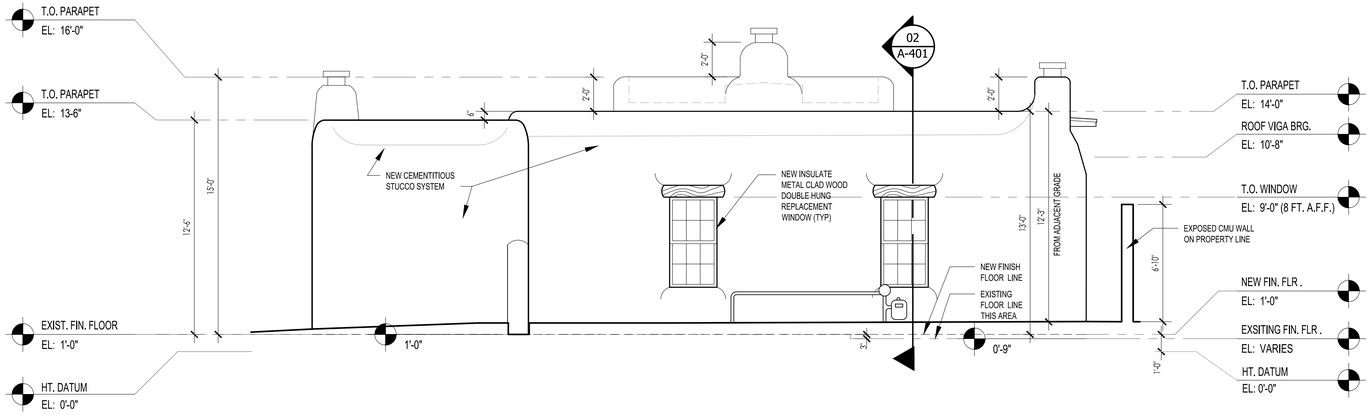
A-203



02 EXISTING EAST ELEVATION

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

0' 1' 2' 4' 8' 16'



01 PROPOSED EAST ELEVATION

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

0' 1' 2' 4' 8' 16'

NOTE:

ARCH EL. 0'-0" = SITE EL. 7060' +/-

HISTORICAL DESIGN REVIEW BOARD
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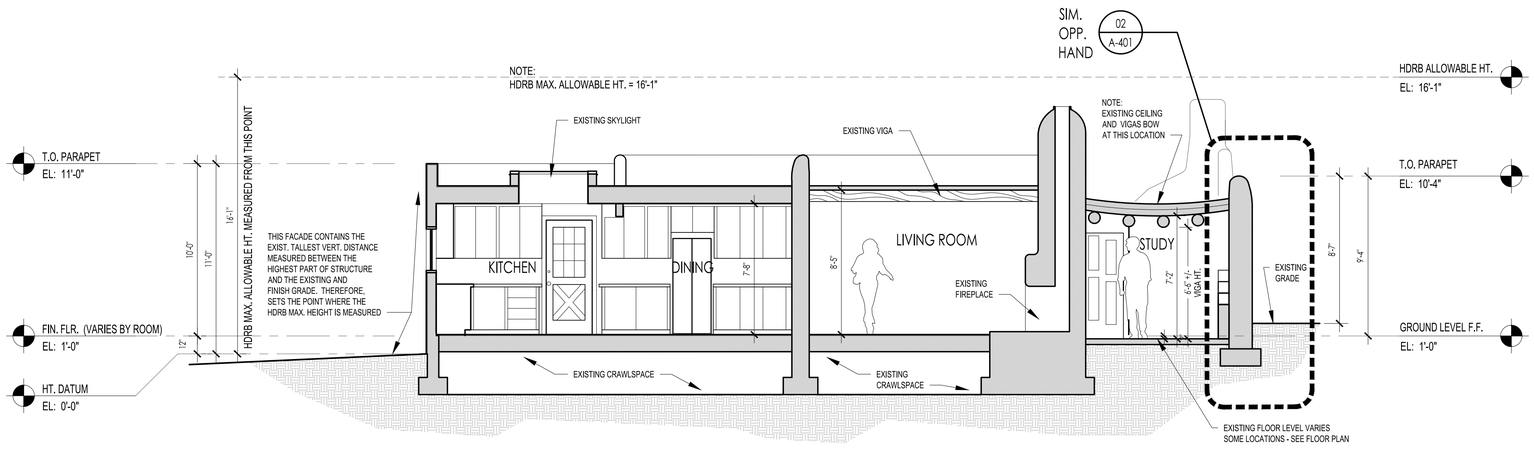
ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

EXISTING / PROPOSED
EXTERIOR ELEVATIONS

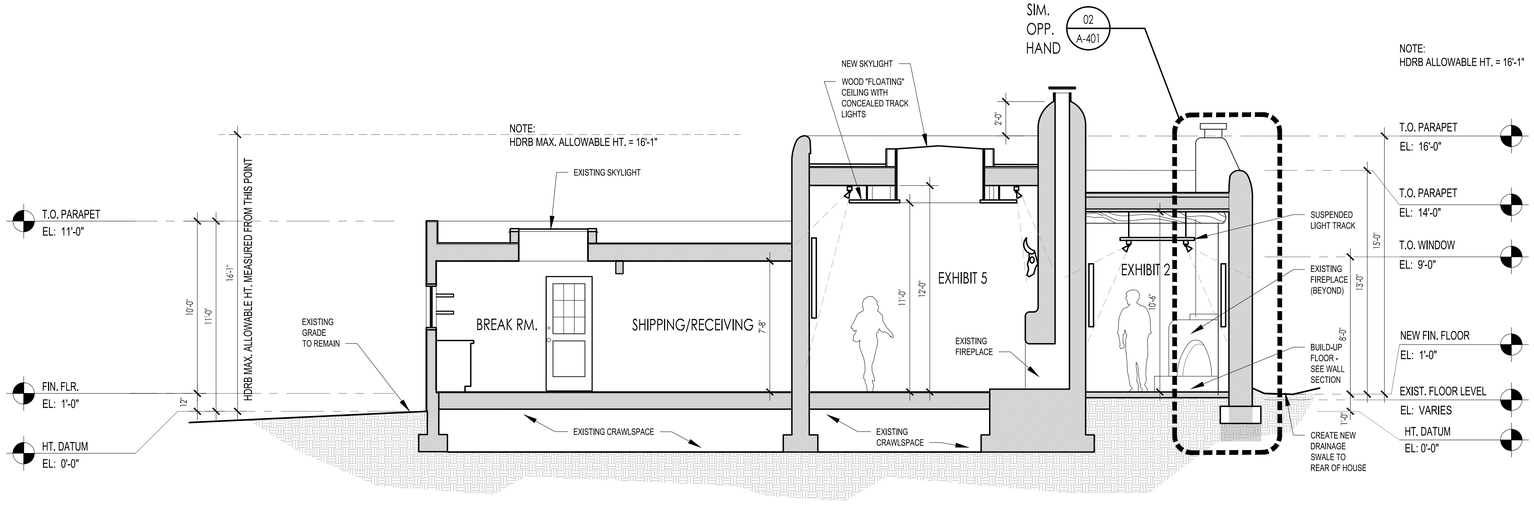
A-204



02 EXISTING BUILDING SECTION

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

0' 1' 2' 4' 8' 16'



01 PROPOSED BUILDING SECTION

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

0' 1' 2' 4' 8' 16'

NOTE:

ARCH EL. 0'-0" = SITE EL. 7060' +/-

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

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"OLD VIGIL HOUSE"
RENOVATIONS

PROJECT NO. 1808

613 CANYON ROAD, UNIT B
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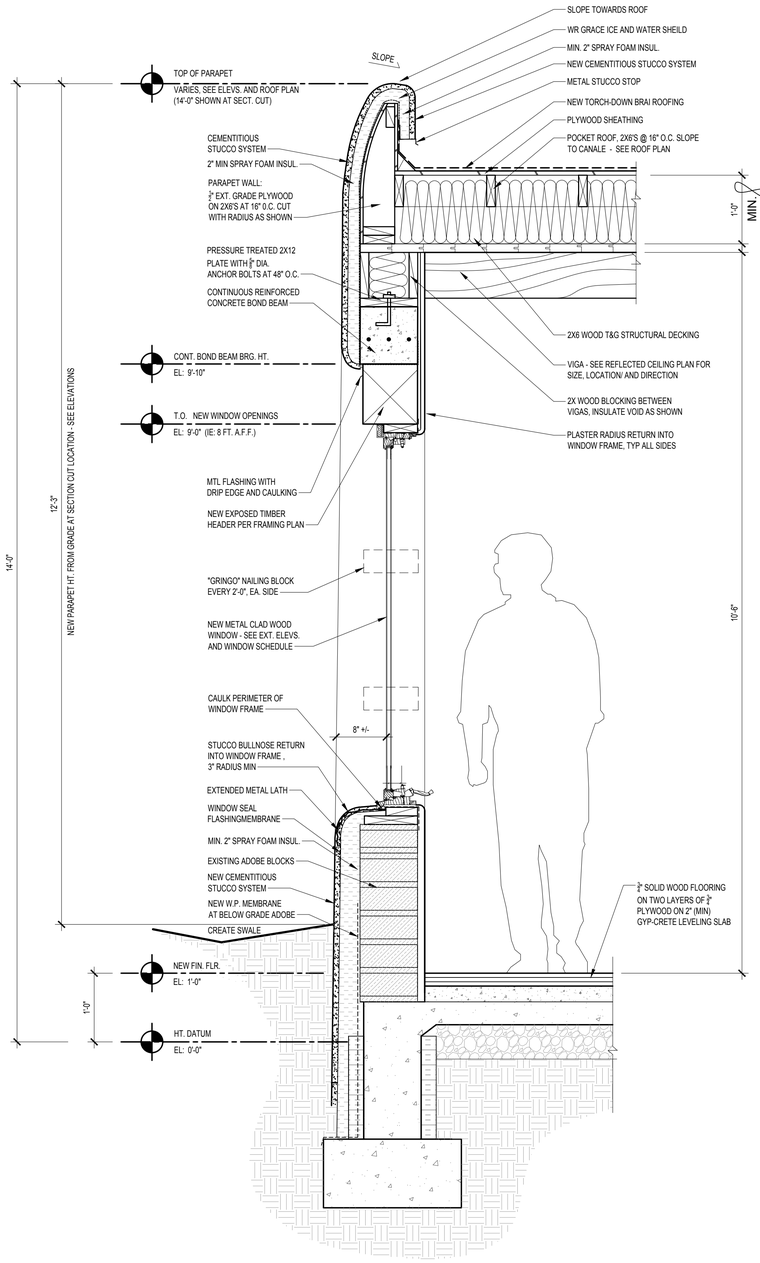
ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

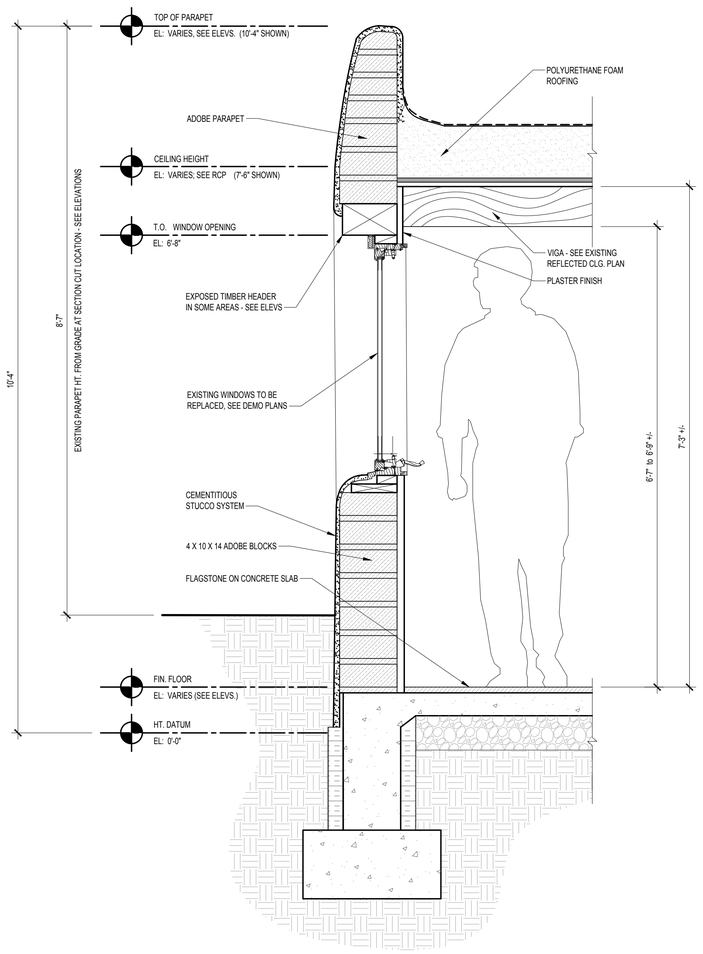
EXISTING / PROPOSED
BUILDING SECTIONS

A-301



02 TYPICAL NEW WALL SECTION

scale: 1" = 1'-0"



01 TYPICAL EXISTING WALL SECTION

scale: 1" = 1'-0"

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WALL SECTIONS

A-401

613 “B” Canyon Road, “Old Vigil Residence” Survey Photographs



Photo 1: From Canyon Road, facing northwest. Photo from Google Earth

* Photos taken on May 3, 2018 by John W. Murphey,
** Photos taken on March 2018 by Charles Rosenberg



Photo 2: Portion of front (south) façade, facing north. *



Photo 3: East elevation, facing northwest.*



Photo 4: North elevation, facing southeast (top) and southwest (bottom).*



Photo 5: West elevation, post-1978 addition, facing northeast.*



Photo 6: West elevation, post-1978 addition, facing southeast.*



Photo 7: “Primary Façade” North Elevation, facing northwest. **



Photo 8: “Primary Façade” West Elevation, facing northeast. **

H+A

GALLERY RENOVATION – EXTERIOR COLORS

613 "B" CANYON ROAD; EASTSIDE HISTORICAL DISTRICT, SANTA FE
EXISTING "VIGIL HOUSE" DECEMBER 24, 2020



STUCCO

HOUSE AND YARDWALLS COLOR:
"ADOBE #116 BY EL REY
CEMENTITIOUS 3-COAT SYSTEM



EXPOSED WOOD STAIN (STAIN CHIP SAMPLE)

BEAM, COLUMN AND LINTEL COLOR:
"WOODBRIDGE #ST-116 BY BEHR
SEMI-TRANSPARENT WOOD STAIN



METAL CLAD WINDOW & EXT. DOOR COLOR

COLOR: "SHADOW"
BY KOLBE WINDOWS & DOORS CO.



EXTERIOR LIGHT SCONCE

OIL RUBBED BRONZE METAL
"DARK SKY" APPROVED

Hoopes + Associates, Architects Ltd. Co.
PO Box 9427
Santa Fe. NM 87504
505.986.1010

City of Santa Fe, New Mexico

memo

DATE: February 23, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020 – 001979 -- HDRB

Address: 613 Canyon Road
Historic Status: Contributing / Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Preliminary Zoning Review Sheet**

____ **Other**: [list other attachments]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards and recommends approval of the demolition per the staff responses to 14-3.14(G)(1).

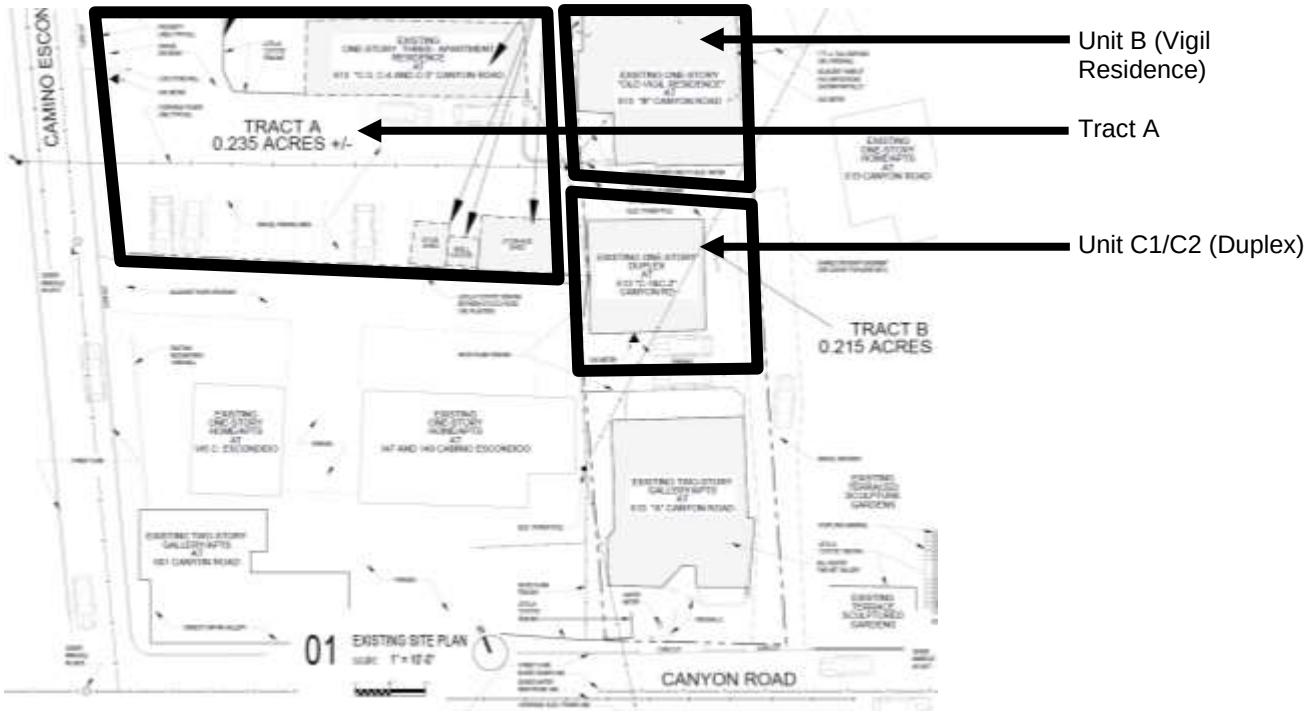
BACKGROUND & SUMMARY:

613 Canyon Road is a property with four existing buildings and numerous additional accessory buildings.

Unit B, also known as the Vigil Residence, is designated contributing. It is located in the northeast portion of the property.

Unit C1 and C2 (or the Duplex) is also contributing. It is located on the central-east portion of the property, directly south of Unit B.

Tract A contains numerous structures that are all non-historic, constructed in the 1970s. Tract A is located in the northwest portion of the property.



Unit B is designated contributing. It is known as the Vigil Residence. It is approximately 2000 square feet, mostly from adobe. In case H-18-084-A, the southwestern corner of the structure was designated primary. On the south façade is a cantilevered roof dating from the 1960s and non-historic doors.

Portions of the ceiling of Unit B do not meet IBC code requirements and it is constructed within a setback. The Board of Adjustment has granted the applicant a variance to increase the height and it will be raised to a parapet height of 11 feet. The maximum allowable height is 16 feet. The windows on the primary façades will be repaired. All others will be replaced. They will have divided light patterns and exposed heavy timber lintels. One small window in the rear of the

building will be in-filled. The structure will be re-stuccoed using cementitious El Rey stucco colored “Adobe.” A portal that was enclosed in the past to form an entry will be re-established.

Unit C1 and C2 is also contributing. The applicant proposes to replace all windows with metal clad replacements with divided lights. The historic doors will be retained. A small portal matching that on the north elevation will be constructed on the south, non-primary elevation of the structure. It will be then restuccoed in cementitious El Rey “Adobe” and a small courtyard created with CMU walls to a height of 5 feet 6 inches.

The units in Tract A are to be demolished. This includes the triplex, two non-historic wooden accessory sheds and one non-historic well-house built over an abandoned well. It is intended not to propose a new construction for this tract at the present time.

DEMOLITION STANDARDS RESPONSES:

14-3.14(G)(1) Demolition Standards

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

(a) Whether the structure is of historical importance;

Staff Response: The structures are not historic. They were constructed after 1980.

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

Staff Response: The structure is not an essential part of a unique street section of block front.

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

Staff Response: Per the evaluation of the City of Santa Fe Building Official the structural stability of the structures is not in question; the structures are stable.

H+A

December 24, 2020

Mr. Daniel Schwab, Case Planner
Historic Preservation Division
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

Re: 613 Canyon Road (Tract A & B)
Unit "B"; the existing old "Vigil Residence" (Tract B)
Unit "C1 & C2"; the existing Duplex (Tract B)
Demo all Structures on Tract A

Dear Daniel and Board Members,

Hoopes + Associates Architects is acting as agent for our Client who owns the above-referenced property where four existing buildings and some accessory storage sheds exist on two adjacent tracts of land by same ownership and address. This submittal and application have been in the making for over two years now. My apologies for the wordy oration here but I would like to be clear on all the details and what has transpired in the last two years.

During Fall 2018 we asked the Board and Staff to confirm building status and assign any historic elevations or determine "primary facades", which they did. At that time, we were also informed the maximum height for this address is 16'-1". Please reference Case # H-18-084A and Findings of Facts and Conclusion of Law Item # 18-0972.

Preceding the Fall 2018 Hearing, we hired John W. Murphey, Architectural Historian/Researcher, to produced four reports (Historic Cultural Properties Inventory – HCPI Base Form 1 and Detail Form 2) that outlined each of the four buildings in detail historically and photographically. The Murphey reports and Survey Plat, as do my current drawings, refers to the four building as: 1) "Gallery/Apartments", 2) "Duplex", 3) (Vigil) "Residence" and 4) "Apartments" (a non-contributing triplex). I am including the report again herein as a matter of reference. This "Vigil Residence" and Duplex is what we propose renovating at this time. At some point between the Fall 2018 Hearing and now, the addressing was changed. Previously, the Tract A triplex was referred to as "143 Camino Escondido" and now is 613 Canyon Road units "C3, C4 and C5".

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613 Unit "B"; the existing old "Vigil Residence" (Tract B):

The "Vigil Residence" has been vacant for a number of years, perhaps as many as five years. Although historically it has been used as a residence, we now propose its use as an art gallery. Its designation is "contributing", although in the Fall of 2018 John Murphey's HCPI suggested; "*Given its overall lack of cohesion and the disharmonious character of the addition, the recommendation is downgrade it to Noncontributing Structure to the Downtown and Eastside Historic District".* We are not downgrading the status. Part of the structure has lower than code (IBC) ceiling heights. We propose removing about 65% of the existing building's roof structure and raising the height of those spaces with new joist, beams, vigas, and new roofing. The parapets heights will change as indicated on our drawings of proposed elevations. New wood canales will be stain per attached color board.

Back in Spring 2020 I was preparing this submittal and application and experienced a "false start" as I was halted by the Zoning Dept during my standard Preliminary Zoning Review Meeting with Lee Logston. At that time, I was informed that raising the roof/parapets would require a Variance. Not due to increase in height, as we are within Zoning and Historical Preservation limits, but due to some of the existing building is built within current zoning setbacks. Therefore, the Variance is actually an increase in volume of a non-conforming existing condition in the setabck. This summer we went through the required Early Neighborhood Notification (ENN) meeting on August 5th and presented our case to the Board of Adjustment (BOA) in a Hearing on October 6th, 2020. We were granted a unanimous decision of approval by the Board. Reference Case # 2020-002491-PLBD

All windows and exterior doors will be replaced with exception of one "historic" window in the south "primary façade". This historic window shall be repair (if necessary) and repainted to match new clad window color. New window and doors will be of metal clad wood from the manufacturer Kolbe Windows and Doors. The new windows will have divided-lite patterns and exposed heavy timber lintels above openings. Windows will be in same existing openings; widths are generally the same, but with higher ceiling the height of windows are now taller. One small window in the rear of the building is being infilled. Another, at right of entry is being slightly widen and moved away from corner. See exterior elevations. At the end of renovations, the entire building with be re-stuccoed in a cementitious El Rey product. See attached color board for clad and stucco colors.

We do not propose adding square footage to the plan. If fact, there is a slight reduction in gross heated square footage (-138 sf) as we intend to re-claim what we believe was the original portal that has since been enclosed. The new proposed inset portal will resume a more historic nature, be a more inviting entry and help with massing. It also provides a sheltered entry, which currently is achieved by a non-historical cantilever pro

jecting roof, which we propose removing. New round columns and exposed beam at this portal with be stained per attached color board, as is all exposed wood (timer lintels and canales).

Proposed is one new skylight that will be hidden behind parapets. There is an existing skylight that will remain/replaced.

613 Unit "C1 & C2"; the existing Duplex (Tract B)

The duplex is much simpler in its approval history. Proposed is interior and exterior renovations. All windows and exterior doors will be replaced in existing openings. New window and doors will be of metal clad wood from the manufacturer Kolbe Windows and Doors. The new windows will have divided-lite patterns as seen on the proposed elevations. We are proposing a small roof (portal) over existing back door to unit C1 to match the existing roof/portal at unit C2. Also proposed is a small private courtyard to unit C1. At the end of renovations, the entire building with be re-stuccoed in a cementitious El Rey product. See color board for window clad, stucco and stain/paint colors.

613 Units "C3, C4 and C4"; the existing Triplex (Tract A)

All structures on this Tract are proposed to be demolish. Namely; the triplex, two accessory storage sheds and one well house sited over abandon well. The owner wishes to keep any and all water rights associated with this well. Currently the triplex residences are using City of Santa Fe water. All structures are of a "non-contributing" status. Once approved for demolition, the vacant lot will be used as construction parking and material staging which will hopefully alleviate congestion on Canyon Road and Camino Escondido in this densely occupied part of the Eastside. The owner has no future plans for the vacant lot after construction and is left as a "T.B.D." nature. I realize this portion of the application may require a separate case number and may be permitted separately as it is a separate lot from work on Tract B but have chosen to submit together as a matter of efficiency and clarity. Also, my decision to do so is supported by the John Murphey report and 2018 Hearing as one applicant. Furthermore, it is all at one address currently.

Thank you for your review and deliberation.

Sincerely,

Charles William Rosenberg,
Project Architect

Hoopes + Associates, Architects Ltd. Co.
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Santa Fe. NM 87504
505.986.1010

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:

Ignacio L. and Julia B. Vigil Property
Duplex

2. Location:

613 Canyon Road
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID # 051611303 (1984 number)

4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site _1_ Object

6. Date of Survey:

May 3, 2018

7. Previous Survey Date(s):
_x_ Yes: October 30, 1984
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.682061, -105.928400



10. Photo Information **View of east and north elevations, facing southwest.**

11. Brief Description of the Property:

Situated at the end of the driveway off Canyon Road is a small duplex designed in the romanticized Spanish-Pueblo Revival style. The compact 1,083-square-foot building, in plan, is a square. It arranges the two rental units along an east-west line. Both are entered through small portales across the east elevation (Photo 1). The portal walls are painted white and hold original rustic wood-panel doors. Rising from the center of the elevation is a dual chimney.

The side elevations are penetrated with an array of small and large window openings (Photo 3). The windows, mostly replacement sliding aluminum units, are set deep (6”) within the wall. The sculptural use of adobe carries over to the rounded parapets cut with deep canal valleys. ***Continued on Page 5.***

12. Who uses the property? Residence

13. Construction Date: Pre-1948 **[1950– Santa Fe County Assessor estimate, accessed May 18, 2018]**
Date: __Known _x_ Estimated **Source** aerial photographs and city directories

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

15. Relationship to Surroundings: **_x_ Similar __ Dissimilar**

Comments: N/A

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

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



Source: Google Imagery, 2018

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

John W. Murphey
Architectural Historian
505-577-7593
John@archhistoryservices.com

For: Hoopes & Associates Architects

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

Owner: Canyon Room Holdings, LLC

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

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

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

22. National or State Register:

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

23. National or State Historic District:

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

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

Duplex - Recommended Contributing Structure to the Downtown and Eastside Historic District, May 30, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Ignacio L. and Julia B. Vigil Property Duplex	613 Canyon Road Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: May 3, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _x _ Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows _x_ N/A

Operation*	Material	Glazing	Number
Casement	Wood	1	2
Double-Hung	Aluminum	1/1	2
Sliding	Aluminum	1-1	5

*Some of operations could not be determined with certainty.

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	15-panel w/View light	Wood	2
Single-Leaf	3-light, wood panel	Wood	1

12. Chimneys N/A
Two, stucco-clad, rising at wall

13. Porches __ N/A
Type: _x_ Entry 3 __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: X __ No known modifications

#1Date: Post-1984; Replacement of wood windows; comparison with 1984 HBI survey form and visual and material evidence.
#2Date: Post-1984; Probable insertion of new door opening and creation of porch at northwest corner; comparison with 1984 HBI survey form and visual and material evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: **Other:**

17. Documents Available and Their Locations

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

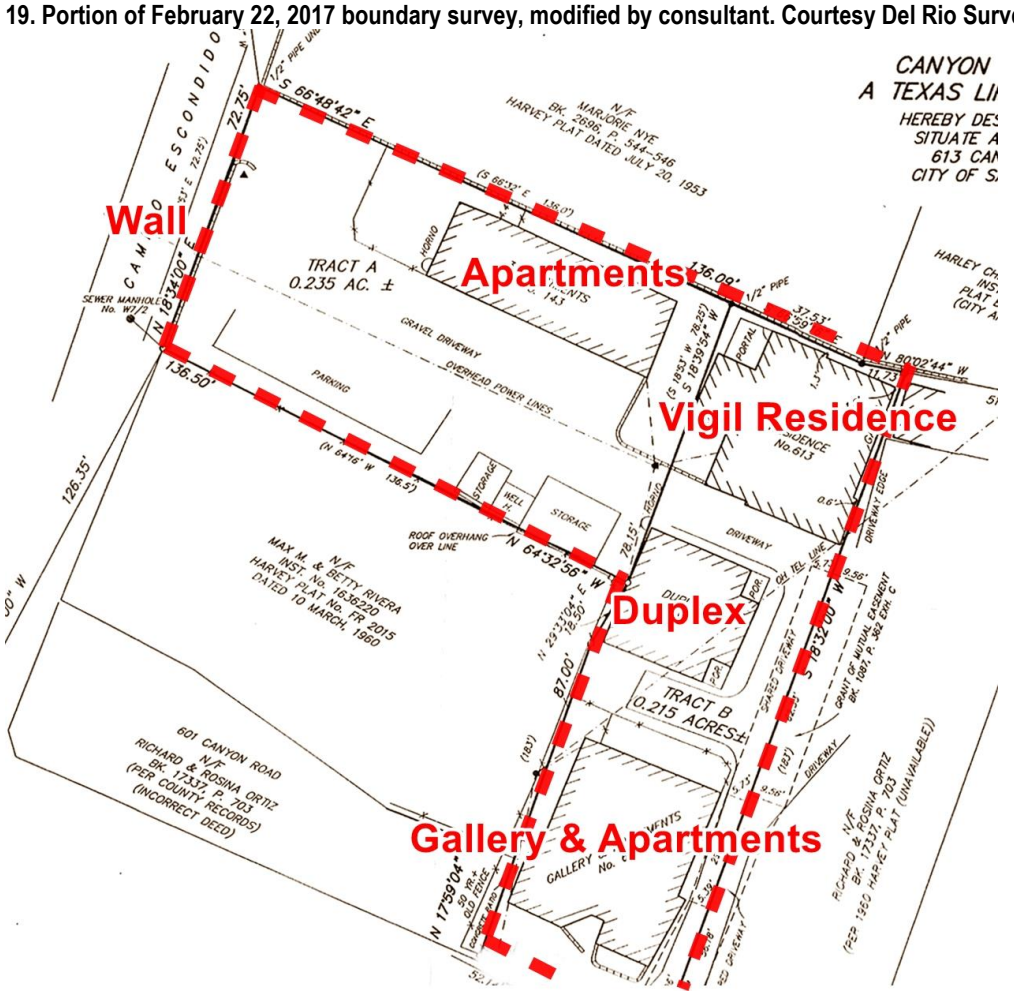
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Portion of February 22, 2017 boundary survey, modified by consultant. Courtesy Del Rio Surveys, Inc.



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Architectural Description Continued

A post-1984, 32-square-foot portal, and a door opening which is probably new, punctuate the northwest corner (Photo 4). Near that corner is a decorative concrete horno constructed in the 1980s. The west elevation presents a more strict symmetry of windows (Photo 4). The duplex is finished with cementitious stucco in a peach-to-tan tone.

Erected likely in 1940 as a rental until unit, it continues in this use to this day.

Historical Overview

Like many Santa Fe family properties with a long lineage and a list of dwellings, the Ignacio L. and Julia B. Vigil tract at 613 Canyon is bedeviled by complications. Chief among them the non-standard — and almost constantly changing — identification of secondary unit designations. Over its nearly 80-year period of development, every building and apartment on the property was given the designation 613 Canyon Road. Units went through several subunit designations (1, 2 or 3, or a, b, or c…), none helpful for identifying the buildings on the ground.[1] *In the simplest terms, the tract most likely started with the Vigil Residence, followed by the Duplex, with both known through an aerial photograph to exist by 1948. The commercial building fronting Canyon Road came approximately 20 years later, with the three-unit apartment building coming onto the scene in the early to mid-1970s.*

Bridging between Canyon Road and Camino Escondido, the L-shaped parcel of land is a fragment of an earlier, much larger family holding. The larger piece, historically titled Block 49, ran north from Canyon Road, along irrigated corn and alfalfa fields to the Santa Fe River. It was originally under the ownership of Simon Vigil, a prosperous sheep man and Santa Fe Trail freighter.

According to his obituary, Vigil — who served in the New Mexico Calvary during — the Civil War, owned extensive land on the Eastside.[2] At some point before his death in 1915, he most likely deeded two parcels of the Canyon Road acreage to his son Cruz

[1] An attempt to locate and interview Ignacio's children was unsuccessful.

[2] *Santa Fe New Mexican*, October 18, 1915, 8.

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Vigil (1878-1945). The 1912 "King's Map" of Santa Fe shows the son owning the land taking up the southeast corner of present-day Camino Escondido and Canyon Road (Block 49B, Lots 17, 19 & 20) (Figure 1).

The Vigils built a house at the corner, which most likely ties to the commercial building at 601 Canyon currently occupied by the Ernesto Mayan Gallery (Figure 1). The property included houses occupied by his sons-in-law Moises Perea and Presciliano Ortiz.[3]

In the house on Canyon Road, Cruz and his wife Gregorita Lujan Vigil raised a family, including son Ignacio Loyola Vigil (1912-1993) — the person most directly related to the study.

Born a day before the Fourth of July in New Mexico's year of statehood, Ignacio, popularly called "Iggie," graduated from St. Michael's High School in 1930. He appears to have left Santa Fe in the middle of the Depression, returning toward the end of the decade to take up residence again at his parent's house at 601 Canyon Road.

The 1940 census documents the then 25-year-old Ignacio working part time as a butcher and delivery driver, earning an income of $490 per year. [4] Ignacio was drafted two years later into the Army, where he served in the Pacific Theater in a technical position, earning the title of Corporal.[5] Both parents died in early 1945, prior to his discharge in November.

Ignacio does not appear to have immediately returned to Santa Fe after the war. During his period of absence the Vigil property began to evolve through new construction. In the early 1940s, Ignacio's brother-in-law, Moises Perea, constructed a three-room house, which by its description could be the origin of the Vigil Residence.[6]

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[3] U.S. Federal Census, 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 2A; Enumeration District: 0003.

[4] Ibid, 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 4B; Enumeration District: 25-5A.

[5] New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Subsubseries: *Military Discharges*; Box Number: *16649*; Box Title: *Military Discharges Vigil – Walker.*

[6] Notice of application to build new house, *Santa Fe New Mexican*, November 9, 1939, 3; advertisement for three-room "Spanish style house" with two fireplaces, Ibid., June 17, 1941, 7 and July 7, 1941, 5.

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The construction of the house and/or the Duplex ties to the first appearance of the 613 Canyon Road address, listed in the 1942 city directory.[7]

Ignacio came back to Santa Fe by the end of the decade, with the 1951 directory indicating he was the owner of the 613 Canyon Road property.[8] Three years later, he married Julia Baldwin, a 1944 graduate of Santa Fe High School, and twelve years younger. The couple appears to have set up residence in the back unit, now called the Vigil Residence.

Duplex and Vigil Residence

The first graphic indication of the two units is found on a 1948 aerial photograph (Figure 2). While distorted, the aerial shows the Duplex to be of the same shape and size as what stands today. The Vigil Residence looks to be a smaller dwelling. Neither the street-side unit nor the apartments are apparent on the aerial.

The configuration of dwellings becomes clearer on a 1958 aerial (Figure 3). The photograph shows the Duplex in its current footprint with the Vigil Residence expanded in massing with additions. What would become the apartments looks to be a gable or metal shed-roof outbuilding with an L-shaped footprint. There is no building fronting Canyon Road, but the presence of walls suggests that the southeast corner of the property was used for some purpose at that time.

A Changing Neighborhood

By the 1950s, Canyon Road had evolved from a primarily Hispanic residential area to a linear commercial corridor, beginning to be developed for tourism. Santa Fe's postwar boom had increased the number of residences along the road by 76% between 1940 and 1950.[9] But the new residences mainly represented an increasing Anglo population.

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[7] Hudspeth Directory Company, *Santa Fe City Directory*. El Paso: Hudspeth Directory Company, various editions: 1928-1997.
Hudspeth Directory Company, *1942 Hudspeth Santa Fe City Directory*, (El Paso: Hudspeth Directory Company, 1942, 308.

[8] Ibid., *1951 Hudspeth Santa Fe City Directory*, 416.

[9] Henry J. Tobias and Charles E. Woodhouse, *Santa Fe: A Modern History, 1880-1990*, (Albuquerque: University of New Mexico Pres, 2001), 185.

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Reflecting both trends, Ignacio's childhood home at 601 Canyon was converted in 1954 into the Hal West Western Gallery. West, a Texas native and self-taught artist, appears to have built a house adjacent to the gallery. It is assumed that at this time the corner portion of the Vigil property dropped out of family ownership. This reduced the Vigil land to the current L-shaped lot, which came into Ignacio's ownership in 1960.[10]

Starting in the mid-1950s, 613 Canyon was identified as three sub-units — a, b, and c — in city directories. This most likely represented the Duplex and the Vigil home. A fourth sub-address began to appear in directories in the late 1950s. This suggests a new dwelling, possibly the first iteration of the apartments. Beginning in the 1940s, older homes along Canyon were either divided or added upon with apartments. Adjacent properties responded to the trend; the most extreme being 558 Canyon, which had gained six apartments by the 1950s.

Gallery & Apartments

The commercial building fronting Canyon Road came online — based on aerial photographs and city directory listings — in the early 1960s. The building is shown on a 1966 aerial image as a square mass with an overhang across its south façade (Figure 4).

Orlando E. Vigil, a probable relation to Ignacio, opened a barbershop in the building around 1963. Orlando's Barbershop occupied the space until around 1971, before moving to Cerrillos Road. Based on newspaper accounts, it appears the commercial building had multiple lease spaces, with first Poor Richard's and later the Wooden Angel using part of it as a gallery.

Around this time, Kent McLaughlin, a hippie restauranteur, applied to the Board of Adjustment for an exception to turn one of the commercial spaces into a combined restaurant-gallery.[11] The approved exception launched a new chapter of the building's history which lasted nearly 20 years. In the summer of 1969, McLaughlin opened Kent's Place, a coffeehouse/gallery that was described by the *New Mexican* as the "hip scene" of Canyon Road. [12]

[10] Note on February 22, 2017 survey. The note states that Ignacio received the warranty deed from Saloman Juan and Irene G. Vigil. Biographical could not be found for either individual, though the name Solomon Vigil appears on an adjacent parcel on the 1912 "King's Map."
[11] *Santa Fe New Mexican*, May 19, 1969, 24.
[12] Ibid., July 13, 1969, 3.

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Kent's, which soon morphed into Foxy's Feedery, reflected Canyon Road's late '60s/early '70s hippie renaissance. The high point arrived in 1972, when the Hand-to-Mouth Gallery — a menagerie selling handmade tapestries, etchings and silkscreen works — took over one of the spaces (Figure 6). Around the same time, Sun & Earth, an earthy florist offering houseplants, cactuses and handcrafted containers, used another space.

The building went through a rapid series of tenants in the mid- 1970s, including several short-lived galleries and coffee shops. The longest tenants were two restaurants — Café La Boheme and The Haven (later The New Haven). The latter restaurant — a conscious community food venue, offering meatless dishes and homemade whole wheat bread — added a wall enclosure across the façade in 1979 to create a sheltered dining area.[13]

Celebrations Restaurant, the last to use the building as a restaurant, opened in the late 1980s and continued the patio-dining trend.

Apartments

The final piece to the Vigil property came about in the 1970s, when it appears that a carport or secondary structure west of the Vigil home was turned into apartments. The date of construction for the specific unit building, however, is unclear. A 1957 advertisement for a furnished bachelor apartment with a carport could associate it with the earlier structure.[14]

The number of secondary unit designations (1-4) remained consistent from 1960 to 1970. In 1971, the number of sub-units jumped from four to seven, potentially indicating the construction of the building. A 1978 aerial photograph shows that the structure making up the apartments had expanded to the west by that time (Figure 5). Its current windows and doors indicate a probable 1970s construction.

[13] Ibid., May 10, 1979, D-1.
[14] Ibid., June 9, 1957, 15.

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Change of Ownership

All this time, the Vigils continued to live at the back of the property in the family home, which had grown over the years with additions. Ignacio worked for several decades as a butcher at Tito's Market on Acequia Madre, and later as an employee of the Santa Fe animal shelter. Julia raised six children — three boys and three girls. Ignacio Loyola Vigil died in 1993; his wife following him 20 years later. Both are buried at Santa Fe National Cemetery.

At the time of her death in 2014, only a few people lived on the property, including herself, her son, Paul Vigil (now deceased), and three tenants.[15]

The surviving Vigil family members, as a limited partnership, sold the property to the current owner in 2017.

Duplex - Evaluation of Historical Status

Aside from window replacements and the installation of a new portal and probable new opening at the northwest corner, it retains a high degree of historic integrity. It is additionally significant for its self-conscious use of the sculptural adobe form. For these reasons, it is recommended to maintain its Contributing status to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

[15] Polk City Directories, *2014 Santa Fe, New Mexico, Polk City Directory*, (Papillion, Neb.: Polk City Directories Inc.), 93.

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Illustrations

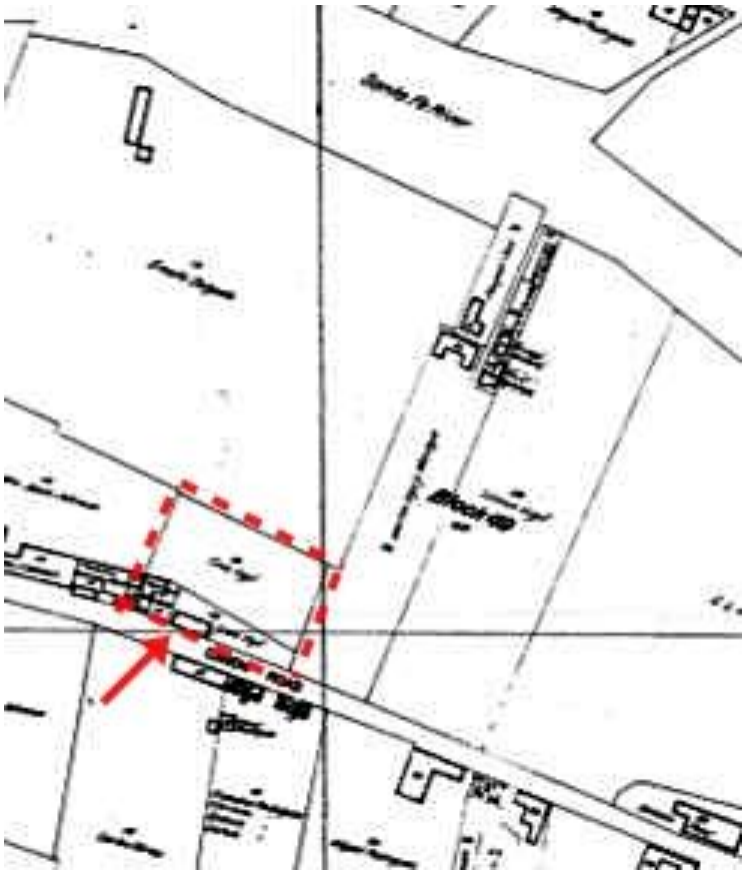

Figure 1: Portion of 1912 "King's Official Map of the City of Santa Fe, New Mexico" showing land owned by Cruz Vigil.
Arrow indicates building most likely currently addressed as 601 Canyon Road.

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Figure 2: Portion of October 25, 1948 aerial photograph showing development of lot up until that point.
Lower arrow indicates Duplex; upper arrow the Vigil Residence.
Source: UNM/EDAC- 19481025_GS_EN_4_085.
Author reversed image to negative to enhance definition of building footprints.

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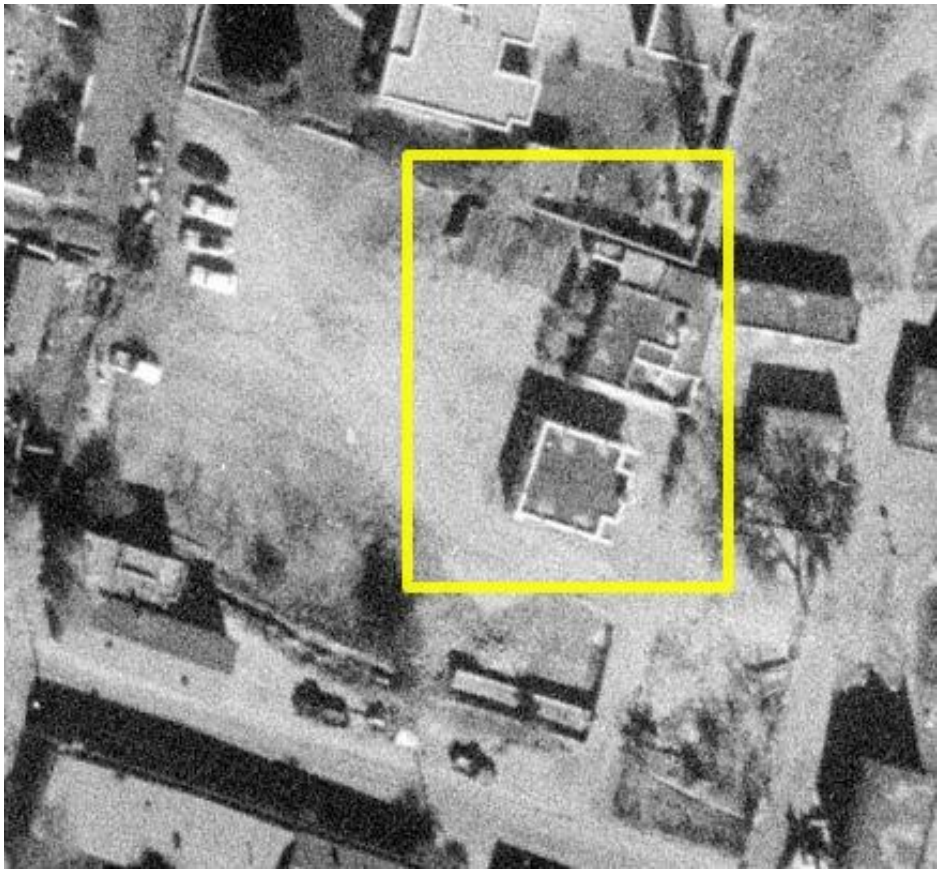

Figure 3: Portion of November 10, 1958 aerial photograph showing Duplex, Vigil Residence in existence.
Source: NMDOT- ST_11-10-58.

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Figure 4: Portion of May 2, 1966 aerial photograph.
Source: NMDOT- ST_05-02-66.

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Figure 5: Portion of September 11, 1978 aerial photograph.
Source: NMDOT- Sts_09-11-78.

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Survey Photographs

(All photographs taken on May 3, 2018 by John W. Murphey)



Photo 1: East elevation showing double portales, facing northwest.

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Photo 2: South and east elevations, facing northwest.

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Photo 3: South elevation, facing northwest.

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Photo 4: North and west elevations, facing southeast.

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Photo 5: Scratched inscription on concrete of non-historic porch. The inscription appears to be "1994."

BUILDING RENOVATIONS

AT

613 CANYON ROAD - UNIT C1 AND C2

SANTA FE, NEW MEXICO 87501

GENERAL NOTES

1. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF CONFLICTS EXIST. DIMENSIONS ARE TO FACE OF STUD AND CONCRETE WALLS UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS MARKED AS '±' OR 'VIF' SHALL BE VERIFIED IN THE FIELD.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL FIELD CHANGES PRIOR TO INSTALLATION.
5. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES PRIOR TO THE BEGINNING OF CONSTRUCTION TO ENSURE THE PROPER AND EFFICIENT SEQUENCING AND EXECUTION OF THE WORK.
6. ALL WORK, INCLUDING PLUMBING, ELECTRICAL AND MECHANICAL, SHALL COMPLY WITH ALL PERTINENT LOCAL AND NATIONAL CODES.
7. PROTECT ALL ADJACENT PROPERTIES AND IMPROVEMENTS FROM ALL DISTURBANCES AND DAMAGE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING LOCATIONS OF STRUCTURAL MEMBERS, MECHANICAL AND ELECTRICAL SYSTEMS, AND MISCELLANEOUS EQUIPMENT TO ASSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
9. CONTRACTOR MATERIALS AND ACTIVITIES SHALL NOT BLOCK ACCESS OR EGRESS FROM ANY BUILDING WHILE THE BUILDING IS OCCUPIED. THIS INCLUDES DEMOLITION WORK AND ALSO APPLIES TO NEIGHBORING BUILDINGS.
10. ALL SUPPLEMENTAL DRAWINGS ISSUED BY THE ARCHITECT SHALL ALSO BECOME PART OF THE CONTRACT SET.
11. ALL PLUMBING AND ELECTRICAL WORK TO BE CONCEALED, UNLESS OTHERWISE NOTED.

REFERENCE SYMBOLS

WALL SECTION

BUILDING SECTION

EXTERIOR ELEVATION

DOOR TAG

WINDOW TAG

INTERIOR ELEVATION

ROOM NAME
000

ROOM TAG

DESCRIPTION
ELEV

DATUM REFERENCE

REVISION TAG

DETAIL TAG

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
T.O.S.	TOP OF SLAB
T.O.B.	TOP OF BEARING
T.O.P.	TOP OF PARAPET
T.O.R.	TOP OF FINISH ROOF
U.N.O	UNLESS OTHERWISE NOTED
TYP.	TYPICAL
R.O.	ROUGH OPENING

ARCH. SYMBOLS

EARTH

COMPACTED SOIL

GRAVEL

CMU

RIGID FOAM INSUL.

BATT INSULATION

SPRAY FOAM INSUL.

PROJECT OVERVIEW

SCOPE OF WORK:

RENOVATE A "CONTRIBUTING" EXISTING DUPLEX. NEW WORK INCLUDES NO ADDITIONAL SQUARE FOOTAGE. THE INTERIOR WILL BE FULLY RENOVATED WITH NEW KITCHENETTE AND BATH. THE EXTERIOR RENOVATIONS INCLUDE NEW METAL CLAD WOOD WINDOWS AND DOORS INSTALLED THROUGHOUT. ALSO, THE EXISTING STRUCTURE WITH BE RE-STUCCOED ENTIRELY. A NEW PRIVATE COURTYARD WITH 5'-6" (MAX) HIGH STUCCO-FACED CMU WALLS IS ALSO PROPOSED.

OWNER: CANYON ROOM HOLDINGS, LLC
218 N. RIVERCREST
FORT WORTH, TX 76107

REGULATORY AGENCY:
JURISDICTION: CITY OF SANTA FE

CONTACT INFORMATION: SANTA FE LAND USE DEPARTMENT
SANTA FE CITY HALL, 200 LINCOLN AVE.,
1ST FLOOR, SANTA FE, NEW MEXICO 87501
MAIN PHONE: (505) 955-6585

APPLICABLE CODES:

BUILDING CODE	2015 RESIDENTIAL BUILDING CODE (2015 IRC)
MECHANICAL CODE	2012 NEW MEXICO MECHANICAL CODE
ELECTRICAL CODE	2012 NEW MEXICO ELECTRIAL CODE
ENERGY CODE	2009 NEW MEXICO ENERGY CONSERVATION CODE
OTHER	SANTA FE COUNTY SUSTAINABLE LAND DEVELOPMENT CODE (SLDC)
	SANTA FE COUNTY FIRE CODE
	NEW MEXICO NIGHT SKY PROTECTION ACT

CITY LAND USE SUMMARY:
ZONING CLASSIFICATION: RC8 A-C

HEIGHT LIMIT REQUIRED PER ZONING = 24 FT
HEIGHT LIMIT PER HISTORICAL REVIEW = 16'-1", (ACTUAL HT. = 12'-4")

SETBACKS PER ZONING; STREET 7 FT, SIDES 5 FT, REAR 5 FT (IF YARDWALL 6 TO 8 FT IS BUILT, OTHERWISE 15 FT REAR SETBACK)

LOT AREA: .215 ACRES (9,365.4 SQ. FT.)

HISTORIC DISTRICT: "DOWNTOWN - EASTSIDE "

OVERLAY DISTRICT: NOT IN THE RIDGETOP OR FOOTHILLS ESCARPMENT

PARKING: 1 SPACE EACH PER SHORT-TERM DUPLEX RENTAL UNIT

BUILDING CODE SUMMARY:

OCCUPANCY GROUP R (TWO-FAMILY DUPLEX)

CONSTRUCTION TYPE V-B

NUMBER OF STORIES 1

AREA CALCULATIONS:

GROSS HEATED AREA*	1,023 SF
NO CHANGE IN SQUARE FOOTAGE	0 SF
TOTAL GROSS HEATED	1,023 SF

* "GROSS FLOOR AREA" AS DEFINED BY CITY SANTA FE CHAPTER 14 LAND USE CODE

FIRE PROTECTION: SPRINKLERS NOT REQUIRED

SHEET INDEX

A001 COVER SHEET (THIS SHEET)

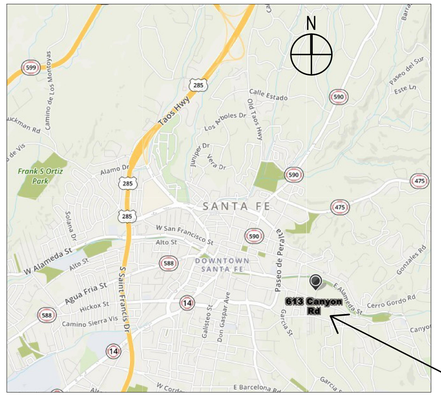
PLAT OF BOUNDARY SURVEY

AS-101 EXISTING ARCHITECTURAL SITE PLAN
AS-102 ENLARGED EXIST. ARCHITECTURAL SITE PLAN
AS-103 NEW ARCHITECTURAL SITE PLAN
AS-104 ENLARGED NEW ARCHITECTURAL SITE PLAN

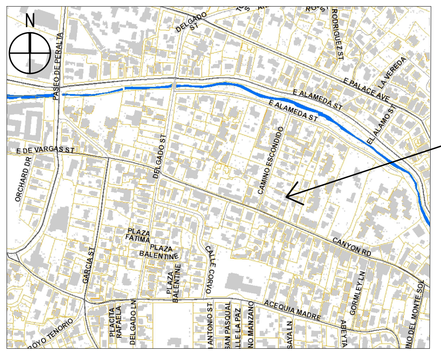
A-101 EXISTING FLOOR PLAN
A-102 NEW FLOOR PLAN

A-201 EXIST. AND NEW EXT. ELEVATIONS (EAST)
A-202 EXIST. AND NEW EXT. ELEVATIONS (SOUTH)
A-203 EXIST. AND NEW EXT. ELEVATIONS (WEST)
A-204 EXIST. AND NEW EXT. ELEVATIONS (NORTH)

VICINITY MAP



LOCATION MAP



HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
HOOPES + ASSOCIATES ARCHITECTS
333 MONTEZUMA AVE. SUITE 200
SANTA FE, NM 87501
P. 505.986.1010
W. www.hoopesarchitects.com

DUPLEX
RENOVATIONS

PROJECT NO. 1808

613 CANYON ROAD, UNIT C1 AND C2
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

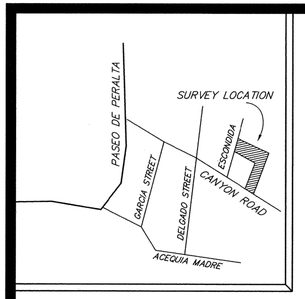
H.D.R.B. SUBMITTAL SET

COVER SHEET

A-001

PLAT OF BOUNDARY SURVEY 814008
FOR
CANYON ROOM HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY

HEREBY DESIGNATED TRACT A & TRACT B
SITUATE AT 143 CAMINO ESCONDIDO &
613 CANYON ROAD, RESPECTIVELY,
CITY OF SANTA FE, SANTA FE COUNTY,
NEW MEXICO.



VICINITY MAP

SCALE: 1"=20'

0 20 40 60

LEGEND

- Sewer Manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.
- Utility box.

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND CORNERS ON THE NORTHERLY BOUNDARY OF TRACT 1, (S 66°48'42" E), NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID.

2. TRACT A IS BASED ON A WARRANTY DEED, FROM SALOMAN JUAN & IRENE G. VIGIL TO IGNACIO L. VIGIL, DATED 31 DECEMBER, 1960, RECORDED AS INT. No. 255,585, RECORDS OF SANTA FE COUNTY. (HARVEY PLAT ER 1435), TRACT B IS BASED ON PERSONAL REP DEED, RECORDED IN BK. 1117, P. 520, DATED 29 NOV. 1994.
REFERENCE SURVEY FOR IGNACIO VIGIL, BY MADE BY JAMES HARVEY, DATED MARCH 10, 1960.
REFERENCE DEED FOR BOTH TRACTS, BK. 1129, P. 397–399.

CERTIFICATE

I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

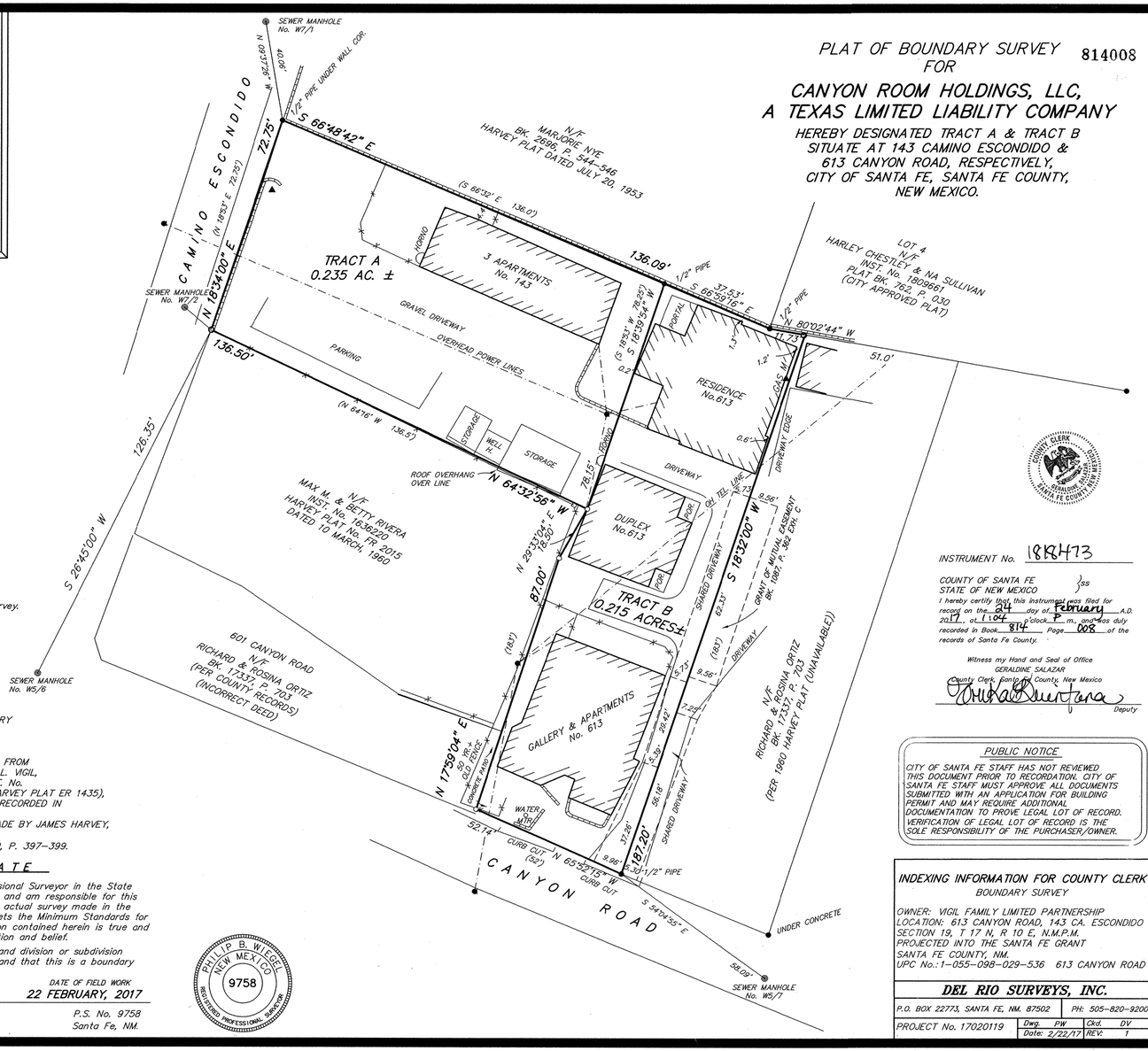
I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

DATE OF FIELD WORK
22 FEBRUARY, 2017

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM.

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR



INSTRUMENT No. 1888473

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 24 day of February A.D. 2017, at 1:04 o'clock P m. and was duly recorded in Book 814 Page 008 of the records of Santa Fe County.

Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, New Mexico

Deputy

PUBLIC NOTICE

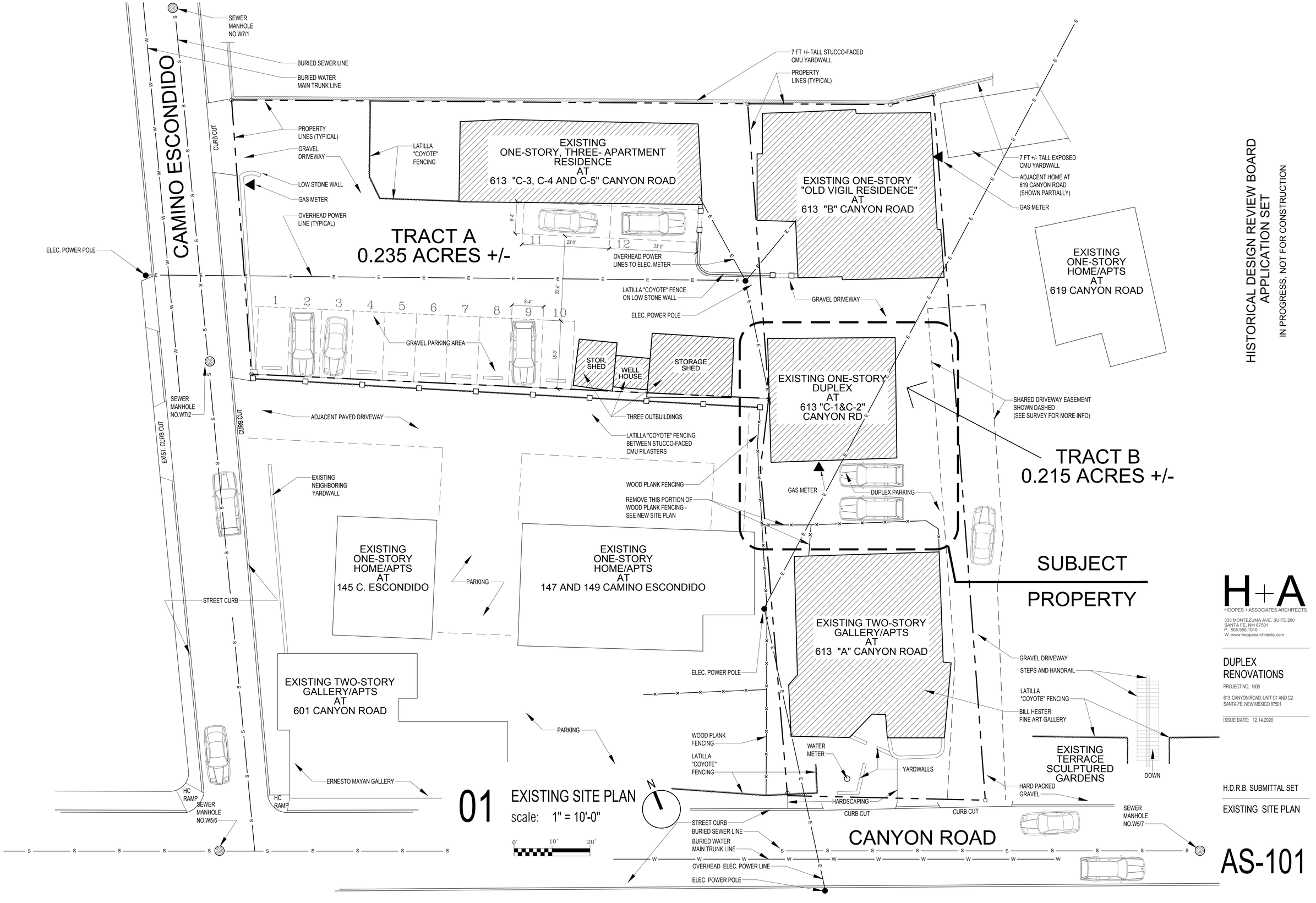
CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

INDEXING INFORMATION FOR COUNTY CLERK
BOUNDARY SURVEY

OWNER: VIGIL FAMILY LIMITED PARTNERSHIP
LOCATION: 613 CANYON ROAD, 143 CA. ESCONDIDO
SECTION 19, T 17 N, R 10 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
SANTA FE COUNTY, NM.
UPC No.: 1-055-098-029-536 613 CANYON ROAD

DEL RIO SURVEYS, INC.
P.O. BOX 22773, SANTA FE, NM. 87502 PH: 505-820-9200

PROJECT No. 17020119	Dwg. PW	Ckd. DV
	Date: 2/22/17	REV: 1



01 EXISTING SITE PLAN

scale: 1" = 10'-0"

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
HOOPES + ASSOCIATES ARCHITECTS
333 MONTEZUMA AVE. SUITE 200
SANTA FE, NM 87501
P. 505.986.1010
W. www.hoopesarchitects.com

DUPLEX RENOVATIONS

PROJECT NO. 1808

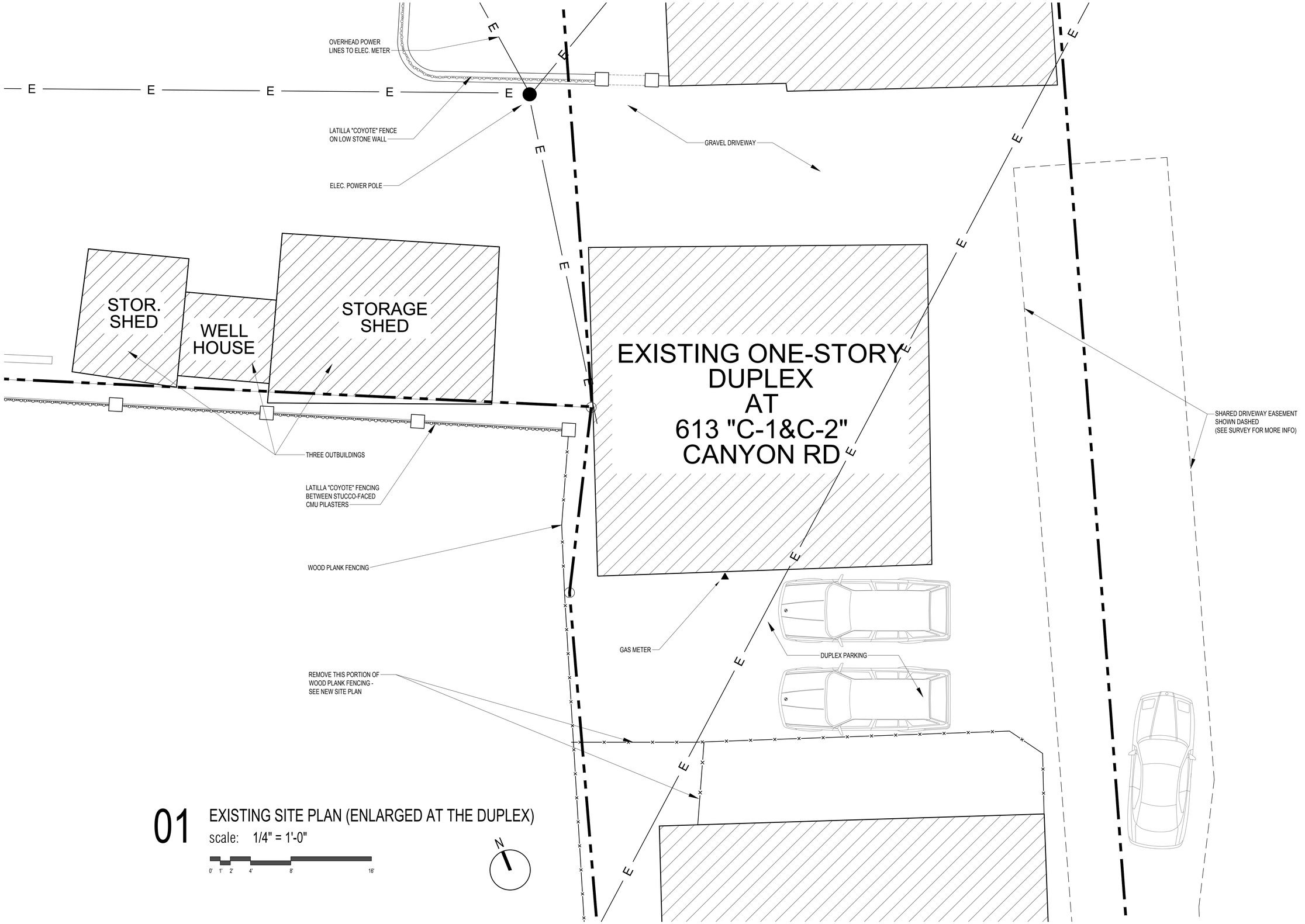
613 CANYON ROAD; UNIT C1 AND C2
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

EXISTING SITE PLAN

AS-101



01 EXISTING SITE PLAN (ENLARGED AT THE DUPLEX)

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

0' 1' 2' 4' 8' 16'

N

HISTORICAL DESIGN REVIEW BOARD
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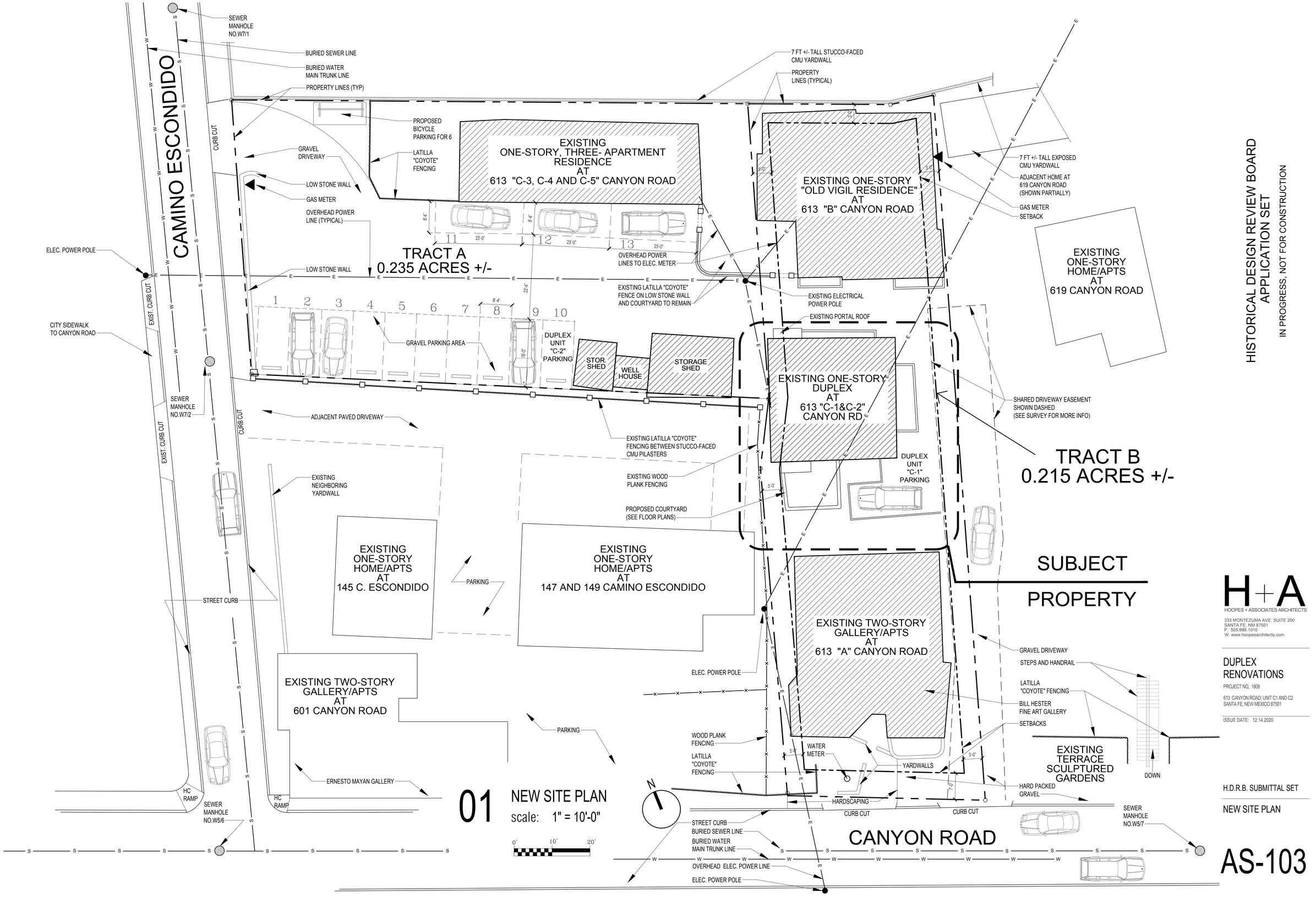
H.D.R.B. SUBMITTAL SET

EXISTING SITE PLAN

AS-102



01 NEW SITE PLAN

scale: 1" = 10'-0"

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

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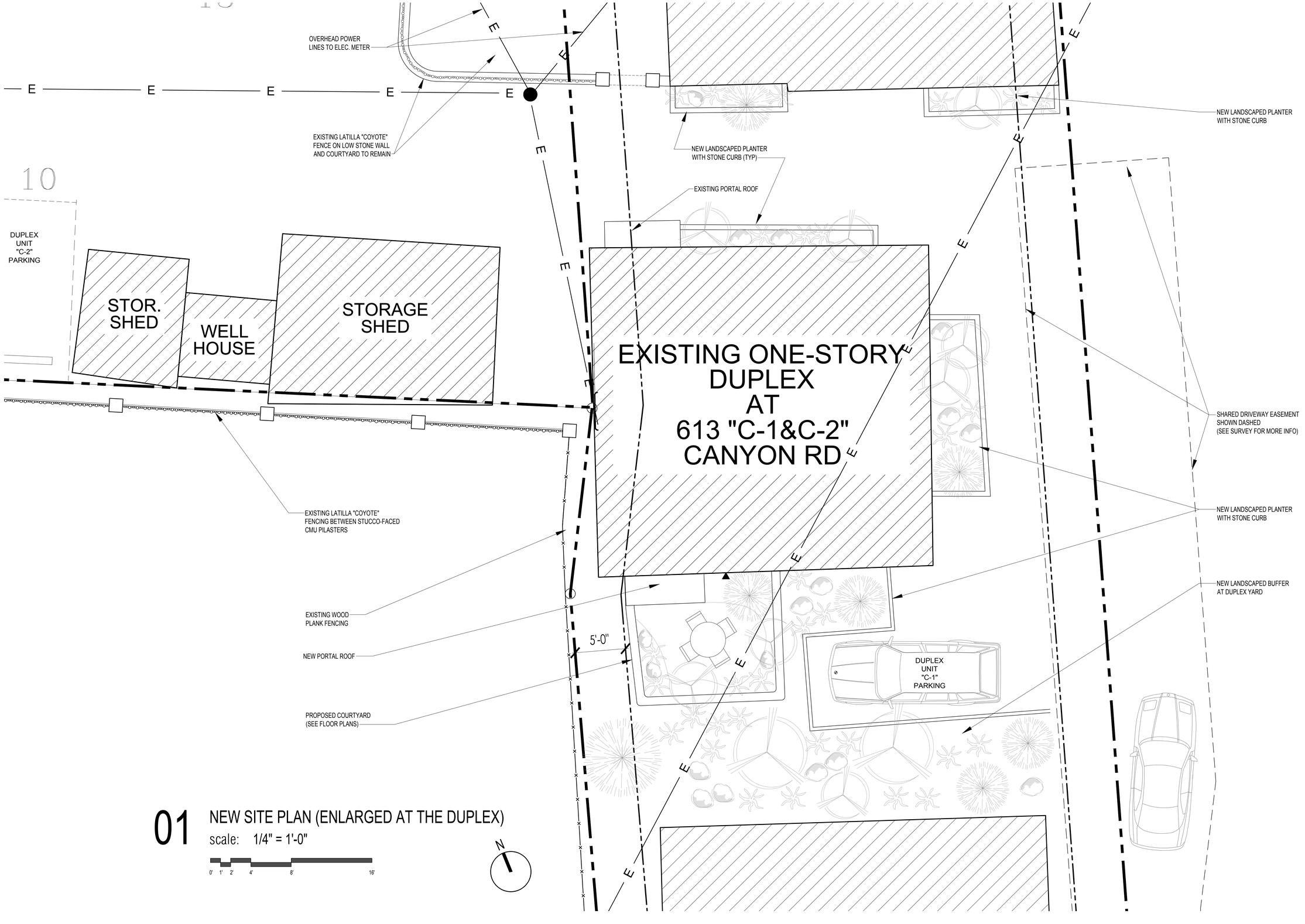
H.D.R.B. SUBMITTAL SET

NEW SITE PLAN

AS-103



01 NEW SITE PLAN (ENLARGED AT THE DUPLEX)

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

0' 1' 2' 4' 8' 16'

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

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DUPLEX RENOVATIONS

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SANTA FE, NEW MEXICO 87501

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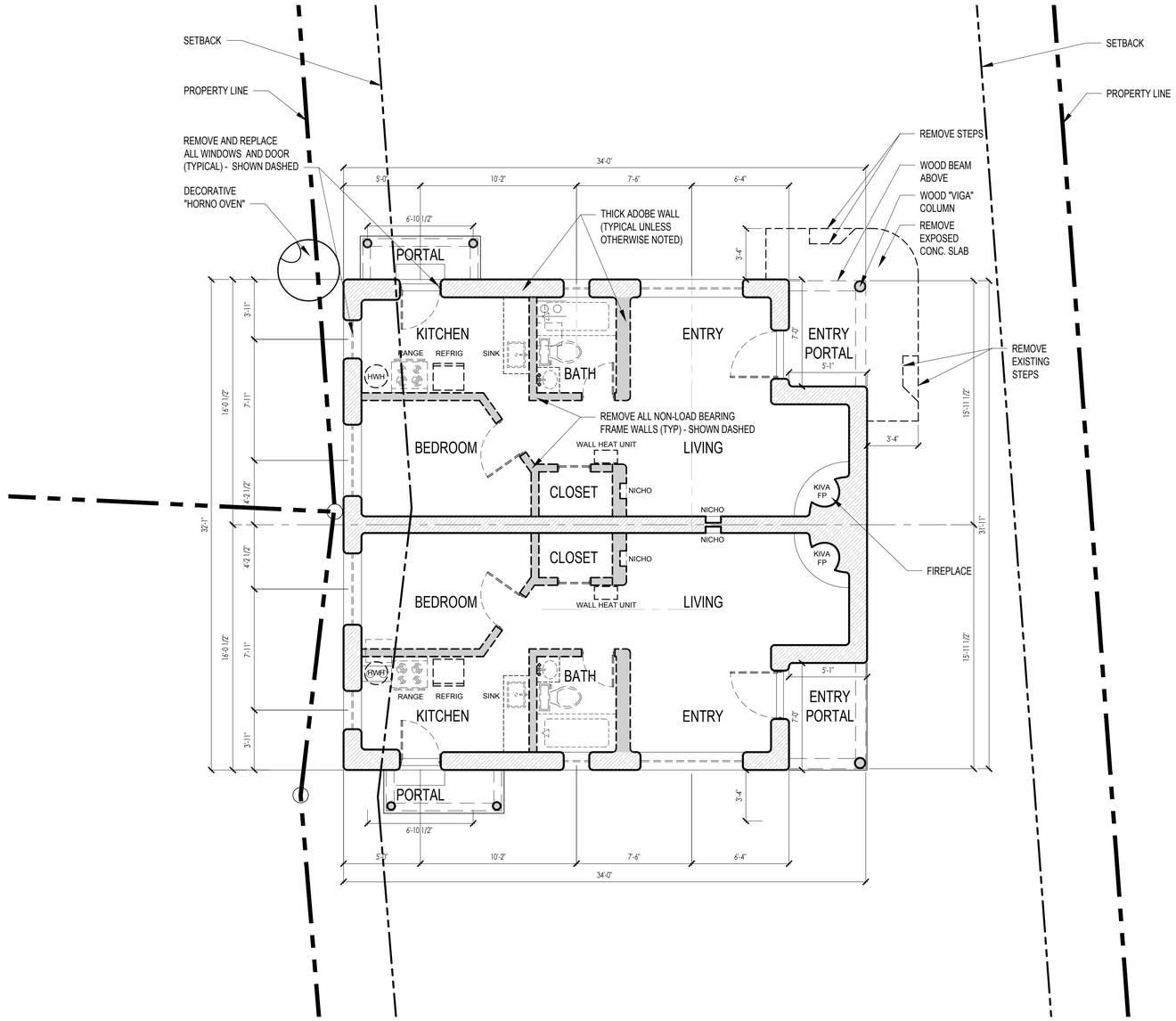
H.D.R.B. SUBMITTAL SET

ENLARGED NEW SITE PLAN

AS-104



01 EXIST/DEMO FLOOR PLAN

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

0' 1' 2' 4' 8' 16'

N

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
HOOPES + ASSOCIATES ARCHITECTS

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SANTA FE, NM 87501
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DUPLEX RENOVATIONS

PROJECT NO. 1808

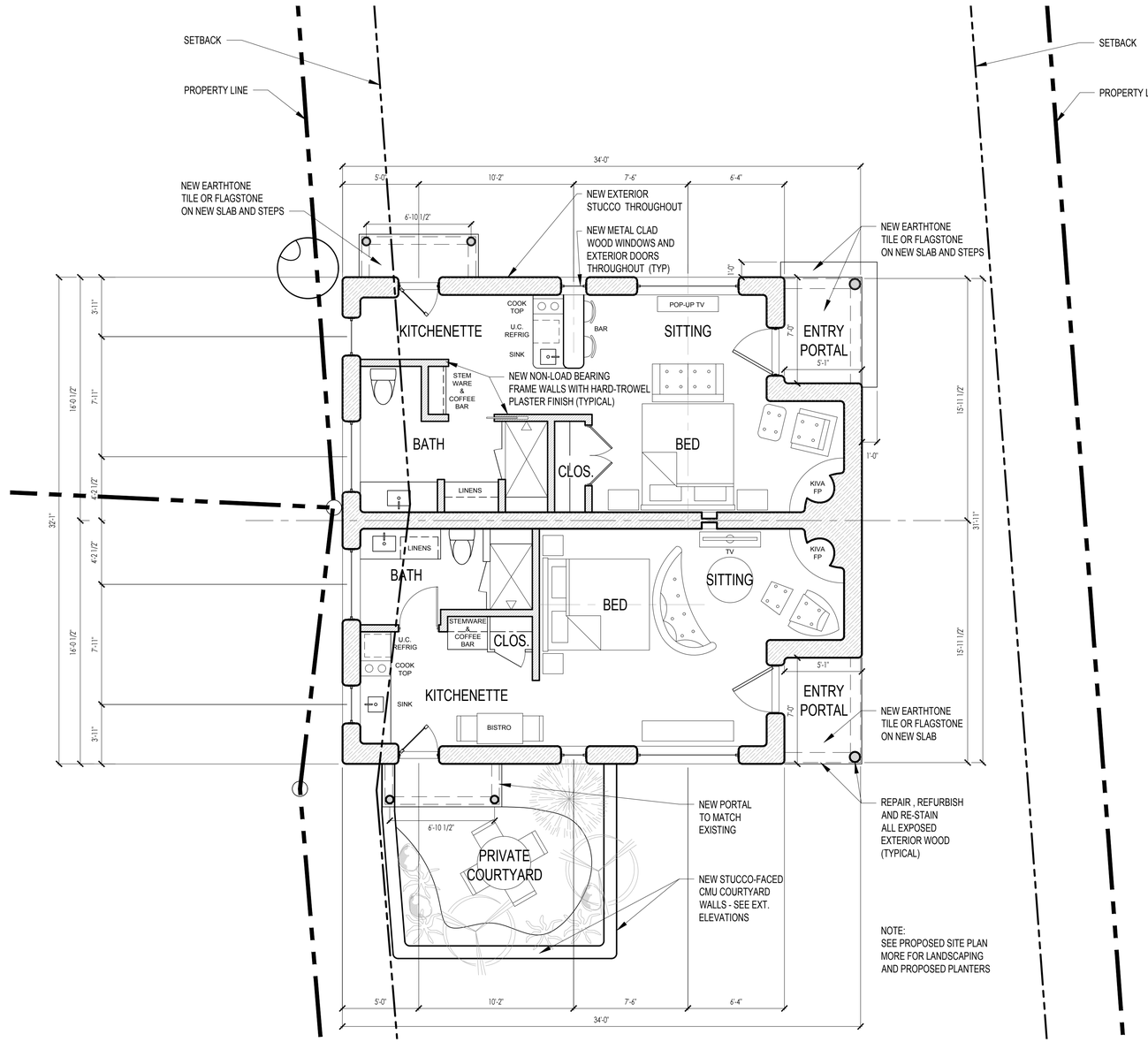
613 CANYON ROAD: UNIT C1 AND C2
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

EXISTING / DEMO. FLOOR PLAN

A-101



01 PROPOSED FLOOR PLAN

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

0' 1' 2' 4' 8' 16'

N

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
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DUPLEX
RENOVATIONS

PROJECT NO. 1808

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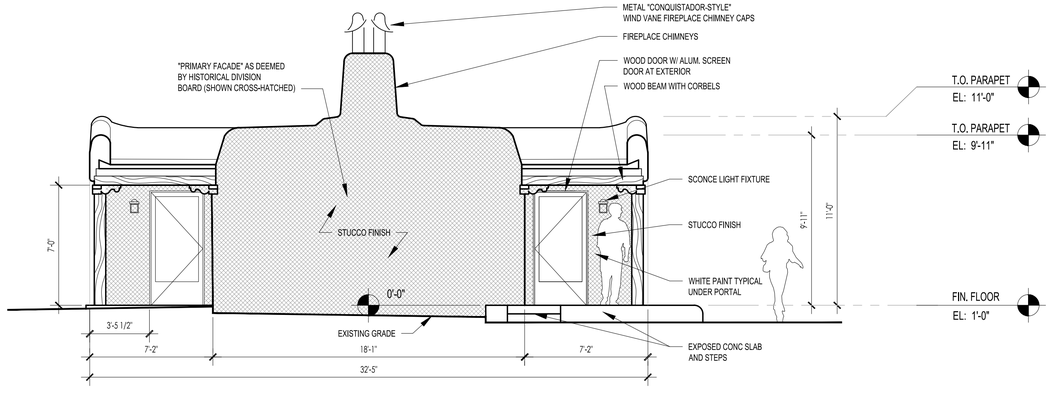
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

PROPOSED FLOOR
PLAN

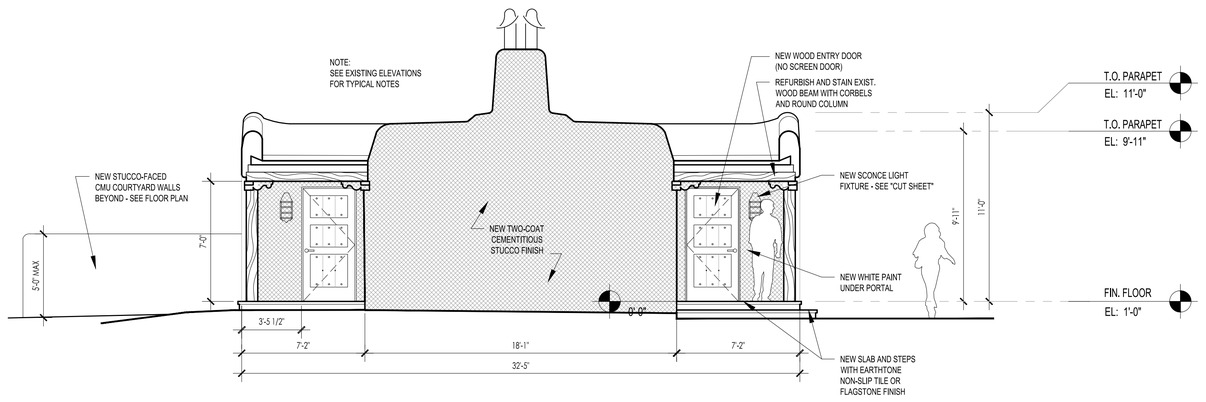
A-102



02 EXISTING EAST ELEVATION

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

0' 1' 2' 4' 8' 16'



01 PROPOSED EAST ELEVATION

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

0' 1' 2' 4' 8' 16'

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

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DUPLEX
RENOVATIONS

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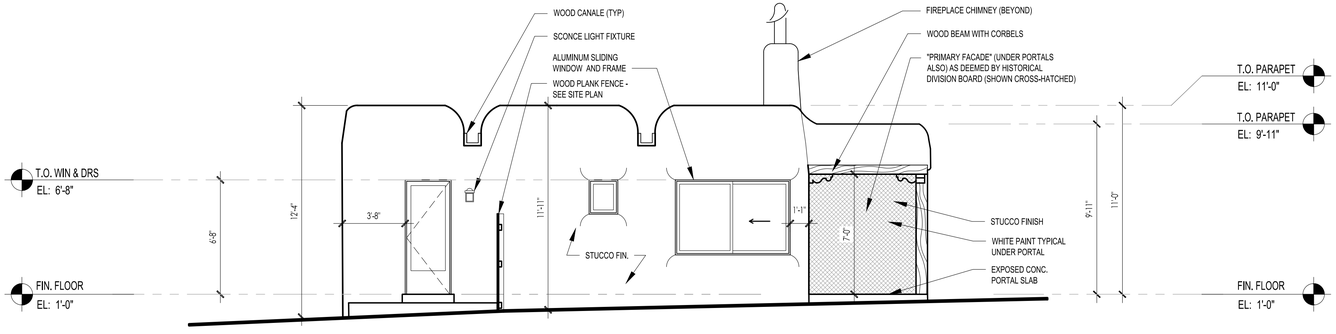
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

EXISTING / PROPOSED
EXTERIOR ELEVATIONS

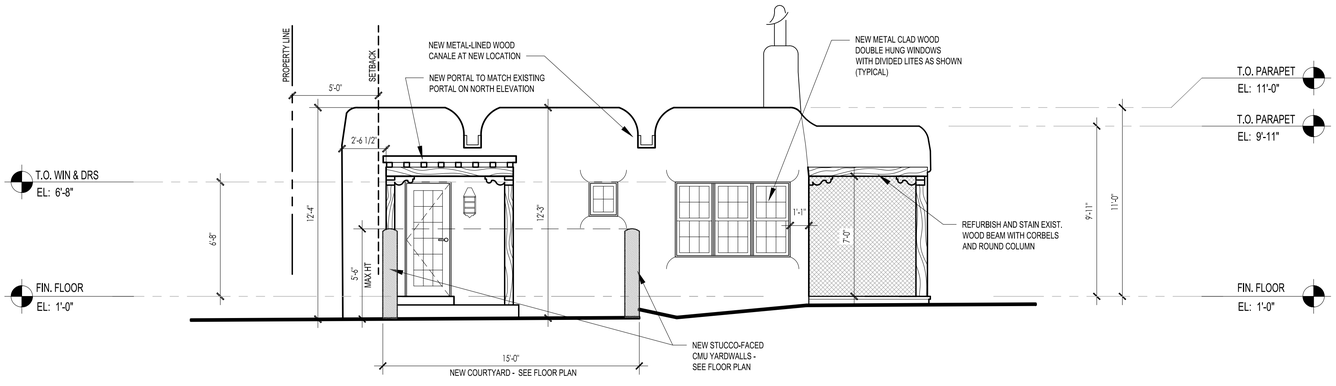
A-201



02 EXISTING SOUTH ELEVATION

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

0' 1' 2' 4' 8' 16'



01 PROPOSED SOUTH ELEVATION

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

0' 1' 2' 4' 8' 16'

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
HOOPES + ASSOCIATES ARCHITECTS

333 MONTEZUMA AVE. SUITE 200
SANTA FE, NM 87501
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DUPLEX
RENOVATIONS

PROJECT NO. 1808

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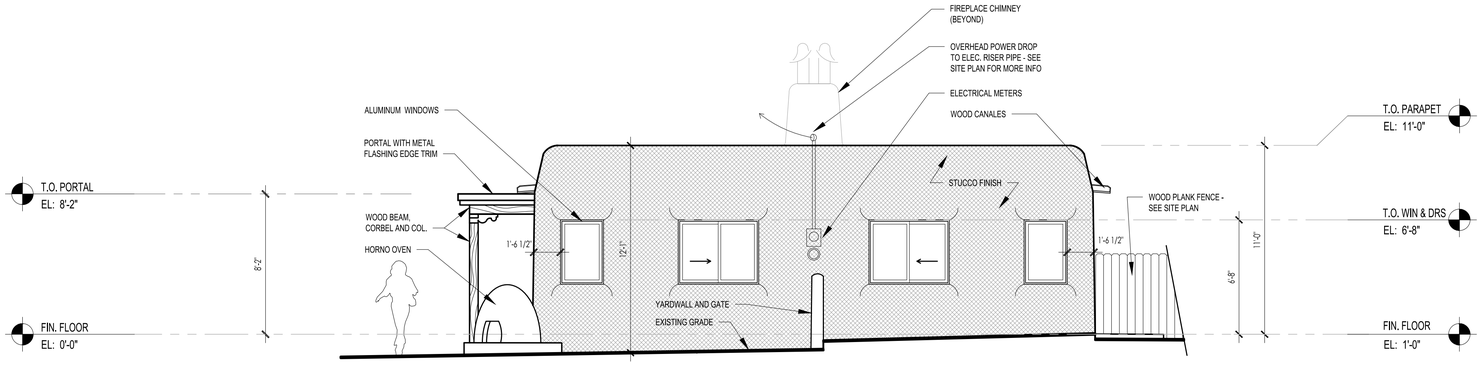
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

EXISTING / PROPOSED
EXTERIOR ELEVATIONS

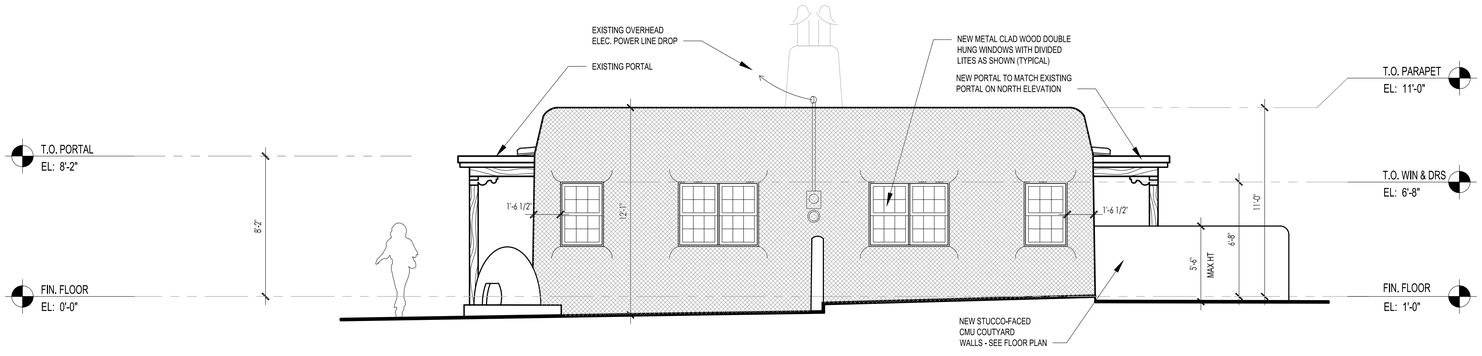
A-202



02 EXISTING WEST ELEVATION

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

0' 1' 2' 4' 8' 16'



01 PROPOSED WEST ELEVATION

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

0' 1' 2' 4' 8' 16'

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

IN PROGRESS, NOT FOR CONSTRUCTION

H+A
HOOPES + ASSOCIATES ARCHITECTS

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DUPLEX
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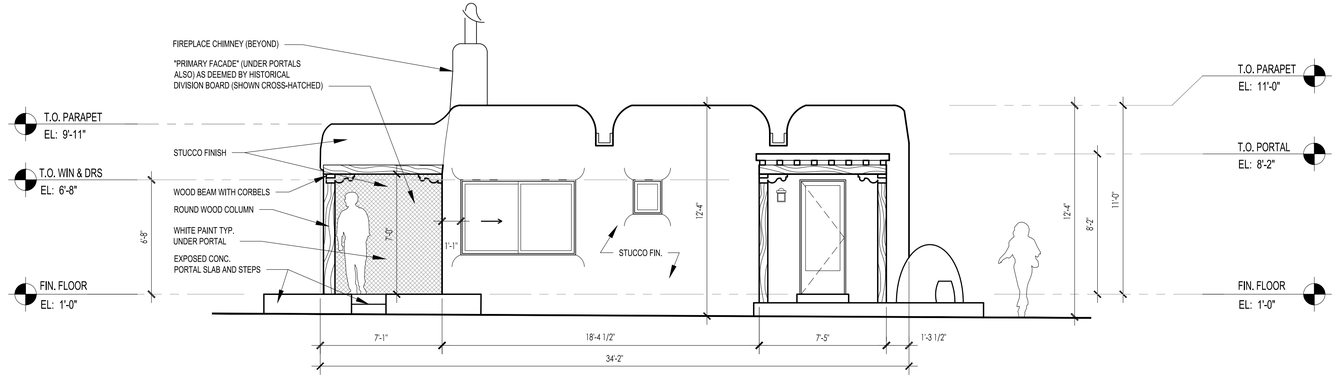
ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

EXISTING / PROPOSED
EXTERIOR ELEVATIONS

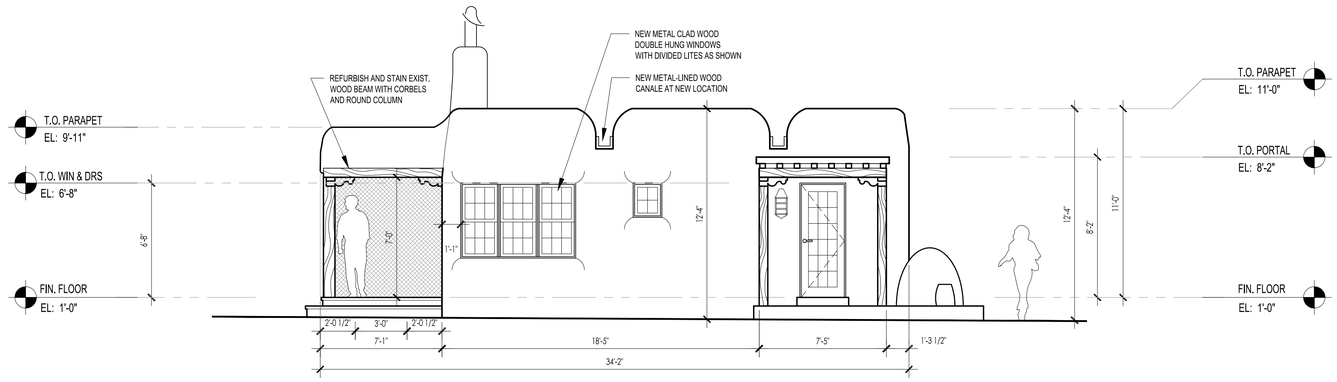
A-203



02 EXISTING NORTH ELEVATION

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

0' 1' 2' 4' 8' 16'



01 PROPOSED NORTH ELEVATION

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

0' 1' 2' 4' 8' 16'

HISTORICAL DESIGN REVIEW BOARD
APPLICATION SET

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H+A
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DUPLEX
RENOVATIONS

PROJECT NO. 1808

613 CANYON ROAD; UNIT C1 AND C2
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 12.14.2020

H.D.R.B. SUBMITTAL SET

EXISTING / PROPOSED
EXTERIOR ELEVATIONS

A-204

H+A

RESIDENTIAL RENOVATION – EXTERIOR COLORS

613 C1 & C2 CANYON ROAD; EASTSIDE HISTORICAL DISTRICT, SANTA FE
EXISTING DUPLEX DECEMBER 24, 2020



STUCCO

HOUSE AND YARDWALLS COLOR:
"ADOBE #116 BY EL REY
CEMENTITIOUS 3-COAT SYSTEM



EXPOSED WOOD STAIN (STAIN CHIP SAMPLE)

BEAM, COLUMN AND LINTEL COLOR:
"WOODBRIDGE #ST-116 BY BEHR
SEMI-TRANSPARENT WOOD STAIN



METAL CLAD WINDOW & EXT. DOOR COLOR

COLOR: "NUTMEG"
BY KOLBE WINDOWS & DOORS CO.



EXTERIOR SHIELDED LIGHT SCONCE

BRONZE-PATINAED METAL
"DARK SKY" APPROVED

Hoopes + Associates, Architects Ltd. Co.
PO Box 9427
Santa Fe. NM 87504
505.986.1010

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003109--HDRB

Project Description:

Project Location(s): 128 W BERGER ST
Santa Fe, NM 87505

Contacts:

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

Historic District: HD: Don Gaspar Area

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:

Year of Construction: 1960s

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: February 23, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-003109-HDRB

Address: 128 West Berger
Historic Status: non-contributing
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

___ Preliminary 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

128 West Berger Street is a property with non-contributing status to the Don Gaspar Area Historic District. The existing shed was already reviewed for status in 2018, but the street-lining yard wall was not designated.

The wall was built in around 1960 of concrete masonry and has been plastered several times since then.

There are a number of similarly high walls close to the street in this streetscape.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 2000

IDENTIFICATION

ADDRESS: 130-132 West Berger Street

OLD ID NUMBER:

SANTA FE ID NUMBER: 5590

UTM REFERENCE EASTING NORTHING

ZONE 13 414770 3948500

LEGAL DESCRIPTION:

BUILDING NAME:

TNSP 17N RANGE 9E SEC 28 NW 1/4 SW 1/4

FIELD MAP
Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION: SOURCE(S)
1930 ESTIMATE
1930-6 ACTUAL

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:

X YES ____ NO

WHAT TYPE? storage

IF INVENTORIED, LIST ID NUMBER(S)

5591 5592

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR NA

EXPLAIN: not historic

OVERALL CONDITION:

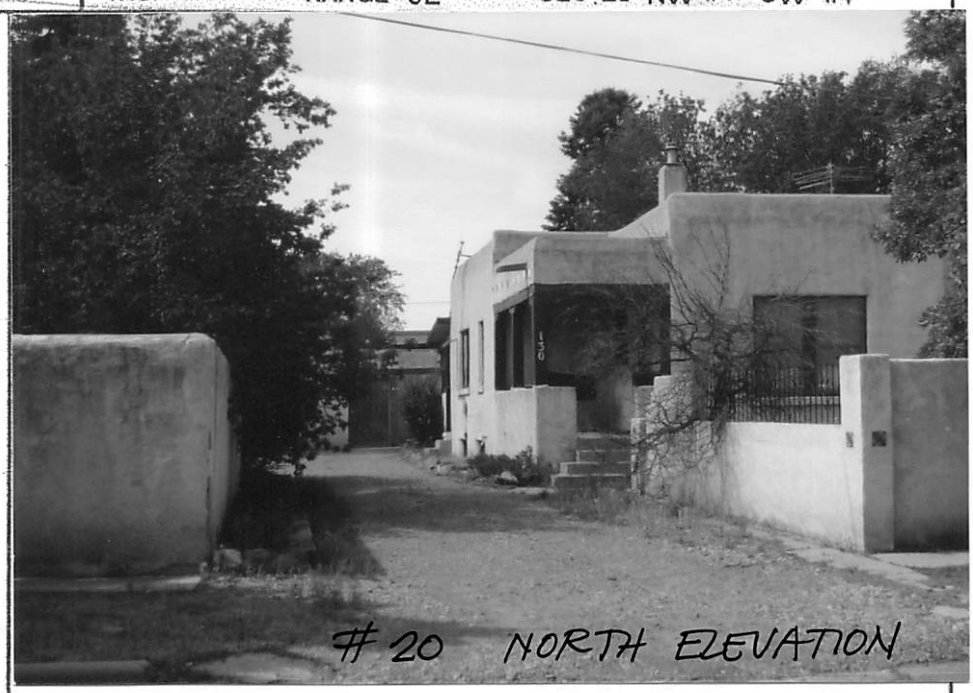
____ EXCELLENT ____ GOOD

____ FAIR X DETERIORATED

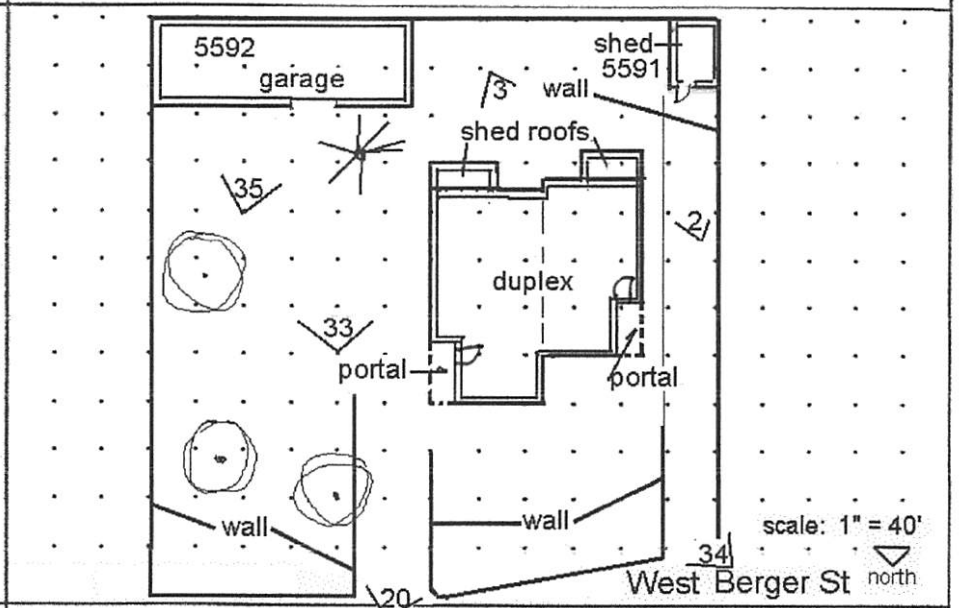
BUILDING THREATENED?

____ YES X NO

PHOTO



SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES X NO ____ ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES X NO ____ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 2000 BY CC

NEGATIVES WITH NMHPD ROLL # 9 NEG # 1-3
10 29-36

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY

ADDRESS: 130-132 West Berger Street

OLD ID NUMBER:

SANTA FE ID NUMBER: 5590

UTM REFERENCE: EASTING NORTH

ZONE 13 414770 3943

LEGAL DESCRIPTION:

TNSP 17N RANGE 9E SEC 23 NW 1/4 SW 1/4

BUILDING NAME:

FIELD MAP: Santa Fe Historic Status Map 1990

DATE OF CONSTRUCTION: SOURCE(S)

1930 ESTIMATE

1930-6 ACTUAL

ARCHITECTURAL STYLE: Spanish Pueblo Revival

USE:

HISTORIC: residential

OTHER _____

PRESENT: residential

OTHER _____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? storage

IF INVENTORIED, LIST ID NUMBER(S):

5591 5592

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR NA

EXPLAIN: not historic

OVERALL CONDITION:

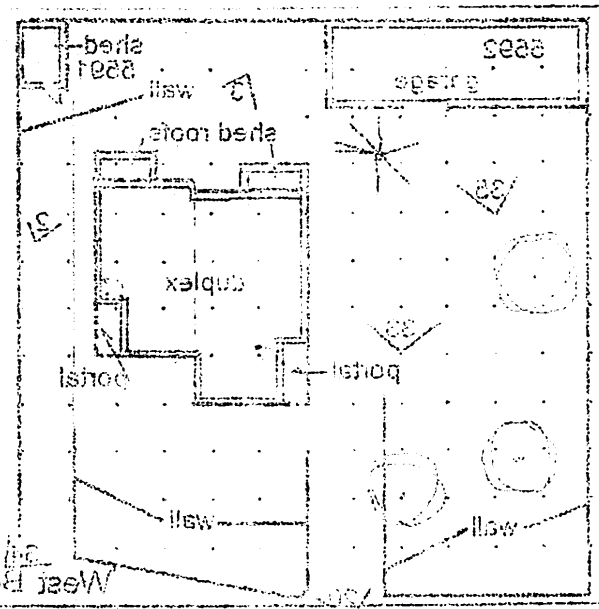
___ EXCELLENT ___ GOOD

___ FAIR X DETERIORATED

BUILDING THREATENED?

___ YES X NO

SURVEYED 29-36 BY [illegible]



LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES X NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES X NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

NEGATIVES WITH NMHPC ROLL # 9 NEG # 1-3

10 29-36

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat roof with parapets and canales shed roofs at rear of ea. unit	
BUILDING WALLS	adobe	
FOUNDATIONS	concrete	APPROX. HEIGHT (FT.) 15'
DOORS	wood panel & french doors metal overhead garage door	
WINDOWS	wood double hung, some in pairs lug sills fixed at sun room wood casements at garage	
PORCHES OR PORTALES	inset with exposed beam and posts, low wall	
ARCHITECTURAL DETAILS	metal grille insets in yard wall, exposed lintels, additive massing	
FENCES/WALLS	5' tile walls	
SITE FEATURES	large yard enclosed by wall large mature trees, deciduous & evergreen	
OTHER/ COMMENTS	shed has shed roof , wood panel door with 2 lights, metal sash garage/shed has flat roof with parapets, metal garage door, grouping of 3 4-light wood casement windows.	

ADDITIONAL PHOTOGRAPHS





ROOFS & DRAINS	flat roof with parapets and canales	shed roofs at rear of ea. unit
BUILDING WALLS	adobe	
FOUNDATIONS	concrete	APPROX. HEIGHT (FT.) 15'
DOORS	wood panel & [illegible] doors	metal overhead garage door
WINDOWS	wood double [illegible], some in pairs lug sills fixed at sun room wood casements at garage	
PORCHES OR PORTALES	inset with exposed beam and posts, low wall	
ARCHITECTURAL DETAILS	metal grille inserts in yard wall, exposed [illegible]ntals, additive massing	
FENCES/WALLS	5' tile walls	
SITE FEATURES	large yard enclosed by wall large mature trees, deciduous & evergreen	
OTHER/ COMMENTS	shed has shed roof, wood panel door with 2 lights, metal sash garage/shed [illegible] flat roof with parapets, metal garage door, grouping of [illegible]-light wood casement windows.	

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITIONS

ADDITIONAL PHOTOGRAPHS

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

IDENTIFICATION

ADDRESS

130-132 W. Berger Street

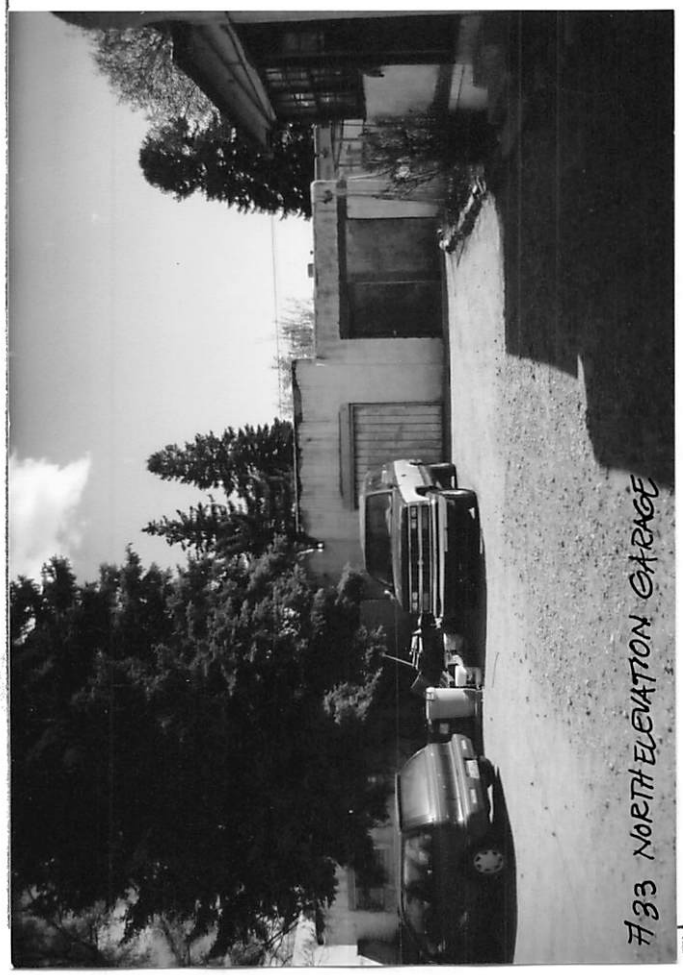
ID NUMBER:

SANTA FE ID NUMBER: 5590,1,2

SURVEYED/RESEARCHED

DATE 5/00 BY CC







historic

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H559

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 138	UTM reference zone 12 (13)	easting 414620 northing 3942370

location description
130 W Berger
132 W Berger

city/town
Santa Fe

land grant/reservation

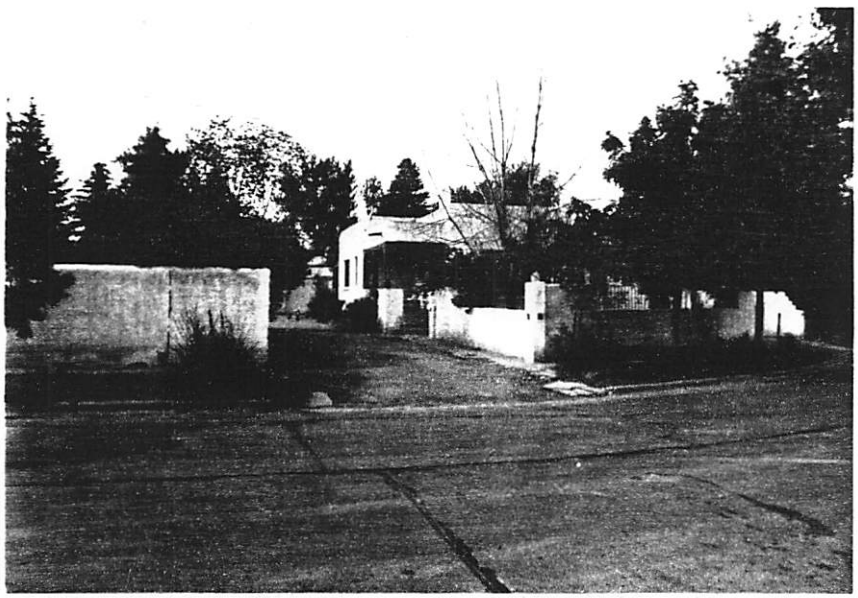
building name

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

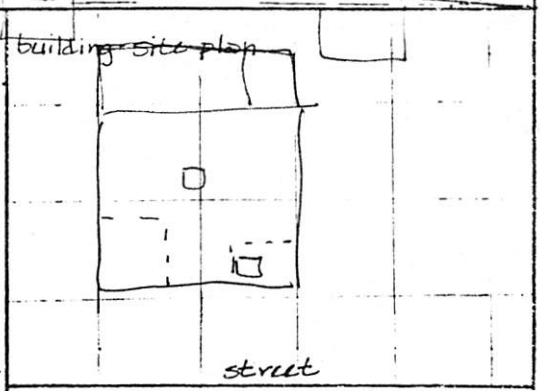
film roll by E.T. no. 5

negative nos. ~~2a~~ 27

loc. of neg. City of Santa Fe



building site plan



date of construction
1940 estimate 1930-36 actual

source
City Directory

use
present (residential)
other ___
historic (residential)
other ___

condition
___ excellent ___ good
X fair ___ deteriorating

degree of remodeling
___ minor X moderate ___ major
describe:
add'n

surroundings
Res

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
___ significant X contributing
X supporting ___ intrusive

associated buildings? X yes
what type?
2 gargs-stucco
if inventoried, list ID nos.

see back? ___ yes

style
Pueblo Revival

foundation material
n/v

wall material/surface
stucco

architectural features
corner porch
vigas cut off
wd d/h 6-6
rear addn w/ overhang parapet

comments
stucco wall follows curve

on 1936-37 CD Kennedy E.L.
on 1968 Sanborn update

STREETSCAPE





STREETSCAPE





STREETSCAPE







EXISTING SHED (NON CONTRIBUTING)
BUILT APPROXIMATELY SAME TIME AS
WALL

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003110--HDRB

Project Description:

Project Location(s): 128 W BERGER ST
Santa Fe, NM 87505

Contacts:

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

Historic District: HD: Don Gaspar Area

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:

Year of Construction: 1960s

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: February 23, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-003110-HDRB

Address: 128 West Berger Street
Historic Status: Non-contributing
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

___ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(H) Don Gaspar Area Historic District.

BACKGROUND & SUMMARY:

128 West Berger Street is a property with non-contributing status to the Don Gaspar Area Historic District. The shed in the back of the lot was designated non-contributing.

The lot was part of a consolidation in 2018 so that no access is currently available from the street. The applicant now proposes to create a 14 foot wide opening to allow access to the lot and the apartments located on it. This will include a gate that will be constructed to a height of 4 feet 7 inches, which is the maximum allowable wall height. It will be a “Sage” green steel frame to match the house with a wood infill with a Cedar wood stain.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 2000

IDENTIFICATION

ADDRESS: 130-132 West Berger Street

OLD ID NUMBER:

SANTA FE ID NUMBER: 5590

UTM REFERENCE EASTING NORTHING

ZONE 13 414770 3948500

LEGAL DESCRIPTION:

BUILDING NAME:

TNSP 17N RANGE 9E SEC 28 NW 1/4 SW 1/4

FIELD MAP
Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION: SOURCE(S)
1930 ESTIMATE
1930-6 ACTUAL

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:

X YES ____ NO

WHAT TYPE? storage

IF INVENTORIED, LIST ID NUMBER(S)

5591 5592

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR NA

EXPLAIN: not historic

OVERALL CONDITION:

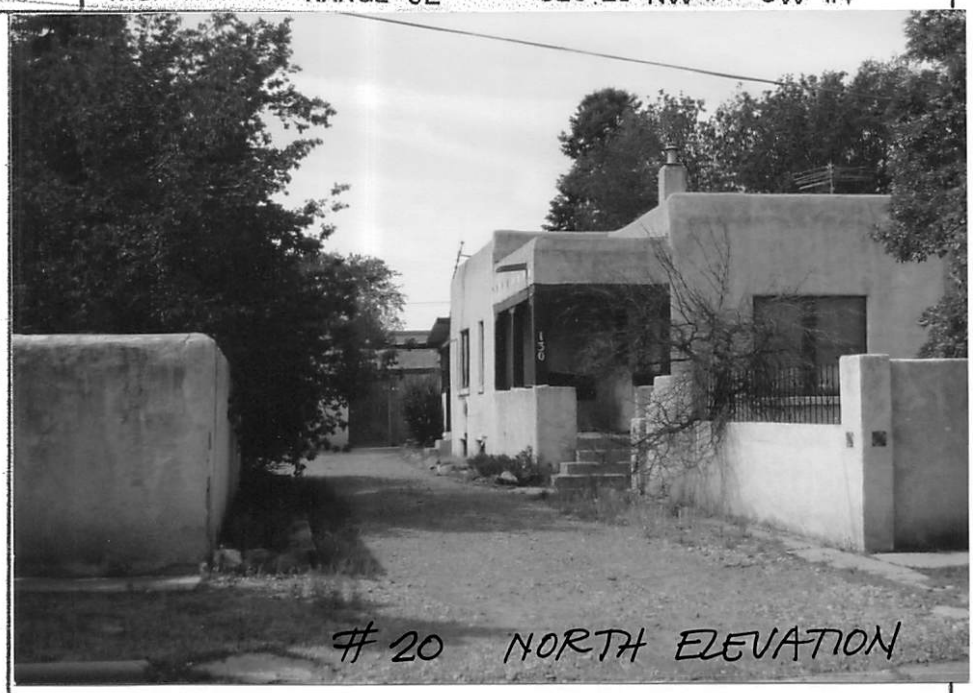
____ EXCELLENT ____ GOOD

____ FAIR X DETERIORATED

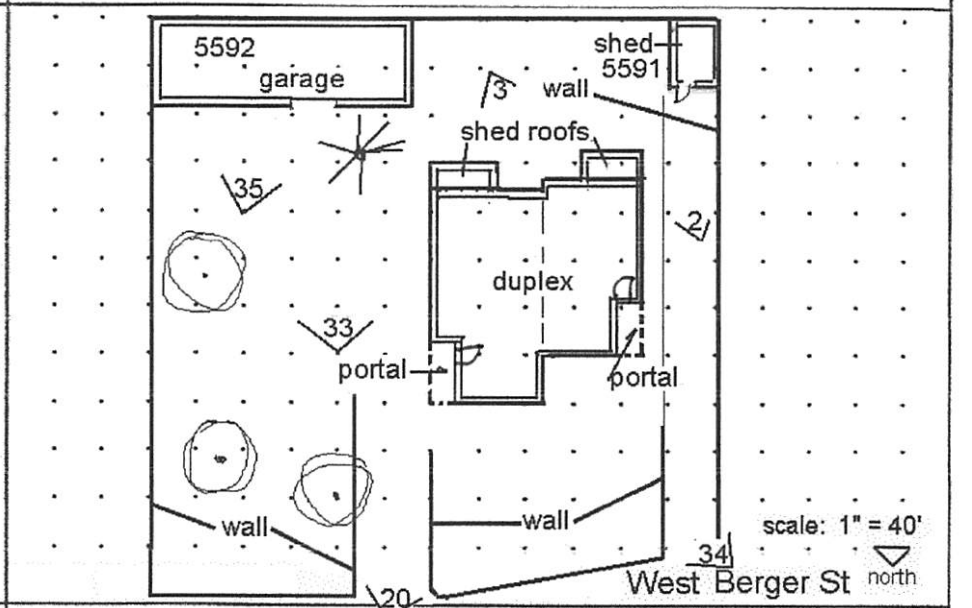
BUILDING THREATENED?

____ YES X NO

PHOTO



SITE PLAN



SIGNIFICANCE

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____ CONTRIBUTING ____ NON-CONTRIBUTING

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____ YES X NO ____ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 2000 BY CC

NEGATIVES WITH NMHPD ROLL # 9 NEG # 1-3
10 29-36

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat roof with parapets and canales shed roofs at rear of ea. unit	
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ADDITIONAL PHOTOGRAPHS





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

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SANTA FE ID NUMBER: 5590,1,2

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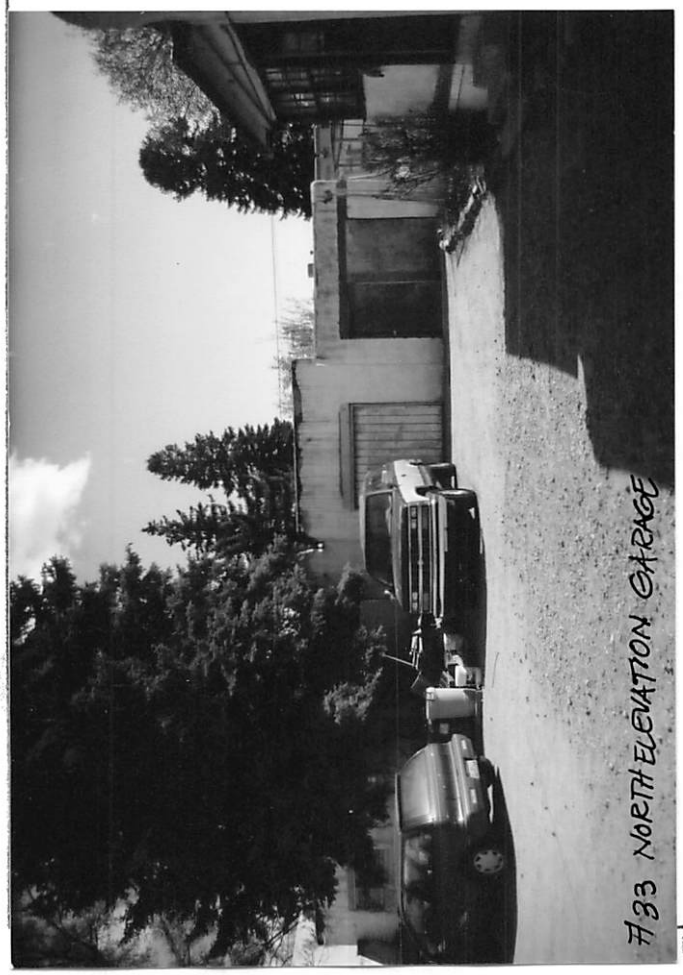
DATE 5/00 BY CC







historic

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H559

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 138	UTM reference zone 12 (13)	easting 414620 northing 3942370

location description
130 W Berger
132 W Berger

city/town
Santa Fe

land grant/reservation

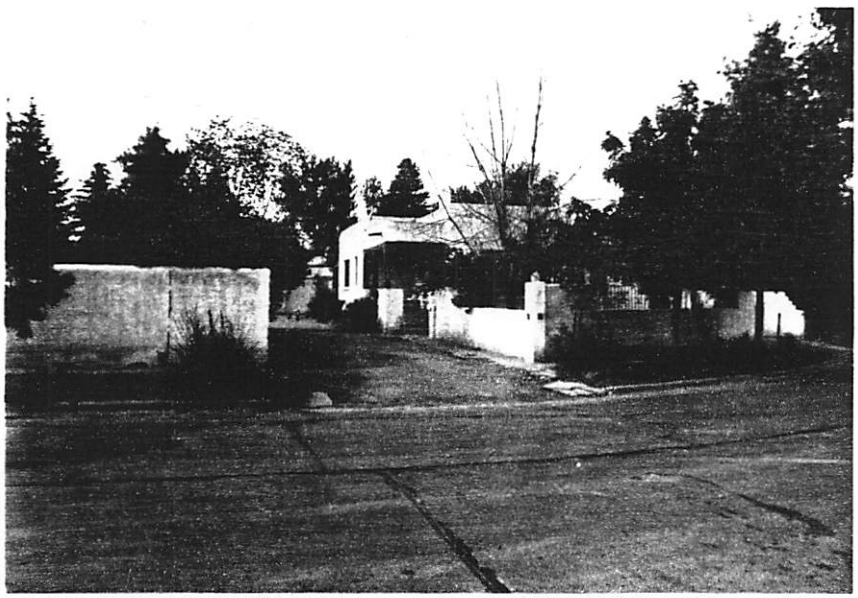
building name

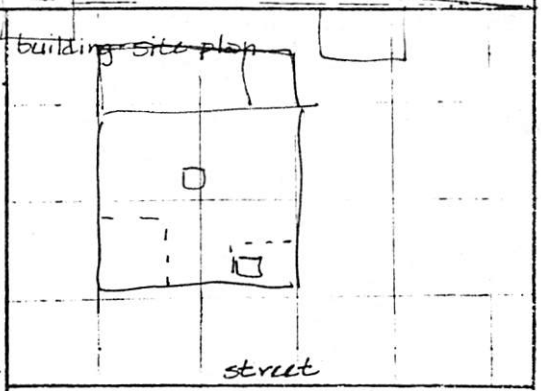
legal description
tnsp ___ N S range ___ E W sec ___

film roll by E.T. no. 5

negative nos. ~~2a~~ 27

loc. of neg. City of Santa Fe





date of construction
1940 estimate 1930-36 actual

source
City Directory

use
present (residential)
other ___
historic (residential)
other ___

condition
___ excellent ___ good
X fair ___ deteriorating

style
Pueblo Revival

foundation material
n/v

wall material/surface
stucco

degree of remodeling
___ minor X moderate ___ major
describe:
add'n

architectural features
corner porch
vigas cut off
wd d/h 6-6
rear addn w/ overhang
parapet

surroundings
Res

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
___ significant X contributing
X supporting ___ intrusive

comments
stucco wall follows curve

associated buildings? X yes
what type?
2 gargs-stucco
if inventoried, list ID nos.

on 1936-37 CD Kennedy E.L.
on 1968 Sanborn update

see back? ___ yes

January 18 2021

TO: Historical Committee

FROM: David Smith

Dear Committee,

I respectfully submit the following for your consideration.
I propose a status review of the existing street wall at 128 West Berger Street. Existing shed on property has already been reviewed and deemed non contributing.
According to Jean Baca, whose family previously owned the property, the wall was built in about 1960. It is built of concrete masonry units and plastered. several times over the years.

I also include a proposed opening and gate in the wall to vehicular and pedestrian access to the lot. 128 West Berger was initially part of property I bought in 2018. The property consisted of four original lots from the BUENA VISTA subdivision in the 1920's

In order the improve the existing duplex on the property, it was necessary to consolidate the four lots into two lots so that the duplex was located on a single lot with setbacks. This created lot 3, now with the address of 128 West Berger St.

Now, in order to improve the shed on the back of the property into an apartment (design already approved by Historical) I must provide street access according to Land Use regulations.

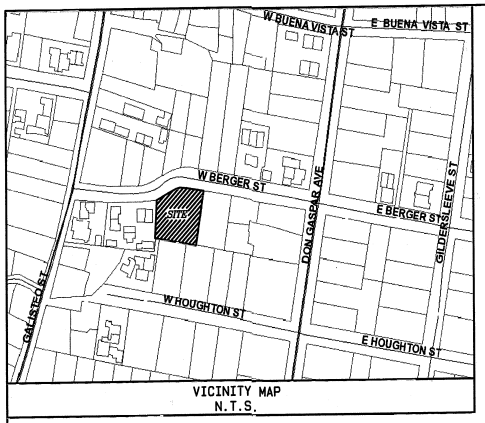
i propose a 14' opening with a gate as shown on drawing and photograph.

Sincerely
David Smith
owner

LOT CONSOLIDATION & LOT LINE ADJUSTMENT OF LOTS 1, 2, 3 & 4, BLOCK 2, OF THE BUENA VISTA ADDITION

841 36

LYING AND BEING SITUATED AT 130 BERGER STREET, WITHIN PROJECTED SECTION 25, T.17N., R.09E., N.M.P.M., IN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO



VICINITY MAP
N.T.S.

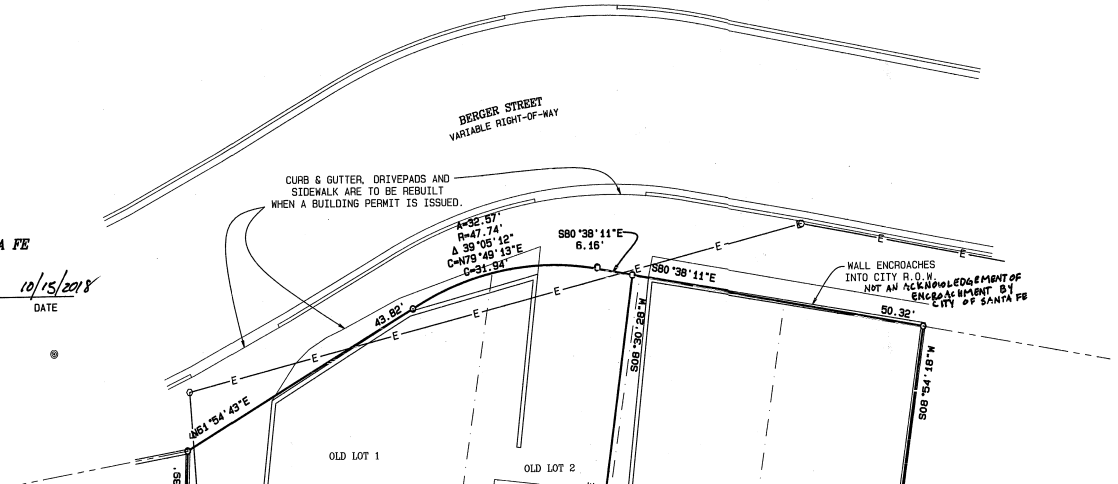
COUNTY OF SANTA FE

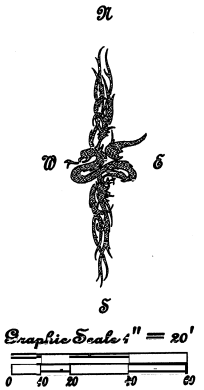
COUNTY TREASURER — DATE 10/15/2018

CITY OF SANTA FE
REVIEWED BY

CITY ENGINEER — DATE 11.1.18

CITY PLANNER — DATE 10/16/18





LEGEND

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR STAMPED, M. NOONAN N.M.P.L.S. No. 6998
- GAS METER
- CLEANOUT
- UTILITY POLE
- SANITARY SEWER MANHOLE
- ELECTRIC METER
- E — ELECTRICAL LINE
- FORMER LOT LINE
- ADJOINER BOUNDARY LINE

OWNER'S CONSENT

THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE LOT LINE ADJUSTMENT, LOT CONSOLIDATION AND PLATTING AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. THE UNDERSIGNED OWNER(S) DO HEREBY GRANT REASONABLE EASEMENTS TO ALL EXISTING PUBLIC UTILITIES. THESE LANDS LIE WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

LINDA SMITH, MANAGING PARTNER OF 231 WEST MANHATTAN, LLC

STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5TH DAY OF October, 2018.

NOTARY PUBLIC

6-28-2021
MY COMMISSION EXPIRES

OFFICIAL SEAL
James B Muir
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6-28-2021

NOTES:

1. BASIS OF BEARINGS IS TAKEN FROM AUTONOMOUS GPS OBSERVATIONS OF ASTRONOMIC NORTH ON AUGUST 27, 2018.
2. REFER TO PLAT ENTITLED" BUENA VISTA ADDITION" PREPARED BY WALTER G. TURLEY, N.M.P.S. No. 95, RECORDED IN BOOK 1, PAGE 76 ON DECEMBER 26, 1890 AT THE SANTA FE COUNTY CLERK'S OFFICE.
3. REFER TO PERSONAL REPRESENTATIVE'S DEED, ESTATE OF JOE RICHARD BACA TO 231 WEST MANHATTAN, LLC, RECORDED AS INSTRUMENT #1866763 ON SEPTEMBER 5, 2018 AT THE SANTA FE COUNTY CLERK'S OFFICE.
4. THIS LAND LIES WITHIN ZONE "X", AREAS OF MINIMAL FLOODING IN ACCORDANCE WITH THE FEDERAL INSURANCE ADMINISTRATION SPECIAL FLOOD HAZARD AREA MAP/F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE SANTA FE COMMUNITY PANEL No.35049C0412E, DATED DECEMBER 4, 2012.
5. REFER TO WARRANTY DEED, DAKOS TO WILLIAMS, RECORDED IN BOOK 101, PAGE 75 ON MARCH 30, 1955 AT THE SANTA FE COUNTY CLERK'S OFFICE.

SURVEYOR'S CERTIFICATE

I MITCHEL K. NOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY TO 231 WEST MANHATTAN, LLC THAT THIS LOT LINE ADJUSTMENT & LOT CONSOLIDATION PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 08/27/18

MITCHEL K. NOONAN — 10/05/18
N.M.P.L.S. No. 6998

MITCHEL K. NOONAN NEW MEXICO 6998 PROFESSIONAL LAND SURVEYOR

COUNTY OF SANTA FE) 1871789
STATE OF NEW MEXICO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 2 DAY OF NOV A.D. 2018, AT 10:56 O'CLOCK A M AND WAS DULY RECORDED IN PLAT BOOK 841 PAGE 36, OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, N.M.

DEPUTY

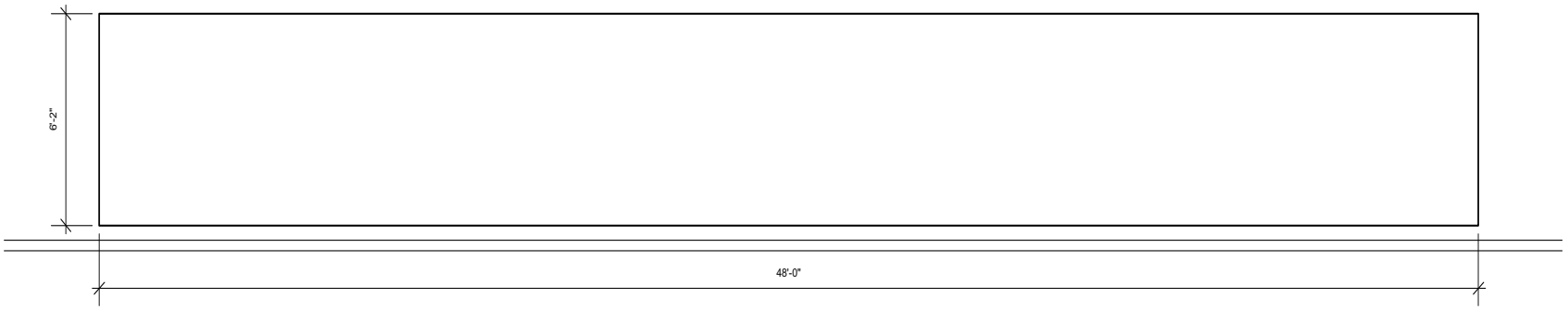
COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY NEW MEXICO

INDEXING INFORMATION FOR COUNTY CLERK	
UPC	1-054-098-119-345
OWNER:	231 WEST MANHATTAN, LLC
FILED:	INST. # 1866763
SUBDIVISION:	BUENA VISTA ADDITION
SECTIONS:	SECTION 25, T. 17 N., R. 09 E., N.M.P.M.

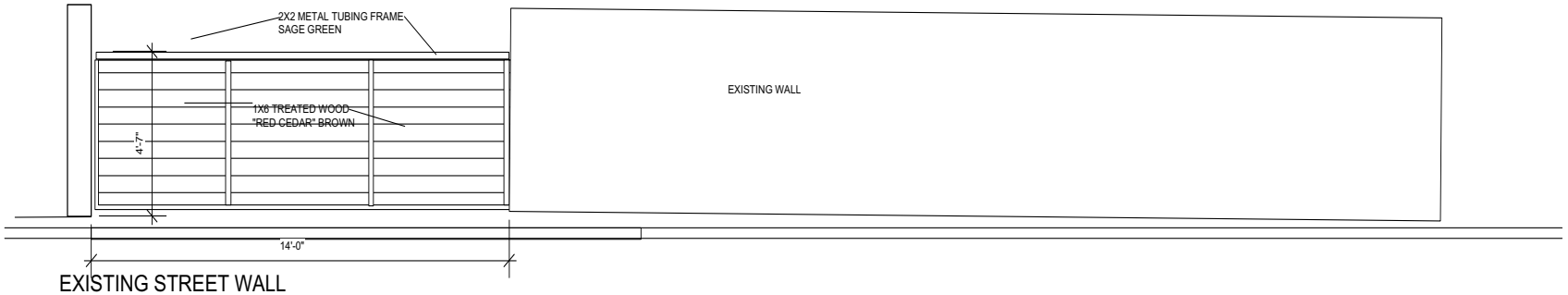
SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413

DATE (S): 08/27/18 | DRAWN BY: DKA | PROJECT NO.: C-2880

128 WEST BERGER NEW ACCESS GATE



EXISTING STREET WALL



EXISTING STREET WALL

EXISTING WALL



PROPOSED GATE WALL





Red Cedar
ST-152



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Andrew Lyons, agent for James Henegin, proposes construction of a new residence on a vacant lot in the Westside-Guadalupe Historic District.

Case number: **2020-003111-HDRB**
Project Type: **HDRB**

PROJECT LOCATION (S): 314 North Guadalupe

OW - James Heneghan 2321 Calle Colibri Santa Fe, NM 87505
AP – Andrew Lyons P.O. Box 8858 Santa Fe, NM 87504

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area **Downtown and Eastside** ☐ **Historic Review** ☐ **Transition** ☐ **Westside-Guadalupe X**

HISTORIC BUILDING STATUS

Non-Statused ☐ **Non-Contributing** ☐ **Contributing** X **Significant** ☐ **Landmark** ☐ **N/A** X

PRIMARY ELEVATIONS:	**North** ☐	**South**	**West**	**East** ☐	**N/A** X
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 _____NA _____

YEAR OF CONSTRUCTION _____NA_____

PROJECT TYPE

Status ☐ **Primary Elevations** ☐ **Remodel** X **Demolition** ☐ **New** ☐ **Other** _____

USE, EXISTING **Residential** **Non-Residential** ☐ **Vacant** X

USE, PROPOSED **Residential X** **Non-Residential** ☐

HISTORIC BUILDING NAME NA

City of Santa Fe, New Mexico

memo

DATE: February 23, 2021

TO: Historic Districts Review Board Members

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

---

Case # 2020-003111-HDRB

Address: 314 North Guadalupe
Historic Status: New Construction
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ District Standards & yard wall & fence standards.

__NA__ Historic Inventory Form

__x__ Zoning Review Sheet

__x__ Other: max allowable height calculation

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: Stucco, Wood Color swatches and Light Fixtures

STAFF RECOMMENDATION:

Staff finds that the proposed construction meets the General Design Standards for all Historic Districts, Section 14-5.2 (D); Height 14-5.2(D)(9), and the Westside-Guadalupe Historic District 14-5.2(I).

BACKGROUND & SUMMARY:

The applicant wishes to construct a 2,540 square feet single-story Spanish-Pueblo Revival style residence on a rectangular site in the Westside-Guadalupe Historic District. The site fronts North Guadalupe Street on the south side. The proposed house will be situated to the north and in front of a 1920s bungalow style house The existing bungalow is set to the rear of a large lot that is situated at the corner of North Guadalupe and Jose Streets. The bungalow has a historic status of Contributing to the district.

The proposed house will have nearly flat roofs hidden behind parapets and canales. Its front/north elevation is wall-dominated with two facades varying in height. Its proposed height is 15', close to but below the maximum allowable height for this site at 15'1". The house will have a front entry portal on its north façade that matches the house in architectural style. All exposed wood will be stained with Cabot's "Cordovan Brown", and the stain will be used on the exposed wood portion of the galvanized metal-lined canales as well. The applicant proposes a vintage pair of front entry doors to be stained Valspar's "Classic Mahogany".

All but one of the windows will be aluminum-clad wood units, most of which are casements. There are two double-hung units under the front entry portal, and three awning windows in the garage. A vinyl awning window will be installed in the bathroom on the east elevation. Two sets of French doors are proposed on the east elevation. The window and door cladding will by Sierra Pacific "Brown".

The building will have a one-car garage with a metal garage door to be painted to match the stucco. Exterior lights will be antique bronze and rustic brown.

Proposed skylights will be flat Velux-style units, out of public view. The air conditioning condenser will be ground-mounted and located on the east elevation.

A low 41" yard wall will be erected in front of the house at the sidewalk. It will have river rock bases, pilasters and a pedestrian gate. The yard wall height meets the maximum allowable yard wall for this streetscape. The new gate will be constructed of vertical wood planks, with clavos and be stained similar to the front entry doors, "Classic Mahogany".

The new house will be stuccoed with La Habra's "Suffolk" to match the existing yard walls on the site. The yard wall on the west elevation was recently constructed by the owners of the lot behind/south of this site.

The brick paving of the portal will be red, as will the path leading from the portal to the pedestrian gate at the front of the property along North Guadalupe.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 22 Jan. 2021

Property Owner of Record: James Heregan

Applicant/Agent Name: Andrew Lyons

Contact Person Phone Number: (505) 982-7999

Site Address: 314 N. Guadalupe

Proposed Construction Description: New Primary Residence

TOTAL ROOF AREA: 2,540 s.f.

Zoning District: BCD - WEST

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

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

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

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

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

Terrain: ☐ 30% slopes N/A

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

Setbacks:
Proposed Front: 10'-2" Minimum: 10'
2nd Front? —
Proposed Rear: 103' Minimum: 15'
Proposed Sides: L 44' R 5'-1" Minimum: 5'

Height: Proposed 15'-0"
Maximum Height: — or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 5 Accessible NA
Minimum: 3

Bicycle Parking:**
Proposed: _____ Minimum: N/A
** 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.

Andrew Lyons [☐OWNER ☑APPLICANT ☑AGENT]
PRINT NAME

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

SIGNATURE 22 Jan. 2021 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

ANDREW LYONS
DESIGN AND DRAFTING LLC
P.O. BOX 8858
SANTA FE, NEW MEXICO 87504
505-982-7999
andrew@andrewlyonsdesign.com

25 January, 2021

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

Re: New Primary Residence at 314 N. Guadalupe

Dear Board Members,

Attached you will find my submittal on behalf of the property owner, Dr. James Heneghan, for the proposed new primary residence to be built at 314 N. Guadalupe.

There currently exists on the property an 899 s.f. bungalow-style residence, circa 1920's, and it is listed as historically contributing. The existing structure is set to the rear of the relatively large lot that is situated at the corner of N. Guadalupe and Jose Street and will become the 'accessory dwelling unit' upon construction of the new proposed residence.

Also existing on this property are new CMU & stucco yard walls plus several integral pilasters that have river rock bases. These walls & pilasters were recently built by the owner/developer of the property behind (to the south) of the subject property where three new houses are being built, and lie alongside the eastern edge of the driveway serving all the structures on both properties (a total of five residences). While the new yard walls and pilasters are currently only stuccoed to the point of having a grey coat, the intended color is La Habra 'Suffolk'.

The proposed new structure is to be built in the Pueblo Revival style, with near-flat roofs hidden behind typical parapets and cañales. The heated area is 2,147 s.f., the area of the unheated 1-car garage is 327 s.f., the front portal is 66 s.f., The total roofed area is 2,540 square feet.

The overall dimensions of the rectangular structure are 79'-6" x 35'-4". The building site is quite flat and the proposed maximum height is 15'-0" from finished grade whereas the maximum allowable height as calculated by City's Historic Preservation Department is 15'-1".

The new structure is to be stuccoed with La Habra 'Suffolk' to match the existing new yard walls & pilasters mentioned above.

All but one of the windows in the proposed residence are to be aluminum-clad wood units, and of these, most are casements. There is one pair of double-hung units under the front entry portal, and there are three awning windows in the garage. We intend to install one vinyl awning window in a bathroom and its exterior will be painted to match the cladding of the other windows. The windows, and the three pairs of

French doors, will have true divided lights with patterns as indicated on the elevations. The windows and French doors will be supplied by Sierra Pacific and the cladding color is 'Brown'.

At the entry portal on the north (street) end of the structure, all exposed wood will be stained with Cabot's 'Cordovan Brown', and this stain will be used on the exposed wood portion of the galvanized metal-lined cañales as well. The vintage pair of front entry doors will be stained with Valspar's 'Classic Mahogany'.

The brick paving of the portal will be red, as will be the path leading from the portal to the pedestrian gate at the front of the property along North Guadalupe.

The metal garage door and trim will be painted to match the stucco. The intended finish of the exterior lights will be antique bronze and rustic brown.

There are several skylights located on the roof and they will be flat Velux-style units, invisible from below. While there are no other appurtenances on the roof besides plumbing vents, there is a ground-mounted air conditioning condenser to be located on the east side of the structure, towards the south end, as shown on the proposed site plan. There are no plans for solar panels on the project.

At the front of the property, just inside the north property line, a new length of yard wall plus pilasters, and a pedestrian gate, is to be built. The height of this new wall above finish grade is to be 41", this is the maximum yard wall height as calculated by HPD, and the yard wall will be stuccoed with La Habra 'Suffolk' to match the soon-to-be color coated existing new yard walls and proposed residence. The proposed pedestrian gate and adjacent pilasters are roughly centered in the middle of the new length of yard wall, the pilasters will have river rock bases to match existing. The new gate will be constructed of vertical wood planks with clavos and will be stained similar to the pair of front doors, 'Classic Mahogany'.

As of yet, there have been no plans made for landscaping nor hardscaped outdoor living areas but everything will be tastefully done once HDRB approval for the structure is gained and the project moves forward. I request that the owner and I be allowed to work with HPD staff for administrative approval for the proposed landscaping plan when the time comes.

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

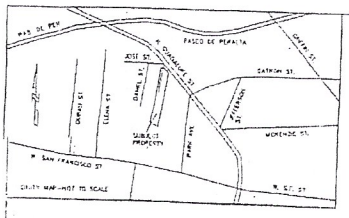
Sincerely,



Andrew Lyons

Cc: Dr. Jim Heneghan

854-13



VICINITY MAP - NOT TO SCALE

SURVEYORS NOTES

1. THE BASIS OF BEARING FOR THIS 2019 SURVEY IS THE INVERSE BETWEEN THE SURVEY STAKES FOUND ON THE N.E. LOT LINE OF THE SUBJECT PROPERTY AND REFERENCED TO THE RECORD LOT LINE: S16°22'15"W 358.93' SEE MAP AT RIGHT OF DETAIL B.
2. SFC ASSESSOR UPC NO. FOR THIS PROPERTY: 1-054-059-045-284
3. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF THE ADJOINING PROPERTY.
4. DATE OF FIELD SURVEY: APRIL 05, 2019
5. THE DATA IN ITALICS TEXT FONT IS RECORD DATA TAKEN FROM THE REFERENCE DOCUMENT NOTED BELOW.
   (R1=DATA) IS TAKEN FROM REFERENCE DOCUMENT NO. 1 AS NOTED HEREON.
6. THE TOTAL AREA OF THE SUBJECT PROPERTY BY THIS 2019 SURVEY IS 30,108 SQUARE FEET OR 0.683 ACRES. THE RECORD AREA IS 30,162 S.F. OR 0.692 ACRES.

DOCUMENTS OF REFERENCE

NOTE: RECORDING DATA SHOWN BELOW REFERS TO RECORDING-FILING DATA ON DOCUMENTS OBTAINED FROM THE OFFICE OF SANTA FE COUNTY CLERK

1. SURVEY ENTITLED "PLAT OF COUNCART SURVEY FOR MARGUERITE ISHIDA ...", BY MORRIS A. APODACA, NMPS NO. 5300, DATED JULY 29, 2003, AND FILED ON AUGUST 22, 2003, IN PLAT BOOK 340, PAGE 025, AS DOCUMENT NO. 1285,370.
2. SUBJECT PROPERTY DEED, PERSONAL REPRESENTATIVE'S DEED: THE ESTATE OF M. ISHIDA TO MELINDA M. BALLING, FILED ON MAY 28, 2004, AS INSTRUMENT NO. 1330,595.

OWNERS CONSENT

THE UNDERSIGNED OWNER DOES HEREBY CONSENT TO THE LOT SPLIT OF THIS TRACT AS SHOWN HEREON. THE LOT SPLIT AND SURVEY IS BEING MADE WITH HER FREE CONSENT AND IS IN ACCORDANCE WITH HER DESIRES AND WISHES. ALL EASEMENTS ARE HEREBY GRANTED AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, STATE OF NEW MEXICO.

Melinda M Balling 13 Aug. 2019
MELINDA M. BALLING DATE

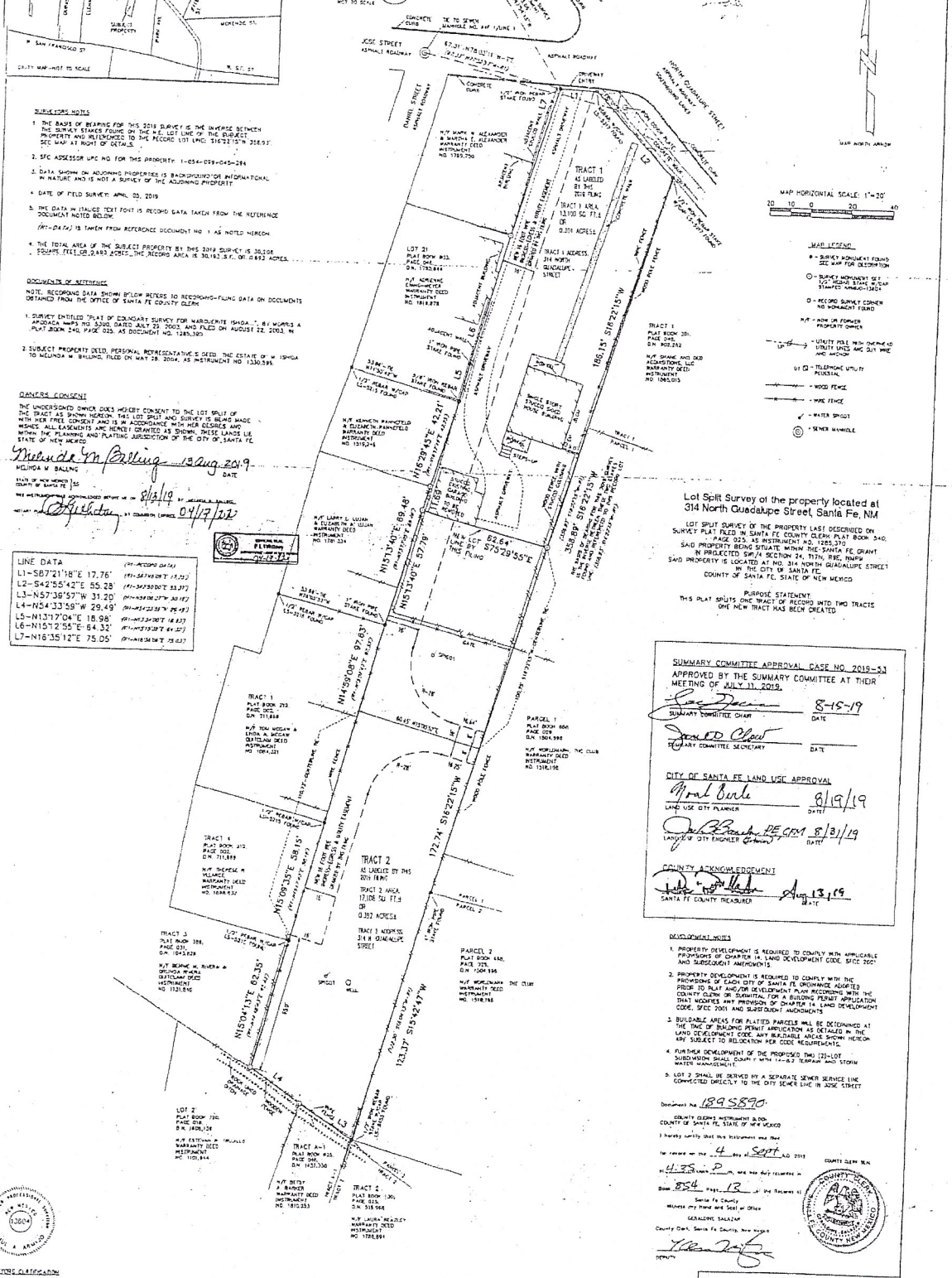
STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/13/19 BY MELINDA M. BALLING.

NOTARY PUBLIC [signature] MY COMMISSION EXPIRES 04/17/22

OFFICIAL SEAL
F.E. VIRGINIA
NOTARY PUBLIC
STATE OF NEW MEXICO
MY COMMISSION EXPIRES 04-17-22

LINE DATA	(R1=RECORD DATA)
L1=S87°21'18"E 17.76'	(R1=S87°49'00"E 17.72')
L2=S42°55'42"E 55.28'	(R1=S43°30'00"E 55.37')
L3=N57°38'57"W 31.20'	(R1=N58°08'27"W 30.93')
L4=N54°33'59"W 29.49'	(R1=N54°23'58"W 29.49')
L5=N13°17'04"E 18.98'	(R1=N13°30'00"E 18.83')
L6=N15°12'55"E 64.32'	(R1=N15°30'00"E 64.22')
L7=N16°35'12"E 75.05'	(R1=N16°34'00"E 75.03')



MAP LEGEND

- ● - SURVEY MONUMENT FOUND SEE MAP FOR DESCRIPTION
- ○ - SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO 13804
- □ - RECORD SURVEY CORNER NO MONUMENT FOUND
- R/P - IRON OR FORMER PROPERTY OWNER
- UP - UTILITY POLE WITH OVERHEAD UTILITY LINES AND GUY WIRE AND ANCHOR
- UT - TELEPHONE UTILITY PEDESTAL
- WOOD FENCE
- WIRE FENCE
- WATER SPIGOT
- SEWER MANHOLE

Lot Split Survey of the property located at 314 North Guadalupe Street, Santa Fe, NM

LOT SPLIT SURVEY OF THE PROPERTY LAST DESCRIBED ON SURVEY PLAT FILED IN SANTA FE COUNTY CLERK PLAT BOOK 340, PAGE 025 AS INSTRUMENT NO. 1285,370
SAID PROPERTY BEING SITUATE WITHIN THE SANTA FE GRANT IN PROJECTED SW/4 SECTION 24, T17N, R9E, NMPM
SAID PROPERTY IS LOCATED AT NO. 314 NORTH GUADALUPE STREET IN THE CITY OF SANTA FE,
COUNTY OF SANTA FE, STATE OF NEW MEXICO

PURPOSE STATEMENT:
THIS PLAT SPLITS ONE TRACT OF RECORD INTO TWO TRACTS ONE NEW TRACT HAS BEEN CREATED

SUMMARY COMMITTEE APPROVAL CASE NO. 2019-53
APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF JULY 11, 2019.

[signature] 8-15-19
SUMMARY COMMITTEE CHAIR DATE

[signature] 8/19/19
SUMMARY COMMITTEE SECRETARY DATE

CITY OF SANTA FE LAND USE APPROVAL

[signature] 8/19/19
LAND USE CITY PLANNER DATE

[signature] 8/21/19
LAND USE CITY ENGINEER DATE

COUNTY ACKNOWLEDGEMENT

[signature] Aug 13, 19
SANTA FE COUNTY TREASURER DATE

DEVELOPMENT NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14 LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
2. 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 2001 AND SUBSEQUENT AMENDMENTS.
3. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.
4. FURTHER DEVELOPMENT OF THE PROPOSED TWO (2) LOT SUBDIVISION SHALL COMPLY WITH 14-8.2 TERRAIN AND STORM WATER MANAGEMENT.
5. LOT 2 SHALL BE SERVED BY A SEPARATE SEWER SERVICE LINE CONNECTED DIRECTLY TO THE CITY SEWER LINE IN JOSE STREET

Document No. 1895890
COUNTY CLERKS INSTRUMENT & DOC.
COUNTY OF SANTA FE, STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 4 day of Sept A.D. 2019 at 4:35 o'clock P.M., and was duly recorded in Book 854 Page 13 of the Records of Santa Fe County
Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, New Mexico
[signature] DEPUTY

COUNTY CLERK SEAL

SURVEYORS CERTIFICATION

I, PAUL A. ARMIJO, CERTIFY THAT I AM NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 13804, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION ON APRIL 05, 2019 AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

Paul A. Armijo AUGUST 12, 2019
PAUL A. ARMIJO, N.M.P.S. NO. 13804

PERTINENT INFORMATION FOR COUNTY CLERK
SFC ASSESSOR UPC NO. FOR THIS PROPERTY: 1-054-059-045-284
OWNER: MELINDA M. BALLING
PDD, REF. DEED, INSTRUMENT, NO. 1330,595
LOCATION: PROPERTY RECORDED IN PLAT BOOK 340 PAGE 025 AS DOCUMENT NO. 1285,370 WITHIN THE SANTA FE GRANT IN PROJECTED SW1/4 SECTION 24, T17N, R9E, NMPM ADDRESS: 314 NORTH GUADALUPE STREET CITY OF SANTA FE COUNTY OF SANTA FE, STATE OF NEW MEXICO

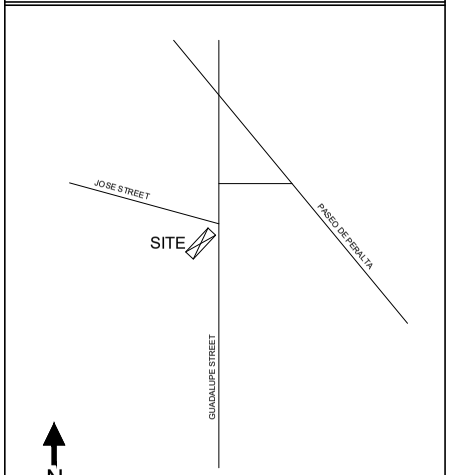
ARMIJO SURVEYS, INC.
PAUL A. ARMIJO N.M.P.S. NO 13804
P. O. BOX 24436, SANTA FE, NM 87502-4436
PH. (505) 471-1955 FAX. (505) 471-1925

LOT SPLIT SURVEY OF PROPERTY LOCATED AT 314 NORTH GUADALUPE STREET

DRAWN BY: P.A.A.
SURVEY NO. 1903078
DATE APRIL 2019
SHEET NO 1 OF 1

A NEW PRIMARY RESIDENCE
AT
314 NORTH GUADALUPE

VICINITY MAP



GENERAL NOTES:

1. WORK PERFORMED SHALL COMPLY WITH THE THE FOLLOWING:
   -GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS;
   -INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION
   -ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
2. ALL DRAWINGS, SPECIFICATIONS & COPIES THEREOF FURNISHED BY THE DESIGNER SHALL REMAIN THE DESIGNER'S PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT.
3. DO NOT SCALE DRAWINGS; USE FIGURED DIMENSIONS ONLY.
4. IN CASE OF CONFLICT LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
5. CONTRACTOR SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS & OTHERWISE VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS, INCLUDING THE CONTRACTOR'S SUB-CONTRACTORS & MANUFACTURER'S SHOP DRAWINGS. SHOULD ANY INCONSISTENCY EXIST, THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL INCONSISTENCIES ARE REPORTED TO THE DESIGNER & CLARIFIED OR CORRECTED. SHOULD NOT QUESTIONS BE ASKED IT IS ASSUMED THE CONTRACTOR INTERPRETS THE DRAWINGS PER THE ARCHITECT'S INTENT.
6. THE NOTES & DRAWINGS ARE INTENDED TO DESCRIBE & PROVIDE FOR A COMPLETE SCOPE OF WORK. THE CONTRACTOR SHALL MAKE EVERY ATTEMPT TO FURNISH ALL LABOR & EQUIPMENT NECESSARY FOR THE WORK AS DESCRIBED BY THE NOTES & DRAWINGS. IT IS UNDERSTOOD & AGREED BY THE CONTRACTOR THAT THE WORK DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL, EVEN THOUGH EVERY ITEM NECESSARILY INVOLVED IS NOT INDIVIDUALLY MENTIONED.
7. CONTRACTOR SHALL BE SOLELY REPSONSIBLE FOR ALL CONSTRUCTION'S MEANS, METHODS, TECHNIQUES, SEQUENCES & PROCEDURES & FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY.
8. ALL POSTED SIGNS SHALL BE FURNISHED BY THE CONTRACTOR & SHALL BE OF PERMANENT DESIGN. SUCH SIGNS SHALL NOT BE REMOVED OR DEFACED & IF REMOVED, DEFACED OR LOST, SHALL BE REPLACED IMMEDIATELY.
9. ALL DIMENSIONS, UNLESS NOTED OTHERWISE (U.N.O.) ARE TO THE FACE OF STUDS, FACE OF MASONRY/CONCRETE WALLS OR CENTER OF OPENINGS.
10. PROVIDE ADEQUATE SUPPORT FOR STUDS WHERE INTERIOR WIRING, PLUMBING, ETC. MAKES SPACING GREATER THAN 16" O.C.
11. PROVIDE CONTINUOUS BLOCKING AT ALL WALL HUNG CABINETRY & SHELVING.
12. ALL CONTINUOUS CLIPS & BLOCKING MUST BE FASTENED THROUGH THE STUDS. ALL FASTENERS USED TO ANCHOR COMPONENTS & OTHER CABINETRY ITEMS SHALL BE CONCEALED.

CODE INFORMATION

ZONING:	BCD WEST
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-B

BUILDING SIZE:

	Existing Residence	New Residence	New Totals
Heated:	899 s.f.	2,147 s.f.	3,046 s.f.
Unheated Garage:	-	327 s.f.	327 s.f.
Portal:	198 s.f.	66 s.f.	264 s.f.
Total Enclosed:	899 s.f.	2,474 s.f.	3,373 s.f.
Total Roofed:	1,097 s.f.	2,540 s.f.	3,673 s.f.

SETBACKS:
- FRONT: 10'
- SIDE: 5'
- REAR: 15'-0" (20% of Average Depth of Lot > 15')

MAX. HEIGHT: 24' (15'-1" Maximum per Historic Preservation Department Calculations)
- 15'-0" Maximum Actual

MAX. LOT COVERAGE: Not Applicable, per BCD West Zoning

PARKING: 3 Spaces Required (2 at New Primary Residence, 1 at Existing ADU)
- 5 Spaces Provided (2 + 1-Car Garage at New Primary Residence; 2 at Existing ADU)

DRAWING INDEX

SHEET	TITLE
T	TITLE SHEET
C-1	EXISTING SITE PLAN
C-1	PROPOSED SITE PLAN
A-1	PROPOSED FLOOR PLAN
A-2	PROPOSED ELEVATIONS
A-2.1	PROPOSED YARD WALL ELEVATIONS

ANDREW LYONS
DESIGN AND DRAFTING LLC
505-982-7999
P O BOX 8858 SANTA FE NEW MEXICO
andrew@andrewlyonsdesign.com

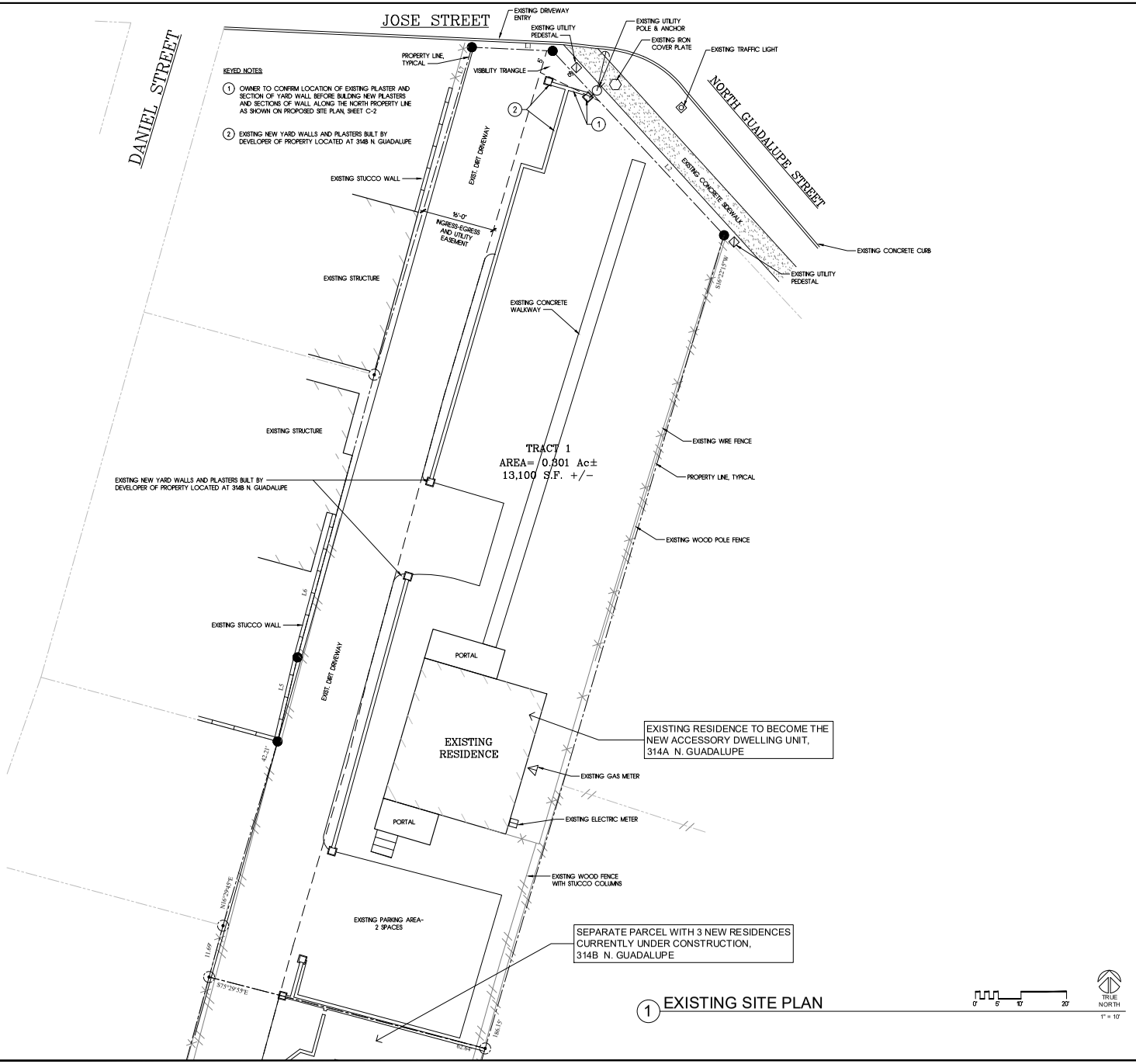
A NEW PRIMARY RESIDENCE AT 314 N. GUADALUPE
SANTA FE NEW MEXICO

DATE
22 JAN., 2021

REVISIONS

SHEET TITLE
TITLE SHEET

SHEET
T



1 EXISTING SITE PLAN

ANDREW LYONS
DESIGN AND DRAFTING LLC
505-982-7999 andrew@andrewlyonsdesign.com
PO BOX 8858 SANTA FE NEW MEXICO

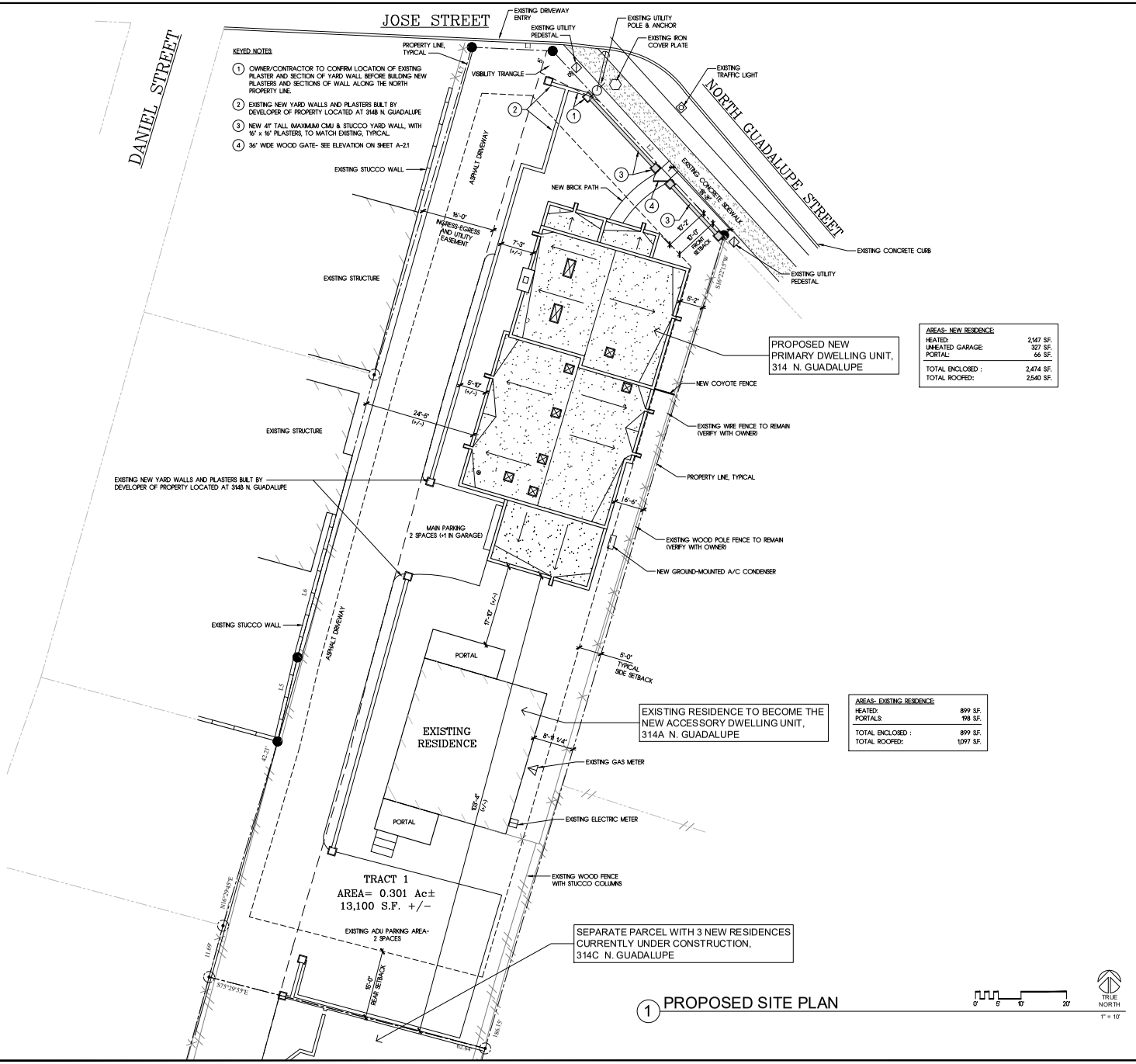
A NEW PRIMARY RESIDENCE
AT
314 N. GUADALUPE
SANTA FE NEW MEXICO

DATE
22 JAN., 2021

REVISIONS

SHEET TITLE
EXISTING SITE PLAN

SHEET
C-1



ANDREW LYONS
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505-982-7999 andrew@andrewlyonsdesign.com
PO BOX 8858 SANTA FE NEW MEXICO

A NEW PRIMARY RESIDENCE AT 314 N. GUADALUPE

SANTA FE NEW MEXICO

DATE
22 JAN., 2021

REVISIONS

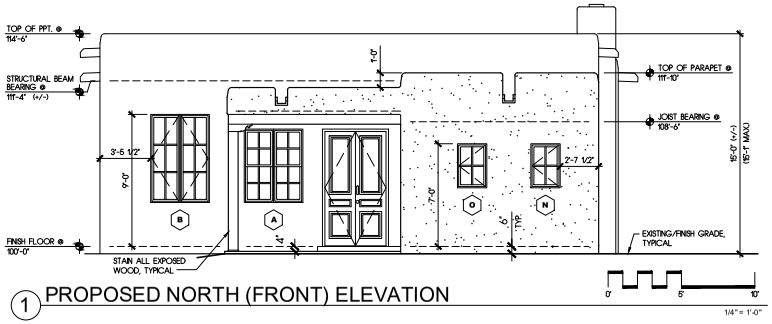
SHEET TITLE
PROPOSED SITE PLAN

SHEET
C-2

1 PROPOSED FLOOR PLAN

A NEW PRIMARY RESIDENCE AT 314 N. GUADALUPE SANTA FE NEW MEXICO	DATE 22 JAN., 2021 REVISIONS	SHEET TITLE PROPOSED FLOOR PLAN	SHEET A-1

ANDREW LYONS
DESIGN AND DRAFTING LLC
505-982-7999 andrew@andrewlyonsdesign.com
PO BOX 8858 SANTA FE NEW MEXICO

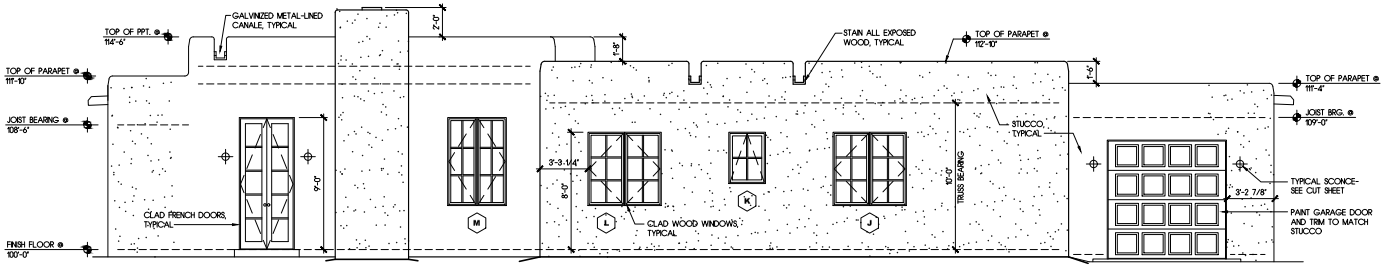


1 PROPOSED NORTH (FRONT) ELEVATION

1/4" = 1'-0"

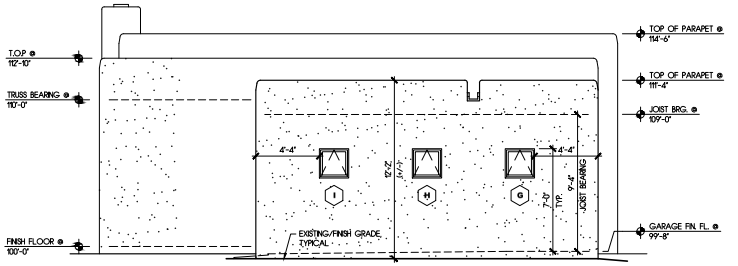
EXTERIOR FINISHES & COLORS:

STUCCO:	LA HABRA "SUFFOLK"
WINDOW AND PATIO DOOR CLADDING:	SIERRA PACIFIC "BROWN"
ENTRY PORTAL POSTS & BEAMS, & CANALES:	CABOT SEMI-SOLID STAIN "CORDOVAN BROWN"
ENTRY DOOR:	VALSPAR SOLID STAIN "CLASSIC MAHOGANY"
GARAGE DOOR & TRIM:	PAINTED TO MATCH STUCCO
EXTERIOR LIGHTING:	ANTIQUE BRONZE AND RUSTIC BROWN
FRONT ENTRY PATH & PORTAL BRICK PAVING:	RED
DRIVEWAY GRAVEL:	SANTA FE BROWN



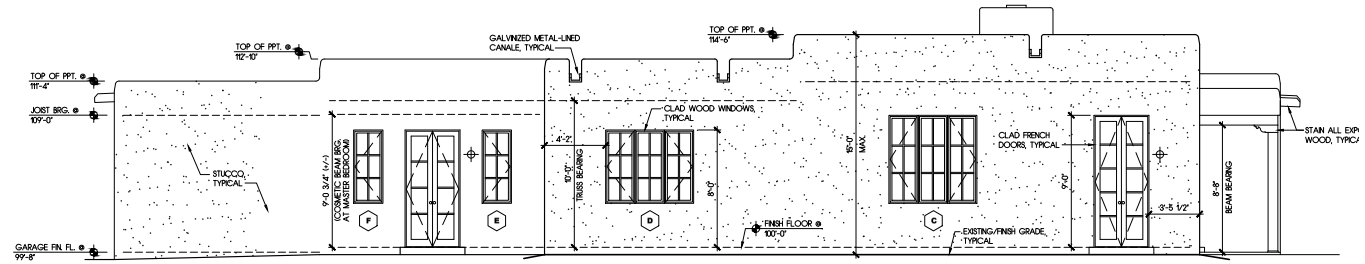
2 PROPOSED WEST ELEVATION

1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION

1/4" = 1'-0"



4 PROPOSED EAST ELEVATION

1/4" = 1'-0"

ANDREW LYONS
DESIGN AND DRAFTING LLC
505-982-7999 andrew@andrewlyonsdesign.com
POBOX8858 SANTA FE NEW MEXICO

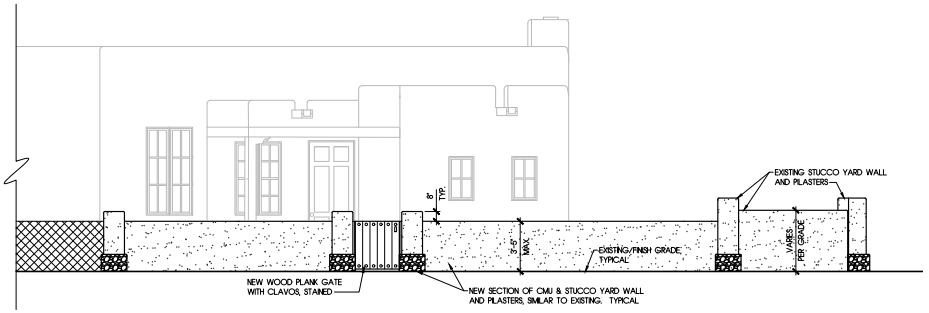
A NEW PRIMARY RESIDENCE
AT
314 N. GUADALUPE
SANTA FE NEW MEXICO

DATE
22 JAN., 2021

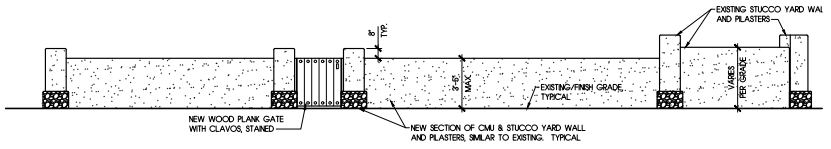
REVISIONS

SHEET TITLE
PROPOSED
ELEVATIONS

SHEET
A-2



1 PROPOSED NORTH (FRONT) ELEVATION - YARD WALL AND RESIDENCE BEYOND
HEAD ON VIEW OF WALL
1/4" = 1'-0"



2 PROPOSED NORTH (FRONT) ELEVATION - YARD WALL ONLY
HEAD ON VIEW OF WALL
1/4" = 1'-0"



1a PROPOSED NORTH (FRONT) ELEVATION - RESIDENCE AND YARD WALL
HEAD ON VIEW OF HOUSE
1/4" = 1'-0"



3 PROPOSED EAST ELEVATION - EXISTING YARD WALL AND RESIDENCE BEYOND
1/4" = 1'-0"

ANDREW LYONS
DESIGN AND DRAFTING LLC
505-982-7999 andrew@andrewlyonsdesign.com
PO BOX 8858 SANTA FE NEW MEXICO

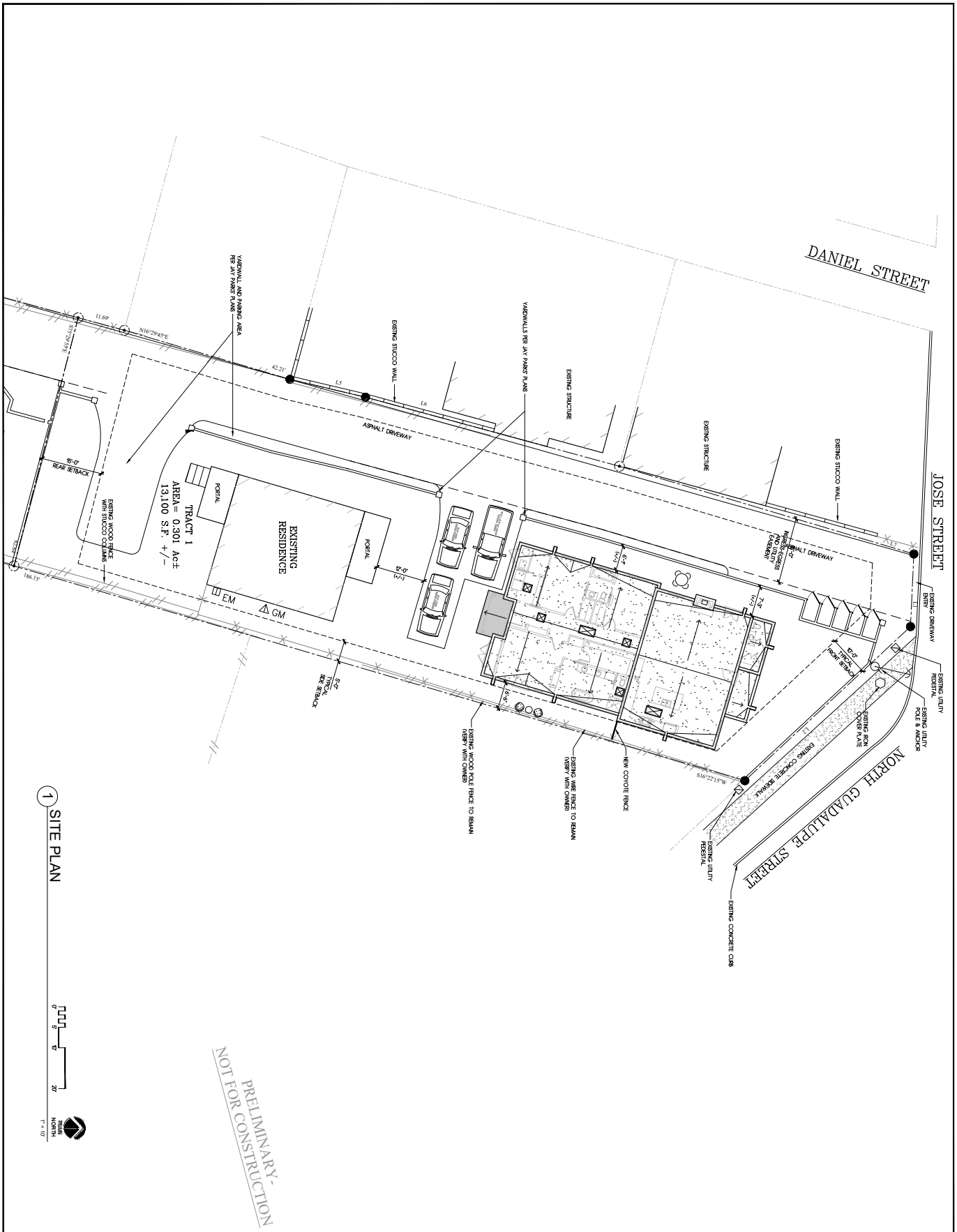
A NEW PRIMARY RESIDENCE
AT
314 N. GUADALUPE
SANTA FE NEW MEXICO

DATE
22 JAN., 2021

REVISIONS

SHEET TITLE
PROPOSED AND EXISTING YARD WALL ELEVATIONS

SHEET
A-2.1



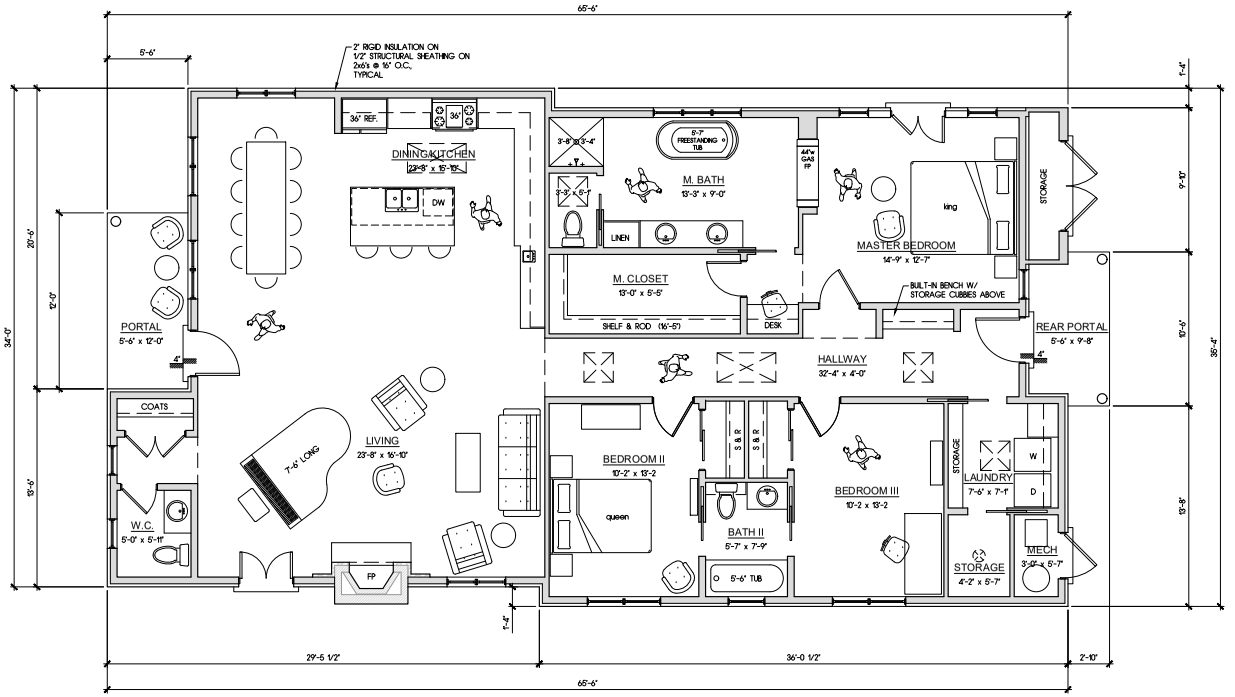
1 SITE PLAN

1" = 10'

TRUE NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET C-1	SHEET TITLE: SITE PLAN	REVISIONS	DATE: 9 DEC., 2020	A NEW PRIMARY RESIDENCE AT 314 N. GUADALUPE SANTA FE NEW MEXICO	ANDREW LYONS DESIGN AND DRAFTING LLC 505-982-7999 andrew@andrewlyonsdesign.com PO BOX 8858 SANTA FE NEW MEXICO



AREAS- GROUND FLOOR:	
HEATED:	2,069 S.F.
UNHEATED STORAGE:	28 S.F.
PORTALS:	119 S.F.
TOTAL ENCLOSED :	2,097 S.F.
TOTAL ROOFED:	2,216 S.F.

LEGEND

2x FRAME WALL- SEE PLAN FOR WIDTH

MASONRY- SEE PLAN FOR WIDTH

0' 5' 10'

PLAN NORTH

1 FLOOR PLAN

1/4" = 1'-0"

PRELIMINARY- NOT FOR CONSTRUCTION

ANDREW LYONS
DESIGN AND DRAFTING LLC
505-982-7999 andrew@andrewlyonsdesign.com
PO BOX 8858 SANTA FE NEW MEXICO

A NEW PRIMARY RESIDENCE AT 314 N. GUADALUPE SANTA FE NEW MEXICO

DATE 9 DEC., 2020

REVISIONS

SHEET TITLE FLOOR PLAN

SHEET A-1

ANDREW LYONS
DESIGN AND DRAFTING LLC
505-982-7999 andrew@andrewlyonsdesign.com
PO BOX 8858 SANTA FE NEW MEXICO

A NEW PRIMARY RESIDENCE
AT
314 N. GUADALUPE

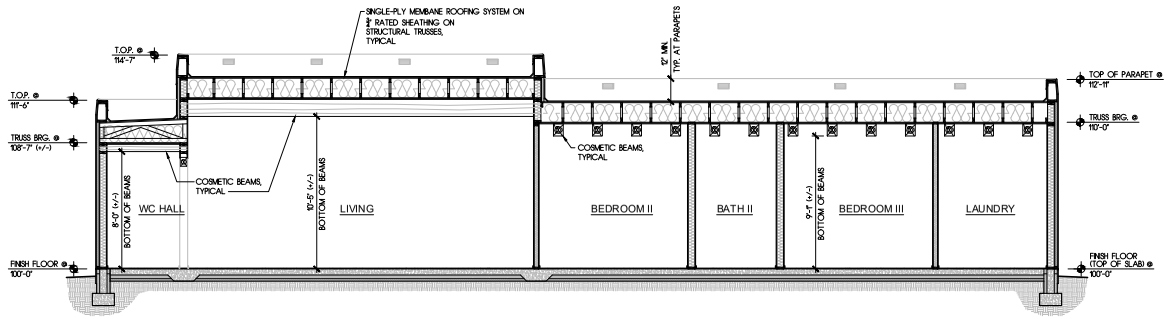
SANTA FE NEW MEXICO

DATE 9 DEC., 2020
REVISIONS

SHEET TITLE ELEVATIONS

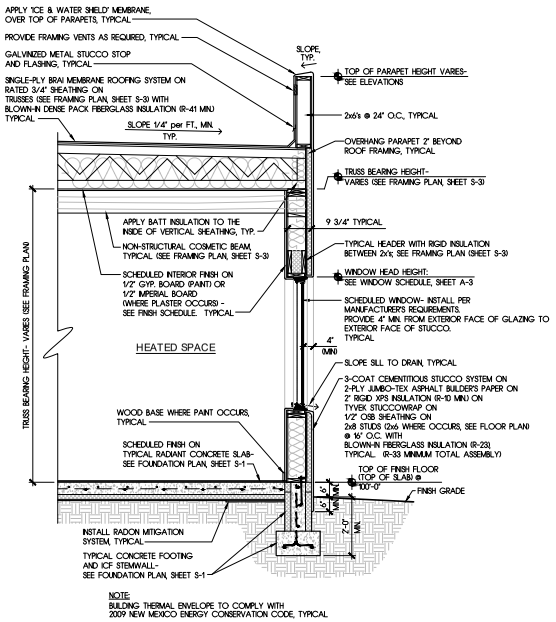
SHEET A-3

PRELIMINARY - NOT FOR CONSTRUCTION



1 TYPICAL BUILDING SECTION

1/4" = 1'-0"



NOTE:
BUILDING THERMAL ENVELOPE TO COMPLY WITH
2009 NEW MEMCO ENERGY CONSERVATION CODE, TYPICAL

2 TYPICAL EXTERIOR 2x8 WALL SECTION AT HEATED SPACE WITH COSMETIC BEAM CEILING

1/2" = 1'-0"

PRELIMINARY-
NOT FOR CONSTRUCTION

ANDREW LYONS
DESIGN AND DRAFTING LLC
505-982-7999 andrew@andrewlyonsdesign.com
P O BOX 8858 SANTA FE NEW MEXICO

A NEW PRIMARY RESIDENCE
AT
314 N. GUADALUPE
SANTA FE NEW MEXICO

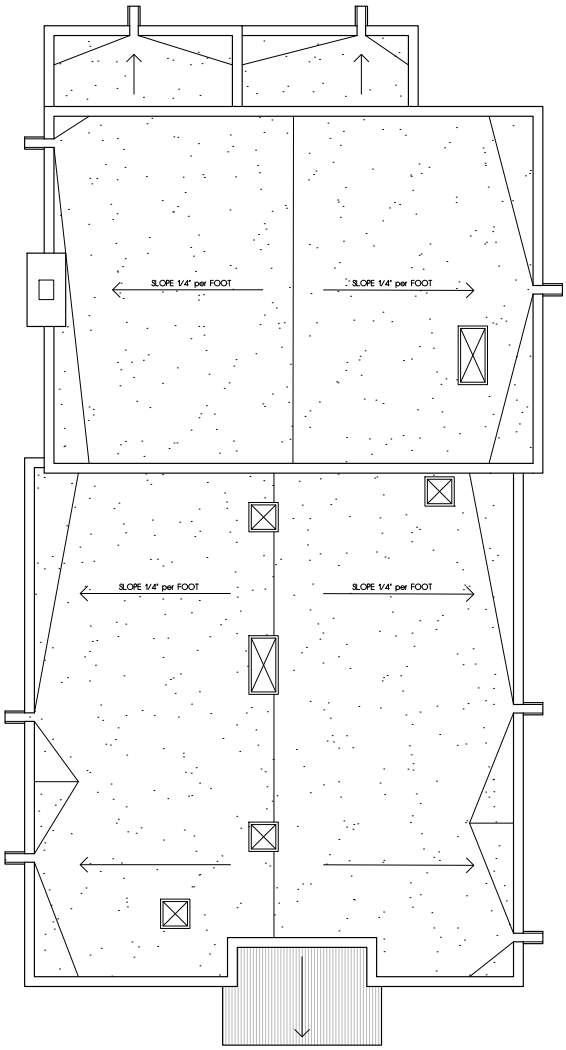
DATE
9 DEC., 2020

REVISIONS

SHEET TITLE
TYPICAL BUILDING
& WALL SECTIONS

SHEET
A-4

1 ROOF PLAN



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

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET A-5

SHEET TITLE ROOF PLAN

REVISIONS

DATE 9 DEC. 2020

A NEW PRIMARY RESIDENCE AT 314 N. GUADALUPE

SANTA FE NEW MEXICO

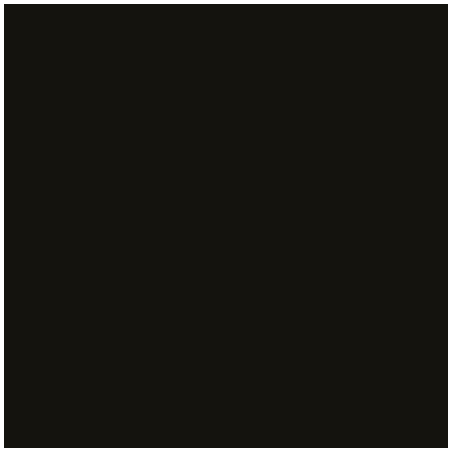
ANDREW LYONS
DESIGN AND DRAFTING LLC

505-982-7999 andrew@andrewlyonsdesign.com
PO BOX 8858 SANTA FE NEW MEXICO

EXTERIOR COLOR SWATCHES



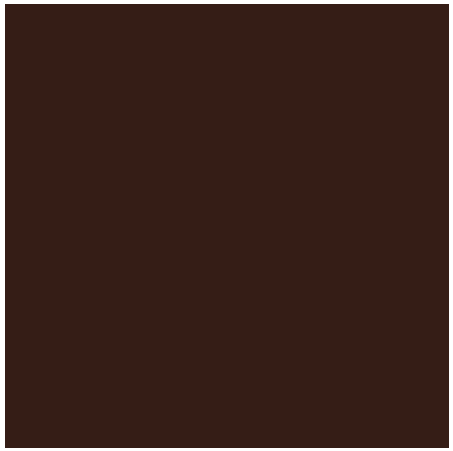
STUCCO:
La Habra ‘Suffolk’



WINDOW AND PATIO DOOR CLADDING:
Sierra Pacific ‘Brown’



ENTRY PORTAL POSTS & BEAMS, & CANALES:
Cabot Semi-Solid Stain ‘Cordovan Brown’



ENTRY DOOR :
Valspar Solid Stain ‘Classic Mahogany’



GARAGE DOOR & TRIM:
Painted to Match Stucco



EXTERIOR LIGHTING:
Antique Bronze and Rustic Brown



FRONT ENTRY PATH & PORTAL BRICK PAVING:
Red



DRIVEWAY GRAVEL:
Santa Fe Brown

314 N. Guadalupe Street // Santa Fe, NM 87501

SF190251

WARRANTY DEED

Melinda M. Balling, a married woman dealing in her sole and separate, for consideration paid, grant(s) to **James Heneghan and Jeanette Heneghan, husband and wife, as joint tenants,** whose address is 2321 Calle Colibri, Santa Fe, New Mexico 87505, the following described real estate in County, New Mexico:

Tract 1 as shown and delineated on plat of survey entitled, "Lot Split Survey of the property located at 314 N. Guadalupe Street, Santa Fe, NM...Projected SW 1/4 Section 24, T17N, R 9E, NMPM...City of Santa Fe, State of New Mexico" dated April 12, 2019 and recorded September 4, 2019 as Instrument No.1895890 in Plat Book 854 at page 13 records of Santa Fe County, New Mexico.

SUBJECT TO: Restrictions, reservations and easements of record.

with warranty covenants.

WITNESS my hand and seal this 27th day of September, 2019.

Melinda M. Balling

Melinda M. Balling

Recorded Electronically
ID 189197
County Santa Fe
Date 9/27/19 Time 4:05
Simplifile.com 800.460.5657

ACKNOWLEDGEMENT

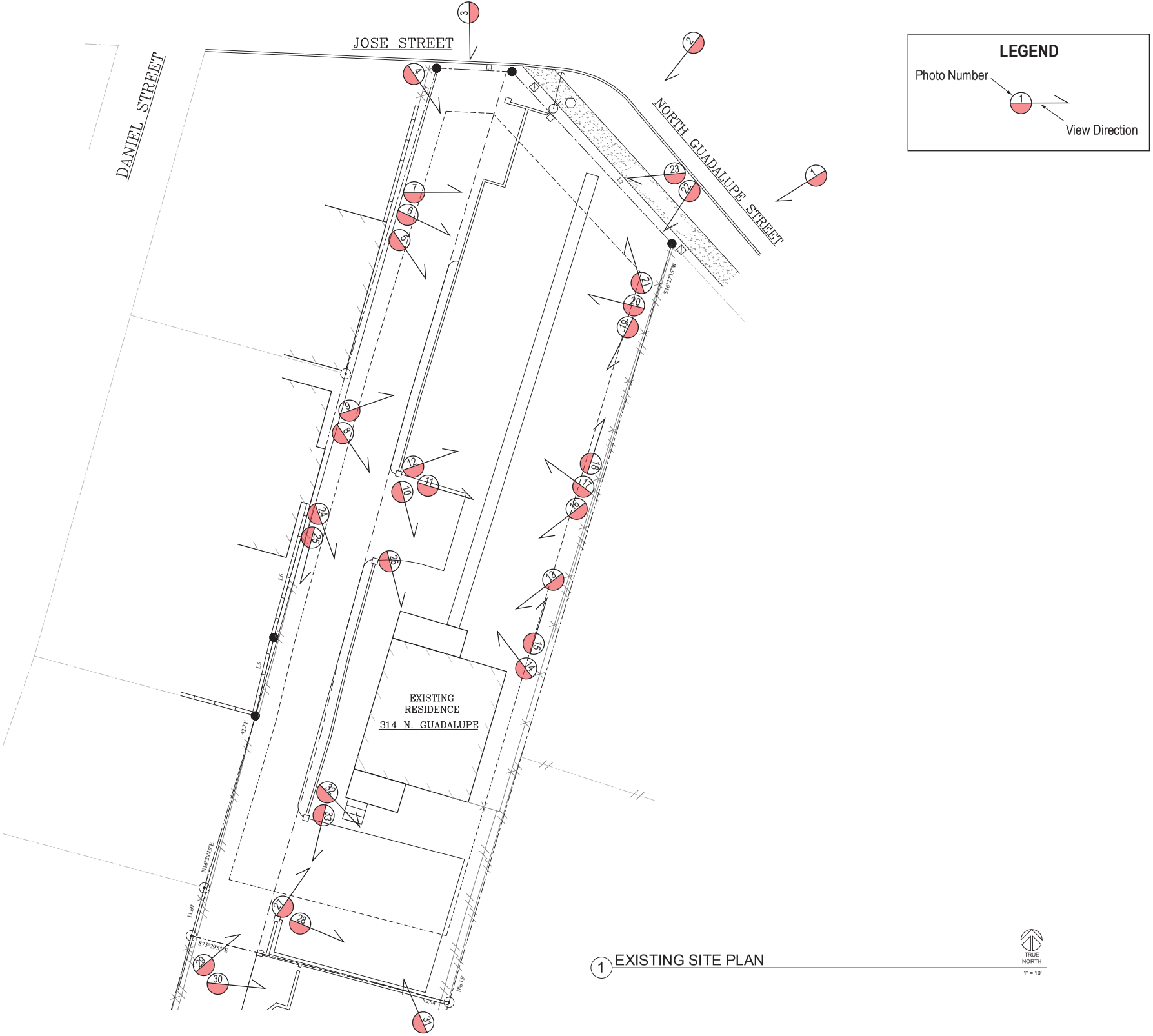
STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

This instrument was acknowledged before me on the 27th day of September, 2019, by Melinda M. Balling.

OFFICIAL SEAL
Barbara Kayleen Jones
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 12/15/2019

Notary Public

My Commission Expires: _____(Seal)



1 EXISTING SITE PLAN

Photo 1: Looking SW at property from North Guadalupe Street



Photo 2: Looking south at property from North Guadalupe Street



Photo 3: Looking south at property from Jose Street



Photo 4: Looking SE at property and existing new wall from alley way entrance



Photo 5: Looking south at property and existing new wall from alley way



Photo 6: Existing new wall west elevation - looking east from alley way



Photo 7: North edge of lot - Looking NE from alley way at existing new wall



Photo 8: Existing residence north and west facades, vehicular entry to proposed site from alley way



Photo 9: Existing new wall west facade - Looking NE from alley



Photo 10: Looking SE at existing residence north and west elevations



Photo 11: East edge of lot near north end, neighboring building beyond



Photo 12: North end of lot, looking north at Guadalupe Street



Photo 13: Looking SW, north and east elevations of existing residence



Photo 14: Looking NW, view of vehicular entry to proposed site from alley way



Photo 15: Looking north at front of lot from east property line



Photo 16: Looking SW at vehicular entry to proposed site from alley way



Photo 17: Looking west at existing new wall towards front of lot



Photo 18: Looking north at front of lot



Photo 19: Looking SW at existing residence north elevation from north property line



Photo 20: Looking west at existing new wall east elevation from east property line



Photo 21: Looking NW at Guadalupe Street from NE corner of property



Photo 22: Looking SW at property from North Guadalupe sidewalk



Photo 23: Looking west at existing new wall from North Guadalupe sidewalk



Photo 24: Looking SE at existing new wall and existing residence north and east facades from alley way



Photo 25: Looking south at existing new wall and existing residence east facade from alley way



Photo 26: Looking SE at existing residence north and east facades and existing new wall



Photo 27: Existing residence south facade



Photo 28: Looking east at back of lot and existing new wall



Photo 29: Looking NE at existing residence south facade and vehicular entry to back of lot from alley way



Photo 30: Looking east at existing new wall built on lot's southern property line (construction on right side of photo is on different lot)



Photo 31: Looking NW at existing residence south facade and back of lot



Photo 32: Looking SE at back of lot and existing new wall



Photo 33: Looking south at back of lot and existing new wall north elevation



Laban Wingert
Predesign and Planning Consultant
117 North Guadalupe Street, Suite C-1
Santa Fe, NM 87501
lwa@newmexico.com

February 19, 2021

Nicole A. Ramirez Thomas
Interim Director of the City of Santa Fe
Historic Preservation Division

Re: 314 North Guadalupe

Dear Ms. Thomas,

Thank you for spending time on Tuesday, February 16 to listen and understand the issues that we have uncovered that deal with the upcoming construction review of the proposed new primary residence at 314 Guadalupe. The issues cover not only historic preservation issues but planning issues that have either been overlooked or ignored in the process.

As an architect with a Santa Fe practice since 1974 and an office for many of those years at 117 North Guadalupe, I am of course aware of the unending series of zoning changes such as the creation of BCD and the various evolutions of the creation of the historic preservation sub-districts and districts that have been conflated with urban design issues that allow for a historic project to move ahead with conflicting resolutions. Project 314 is one of those.

1. For more than three years the City has been working with Wilson and Company for the total modification of North Guadalupe Street that is budgeted to begin this year. The solution impacts the intersection of North Guadalupe Street and Jose Street. That intersection has been problematic for some years because Jose Street handles not only ingress and egress for dead end streets as well as ingress and egress for several businesses. The subject site and soon for the nearly completed Jay Parks residential project at 502 Jose Street, the plans for the proposed 314 project have not taken into consideration the soon to begin Guadalupe street modifications.
2. Moving on, the City's own publications explain the evolution of development of the Guadalupe-Westside district from family farm lands to a series of subdivisions. As those families expanded, the architectural impact was ultimately the building of bungalows. While I am not aware of the creation of a quantitative study of existing bungalows, a cursory look at the immediate subject neighborhood illustrates that it is a neighborhood of bungalows. While the Parks' project acknowledged that fact, the 314 project contradicts it.
3. Another issue is while the urban design features such as retaining trees (that are healthy) with trunks larger than 6" should be retained. While the age of the existing large tree at the front of the property has a beautiful form and has been well maintained over the years is indicated to be irradicated. This is contrary to the design guidelines. I recently was told a story how several much younger elm trees on Canyon Road were cut down without involving the City, the powers that be voraciously shamed the individuals. For 314 it seems to be handled contrary to the City's own guidelines.

4. While the Parks' project is nearing completion and the Heneghan project will initiate construction when all approvals are completed, construction access should not use the single driveway that is planned for both projects. The disruption to new owner's access to the property at 502 Jose Street mixing with the myriad of contractor's and inspector's vehicles will likely necessitate excessive disruption and substantial inconvenience to the new residents. Therefore, the access for construction should be directly from Guadalupe and adjudicated with the proposed separate construction for Guadalupe Street modifications.
5. Guadalupe-Westside Historic District Bungalows. The attached diagram identifies the number of existing bungalows in close proximity to the subject property. While the existing 90-year-old residential structure on the site is a bungalow that has not been externally modified, and the nearly completed four new residences are bungalows, the proposed new subject residence is 2540 square feet does not acknowledge the historical existence of bungalows that is emphasized as the historic nature of this district.
6. Quite curiously, the generously sized primary residence does not include any significant sheltered exterior space, nor even leave any space for future owners to have any. Only two parking spaces, seemingly for owner's and house visitors, because of the much larger parking area located at the south end of the property adjacent to the original bungalow. That location is up to more than 200' for a guest to reach the entrance to the residence and the shortest length slightly more than 100' to the closest parking.

Ms. Thomas, thank you kindly for being the only individual to return my calls to obtain an immediate response to critical questions that I had. The poster installed by the City at 314 contains the phone number, which one can assume, even in these days of emails, is a suitable manner to reach an official. Thank you for your personal understanding and concern for these issues.

Sincerely,

 (for)

Laban Wingert

314 GUADALUPE ST
X'S SHOW EXISTING BUNGALOWS

From: **Ashton, Tyler J.** Tyler.Ashton@wilsonco.com
Subject: FW: Guadalupe St - Jose St
Date: February 18, 2021 at 9:57 AM
To: lwa@newmexico.com
Cc: Lopez, James E. James.Lopez@wilsonco.com

TA

Mr. Wingert,
Please see the attached drawings for the intersection of Jose and Guadalupe. For your property we are proposing laydown curb, a detail of this curb is on sheet 2-6 attached, that matches what is there currently. If you have any questions please let me know.

Thanks,
Tyler

Tyler J. Ashton, PE, PMP, CFM
Engineering Operations Manager | Wilson & Company, Inc., Engineers & Architects | 505 348 4121 (direct) | 505 205 4859 (cell)

From: McClendon, James E. <James.McClendon@Wilsonco.com>
Sent: Thursday, February 18, 2021 9:24 AM
To: Ashton, Tyler J. <Tyler.Ashton@wilsonco.com>
Subject: Guadalupe St - Jose St

Here you go.

James E McClendon
Senior CADD Technician

AUTODESK

Wilson & Company, Inc., Engineers & Architects
4401 Masthead St NE, Suite 150 | Albuquerque, NM 87109
505 348 4000 (office) | 505 348 4123 (direct)
wilsonco.com

discipline | intensity | collaboration | shared ownership | solutions

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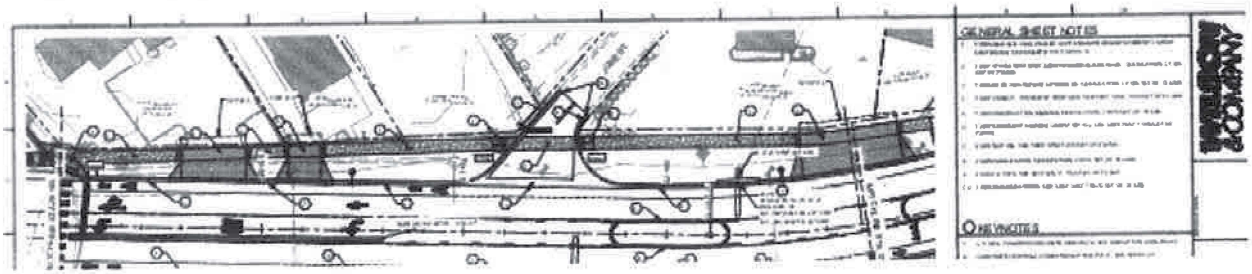
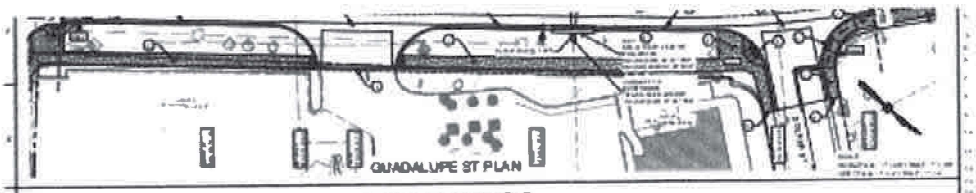
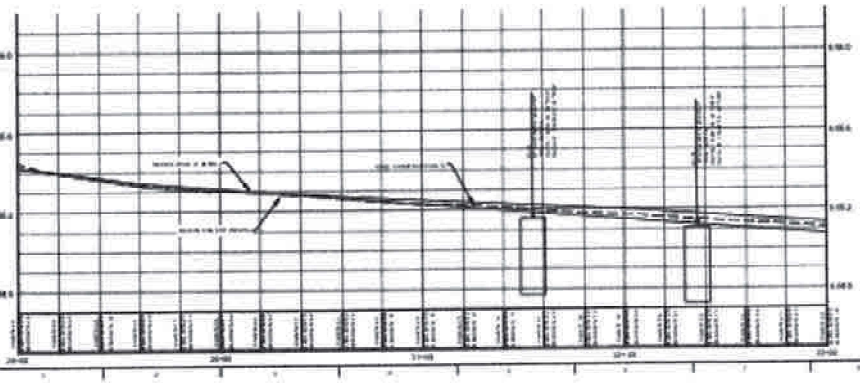


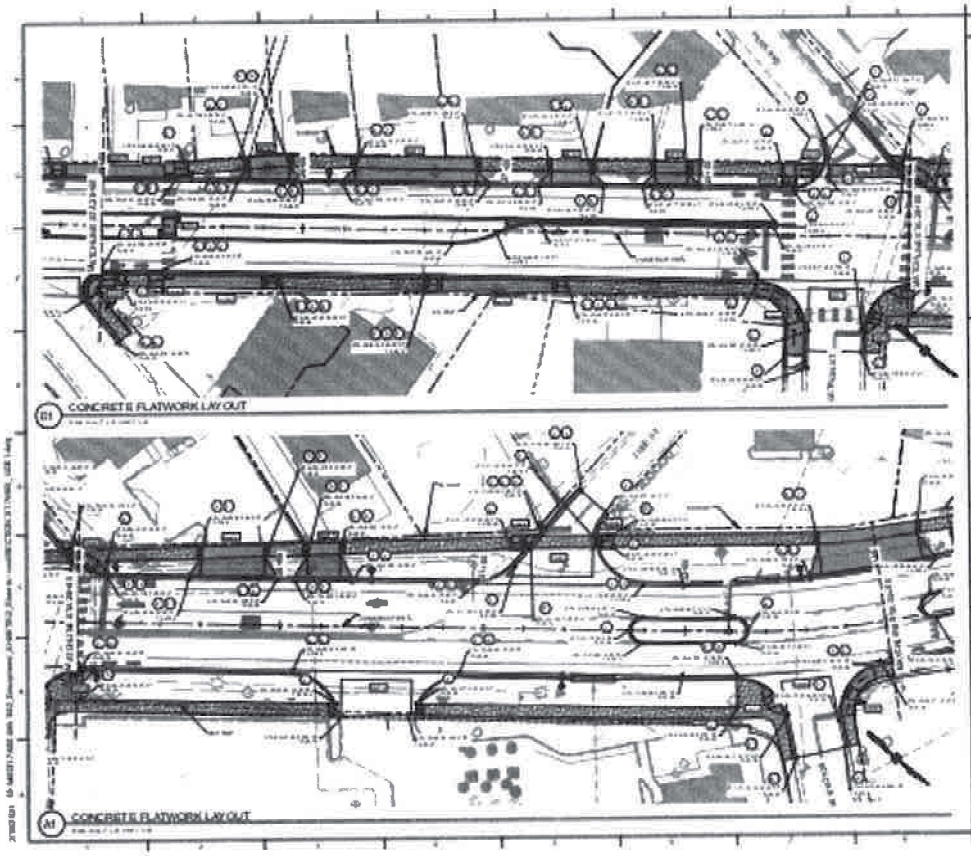


GUADALUPE ST PROFILE



GUADALUPE ST RECONSTRUCTION

LEGEND - PLAN

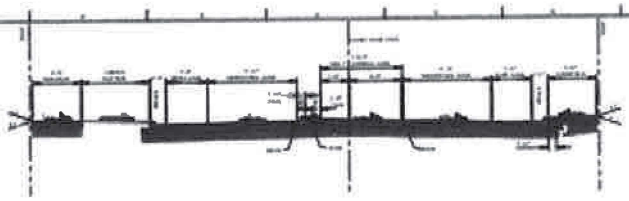


GENERAL SHEET NOTES

KEY NOTES

LEGEND

GUADALUPE ST RECONSTRUCTION



G1 GUADALUPE ST PROPOSED TYPICAL SECTION "C"

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2020-001979--HDRB

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

Project Location(s): 613 CANYON RD 2
Santa Fe, NM 87501

Contacts:

Property Owner:	JOSEPH LESLEY 218 N RIVERCREST FORT WORTH, TX 76107-1153	JOSEPHLESLEY@YAHOO.C
Applicant:	CRAIG HOOPES 333 MONTEZUMA AVE STE 200 SANTA FE, NM 87501	charles@hoopesarchitects.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: False Non-Contributing: False Contributing: 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: H-1043

Year of Construction: early 1960s

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: February 23, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-003114-HDRB

Address: 630 Canyon Road
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:

630 Canyon Road is property with non-residential structure designated Significant to the Downtown and Eastside Historic District. The main structure on the street, known as the Olive Rush House, is a significant structure used by the Santa Fe Monthly Meeting of the Religious Society of Friends.

The Society proposes to construct a new structure behind the main structure, in a location with no public visibility. It will have 1500 square feet of heated space and 585 square feet of portal. The maximum allowable height is 14 feet 9 inches, and the structure will be 14 feet 8 inches in height. The main room will have an octagonal form, with additional rooms on the west, north and south. Portals will extend in front of the north façade and the southeast corner. The stucco will be El Rey "Buckskin." The windows and doors will be colored Sierra Pacific "Seawolf" and the wood framing of the portals will be clear stained. All rooftop appurtenances will be screened by parapets and outdoor lighting will be dark sky-compliant sconces with an oil-rubbed bronze finish.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 1/19/21

Property Owner of Record: SF Monthly Meeting of Friends

Applicant/Agent Name: Jan Wisniewski Architect

Contact Person Phone Number: (505-470-3396

Site Address: 630 Canyon Rd

Proposed Construction Description: New, freestanding 1500 sq. meeting room

TOTAL ROOF AREA: 2085 sq. ft.

Zoning District: RC8AC

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

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

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

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

Use of Structure: □ Residential
☑ Commercial Type of Use: religious

Terrain: □ 30% slopes _____

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

Lot Coverage : 37 %
□Open Space Required: _____

Setbacks:
Proposed Front: 148' Minimum: 5'
2nd Front? _____
Proposed Rear: 34' Minimum: 15'
Proposed Sides: L 5' R 16' Minimum: 5'

Height: Proposed 14'8"
Maximum Height: 14'9" or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 1 Accessible 1
Minimum: variance granted by SUP

Bicycle Parking:**
Proposed: none Minimum: none
** 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.

Jan Wisniewski, Lorn Tryk Architects [□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.

Jan Wisniewski 1-19-21
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: Parking variance allows two parking spaces TOTAL; lot coverage, setbacks, LLOR, all compliant.
Note that stepback requirements limit heights to 14' within 10' of the side property line.

REVIEWER: Carlos Gemora **DATE:** 1 / 27 / 2021

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

Revised 20 November 2020

LORN TRYK ARCHITECTS, P.C.

January 27, 2021

Daniel Schwab, Senior Planner
Historic Preservation Division
City of Santa Fe
Santa Fe, NM

Re: Proposal for HDRB Review

The Santa Fe Monthly Meeting of the Religious Society of Friends (SFMMF) proposes to build a new, freestanding, approximately 1500 sq. ft. Meeting House, in the rear yard of their existing property at 630 Canyon Road.

The existing Meeting House, referred to as the Olive Rush House, is too small to accommodate the entire group. After studying other options including altering or expanding the Olive Rush House, or selling the property and relocating the Meeting to another location, the Friends have concluded that the best option is to build a new freestanding Meeting House on the existing Canyon Road property.

The proposed new Meeting House received a Special Use Permit on August 1, 2017, including a variance to allow one off-street parking space. A one year extension to this permit was granted, extending the deadline to begin development until August 1, 2021.

The proposed new Meeting House is carefully located and designed to preserve as much of the historic garden and significant trees as possible. The new Meeting House includes an entry, a meeting room, restrooms, a conference room with kitchenette, storage, and mechanical space, for exactly 1500 gross square feet of heated space. There is also 585 square feet of portals, with the entire building totaling 2085 square feet of roofed area.

The proposed new Meeting House is setback 148’ from the front property line, 5’ from the west property line, 16’ from the east property line, and 34’ from the rear property line. The maximum height of the proposed building is 14’-8”, measured from finished grade. The HDRB height calculation was determined to be 14’-9” by David Rasch.

The proposed new Meeting House will be a mix of adobe walls (for the meeting room) and wood framing. Exterior finishes will include Portland cement stucco, aluminum clad wood windows and doors, and clear stained wood framing for portals. Exterior colors were chosen to be similar to the existing Olive Rush house (see attached color sheet for specific colors).

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

Regarding rooftop appurtenances, one skylight is proposed in the center of the meeting room, as well as photovoltaic solar panels, and mechanical air handling units, all screened behind parapets that are at least as high as the top of the appurtenances.

Regarding exterior lighting, all fixtures will be fully shielded, night sky compliant type (See attached light fixture cut sheet for the specific fixture design, material and color).

Thank you,

Jan Wisniewski, Project Architect
Lorn Tryk Architects

LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltryk.com

SANTA FE MONTHLY MEETING OF FRIENDS
630 CANYON ROAD
Santa Fe New Mexico

Date

Revised

Drawn by

Checked by

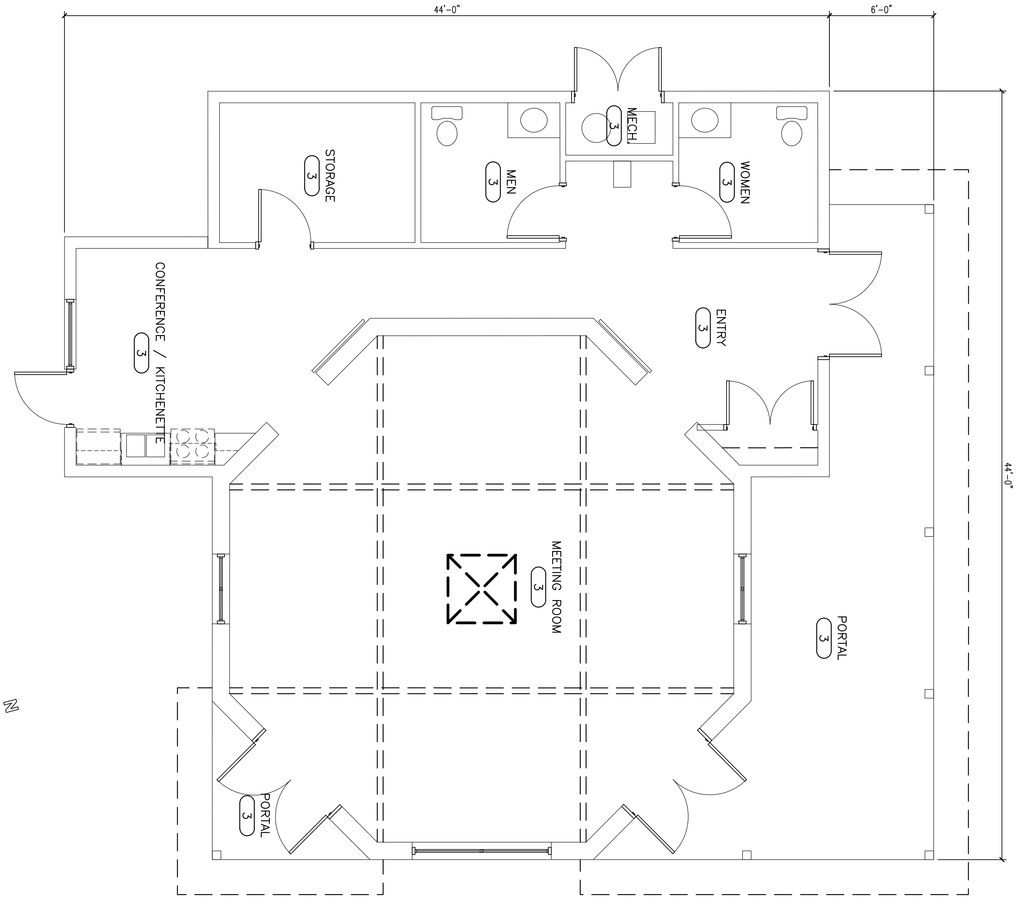
Job Number

Sheet Title
SITE-PLAN

ccg

Sheet No.
C-1

Of



Of	Sheet No.	Sheet Title	Job Number	Drawn by	Revised	Date		
	A-1	FLOOR-PLAN		Checked by				

SANTA FE MONTHLY MEETING OF FRIENDS
630 CANYON ROAD

Santa Fe New Mexico

LORN TRYK ARCHITECTS
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Santa Fe, New Mexico 87501
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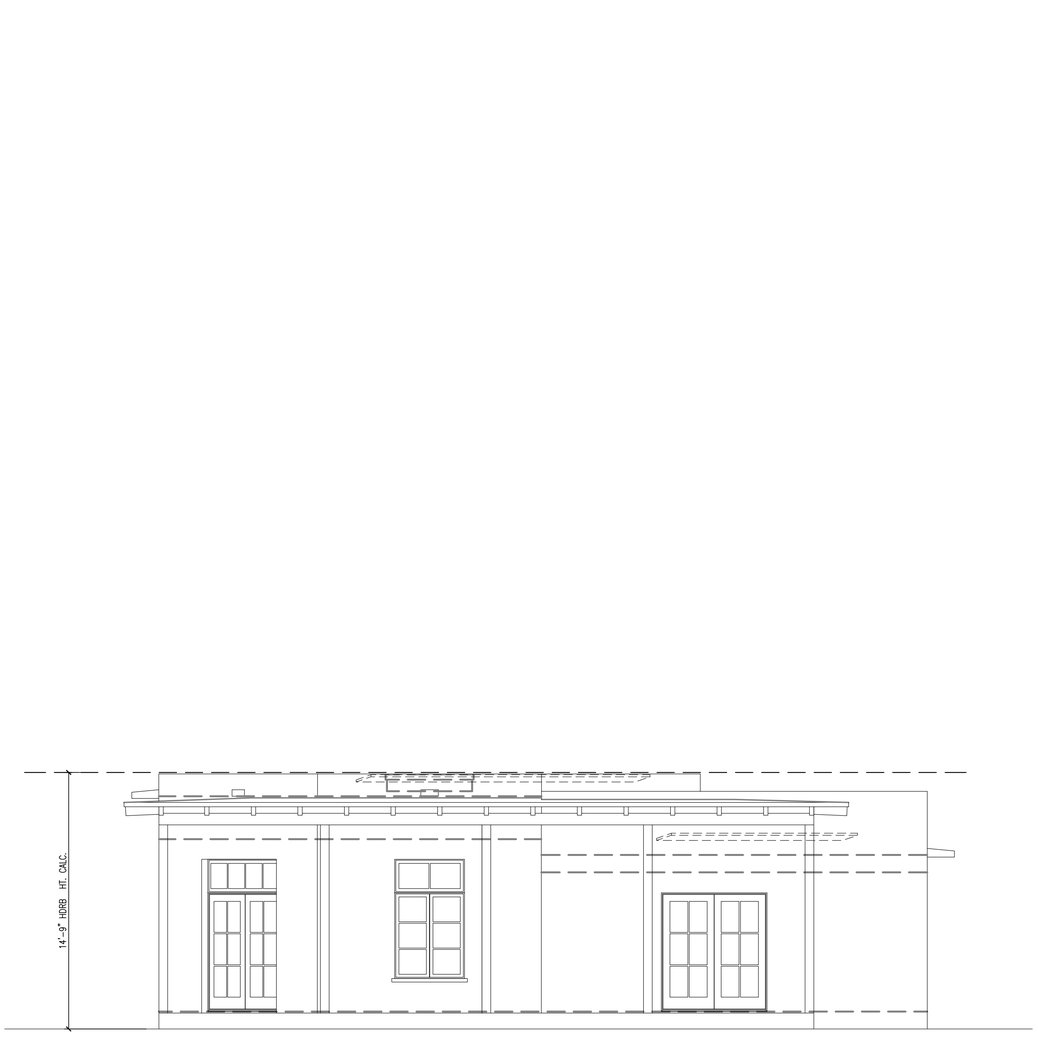
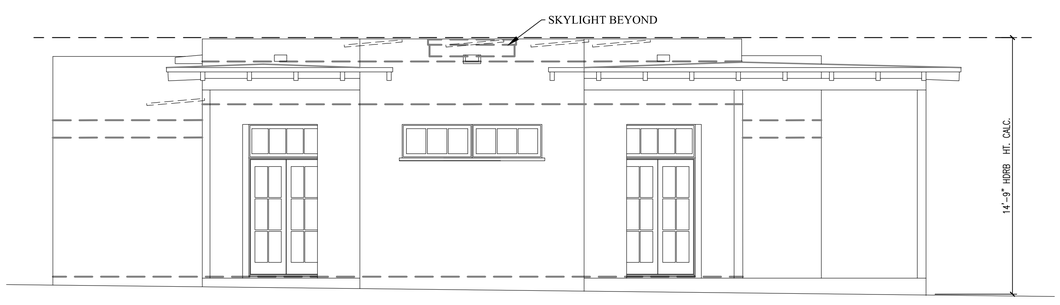


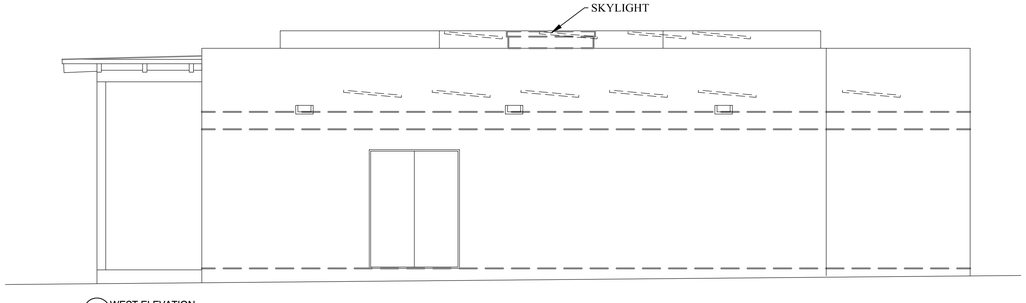
1 NORTH ELEVATION
1/4" = 1'-0"



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



3 SOUTH ELEVATION
1/4" = 1'-0"



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

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E-Mail: mail@ltryk.com

SANTA FE MONTHLY
MEETING OF FRIENDS
630 CANYON ROAD
Santa Fe New Mexico

Date

Revised

Drawn by

Checked by

Job Number

Sheet Title
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ELEVATIONS
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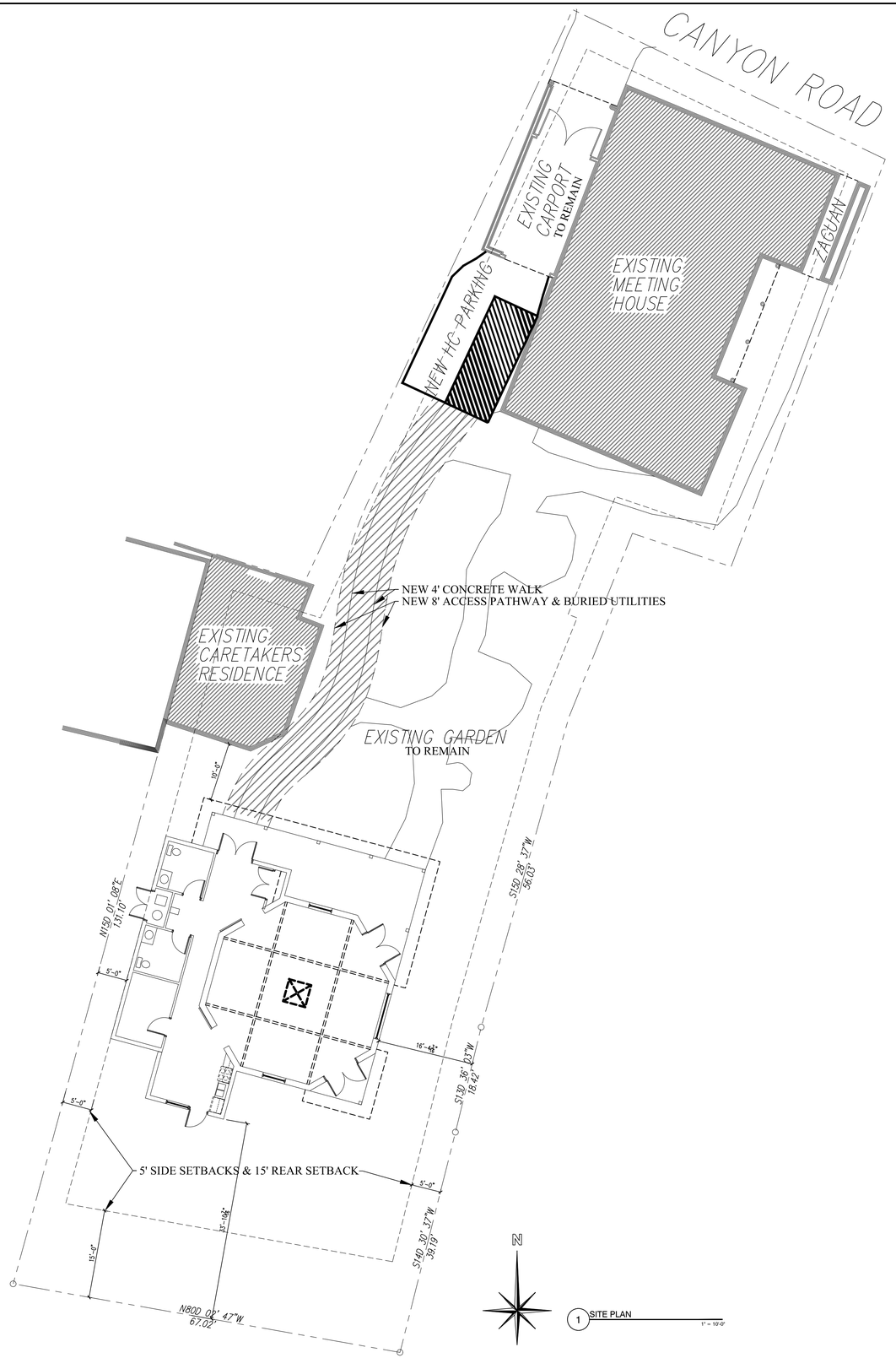
Sheet No.
A-2

Of



1 SITE PLAN 1" = 10'-0"

NOTES:

SITE: NEW FIRE HYDRANT IN STREET REQUIRED BY CITY (NOT SHOWN ON PLAN)
HC PARKING: PAVED TO MATCH EXISTING CARPORT PAVING
ACCESS PATHWAY FROM HC PARKING TO NEW BUILDING: CONCRETE & GRAVEL

FOUNDATION: CONCRETE SLAB ON GRADE WITH SPREAD FOOTINGS

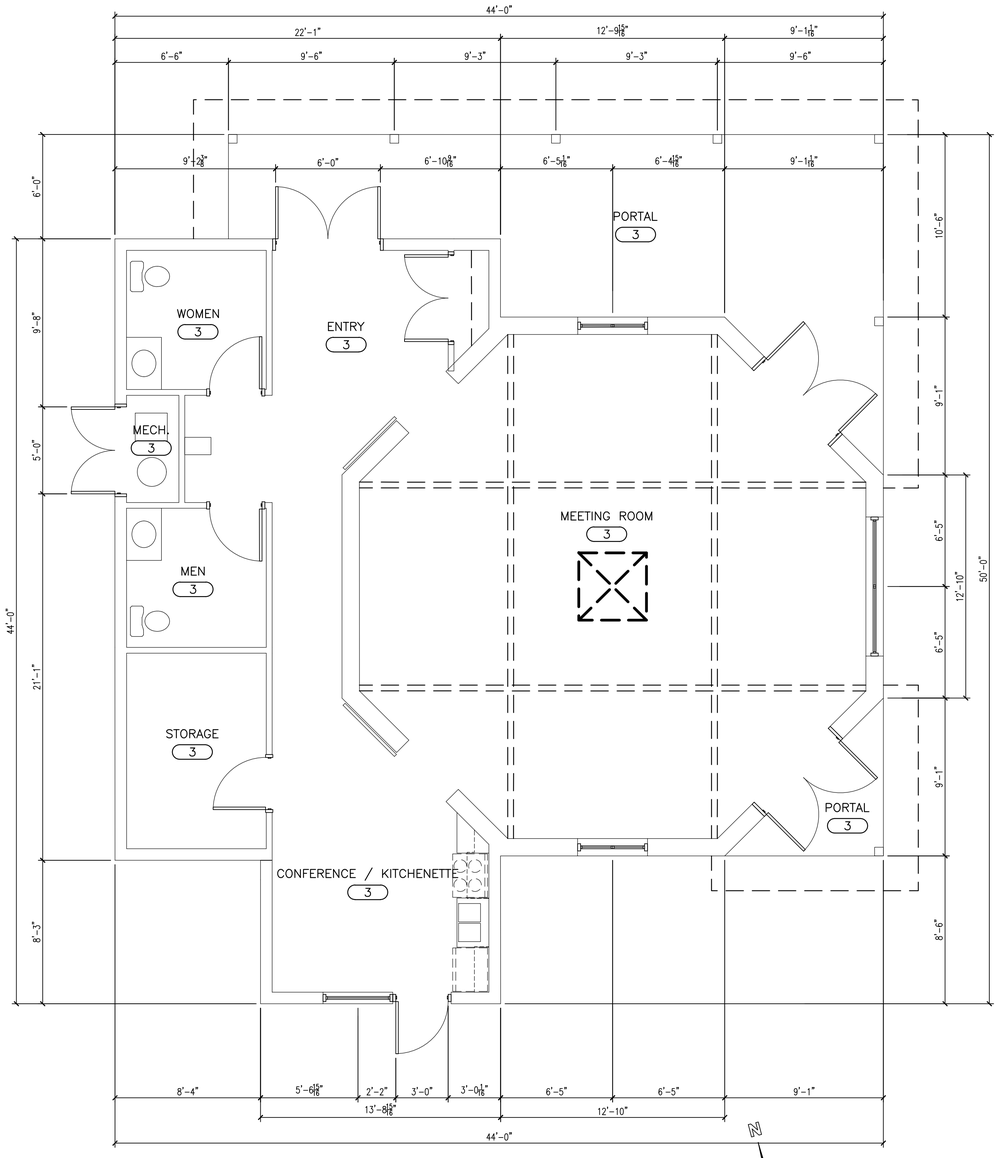
STRUCTURE: ADOBE WALLS AROUND MEETING ROOM
EXTERIOR WALLS: 8" WOOD STUDS
ROOF: BRAI TYPE
PORTAL: EXPOSED ROUGH SAWN WOOD COLUMNS, JOISTS & DECKING

WINDOWS & EXTERIOR DOORS: ALUMINUM CLAD WOOD BY SIERRA PACIFIC

EXTERIOR FINISHES:
WALLS: STUCCO
EXPOSED WOOD: CLEAR STAIN
PORTAL FLOOR: EXPOSED COLORED CONCRETE

SQUARE FOOTAGE SUMMARY:

GROSS HEATED = 1500 SQ. FT.
PORTAL ROOF (INCLUDING OVERHANG) = 585 SQ. FT.
TOTAL ROOFED AREA = 2085 SQ. FT.



2 FLOOR PLAN 1/4" = 1'-0"

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

NEW-MEETING-HOUSE
SFMMF-(QUAKER)
630-CANYON-ROAD
SANTA-FE NM

Date
1-27-2021

Revised
-

Drawn by
JRW

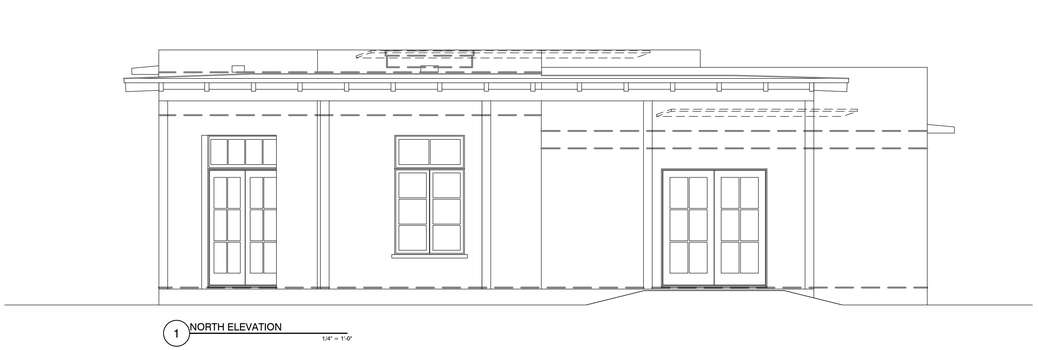
Checked by
JRW

Job Number
-

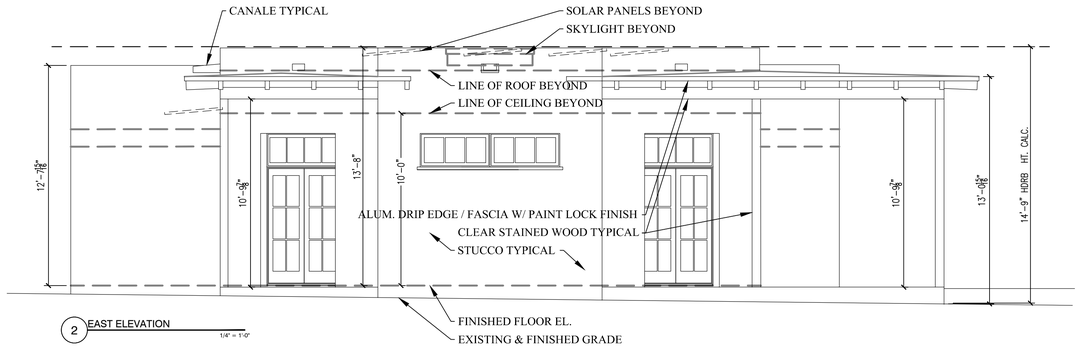
Sheet Title
FLOOR-PLAN
SITE-PLAN

Sheet No.
A-1

Of 2



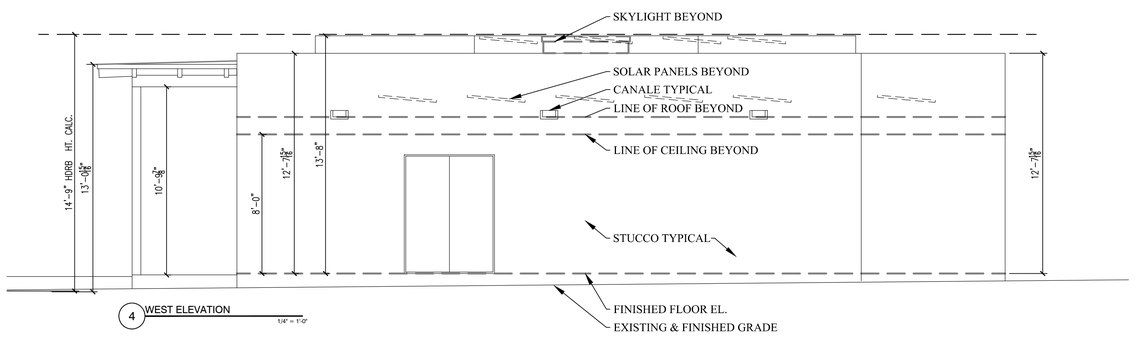
1 NORTH ELEVATION
1/4" = 1'-0"



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



3 SOUTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
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NEW-MEETING-HOUSE
SFMMF-(QUAKER)
630-CANYON-ROAD
SANTA-FE NM

Date
1-27-2021

Revised
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Drawn by
JRW

Checked by
JRW

Job Number
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Sheet Title
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Sheet No.
A-2

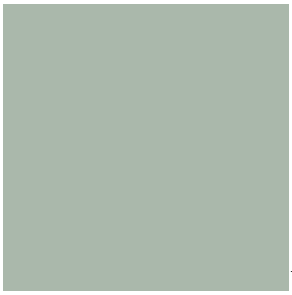
Of 2

LORN TRYK ARCHITECTS, P.C.

Proposed New Meeting House, 630 Canyon Road: Exterior Colors

These colors are approximate matches to the existing buildings on the property

 Stucco: El Rey Portland Cement Color Coat - Buckskin 106 (35)

 Windows & Doors: Sierra Pacific - Seawolf 044

 Exposed Wood: Cabot – Crystal Clear Stain

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

LORN TRYK ARCHITECTS, P.C.

Proposed New Meeting House, 630 Canyon Road: Exterior Light Fixtures



Avalanche Ranch – Canyon Sconce – oil rubbed bronze finish

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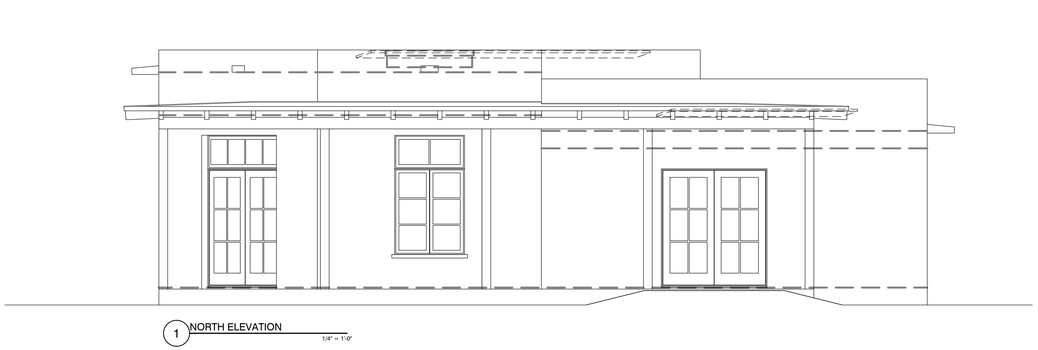

1 NORTH ELEVATION
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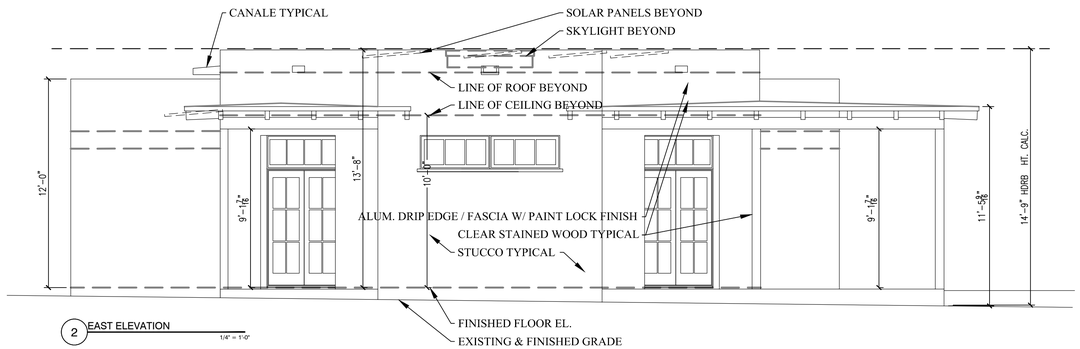
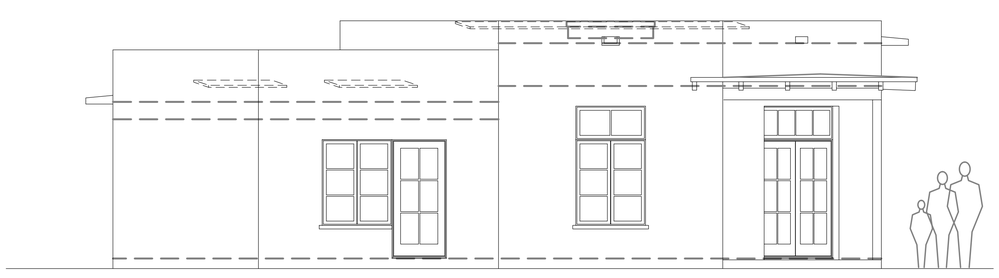


2 EAST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
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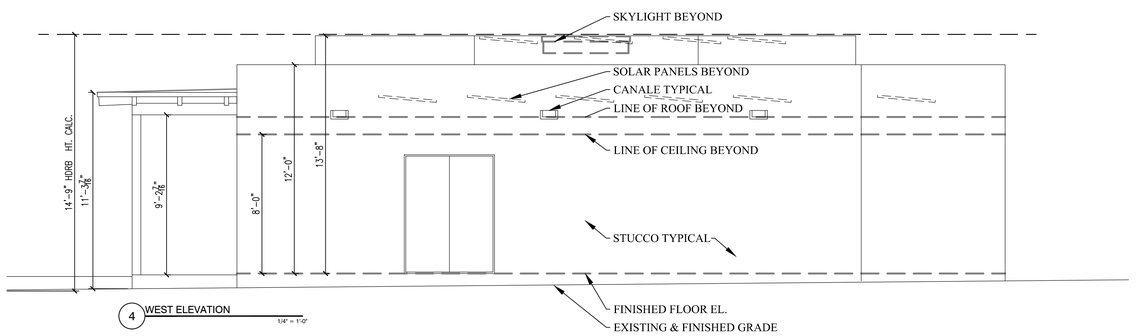

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NEW-MEETING-HOUSE
SFMMF-(QUAKER)
630-CANYON-ROAD
SANTA-FE NM

Date
1-27-2021

Revised
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JRW

Checked by
JRW

Job Number
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Sheet Title
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Sheet No.
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Of 2

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003114--HDRB

Project Description:

Project Location(s): 630 CANYON RD
Santa Fe, NM 87501

Contacts:

Property Owner:	JW Jansens 630 CANYON RD Santa Fe, NM 87501	JWJansens@gmail.com
Applicant:	Jan Wisniewski	jan@Ltryk.com

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: No

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction:

Project Type: Remodel

Historic Building Name: Olive Rush House

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993

H1055

IDENTIFICATION

ADDRESS: 630 Canyon Road

ID NUMBER: 0516 11321

BUILDING NAME: Olive Rush House

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 10 (E) W SEC 30 NW 1/4 NW 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

by 1859 ESTIMATE ____ ACTUAL

SOURCE(S) SR nomination

BUILDING DATA

ARCHITECTURAL STYLE: Spanish-Pueblo Revival

USE:

HISTORIC: (residential)

OTHER artist studio

PRESENT: residential

OTHER artist studio & religious

SURROUNDINGS: commercial/residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? cottage on south of property

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

____ MINOR ____ MODERATE

____ MAJOR

EXPLAIN:

OVERALL CONDITION:

X EXCELLENT ____ GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

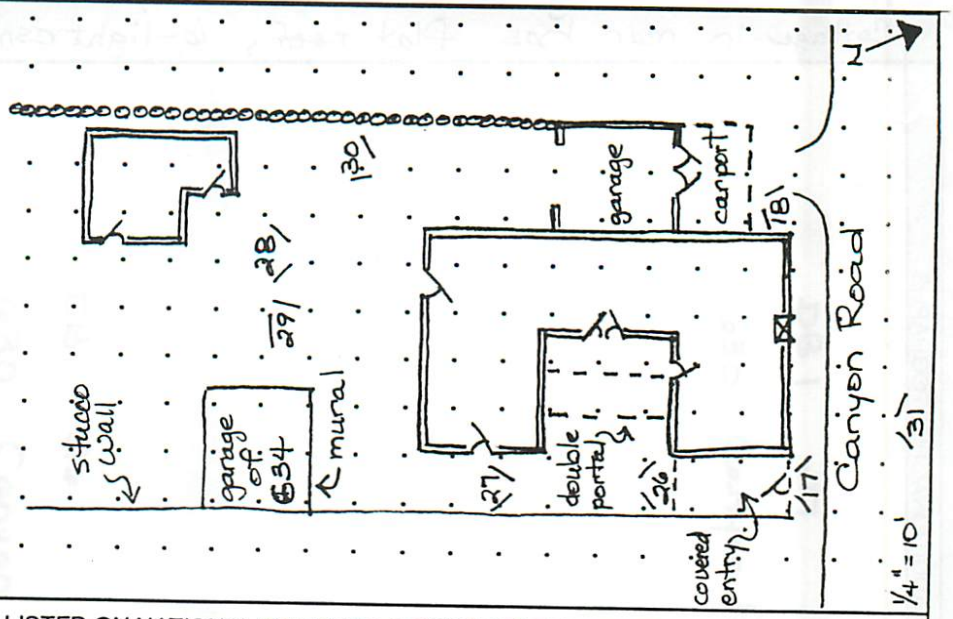
____ YES X NO

PHOTO



#31 north elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

X SIGNIFICANT ____ CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES ____ NO

SURVEYED 4/93 BY DB

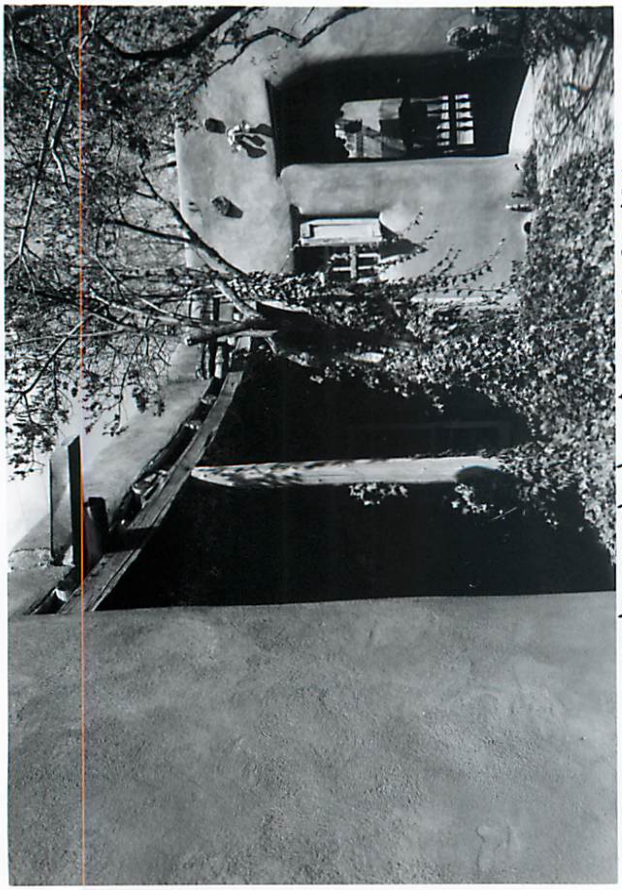
NEGATIVES WITH NMHPD ROLL # DB1 NEG # 26 TO 31

DB2 # 17 - 18

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat, battered parapet, metal canales
BUILDING WALLS	adobe / stucco
FOUNDATIONS	stone visible on north
DOORS	wood herringbone, paired w/ pedimented lintel; wood panel w/ 6 upper lights, pedimented; wood panel with 2 upper lights flanked by 6-light casement window
WINDOWS	6/6 and paired 9/6 wood DHWs, some pedimented; 6-light wood csmts
PORCHES OR PORTALES	double-depth portal inset on east - stucco parapet, plank ceiling, hewn posts & beams, earth and cement/aggregate floor
~~BALCONIES~~	
COURTYARDS	covered passageway on east w/ wood lintel & corbels, wood picket gate
FENCES/WALLS	stucco wall, east; coyote, west; lot extends to south
ARCH. DETAILS	pedimented lintels; nicho w/ wood grille, wood shutters; mural painted on rear yard wall (next door garage)
OTHER	garage/carport on west - double wood doors to north, wood lintel & corbels, hewn posts
COMMENTS	Building oriented to side, entered by covered passage. Cottage in rear has flat roof, 6-light csmt wdws, wd plank & panel doors.

ADDITIONAL PHOTOGRAPHS



#27 east portal & passageway



#26 east elevation (on right)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 (concluded)

IDENTIFICATION

ADDRESS 630 Canyon Road

ID NUMBER 051611321

SURVEYED/RESEARCHED
DATE 4/93 BY DB



#28 south elevation



#30 west elevation & south of garage



#18 garage north elevation

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 (concluded)

IDENTIFICATION

ADDRESS 630 Canyon Road

ID NUMBER 051611321

SURVEYED/RESEARCHED
DATE 4/93 BY DB



#17 east entry



#29 cottage from NE

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 (concluded)

IDENTIFICATION		
ADDRESS	630 Canyon Road	ID NUMBER 051611321
		SURVEYED/RESEARCHED DATE 4/93 BY DB

Probably same property as King's Map 1912, Block 83 lot 20.

City directory: 1928-9 Chartotte Arnold, owner
1930-1 Olive Rush, owner (artist)

Significance: No modern alterations evident except for cement stucco, replacing mud plaster. has been maintained in materials, massing, detail, and, to a certain extent, use — the artist's studio has been preserved and is accessible to the public even though the main use of the building is as a meeting house for the Religious Society of Friends.

Listed on NM State Register

Profiled in Old Santa Fe Today

1992 - Historic Design Review Board approved temporary (glass wall) enclosure of portal for winter months only; also ADA access using window at rear of west elevation (not completed at time of survey)

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



Block 49
Block 83
CANON ROAD
Acequia Madre
Road
Alley
14 Mrs Jesus Johnson
14 Mrs. J. Johnson
18 Cruz Vigil
19 Cruz Vigil
20 Martin Vigil
26 Simon Vigil
27 C. L. Pollard
14 Mrs Jesus Johnson
15 Carlos Abreu
19 Francisco Rodriguez
20 Miguel Rodriguez
22 Facundo Rodriguez
25 Ernest Knaebel
26 Luis Moya
27 Frank F Gormley
29 Juan Moya
28 Antonio Rael
29 Antonio Rael
30 Francisco Rodriguez
31 Miguel Rodriguez y Se
32 Seferino Alarid
33 Felix Baca
34 David Martinez
35 Frank Little
36 Henry Mente
37 Jose F Gonzales
38 Elias Gonzales
39 Henry Mente
41 Mrs. J. Borrego de Lobato
43 Jose F Gonzales
44 Simon Vigil
45 Francisco Rodriguez
46 Jose Dolores Garcia
47 Seferino Alarid
12 Simon Vigil
old mill

ADDRESS: 630 Canyon

HIST. SURVEY #: 321

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME: Rush, Olive, Studio

CITY SURVEY

Area #: 6 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: Y State #: 303

HSFF: OSFT **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: Y

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other: Correspondence.

Bibliography:

Comments: HPD file: photos Nov. 1974.

BUILDING INVENTORY FORM

building threatened? yes	surveyed date 31-X-84 by mb	county Santa Fe	ID no. 051611321
field map SFHD-6-1321	number	UTM reference zone 12 13 easting	northing

location description: 630 CANYON*

city/town: SANTA FE

land grant/reservation:

building name: OLIVE RUSH STUDIO

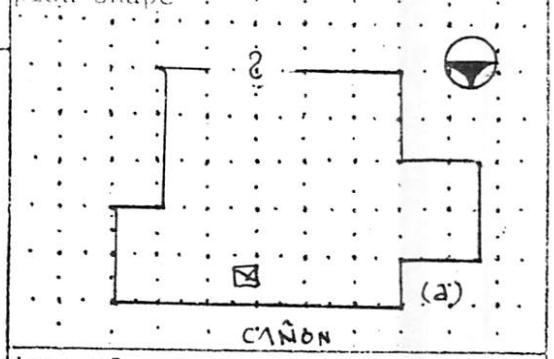
legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by mb no. 12

negative nos. 30

loc. of neg. HPB

plan shape





date of construction: Re 1928 estimate ___ actual

source: Bus Directory

use: Institutional

present: residential

other ___

historic: residential

other ___

condition: ___ excellent X good ___ fair ___ deteriorating

degree of remodeling: X minor ___ moderate ___ major

describe:

style: Pueblo Revival

foundation material: NV

wall material/surface: Adobe Stucco

architectural features:

Roof - Flat, parapet, mtl canales, msry chimney (mtl flue

Windows - db 6/4, wd lug sill, 1x lintel, recessed. 6/6, pediment lintel, wd lug sill, frame surround | both turquoise

Door - NV

Zaguan at (a) - log lintel supp by log posts + incised corbels, adobe brick parapet w/o stucco supp on planks w alternating points + ~~sec~~ half circles

comments: Portón has 2 leaves, wide adzed planks w hand made iron hinges & latch. Covered windows framed w scalloped iron surround.

Entry on E thru narrow passage & wd gate

Rear entry adobe tapered. House walls show some batter.

*Former Olive Rush ~~res~~ Studio

surroundings: Res/Com

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: X eligible X of interest ___ none

if eligible, why? Primary: type integrity hist. association.

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

ADDRESS: 630 Canyon **HIST. SURVEY #:** 321

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME: Rush, Olive, Studio

CITY SURVEY

Area #: 6 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: Y State #: 303

HSFF: OSFT **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: Y

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other: Correspondence.

Bibliography:

Comments: HPD file: photos Nov. 1974.

STATE OF NEW MEXICO

OFFICE OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

TONEY ANAYA
GOVERNOR

VILLA RIVERA, ROOM 101
228 EAST PALACE AVENUE
SANTA FE, NEW MEXICO 87503
(505) 827-8320

CLARA APODACA
CULTURAL AFFAIRS OFFICER

THOMAS W. MERLAN
DIRECTOR

January 30, 1986

Miriam Cohen
Santa Fe Friends Meetinghouse
630 Canyon Road
Santa Fe, New Mexico 87501

Re: The Olive Rush Studio

Dear Miriam:

We appreciate your efforts to seek the best methods of preservation of the Olive Rush Studio. Thank you for the tours of the studio and ramada.

Enclosed please find a copy of my building inspection report which identifies the most obvious problems with the buildings and makes recommendations for their solutions. However, it is clear that ongoing maintenance of the building must be addressed. This is the reason I asked Jim Caufield to join the Saturday, January 25, 1986 building inspection. Jim is a historical architect accustomed to solving preservation problems and performing historic building analysis. He assisted the Audobon Society in formulating a preservation plan for the Randall Davey House and assisted them in applying for funds for the inspection to the National Trust and the Santa Fe Foundation. He may be helpful to you in this same way should the Friends decide to pursue a preservation plan for the studio and ramada.

I suggest consideration of a preservation plan for the studio and ramada because of the number of different individuals annually involved in maintaining the structures. A preservation plan would identify the preservation problems, prioritize the need for solution, offer guidance about the best way to execute the work and provide architectural details. Testing walls in areas of concern would be a part of the building investigation for the plan. It would eliminate the number of consultants from year to year and would prevent unstudied resolutions to the preservation problems.

Another approach is for the Friends to call in an architect and or structural engineer to assess the areas of concern mentioned in my building inspection report. These consultants should supervise the stabilization of the west Meetinghouse wall and the southeast children's playroom wall. The roof flashing should be looked at carefully to determine the areas where flashing is not adequate. Finally, the garage structure should be carefully looked at for movement toward the west due to the shortened front post. I will be pleased to provide a list of consultants who have worked with

this office in the past.

Please contact me if you have questions about the report of need further assistance.

Sincerely,

Barbara Zook
Architectural Technician

BUILDING INSPECTION

structure Olive Rush Studio #303

Date January 30, 1986
By: Barbara Zook

Construction Date(s)
circa 1859

Original Use
residence/ studio

Present Use
Society of Friends Meetinghouse

Style or Design

Number of Stories
1

Basement or Crawl Space
no

Foundation Material
possibly rubble stone

Wall Construction Method and Exterior Treatment
adobe covered with mud plaster under covered areas and cement stucco on most exterior walls

Roof Type

Roofing Material
roll roofing

Significant Exterior Features
mud plaster
windows
doors
wooden lintel and corbels @garage east portal
pintle wood shutters
niches
wood grill over east window
covered entry passageway

Significant Interior Features
vigas, doors, windows, trim, hand painted designs by Olive Rush on beams and fireplaces of original studio, smooth finish plaster walls, corner fireplaces,

Known Exterior Changes
1975,1976, replastered with cement stucco from mud plaster, Olive Rush relocated the front door to the east side in 1921, She replaced the door with a window. Roof patched with Santa Fe Foundation Grant 1984/1985

Known Interior Changes
The north studio was repainted 1980/1981.

Garage was completely reroofed in 1978/1979 Front post of garage was shortened to eliminate rot.

SITE, FOUNDATION

Site Drainage

Appears to be directed away from the building in all locations except the rear and east sides. There is evidence of rising damp on the rear wall particularly.

Foundation

It was not possible to examine the foundation. It may be rubblestone. It is possible that no foundation exists.

Structural System

The roof structure appears to be in good condition. Vigas to not display substantial deflection. The garage structure along the east wall exhibits areas of minimal bearing. The shortening of the garage post is causing the garage to pull away from the meetingroom wall.

Additions

The ramada roof roll roofing is cracking and pulling away from the parapet. The wood lintel [illegible]de is rotting. The

Recommendations: Examine the rear and east sides of the structure for positive drainage away from the building. In the rear where there is a gap between the gravel and the line of cement stucco, the gravel should be built up to cover the stucco. The area between the adobe shed and the rear wall of the meetinghouse must be regraded so that moisture penetration of the rear wall will be reduced.

Examine all areas where there is a gap between the finish grade and the bottom of the stucco to assess the damage to the adobe below. These areas must be properly studied for appropriate damproofing/waterproofing to prevent deterioration of the base of the adobe walls.

Studies made at the base of the walls must be carefully executed to avoid additional damage of the walls by excavation near the walls.

Vigas should be carefully watched for deflection and/or cracking. The garage vigas must be stabilized at the east wall to provide additional bearing. The front exterior garage beam is torqued probably due in part to the shortening of the west post. The post should be raised to its original height by raising the foundationorinserting a new post of the same dimension and wood. Prior to any work on the garage, an architect and/or structural engineer should examine and assess the condition of this structure.

The ramada parapet must be examined for locations where water can penetrate behind the roll roofing. The roll roofing must be reattached to the parapet with bold roofing compound. The areas around the skylight which are not well sealed should receive an application of roofing compound also.

NTERIOR

Plaster

...r in the southeastern room has pulled away from the wall. In some locations there is a hollow sound behind the plaster. Most of the plaster is in good condition with very few cracks.

Architectural Features

Vigas appear to be in good condition.

Floors appear to have a compressed board which is peeling in some locations particularly in the southeast room. Doors and trim appear to be in good condition.

The painted fireplace and beams appears to be in good condition.

Recommendations: Remove plaster from location in the southeastern room to see the condition of the adobe below. This should be executed with consultation with an architect and/or structural engineer. Only areas of loose plaster should be removed. The wall below was probably damaged before the roof was patched. The wall may be in good condition. If the wall is in good condition replaster using the same method and plaster mix as exists. Do not add mesh prior to plastering. Plaster should be applied directly to the walls.

The floor should remain. The condition is sufficient that no work needs to be executed to the floors. Other features seem to be in good condition and should remain unaltered.

The interior of the west wall should be carefully watched for signs of cracking. At the first sign, contact an architect and/or structural engineer to advise on the cause and solutuion.

Masonry and Mortar

The adobe walls do not show signs of cracking. However, the application of cement stucco will hide any potential problems. The exterior where stucco ends before the grade is a problem because the walls can be damaged by rising damp.

Architectural Features

Exterior wood posts, corbels, pintle shutters, etc are untreated. Much of the wood shows signs of severe weathering. The chimneys allow water to run down the interior chimney walls

Windows and Doors

Paint is peeling from window sills exposing wood which is becoming severely weathered. Glass in place. Doors are in generally good condition.

Paint · Plaster

See above

Area under east portal shows signs of peeling paint. Original layers of calcimine over mud plaster are exposed.

Recommendations: The best preservation of the exterior walls is to remove the stucco and remud the walls. If this is executed using a mud mix which included caliche, the mud plaster should last. However this would mandate a commitment from the Friends of remudding about every 3 to 5 years. If the commitment is not desired the existing stucco should be retained with careful vigilance of cracking which can cause water to penetrate the walls and wash the wall away below. Cracks must be sealed. Drainage must be away from the walls. Evidence of rising damp must be examined for the cause. The problem must be corrected.

Exterior wood must be treated with a mixture of boiled linseed oil, paraffin wax and mineral spirits. All locations where wood is exposed should receive this mixture. Areas where paint is peeling should be sanded, water repellent applied, and the entire area repainted.

Chimneys not in use should receive a sheetmetal cap which is painted to match the chimney. This will prevent water from damaging the chimney and fireplace walls.

The paint should be carefully stripped from the walls under the portal. This should be exec uted in such a manner that very little of the layers below are affected. Once all the paint has been removed. A calcimine wash should be applied. Calcimine is available and is a finish that will allow the wall below to release any moisture within. Paint will seal a wall and prevent the release of this moisture which will dause the adobes to deteriorate.

ROOF AND ATTIC

The roof is aparently in good condition due to the work recently exectued due to the Santa Fe Foundation grant.

Gutters and Downspouts

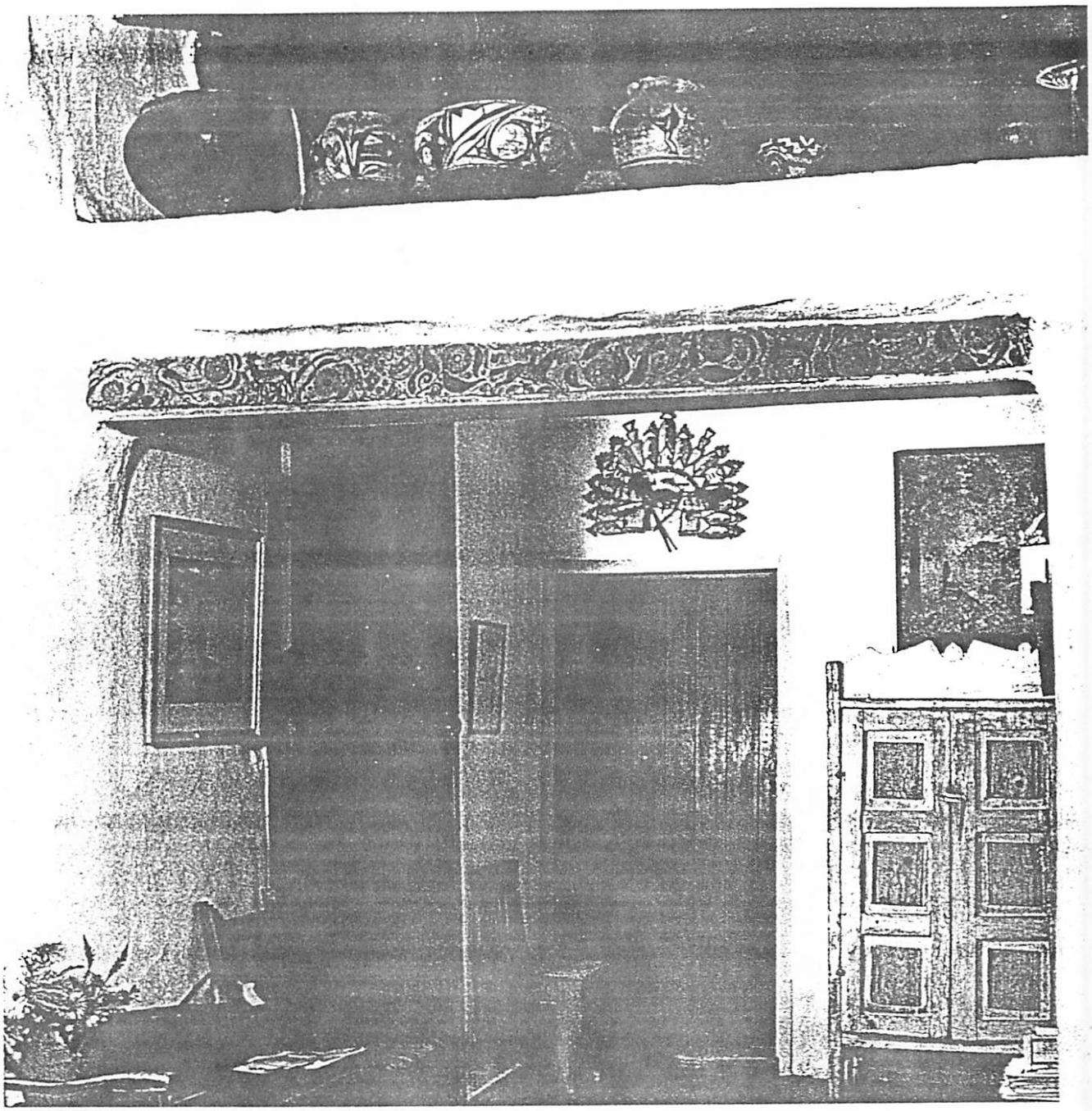
unknown

Attic

N/A

Recommendations: An architect should investigate all locations for adequate roof flashing, particularly at the west wall or common wall between the garage and the Meetinghouse. All parapets should be examined at the roof line. An architect should draw flashing details to be implemented in locations where inadequate flashing is causing leaking.

All canales should be examined for debris which may cause inadequate water flow. Areas around the canales must be examined to insure that water is not penetrating the walls around the canales.



Interior of the RUSH STUDIO, with *vigas* painted by the artist and showing a collection of her art and furnishings.
Alan B. Stoker, photographer

Olive Rush Studio

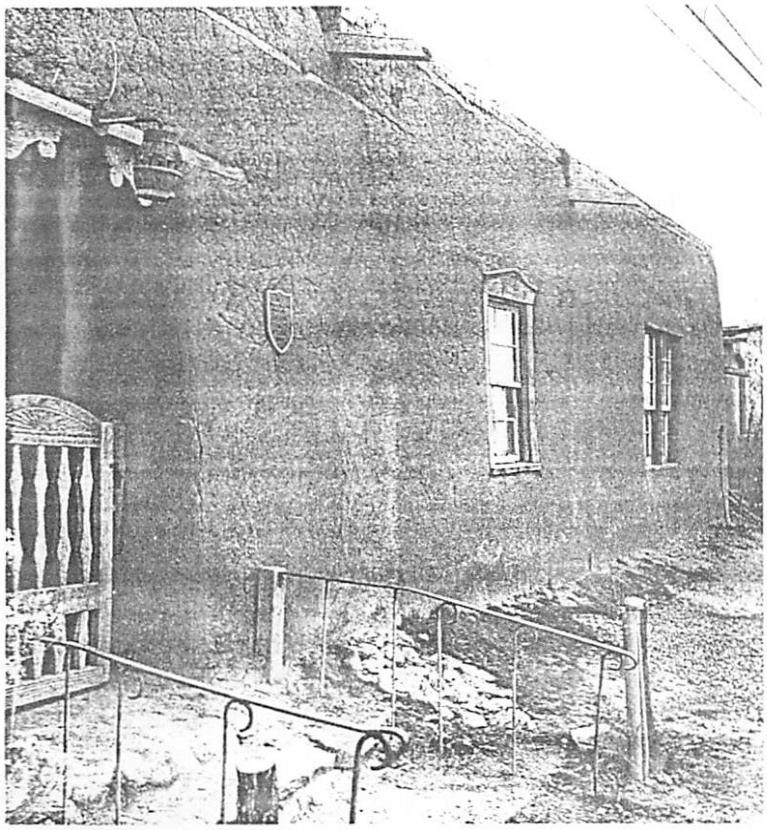
630 Canyon Road

One of the few adobe houses remaining in Santa Fe that has not been covered with concrete stucco for preservation, the Olive Rush Studio is typical of those purchased by artists and writers who flocked to Santa Fe and Taos during the first two decades of this century. Drawn primarily by their wish to record on canvas or in words the life of the Indian and the beauty of the landscape, they found in New

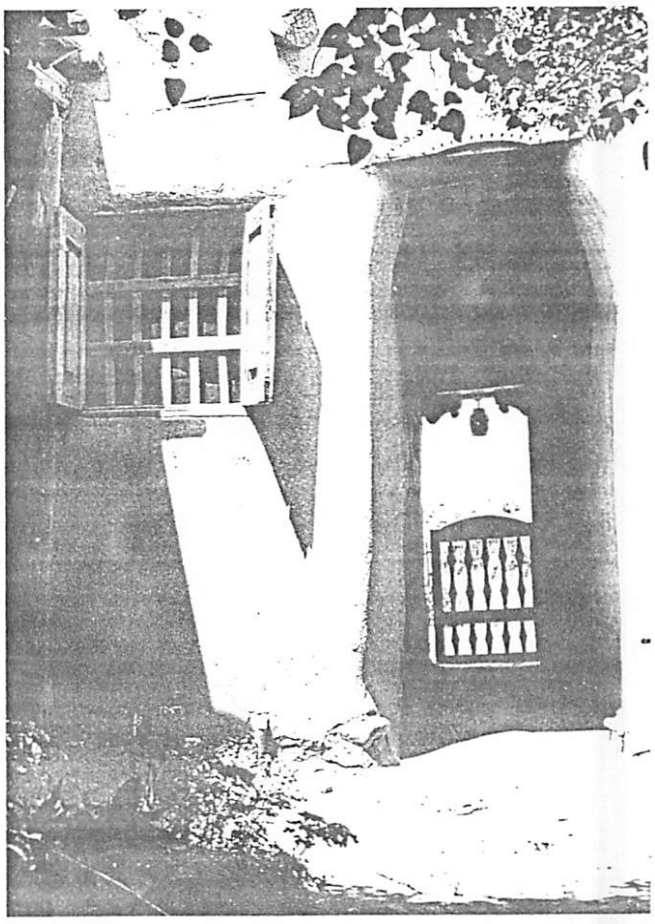
Mexico a place that the artist Frederic Remington described in 1902 as having been overlooked by the "heavy-handed God of Progress."

When Olive Rush, internationally known Quaker artist, first came to Santa Fe in 1914 she was so impressed by the country that she returned six years later to make it her permanent home. At that time she bought this house, which had been in the Sena and Rodríguez families for several generations, and it has been kept in very much its original state ever since. Its thick adobe walls, deep side *portal*, and charming back garden are all typical of the period, although efforts to document the exact building date have been unsuccessful. In the early days there were no surveys, deeds were not always filed, and descriptions of property were often confusing and inaccurate, particularly in the CANYON ROAD area where landowners knew their own boundaries and respected those of their neighbors.

For many years this building has served as a meeting house for the Santa Fe Religious Society of Friends, of which the late Rush was a birthright member.



Exterior of the RUSH STUDIO, one of the few remaining mud-plastered buildings.
Karl Kernberger, photographer



RUSH STUDIO entrance *placita*.
Karl Kernberger, photographer

Property Number _____

APPLICATION FOR REGISTRATION
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES
STATE PLANNING OFFICE, SANTA FE

FORM A (Revised)

Property Name: The Olive Rush Studio
Other Name(s) for Property:
Santa Fe Friends Meetinghouse

Nature of Property: (check one or more as appropriate)

___ District	___ Structure(s)	___ Object or Collection
X Building(s)	___ Site	

Location of Property:

County Santa Fe — Congressional District (1-2) 1
Municipality Santa Fe, N.M. — Planning District (1-7) ___
Historic District
Address or Rural Location 630 Canyon Road

Description of Property:

Property Size (approx. acreage of property) ½ acre

Present Use: (check one or more as appropriate)

___ Agricultural	___ Government	___ Park	___ Transportation
___ Commercial	___ Grazing	___ Private Residence	
___ Educational	___ Industrial	X Religious	
___ Entertainment	___ Military	___ Scientific	

Present Condition of Property:

Check one:		Check one:	Check one if appropriate:
___ Excellent	___ Deteriorated	X Altered	___ Moved
X Good	___ Ruins	___ Unaltered	___ Original Location
___ Fair	___ Unexposed		

Present and Original Physical Appearance: (Use continuation sheet if necessary)

For preservation purposes, the north (street) and south exterior walls have now been covered with concrete stucco, but not the east and west exterior walls.

The character of the interior Studio is unchanged, except as it has been adapted for use as a meeting place for unprogrammed worship on Sunday mornings.

Ownership:

Owner of Property: (check one or more as appropriate)

X Private	___County	___Federal
___Municipal	___State	___Multiple

Name Religious Society of Friends, Santa Fe Monthly Meeting
Address 630 Canyon Road, Santa Fe, N.M. 87501
Name
Address
Occupant, Tenant or Manager:
Name Jane Foraker-Thompson, Clerk of Meeting
Address 1833 Tewa, Santa Fe, N.M. 87501

Accessibility: X Open to public (Limited) ___Not open to public

Funded Project--Source:
Name
Address

Has Property been:

A. Listed in a municipal or other register or otherwise designated as worthy of perservation X Yes ___No
B. Recorded in the Historic American Building Survey ___Yes X No
C. Recorded in the Historic American Engineering Record ___Yes X No

Describe:

Other Inventory's:
Name of Institution
Institution Number or designation

Significant Period(s):
Dates 1920 - 1940 (Santa Fe Art Colony)

Thematic Classification: (check one or more as appropriate)

___Original Inhabitants	___Exploration and Settlement
___Westward Expansion	___Political and Military
___Commerce and Trade	___Ranching and Agriculture
___Lumbering and Mining	___Science and Engineering
X Architecture	X Religion, Education and Culture
___Collections	

Why Property is Important: List documentary sources, etc. (Use continuation sheet if necessary)

In addition to the antiquity of the building itself, the main significance of the Olive Rush Studio lies in the fact that it is the last authentic and unchanged artist's studio on Lower Canyon Road dating back to the days of the world-famous "Santa Fe--Taos Art Colony" of the 1920's and 30's. (See Ref. below) The property was purchased by Olive Rush, internationally known Quaker artist, when she arrived in Santa Fe in 1920. Prior to that time it was known to have been in the Sena-Rodriguez family for several generations and had been owned by José Domingo Fernandez in 1859. (See Ref. below)

In 1921 Miss Rush remodeled the original building by converting its front

Why Property is Important: (continued)

door into a window (see photos attached) and changing its main entrance from the front of the house to one under the east portal, which was then approached by the addition of a covered passage-way.

Inside, the large front room--facing north--became the Studio where Olive Rush worked as an artist for the next 44 years. She decorated its corner fireplace with her own fresco murals (see photos attached) and furnished it with Indian ~~XXXXXXXX~~ and Spanish Colonial New Mexican artifacts that she collected during her early days in the Southwest.

Under the terms of an Agreement between Olive Rush and the Santa Fe Friends Meeting in 1962, referred to in her Will (probated in 1966), the entire property at 630 Canyon Road was to be bequeathed to Friends Meeting with the understanding that the Studio be preserved as a memorial to Miss Rush's Quaker parents, Nixon and Louisa Rush, who had made it possible for her to purchase the original property.

To date (1977) the terms of the above Agreement have been honored, but as the document is not legally binding the premises should be inspected regularly to revalidate its authenticity.

REFERENCES:

Taos & Santa Fe--The Artist's Environment, 1882-1942, by Van Deren Coke. Pub. University of New Mexico Press, 1963.

Artists of the Canyons and Caminos--Santa Fe, the Early Years, by Edna Robertson and Sarah Nestor. Pub. Peregrine Smith, Inc. 1976.

The Olive Rush Papers--Archives of American Art, Smithsonian Institution, Washington, D.C. (originals and on microfilm)

Santa Fe County Records--Will of José Domingo Fernandez, Book B. Jan.14, 189?

Names and addresses of persons preparing this application material:

A. Form submitted by Sylvia Loomis Date June 17, 1977
Address 525 Canyon Road, Santa Fe, N.M. 87501

B. Inventory date by _____

C. Recent photograph by _____ Date _____

D. Recent map by _____ Date _____

THIS SPACE FOR PLANNING OFFICE AND COMMITTEE USE

Map Reference: (including scale and date)

Township	Range	Section	1/4 Sec	1/4 1/4 Sec.	1/4 1/4 1/4 Sec

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY

CORNER	LATITUDE			LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES

LATITUDE			LONGITUDE		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
°	'	"	°	'	"

Global Reference Code

Date Form A Received: _____ Initial Application Complete( )
Incomplete( )

Committee Action: (check one or more as appropriate)

____State Register ____National Register

____Tabled ____Rejected Date: _____

Date applicant advised of Committee Action: _____

High Priority Yes____ No____

Development recommended Yes____ No____

Continuation sheet

APPLICATION FOR REGISTRATION
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES
STATE PLANNING OFFICE, SANTA FE

FORM A

1. Name of Property:

The Olive Rush Studio

2. Location of Property:

630 Canyon Rd.
Santa Fe, N. M.

3. Nature of Property:
Building(s) (X) District or Area ( ) Object ( ) Other ( )
Description and present condition.

Five room adobe structure of single-story with a walled patio accessible by a covered entranceway. It is one of the few remaining houses in Santa Fe that has not been covered with concrete stucco for preservation.

4. Owner, name and address:

Society of Friends
630 Canyon Rd.
Santa Fe, N. M.

5. Present use of Property:

Meeting House for the Santa Fe Religious Society of Friends

6. Has property been:
a. listed in a municipal or other register? Yes (X) No ( )
b. plaqued or otherwise designated as worthy of preservation? Yes (X) No ( )
c. recorded in the Historic American Buildings Survey? Yes ( ) No (X)
If any of above questions answered, yes, give details.
a. Santa Fe City Register of Historic Buildings and Sites
b. plaqued and documented by Historic Santa Fe Foundation
Bronze plaque: "The Historic Santa Fe Foundation finds this building worthy of preservation, THE OLIVE RUSH STUDIO."

7. Name and address of organization or individual submitting this application:

Historic Santa Fe Foundation, 545 Canyon Rd., Santa Fe, N. M.

8. Tell why property is important [illegible]

From outward appearances, this building is very old and may well date back to the last years of the colonial era. There is scant documentation available, however, and little is known of its early history. José Domingo Fernandez owned the property in 1859, and there was some semblance of a house at that time.

The main significance of the structure lies in the fact that it is typical of those houses purchased by painters and writers who flocked to Santa Fe in the first two decades of this century and established a world-famous art colony. Olive Rush, internationally known Quaker artist, purchased the building when she arrived in Santa Fe in 1920. Prior to that time, it was known to have been in the Sena-Rodriguez family for several generations.

Source:

Will of José Domingo Fernandez, Book B, Jan. 14, 1859, Santa Fe County Records.

9. Names and addresses of persons preparing this application material

(a) Inventory data by Lief Erickson Mueller Date:

(b) Recent photograph by Date:

(c) Recent map by Date:

---------- SPACE BELOW FOR PLANNING OFFICE [illegible]

Date Form A received _____ Initial application compl[illegible]
Action of Review Committee and date _____

Date applicant advised of Committee action _____
Nominated to National Register Yes ( ) Date _____ No [illegible]

ADDRESS: 630 Canyon **HIST. SURVEY #:** 321

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME: Rush, Olive, Studio

CITY SURVEY

Area #: 6 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: Y State #: 303

HSFF: OSFT **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: Y

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other: Correspondence.

Bibliography:

Comments: HPD file: photos Nov. 1974.

building threatened? yes	surveyed date 31-X-84 by mb	county Santa Fe	ID no. 051611321
field map SFHD-6-1321	number	UTM reference zone 12 13 easting	northing

location description: 630 CANYON*

city/town: SANTA FE

land grant/reservation:

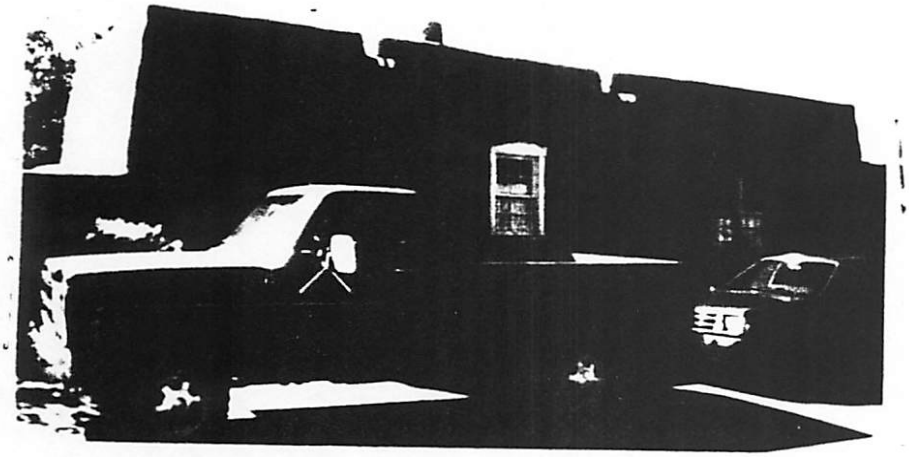
building name: OLIVE RUSH STUDIO

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

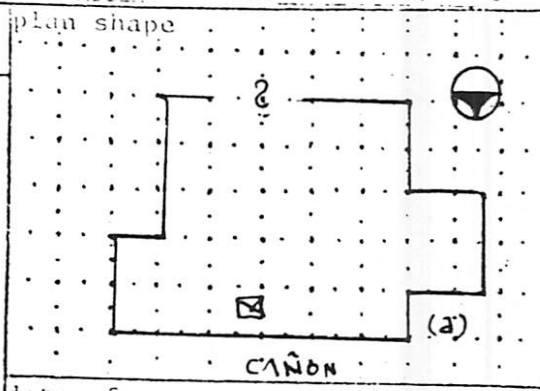
film roll by mb no. 12

negative nos. 30

loc. of neg. HPB



plan shape



date of construction: Re 1928 estimate ___ actual

source: Bus Directory

use: present Institutional residential other ___

historic residential other ___

condition: ___ excellent X good ___ fair ___ deteriorating

degree of remodeling: X minor ___ moderate ___ major

describe:

surroundings: Res/Com

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: X eligible X of interest ___ none

if eligible, why? Primary type integrity hist. association.

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

style: Pueblo Revival

foundation material: NV

wall material/surface: Adobe Stucco

architectural features:

Roof - Flat, parapet, mtl canales, msry chimney (mtl flue

Windows - db 6/4, wd lug sill, 1x lintel, recessed. 6/6, pediment lintel, wd lug sill, frame surround both turquoise

Door - NV

Zaguan at (a) - log lintel supp by log posts + incised corbels, adobe brick parapet w/o stucco supp on planks w alternating points + ~~sev~~ half circles

comments: Portón has 2 leaves, wide adzed planks w hand made iron hinges & latch. Covered windows framed w scalloped iron surround.

Entry on E thru narrow passage & wd gate

Rear entry adobe tapered. House walls show some batter.

*Former Olive Rush ~~res~~ Studio

Property Number _____

APPLICATION FOR REGISTRATION
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES
STATE PLANNING OFFICE, SANTA FE

FORM A (Revised)

HP file

Property Name: The Olive Rush Studio
Other Name(s) for Property: Santa Fe Friends Meetinghouse

Nature of Property: (check one or more as appropriate)

___ District	___ Structure(s)	___ Object or
X Building(s)	___ Site	Collection

Location of Property:

County Santa Fe
Municipality Santa Fe, N.M.
Historic District
Address or Rural Location 630 Canyon Road

Congressional District (1-2) 1
Planning District (1-7) ___

Description of Property:

Property Size (approx. acreage of property) ½ acre

Present Use: (check one or more as appropriate)

___ Agricultural	___ Government	___ Park	___ Transportation
___ Commercial	___ Grazing	___ Private Residence	
___ Educational	___ Industrial	X Religious	
___ Entertainment	___ Military	___ Scientific	

Present Condition of Property:

Check one:		Check one:	Check one if appropriate:
___ Excellent	___ Deteriorated	X Altered	___ Moved
X Good	___ Ruins	___ Unaltered	___ Original Location
___ Fair	___ Unexposed		

Present and Original Physical Appearance: (Use continuation sheet if necessary)

For preservation purposes, the north (street) and south exterior walls have now been covered with concrete stucco, but not the east and west exterior walls.

The character of the interior Studio is unchanged, except as it has been adapted for use as a meeting place for unprogrammed worship on Sunday mornings.

Ownership:

Owner of Property: (check one or more as appropriate)

X Private	___ County	___ Federal
___ Municipal	___ State	___ Multiple

Name Religious Society of Friends, Santa Fe Monthly Meeting
Address 630 Canyon Road, Santa Fe, N.M. 87501
Name
Address
Occupant, Tenant or Manager:
Name Jane Foraker-Thompson, Clerk of Meeting
Address 1833 Tewa, Santa Fe, N.M. 87501

Accessibility: X Open to public (Limited) ___ Not open to public

Funded Project--Source:
Name
Address

Has Property been:

A. Listed in a municipal or other register or otherwise designated as worthy of perservation X Yes ___ No
B. Recorded in the Historic American Building Survey ___ Yes X No
C. Recorded in the Historic American Engineering Record ___ Yes X No

Describe:

Other Inventory's:

Name of Institution
Institution Number or designation

Significant Period(s):

Dates 1920 - 1940 (Santa Fe Art Colony)

Thematic Classification: (check one or more as appropriate)

___ Original Inhabitants	___ Exploration and Settlement
___ Westward Expansion	___ Political and Military
___ Commerce and Trade	___ Ranching and Agriculture
___ Lumbering and Mining	___ Science and Engineering
X Architecture	X Religion, Education and Culture
___ Collections	

Why Property is Important: List documentary sources, etc. (Use continuation sheet if necessary)

In addition to the antiquity of the building itself, the main significance of the Olive Rush Studio lies in the fact that it is the last authentic and unchanged artist's studio on Lower Canyon Road dating back to the days of the world-famous "Santa Fe--Taos Art Colony" of the 1920's and 30's. (See Ref. below) The property was purchased by Olive Rush, internationally known Quaker artist, when she arrived in Santa Fe in 1920. Prior to that time it was known to have been in the Sena-Rodriguez family for several generations and had been owned by José Domingo Fernandez in 1859. (See Ref. below)

In 1921 Miss Rush remodeled the original building by converting its front

Why Property is Important: (continued)

door into a window (see photos attached) and changing its main entrance from the front of the house to one under the east portal, which was then approached by the addition of a covered passage-way.

Inside, the large front room--facing north--became the Studio where Olive Rush worked as an artist for the next 44 years. She decorated its corner fireplace with her own fresco murals (see photos attached) and furnished it with Indian [illegible] and Spanish Colonial New Mexican artifacts that she collected during her early days in the Southwest.

Under the terms of an Agreement between Olive Rush and the Santa Fe Friends Meeting in 1962, referred to in her Will (probated in 1966), the entire property at 630 Canyon Road was to be bequeathed to Friends Meeting with the understanding that the Studio be preserved as a memorial to Miss Rush's Quaker parents, Nixon and Louisa Rush, who had made it possible for her to purchase the original property.

To date (1977) the terms of the above Agreement have been honored, but as the document is not legally binding the premises should be inspected regularly to revalidate its authenticity.

REFERENCES:

Taos & Santa Fe--The Artist's Environment, 1882-1942, by Van Deren Coke. Pub. University of New Mexico Press, 1963.

Artists of the Canyons and Caminos--Santa Fe, the Early Years, by Edna Robertson and Sarah Nestor. Pub. Peregrine Smith, Inc. 1976.

The Olive Rush Papers--Archives of American Art, Smithsonian Institution, Washington, D.C. (originals and on microfilm)

Santa Fe County Records--Will of José Domingo Fernandez, Book B. Jan.14, 1859

Names and addresses of persons preparing this application material:

A. Form submitted by Sylvia Loomis Date June 17, 1977
Address 545 Canyon Road, Santa Fe, N.M. 87501

B. Inventory date by _____ Date _____
C. Recent photograph by _____ Date _____
D. Recent map by _____ Date _____

THIS SPACE FOR PLANNING OFFICE AND COMMITTEE USE

Map Reference: (including scale and date)

Township	Range	Section	1/4 Sec.	1/4 1/4 Sec.	1/4 1/4 1/4 Sec.

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY

CORNER	LATITUDE			LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES

LATITUDE			LONGITUDE		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
°	'	"	°	'	"

Global Reference Code

Date Form A Received: _____ Initial Application Complete( )
Incomplete( )

Committee Action: (check one or more as appropriate)

___State Register ___National Register
___Tabled ___Rejected Date: _____

Date applicant advised of Committee Action: _____

High Priority Yes____ No____

Development recommended Yes____ No____

Continuation sheet

APPLICATION FOR REGISTRATION
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES
STATE PLANNING OFFICE, SANTA FE

FORM A

1. Name of Property:

The Olive Rush Studio

2. Location of Property:

630 Canyon Rd.
Santa Fe, N. M.

3. Nature of Property:
Building(s) (X) District or Area ( ) Object ( ) Other ( )
Description and present condition.

Five room adobe structure of single-story with a walled patio accessible by a covered entranceway. It is one of the few remaining houses in Santa Fe that has not been covered with concrete stucco for preservation.

4. Owner, name and address:

Society of Friends
630 Canyon Rd.
Santa Fe, N. M.

5. Present use of Property:

Meeting House for the Santa Fe
Religious Society of Friends

6. Has property been:
a. listed in a municipal or other register? Yes (X) No ( )
b. plaqued or otherwise designated as worthy of preservation? Yes (X) No ( )
c. recorded in the Historic American Buildings Survey? Yes ( ) No (X)
If any of above questions answered, yes, give details.
a. Santa Fe City Register of Historic Buildings and Sites
b. Plaqued and documented by Historic Santa Fe Foundation
Bronze plaque: "The Historic Santa Fe Foundation finds this building worthy of preservation, THE OLIVE RUSH STUDIO."

7. Name and address of organization or individual submitting this application:

Historic Santa Fe Foundation, 545 Canyon Rd., Santa Fe, N. M.

8. Tell why property is important. List documentary sources, etc.

From outward appearances, this building is very old and may well date back to the last years of the colonial era. There is scant documentation available, however, and little is known of its early history. José Domingo Fernandez owned the property in 1859, and there was some semblance of a house at that time.

The main significance of the structure lies in the fact that it is typical of those houses purchased by painters and writers who flocked to Santa Fe in the first two decades of this century and established a world-famous art colony. Olive Rush, internationally known Quaker artist, purchased the building when she arrived in Santa Fe in 1920. Prior to that time, it was known to have been in the Sena-Rodriguez family for several generations.

Source:

Will of José Domingo Fernandez, Book B, Jan. 14, 1859, Santa Fe County Records.

9. Names and addresses of persons preparing this application material:

(a) Inventory data by **Lief Erickson Mueller** Date:

(b) Recent photograph by Date:

(c) Recent map by Date:

---------- SPACE BELOW FOR PLANNING OFFICE USE ----------

Date Form A received _____ Initial application complete ( ) Incomplete ( )
Action of Review Committee and date _____

Date applicant advised of Committee action _____
Nominated to National Register Yes ( ) Date _____ No ( )

STATE OF NEW MEXICO

OFFICE OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

TONEY ANAYA
GOVERNOR

VILLA RIVERA, ROOM 101
228 EAST PALACE AVENUE
SANTA FE, NEW MEXICO 87503
(505) 827-8320

CLARA APODACA
CULTURAL AFFAIRS OFFICER

THOMAS W. MERLAN
DIRECTOR

January 30, 1986

Miriam Cohen
Santa Fe Friends Meetinghouse
630 Canyon Road
Santa Fe, New Mexico 87501

Re: The Olive Rush Studio

Dear Miriam:

We appreciate your efforts to seek the best methods of preservation of the Olive Rush Studio. Thank you for the tours of the studio and ramada.

Enclosed please find a copy of my building inspection report which identifies the most obvious problems with the buildings and makes recommendations for their solutions. However, it is clear that ongoing maintenance of the building must be addressed. This is the reason I asked Jim Caufield to join the Saturday, January 25, 1986 building inspection. Jim is a historical architect accustomed to solving preservation problems and performing historic building analysis. He assisted the Audobon Society in formulating a preservation plan for the Randall Davey House and assisted them in applying for funds for the inspection to the National Trust and the Santa Fe Foundation. He may be helpful to you in this same way should the Friends decide to pursue a preservation plan for the studio and ramada.

I suggest consideration of a preservation plan for the studio and ramada because of the number of different individuals annually involved in maintaining the structures. A preservation plan would identify the preservation problems, prioritize the need for solution, offer guidance about the best way to execute the work and provide architectural details. Testing walls in areas of concern would be a part of the building investigation for the plan. It would eliminate the number of consultants from year to year and would prevent unstudied resolutions to the preservation problems.

Another approach is for the Friends to call in an architect and or structural engineer to assess the areas of concern mentioned in my building inspection report. These consultants should supervise the stabilization of the west Meetinghouse wall and the southeast children's playroom wall. The roof flashing should be looked at carefully to determine the areas where flashing is not adequate. Finally, the garage structure should be carefully looked at for movement toward the west due to the shortened front post. I will be pleased to provide a list of consultants who have worked with

this office in the past.

Please contact me if you have questions about the report of need further assistance.

Sincerely,

Barbara Zook
Architectural Technician

BUILDING INSPECTION

structure Olive Rush Studio #303

Date January 30, 1986
By: Barbara Zook

Construction Date(s)
circa 1859

Original Use
residence/ studio

Present Use
Society of Friends Meetinghouse

Style or Design

Number of Stories
1

Basement or Crawl Space
no

Foundation Material
possibly rubble stone

Wall Construction Method and Exterior Treatment
adobe covered with mud plaster under covered areas and cement stucco on most exterior walls

Roof Type

Roofing Material
roll roofing

Significant Exterior Features
mud plaster
windows
doors
wooden lintel and corbels @garage east portal
pintle wood shutters
niches
wood grill over east window
covered entry passageway

Significant Interior Features
vigas, doors, windows, trim, hand painted designs by Olive Rush on beams and fireplaces of original studio, smooth finish plaster walls, corner fireplaces,

Known Exterior Changes
1975,1976, replastered with cement stucco from mud plaster, Olive Rush relocated the front door to the east side in 1921. She replaced the door with a window. Roof patched with Santa Fe Foundation Grant 1984/1985

Known Interior Changes
The north studio was repainted 1980/1981.

Garage was completely reroofed in 1978/1979 Front post of garage was shortened to eliminate rot.

SITE, FOUNDATION

Site Drainage

Appears to be directed away from the building in all locations except the rear and east sides. There is evidence of rising damp on the rear wall particularly.

Foundation

It was not possible to examine the foundation. It may be rubblestone. It is possible that no foundation exists.

Structural System

The roof structure appears to be in good condition. Vigas to not display substantial deflection. The garage structure along the east wall exhibits areas of minimal bearing. The shortening of the garage post is causing the garage to pull away from the meetingroom wall.

Additions

The ramada roof roll roofing is cracking and pulling away from the parapet. The wood lintel [illegible]ade is rotting. The

Recommendations: Examine the rear and east sides of the structure for positive drainage away from the building. In the rear where there is a gap between the gravel and the line of cement stucco, the gravel should be built up to cover the stucco. The area between the adobe shed and the rear wall of the meetinghouse must be regraded so that moisture penetration of the rear wall will be reduced.

Examine all areas where there is a gap between the finish grade and the bottom of the stucco to assess the damage to the adobe below. These areas must be properly studied for appropriate damproofing/waterproofing to prevent deterioration of the base of the adobe walls.

Studies made at the base of the walls must be carefully executed to avoid additional damage of the walls by excavation near the walls.

Vigas should be carefully watched for deflection and/or cracking. The garage vigas must be stabilized at the east wall to provide additional bearing. The front exterior garage beam is torqued probably due in part to the shortening of the west post. The post should be raised to its original height by raising the foundationorinserting a new post of the same dimension and wood. Prior to any work on the garage, an architect and/or structural engineer should examine and assess the condition of this structure.

The ramada parapet must be examined for locations where water can penetrate behind the roll roofing. The roll roofing must be reattached to the parapet with bold roofing compound. The areas around the skylight which are not well sealed should receive an application of roofing compound also.

INTERIOR

Plaster

...er in the southeastern room has pulled away from the wall. In some locations there is a hollow sound behind the plaster. Most of the plaster is in good condition with very few cracks.

Recommendations: Remove plaster from location in the southesastern room to see the condition of the adobe below. This should be executed with consultation with an architect and/or structural engineer. Only areas of loose plaster should be removed. The wall below was probably damaged before the roof was patched. The wall may be in good condition. If the wall is in good condition replaster using the same method and plaster mix as exists. Do not add mesh prior to plastering. Plaster should be applied directly to the walls.

Architectural Features

Vigas appear to be in good condition.

Floors appear to have a compressed board which is peeling in some locations particularly in the southeast room. Doors and trim appear to be in good condition.

The floor should remain. The condition is sufficient that no work needs to be executed to the floors. Other features seem to be in good condition and should remain unaltered.

The painted fireplace and beams appears to be in good condition.

The interior of the west wall should be carefully watched for signs of cracking. At the first sign, contact an architect and/or structural engineer to advise on the cause and solutuion.

WALLS

Masonry and Mortar

The adobe walls do not show signs of cracking. However, the application of cement stucco will hide any potential problems. The exterior where stucco ends before the grade is a problem because the walls can be damaged by rising damp.

Architectural Features

Exterior wood posts, corbels, pintle shutters, etc are untreated. Much of the wood shows signs of severe weathering. The chimneys allow water to run down the interior chimney walls

Windows and Doors

Paint is peeling from window sills exposing wood which is becoming severely weathered. Glass in place. Doors are in generally good condition.

Paint · Plaster

See above

Area under east portal shows signs of peeling paint. Original layers of calcimine over mud plaster are exposed.

Recommendations: The best preservation of the exterior walls is to remove the stucco and remud the walls. If this is executed using a mud mix which included caliche, the mud plaster should last. However this would mandate a commitment from the Friends of remudding about every 3 to 5 years. If the commitment is not desired the existing stucco should be retained with careful vigilance of cracking which can cause water to penetrate the walls and wash the wall away below. Cracks must be sealed. Drainage must be away from the walls. Evidence of rising damp must be examined for the cause. The problem must be corrected.

Exterior wood must be treated with a mixture of boiled linseed oil, paraffin wax and mineral spirits. All locations where wood is exposed should receive this mixture. Areas where paint is peeling should be sanded, water repellent applied, and the entire area repainted.

Chimneys not in use should receive a sheetmetal cap which is painted to match the chimney. This will prevent water from damaging the chimney and fireplace walls.

The paint should be carefully stripped from the walls under the portal. This should be exec uted in such a manner that very little of the layers below are affected. Once all the paint has been removed. A calcimine wash should be applied. Calcimine is available and is a finish that will allow the wall below to release any moisture within. Paint will seal a wall and prevent the release of this moisture which will dause the adobes to deteriorate.

ROOF AND ATTIC

The roof is aparently in good condition due to the work recently exectued due to the Santa Fe Foundation grant.

Gutters and Downspouts

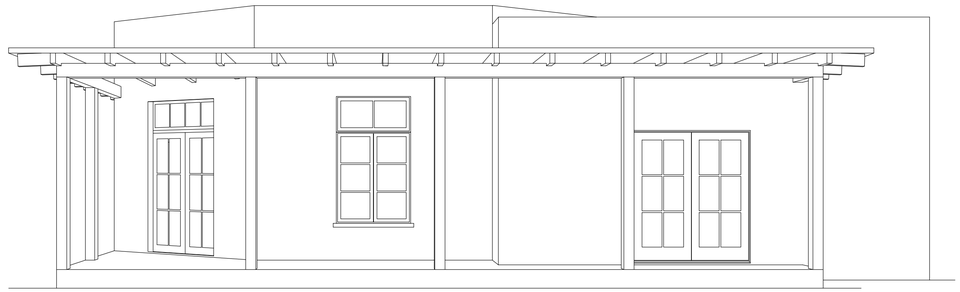
unknown

Attic

N/A

Recommendations: An architect should investigate all locations for adequate roof flashing, particularly at the west wall or common wall between the garage and the Meetinghouse. All parapets should be examined at the roof line. An architect should draw flashing details to be implemented in locations where inadequate flashing is causing leaking.

All canales should be examined for debris which may cause inadequate water flow. Areas around the canales must be examined to insure that water is not penetrating the walls around the canales.





LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltryk.com

SANTA FE MONTHLY
MEETING OF FRIENDS
630 CANYON ROAD
Santa Fe New Mexico

Date

Revised

Drawn by

Checked by

Job Number

Sheet Title
RENDERING

Sheet No.
R-1

Of

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Will McDonald, agent for Sterling Resources Group, proposes a remodel of a contributing building in the Downtown and Eastside Historic District.

Case number: **2020-003113-HDRB**
Project Type: **HDRB**

PROJECT LOCATION (S): 324 Staab Street

OW – Sterling Resources Group 1012 Marquez Place #202 Santa Fe, NM 87505
AP – Will McDonald, Walking Fish Design 488c Arroyo Tenorio Santa Fe, NM 87505

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area **Downtown and Eastside** X **Historic Review** ☐ **Transition** ☐ **Westside-Guadalupe**

HISTORIC BUILDING STATUS

Non-Statused ☐ **Non-Contributing** ☐ **Contributing** X **Significant** ☐ **Landmark** ☐ **N/A**

PRIMARY ELEVATIONS:	**North** X	**South**	**West**	**East** ☐
PUBLICLY VISIBLE FACADE-EAST			Yes X	No
PUBLICLY VISIBLE FACADE-NORTH			Yes X	No
PUBLICLY VISIBLE FACADE-SOUTH			Yes	No X
PUBLICLY VISIBLE FACADE-WEST			Yes **X**	No

HISTORIC DISTRICT INVENTORY NUMBER _____NA _____

YEAR OF CONSTRUCTION _____NA_____

PROJECT TYPE

Status ☐ **Primary Elevations** ☐ **Remodel** X **Demolition** ☐ **New** ☐ **Other** _____

USE, EXISTING **Residential** X **Non-Residential** ☐ **Vacant**

USE, PROPOSED **Residential** **X** **Non-Residential** ☐

HISTORIC BUILDING NAME Sandoval House

City of Santa Fe, New Mexico

memo

DATE: February 23, 2021

TO: Historic Districts Review Board Members

FROM: Angela Bordegaray, Senior Planner, Historic Preservation Division

---

Case # 2020-003113-HDRB

Address: 324 Staab Street
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form – H 3508

__x__ Preliminary Zoning Review Sheet

__x__ Other: HDRB Case #2020-002535-HDRB

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: Stucco color swatch

STAFF RECOMMENDATION:

Staff finds that the proposal meets the 14-5.2(D) General Design Standards for all H Districts, and the 14-5.2(E) Downtown and Eastside Historic District Standards. Staff conditions approval of this proposal on replacement of the east side of the front yard wall upon final inspection.

BACKGROUND & SUMMARY:

324 Staab Street is a contributing structure to the Downtown and Eastside Historic District. The Sandoval House is best described as simplified Spanish-Pueblo Revival style first built in 1930s, with two additions added by 1942, in the common accretion pattern of historic adobe buildings. It has three masses connected: two symmetrical wings and a tall center section. It has a flat roof and rounded corners. A historical feature is its simple nature with no ornamentation. The structure has been a duplex for a long time. It has undergone minor alterations.

Recently, the applicant received H-board approval to add a shed portal to the front north façade of the house between the building's two wings. Also approved was a re-roof and re-stucco of the entire structure (Case #2020-002535-HDRB).

The current proposal consists of alterations to the rear of the house. The house has Units A and B. The proposed alterations are to Unit B, also referred to as "Bedroom Two". Unit B forms the southeast corner of the building.

The following are changes proposed:

Unit A

1. Replace two windows on the center of the south elevation. New windows will be Sierra Pacific white aluminum clad casements.
2. Replace door on the southern portion of the west elevation. New door will be white aluminum clad with glass.
3. Remove existing overhang above the door.
4. Applicant proposes to remove existing overhang above the door.
5. Replace window and resize window opening on south elevation. New window will be an awning window smaller than the existing window. The new window will be Sierra Pacific white aluminum clad.
6. Replace window on the southern portion of the east elevation. In its place will be a trio of windows: a center picture window flanked by two casement windows. The new windows will be Sierra Pacific white aluminum clad.
7. Replace window on center portion of east elevation. New window will be Sierra Pacific white aluminum clad casement.
8. The applicant proposes to reroof the shed roof of the southeastern corner "Bedroom Two".

Unit B

1. Replace window on south end of west elevation and door on south end of south elevation. New windows will be Sierra Pacific white aluminum clad. The new door will be white aluminum clad with glass.
2. Applicant proposes to remove existing overhang over the door.

Units A and B (Entire structure)

1. The applicant proposes to refurbish the windows on the primary north façade and windows on the east and west facades. The applicant proposes to paint the windows white to match white cladding of the new windows.
2. Add six skylight located behind parapets.
3. Restucco the entire house with elastomeric El Rey, color “Tumbleweed” similar to the existing El Rey “Suede.” A color swatch is included in the case packet.
4. Restucco front yard wall to match house, El Rey “Tumbleweed.”

Staff notes that the applicant received a temporary permit to demolish the eastern half of the historically-contributing concrete masonry yard wall during construction. This permit conditions are that the demolished wall portion that was removed be replaced in-kind with respect to design, materials, style, and height, material and style.

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3508

building threatened? yes	surveyed date 9/24/84 by HMW	county SANTA FE	ID no. 051610038
field map SFHD #1	number 0038	UTM reference zone 12 13	easting northing

location description: 324 STAAB

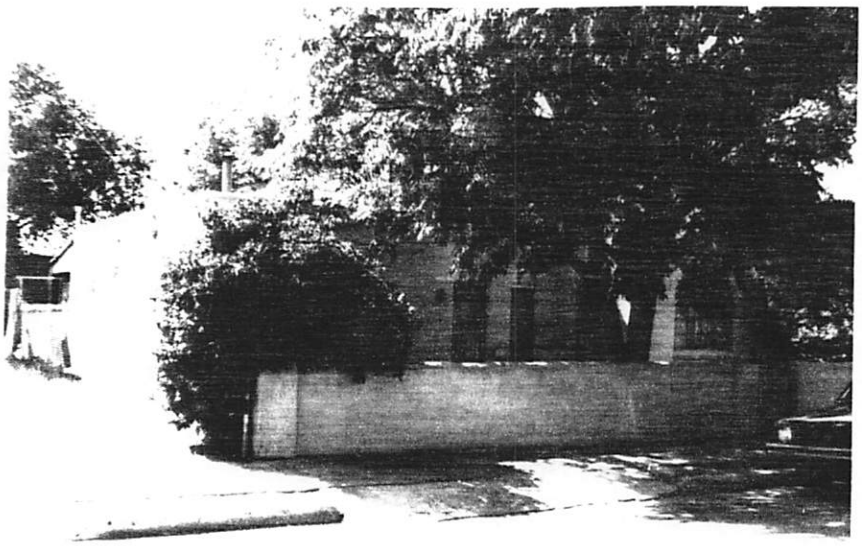
city/town: SANTA FE

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

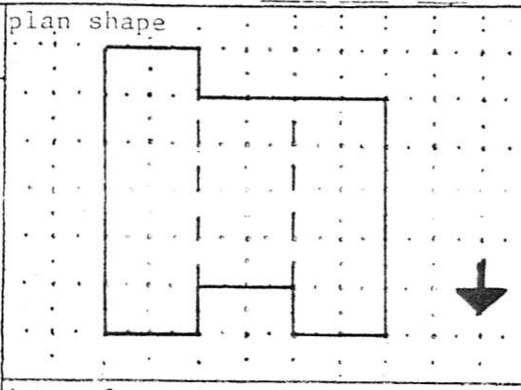
building name: SANDOVAL HOUSE

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

film roll	negative nos.	loc. of neg.
by HMW no. SFHD #2	21, 22	HPB



plan shape



style: NMMV

foundation material: UNK.

wall material/surface: ADOBE/STUCCO

architectural features: 4 SIDES. FLAT RF DRAINS TO REAR. STRAIGHT PARAPET.

HORIZ. 16 LIGHT MTL CASMT:

0			0
0			0
0			0

0: OPERABLE CASMTS. CB LUG SILLS.

CENTRAL MASS HAS 2 TEN LIGHT FIXED WD. WDWS.

STUCCOED CB PERIMETER WALL.

SGL LEAF WD DOOR.

comments: BUILT IN STAGES: W WING 1ST; CENTER 2ND; E WING 3RD.

date of construction: 1930-42 estimate ___ actual

source: SANBORNS, OWNER.

use
present: residential
other: ___
historic: residential
other: ___

condition: ✓ excellent ___ good ___ fair ___ deteriorating

degree of remodeling: ✓ minor ___ moderate ___ major
describe:

surroundings: OFFICE/RESIDENTIAL

relationship to surroundings: ✓ similar ___ not similar

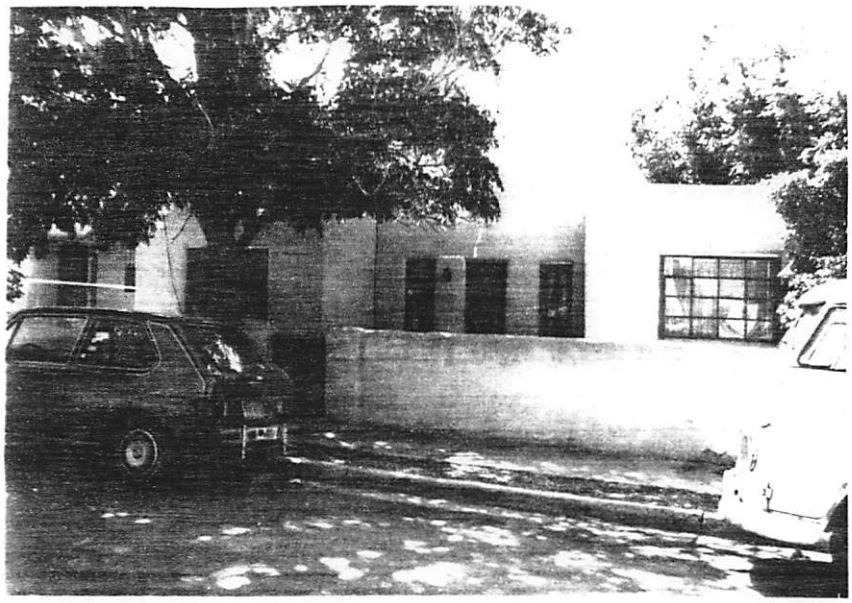
district potential: ___ yes ___ no

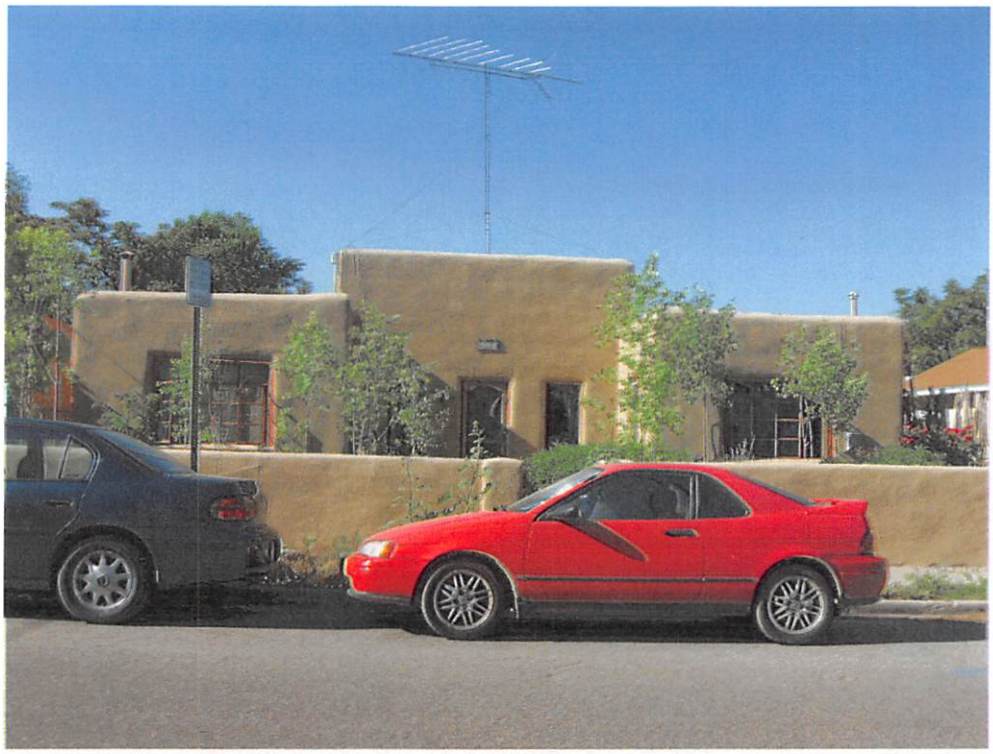
significance: ___ eligible ✓ of interest ___ none
if eligible, why? [redacted] CONTRIB.

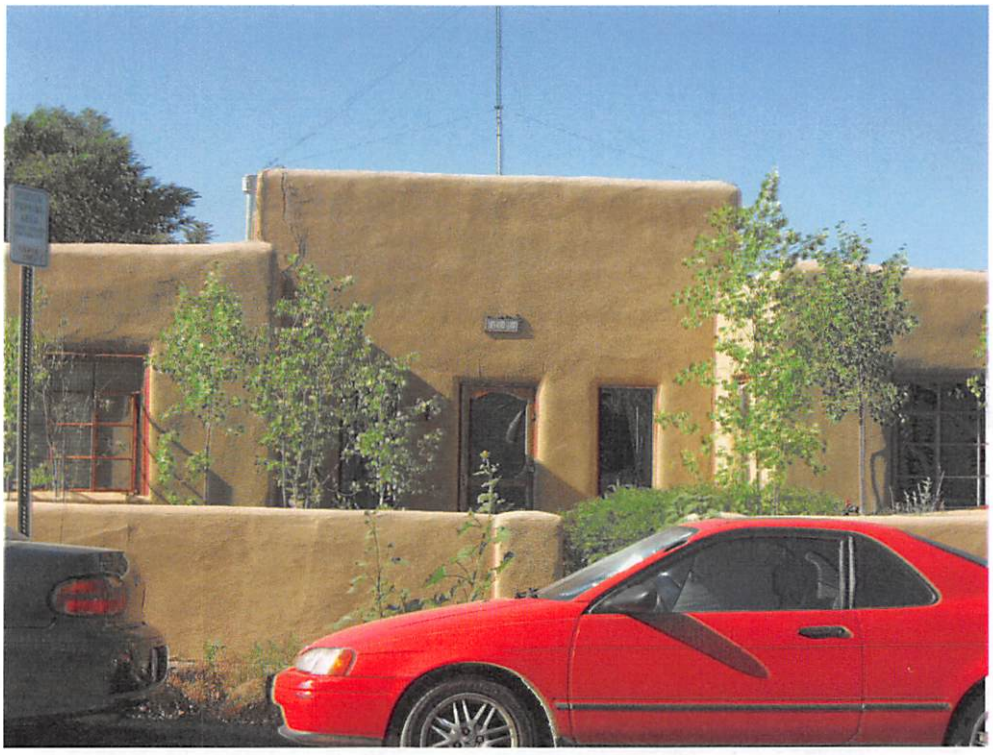
associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes







From: **LOGSTON, LEE R.** lrlogston@santafenm.gov
Subject: PZR 324 Staab approved
Date: August 25, 2020 at 11:33 AM
To: ROACH, LISA X. lxroach@santafenm.gov, BORDEGARAY, ANGELA S. asbordegarary@santafenm.gov, MCCULLEY, LANI J. ljmcculley@santafenm.gov, SCHWAB, DANIEL N. dnschwab@santafenm.gov
Cc: Will McDonald will.wfd@gmail.com, BERKE, NOAH L. nlberke@santafenm.gov

LL

Historic:

This email is to signify that I have reviewed the proposed project at 324 Staab for all zoning considerations and give approval for the PZR.

The property does appear have legal lot, but the applicant has had trouble tracking down all documents necessary to document it due to County Covid procedures. He is aware that he will need to establish legal lot before any building permit and is working to get this done. So I am conditionally approving this.

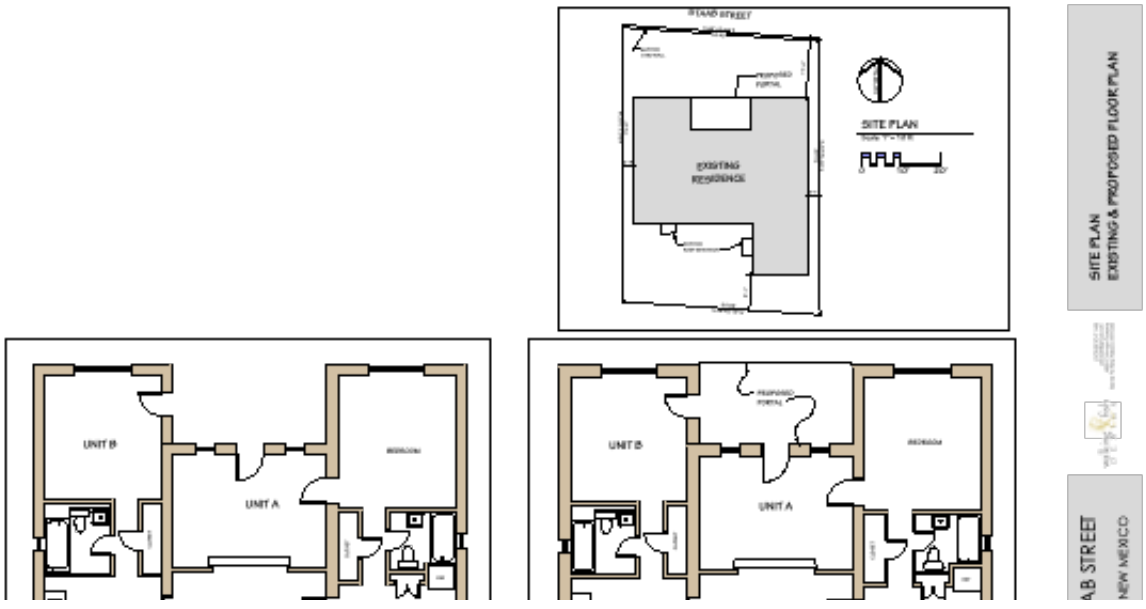
The plans reviewed were dated 8/24/2020. Per our procedure, when the applicant submits paper copies, Noah will sign based on this email.

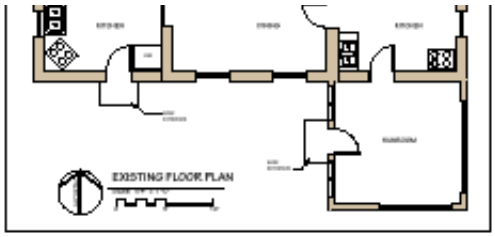
Thanks, Lee

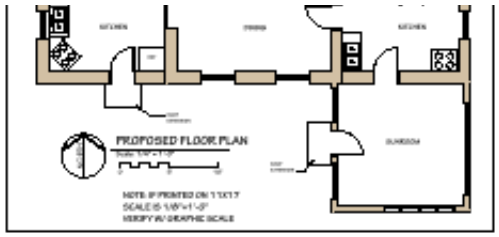
Lee Logston, AICP
Senior Land Use Planner
City of Santa Fe Land Use Department
(505) 955-6136
lrlogston@santafenm.gov

Click here for Zoning Code Information

Click here for Property Information

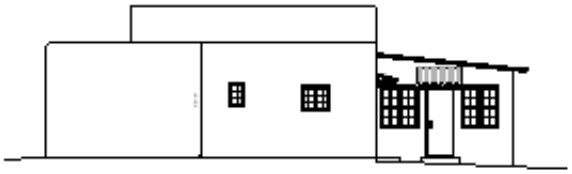


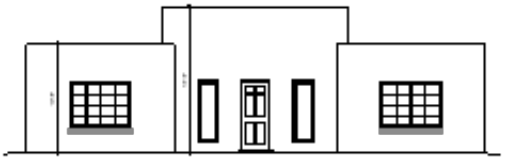




324 STA
SANTA FE

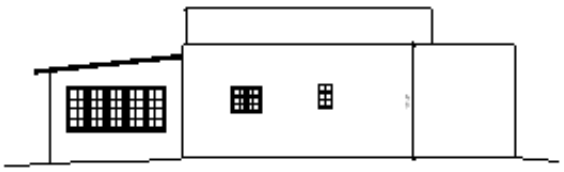
DATE: 8/24/20
SHEET:
1









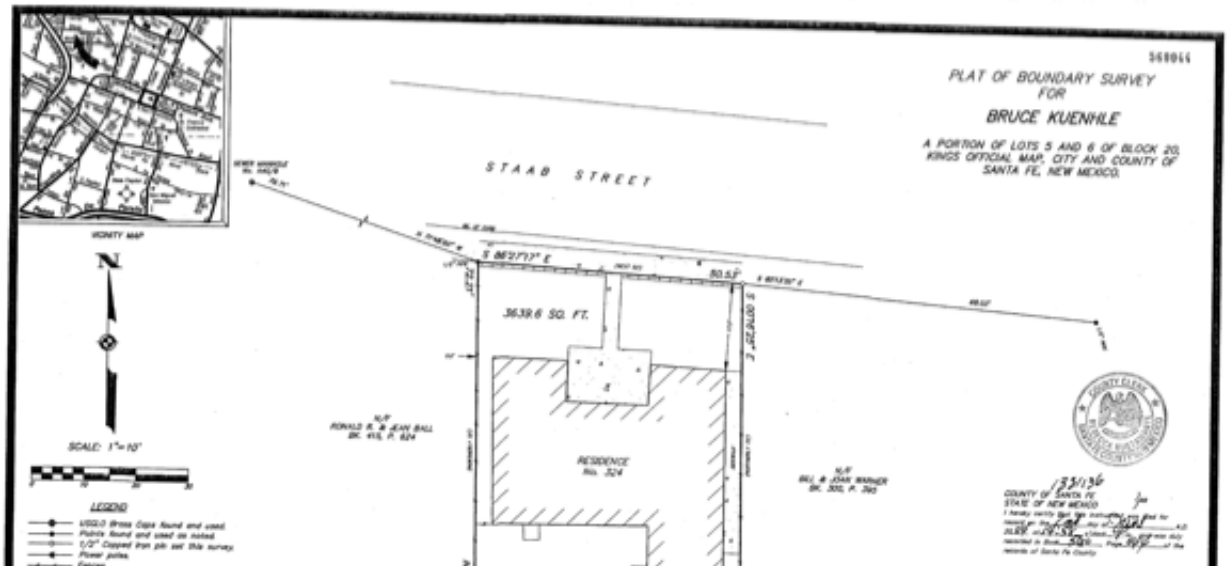


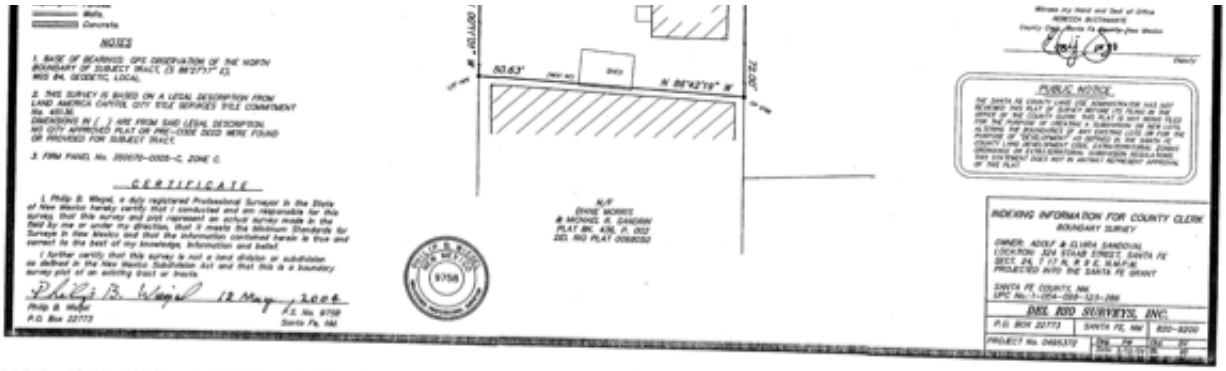
NOTE: IF PRINTED ON 11X17
SCALE IS 1/8"=1'-0"
VERIFY W/ GRAPHIC SCALE

ELEVATIONS

324 STAAB STREET

DATE: 8/24
SHEET:
2





PDF

Special Warran...20.pdf

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 8/24/20

Property Owner of Record: Sterling Resource Group

Applicant/Agent Name: Will McDonald

Contact Person Phone Number: (505) 930-1149

Zoning District: BCD/MCK

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.

Site Address: 324 Staab

Proposed Construction Description: Portal

TOTAL ROOF AREA: 1656

Lot Coverage: 45.5 %
☐ Open Space Required:

Setbacks:
Proposed Front: 17'-0" Minimum:
2nd Front?
Proposed Rear: 9'-1" Minimum:
Proposed Sides: 2'-3" 3'-1" Minimum:

Height: Proposed 14'-3"
Maximum Height: or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed Accessible
Minimum:

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

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

Will McDonald [☐OWNER ☐APPLICANT ☑AGENT]
PRINT NAME

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

SIGNATURE 8/24/20 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.

walking fish DESIGN

January 27, 2021

Angela Bordegaray
Historic Review
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504

RE: 324 Staab St
HDRB Submittal

505 930-1149
will.wfd@gmail.com
488c Arroyo Tenorio
Santa Fe New Mexico
87505

Angela,

The HDRB reviewed and approved a portal addition to the front of this house 10/13/20 (Case # 2020-2635). This is a new application to the board on the same property.

This pueblo style adobe house appears to have been built between 1912 and 1940. The floor plan suggests that it has always been a duplex with mirror image wings and tall center section.

This case proposes the following modifications:

1. Reconfigure and replace windows on the Bedroom 2 on the southeast side of the house.
2. Reroof the shed roof on Bedroom 2
3. Replacement of existing door and windows on the south façade
4. Removal of existing overhangs above doors on the south side of the house, publicly invisible.
5. 6 new skylights, to be behind parapets and publicly invisible
6. Restucco the entire house with elastomeric El Rey stucco- color "Tumbleweed" similar to existing.
7. Restucco existing yard wall at the street, same color as house

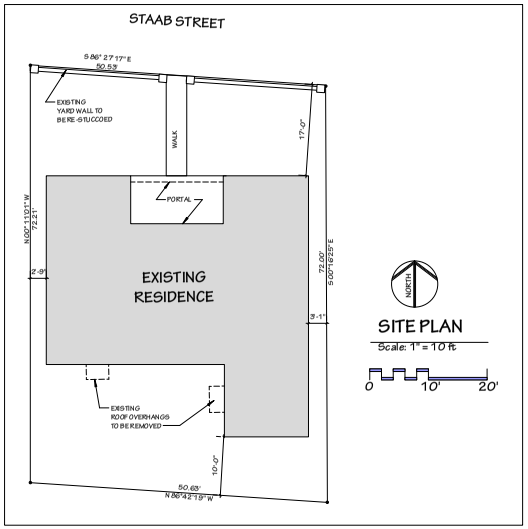
Bedroom 2, at the southeast of the building, appears to be an addition to the original construction. It has adobe walls and a shed roof. This room has many single paned windows which are no longer operable. We propose to reconfigure these windows replacing them with new Sierra Pacific aluminum clad windows, color white (001). The doors will be aluminum clad with glass. The window on the south end of the east elevation will have simulated divided lights as it is marginally visible from the street. The other new doors and windows, which are not publicly visible, will not have divided lights. The windows on the primary north façade along with the windows on the east and west façades are being refurbished and will be painted white to match the cladding of the new windows.

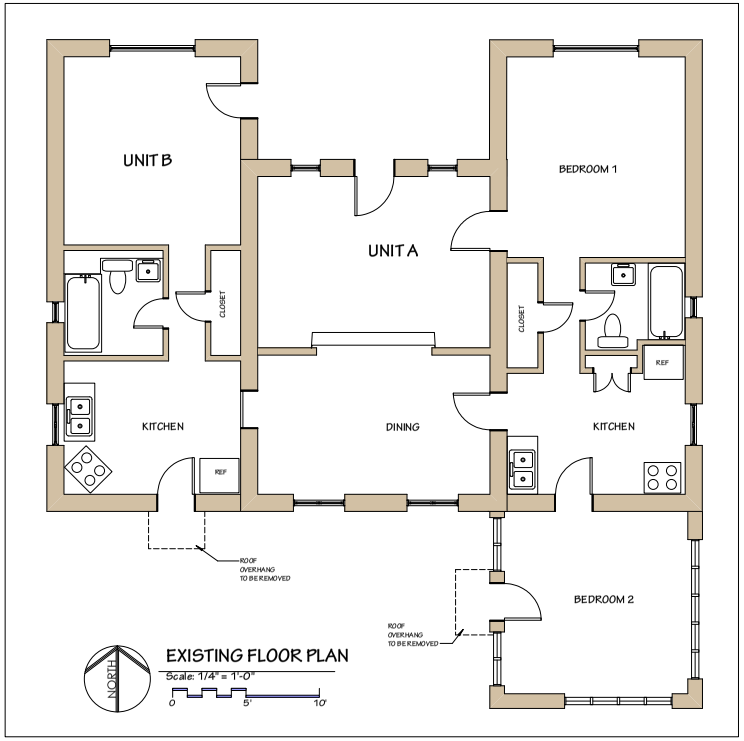
Please feel free to call or email me with any questions or comments about this application. I will be representing the project at the HDRB on behalf of the owner.

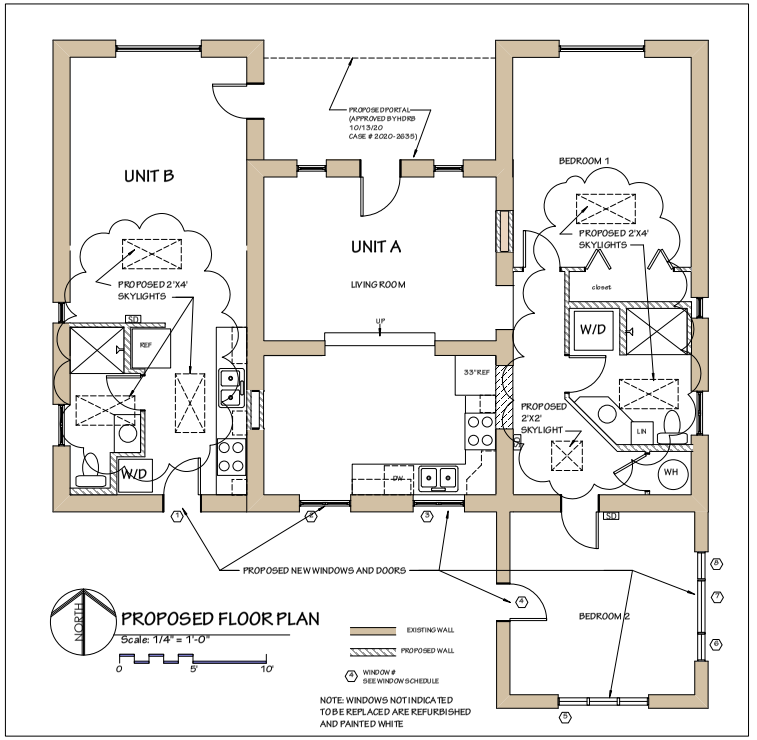
Sincerely,



Will McDonald





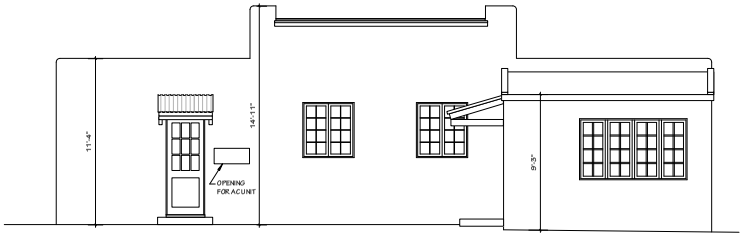


SITE PLAN
EXISTING & PROPOSED FLOOR PLAN

(505)930.1149
walkingfish@gmail.com
4681 Camino Cabra
Santa Fe New Mexico 87505
walking fish DESIGN

324 STAAB STREET
SANTA FE NEW MEXICO

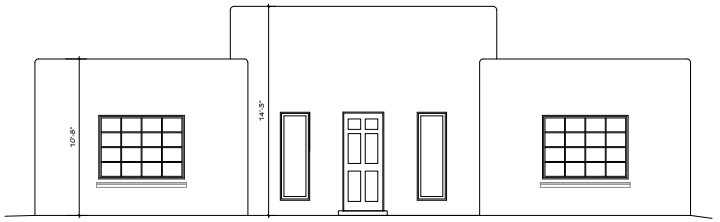
DATE: 1/26/21
SHEET:
1



SOUTH ELEVATION-EXISTING

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

0 5' 10'

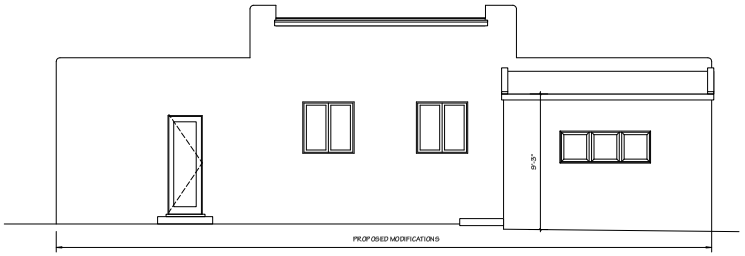


NORTH ELEVATION-EXISTING

STREET FACING

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

0 5' 10'



SOUTH ELEVATION-PROPOSED

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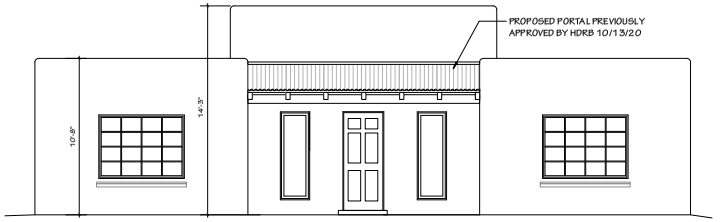
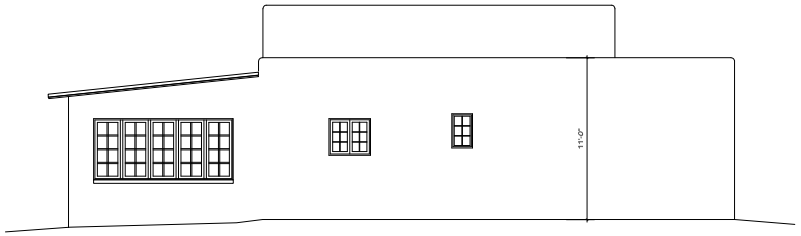


NORTH ELEVATION-PROPOSED

STREET FACING

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

NOTE: NO ADDITIONAL CHANGES TO THIS ELEVATION ARE PROPOSED WITH THIS SUBMITTAL



EAST ELEVATION-EXISTING

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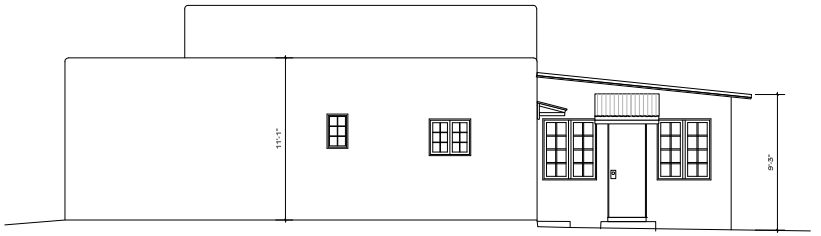


WEST ELEVATION-EXISTING

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



EAST ELEVATION- PROPOSED

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



WEST ELEVATION-PROPOSED

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

ELEVATIONS

(505)930.1149
walkingfish.com
489 C Arroyo Tenorio
Santa Fe New Mexico 87505

324 STAAB STREET
SANTA FE NEW MEXICO

DATE: 1/26/21

SHEET:

2



324 Staab Street

North Façade- street facing


324 Staab Street
View down fenceline of
West Façade



324 Staab Street

West portion of
South Façade


324 Staab Street
Central portion of
South Façade


324 Staab Street
South portion of
West Façade


324 Staab Street
East portion of
South Façade


324 Staab Street
south portion of
East Façade


324 Staab Street
East Façade


324 Staab Street
north portion of
East Façade



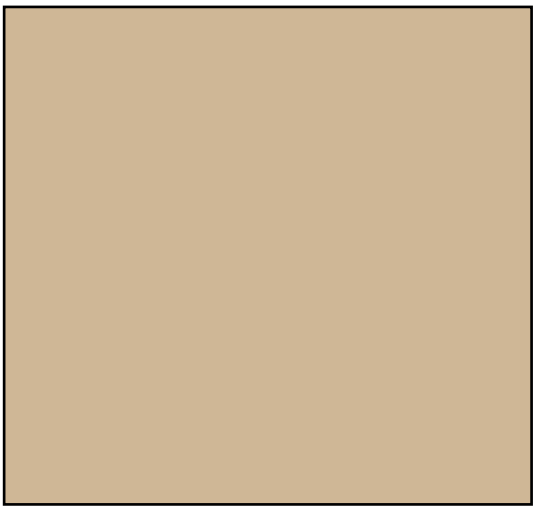
324 Staab Street East Facade viewed from street

324 STAAB ST
WINDOW/EXTERIOR DOOR SCHEDULE
2/2/21

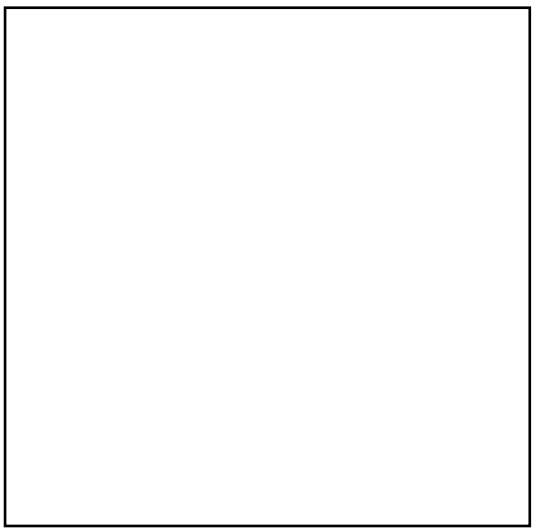
#	LOCATION	UNIT TYPE	UNIT SIZE	ROUGH OPENING	swing	NOTES
1	Unit B Kitchen	Door	28”x80”		RH	
2	Unit A kitchen	Casement	20”x42”x2		LR	price a standard size
3	Unit A kitchen	Casement	20”x42”x2		LR	price a standard size
4	Bedroom 2	Door	30”x80”		RH	
5	Bedroom 2	Awning	24”x24”x3		XOX	
6	Bedroom 2	Casement	20x48		LH	Grilles:2H 1V
7	Bedroom 2	Picture	42x48		FIXED	Grilles:2H 2V
8	Bedroom 2	Casement	20x48		RH	Grilles:2H 1Vwm

324 STAAB STREET

Stucco to be elastomeric
Color: El Rey(Parex) Tumbleweed
T014L (37)



Window cladding color:
Sierra Pacific White 001



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003119--HDRB

Project Description:

Project Location(s): 331 E DE VARGAS ST
Santa Fe, NM 87501

Contacts:

Applicant: STEVE SHAW shawsf14@gmail.com
1061 BISHOPS LODGE
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: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction: 1980s

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: **February 23, 2020**

TO: **Historic Districts Review Board Members**

FROM: **Daniel Schwab, Senior Planner, Historic Preservation Division**

Case # 2020-003119-HDRB

Address: 331 De Vargas 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 approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts but does not find that the exception has been met and that the application does not comply with 14-5.2(E) Downtown and Eastside Design Standards. The Board may find that the exception criteria have been met upon testimony from the applicant.

BACKGROUND & SUMMARY:

331 De Vargas Street is a multi-unit residential structure in the Downtown and Eastside Historic District. It was constructed in 1980 and as such is non-contributing to the district.

It is unclear whether the existing windows are original to the house, although the applicant maintains that they have been in place for over 40 years. A photo from the 1985 HCPI appears to show windows with divided lights and white muntins.

The applicant comes to the Board requesting approval for the following items:

1. Replace two existing doorways with casement windows on the street-facing elevation to match existing fenestration on the building.
   The applicant is applying for an exception to Section 14-5.2(E)(1)(c) to install single panes of glass larger than 30 inches in dimension.
2. Reduce the width the existing full-length stairway so as to service a remaining doorway, and install a planter in this location.
3. Stucco over the reduced openings.

EXCEPTION CRITERIA

(i) Do not damage the character of the district

Applicant Response: Construction of the building was in 1980, and the installation of the door and window types in operation for some time now on this property, apparently took place prior to the enactment of this glazing restriction (or at least its enforcement). It is our contention that the implementation of these windows to match existing conditions is necessary to maintain the character of the façade visible to the public. The new fenestration would be consistent with all other doors and windows. The building has been in place, in its current condition, for over 40 years; and in the process, it has become a stable, harmonious piece of historic Eastside Santa Fe. Introducing the new type of window required to comply with the '30 inch glazing criteria' would immediately give the impression that 'something's changed here'. The homogeneity of the elevation itself would be compromised to boot.

Staff Response: Staff does not agree with the applicant. According to Section 14-5.2(E)(1)(c), windows shall have less than 30 inches in dimension. This proposal represents the opportunity to bring the windows into conformance with the code.

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

Applicant Response: Our goal is to create an alteration that is as 'seamless' as possible. While part of that motivation is to maintain status as a piece of the historical fabric of the city, another has to do with self interest. To jumble up the street-facing façade of the building with a panoply of fenestration types would compromise property value as well.
The welfare of the public walking the streets of santa fe in appreciation of its unique character is served by maintaining a consistency of that character.

Staff Response:
Staff does not agree with the applicant. The character of the district is defined by small-pane windows.

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

Applicant Response: We hope to maintain the long-standing relationship of this residence's with the City of Santa Fe by exercising the most prudent judgement with respect to this improvement project. We hope to do so in the context of respect for Santa Fe's historical character and what makes sense for us as property owners. In our judgement, any other 'range of design options' would not be an optimal proposition.

Staff Response: Staff does not agree with the applicant. There remains the option to replace with conforming windows.

P.O. Box #216
Santa Fe, New Mexico
87501
505.989.4324

shaw architecture, llc

December 18, 2020

Historical Design Review Board – City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87501

Members of the Board:

We are proposing to replace two existing doorways with casement windows on the street-facing elevation of 331 DeVargas Street to match existing fenestration on the building (see Exterior Elevation & photo of existing window to be matched). An existing full-length stairway would be reduced to the width needed to service a remaining doorway, which would be replaced (in kind); and a planter (at grade) would be installed in its place. To accomplish these items, the full wall surface of this elevation would be re-stuccoed to match existing surfaces (El Rey 'Adobe').

This proposal would entail obtaining an exception to the '30-inch' glazing criteria in the ordinance for the following reasons:

- Construction of the building was in 1980, and the installation of the door and window types in operation for some time now on this property, apparently took place prior to the enactment of this glazing restriction (or at least its enforcement). It is our contention that the implementation of these windows to match existing conditions is necessary to maintain the character of the façade visible to the public. The new fenestration would be consistent with all other doors and windows. The building has been in place, in its current condition, for over 40 years; and in the process, it has become a stable, harmonious piece of historic Eastside Santa Fe. Introducing the new type of window required to comply with this part of the ordinance would immediately give the impression that 'something's changed here'. The homogeneity of the elevation itself would be compromised to boot.

- Our goal is to create an alteration that is as 'seamless' as possible. While part of that motivation is to maintain status as a piece of the historical fabric of the city, another has to do with self interest. To jumble up the street-facing façade of the building with a panoply of fenestration types would compromise property value as well.

- The welfare of the public walking the streets of santa fe in appreciation of its unique character is served by maintaining a consistency of that character.

We look forward to presenting our case before the Board, and are ready to work with you to make sure the best possible results are obtained; both for the city and our Client.

Please let me know if we can provide any further information which would facilitate your consideration of this matter.

Thanks for your review.

Sincerely,



Steve Shaw, AIA

SHEET NOTES

1. EXISTING COYOTE FENCE (6 FT.)
2. EXISTING GATE (PAINTED WOOD)
3. EXISTING PARKING AREA
4. NEW STAIRS AND LANDING
5. EXISTING STAIRS (TO BE REMOVED)

SITE PLAN
1" = 10'-0"

shaw architecture

P.O. Box #216
Santa Fe, NM 87504
505.989.4324 tel
505.982.9641 fax

Revisions
Date 12.18.20
Checked By SS
Drawn By
Project 27280

A1.0 DEVARGAS FOURPLEX

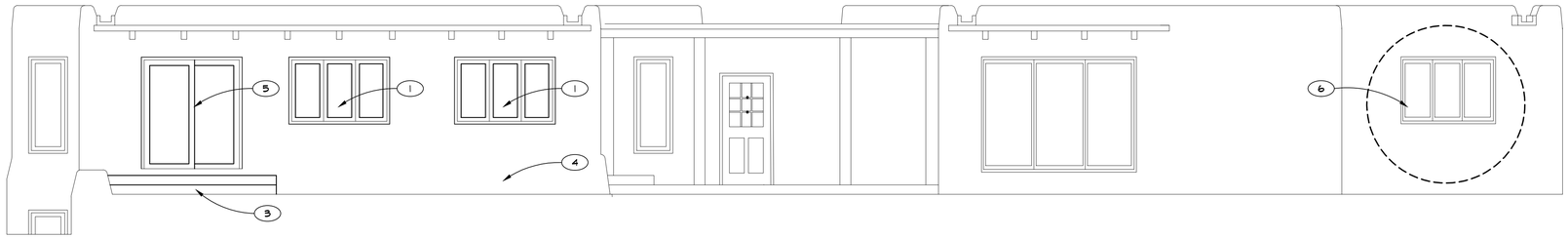
A TENANT IMPROVEMENT

331 DEVARGAS STREET, SANTA FE, NEW MEXICO

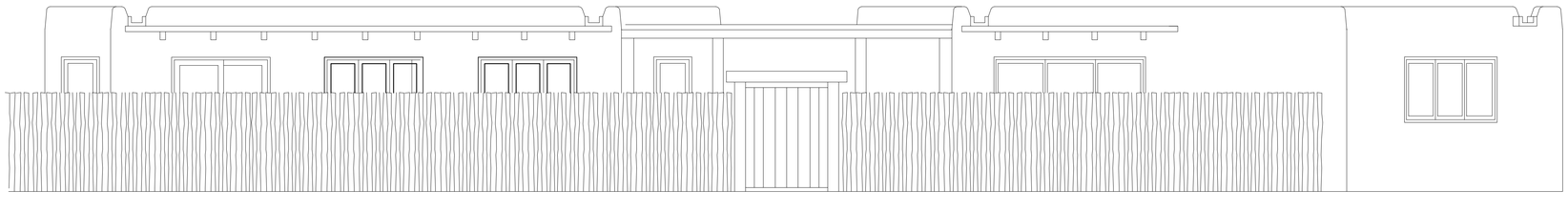
SITE PLAN

SHEET NOTES

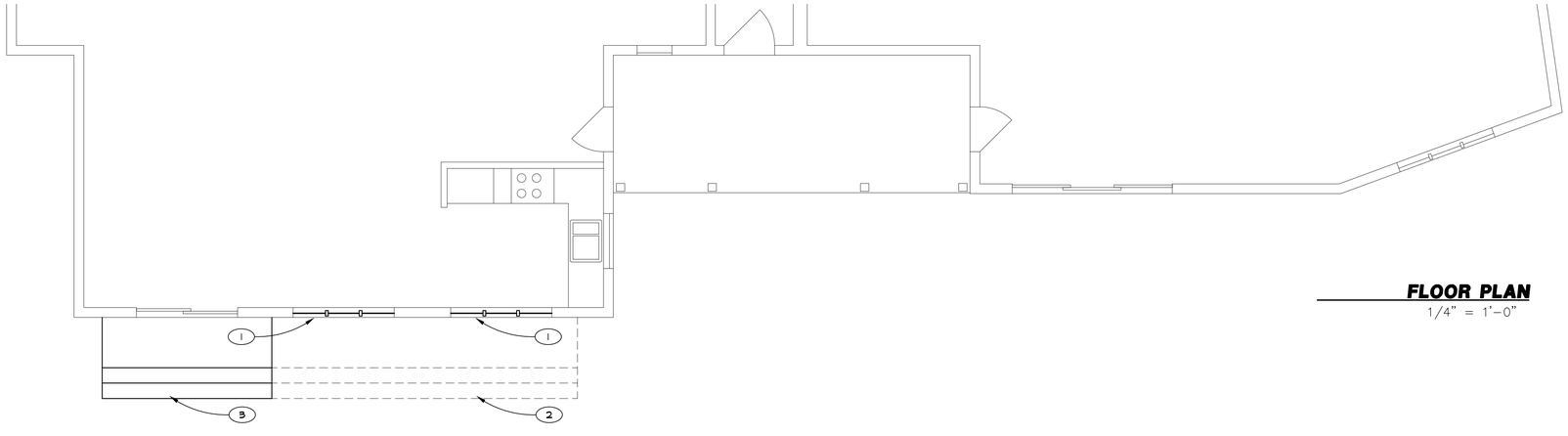
1. REMOVE (E) SLIDING DOORS; PROVIDE (N) WINDOW (6'-0" X 4'-0": CASEMENT / FIXED / CASEMENT; CLAD TO MATCH EXISTING - MARVIN 'DARK BRONZE', SEE PHOTO)
2. REMOVE (E) STAIRS, PROVIDE NEW PLANTER BED
3. PROVIDE (N) CONCRETE LANDING & STAIRS W/ STONE VENEER (2) R @ 6": (2) T @ 14") - LANDING 36" D
4. RE-STUCCO EFFECTED WALL TO MATCH EXISTING (EL REY 'ADOBE', SEE PHOTO)
5. REPLACE (E) SLIDING GLASS DOOR (MATCH EXISTING - MARVIN 'DARK BRONZE)
6. EXISTING WINDOW TO BE MATCHED



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



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



FLOOR PLAN
1/4" = 1'-0"

shaw architecture
P.O. Box #216
Santa Fe, NM 87504
505.989.4324 tel
505.982.9641 fax

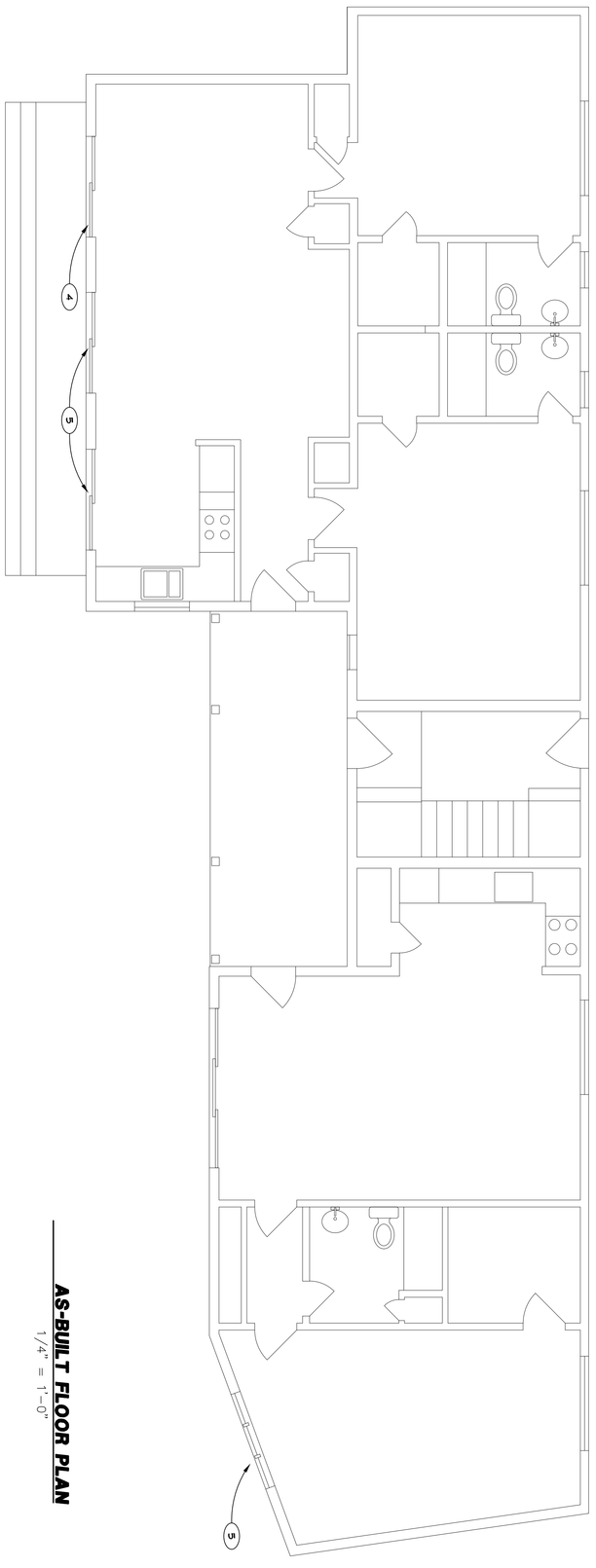
Revisions
Date 12.18.20
Checked By SS
Drawn By
Project 27280

A3.0 DEVARGAS FOURPLEX

A TENANT IMPROVEMENT

331 DEVARGAS STREET, SANTA FE, NEW MEXICO

FLOOR PLAN & ELEVATION



AS-BUILT FLOOR PLAN

1/4" = 1'-0"

SHEET NOTES

1. EXISTING COYOTE FENCE (6 FT.)
2. EXISTING GATE (PAINTED WOOD)
3. EXISTING WINDOW TO BE MATCHED
4. EXISTING DOOR TO BE REPLACED
5. EXISTING DOORS TO REPLACED WITH WINDOWS

AB3.0 DEVARGAS FOURPLEX

A TENANT IMPROVEMENT

331 DEVARGAS STREET, SANTA FE, NEW MEXICO

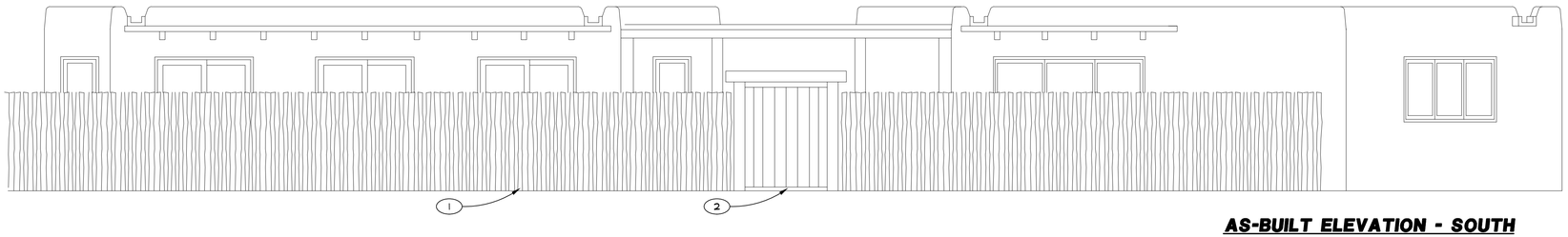
AS-BUILT FLOOR PLAN & ELEVATION

shaw architecture

P.O. Box *216
Santa Fe, NM 87504

505.989.4324 tel
505.982.9641 fax

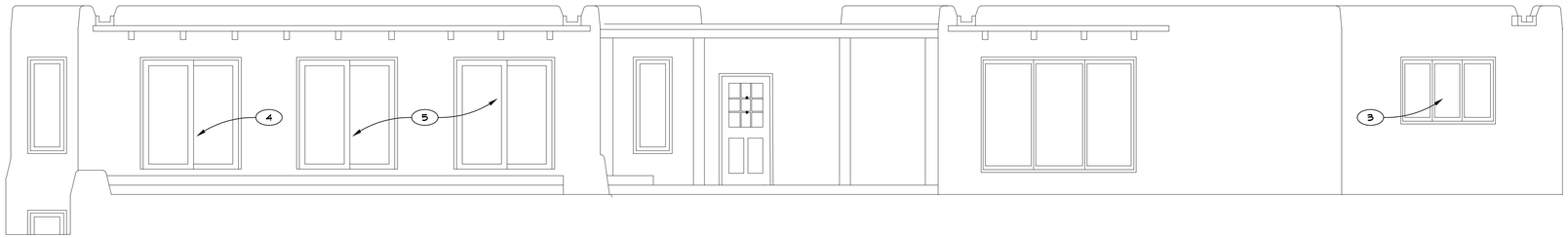
Revisions	
Date	12.18.20
Checked By	SS
Drawn By	
Project	27280



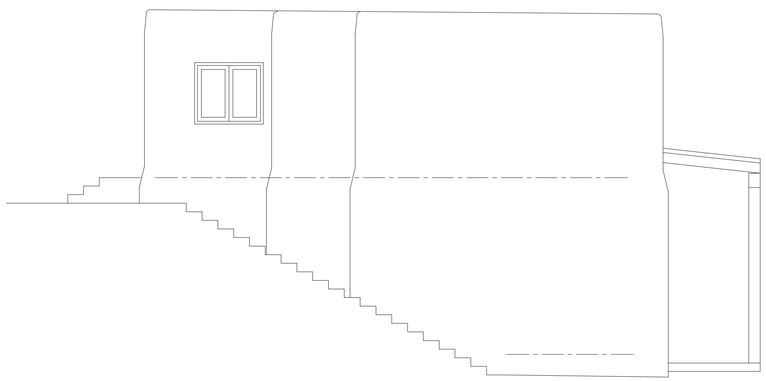
AS-BUILT ELEVATION - SOUTH
1/4" = 1'-0"

SHEET NOTES

1. EXISTING COYOTE FENCE (6 FT.)
2. EXISTING GATE (PAINTED WOOD)
3. EXISTING WINDOW TO BE MATCHED
4. EXISTING DOOR TO BE REPLACED
5. EXISTING DOORS TO REPLACED WITH WINDOWS



AS-BUILT ELEVATION - SOUTH
1/4" = 1'-0"



AS-BUILT ELEVATION - EAST
1/4" = 1'-0"

shaw architecture
P.O. Box #216
Santa Fe, NM 87504
505.989.4324 tel
505.982.9641 fax

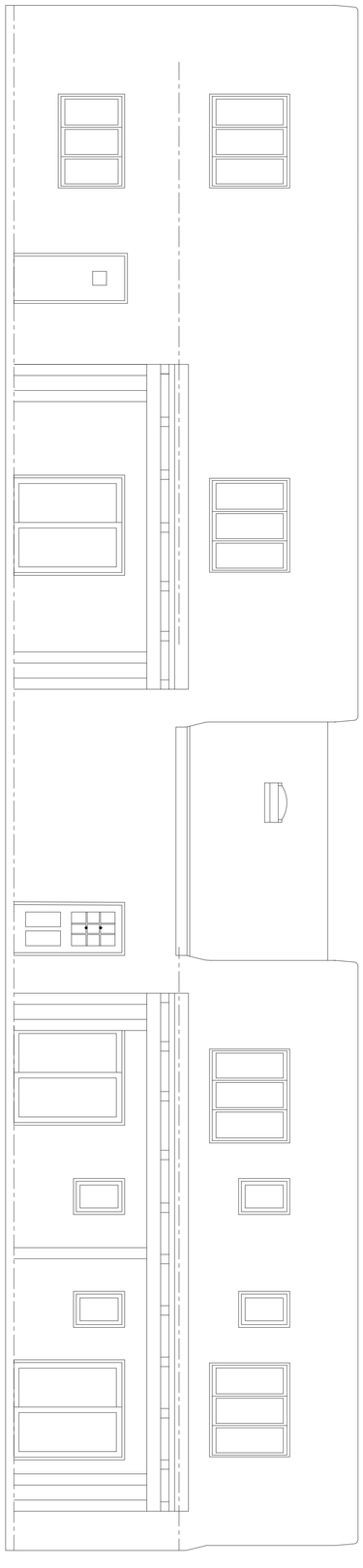
Revisions
Date 12.18.20
Checked By SS
Drawn By
Project 27280

AB3.1 DEVARGAS FOURPLEX

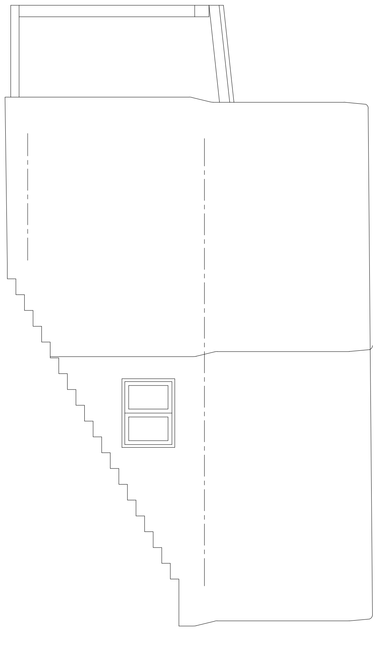
A TENANT IMPROVEMENT

331 DEVARGAS STREET, SANTA FE, NEW MEXICO

AS-BUILT ELEVATIONS



AS-BUILT ELEVATION - NORTH
1/4" = 1'-0"



AS-BUILT ELEVATION - WEST
1/4" = 1'-0"

AB3.2 DEVARGAS FOURPLEX
A TENANT IMPROVEMENT

331 DEVARGAS STREET, SANTA FE, NEW MEXICO

AS-BUILT ELEVATIONS

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4-PLEX RESIDENCE
WINDOW REPLACEMENT

VICINITY MAP

(SEE PLAT)

DRAWING INDEX

COVER *VICINITY MAP, PROJECT DATA, INDEX PLAT*
A1.0 *SITE PLAN*
AB3.0 *AS-BUILT PLAN / ELEVATIONS*
A3.0 *PROPOSED PLAN / ELEVATIONS*

PROJECT DATA

OWNER: *FourPlex, LLC*
114 Estrellas de Tano
Santa Fe, New Mexico 87506

PROJECT ADDRESS: *331 Devargas Street*
Santa Fe, NM 87501

LEGAL ADDRESS: *Tract A in Santa Fe Grant*
SE1/4 Section 24, T17N, R9E
Tract A in Santa Fe Grant

PLAT: *Book 35, Page 22*

ZONING: *Historic Santa Fe Downtown & Eastside Overlay*

OCCUPANCY: *R*

CONSTRUCTION: *VN*

LOT SIZE: *.185 AC*

AREAS:

EXISTING BUILDING:	
Heated Area	*4,460 SF*
EFFECTED WALL AREA	*350 SF*

DATE OF ORIGINAL CONSTRUCTION *1980*

APPLICABLE CODES

2015 INTERNATIONAL BUILDING CODE
2015 RESIDENTIAL BUILDING CODE
2015 EXISTING BUILDING CODE
2012 NM PLUMBING CODE
2012 NM MECHANICAL CODE
2014 NM ELECTRICAL CODE
2012 NM ELECTRICAL SAFETY CODE
2009 INTERNATIONAL FIRE CODE

2009 NM ENERGY CONSERVATION CODE
2010 ADA STANDARDS WITH DISABILITIES ACT
1999 NATIONAL FIRE ALARM CODE / NFPA 72

PROJECT DESCRIPTION:

Replacement of existing doors with door & (2) windows, remove existing wood stairs & replace with concrete stairs / planter at grade, re-stucco

shaw architecture LLC

P.O. Box #216
Santa Fe, NM 87504
505.989.4324 tel

ISSUE TO HISTORICAL REVIEW BOARD **12.18.20**

Historic Districts and Historic Landmarks
Design Standards and Signage Exception Criteria

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

Response: Construction of the building was in 1980, and the installation of the door and window types in operation for some time now on this property, apparently took place prior to the enactment of this glazing restriction (or at least its enforcement). It is our contention that the implementation of these windows to match existing conditions is necessary to maintain the character of the façade visible to the public. The new fenestration would be consistent with all other doors and windows. The building has been in place, in its current condition, for over 40 years; and in the process, it has become a stable, harmonious piece of historic Eastside Santa Fe. Introducing the new type of window required to comply with the '30 inch glazing criteria' would immediately give the impression that 'something's changed here'. The homogeneity of the elevation itself would be compromised to boot.

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

Response: Our goal is to create an alteration that is as 'seamless' as possible. While part of that motivation is to maintain status as a piece of the historical fabric of the city, another has to do with self interest. To jumble up the street-facing façade of the building with a panoply of fenestration types would compromise property value as well.

The welfare of the public walking the streets of santa fe in appreciation of its unique character is served by maintaining a consistency of that character.

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

Response: We hope to maintain the long-standing relationship of this residence's with the City of Santa Fe by exercising the most prudent judgement with respect to this improvement project. We hope to do so in the context of respect for Santa Fe's historical character and what makes sense for us as property owners. In our judgement, any other 'range of design options' would not be an optimal proposition.



TYPICAL FENESTRATION



NORTH ELEVATION - PARTIAL



NORTH ELEVATION - PARTIAL



SOUTH ELEVATION



331 DEVARGAS STREET - ELEVATION



WINDOW TO BE MATCHED